

Applicant Submission

2021 September 22

On behalf of the landowners, please accept this application to redesignate the property from the current R-C1 to R-C2 to allow duplex or two singles to be build on site with the maximum height of 10 meters.

The property 5123 19 Ave NW is located in the community of Montgomery along 19 Ave NW and by Home Road NW. It is currently developed with one storey bungalow with garage along back lane. The property is surrounded by R-C1 lots in all direction although there are designated R-C2 lots in the same block passing 51 Street NW to the west. In addition, immediate to the east of Home Road, there are also mainly R-C2 lots.

The site is close to commercial establishments along Bowness RD NW such as Safeway and also in close distance to public transit. Bus route 53 and 408 is about 150 meters away.

Public Engagement

Before undertaking the project, our office completed the "Community Outreach Assessment". The project's impact score is "1A". So we took a direct approach to reach to community association, local residents within a 90 meters radius and initialized the pre-application with city planner.

On Sep. 13th, 2021, our staff did post card deliver to residents within a 90 meters radius. During the process, our staff did door knocking and spoke with residents at home. The main concerns our office got are with regards to increased traffic, increased density, shadow effects, and safety. We believe those can be properly dealt with at the development permit stage.

In addition, our office has also reached out to the director of Planning and Development in Montgomery Community and Councillor Terry Wong's office.

Policy Alignment

The subject parcel is located within the Residential-Developed-Inner City area of the Municipal Development Plan. The applicable policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and row housing. The Municipal Development Plan also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit. The proposal is in keeping with the relevant policies of the MDP as the rules of the R-C2 provide for development forms that may be sensitive to existing residential development in terms of height, built form and density.

The proposed R-C2 only represents a small increase of density and a better use of the current land. With its closeness to commercial and recreational establishments, we believe it is a good proposal for the city. Hope you can support the proposal.