

# Applicant Summary

November 26, 2020

On behalf of the land owner, please accept this application for a land use redesignation from the current R-C1 to R-C2 to allow for:

1. semi-detached and duplex homes in addition to single detached homes and secondary suites that are already allowed;
2. a maximum building height of 10 metres (no change from the current maximum)
3. a maximum of 2 dwelling units (an increase from the current maximum of 1 dwelling unit); and
4. the uses listed in the R-C2 District.

The subject site is located at 4532 21<sup>st</sup> Ave NW in the community of Montgomery. It is approximately 0.056 hectares in size and is currently developed with a single detached house and dilapidated garage along the lane. The parcel is surrounded by low density residential development in the form of single dwellings.

R-C1s was approved at 4611 22 Ave NW (DP2019-1577).

R-C1s was approved at 4520 21 Ave NW.

R-C2 was APPROVED ON THE SAME STREET at 4611 21 Ave NW (LOC2020-0035).

R-C2 was APPROVED ON THE SAME STREET at 5003 21 Ave NW (LOC2019-0190).

R-C2 is pending ON THE SAME STREET AND BLOCK at 4504 21 Ave NW (LOC2020-0117).

The site is in close distance to Bowness Road NW and its many business establishments. It is about 330 meters from bus stop 44 along Bowness Road. In broad sense, the site is also only 2 km away from University of Calgary, 1.5 km away from Market Mall and 2 km away from the Alberta Children's Hospital.

Montgomery is a great community with access to multiple schools, a community centre, sports fields and street-oriented small business shops. The proposed R-C2 allows for low density residential developments with a maximum of two dwelling units and a height of 10 metres. Considering the location of the site, this proposal represents a minor increase in density and respects the immediate context and scale of adjacent developments.

We thus ask your support for this application. Thank you!

Synergy Custom Homes and Renovations