

Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

Applicant's Name:

Lei Wang

Date:

April 23rd, 2023

LOC Number (office use only):

On behalf of the landowner, please accept this application to redesignate a +/-0.056 hectare site from R-C1 to R-C2 to allow for:

- Duplex Dwellings, Semi-detached Dwelling in addition to the uses already allowed (e.g. single-detached)
- a maximum building height of 10 metres (same as existing zoning allowed)
- a maximum of 2 dwelling units (an increase from the current maximum of 1 dwelling units)
- the uses listed in the proposed R-C2 designation.

The subject site, 4932 21 Ave NW, is a middle block lot located in the community of Montgomery along 21 Ave NW. The lot is currently developed with a single detached dwelling built in 1952. Surrounding houses are mostly single detached although there are already two lots in the same block rezoned previously as R-C1s or R-C2.

The site is approximately 0.056 hectares in size. A rear lane exists to the north of the site. Vehicle access to the parcel is available and will be via the rear lane.

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 carries the same maximum height, lot coverage and similar building format.

Housing diversity and choice policies encourage the provision of a wide range of housing types, tenures and densities that may meet affordability, accessibility, life cycle and lifestyle needs of different groups; an adaptation of the City's existing housing stock to enable changing households to remain in the same neighbourhood for longer time periods through allowing accessory suites in low density areas. So we sincerely hope city can support our application.

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