Applicant Submission

Company Name (if applicable): Horizon Land Surveys Applicant's Name: Lei Wang Date: April 23rd, 2023

LOC Number	(office	use	only):	

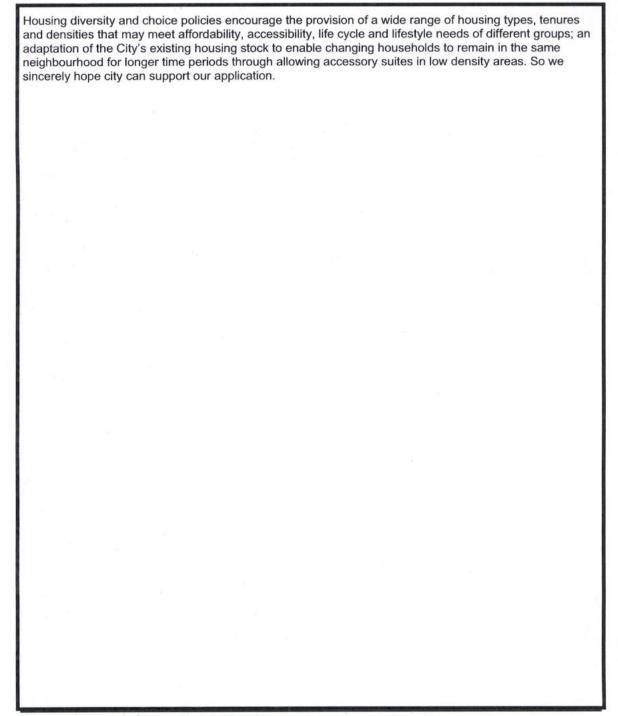
On behalf of the landowner, please accept this application to redesignate a +/-0.056 hectare site from R-C1 to R-C2 to allow for:

- 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.



FOIP DISCLAIMER: The personal information on this form is being collected under the authority of The Freedom of Information and Protection of Privacy (FOIP) Act, Section 33(c). It will be used to provide operating programs, account services and to process payments received for said services. It may also be used to conduct ongoing evaluations of services received from Planning & Development. Please send inquiries by mail to the FOIP Program Administrator, Planning & Development, PO Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.