

Applicant Submission

Company Name (if applicable):

2430319 Alberta Ltd

LOC Number (office use only):

Applicant's Name:

Roger Grewal

Date:

May 4, 2023

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 4911 19 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 detached garage on the side. The parcel is surrounded by low density residential development in the form of single dwellings and semi-detached homes across the street.

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

R-C1s was approved at 4520 21ave NW.

R-C2 was approved at 4611 21ave NW (LOC2020-0035).

R-C2 was approved at 5003 21ave NW (LOC2019-0190).

R-C2 was approved 4504-21ave NW (LOC2020-0117).

R-C2 was approved at 5008 21ave NW

The site is in close distance to Bowness RD NW and its many business establishments. It is about 20 meters from bus stop 44 along Bowness Road. In broad sense, the site is also only 2 km away from University of Calgary, 1.2 km away from Market Mall and 2 km away from Children's Hospital.

Montgomery is a great community with access to multiple schools, a community center, 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 height of 10 meters. 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!!