

Applicant Submission

2023 August 15

Applicant's Submission

Company Name (if applicable):

Prime Design Solutions Ltd.

Applicant's Name:

Irfan Khan

Date:

Aug. 15 2023

LOC Number (office use only):

The subject site located on the corner of Montana Crescent NW and Montalban Ave NW is approximately 0.19 acres (770 SQ.M) in size - 25.09 metres wide by 36.61 metres deep. The parcel is currently developed with a single detached dwelling and a detached garage with access from Montana Crescent NW and has rear lane access which will provide future vehicle access.. The existing development is currently utilizing a mere 13.6% of the overall parcel.

Located within walking distance of Market Mall Shopping Centre and a few minutes drive from the Bow River, Shouldice Park, Alberta Children's Hospital, University District and many more popular amenities, the property is in a prime and desirable location for many. The community contains a range of appealing services to meet the day-to-day needs of the residents.

The immediate area surrounding the subject site consists of mostly low density residential uses with an increase in semi-detached developments being proposed. Located to the north of the property along 49 Street NW (opposite Market Mall) are multiple medium-density residential developments, neighboring Christine Meikle Public School (junior high + high school). The University District and University of Calgary are a short drive away to the East (along 32 Ave NW).

The proposed redesignation to RCG District allows for a range of low-density developments such as single detached, semi-detached / duplexes, townhomes and rowhomes along with the possibility of Secondary Suites.

This is an ideal location for a RCG District containing 4 units (2 semi-detached dwellings) as this would increase the housing opportunities within this highly sought-after community. It would further add to the character and attractiveness of this part of the Montgomery neighborhood. This type of development would achieve a balance between community growth and responsibility alongside assisting in optimizing the existing and future infrastructure. The increased density is minimal and low-impact to the adjacent neighbors and the community as a whole.

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