

Applicant Submission

2023 September 21

For your consideration,

The proposed **land use redesignation** and future redevelopment at:

5128 17 Ave NW, Calgary, AB.



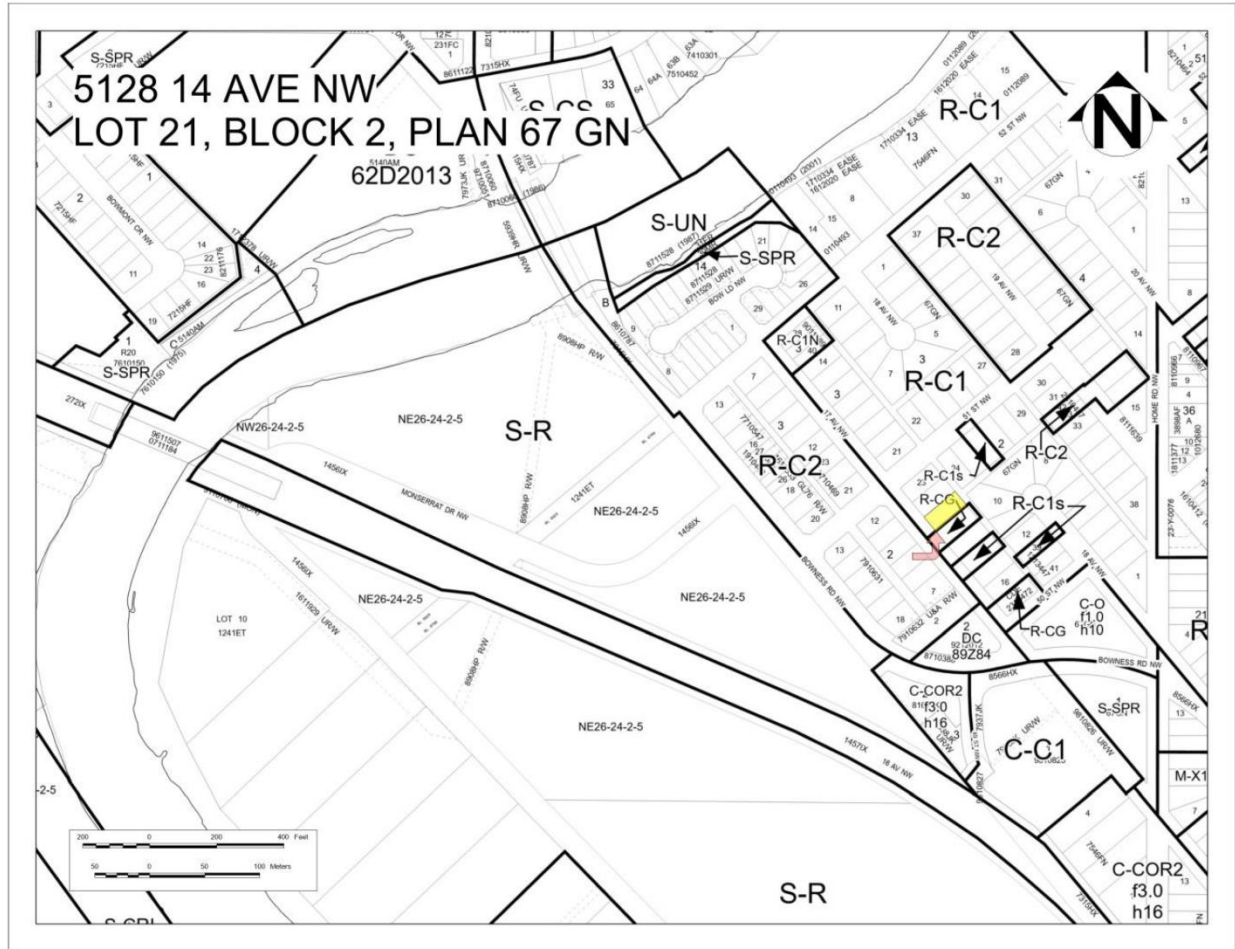
This property is located in the community of Montgomery, north of the intersection of 17th Avenue and 50th Street, next door to the Calgary Community Church. It is within two blocks of the Bow River, Shouldice Park and Bowness Road. Along Bowness Road you will find a Safeway, various shops and bus routes that provide frequent service to the downtown core.

Currently, this 55 ft. wide by 120 ft. deep lot has a single detached bungalow and a detached garage that were built in 1954, and a land use designation of R-C1 (Residential - Contextual One Dwelling). R-C1 is a designation that is primarily used for single detached homes.

Our goal is to revitalize this property through redevelopment and modest intensification of the land use to the designation of R-CG (Residential - Grade-Oriented Infill). The R-CG land use is supported in this neighbourhood as seen present in two other properties on this block.

The future development permit will propose two two-storey, single detached dwellings, each having a living space of 2,102 sq. ft. above grade and 906 sq. ft. in the basement. Each dwelling will feature 3+1 spacious bedrooms, 3.5+1 bathrooms and 1+1 living rooms, along with 2 vehicle parking stalls in a detached garage. The modern exterior will have a two-tone contrasted stucco finish, accented with aluminum trim.





We believe that with an abundance of nearby amenities and its close proximity to public transportation, this site is ideal for a higher residential density. Two Single Detached dwellings within an R-CG land use is the perfect way to encourage growth in the Montgomery community through redevelopment that is similar in scale and build form. It also puts it in alignment with the City of Calgary's Municipal Development Plan (MDP) by providing a broader range of housing choices for the evolving demographic needs of the community.

If you have any questions or comments, please contact us at info@arc1design.ca.