

# Applicant Submission

Company Name (if applicable):  
Synergy Custom Homes and Renovations  
Applicant's Name:  
Roger Grewal  
Date:  
October 18, 2023

LOC Number (office use only):

On behalf of the land-owner, please accept this application for a minor policy amendment to Montgomery Area Redevelopment Plan.  
an amendment to the existing ARP to accommodate the proposed 4plex (rowhouses). The R-CG District is intended to accommodate grade-oriented development in the form of Rowhouse Buildings, Townhouses, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters. The proposed 4plex generally aligns with the intent of R-CG District.

The subject site is located at 4423 22 Ave NW in the community of Montgomery. It is approximately 0.055 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 new semi-detached homes.

The site is in close distance to Bowness RD NW and its many business establishments. It is about 40 meters from bus stops along Bowness Road. In a broad sense, the site is also only 1 km away from University of Calgary, 1 km away from Market Mall and 9 km away from Bowness Park.

Montgomery is a great community with access to multiple schools, a community center, sports fields and street-oriented small business shops. 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!!