

Applicant Submission

Company Name (if applicable):

K5designs

LOC Number (office use only):

Applicant's Name:

Sara Ly

Date:

2024-06-25

On behalf of the landowner, please accept this application for a policy amendment for parcel 2108 Home Rd NW. The amendment seeks to change the property designation in the Montgomery ARP from Low Density Residential to Low Density Residential/Townhouse.

The landowner aims to develop this parcel into a townhouse complex, including the construction of a fourplex with potential secondary suites. The mid-block lot spans a frontage of 15.24 meters on Home Rd NW and covers approximately 557 square meters. A minimum of four parking stalls will be thoughtfully incorporated, conveniently accessible via the rear lane.

The site is ideally located just 400 meters from Bowness Road NW, a recognized neighborhood Main Street along the Primary Transit Network. There are six transit stops within comfortable walking distance, with one directly adjacent to the property. The property also enjoys proximity to the Bow River pathway, a prominent bicycle corridor offering direct access to downtown.

Importantly, the proposed amendment aligns with the objectives outlined in the Municipal Development Plan (MDP). The parcel's strategic location near a bustling Main Street corner supports the city's policy of promoting diverse housing options and increased density in established and central Calgary communities.