

Applicant Submission

Company Name (if applicable):

LOC Number (office use only):

Applicant's Name: Andrew Pun

Date: March 21 2024

Dear File Manager,

We would like to submit our proposal for a minor policy amendment located at 4932 21 Ave NW.

The proposed site is located in the northwest community of Montgomery. It is conveniently situated within a 5-minute walk to Montgomery (Bowness Road) Main Street and close to a designated transit bus stop. Additionally, the site is near major landmarks and institutions such as Market Mall, Alberta Children's Hospital, the University of Calgary, and new Calgary Cancer Center. It is located within the Inner City Area (MDP Urban Structure Map 1).

Currently, the property is zoned for R-C2, which allows for contextual one/two-dwelling units in the form of duplex dwellings, semi-detached dwellings, and single-detached dwellings. We would like to submit a minor policy amendment to allow for RC-G zoning for grade-oriented infill.

For the site, we are proposing a new development of four dwelling units with secondary suites. This will provide more housing diversity for the community of Montgomery and match the quality of newer homes in the area, particularly those along 21st Ave NW.

As indicated in our pre-application assessment comments and pre-application meeting held with Maha Safwan (Planning) on March 13, 2024, the site meets the policy context objectives and strategic objectives of the City (South Shaganappi Community Local Area Plan pg. 15). Furthermore, there is established precedence to accommodate low-density multi-residential development under the Montgomery ARP through a minor policy amendment (e.g. 5104 17 Ave NW and 2324 48 St NW).

Please feel free to reach out should you have any questions or comments.

Thank you,

Andrew Pun
Architect, AAA. M.Arch., B.EDS.,