

Applicant Submission

Company Name (if applicable):

Marcel Design Studio Ltd

LOC Number (office use only):

Applicant's Name:

Alex Dobrin

Date:

Dec 5, 2024

This LOC application is to amend the Montgomery Area Redevelopment Plan according to the Figure 1.3 Future Land Use Plan for this specific site at 4809 Bowness Rd.

This is to allow for the proposed DP submission (DP2024-06534) of a 4 unit, 4 suite development under the R-CG rules.

Applicable policies include:

Policy R1. Low-density residential development is encouraged in the areas indicated on the Future Land Use Plan (Figure 1.3). In these locations, all R-1, R-2 and Direct Control Districts with low-density residential guidelines shall continue.

Policy R2. The redesignation of low-density residential land (R-1 and R-2 and Direct Control Districts with low-density residential guidelines) to R-2A Residential Low-Density District and to medium density residential (RM-4) should only be permitted in the locations indicated on the Land Use Plan (Figure 1.3). Redesignations outside these will require an amendment to the ARP.

Policy R4. In order to secure the stability of single detached neighbourhoods and retain community character the redesignation of R-1 Residential Single Detached District to R-2 Low Density Residential District should not be permitted, with Policy Section (13) Montgomery Area Redevelopment Plan with the exception of sites listed within the ARP.

Policy R7. Montgomery is characterized by greater front yard setbacks than the minimum established in the Land Use Bylaw. In order to maintain the established street pattern and limit the visual impact of new development, the front yard setback should generally be consistent with the existing street pattern with the block.

Guideline R1. New development or renovations/additions should demonstrate attention to detail and a high standard of façade treatment and landscaping as evident in the best examples of infill residential development within inner city areas and established communities.

Guideline R3. Two storey development should demonstrate sensitivity to the existing character of the community for example by: (i) softening the contrast between the existing and new development by using similar eavelines and single storey elements. (iii) reducing the perception of second storey wall heights through good site and building design, including consideration of roof massing and eaves. Trees may soften the image of two storey structures in the longer term.

Guideline R9. Trees are an important component of Montgomery's residential character and make a vital contribution to the streetscape. Development should maintain mature trees or provide replacement consistent with the *Low-Density Housing Guidelines for Established Communities Appendix V*.