

Applicant's Submission

Received 2019 November 15

Calgary Planning Commission & City Council

I am kindly asking for a land use redesignation from an R-C1 to an R-C2 at 2011 51st Ave SE in the community of North Glenmore Park.

The lot at 2011 51st Ave SW measures 15.25m x 37.22m (50' x 120') and currently has an old, rundown 1950's bungalow. The property directly to its left, as well as the lot across the street are zoned R-C2. There are currently three R-C2 lots on this block as well as two 25' x 120' lots that were split from a 50' lot many years ago. The adjoining block of 51st Ave has eight R-C2 lots.

I believe this redesignation would be beneficial to this street by adding value, beauty, and space for both residents and the City. By allowing the new construction to enhance the street, this appeals to potential buyers, thus increasing property values. The new builds, when done properly, give the street a more inviting feeling, by cleaning up overgrown landscaping and creating architecture that excites people, which is our goal. By relocating garages to the back alley, we also reduce the amount of cars parked on the street, giving a more natural feel that most enjoy.

The redesignation from R-C1 to R-C2 is the minimum density change and has already been approved by City Council and Planning Commission a dozen previous times on this street. The plan is to build a duplex on the lot for my brother and sister-in-law who currently live there. They live two houses down from my sister-in-law's grandma which is why they don't want to move. This will also give them more room for their child while subsidizing the cost of a new build by selling the other half.

I would really like to help build this property for my brother and sister-in-law, but without this redesignation, they won't be able to. Please help us out.

Thank you,

A handwritten signature in black ink, appearing to be 'U. M. M.', is written below the text 'Thank you,'.