

Applicant's Submission

April 14, 2020

To Whom It May Concern,

Please consider this application for land use redesignation for 1711 33rd Ave SW, Calgary, AB, T2T 1Y8.

The application is for Direct Control based on M-CG; with added office-use for an existing residential building. The assessment file name is: PE2019-02136.

I am looking to rezone this property to be able to have this existing residence as a home for my high-end residential interior design business, Rochelle Cote Interior Design. We would be looking to upgrade the existing property and work out of this home for 5-10 years. We are a small 3-4 employee office; with client appointments by appointment only. We would like approval to build a 4 car garage with two parking stalls beside the 4 car garage. We are looking to maintain the front drive parking area.

Considering this project falls in line with previous homes that have been converted to commercial space, we believe we will upgrade and add to the enhancement of the Marda Loop Area/ 33rd Ave Main Street Project.

After 5-10 years, we would look to sell or potentially develop the lot into a future 6-plex.

Attached you will find the plot plan, the garage details, and building permit drawings with detailed plans for the existing residence. Please direct any questions to the undersigned. Thank you for your time and consideration of this project.

Kindest Regards,



Rochelle Cote
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