

Applicant's Submission

September 24, 2020

The intent of application LOC2020-0119 is to redesignate the property at 707 57 Avenue SW in order to allow for the addition of one dwelling unit to the existing development on the site. The additional dwelling unit already exists in the existing building. Mainstreet Equity Corp. is the owner of the parcel and has agreed to submit this land use application in order to allow for the legalization of the additional dwelling unit through a subsequent development permit application.

The site is located in the community of Windsor Park and is currently zoned Multi-Residential – Contextual Medium Profile (M-C2d162) District.

An amendment is required to the density modifier of the aforementioned land use district that governs the parcel.

The application complies with the policies of the Municipal Development Plan and Calgary Transportation Plan that promote densification in communities that are well serviced by existing infrastructure and public transportation.

Concurrently, a development permit application (DP2020-2955) for an additional dwelling unit has also been submitted.

For the reasons outlined above, we respectfully request that the Administration, Calgary Planning Commission and Council support the application.

Thank you for considering our application.