

# Applicant Submission

Kenan Kalemi  
Ken Homes  
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The land owner (Ken Homes) is looking to change the land use of the property at 739 23 Av NW from the present R-C2 to R-CG in order to be able to pursue a 4 unit Rowhouse Development.

The parcel is located on the corner of 23 Ave NW and 7 St. NW (corner lot), adjacent properties have RC-2 zoning.

This application is in line with the current policy of the City of Calgary of allowing to increase the density of housing units in the inner city, which will allow for more efficient City services distribution, waste collection and public commute.

Increasing the density of the parcel would bring more affordable housing opportunity for first home buyers, new families, etc., so they could take advantage of nearby public schools, sports and recreational facilities, parks and public transportation.

Rowhouse developments on corner lots in general contribute to street oriented look to the buildings along collector or side roads, promoting pedestrian safety, compared to older residences, which are mostly fenced or lacking detailing on the side elevations.

The future development is proposed to feature solar panel rough-ins with an upgrade to solar panels that would allow to reduce the power grid electricity consumption by 30 to 100%.

On site parking is proposed in a detached 4-car garage with an access from the rear alley to reduce the street parking load. Parking stalls are proposed to be equipped with EV charger and solar panel rough-ins and an upgrade option to full solar and EV chargers.

Waste and recycling storage is proposed on site, on a designated area shielded from the street.