

Applicant Submission

Company Name (if applicable):

LOC Number (office use only):

Applicant's Name:

TF trust

Date:

November 27, 2021

This application is to redesignate the subject parcel from M-CG 72 to M-CG 89 in order to allow a minor adjustment in density from its current allowance of 2.5 units to allow 3 units for a generational home development.

The applicant believes that this parcel is an excellent candidate for the minor density bump requested as the site is located on a corner, adjacent to a lane way at 212 - 1 0A Street NW in the heart of Kensington within 50 meters of 10th St NW and Kensington Road NW, within 100 meters of Memorial DR NW and within 500 meters of the Sunnyside LRT station. The landowners have lived in and owned this home since 2000. Currently there is a single family residence on this site that was built in 2010. It is proposed to develop a second and third residence on this site and qualify it as a triplex to provide for each family member of the landowners family to get one unit and to be close for care of the elderly landowner by their children and their families who will live in the respective residences - grandparents and grandchildren all under the same roof. This proposed generational home is practical, provides for affordability and allows for more quality time with family. We feel that this generational home is also a strong candidate for development as higher density development has already occurred around this site to the east, west and south.

Upon redesignation and DP approval, development will consist of a new personal residence added to the generational home. This proposed additional unit will require an increase in density from M-CG 72 to M-CG 89 in order to accommodate the additional unit.

No Landscaping relaxation is requested. All landscaping will be professionally done. Particular attention will be given to employ hardy native species which grow naturally and take very minimal maintenance. Landscaping will also be included on the roof top patio in-order-to achieve the (40 % +) landscaping requirements for the site. It will consist of a variety of coniferous and deciduous trees, plants, and shrubs in order to ensure a year-round aesthetically pleasing landscape.

No parking relaxation is requested. Parking will be accommodated by way of an attached, stacked 4 car garage attached at the rear (east end of the lane). This will meet the parking requirement.

FOIP DISCLAIMER: The personal information on this form is being collected under the authority of The Freedom of Information and Protection of Privacy (FOIP) Act, Section 33(c). It will be used to provide operating programs, account services and to process payments received for said services. It may also be used to conduct ongoing evaluations of services received from Planning & Development. Please send inquiries by mail to the FOIP Program Administrator, Planning & Development, PO Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.