

Applicant Submission

Company Name (if applicable):

LOC Number (office use only):

Applicant's Name: Christopher Swift

Date: July 11/2022

I purchased this duplex at 8507 34 Ave NW in Bowness which is a great community along the Bowness River. The property had an upstairs suite and a downstairs suite that was not legalized at time of purchase, and both were in need of repair and updating.

The necessary health and safety items (completed), update the upstairs unit to provide a beautiful space for new tenants (completed), and renovate the downstairs unit to bring it up to standards set for legalized secondary suites by the city of Calgary and provide another beautiful space for tenants to live. Both the upstairs and downstairs units have been finished and have tenants living there. There are two parking spots in the back with electricity.

The contractor applied to have the suite legalized, we were told that while the suite downstairs was legal when it was built, the zoning of the area has changed so now it is a legal nonconforming use and the property would need to be rezoned to finish the suite legalization process.

This application is to have the property rezoned from RC-1 to RC-2 to allow for a legal secondary suite as others in the neighbourhood have done. This provides another safe home for people to live in and is the next step to legalize the basement suite.

This is my first zoning redesignation application I have done, so please let me know if further information is required.

Thanks,

Christopher Swift

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