

Applicant Submission

Company Name (if applicable):

Prosser Developments Inc.

Applicant's Name:

Eric Prosser

Date:

LOC Number (office use only):

Change of zoning from R - C1 to R - C2.

The purpose of this application is to have the zoning match the existing building. It would allow legalization of the existing secondary suites in a duplex building.

There will be no construction or change in the use of the building as it has been used for decades.

The building at 8546 & 8458 - 33 Ave NW is a duplex with 2 - 2 Bedroom suites up and 2 - 1 Bedroom suites down. The suites are completely self contained with their own kitchen, bathroom, laundry, etc. There is no other structure on the property.

The building was built as a duplex in 1973 when the zoning was R-2. It has had, to my knowledge, a secondary suite on each side for at least two decades. It is listed by the City of Calgary Assessment department as a fourplex up/down, for taxation purposes.

Parking: 5 parking spots, one more than required for the number of units,

Other: Plus room in rear for garbage bin storage, private balconies for the upper unit tenants, and ample amenity space in the back yard for the basement tenants.

On the Street the duplex is beside a single detached house and a duplex. Across the street is a green belt for a utility right of way.

Again, please note there will be no construction and no change of use on/of the building or property.

Note: I believe that two similar type properties, duplexs with secondary suites, near by, have had approvals from RC-1 to RC - 2 in the last couple of months. (8507 - 34 Ave NW - on the same alley and 8345 - 34 Ave NW - two blocks away as subject property)