

# Applicant Submission

Company Name (if applicable):

Ken Homes

LOC Number (office use only):

Applicant's Name:

Kenan Kalemli

Date:

20 March, 2023

The land owner (Ken Homes) is looking to change the Land Use of the property at 2048 43 Av SW from the present R-C2 to R-CG in order to be able to pursue a 5 unit Rowhouse with optional secondary suits development.

The parcel is located on the corner of 43 Ave SW and 20 St. SW (corner lot), adjacent properties (2044 and 2042 43 Ave SW) have RC-2 zoning; property across the service alley dwells a commercial building zoned as C-N2; property across 43 Ave SW (2049 43 Ave SW) is zoned for R-CG with a Rowhouse DP approved and construction is underway (DP2022-00067).

As a benefit to the City of Calgary this re-zoning will allow the density increase entailing increased efficiency of City services distribution, waste collection and public commute.

Increasing the density of the parcel would bring more affordable housing opportunity for first time 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 5-car garage with an access from the concrete rear alley to reduce the street parking load. Parking stalls are proposed to be equipped with EV charger rough-ins and an upgrade option to full EV chargers.

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

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