

Applicant Submission

Company Name (if applicable):
Gregov Properties Ltd.

LOC Number (office use only):

Applicant's Name:
Tony Gregov

Date:
July 2nd, 2024

Property Information:

- Property Address: 2608 31 Street SW, Calgary, AB
- Current Zoning Designation: Direct Control District (DCD)
- Proposed Zoning Designation: Residential – Contextual Grade-Oriented (R-CG)
- Current Use of Property: Residential with an existing basement suite
- Contact Information: tony.gregov@gclenv.com or (403) 988-5544

I am writing to request the redesignation of my property located at 2608 31 Street SW, Calgary, AB from Direct Control District (DCD) to Residential – Contextual Grade-Oriented (R-CG). As a new landowner, I was unaware that the existing basement suite was not permissible under the DCD zoning. This application aims to rectify the zoning to allow my tenants to continue living in the basement suite legally.

The property currently has a primary dwelling unit and an existing basement suite occupied by tenants. The basement suite was established prior to my ownership, and I recently became aware that having a secondary suite in a DCD zoning is not permitted.

I propose to redesignate the land use to R-CG, which allows for a broader range of residential uses, including secondary suites. This change will ensure that the existing basement suite complies with zoning regulations, providing legal housing for the current tenants and future occupants.

Justification for Redesignation:

The redesignation will bring the property into compliance with municipal regulations, eliminating any legal issues associated with the current use of the basement suite. There is a recognized need for affordable housing options within the community. The existing basement suite provides an affordable rental option, contributing to the diversity of housing in the area. The redesignation to R-CG aligns with the surrounding residential context and will have minimal impact on the neighborhood. The property will continue to be used for residential purposes, maintaining the character of the community. The basement suite will have minor adjustments to meet all safety and building standards required for secondary suites under R-CG zoning. This includes ensuring proper egress, fire safety, and adherence to building codes. The redesignation will also benefit the community by increasing housing options, stability for tenants, and enhancing property value.

In conclusion, the redesignation of the property from DCD to R-CG is a necessary step to ensure compliance with zoning regulations and to provide legal, safe, and affordable housing for the community. I kindly request your favorable consideration of this application.