

Applicant Submission

2024 August 20

Dear Sir/Madam,

I am in an obligation to apply for a land-use redesignation for my property located at 140 Templemont Circle, NE, Calgary Alberta. I want to change its land use from "R-CG" to "DC". My home contains two separate suites in the basement that were developed by the previous homeowner. After taking possession, I was notified by the city of Calgary that I had to obtain building permits. The Planning and Development department advised me that I wouldn't be able to keep these suites unless I were able to re-designate my property as an "MC-1", "MC-G" or "HGO"; only one legal suite is permitted for R-CG. Alternatively, I was advised to demolish one of the suites. I have to advise you that I paid significantly more than the average house in the neighborhood due to its unique design feature that I saw value in. I paid over \$750,000 for the house because I felt I could rent the two suites. I won't be able to afford my mortgage for very long unless I start renting out the suites. I have no choice but to apply for "DC" as none of the other land-use designations fits my case. For instance, "MCG" requires that at least 50% of the suites shall be at grade; only my main floor suite is above grade and the two basement suites are below grade. Also, "HGO" did not seem to be a fit for me as it is specifically intended for other areas in the city. I wish to keep my home as is and am looking to legalize it and be on the good side of the authority. I believe that my extenuating circumstances provide grounds for a "D-C" redesignation.

Thank you kindly.

Kristine Joy Tubig