

Applicant Submission

2025 March 11

Company Name (if applicable):

LOC Number (office use only):

Applicant's Name:

Kendall and Sandra Warnke

Date:

January 30, 2025

We would like to take this opportunity to thank council for listening to all of the feedback on the recent re-zoning law changes and implementing adjustments to accommodate for increased allocation of parking in the city-wide changes. It must have been a huge undertaking to address so many comments and concerns.

We are requesting re-zoning of 3227 Kenmare Cres SW Calgary, Alberta T3E4R4 (Plan 732GN, Block 1, Lot 45) in order to facilitate a garage-suite build for family use to support aging-in-place for the current owner.

Our current zoning (DC 28Z791 under prior by law: 2P80) was an exception to the city-wide changes that recently came into effect and we would like to participate in densification efforts.

There is currently a double detached garage off the rear lane on the North-West end of the property and we are hoping to keep the existing foot-print (or near to it) to maintain as much of the yard space as possible. We plan on having dedicated parking within the property lines to address neighbour feedback.

We are in the process of discussing plans and formal drawings with drafting and engineers, and as such, will be submitting a development permit application separately once completed but would like to ensure we have appropriate zoning to begin with. We have attached basic concept drawings to provide an impression of the type of build we would like to pursue to blend with the existing structures. The existing garage will be removed and a new structure will be built, essentially on the same footprint.

The property parcel area is 0.112 hectares and we are requesting a change to RCG after reviewing City of Calgary zoning details, and after consultation with our neighbours. We have engaged with the owners of as many proximal properties as possible, who all seem to be on-board with the proposed scope of the planned project and need for re-zoning.

After preliminary discussion with Killarney-Glengarry Community Association, we have been informed that they take a neutral stance on all rezoning and development requests and did not indicate any opposition to the residential zoning changes.

We appreciate your review of our request, and look forward to getting this project underway.

Please feel free to reach out to either of us with any questions or concerns.

