

Applicant's Submission



Land Use Redesignation Applicant's Submission

Secondary Suites

PL 1254 (R2017-09)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this page to ensure it will fit the space requirements of the report.

- 1) What are the benefits of the redesignation, for you, the surrounding community and the City of Calgary?

This application provides the opportunity to add a suite over an existing second garage that has lane access, parking, amenity space and the natural screening of mature trees. It also creates an economic advantage for the property in the future. A backyard suite would allow the current owner to downsize and stay on his own property, or alternatively would be ideal for a nanny/mother-in-law, or other relative, that is separate from the primary residence. It maximizes the use of the land without increasing the existing building coverage on the lot. The community benefits where the owner is making an investment in his property while maintaining the character of the street. The City benefits by increasing density in a sensitive manner that optimizes the existing infrastructure in a desirable and well located inner city community near parks, transit and amenities.

- 2) Provide information on how you engaged with the neighboring land owners and/or the Community Association? What was the response?

The owner has been a resident for more than 25 years and has an established relationship with his neighbors and broader community. Thus far informal discussions with various neighbors and individuals have indicated nothing but support.

- 3) Identify how you will provide the required parking for both the primary dwelling and the secondary suite on your parcel?

Currently the property has two garages, one attached and one detached. The secondary dwelling unit is intended as a 'backyard suite', to be built over the existing detached garage that is to be a dedicated parking area for the suite, making it a completely self-contained unit with secure parking. The primary residence has an attached two car garage with access from 50th Ave and can accommodate up to 4 vehicles off the street.

- 4) Are there any potential negative impacts of this development that you are aware of?

No.

NOTE: Applications must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta's FOIP Act. If you consider the information to be personal, do not put it on the plans

ISC: Protected