

Applicant's Submission



Land Use Redesignation Applicant's Submission

Secondary Suites

PL 1264 (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?

A additional safe and legal secondary suite will be added to the rental pool. Over time, single family homes with secondary suites should be worth more and generate more property tax for the city. Affordable rental properties make Calgary one of the top cities in the world to live and work in. Additional density in this central SW community help to take advantage of the already-established transit options such as the #3 bus line on Elbow Drive and the C-Train line. The Heritage train station is a mere 15 minute walk away. Adding more density in established areas is one of the key plans of the MDP and council's vision for the future growth of Calgary. Being able to accommodate another suite within an established area prevents the need to develop a greenfield unit somewhere on the outskirts of town. Kingsland's population is projected by the city to grow at a slower rate than the rest of the city so secondary suite applications such as this one can help bridge the gap.

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

No engagement done prior to the time of application. There have been three approved RC-1 to RC-1s applications in Kingsland at the time of report submission, all with inferior parking capacity on their lots.

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

There is an oversized double detached that is accessible from the back lane. There is an oversized front driveway accessible from 5 Street SW. This driveway can accommodate an oversized vehicle due to its length. The lot has 55 ft. of frontage so it can accommodate additional vehicles at the front in the case of either suite occupants having guests or visitors over. The property dimensions are 55 ft. x 100 ft. which is 10% larger than an average 50 ft. x 100 ft. city lot in established areas.

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

None that can be thought of.

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