

Applicant's Submission

#2736 & 2738 12 AVE. SE, Calgary

The Purpose of the rezoning is to allow the Semi-Detached residential dwellings to have "Secondary Suites" at lower level that helps to increase the property value and achieve the MDP vision/policies, regarding secondary suites developments, such as (but not limited to):

- Enables extended family to live nearby by providing accommodations for elderly parents, children, or relatives,
- Boosts owners income and helps pay down mortgages and living expenses,
- Help in Increasing the places Calgarians can live and afford,
- Additional help to maintain a community's population with modest growth, and
- Improves safe rental stock,

Moreover, The Semi-Detached units have 4 parking spaces at the Garage building, which insures that each unit will have min. of 1 parking space including the suites at lower level.