

Applicant Submission



Land Use Redesignation Applicant's Submission

Not Including Secondary Suites

PL 1263 (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 form to ensure it will fit the space requirements of the report. Supplementary information can be provided separately in your application if required.

#1122 & 1124 35 ST. SE, Calgary

The property is in the established community of Radisson Heights, South East Calgary. Radisson Heights is considered inner city being just 11 minutes drive to downtown and currently seeing increasing redevelopment in the community of semi-detached homes, multifamily, International Avenue and community engagement.

The Franklin LRT station is a short walking distance of 1.2km from this property and many bus routes in close proximity, the closest being 200 meters from the property.

International Avenue is well on it's way of redevelopment and surrounding communities will benefit from infrastructure upgrades.

The Purpose of the rezoning is to allow the current 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 current 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 secondary suites.