

Applicant's 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.

This Land Use Redesignation is being made to the City of Calgary to change from the current zoning of RC2 to RCG.

The intention of the land use change is to allow our currently existing duplex dwelling to legally be allowed to have a secondary suite.

This portion of Silvermead road has 8 side by side duplexes all in a row. The crescent behind this property is Silvermead Close, and consists of 19 side by side duplexes as well. This section of the community when originally built was chosen for increased density and this style of home was built as a result. Many of these homes currently in the area are home to illegal suites that could not be legalized until the zoning of RCG came into effect now providing an opportunity for home owners with said dwelling type to provide affordable housing on their properties.

We are looking to make this change for this reason. The change we are requesting is not for redevelopment of the premise, to change setbacks, increase building heights or any other reason that could affect the neighbours, or neighbourhood by changing the look & feel of the community.

The benefits of approving this change are as follows:

To us the home owner & future home owners of this home - or others who choose to do this in the future:

- Offers a choice to invest in our home & improve its value.
- It will allow us to boost income potential on the property & help us to pay down the mortgage.
- Allows option to provide housing to extended family to a future home owner.
- Can provide additional income to aging home owners by supporting basement suite income.
- Can improve the property value of the home for resale & thus the area as well.

To people /calgarians the benefits are:

- Increase options for people to live affordably.
- Basement suites provide better living as the renters enjoy use of the backyard space and not confined to an apartment.
- Secondary suites in suburban established neighbourhoods provide places for families to grow, be close to schools and parks.

To the community of Silversprings:

- Secondary suites & the RCG re-zoning helps the area maintain the communities population & provides modest growth.
- It also allows for maximization of the existing infrastructure on the property, and the city utilities to the property. Less cost to the city & less disruption to the neighborhood.
- No change to the character of the community as a result of this change for our purpose of a secondary suite.

To the city:

- Improves safe & affordable housing stock
- Helps sustain and improve population in the aging communities.