



Kevin Tran, Owner
KTran Design & Drafting
June 8, 2023

RE: Land Use Redesignation Report: RC1 to RC2 Property: 8619 47 Avenue NW, Calgary, Alberta

APPLICANT STATEMENT

KTran Design & Drafting is submitting an application for the land use redesignation of the property located at 8619 47 Avenue NW in Calgary, Alberta. The objective is to change the zoning from RC1 to RC2, enabling the development of a more diverse and compatible housing option for the area.

SITE & PLANNING RATIONALE

Increased Housing Density: By transitioning the land use from RC1 to RC2, the proposed redesignation allows for a higher density of housing, accommodating a greater number of residents and providing more housing options to meet the community's needs.

Proximity to Transit: The property benefits from convenient access to public transportation, with multiple bus stops within close proximity. This aligns with the city's goal of promoting sustainable transportation options and reducing reliance on private vehicles.

Infrastructure Readiness: The site is well-suited for the transition to RC2 zoning due to its existing infrastructure and services. The necessary amenities, such as water, sewage, and road connections, are readily available, reducing the need for significant infrastructure upgrades.

CITY-WIDE POLICY ALIGNMENT

Municipal Development Plan (MDP) Alignment: The proposed land use redesignation aligns with the city-wide goals and policies outlined in the Municipal Development Plan. It encourages the development of diverse housing options, efficient use of infrastructure, and the creation of compact built forms in areas with easy access to transit, shopping, and community services.

Area Redevelopment Plan (ARP) Alignment: The proposed change aligns with the objectives outlined in the Area Redevelopment Plan. It promotes the identification of new residential development opportunities and supports a variety of housing types to accommodate residents of different ages, family sizes, and income levels.



Neighborhood Character: The transition from RC1 to RC2 zoning ensures that the proposed development remains compatible with the surrounding neighborhood's character and existing housing forms. This promotes a harmonious integration of new housing within the established community.

LOCAL POLICY ALIGNMENT

The proposed land use redesignation complies with local policies by adhering to the guidelines and regulations set forth in the relevant zoning bylaws and development policies of the local jurisdiction. It aligns with the community's vision for responsible growth and development.

CONCLUSION

The land use redesignation from RC1 to RC2 for the property at 8619 47 Avenue NW aligns with the city-wide goals and policies of the Municipal Development Plan. It supports increased housing density, promotes sustainable transportation options, and leverages existing infrastructure. Furthermore, the proposed change is in accordance with the Area Redevelopment Plan and local policies, ensuring compatibility with the surrounding neighborhood. Therefore, we respectfully request the support of the Calgary Planning Commission and Council for this land use redesignation application.

Sincerely,

Kevin Tran, Owner
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