

Applicant Submission

Company Name (if applicable):
2480677 Alberta Ltd.

LOC Number (office use only):

Applicant Name:

Same as Company Name Date:
July 4, 2023

Re: Land Use Redesignation Application

1740 19 Avenue NW Calgary, AB, Plan 2864AF, Block 20, Lot 19 & 20

To whom it May Concern:

I am writing to formally submit my application to change the zoning of the subject property from R-C2 to R-CG. My intention behind this application is to make the property more attractive to potential buyers and/or reduce the time required for obtaining a building permit.

I believe that this property supports the growth and development envisioned in the North Hill Communities Local Area Plan. The location of the property is highly desirable, within walking distance of North Hill Mall and numerous community facilities such as medical centers, fitness centers, and retail outlets. Additionally, the property boasts convenient and safe modes of transportation through cycling, bus, and LRT.

Currently zoned as R-C2, rezoning the property to R-CG would lead to a positive increase in the number of families allowed to reside on the property, enjoying the benefits of the local community amenities. The intention would be to rezone the property to allow for the development of 4 dwelling units, each with a secondary suite.

Prior to submitting this application, I reached out to various stakeholders in the community including adjacent property owners. I also spoke with Ward 7 Councillor Terry Wong's staff and the Capitol Hill Community Association Planning and Development Director, both of whom were supportive of my application.

I appreciate your consideration of this application and would be happy to provide any additional information you may require.

Sincerely,



L. Barron for 2480677 Alberta Ltd.