

Applicant Submission



Kevin Tran
Owner
KTran Design & Drafting
June 8, 2023

RE: Land Use Redesignation Report
RC2 to RCG Property: 532 34 Ave NE, Calgary, Alberta

Applicant: KTran Design & Drafting

INTRODUCTION

This report presents a land use redesignation proposal for the property located at 532 34 Ave NE in Calgary, Alberta. The applicant, KTran Design & Drafting, seeks to change the land use designation from RC2 (Residential - Contextual One/Two Dwelling) to RCG (Residential - Contextual Grade-Oriented).

SITE & PLANNING RATIONALE

Convenient Access: The property benefits from direct lane access, allowing for vehicle entry from the rear and creating a safer and more pedestrian-friendly streetscape along 34 Ave NE. This design feature promotes a harmonious integration of vehicular circulation and pedestrian movement.

Modern Design Concept: The proposed development envisions a modern housing project that reflects contemporary architectural principles. By embracing a modern design aesthetic, the project will contribute to the visual appeal and architectural diversity of the neighborhood.

Sustainable Community Planning: The redevelopment plan aims to create a sustainable community by maximizing the efficient use of existing infrastructure and resources. The proposed land use redesignation supports this goal by optimizing land utilization and promoting higher-density housing options.

CITY-WIDE POLICY ALIGNMENT

Diverse Housing Options: The proposed land use redesignation aligns with the goals of the Area Redevelopment Plan (ARP) by encouraging the development of diverse housing options. The introduction of RCG zoning will facilitate the construction of grade-oriented housing, accommodating a range of family sizes, ages, and income levels.

Enhanced Pedestrian Experience: The ARP emphasizes the importance of creating vibrant and pedestrian-friendly streetscapes. The proposed development, with its rear lane access and grade-oriented entrances, contributes to a safer and more enjoyable pedestrian experience along 34 Ave NE.



Neighborhood Character: The ARP seeks to preserve and enhance the unique character of the community. The proposed land use redesignation is in harmony with the existing semi-detached and single-family housing in the area, maintaining the neighborhood's character while offering a modern architectural interpretation.

LOCAL POLICY ALIGNMENT

The proposed land use amendment may require a minor amendment to the local Area Redevelopment Plan to reflect the "Low Density Multi-Dwelling" designation. However, the proposal aligns with the overall objectives of the plan, which include accommodating new residential developments and promoting diverse housing options.

CONCLUSION

The land use redesignation from RC2 to RCG for the property at 532 34 Ave NE, proposed by KTran Design & Drafting, demonstrates a thoughtful approach to urban planning and development. The site and planning rationale highlight the benefits of convenient access, modern design, and sustainable community planning.

The proposed project aligns with the city-wide goals and policies of the Municipal Development Plan and the Area Redevelopment Plan. It promotes diverse housing options, enhances the pedestrian experience, and preserves the neighborhood's character. Additionally, the proposal contributes to the efficient use of infrastructure and resources, supporting the city's sustainable development objectives.

Based on the aforementioned factors, I recommend supporting the land use redesignation from RC2 to RCG for the property at 532 34 Ave NE, as it aligns with the vision of creating vibrant, sustainable, and inclusive communities.

Sincerely,

Kevin Tran, Owner
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