

# Applicant Submission



I am writing to inform about a proposed zoning change for the property located at 8004 5th Street SW, Calgary, Alberta. The current zoning designation is RC1, and we are seeking approval to change it to RCG.

The applicant for this zoning change is KTran Design & Drafting, acting on behalf of the property owner. KTran Design & Drafting believes that the proposed rezoning will bring several benefits to the property and the surrounding area.

The primary reasons for seeking this zoning change include:

1. **Enhanced Land Use:** The proposed change from RC1 to RCG is aligned with the evolving needs of the community. RCG zoning allows for a mix of single-detached and semi-detached housing, providing a more diverse and flexible housing option for residents.
2. **Community Integration:** The proposed rezoning aims to foster a sense of community by allowing for a more inclusive mix of housing types. This will contribute to the overall diversity and vibrancy of our neighborhood.
3. **Aesthetic Improvements:** KTran Design & Drafting has carefully considered the aesthetics and design elements that will complement the character of the area. The proposed changes aim to enhance the visual appeal of the property and contribute positively to the streetscape.
4. **Increased Property Value:** Historically, similar rezoning initiatives have led to increased property values in the surrounding area. This can have a positive impact on property owners, encouraging ongoing investment in the community.
5. **Improved Infrastructure:** The rezoning proposal takes into account the potential impact on local infrastructure. Any necessary adjustments or enhancements to infrastructure will be carefully planned to ensure a seamless transition and minimal disruption to residents.

We believe that the proposed zoning change reflects a thoughtful and forward-looking approach to community development. KTran Design & Drafting is committed to working collaboratively with the community and relevant authorities to address any concerns and ensure a smooth and mutually beneficial transition.

We welcome any feedback or questions you may have regarding this proposal and encourage you to attend any public consultations or meetings that may be scheduled to discuss the rezoning further.

Thank you for your time and consideration. We look forward to the opportunity to contribute positively to our community through this proposed zoning change.

Sincerely,

**Kevin Tran, Owner**  
**KTran Design & Drafting**  
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