

# Applicant Public Engagement Summary

**Project Location: 1501 22 AV NW – Calgary, Alberta**  
**RE: LOC2019-0102 Summary of Engagement**

December 2, 2020

Development & Building Approvals  
The City of Calgary  
Municipal Building - 800 Macleod Trail SE  
P.O. Box 2100, Station M  
Calgary, AB  
Canada T2P 2M5  
T: 403.268.2024  
E: [Matt.Rockley@calgary.ca](mailto:Matt.Rockley@calgary.ca)  
**Attention: Matt Rockley, (Senior Planner, Community Planning - North)**

Dear Mr. Matt Rockley,

Thank you for the City of Calgary in supportive of this application. The purpose of this letter is to confirm, that we at k5 design and the land owner have made engagement efforts in approaching the adjacent neighbors surrounding the subject site, to make them aware of the MU-1 Land Use Re-designation. From the first engagement, we were able to get two support letters. Due to the current pandemic and in accordance to safe practice, we took the extra measure to ensure that everyone in the neighborhood are aware of this application. A sign is posted on site earlier in November (attached), with the proposed Land Use and our contact information. From the posting, we were able to get the two more support letters from surrounding neighbors. Total of four support letters thus far.

The landowner contacted the Capital Hill Community Association multiple time earlier this year in regards to this application and left multiple voice mails. The Community Association administrator indicated a planning committee personnel will be in touch with us. We have not heard from them yet. With the recent request from the City Administration to lower the proposed height from 15m to 12m, an email and a letter was sent to the Capital Hill Community Association in regards of the update and our intention for the site (attached). We will try to make another attempt in the coming week to ensure the Capital Hill Community Association acknowledge our proposal and provide transparency.

Feel free to contact me if there are any questions.

Yours Truly,

Kevin Ngo



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## Proposed Land Use Change (Re-designation)

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**Dear Neighbour!**

We are proposing a land-use change at:

[1501 22 Avenue NW \(From Current Zoning RC-2 to M-U1\)](#)

The proposed land-use re-designation would transition the current lot [R-C2](#) to a [Mixed Use- General District](#) to understand the proposed development vision, which will introduce new and modernize commercial development for Calgarians in the community of Capital Hill. The proposed development vision includes one floor commercial development with office on the main floor with front façade facing both [14 Street NW](#).

The proposed use is well-suited to the site, given its strategic location, surrounding context, and lot characteristics. [M-U1 District](#) is for commercial and residential uses in street-oriented buildings. The district allows both commercial and residential uses at street level

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Please feel free to contact us if you have any questions, comments or concerns.

E: [info@k5designs.ca](mailto:info@k5designs.ca)

T: 587.353.9797

# Letter of Intent

Capitol Hill Community

Mr. Cam Collinwood          planning@capitolhillcommunity.ca

Re: LOC2019-0102 1501 22 AVENUE N.W.

Dear Mr. Collinwood & Community Members,

My name is July Wang – the spouse of Mr. Owen Pang, and the co-owner of the subject property currently applying for the Land Use Resignation. We have been thinking about dropping by to meet and greet with our community members when the global health crisis is over.

We acquired this property in 2018 with vision of making this a well-balanced live and work place to host our multi-generation family, and our customers. We moved into the process in 2018 and applied for the Class 2 Home Office Occupation licence in 2019. Unfortunately, our endeavour of moving the whole family from Chestermere to Calgary is placed on hold due to my mother's degraded health condition. With the foreseeable her pre-existing medical treatment plans in place close to the nearby hospital, I was further determined to make this rezoning process work so that we can keep our seniors closer to us while running our business from this primase. Hence started our rezone application in summer 2019 with many wonderful helps from the City Planner, design consultant, and Community Members. We thank you for the continuous supports and guidance making our dream come true.

The idea is to re-designate the parcel from **R-C2 (Low Density Residential Districts)** to a **MU-1 F2.0H12 Division 3 (Mixed Use – General District)**. We plan to use the first two floors for the business set up – One for the Immigration Law practice, and one for the IT Consulting Company practice to fit our respective career interests between me and my spouse. We would love to use the third floor for the personal residential space purpose, and has green roof for the green concept living arrangements.

Our family is comprised with 8 family members with 2 seniors (our parents), 3 adults (Owen, my sister, and I) and 3 children (age 10, 7, 7). My father is a retired Chinese medicine doctor where he likes to grow his fresh vegetables and herbs. My mother is a retired primarily school teacher where she has devoted her entire life in building a happier and stronger generations. Though now undergoing with 3 times per week hemodialysis treatments at the Sheldon Chimer Hospital, she still likes to keep up with her spirit of being a mentor for our youth at home, and even for her adult children. Owen is an IT profession and entrepreneur. My sister and I work together in our immigration law practices. Our 2 children and my sister's little boy continue to thrive in their learning, experimenting anything they can find in the household with million dollar questions – why. Our live becomes even busier when our 2 seniors and 3 youth form a team together to run their own party at home.

My parents have provided their best to us with common spirits like most parents would do. They are now aging, and we do hope to keep their life happy with our companionship by a balanced live and work arrangement. This dream is now coming closer and closer with many kind supports from everyone involved in this rezoning process.

Thank you very much for reviewing our letter. Your time spent on this matter is highly appreciated as always.

A handwritten signature in blue ink that reads "Owen Pang & Jully Wang". The signature is written in a cursive, flowing style.

Best Regards, Owen Pang & Jully Wang