

Applicant's Submission

Apex Drafting & Graphic Ltd.

2816 – 24 Street NW, Calgary, Alberta
P 403-383-2065 Email: nga.apex@gmail.com

Dear Committee,

I would like to submit our application with this submission statement. Please note that it is written by Kai Jung (Upcoming owner of the property 340-50 Ave SE). Below is Mr. Jung contact information and statement attached.

Sincerely,



Andrew Ng
Apex Drafting & Graphic Ltd.

Oct 20/2020

Contact Info: Doyoung (Kai) Jung

(403) 973-1331
dkjung137@gmail.com

Statement Date: July 5th, 2020

To: Calgary Planning Commission
cpc@calgary.ca

Dear Committee,

My name is Doyoung (Kai) Jung and I am writing this letter to help the committee to understand the business that I am developing for the early next year and why we are applying for the land use change. The location of the property is 340-50 Ave SE and it is located within the manchester industrial area. Current zoning is I-G and there are many limitations to what business can do as of now and for the future. I would like to propose and change the zoning to I-C or what may seem right to the eyes of a committee that has capacity to execute the business as well as bring more prospect tenants. Following reasons are what my own personal goals as well as what community and the city can benefit by allowing the idea to execute.

First of all, the idea of the business is all about providing indoor recreational activities like golf simulators, table tennis, billiard games, table game rooms, etc. What this opportunity will bring to the neighboring businesses and the community is a place where they can blow off their everyday stress with activities they would love to do as well as having a decent meal at an affordable price. With I-G zoning, the property can incorporate the restaurant but many activities that we wish to provide to the public cannot. We wish to utilize the permitted use of 'Indoor recreation facility' within I-C, as 'Indoor recreation facility' can allow athletic, recreation, and leisure activities and our service will provide those. Some services that we are planning can happen with I-G but, we wish to bring all pieces together to make it happen. If this business idea does not become fruitful, then I have a backup plan as well and that is making the property very appealing to the prospect tenant and the following will explain why changing the zone to I-C can help.

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Being limited comes from a mixture of both, the current zone and the structure itself. Under the permitted and discretionary uses within I-G, it is suited towards businesses that utilizes warehouse or similar types of structures. What this property can provide as a space is more suited towards an artist's studio, fitness centre, indoor recreation facility, medical clinic, etc, those that do not belong with the I-G zone but the I-C can incorporate. With this reason and the property showing its age aesthetically, the property has been struggling finding tenants and might continue to do so for a few coming years. We will be leasing out partial space of the property and it could help the business if the category of prospect tenant is broader. To achieve this goal and also to improve the community as a whole, we will improve the aesthetics of the interior and exterior of the building. The interior design will be more relevant to the modern style so it will appeal to prospective tenants and exterior improvements will bring its aesthetics to a more presentable setting to the neighbours and in the bigger picture, to the general public. One example can be the fenced yard in its state. It is in the abandoned status, but we will improve and make use of it with the correct uses.

Due to the recent pandemic, the struggles are more visible than I've ever seen and we need to create more opportunities that can support the local economy to improve. This company is not a conglomerate business but there are few things that it can do. As business grows we are looking to hire 20 or more. This may seem small but I believe it is a good number for a small business. And the business will be promoting many local products or businesses like breweries, wineries, bakeries, and related businesses in various forms. As the Manchester industrial area is improving with new projects and new businesses showing up, I would love to be part of that.

I have laid out a few reasons why I believe changing the zoning of 340-50 Ave SE, can benefit not only my business but can also contribute to improving the community as well. I have confidence that it will be a good place for many people.

Please have great consideration and see a possibility of giving an opportunity to one of your citizens.

Thank you very much for your time and I hope you have a great day.

Sincerely,

Doyoung (Kai) Jung