

## Applicant's Submission

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Land Use Re-Designation – Reasons for applying

**Daniel Quiroga** April 15, 2018

2133 18TH Street  
Calgary, AB  
T2T 4T3  
PH. 587-998-6781

**RE: Land Use Re-designation of 2133 and 2135 18Th Street SW from R-C2 to R-CG**

To whom it may concern,

Five years ago me and my wife purchased our home in Bankview with the dream of establishing in an inner city neighborhood of a thriving city like Calgary. Shortly after we moved in we discovered severe issues with the foundation of our house when our basement flooded as a result of the heavy rains the city experienced during the summer of 2013. It was then when we started looking for alternatives to improve and develop our property.

I am applying to the R-CG zoning because I noticed there is a gap in the step-up of zoning in our neighborhood. In Bankview we can find RC1 (one house per lot), RC2 (two units per lot) and M-CG (apartment buildings) however, there are barely any row house building units. This type of housing is slightly more affordable than other infill inner-city housing and gives the possibility to young families like mine to live in a great community, with good schools and with close proximity to the downtown core. Finally, this project is also in line with the 'City of Calgary' Municipal Development Plan to have a better urban compact form, increase density in inner city communities and fill the gap between RC2 and MC1 and at the same time providing more affordable housing.

I would like to develop a beautiful 3(4) unit row house building with landscaping, vegetation and parking off the laneway. We love the Bankview area and plan to live in one of the units once complete and therefore I am motivated to make the impact on the neighborhood a positive attribute for many years to come. I am the owner of both of these adjacent properties and currently live at 2133 18th street. The two houses currently located on the properties are severely deteriorated and unattractive. Also note that the neighbor to the north has already built a semi-detached set of houses.

I realize that the grade is sloping in the surrounding area and so I plan to have a proper ground water drainage plan as part of my development permit. See image below of the two properties next to the corner where I want to build the row houses.

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