

Applicant Submission

Dear Sir/Madam

This letter is regarding the Land-Use redesignation application for 2307 16 th Street SW, Calgary, AB. The land size is 25'x100' total 2,500sq ft. Based on the existing MCG-D72 zoning, this parcel can develop one residential unit. Our developing goal is fitting two units on this parcel, therefore, our propose is redesign the land use to M-CG.

The reasons to support this proposed redesignation are shown as follow:

From the Statistic Canada, the Average income of Bankview is \$73046, and the rental percentage is 61.78%, relatively lower average income and high rental percentage are the reasons to increase the density of this community.

For the surrounding area of this parcel, there is an apartment building just at north and a townhouse building at west. Other neighbors around the parcel all designed as M-CG D72 zoning.

As far as we know, there was a approved DP on hold for this parcel, but because of the developing cost and current market, there is no benefit for developer to built one unit dwelling on this parcel.

Therefore, we do believe that land-use redesignation from M-CG D72 to MCG will both benefit to the community and developer and will not have any impact to the existing neighborhood.

Sincerely,