

## **Applicant Response to Concerns from adjacent owner**

**From:** Nick Han [mailto:nnick.han@gmail.com]  
**Sent:** Tuesday, April 16, 2019 9:37 PM  
**To:** Ang, Benedict <Ben.Ang@calgary.ca>  
**Subject:** [LOC2019-0009] Agreement with the neighbor

Good Wednesday morning Ben.

I and the owner of 2307 16st SW did talk to the owner of 2303 16st SW. We explained our proposed developing strategy to him. The owner of 2303 16 St SW agreed our proposal without any further concern.

Please take it into your consideration.

Thank you.  
Nick

### **Summary of Concerns: Response to concern in *red Italic.***

- This development will affect my property value my sunlight and view will be affected by developing a double unit impede on the existing parking area,

*Our purpose is not to increase the previous building envelope under M-CG D72 which has already been approved. We just want to cut the previous approved building mass to two separate units. In other words, the building heights and building coverage will not be increased under new land use designation. Therefore, your property value, sunlight and view will be maximum maintained.*

- how will additional parking be provided on a narrow shared access street parking is very limited with driveways and fire hydrant restrictions

*As we understood the shortage of parking around this area, the design of this building will locate two attached single garages at the first floor in the proposed building and will not occupy any street parking for residents.*

- construction will affect our building access and parking lot what is the timeline duration allowed for this construction process

*We will fully respect the access easement agreement 101 129 163 and access easement agreement 871 014 378 signed and attached between your and my property. Therefore, this development will not build, erect, plant or maintain any building, fence and structure on the agreed access easement area. Also, we will share the easement for future use according to the access agreements.*

*To minimum reduce the construction impact, the full basement will not to be designed, and the grade beam and piles for building foundation will be proposed, which also will shorten the construction duration. We haven't had the detailed construction schedule, but to my knowledge, the main building framing will be done in about two months.*