

Applicant's Submission

PROPOSAL

The purpose of this application by QAADesigns on behalf of Mr. Ranjit Kaur Wadh, the property owner is for Rezoning of the property located at 202, 22 Avenue NW in Tuxedo Park from R-C2 to R-CG in order to build 4unit Row House Development.

A full design will be submitted for Development Permit to run concurrently in due course. The property is in an ideal location to rezone to R-CG due to its proximity other properties zoned for Multi- residential. To the North of it is a similar Residential R-CG 4unit row house development, directly opposite, the entire block of 5 individual properties are each M-C1 Multi-Residential units and further South are also 5 individual properties are each M-C1 Multi-Residential units.

The property enjoys proximity to public transportation, public parks, recreation grounds and gardens, commercial banks and exotic restaurants as well as public schools.

Each unit of the proposed row of 4nuit townhouses will include as follows:

- Full Front porch to give a communal feel.
- The corner unit will face the adjacent street.
- Upper floor Balconies for a more communal feel and more eyes on the community for added security.
- Rear garden on the ground Amenity Space per unit.
- Ga rage parking is provided for each unit to limit/avoid street parking and a Visitor parking has been provided to mitigate such issues.