

## Applicant Submission

August 1, 2019

### Applicants Submission

To increase the density from 176 units/ha to 178 units/ha to allow for an un-used residential suite deemed as an Amenity Room to function as a residential unit. This will increase the development from 55 units to 56 units.

Our request is due to the following rationale and reasoning.

The purpose of this application is to convert what is deemed an Amenity Area but was constructed by the developer as a standard residential suite. A conflict between architectural design and final registered condominium Legal plan will be resolved through this process should this application be approved.

The original approval was approved as a DC Bylaw 21D2011 allowing a density of 176 units/ha. According to the Architectural dp and area calculation, this would allow for 56.32 units. Using the correct area on the surveyors plan, (0.315 ha), that would allow for 55.44 units.

We confirm 55 residential units have been built and sold plus 1 additional unit as an Amenity room. It should be noted that this amenity Room originated on the Main Floor above the underground parkade ramp. It was then moved to the 4<sup>th</sup> Floor off the landscaped deck (which was also not completed as per approved d.p.), then moved to a Main floor Suite when the developer decided to build the 4<sup>th</sup> Floor space as a regular residential unit without formal approvals.

The Main Floor Suite was then converted at the condo Plan stage without formal revised dp approval, therefore relocating Common Area from the 4<sup>th</sup> Floor to the Main floor

### Underground Parkade

Under the original approval, the parking count indicated surplus parking provided. Under this approval, bike storage was shown within the storage rooms which were later relocated into the parkade stall locations that exist today. However, 9 visitor stalls were required for the development. At this time, all stalls were utilized and all but 9 were sold. The bike storage was relocated within these 9 spaces reducing visitor stalls to 6 stalls. We confirm that the Condominium Association state that at no time have these 6 stalls been utilized to the full. 6 stalls are sufficient in practicality should the bike storage remain here.

Our design proposal will relocate the bike storage and gain 1 extra stall for the “new” suite requested.

FORM 3 DESIGNS (2004) LTD.

195 PANORAMA HILLS ROAD NW, CALGARY, AB T3K 5L3 • TEL (403) 680-7015  
mhindmarsh54@gmail.com

## Applicant Submission

No further parking is available as all remaining stalls – including the surplus provided – have been sold.

It appears that through the development permit, revised development permits, Condominium Registered Plan and the DCP process, that several important items were not reported and co-ordinated between the developer and the City of Calgary. Through this request to increase the density by 1 unit, the building will function with less common cost to its residents. The Association claim that the space has been used only twice since inception – over 6 years ago.

Our revised parkade layout will still provide 6 visitor stalls with the bike storage required and a parking stall for the additional unit.

The disposal of common area (Amenity Room/Suite) will be completed through a Judges Order Legal format by Mr. Jaimie Polley of McLeod Law LLP.

Although this is a confusing file due to errors along the way, should Administration approve our application, it will clean up files, but more so, gain a use for space within the existing building. For your information, the suite will be sold and proceeds will be placed into the Savoy's Reserve Fund, increasing financial stability and success for the residents of this fine building.

We hope that Administration, The Calgary Planning commission and City Council will agree and see fit to approve our application.

FORM 3 DESIGNS (2004) LTD.

195 PANORAMA HILLS ROAD NW, CALGARY, AB T3K 5L3 • TEL (403) 680-7015  
mhindmarsh54@gmail.com