

Applicant Submission

November 25, 2020

PROPOSAL

The purpose of this application by QAADesigns on behalf of Mr Balwinder Singh Sahota (Jagroup Custom Homes), the property owner is for Rezoning of the property located at 4024, 2nd Street NW in Highland Park from R-C2 to R-CG in order to build 4unit Row House Development.

A full design will be submitted for Development Permit 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 this property is a similar approved Residential R-CG 4unit row house development (204 40 Av NW), further Eastern direction of this site, there are other recently approved small Commercial Developments and Place of Worship.

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 4 unit 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.
- Garage parking is provided for each unit to limit/avoid street parking and a Visitor parking is also provided.