

## Applicant's Submission

Company Name (if applicable):

Savoy Designs

LOC Number (office use only):

Applicant's Name:

Hasan Syed

Date:

MARCH 31, 2022

The proposed Land use change application is for the lot 3602 21 Ave SW, Calgary. This is currently designated RC-2, which allows for development of upto two dwelling units on the site. We are aiming at building 4 townhouses on the lot, and would like to apply for a Land use redesignation of RC-G, which will allow such use, while still maintaining the current intent of allowing grade oriented development.

About 5 of the lots in the immediate vicinity have been re designated RC-G, and our proposal also aligns with the direction of development in the community.

We are also attaching a preliminary proposal of the townhouse development with the application to show the potential impact on the neighbourhood. The proposal is for 4 side by side townhouse units, three off the accessible from 21 Ave SW, and one from 35th Street SW.

The proposed structure is a simple two storey structure, with the foundation level used for Living space. A four car garage also will be provided, accessible from the lane, for the vehicle parking for the units.

The design of the proposed townhouses is semi modern, and aligns with the new developments happening in the neighbourhood.