

Applicant Submission

November 18, 2021

Applicant's Submission Planning Analysis (901 22 AVENUE NW - Development Permit application)

PROPOSAL

The purpose of this application by QAADesigns on behalf of Mr Ranjit Kaur Wadh, the property owner is for the Rezoning of the property located at 901 22 Avenue NW from RC-2 to R-CG in order to build 4unit Row House Development.

A full design with colour rendering is already provided as part of this application.

There are similar projects already approved and some in application progress.

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 4unit townhouses will include as follows:

Full Front porch to give a communal feel. The corner unit will face the adjacent street.

Upper floors enjoy large windows for views of the front street 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.