

Applicant's Submission

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SHARON WANG

ARCHITECT

AAA, AIBC, RAIC, LEED Green Associate

93 SILVERADO BANK CIRCLE SW CALGARY AB, T2X 0L1

T: 403-273-0010, C: 403-999-6842, E-Mail: sharon.xuewang@gmail.com



PROJECT OVERVIEW

The Riverside development is a project designed to not only enhance the surrounding area, but to provide the sought-after density and gentrification within the Bridgeland Community.

After recent DTR 3 meeting with City file manager Brad Bevill and planning advisor Lynn McKeown; we understood that DC is not supported for this lot and M-C2 would be a reasonable zoning for this property.

DESCRIPTION OF THE PROPOSAL

1. Overview

Our proposed project is located at 717, 721 and 723 McDougall Road NE. The current site designation is M-C1; site area is approximately 1111 sqm.

2. Land-use re-designation

Our proposed redevelopment is in the form of mid-density and mid-rise apartment (and/or condo.) residential. We expect to require a land use re-designation to M-C2.

3. Our development will include:

- 1) One level underground parkade to accommodate 25 parking stalls.
- 2) 5 Units at ground level; with individual entrance from McDougall road or back lane.
- 3) 2-5 storeys as condominium – 20 units.
- 4) 3rd floor roof top – hard surfaced landscaping / public amenity
- 5) Total units: 25

4. DP plans will be revised and submitted to City file manager for review and approval.