

## **Applicant Submission**

December 18, 2019

The planning portion of the pre-application PE2019-01985 report reiterated that the draft of the North Hill Communities Plan proposes a max building height of six storeys at the subject site. With this in mind we are proposing a Land Use Redesignation from the current M-C2 to M-H1 f3 h22 d425. This would enable the zoning to achieve the six storey development.

### **FAR:**

M-H1 allows a max FAR of 4.0. For our proposal we would only require 3.0 to achieve the density to allow this project to be viable.

### **HEIGHT:**

M-H1 allows for a maximum building height of 26.0 meters. This proposal would only require 22.0 meters of building height so would ask that be the designator for height.

### **DENSITY:**

M-H1 has a minimum density of 150 units per hectare and no limits for a maximum. Our project is proposing 165 units (55 units I building) which would equate to 465 units per hectare.

### **PARKING STRATEGY:**

We are looking to have an underground parkade to accommodate 1.1 stalls I unit. The current bylaw only requires 1.0 stalls I unit. Instead of providing 165 stalls we are proposing 182 stalls, all housed within the below grade parkade. The owner is looking to alleviate any concerns the community may have when it comes to the added parking this density may introduce.

### **BUILDING FORM:**

Instead of the usual strategy of a single monolithic building stretching across the site we are proposing to split the building, above grade, into three buildings. This allows views through the site from the north side, giving some ease to the people living in the development across the lane. This also allows for public and private amenity spaces to happen between the buildings. By use of planted retaining walls these will be fantastic spaces. Our initial 3d studies show that these areas are beautiful.

### **FIRE LANE:**

We are proposing a 6.0 meter wide fire lane between each building accessed off of 1 AVE NE. This takes advantage of the areas between each building.

### **DIVIDING THE SITE:**

We are proposing to divide the property into three portions with the parkade below spanning all three. As the parcel has a fairly good slope we plan on three separate buildings placed down the slope. Having property lines near the east face of each building will allow us to achieve the six storey buildings without going over the building height maximum.