

Applicant Submission

November 2, 2022



The subject parcel is situated at 3715 14 Street SW and is currently falls under R-C2 land use district. The property line is bordered by R-C2 lot to the north and DC (42D2022-multifamily) lot on south with M-C1 lot further south on the same block. The lots across the lane to the west are currently under review for MC-G landuse district. In terms of building typology, there are single-family, semi-detached and townhouses around the subject site.

Based on the context, the application request redesignation of the subject site as R-CG (Residential – Grade-Oriented Infill) for redeveloping the site with 4-semidetached units with secondary suites. All units will face 14 street SW and have direct access from street.

A concurrent DP application is anticipated and the schematic design for the proposed multifamily development has been briefly discussed with the development lead of MLCA and there is positive feedback based as proposed redesignation is standard district and not a DC with cherry-picking. Further discussions will be held with Ward Councillor's office neighbours as design develops. The multifamily development will be targeting young families by offering three-bedroom units and will meets the parking requirements by providing detached garages accessible from lane. Sustainability initiatives like rough-ins for the EV charging and solar power will be provided and units will target energy-star rating system.

The redevelopment project will be a good addition to the neighbourhood and an enhancement of the residential context in the vicinity by endorsing the MDP objective of densification of urban areas and intends to activate the street with direct access to units fronting the street. The street elevations will be aptly articulated with design elements as per bylaw.

Sincerely,

A handwritten signature in black ink, appearing to read "H. Mann", is written over a light blue circular stamp.

Harpunit Mann, Architect, AAA, AIBC, NWTAA |
PMP® Principal