

Applicant Submission

July 17, 2022



The subject parcel is situated at 3714, 3718, 3722, 3726 14A Street SW and is currently designated as zone R-C2. The property line is bordered by R-C2 to the north, with M-C1 further north on the same block. R-C2 and M-C1 are also located across the street to the west and across the lane to the east. The parcel south (across the street) of the subject site is S-CS (Special Purpose - Community Service). There are single-family dwelling units, duplexes, and townhouses within the adjacent R-C2 and M-C1 zones.

Given the context, the application intends to rezone the subject site as M-CG (Multi-residential – Contextual Grade-oriented). The multifamily development is aligned with the MDP objective of densification of urban areas and intends to activate the street with direct access to units fronting the street. A future development will provide rough-ins for the EV charging and solar power.

This project will be a good addition to the neighbourhood and is an enhancement of the residential context in the vicinity. Please feel free to contact us if any additional information is required.

Sincerely,

A handwritten signature in black ink, appearing to read "H. Mann", written over a circular stamp or seal.

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