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Applicant's Submission for DP2022-03777, NOMI

For: *Calgary Planning Commission*
To: *Joshua de Jong, MPlan, RPP, MCIP, Planner, Community Planning*
Date: *February 2, 2023*

NOMI is an innovative multi-residential development being proposed within Calgary's Centre City Multi-Residential High-Rise District at 104 14 Ave SE in the Beltline community. It will welcome 18 families who are unique and diverse in their make-up; they are multi-generational families of children, parents, grandparents, great grandparents and extended family members who chose to live together in one dwelling unit. They will all share internally common use areas such as the kitchen, dining, living room and outdoor balcony, but will each have a separate bedroom suite complemented by a 3-piece bathroom, storage, desk worktop space, television and sitting area. Communal amenity and support spaces are provided for all residents throughout the development. NOMI will be the first of its type in Calgary and possibly Canada. The project has garnered worldwide interest on social media since its introduction in 2020.

NOMI is an 11-storey medium-rise tower situated on a 15.25-metre-wide, 650.9 SM laneless lot which is zoned CC-MH. The building is accessed directly off 14 Avenue SE.

The built form includes:

- a parking garage at grade level containing 13 vehicular parking stalls, bicycle storage and a waste & recycling area;
- grade-level 2-storey vestibule with stairs and elevator leading to the main lobby;
- second-level main lobby containing two outdoor amenity areas, library, fitness room, mail room, clothes washing facilities, locker storage, and support/utility spaces;
- dwelling units on levels 3 to 11 (2 dwelling units per floor over 9 floors); and
- a large, landscaped outdoor amenity space on the roof.

NOMI is aligned with principles and policies outlined in the Calgary Municipal Development Plan 2020 (MDP) around sustainability, compact urban form, residential neighbourhoods, housing typologies, and more. The MDP encourages the creation of a range of housing opportunities and choices (more choices within completed communities). Section 2.3.1.a.ii of the MDP advances "the provision of a range of housing choices for all stages of life ... to meet the lifestyle needs of different people and family types". Section 2.3.1.b.ii goes on to state "promote innovative housing types ... as an alternative means of accommodating residential growth." NOMI fully aligns with these goals.

Further, the MDP promotes the provision of greater housing choices in locations close to job markets and in areas well served by the Primary Transit Network (PTN). Located in the Greater Downtown Area and in the PTN, NOMI is strategically positioned near the Stampede LRT Station which is only 250 meters radially from NOMI's front door. Bus routes abound on MacLeod Trail, 1st Street SE, 17th Ave, 11th Ave and 12th Ave, all within a maximum distance of 3 blocks from NOMI's front door. Downtown Calgary is a 5 to 6-block walk from the proposed development.

Page 2 of 2
City of Calgary
February 2, 2023



NOMI is aligned with the Beltline ARP in many areas including architectural expression, housing typologies, population increase, and community context. Section 2.2.6 "encourages the development of an appropriate range of ... housing types to accommodate a diverse population of various house compositions." Section 6.3.2 promotes "building forms that are an expression of their time and employ timeless architectural principles ...".

Architecturally, contemporary NOMI is highly articulated. This creates visual interest and pedestrian connectivity. It also breaks down the massing of the west and east facades against the adjacent properties. The prime building materials are clear glass, metal solar wall panels, and painted cementitious finish. At street level, the glazed garage door is recessed to downplay its presence on the front façade. A 2-storey, canopied glass lobby entry greets residents and guests. A feature wall of richly-coloured porcelain tile joins the lobby, and contains feature lighting and signage. Soft and hard landscaping is provided at street level, on the 2nd floor level outdoor spaces and on the roof where a roof garden will be created. An outdoor amenity area for the use of all residents and their guests overlooks the street. Prominent, large balconies from each of the dwelling units also overlook the street and, together with the use of clear glazing throughout, create a context of "eyes on the street", adding to the well-being of the community.

The side elevations of NOMI are not only highly articulated, but they are also the canvas for full-height murals which will be visible from far distances and enjoyed by the neighbouring properties. The side facades contain no overlooking windows into the neighbouring properties, and are stepped back from the property lines in various locations to lessen the impact on adjacent properties. Privacy screens are provided in areas where oversight into properties next door may occur. White luminescent paint will be used on the side facades within the murals to help reflect daylight into the side yards of neighbouring properties. Of note, it is highly likely that the existing Wood's Homes property to the west will be developed into a similar scale as NOMI in the future.

In summary, NOMI addresses the need for multi-generational living environments in the core of our city. It makes great effort to minimize the impact on neighbouring properties. It introduces a stunning architectural addition to a rapidly changing, densifying part of the Beltline, and responsibly incorporates some of the most current environmental sustainability technology available. It complies with the ascribed zoning and LUB. It fully aligns with the MDP, ARP and other guidelines and visions being advanced in Calgary today.

Respectfully submitted,

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routing: via email to Joshua de Jong on Thursday, February 2nd, 2023