

Applicant Submission

April 10, 2023



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LAND USE REDESIGNATION – APPLICANT SUBMISSION

Project Name: CAPITOL HILL MULTIFAMILY

Project Address: 1836 17th AVE. NW, CALGARY, AB

Pursuant to our discussions and multiple email exchange with the planner (Felix Ochieng) from February 3rd, 2023 through to April 5th, 2023 the application request redesignation of the subject parcel to M-CG for redeveloping the site with 5 dwelling units with five secondary suites.

The subject lot is situated at 1836 17th AV. NW currently falls under the R-C2 land use district. The property line is bordered by R-CG lot to the west and R-C2 to the east. The lots across the lane to the north are R-C2 land use district and DC land use district to the south. In terms of building typology, there are single-family, semi-detached townhouses and commercial shopping centers around the subject site.

The multifamily development will be targeting young families by offering three-bedroom units. Parking requirements will be met by providing a separate garage having access from the lane to the north. The parcel is located within a 2-minute walk from NB 19 ST NW @16 AV NW on bus routes 105, 404 & 414.

Sustainability initiatives like rough-ins for EV charging and solar power will be provided and units will target an energy-star rating system.

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

Please feel free to contact us if any additional information is required.

Sincerely,

Harpunit Mann
Principal