

Applicant Submission

11 July 2023

HIGHLAND PARK MULTIFAMILY

The high-level objective of this project is to help the City of Calgary meet local and national sustainability targets while meeting the need for increased housing supply, diversity, and affordability. The way the project may facilitate this goal is to demonstrate to the building community that high performance building is feasible when an owner:

- (1) understands the long-term benefits of sustainability, resilience, and quality on long term operational costs and occupant satisfaction
- (2) understands the potential negative impacts of poorly built homes on long term value as utility costs rise, weather patterns change, and mandatory performance evaluations emerge
- (3) is willing to commit to the long-term view instead of quick returns on profit

The more immediate objective is to design and construct a conveniently located, high-performance, multifamily, purpose-built rental development. One that provides superior energy efficiency, indoor air quality, durability, comfort, and enhanced occupant wellbeing. The Passive House design and construction standard will be used as the benchmark for achieving that goal, while keeping focus on resource conservation, simplicity, and affordability. An 'integrated project delivery' approach (seeking efficiencies and involvement of all participants through all phases of design, fabrication, and construction) will be instrumental in the success of the project.

The request for DC zoning based on R-CG is to:

- (1) qualify the project for entry into the Green Building Priority Stream based on the completed development meeting pre-determined emission reduction targets
 - (2) use the bylaw guidelines of a residentially based zoning for townhomes and suites to accommodate 1,2-, and 3-bedroom units in a form that both fits a residential context, and allows for efficient envelopes
- The location offers access to a well-integrated local and city-wide mobility network providing people of all ages, demographics, and abilities accessible ways to get around. In particular, the location sits within the plan area boundary of the future 40th Ave N Green Line LRT station, access to parks and open space and walk-able access to existing and future commercial developments. Further, the highest scale future development will be located at Centre Street N and 40th Avenue N, providing access to employment opportunities for local rental residents.

PARTICULARS OF THE DESIGN

- New build, Passive House high performance, multi-unit purpose-built rental residential development
- Fully electric design with rooftop solar PV
- Long term operational affordability
- 75' x 114' south facing lot located at 420 37th AV NW
- Building front will be oriented towards the street and take into consideration shadowing impacts on neighbouring properties
- Front row: 3 x dwellings, 2 floors above grade, 3 beds + 2 baths
- Front row: 3 x secondary suites partially below grade with grade access (2 bed + 1 bath)
- Rear main building: 3 x secondary suites with grade access (2 floors above grade, 1 bed + 1 bath)
- Access to off street parking from the lane for three 2-car garages attached to rear building + mobility and general storage + standard waste & recycling bin pickup
- Shared central courtyard with sustainable low impact landscape features
- Setbacks: Front = 3.0m, Side = 1.2m, Rear = 1.2m
- Building Height: 9.6m front building, 8.6m rear building
- Target timeline: Start construction late fall 2023