

Applicant Submission

2023 January 30



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LAND USE REDESIGNATION – APPLICANT SUBMISSION

Project Name: Kensington Multifamily

Project Address: 1802 & 1808 Westmount RD NW, Calgary, AB

The subject parcel is situated at 1802 & 1808 Westmount RD NW, and currently falls under R-C2 land use district. The property line is bordered by M-CG lot to the north and R-C2 lot on the south. The lots across the 17 ST NW are MC-G land-use districts. 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 H-GO (Housing – Grade-Oriented District) for redeveloping the site with 10 primary units with secondary suites. There will be two rowhouse-style buildings facing Westmount RD NW and Kensington RD NW with a common driveway in between having access from 17 ST NW.

A Pre-Application meeting was set up with the City of Calgary to discuss the development and they suggested H-GO zoning as per the development. Further discussions will be held with Ward Councillor's office and neighbours as the design develops. The multifamily development will be targeting young families by offering three-bedroom units and will meet the parking requirements by providing attached garages accessible from a common driveway with access from 17 ST NW. 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 neighbourhood 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 the bylaw.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'H. Mann'.

Harpunit Mann
Principal