

Applicant Submission

Company Name (if applicable):

Goaldex Corp.

LOC Number (office use only):

LOC2023-0141

Applicant's Name:

Harnoop Gosal

Date:

February 7, 2023

Introduction

The new rowhouse development will provide more attainable living within the up and coming West Hillhurst community. The development will also enhance the surrounding neighborhood compared to the current dated bungalow.

Site

The municipal address of the lot is 2202 and 2204 5 Avenue NW, which is west of 21 Street NW. The lot is corner parcel located off 5 Ave NW and 21 ST NW with a size of 15.24m x 36.58m. This low density residential project will consist of 4 separate dwelling units, with each unit having an enclosed parking stall located off the alley. Each dwelling will contain its own covered entry, (3) facing 21 ST NW and (1) facing 5 AV NW. The current land use zoning is R-C2 Residential - Contextual One/Two Dwelling, the redesignation is for R-CG Residential.

Design

One of the key design objectives is to create a development that conforms to the existing community.

The development will utilize natural elements, finishes and colours that help balance the grey, white and black facades. The materials will consist of a having high level of durability and aesthetics.

The development will take into account the neighboring dwellings with articulated roof lines for more visual interest and screening for added privacy.

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