

Applicant Submission

Company Name (if applicable):

Goaldex Corp.

LOC Number (office use only):

Applicant's Name:

Harnoop Gosal

Date:

February 7, 2023

Introduction

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

Site

The municipal address of the lot is 1539 22 Avenue NW, which is east of 15 Street NW. The lot is

corner parcel located off 22 AV NW and 15 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 15 ST NW and (1) facing 22 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.