

# Applicant Submission

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## LAND USE REDESIGNATION – APPLICANT SUBMISSION

**Project Name:** RADISSON HEIGHTS

**Project Address:** 1306 25<sup>th</sup> ST SE, CALGARY, AB

The subject parcel is situated at 25 ST SE, and currently falls under R-C2 land use district. The property line is bordered by R-C2 lot to the north and S-C1 to the south. The lots across the lane to the east is M-CGd67 land use district and M-CGd30 land use district to the west. In terms of building typology, there are single-family, semi-detached townhouses and commercial shopping centers around the subject site.

Based on the context, the application request redesignation of the subject site as M-CGd75 (Multi-Residential -Contextual Grade Oriented) for redeveloping the site with 5 primary units with five secondary suites.

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 east. The parcel is located within a 1 and 2 minute walk from NB 25 ST SE @14 AV SE and EB 14 Av SE @ 25 St SE, respectively, on bus route 155.

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,

A handwritten signature in black ink, appearing to read 'H. Mann', is positioned above the printed name.

Harpunit Mann  
Principal