

Applicant Submission

2023 September 23



sphere
architecture inc.

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LAND USE REDESIGNATION – APPLICANT SUBMISSION

Project Name: CRESCENT HEIGHTS

Project Address: 339,341 & 347 3 AVE. N.E., CALGARY, AB

The subject parcel is situated at 3 AVE. NE, and currently falls under M-CGd72 land use district. The lot to the South across the lane is M-CGd72 and to the North across 3 Ave. N.E. is M-C1. The property line is bordered by M-CGd72 lot to the East and the West. In terms of building typology, there are single-family, condos, apartment buildings and townhouses around the subject site.

Based on the context, the application request redesignation of the subject site as M-C1 (Multi-Residential Contextual Low Profile) for redeveloping the site with 19 primary units.

The multifamily development is geared towards families by maximizing two-bedroom units with ample amenity spaces including at-grade patios and barbecue areas. The development intends to meet the parking requirements by providing carports accessible from the lane. A dedicated area for rollout bins is also proposed.

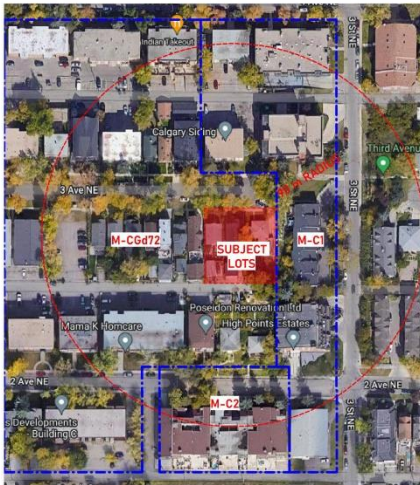
The redevelopment project will be a good addition to the neighborhood and an enhancement of the residential context in the vicinity by endorsing the MDP objective of the densification of urban areas. The street elevations will adapt durable materials that complement the street and surrounding area, and feature façade articulation with design elements as per bylaw.

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

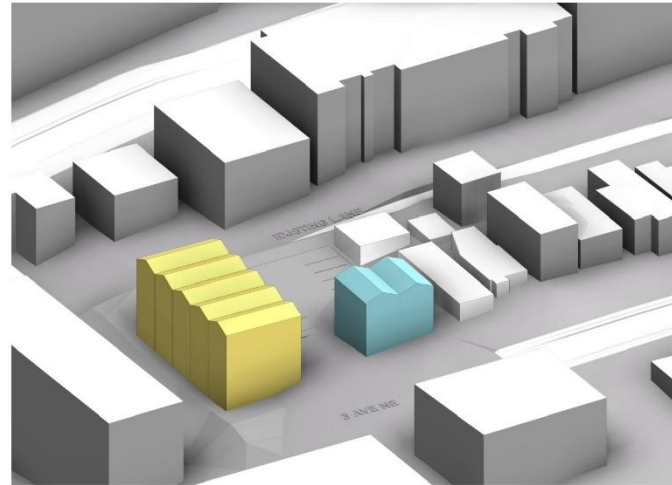
Sincerely,

Harpunit Mann
Principal

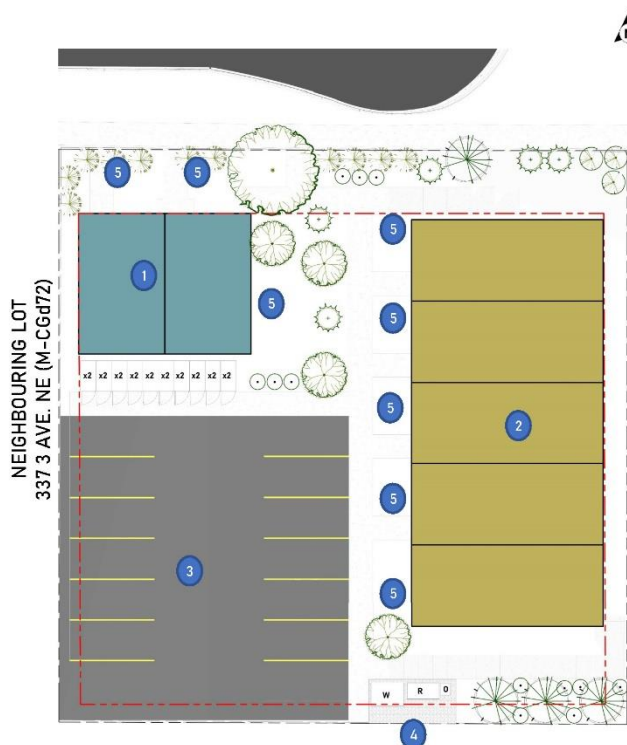
PROPOSED CRESCENT HEIGHTS DEVELOPMENT



VICINITY MAP



CONCEPTUAL MASSING



EXISTING LANE
PROPOSED SITE CONCEPT

BY LAW REVIEW		
Municipal Address:	339, 341 & 347 3 AVE. NE, CALGARY, AB	
Community:	CRESCENT HEIGHTS	
Land Use District	Current	Proposed
	M-CGd72	M-C1
Area:	1323.73 m ²	14248.51 ft ²

- SITE LEGEND:**
- 1 BUILDING 1 - 4 DWELLING UNITS
 - 2 BUILDING 2 - 15 DWELLING UNITS
 - 3 SURFACE PARKING - 14 STALLS
 - 4 WASTE ENCLOSURE
 - 5 AMENITY SPACE

- HIGHLIGHTS:**
- Total 19 Dwelling units (1,2 & 3 Bedroom Units)
 - Parking As per Bylaw (12 stalls provided)
 - 20 Bike Lockers Provided
 - Supports City Density Strategy
 - Private Waste & Recycle Pickup

QUESTIONS/INQUIRES:



For any questions/queries, please contact us at : info@spherearc.com