

# Applicant Submission

21 August 2024



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## APPLICANT'S SUBMISSION PLANNING ANALYSIS

Project Name: Bridgeland Apartments  
Project Address: 647 4 AVE NE

The subject parcel is situated at 647 4 AVE NE and is designated as M-C2. The subject parcel is bounded to the south, east and west by M-CGd111 land uses.

A 19-unit apartment development with underground parkade is proposed for this lot. Contextually, the block face comprises several apartment-style buildings and barrier-free vertical lift and sidewalks have been incorporated to foster accessibility. Visual connections across the site to the surrounding streets and enable safe pedestrian connections. The built mass is arranged to create the sense of a terraced development stepping back on the fourth floor to reduce impact on the neighbours.

This multifamily development is aligned with the MDP objective of densification of urban areas and intends to activate the streets by providing on-grade landscaped plaza fronting the street and overlooking residential balconies and windows providing eyes on the street. A roof top shared amenity space facing south to receive the sun is provided to promote interactions and community amongst occupants. The street elevations will be articulated with design elements like balconies and provide high-quality materials and finishes. The large windows will allow visual connections from units to the street, enabling a secure environment.

The multifamily development provides for both families and singles by providing one and two bedrooms units. A communal waste and recycling system handled by private waste collection service for efficiency and aesthetics.

This project will be a good addition to the neighbourhood and enhance the residential context in the vicinity. Feel free to contact us if any additional information is required.

Sincerely,

A handwritten signature in black ink, appearing to read 'H. Mann', is written over a horizontal line.

Harpunit Mann, Architect, AAA  
Principal