

Applicant Submission

2024 August 26



HARPUNIT MANN ARCHITECT, AAA | MRAIC
Principal | B. ARCH. | M. L. ARCH.
825.910.8080 | hmann@spherearc.com

APPLICANT SUBMISSION-DEVELOPMENT PERMIT

Project Name: CAPITOL HILL MULTIFAMILY

Project Address: 1504, 1506 & 1510 23 AV NW CALGARY, AB

The subject parcel is situated at 1504, 1506, 1510 23 AV NW, currently falls under R-CG land use district and is bordered by R-CG to the West and North across the lane. The lots to the South and East across 23 AV NW and 14 ST NW are zoned under M-CG with density modifiers. In terms of building typology, there are single-family and multi-family developments around the subject site.

The application is seeking a redesignation of the subject site as H-GO (Housing - Grade Oriented) for redeveloping the site with 13 primary units with secondary suites. The proposal to redesignate to H-GO allows for the proposed development to be in conformity with the low-density residential district while taking advantage of the 12m building height and flexibility with parcel coverage as prescribed by the Bylaw. Given the site constraint – public realm setback on 14 ST and slope challenges, H-GO ensures viability of the project by meeting the required density with minimum setback provision.

The development intends to meet the parking requirements by providing surface parking stalls accessible from the lane, mobility storage lockers and class-1 bike parking as per bylaw. The subject parcel is also within a 1min walk from primary transit service (NB 14 St NW @ 22 Av NW). A dedicated and screened area for Waste & Recycle. Site specific measures, such as providing permeable surfaces and drought resistant grass, rough-in for EV charging and solar panels will be pursued as part of a future development permit application.

In line with the urban densification objectives outlined in the Municipal Development Plan (MDP), the multifamily development is geared towards families by maximizing three-bedroom units with open courtyard space for play while provided shielding from the busy adjoining streets. The development will activate the street with direct access to units fronting the street. Street elevations would be aptly articulated with large windows, quality façade materials and roof top terrace. The large windows will allow visual connections from units to the streets, enabling a secure environment.

The proposed development represents a stride towards addressing the growing housing needs. It stands as a positive addition to the neighborhood and immediate vicinity, elevating the residential character of the community.

Sincerely,

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

Harpunit Mann Architect, AAA
Principal

1220 - 717 7th Ave SW Calgary AB T2P 0Z3

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