

Applicant Submission

Company Name (if applicable):

LOC Number (office use only):

Applicant's Name:

Sphere Architecture

Date:

September 29, 2023

Project Name: JH @ ALTADORE

Project Address: 3721 14A Street SW

The subject parcel is situated at 3721 14A Street SW and currently falls under R-C2 land use district. The property line is bordered by R-C2 lot to the north, west and south across 37AV SW and M-CG to the east across 14A ST SW. In terms of building typology, there are single-family, semi-detached and townhouses around the subject site.

Based on the context, the application request re-designation of the subject site as R-CG (Residential - Grade-Oriented Infill) for redeveloping the site to 6-townhouse units with secondary suites on 2-storeys, conforming to the low profile residential district. Unit entrances will face 37AV SW & 14A street SW and have direct access from grade. Being a double fronting site, the proposed building will be articulated with durable materials and projections to make for an interesting facade on both 37AV and 14A ST.

A concurrent DP application will be submitted and the schematic design for the proposed multifamily development has been briefly discussed with the city administration and development lead at MLCA and there is positive feedback. The multifamily development will be targeting young families by offering three-bedroom units and will meet the parking requirements by providing detached garages accessible from lane.

The redevelopment project will be a good addition to the neighbourhood and an enhancement of the residential context in the vicinity by endorsing the MDP objective of densification of urban areas and intends to activate the street with direct access to units fronting the street.

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

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