

Applicant Submission

Company Name (if applicable):

Modern Office of Design + Architecture

LOC Number (office use only):

Applicant's Name:

Brogan Gordon-Cooper

Date:

March 3, 2026

Our hopes are to allow redevelopment at 2471 23 Street NW for a six (6) storey multifamily building, complete with a parkade level below grade. This parcel is located in the community of Banff Trail and located within a block of Crowchild Trail NW. The NB Banff Trail (C-Train) station is about 500m away if accessed via city paths along Capitol Hill Crescent NW, but only 400m if accessed from 23 Street NW. The South Shaganappi Local Area Plan (LAP), Map 4, shows a "Mid" building scale on this parcel, which allows up to 12 stories. We are looking to keep our development as "Low" building scale and will keep it as a 6-storey building. Map 3 shows the parcel as a "Neighbourhood Connector" and a residential building would align with that. The building will consider the local built form context by adhering to all height and chamfer height bylaw rules as we are directly adjacent to low density residential development. The building will be oriented towards the street and as it is at the north end of the block, the shadowing effects will be minimal. The parkade will be accessed off the lane. The main entrance will also be located off a street. The current zoning on this parcel is Multi-Residential - High Density Low Rise (M-H1) District with a permitted maximum floor area ratio (FAR) of 3.6, a height maximum of 20m and a density modifier of 280 units/ha. The height unfortunately is too low to allow for a six-storey development.

The parcel across the street at 2464-2468 23 Street NW was successfully changed to a Direct Control 104d2021 zoning based on a mixed use - general (MU-1) district with a permitted FAR of 3.9, a height maximum of 23 m from grade and a minimum density modifier of 150 unit/ha. In light of the success of the zoning, we are also pursuing a DC zoning but instead based on M-H2 as it allows for the higher FAR and density modifier while aligning with the intent of the LAP.

INTENT STATEMENT:

The proposed DC based on M-H2 zoning allows for a higher FAR of 5.0 and a minimum density of 150 units/ha. We are requesting a height modifier to a maximum of 26m along with modifications to the building setbacks and height chamfers to better support the 6-storey mass. This DC will also exclude specific uses that conflict with the intent of the LAP.