

Applicant's Submission

Site Context and Background

The total land is 0.113ha (0.28ac). The north part of the land faces lane. South part of the land faces lane. East part the land faces multi residential development. West side of the land faces 5h Ave N.W. The area surrounding the subject site consists of lands designated as MC1, MC2, pattern throughout most of the area. The majority of the existing built form is characterized by a mix of two to three storey developments containing a variety of residential buildings.

Proposed Land Use District

The proposed Multi Residential-Contextual Medium Profile MC 2 (Grade-Oriented) District is generally characterized by variety of housing forms, close proximity or adjacent to low density residential and multi residential development.

Site Characteristics

The subject site has a significant flat that increases appropriateness to develop with most economical buildings configuration. The site is located at near intersection of 34 Street N.W. and 5 Ave N.W. It will provide more value to develop the land with more appropriate uses for multi residential development.

Built form of the proposed development-

The four story residential building is design base on following key consideration:

1. Contextual ground oriented multi residential development from the surrounding 5th ave and two lanes.
2. The proposed development demonstrate that it has given priority to the contextual influence of neighboring properties and made a delight effort to arrange a careful relationship between existing and new development through detailing, building form, building materials and exterior colours.
3. The proposed building form, balconies with planters, and entrance enhance with existing character of the context, provide an aesthetically pleasing view for the neighboring residence.
4. The development will provide variety of housing types. The sensitive integrated different types of housing into a community in order to allow people to age in place as well as provide for grater densities within communities to better utilize existing infrastructure.

Based on restricting the building to four stories; capping the height at 14 metres; and adding guidelines that require the fourth storey to be setback from the facade of the lower floors (approximately 1m), proposed building form enhances the existing character of the context.

The proposed land use district is appropriate as it is complimentary to the established land use pattern of the area and allows for a more efficient use of the land.