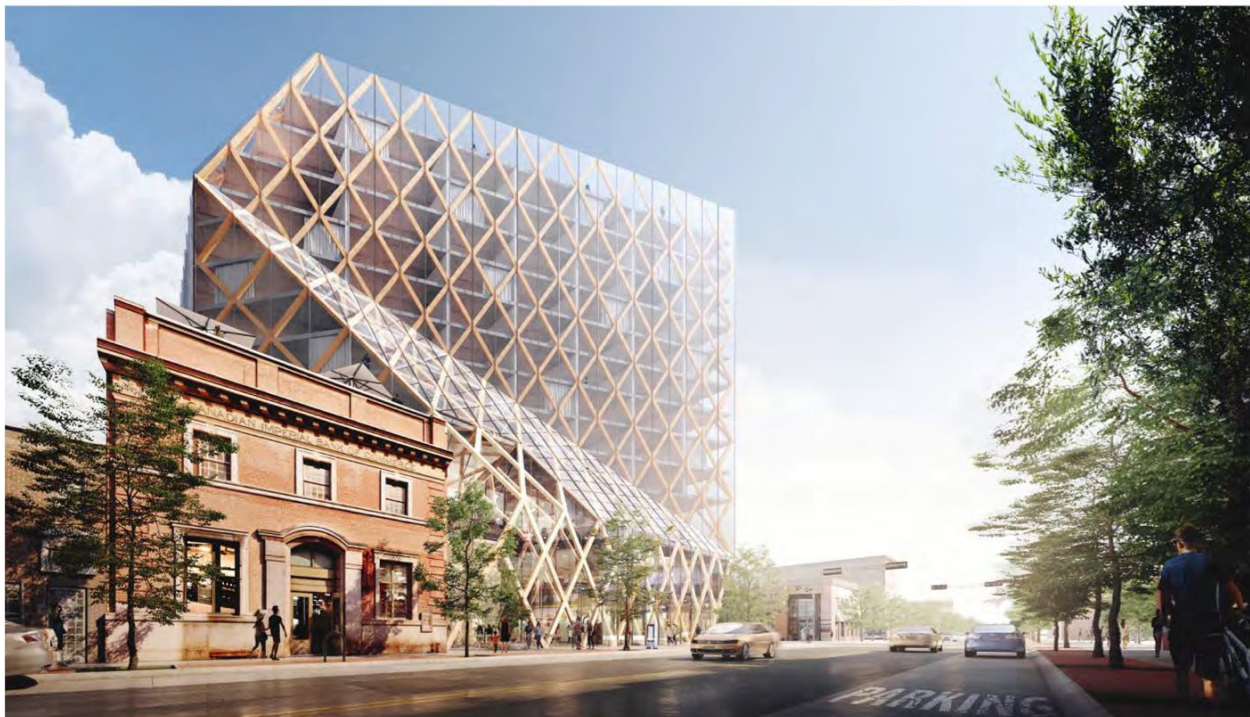


Development Permit (DP2020-0716) Summary

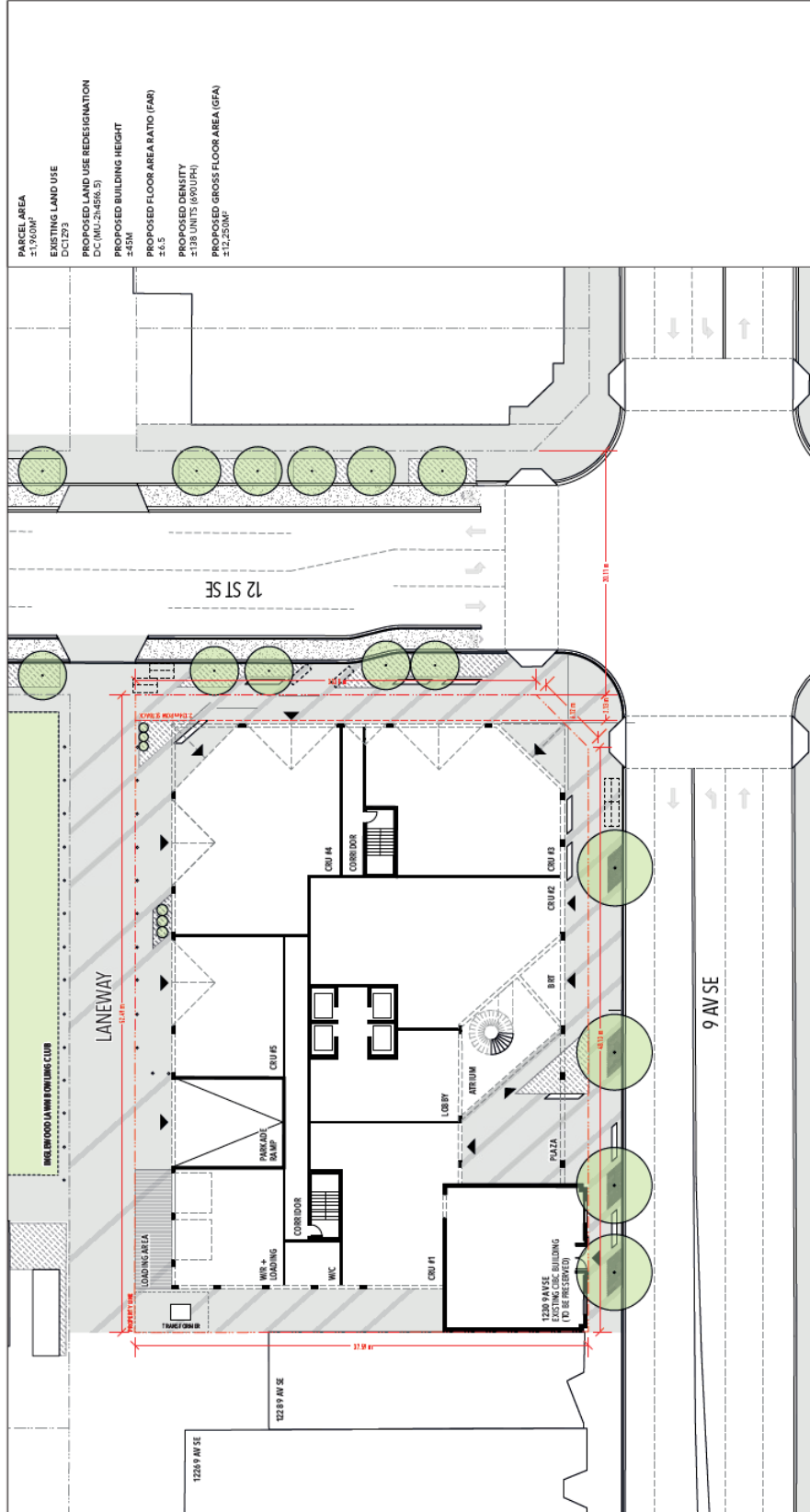
A development permit application (DP2020-0716) was submitted by 5468796 Architecture on 2020 February 06. The development permit application is for a thirteen-storey mixed-use development with at-grade commercial, two storeys of office and nine storeys of residential above. The development incorporates and highlights the historic Canadian Bank of Commerce building and includes a publicly-accessible private open space and an integrated transit waiting area, in alignment with the proposed Direct Control. The following excerpts (Figures 1 & 2) from the development permit submission provide an overview of the proposal and are included for information purposes only.

Figure 1: Rendering of Proposed Development



Development Permit (DP2020-0716) Summary

Figure 2: Site Plan of Proposed Development



PARCEL AREA
±1,940M²
EXISTING LAND USE
DC1Z73
PROPOSED LAND USE REDESIGNATION
DC (MU-24456.5)
PROPOSED BUILDING HEIGHT
±45M
PROPOSED FLOOR AREA (RATIO) (FAR)
±6.5
PROPOSED DENSITY
±138 UNITS (690UPH)
PROPOSED GROSS FLOOR AREA (GFA)
±12,250M²

440 - 5119 Elbow Drive SW
Calgary, Alberta T2V 1V2

CLIENT
RINDSOR
PROJECT NUMBER
18-025

MUNICIPAL ADDRESS
1230, 1232, 1234 9 AV SE

LEGAL ADDRESS
Lots 24-28, Block 2, Plan A3

NOTE
Land Use Redesignation: DC1Z73 to DC (MU-24456.5)

SCALE
1:300

SHEET
52
SITE PLAN

DATE
04.12.2019