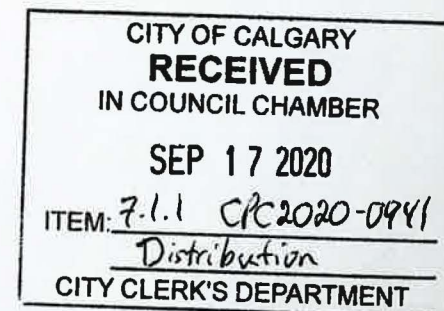




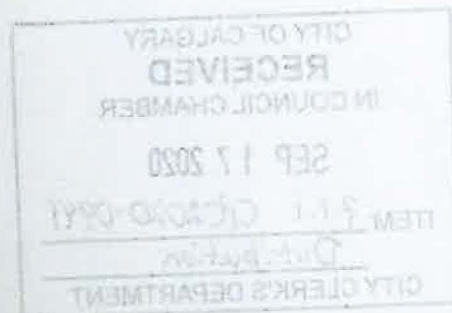
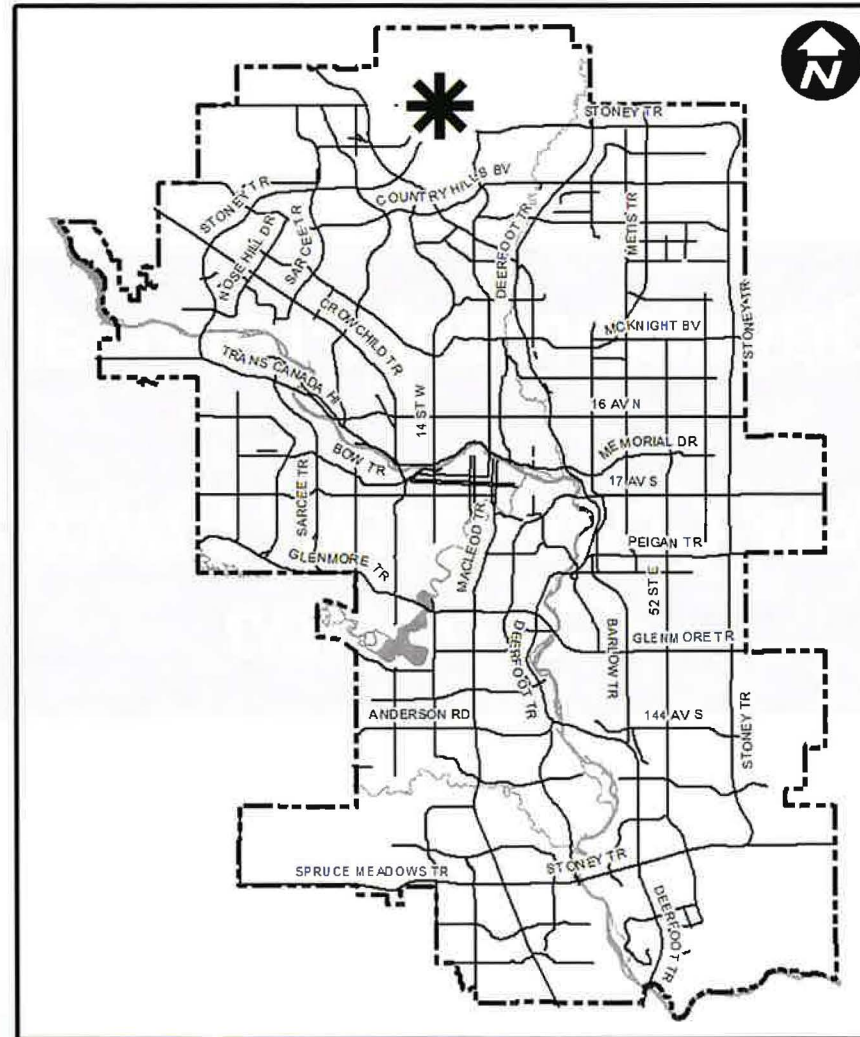
Development Proposal

11 New Commercial Buildings in Carrington



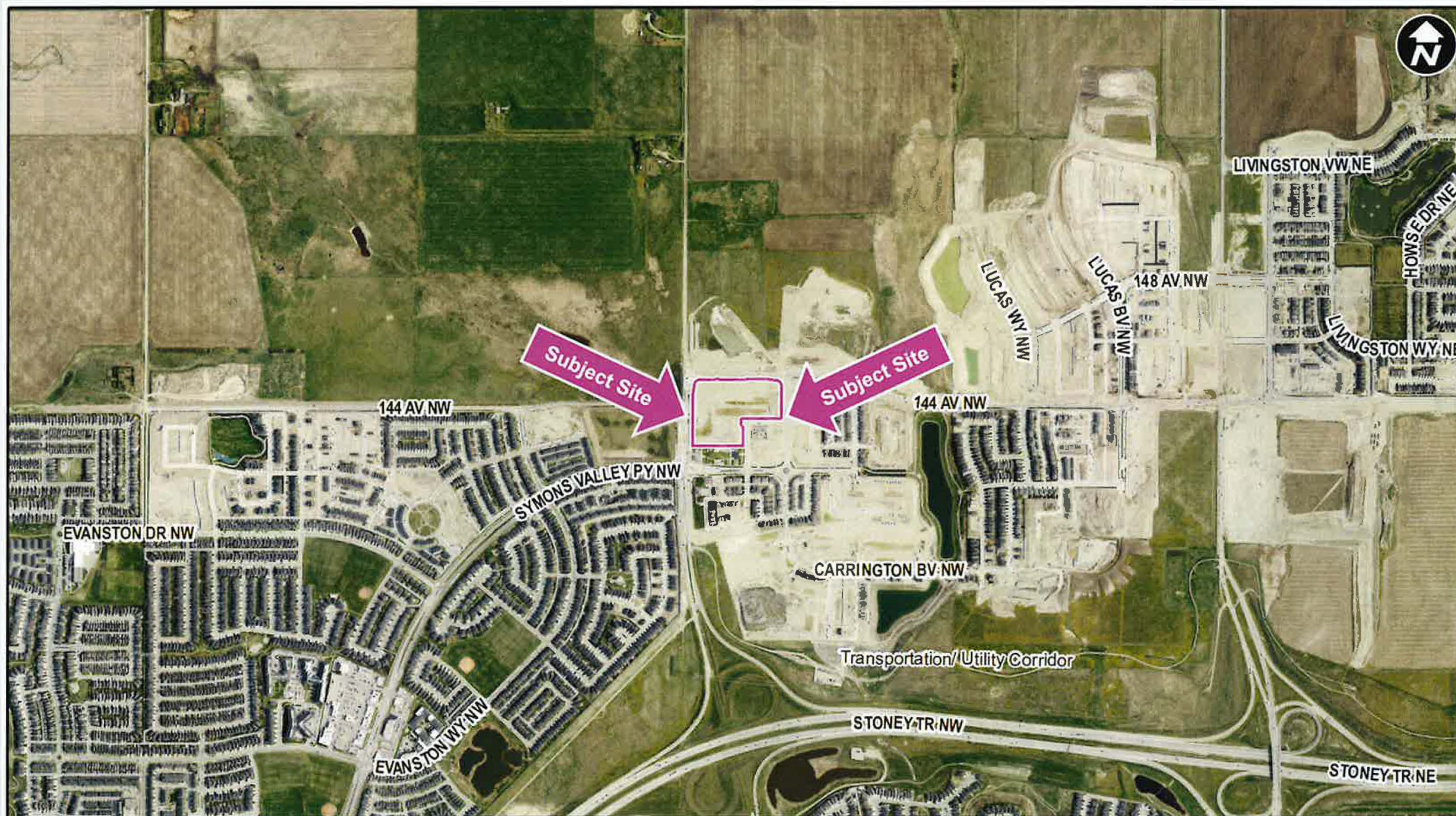
Calgary Planning Commission

Agenda Item: 7.1.1



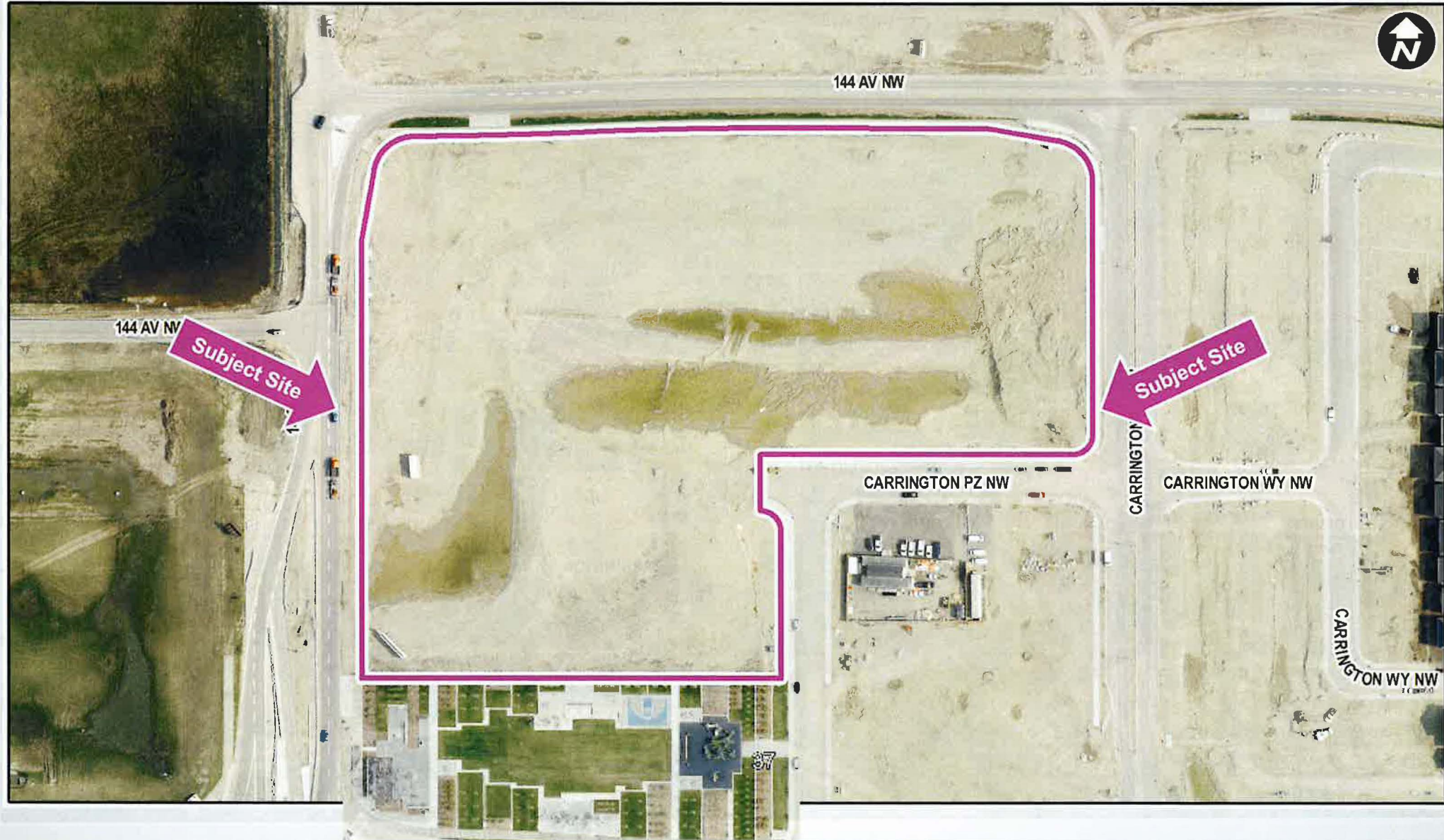
Calgary Planning Commission

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Calgary Planning Commission

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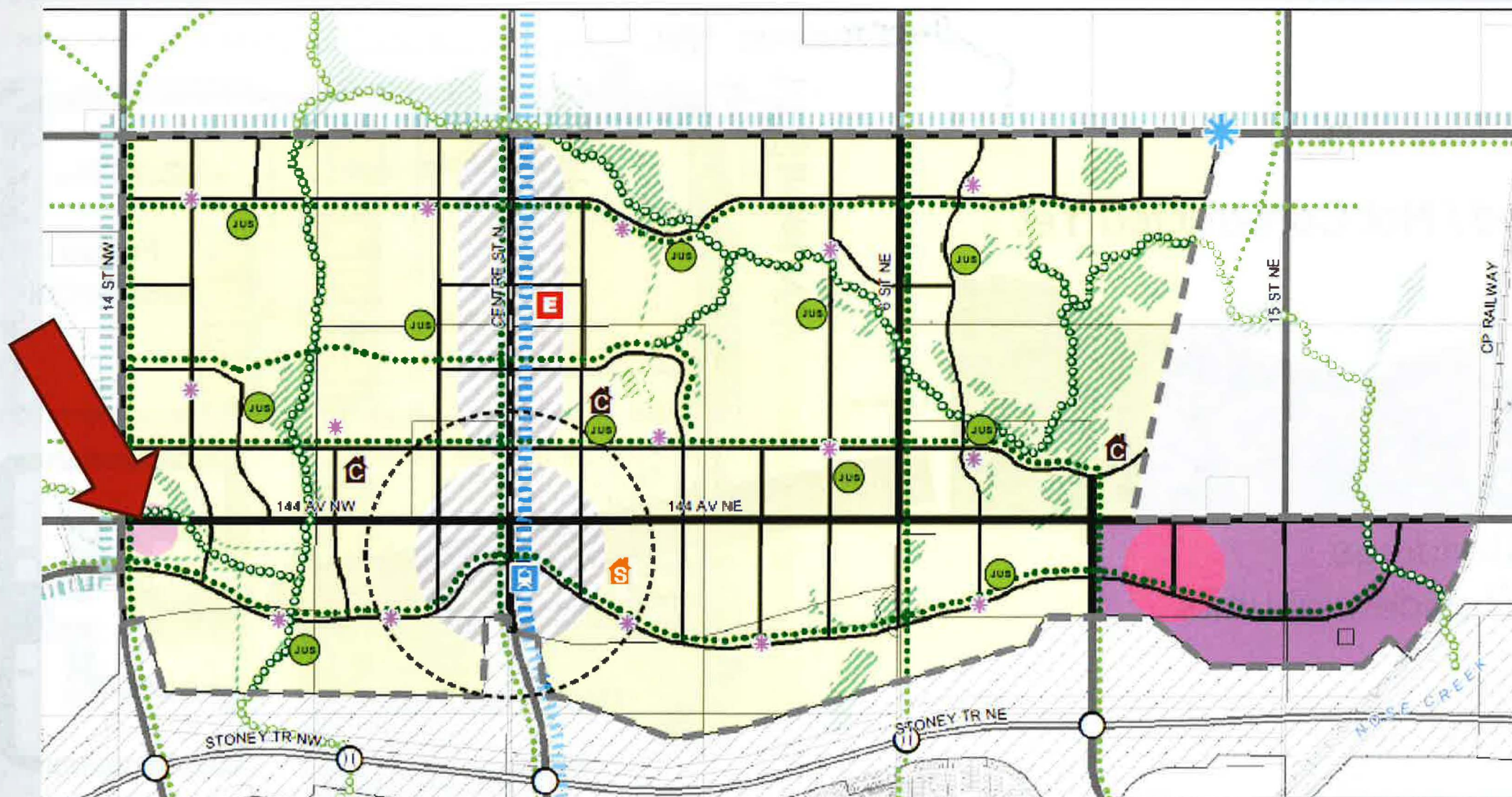
Calgary Planning Commission

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Approved / Not Constructed Yet



- Two Buildings
- 160 Residential units

144 Avenue NW

14 Street NW

BUS STOP

FUTURE MULTI-FAMILY
RESIDENTIAL DEVELOPMENT

Future
Residential

EVANSTON

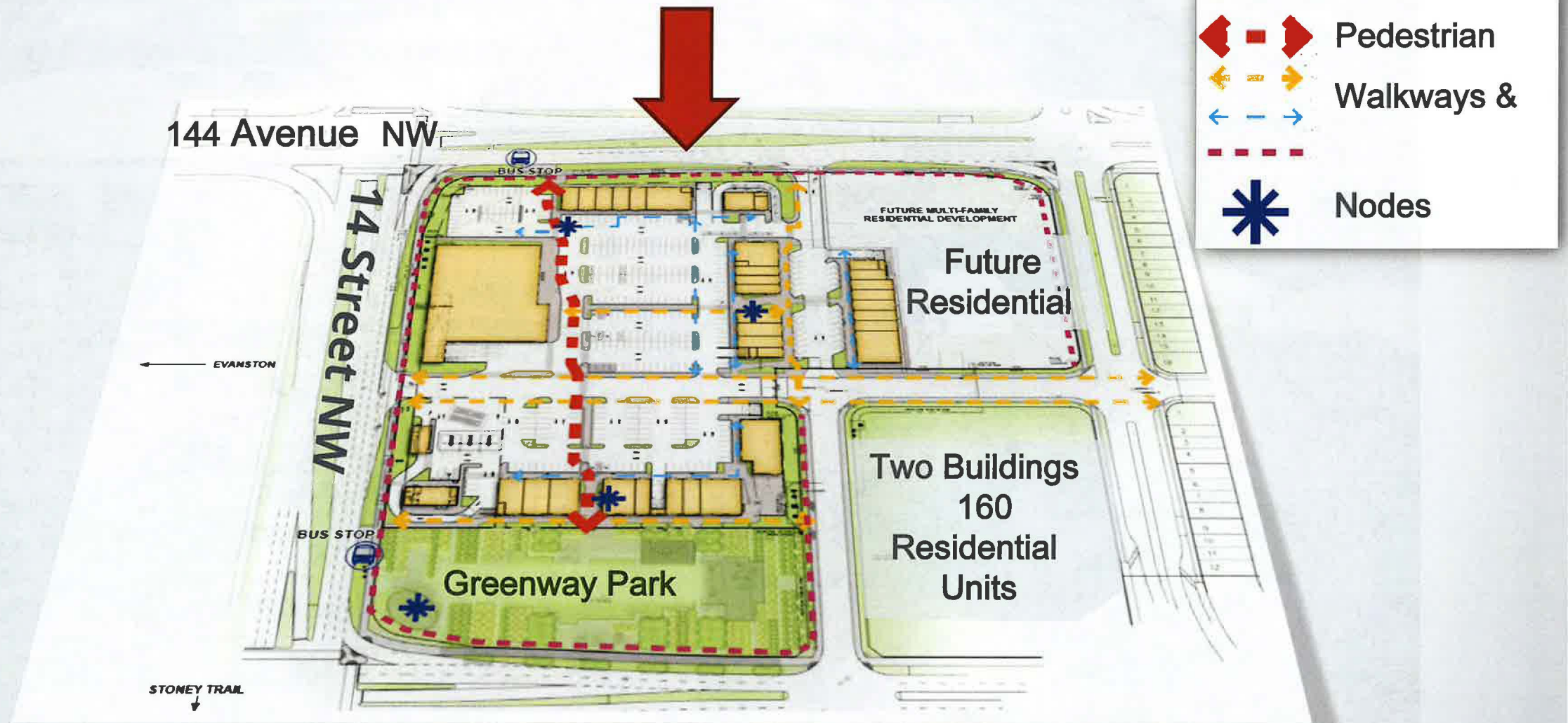
BUS STOP

Greenway Park

STONE TRAIL

Calgary Planning Commission

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LEGEND

- Pedestrian
- Walkways &
-
- Nodes
-

144 Avenue NW

14 Street NW

EVANSTON

BUS STOP

Greenway Park

FUTURE MULTI-FAMILY
RESIDENTIAL DEVELOPMENT

Future
Residential

Two Buildings
160
Residential
Units

STONEY TRAIL

Calgary Planning Commission

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LEGEND

- Pedestrian
- Walkways &
- Nodes
- Nodes

144 Avenue NW

14 Street NW

EVANSTON

BUS STOP

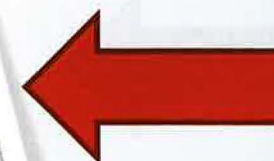
STONE TRAIL

Greenway Park

FUTURE MULTI-FAMILY
RESIDENTIAL DEVELOPMENT

Future
Residential

Two Buildings
160
Residential
Units



Calgary Planning Commission

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LEGEND

- Pedestrian
- Walkways &
- Nodes
- Nodes

144 Avenue NW

14 Street NW

EVANSTON

BUS STOP

Greenway Park

STONE TRAIL

FUTURE MULTI-FAMILY
RESIDENTIAL DEVELOPMENT

Future
Residential

Two Buildings
160
Residential
Units



Calgary Planning Commission

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Relaxations Requested

185 Drive Through

Vehicle Parking Stalls

96 Number of Freestanding Signs

99 / 203 Gas Bar Canopy / Signage

165 Child Care Service

699 Screening

769 Hard Landscaping

Recommendation:

Approval



Calgary Planning Commission

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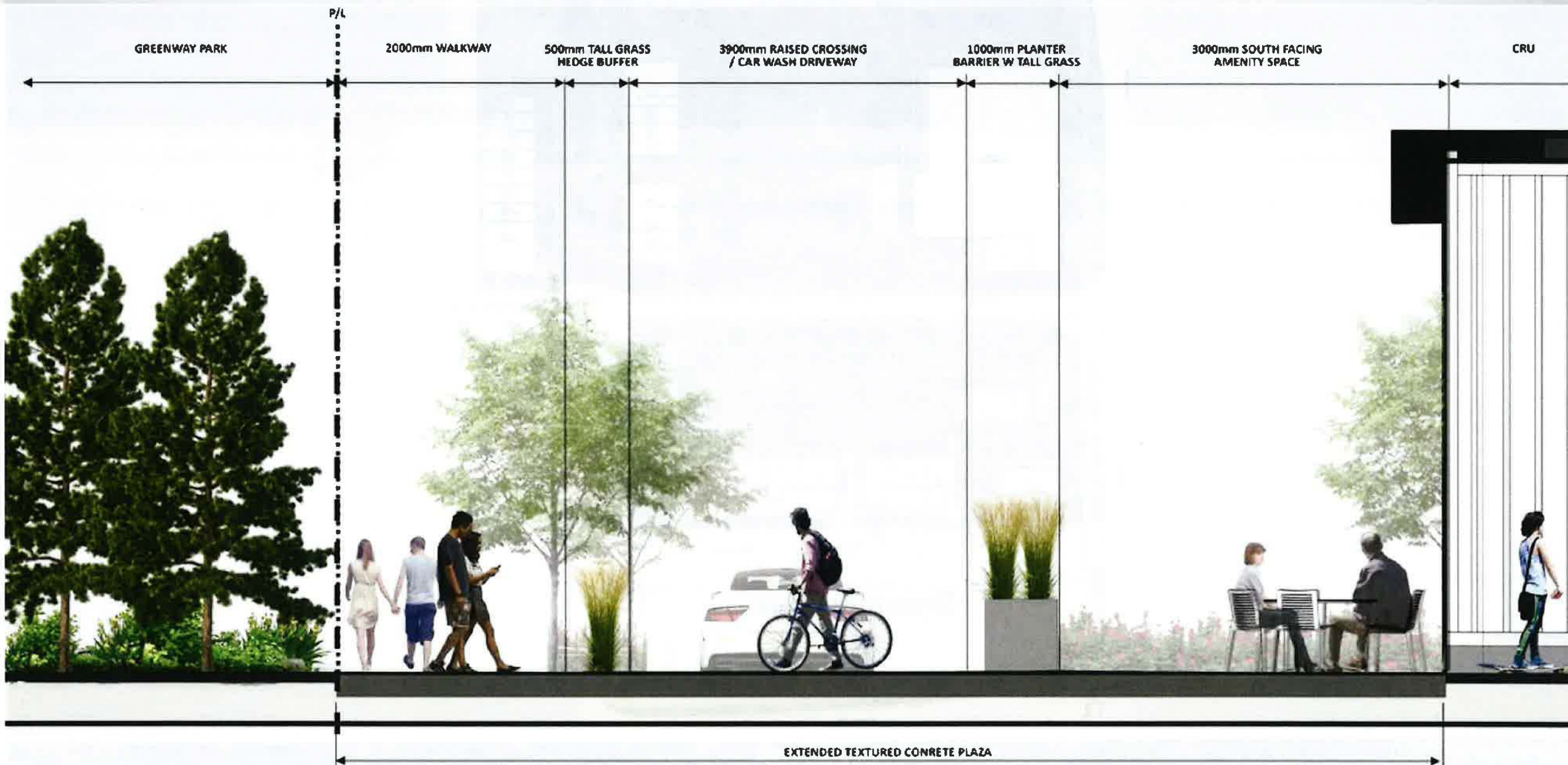
3D RENDERING





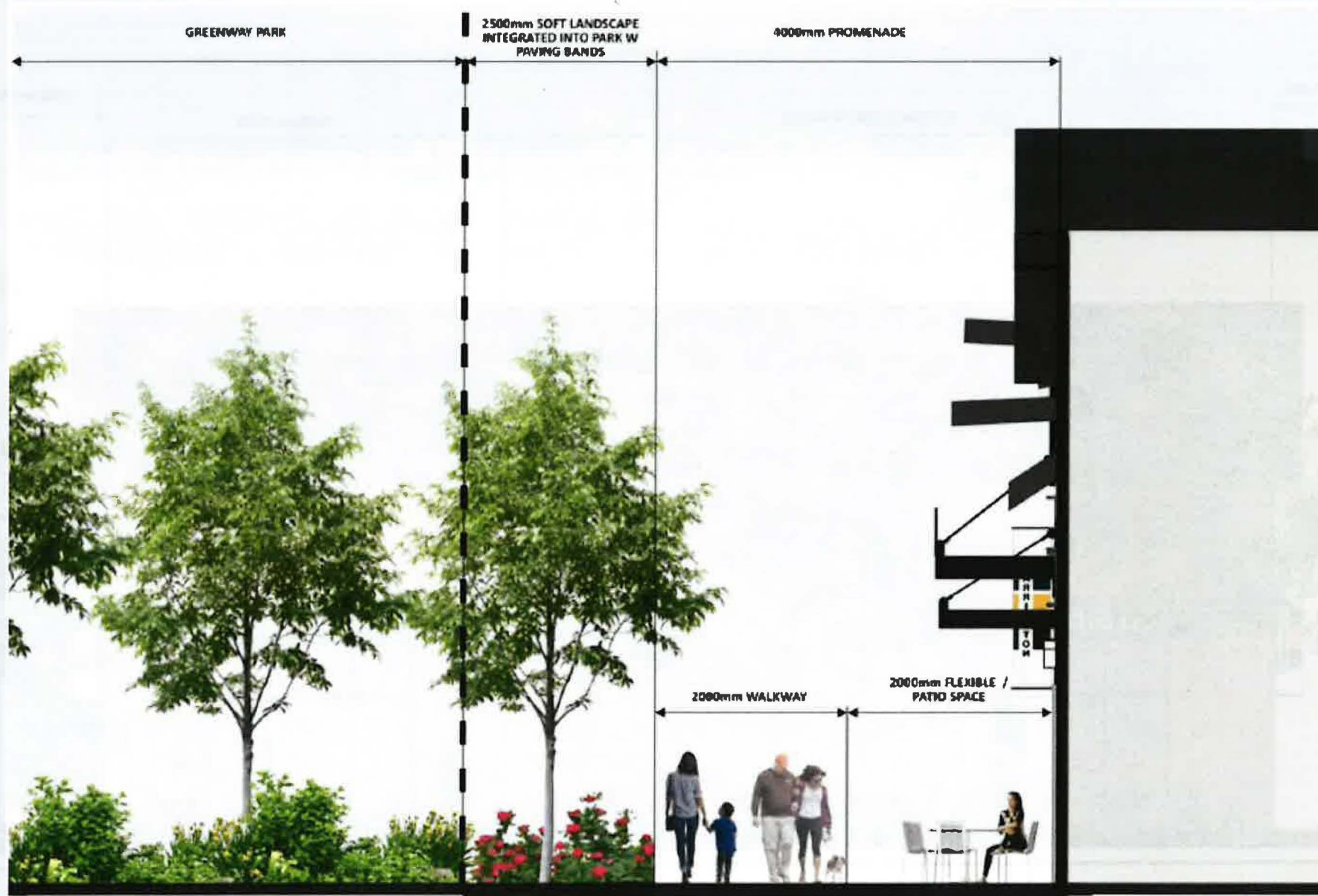
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Regulation	Standard	Provided
185 Drive Through	Drive through aisle must not be in setback area	South and West setback areas have a drive through
	Sidewalk can't cross drive through aisle	One raised pedestrian access
Vehicle Parking Stalls	347 Required	343 (4 stall relaxation)
96 Number of Freestanding Signs	Maximum 1 per street providing access to the parcel	2 Signs (1 sign relaxation)
99 / 203 Gas Bar Signage	Canopy signage cannot extend beyond structure Canopy maximum height of 5.0 m	Signage extends beyond the canopy Canopy is 5.35 m high
99 / 203 Gas Bar Signage	Canopy signage cannot extend beyond structure Canopy maximum height of 5.0 m	Signage extends beyond the canopy Canopy is 5.35 m high
165 Child Care Service	1 pick-up / drop -off stall per 10 children	Up to 150 children (10 stall relaxation)
699 Screening		No screening (because site is adjacent the Greenway Park)
769 Hard Landscaping	Not allowed in setback areas	Sidewalk and seating area adjacent Greenway Park