

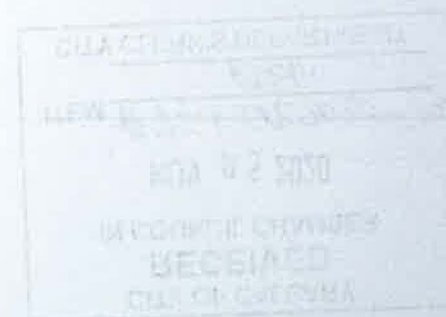
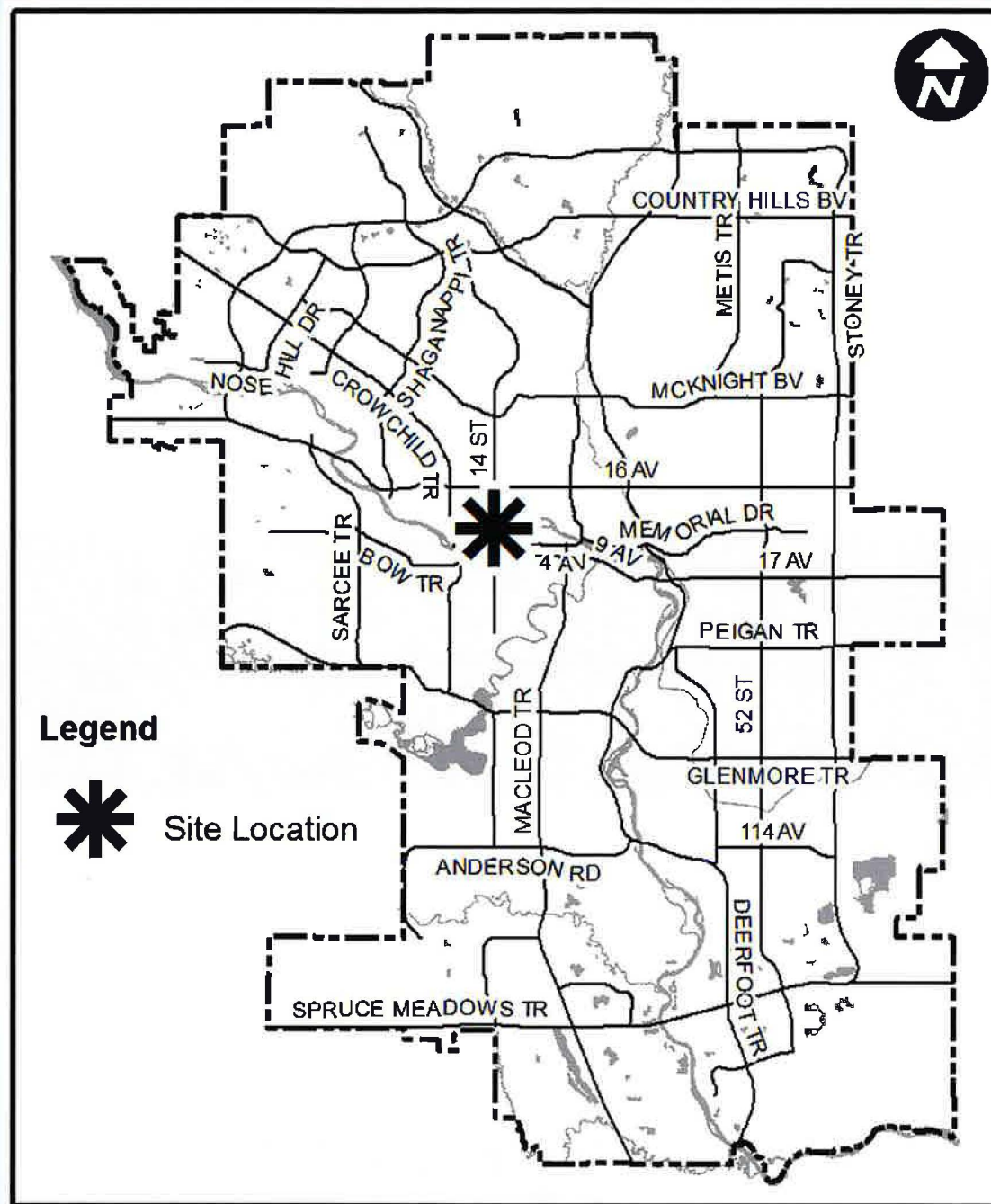
Calgary Planning Commission

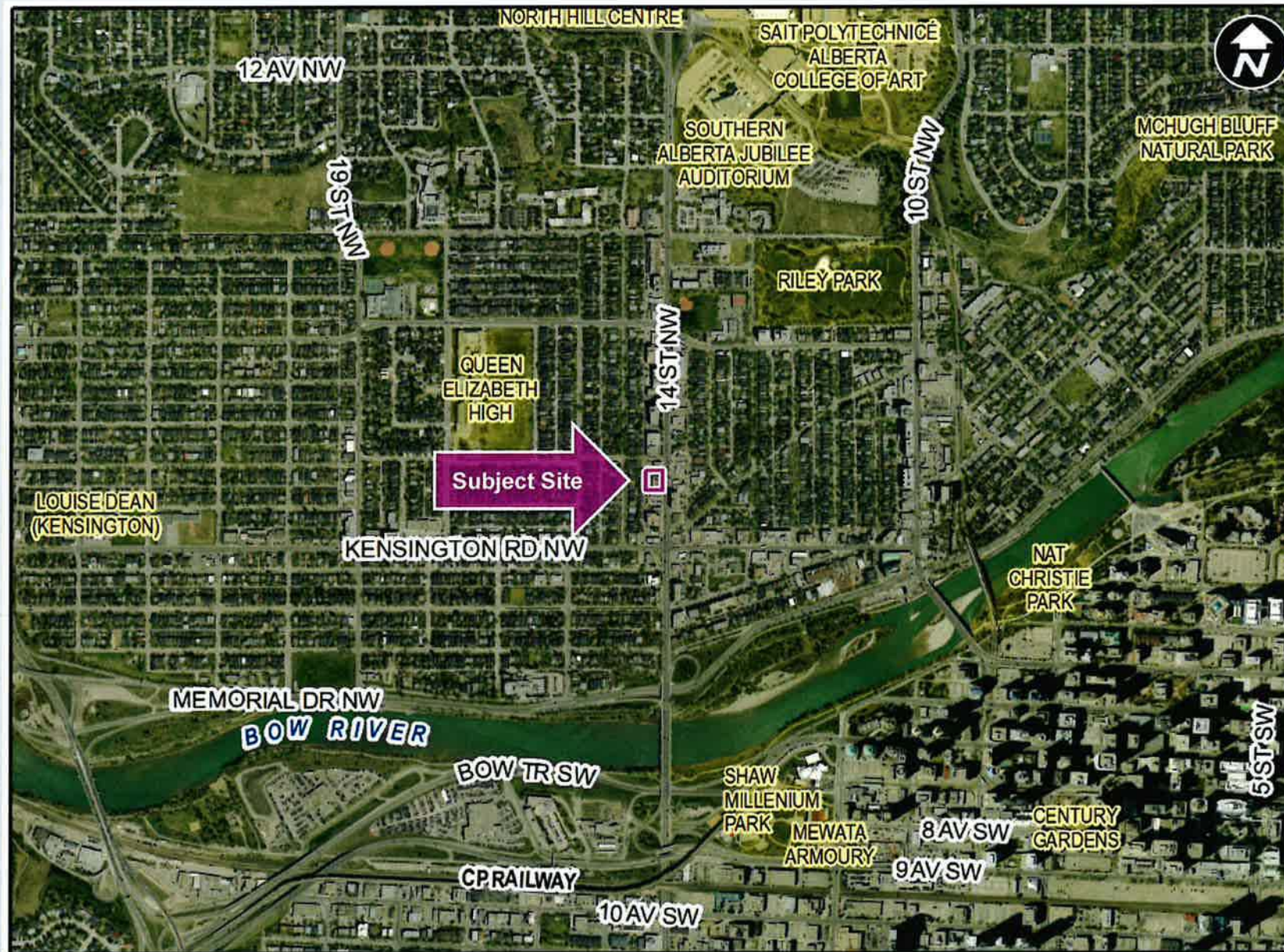
Agenda Item: 7.1.1

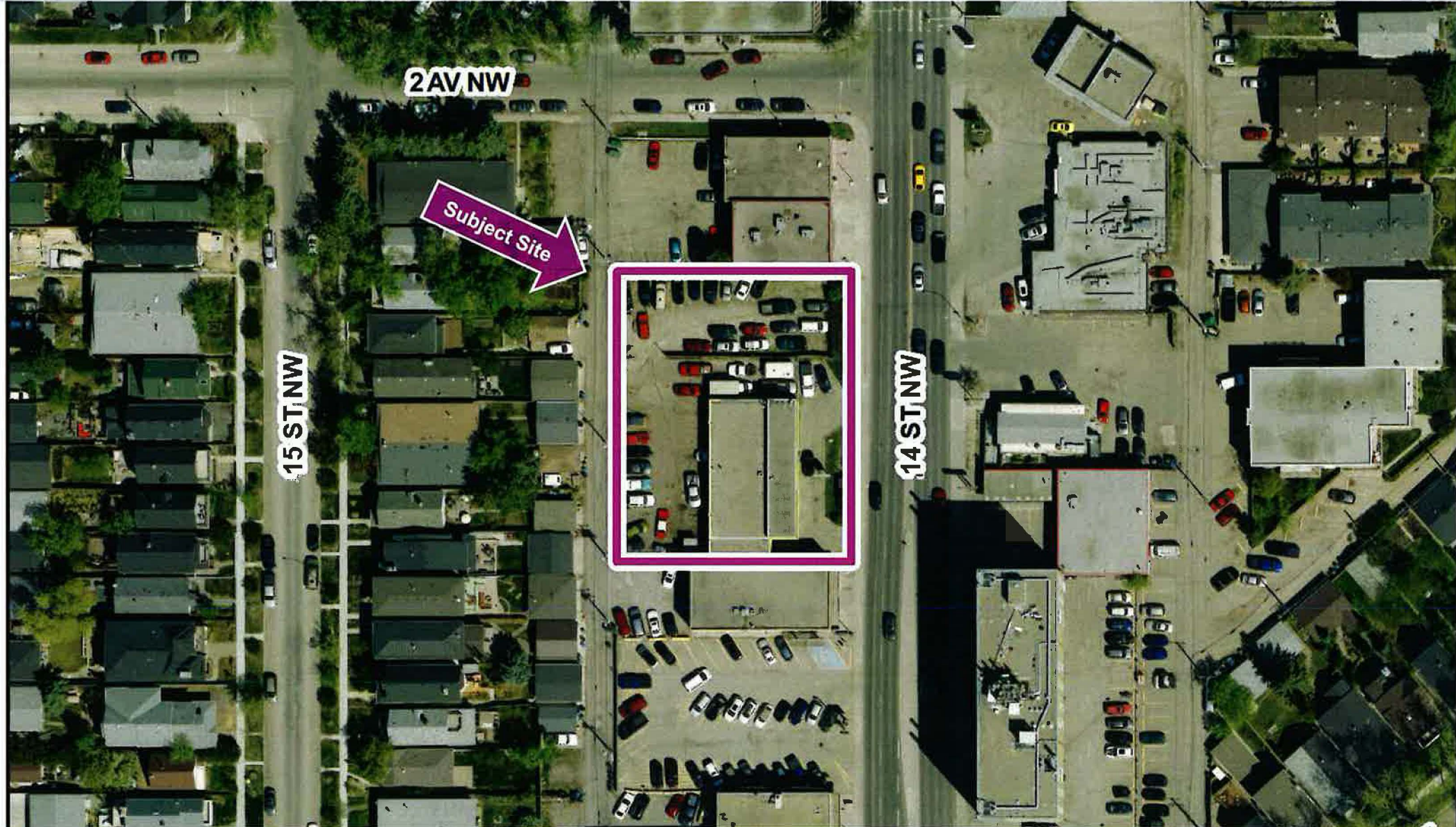


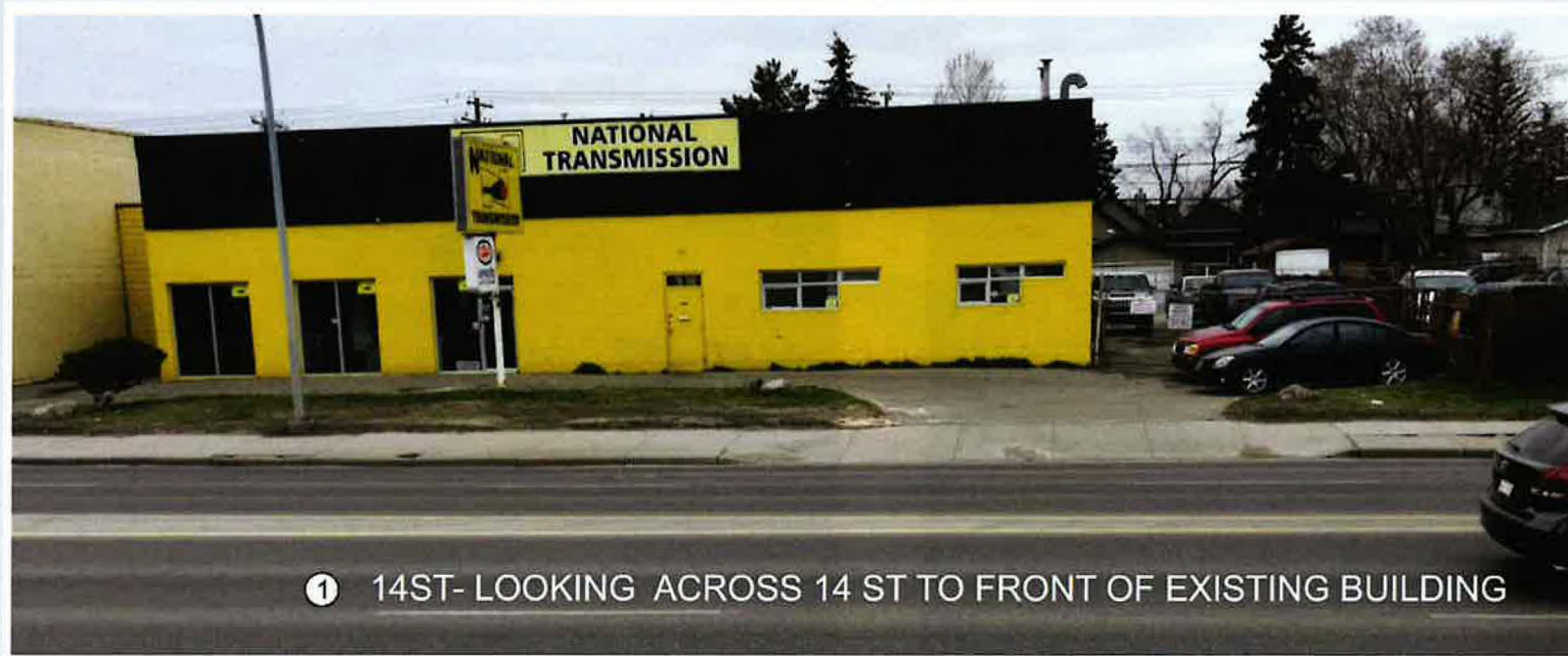
Development Permit

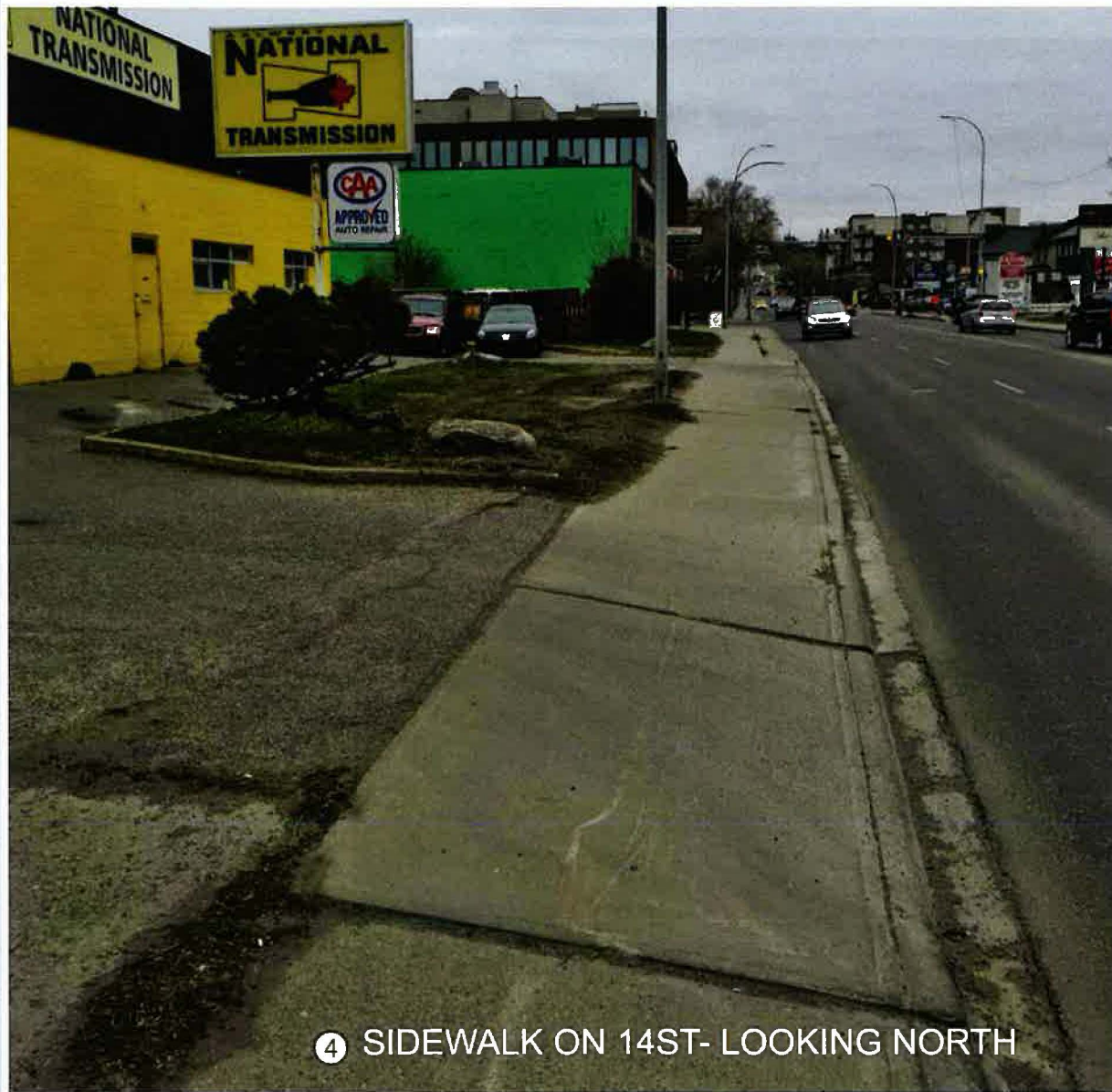
DP2020-3902











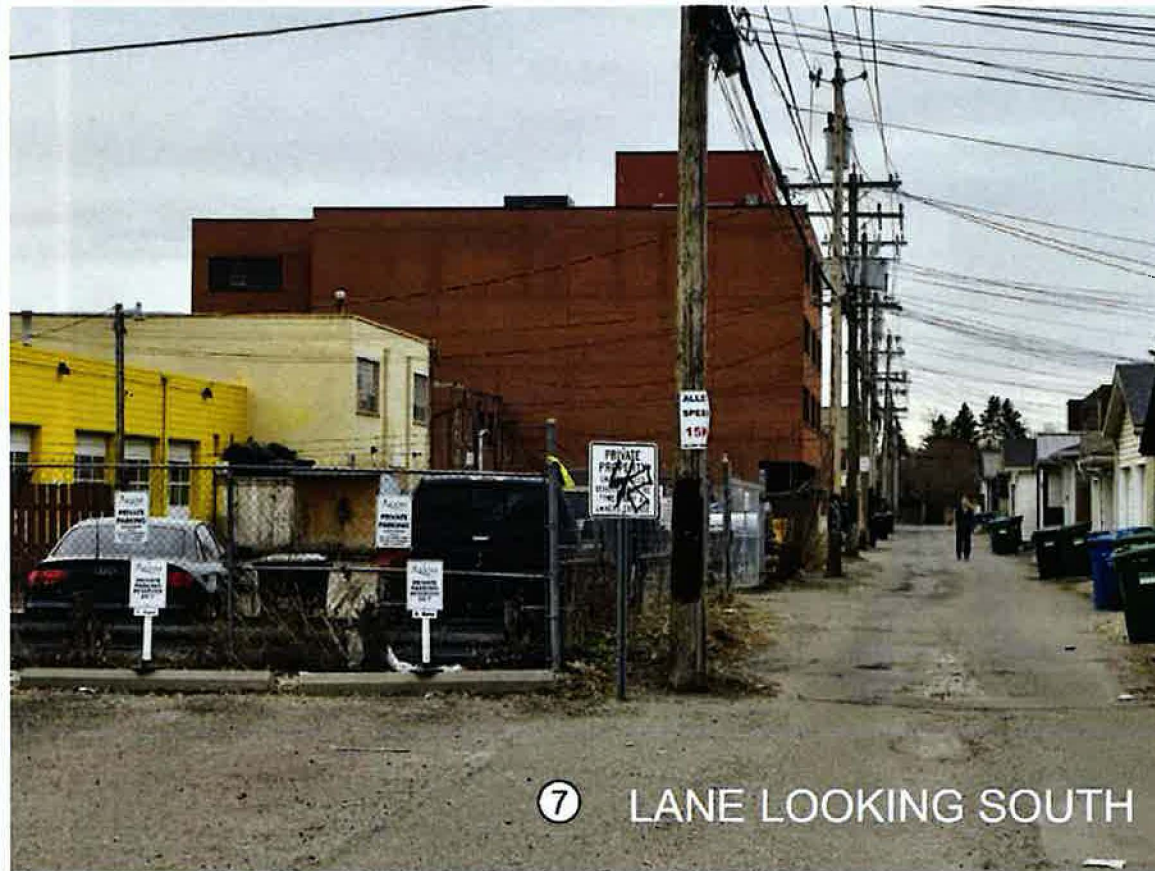
④ SIDEWALK ON 14ST- LOOKING NORTH

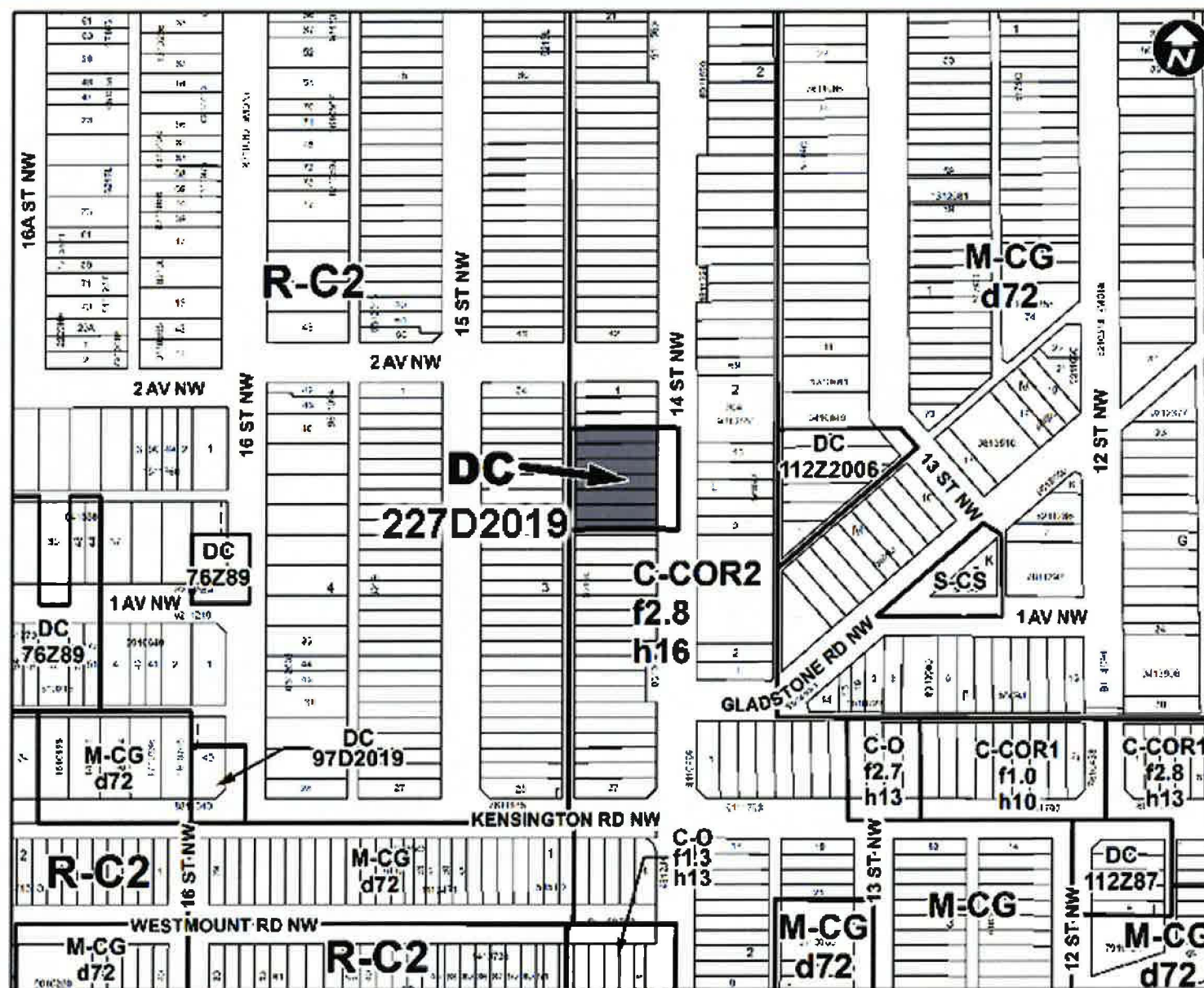


⑤ SIDEWALK ON 14ST- LOOKING SOUTH



⑥ LANE WEST VIEW OF EXISTING BUILDING







DP2020-3902

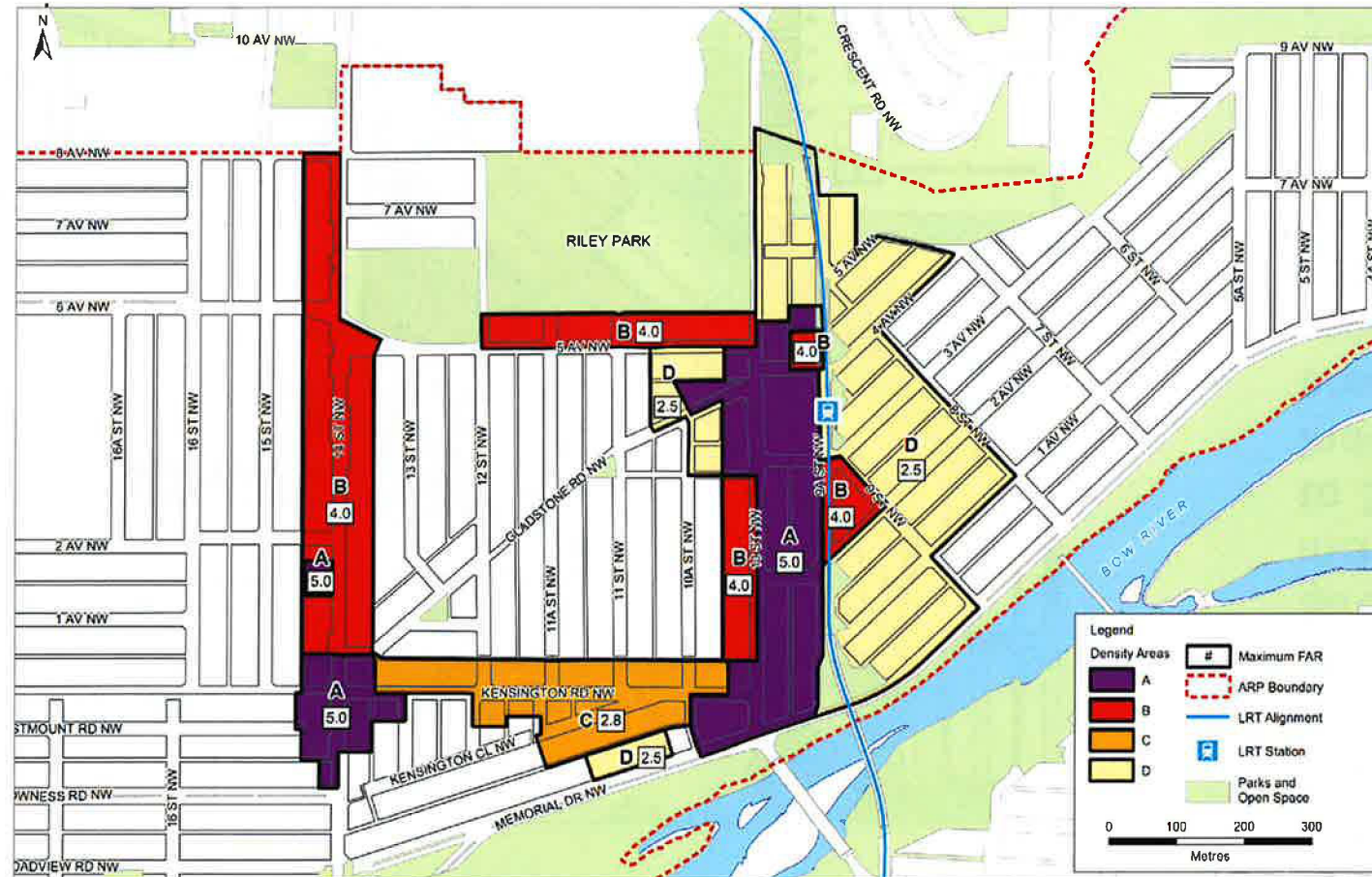




3.0 PLAN CONCEPT

Map 3.2 Maximum Densities

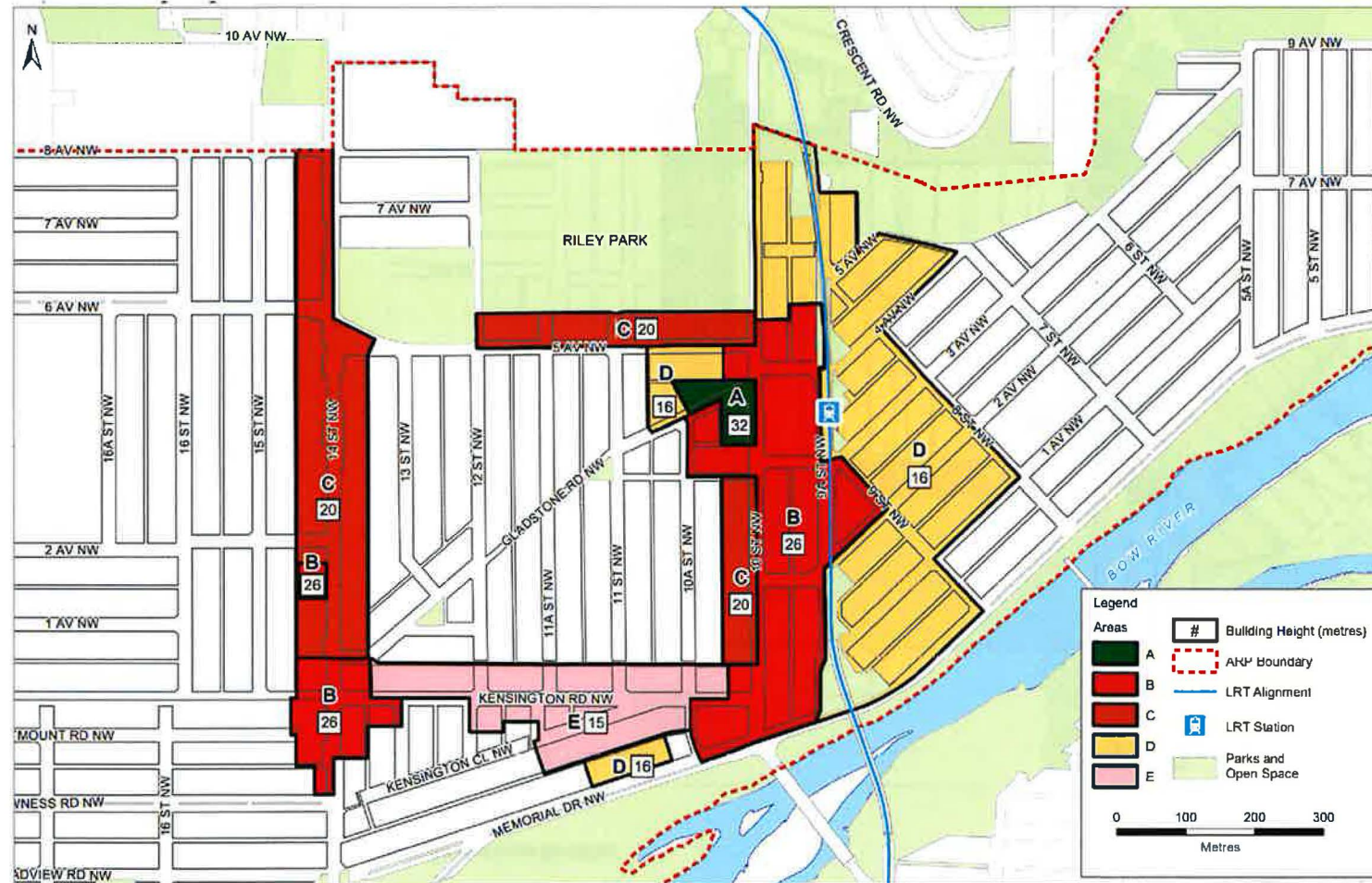
Approved: 19P87
Amended: 81P2019



3.0 PLAN CONCEPT

Map 3.3 Building Heights

Approved: 19P87
Amended: 81P2019



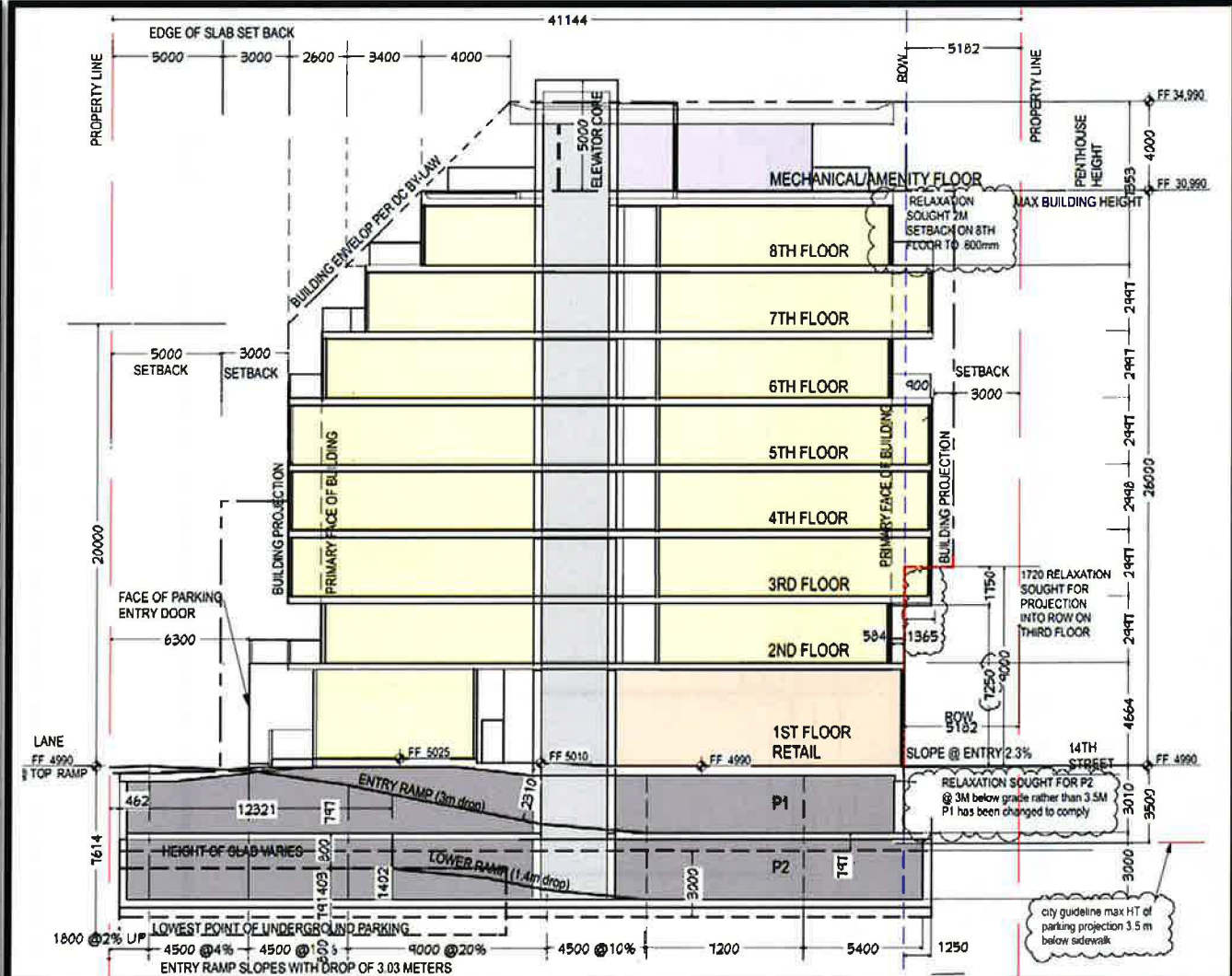
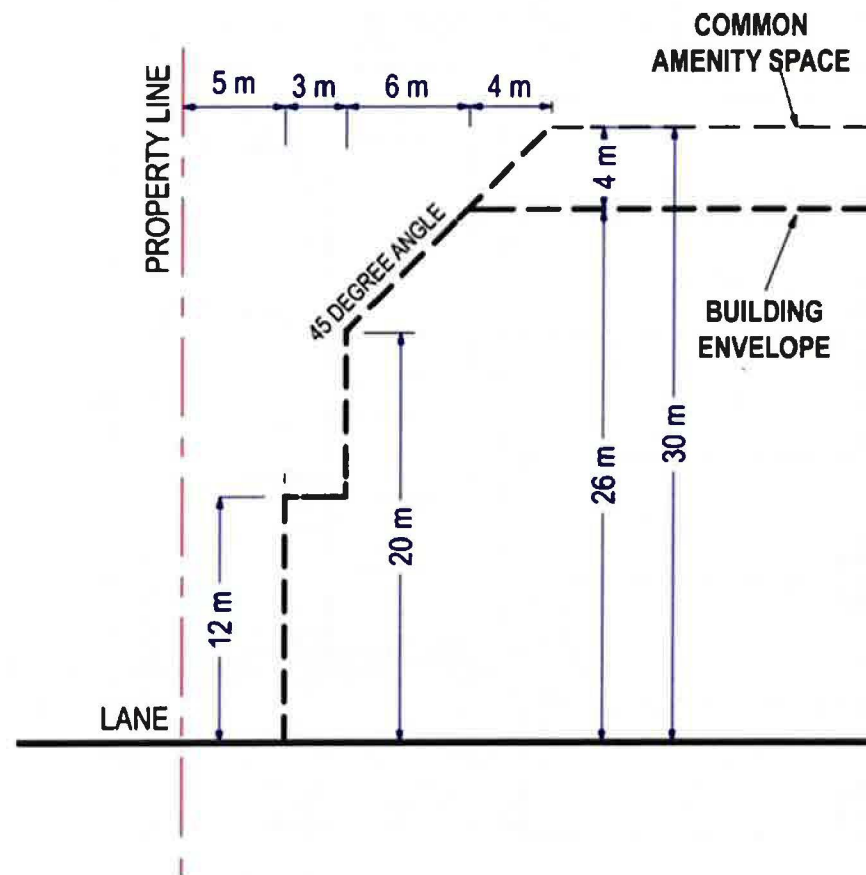
Hillhurst/Sunnyside ARP

14

Policy 3.2.2.17

At the discretion of the Approving Authority, the maximum building height allowed at 211 to 221 - 14 Street NW may be increased from 26 metres to 30 metres to create an indoor common amenity area with associated rooftop patio. The indoor common amenity area and other rooftop improvements such as mechanical penthouse shall be set back from the front and rear building facades. Bylaw 81P2019

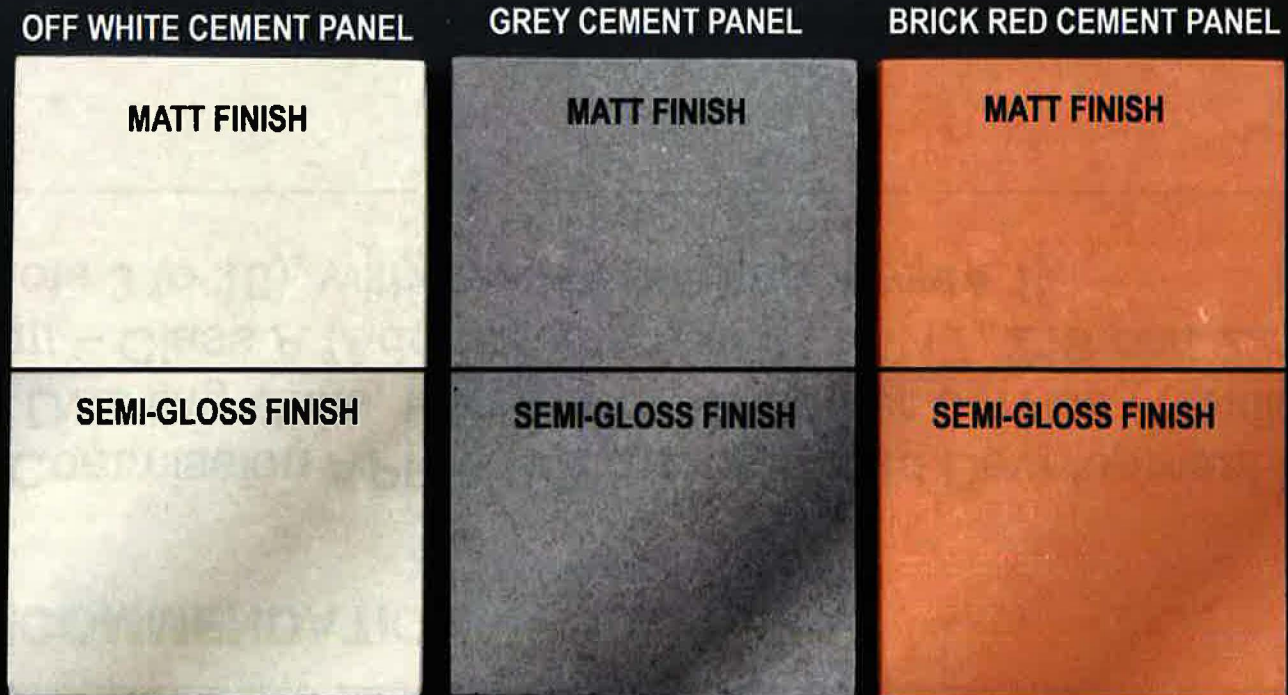
Illustration 1: Building Height in this Direct Control District



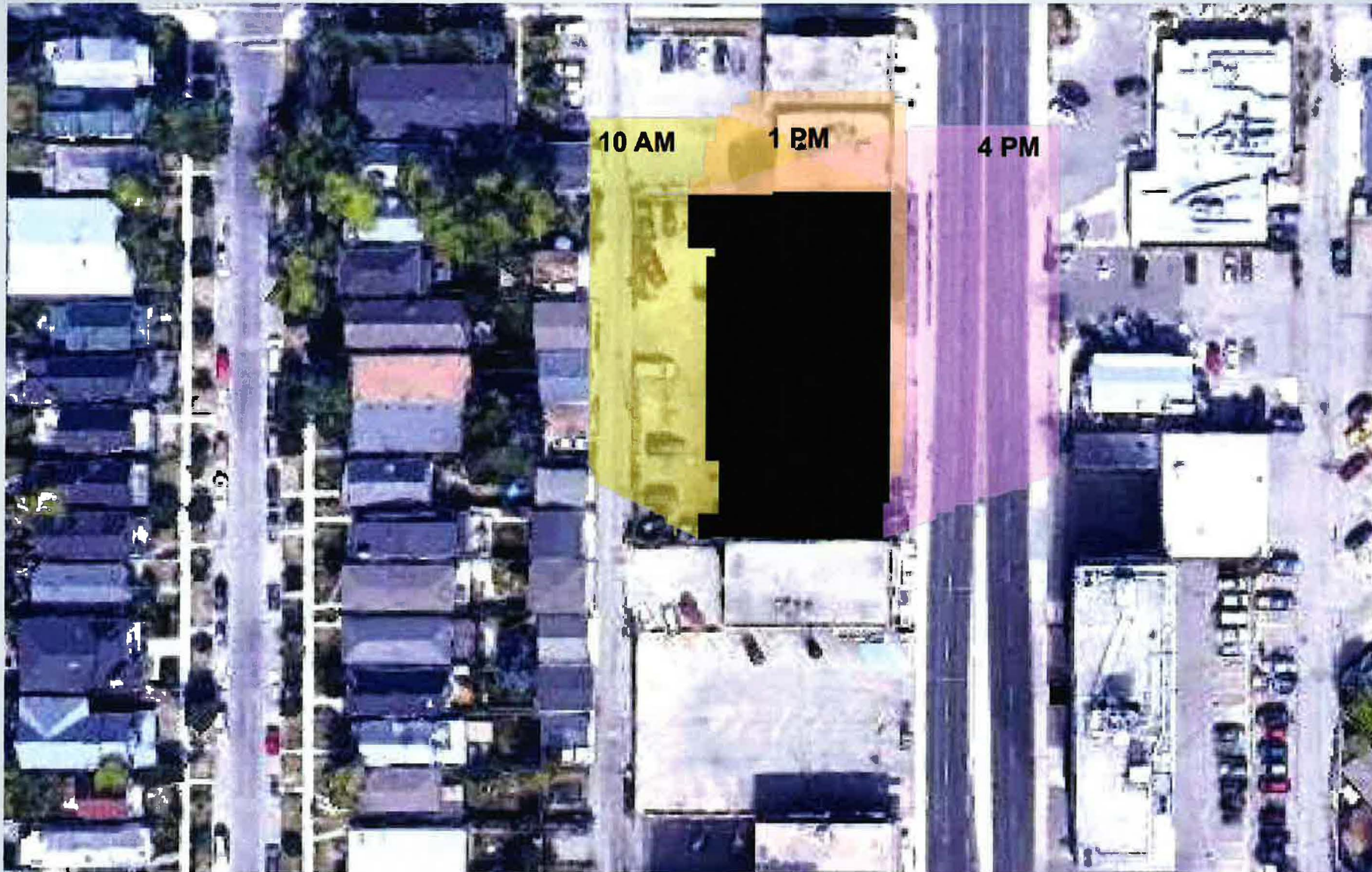
ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission **APPROVE** the proposed Development Permit application DP2020-3902 for New: Dwelling Units, Retail and Consumer Service (1 building), Sign – Class B (Fascia Sign) and Sign – Class A (Address Sign) at 211, 217, 219 and 221 - 14 Street NW (Plan 6219L, Block 3, Lots 3 to 10), with conditions (Attachment 1).

IMAGE OF CEMENT PANELS SHOWS UNPAINTED COLORED PANELS WITH OPEN JOINTS
THE PANEL SYSTEM IS ONE OF SEVERAL UNDER REVIEW THAT FEATURE A MATT VS. GLOSS FINISH



At grade material-
OFF WHITE PORCELAIN PANEL
OR WHITE MARBLE



The June 21 shadow created by the proposed building on neighbouring residential to the west is marginally less than the shadow the ARP envelope would create. This is achieved by moving the building as close to 14th street as possible and stepping the building.



The March 21 shadow created by the proposed building on neighbouring residential to the west is marginally more than the shadow the ARP envelope would create. This means that for more than half of the year the shadow created by the building is equivalent to the shadow the ARP envelope would create.



The December 21 shadow created by the proposed building on neighbouring residential to the west is more than the shadow the ARP envelope would create. However for those residences immediately across the lane the impact is still marginally less than the ARP shadow due to the building steps. The shadow impact is greater on lots further away than immediate neighbours. It is meaningful to keep in perspective that the winter sun is predominantly in the south, as such the real impact of shadow created by this building is to the north of the site on 14th street and on other taller buildings where the impact is less of a concern.