



# Calgary Planning Commission

## Agenda Item: 7.1.1



# DP2018-5551

## Development Proposal

## Original Recommendation:

- Recommend the Development Authority, without having to return to Calgary Planning Commission, **APPROVE** Development Permit DP2018-5551 **of** a New: Assisted Living (1 building) at 2436 and 2440 – 22 Street NW (Plan 9110GI, Block 12, Lots 9 and 10), with Conditions (Attachment 2), subject to the approval of the bylaw amendments associated with LOC2017-0097 by Council.

## Corrected Recommendation:

- Recommend **that Calgary Planning Commission recommend that** the Development Authority, without having to return to Calgary Planning Commission, **APPROVE** Development Permit DP2018-5551 **for** a New: Assisted Living (1 building) at 2436 and 2440 – 22 Street NW (Plan 9110GI, Block 12, Lots 9 and 10), with Conditions (Attachment 2), subject to the approval of the bylaw amendments associated with LOC2017-0097 by Council.

Original Condition:

- 5. **After the Development Permit is approved but prior to its release**, the landowner shall execute an Off-Site Levy Agreement for the payment of off-site levies pursuant to Bylaw 2M2016, as per the **current application (Assisted Living (1 building)) and based on 2020 rates.**

**Should payment be made prior to release of the development permit, an Off-Site Levy Agreement will not be required.**

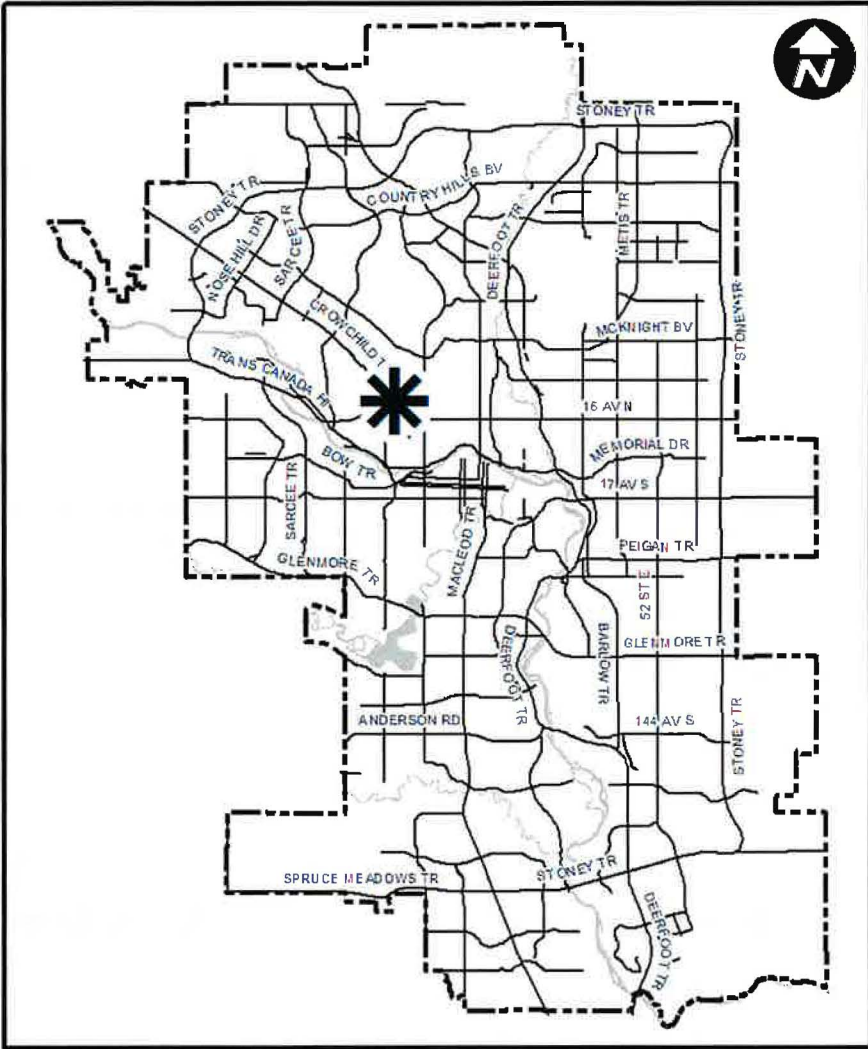
To obtain the off-site levy agreement, contact the Calgary Approvals Coordination, Infrastructure Strategist at 403-268- 3509 or email [kyle.ross@calgary.ca](mailto:kyle.ross@calgary.ca) or [offsitelevy@calgary.ca](mailto:offsitelevy@calgary.ca).

Corrected Condition

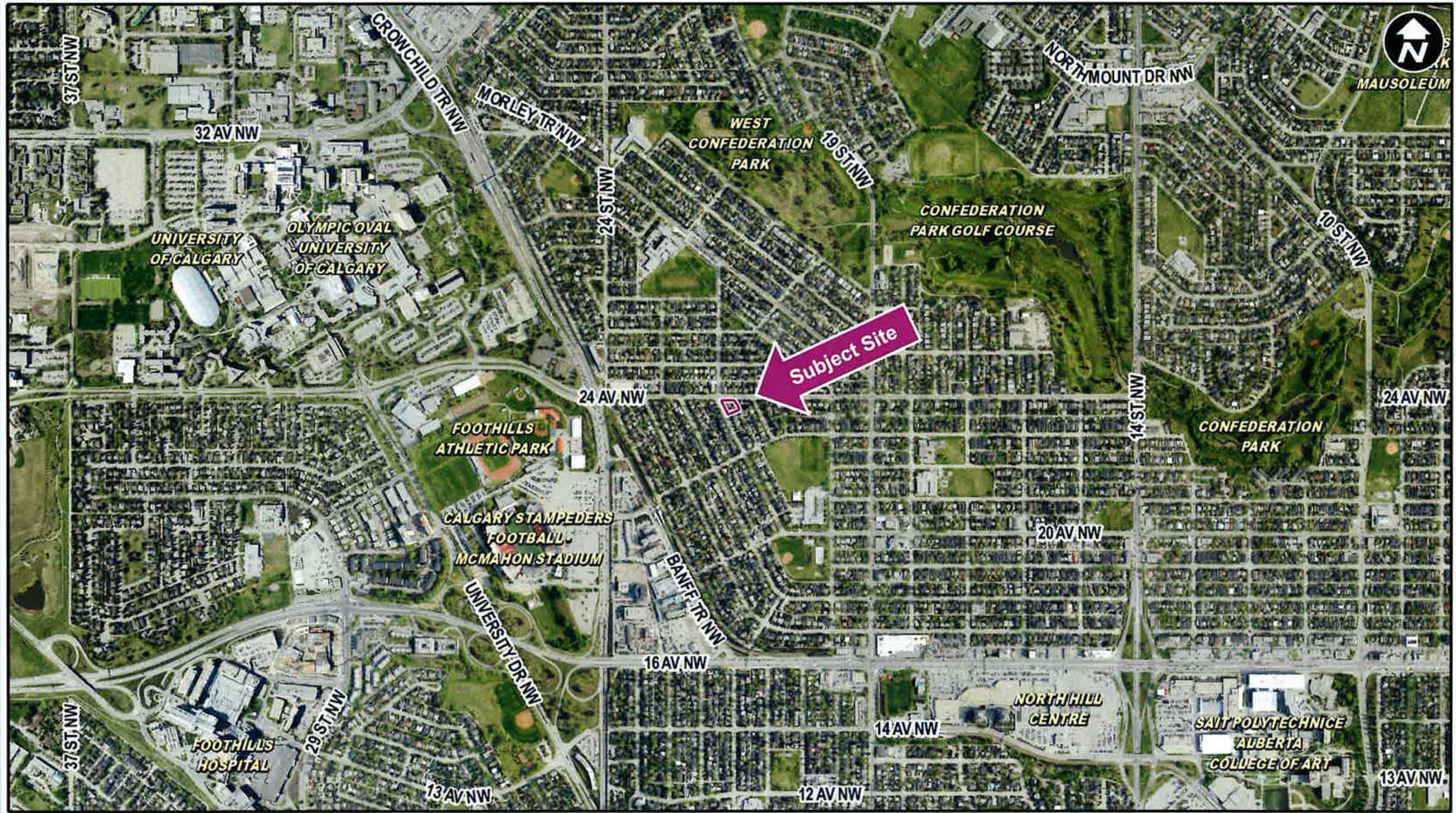
- 5. **After the Development Permit is approved but prior to its release**, the landowner shall execute an Off-Site Levy Agreement for the payment of off-site levies pursuant to Bylaw 2M2016.

**Should payment be made prior to release of the development permit, an Off-Site Levy Agreement will not be required.**

To obtain the off-site levy agreement, contact the Calgary Approvals Coordination, Infrastructure Strategist at 403-268- 3509 or email [kyle.ross@calgary.ca](mailto:kyle.ross@calgary.ca) or [offsitelevy@calgary.ca](mailto:offsitelevy@calgary.ca).







- LEGEND**
- Residential Low Density
  - Residential Medium Density
  - Residential High Density
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers, Lakes
  - Land Use Site Boundary

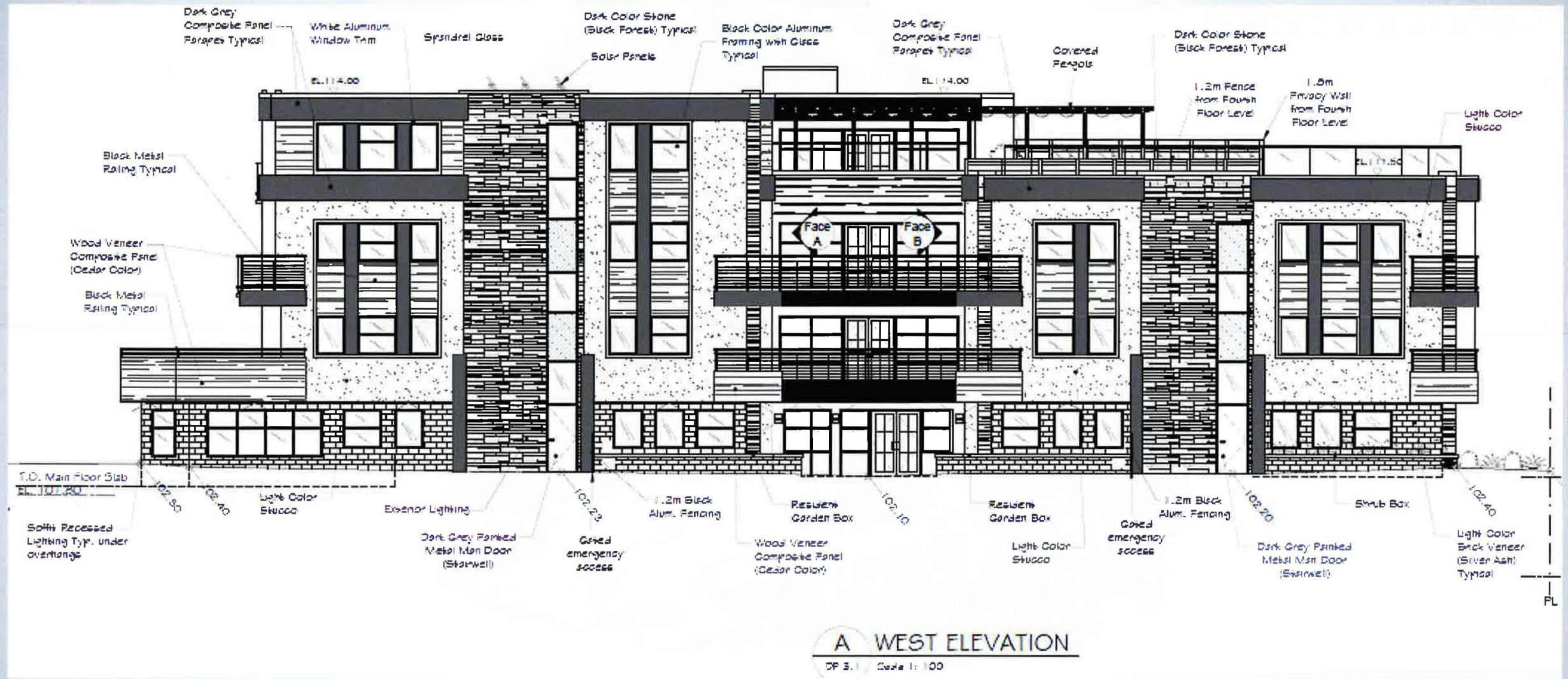


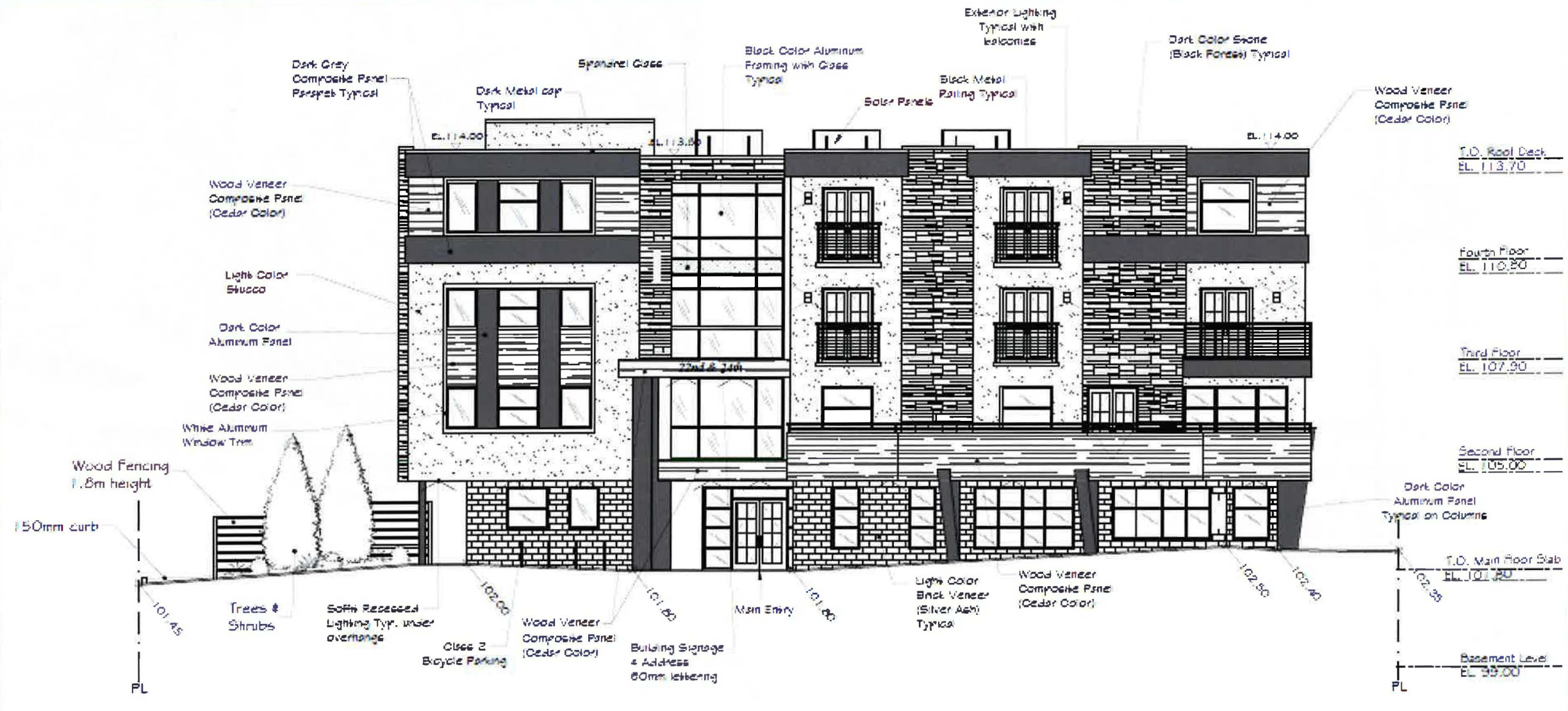






Perspective at Intersection  
of 24 Avenue & 22 Street  
NW

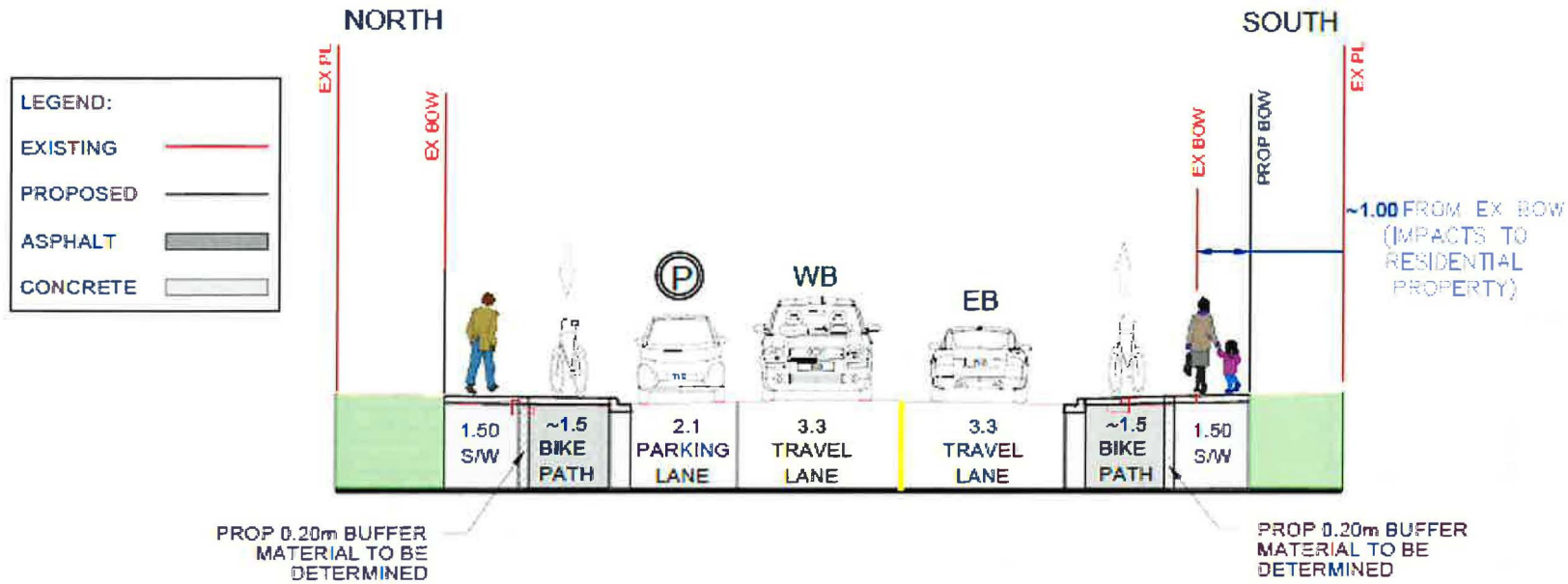




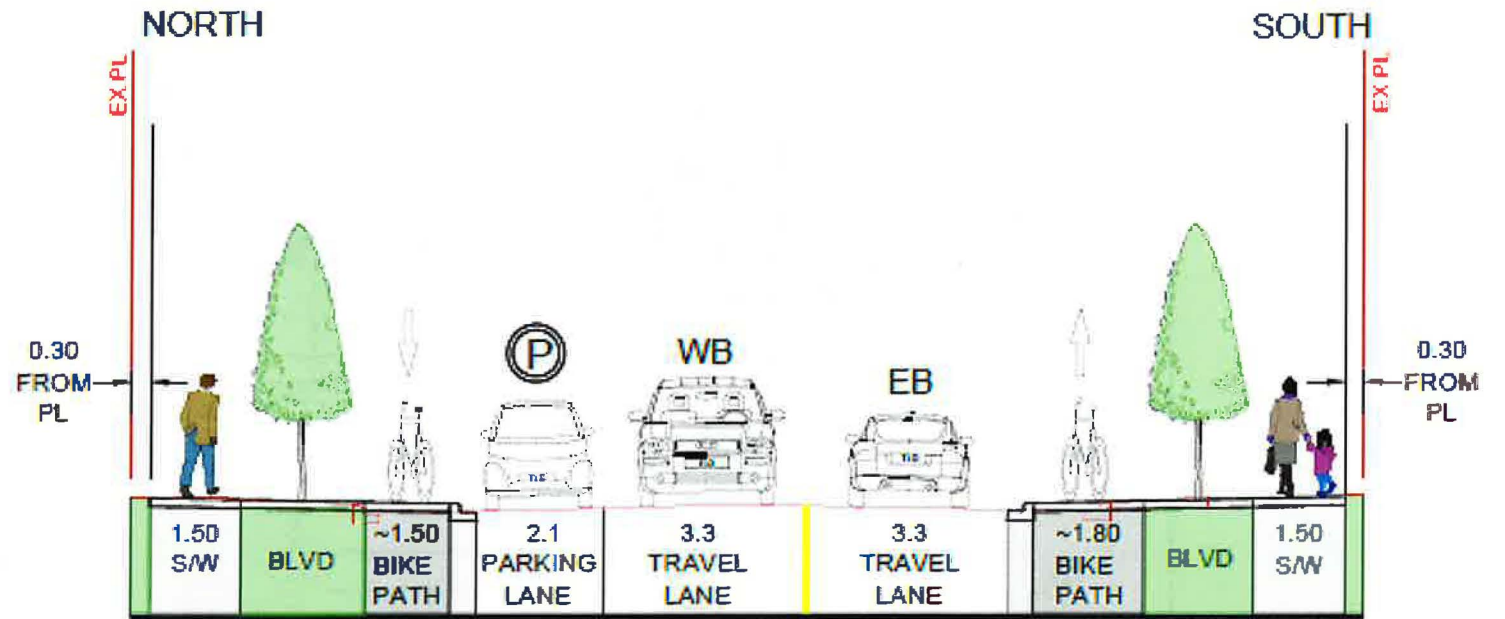
**B NORTH ELEVATION**  
 DP 3.1 Scale 1:100



### Cross Section for 24 Avenue NW



### Cross Section for 24 Avenue NW at Redevelopment Sites





### Administration Recommendation:

- Recommend that Calgary Planning Commission recommend that the Development Authority, without having to return to Calgary Planning Commission, **APPROVE** Development Permit DP2018-5551 for a New: Assisted Living (1 building) at 2436 and 2440 – 22 Street NW (Plan 9110GI, Block 12, Lots 9 and 10), with Conditions (Attachment 2), subject to the approval of the bylaw amendments associated with LOC2017-0097 by Council.

