



Calgary Planning Commission

Agenda Item 7.1.1

1

DP2019-3135

Development Proposal



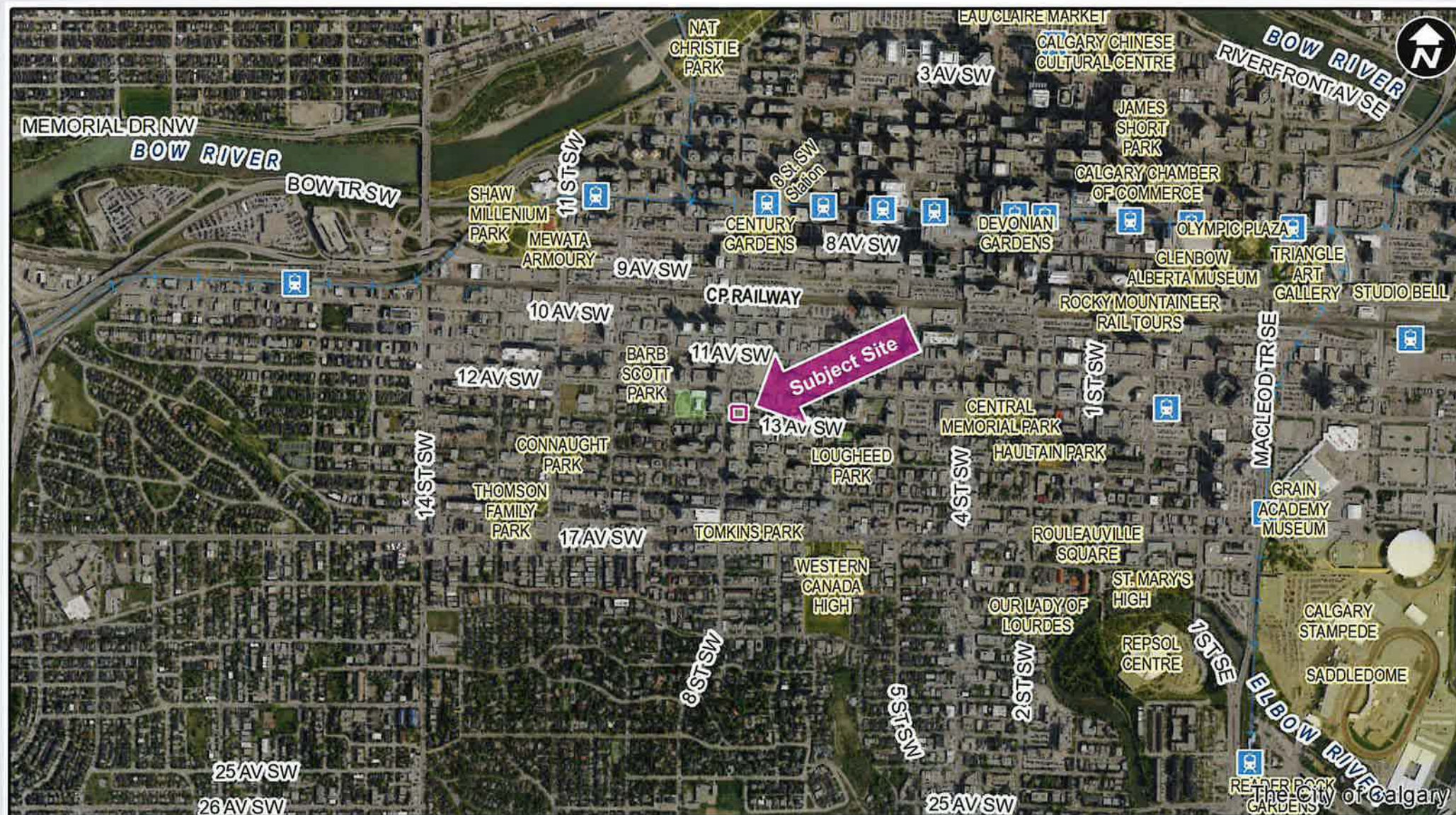
Amend Prior to Release Transportation Condition 12 to read:

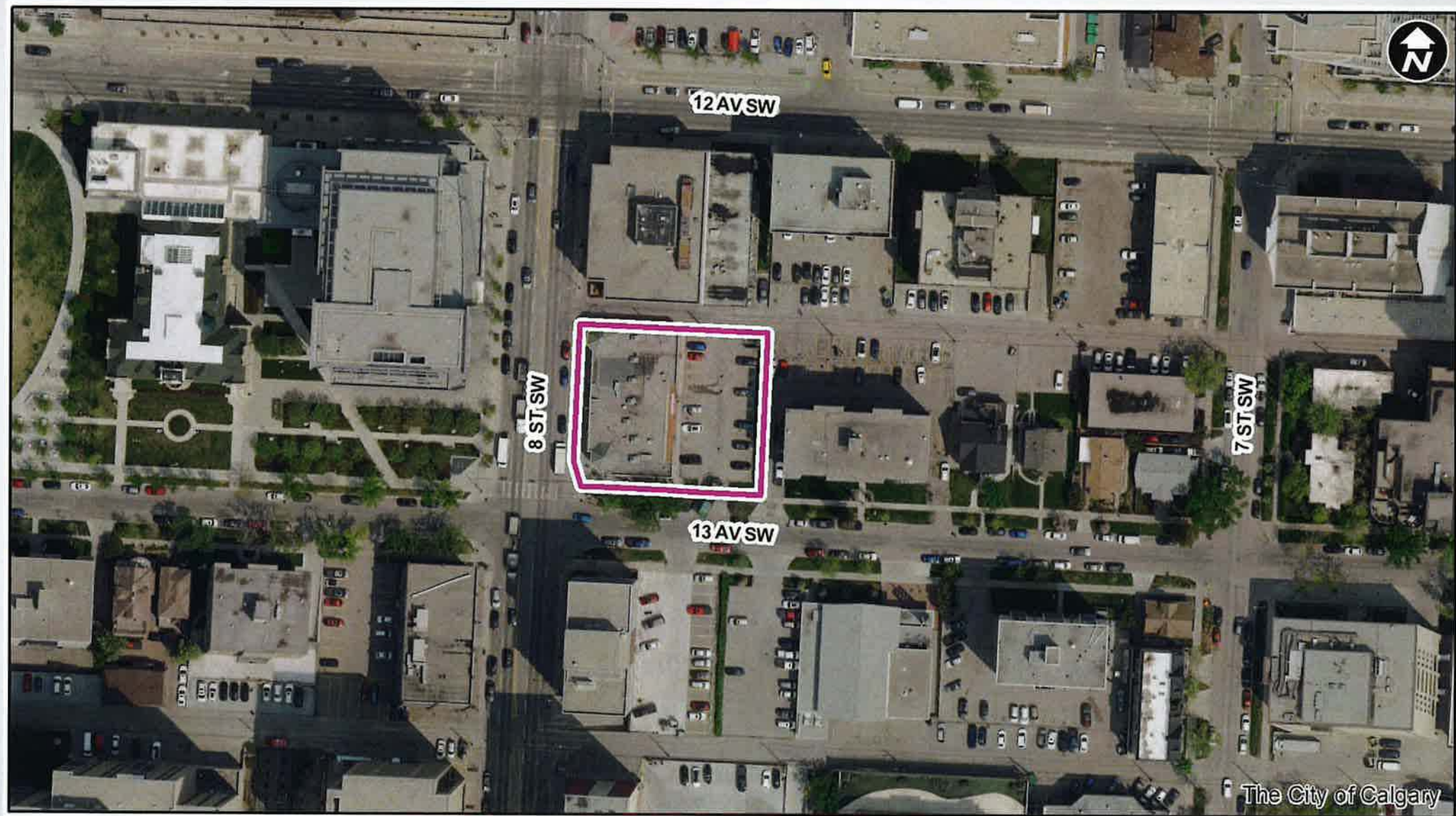
12. Remit a performance security deposit (certified cheque, bank draft, letter of credit) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Unit. The amount of the deposit is calculated by Roads and is based on 100% of the estimated cost of construction.

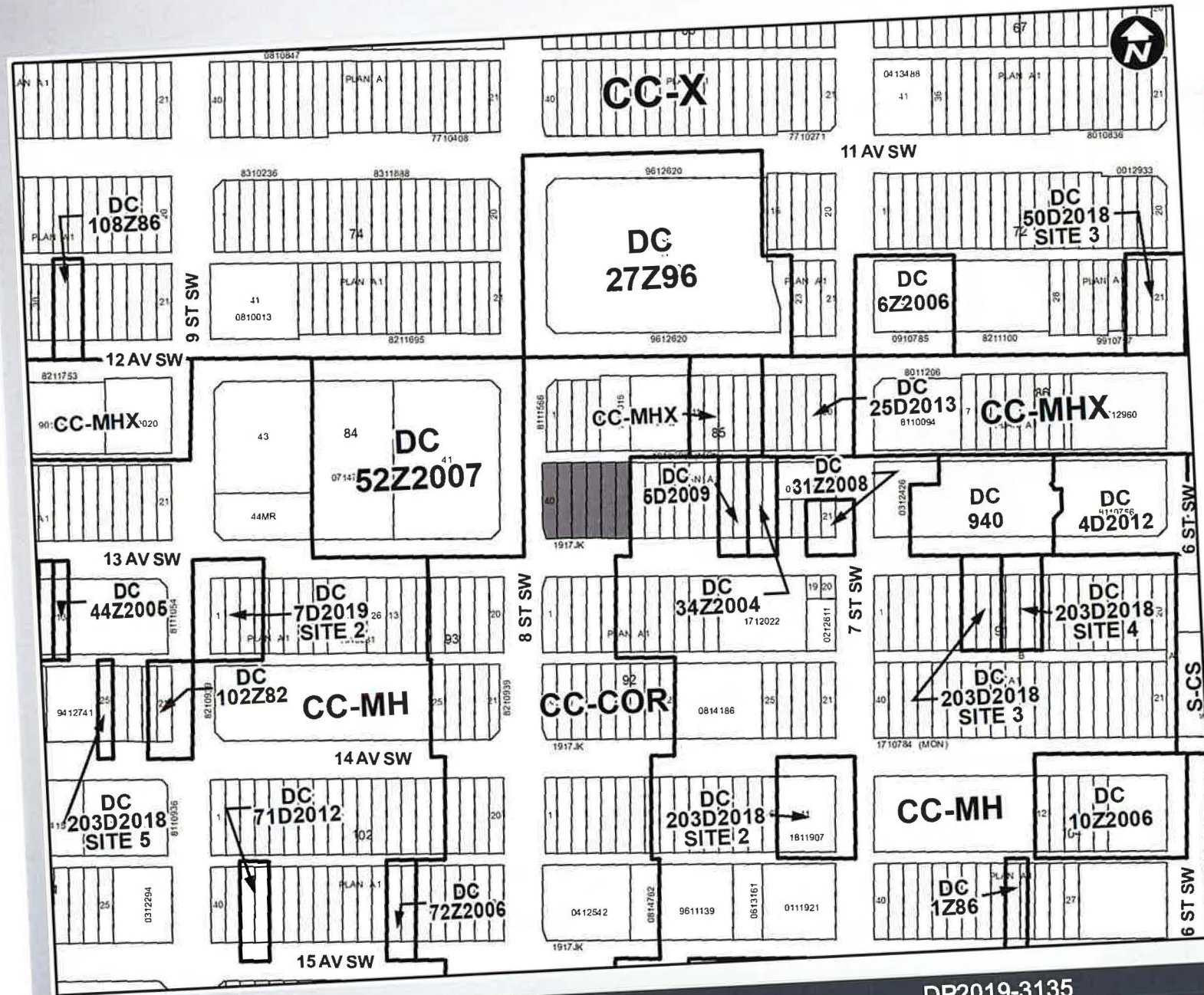
The developer is responsible to arrange for the construction of the infrastructure with their own forces and to enter into an Indemnification Agreement with Roads at the time of construction (the security deposit will be used to secure the work).

Roads

- a. Closure and removal of existing driveway crossings on 13 Avenue S.W.,
- b. Construction of new sidewalks adjacent to site frontages,
- c. Construction of 2 new wheelchair ramps,
- d. Reconstruction of lane apron,
- e. Construction of tree trenches to City standards,
- f. Removal or replacement of existing power poles in the lane behind the development, and burial of the lines behind the development (as applicable)
- g. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.







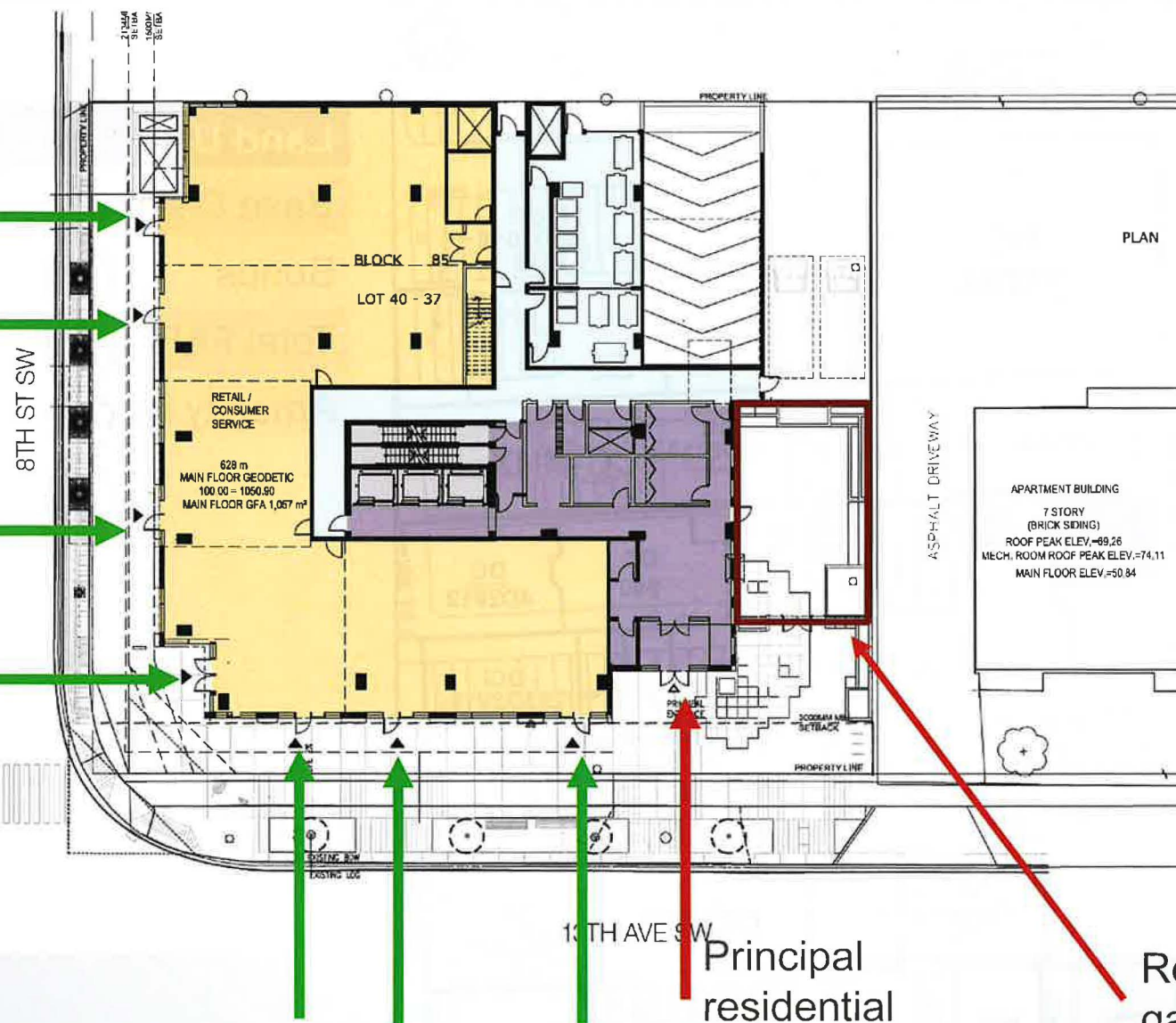
Land Use	CC-COR
Base District	5.0 FAR
Bonus	4.0 FAR
Total FAR	9.0 FAR
Amenity item	BCIF contribution

DEVELOPMENT Sketch

DP2019-3135

February 18, 2021

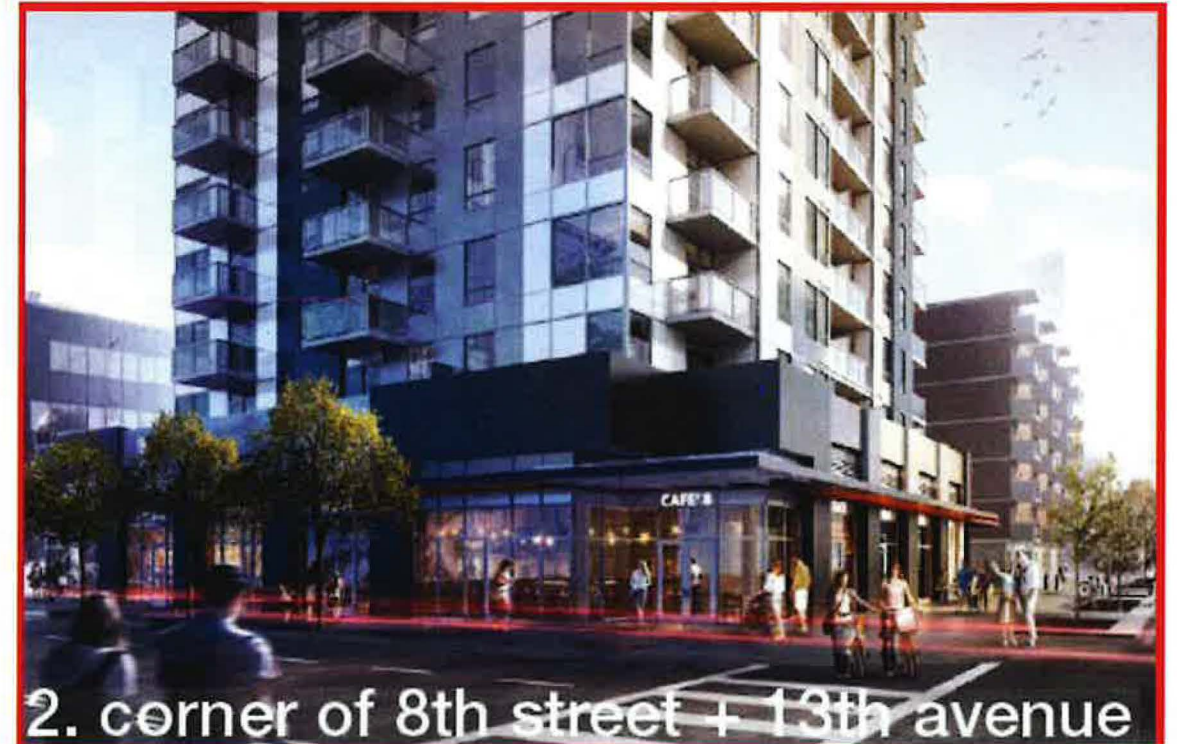
Retail
entrances



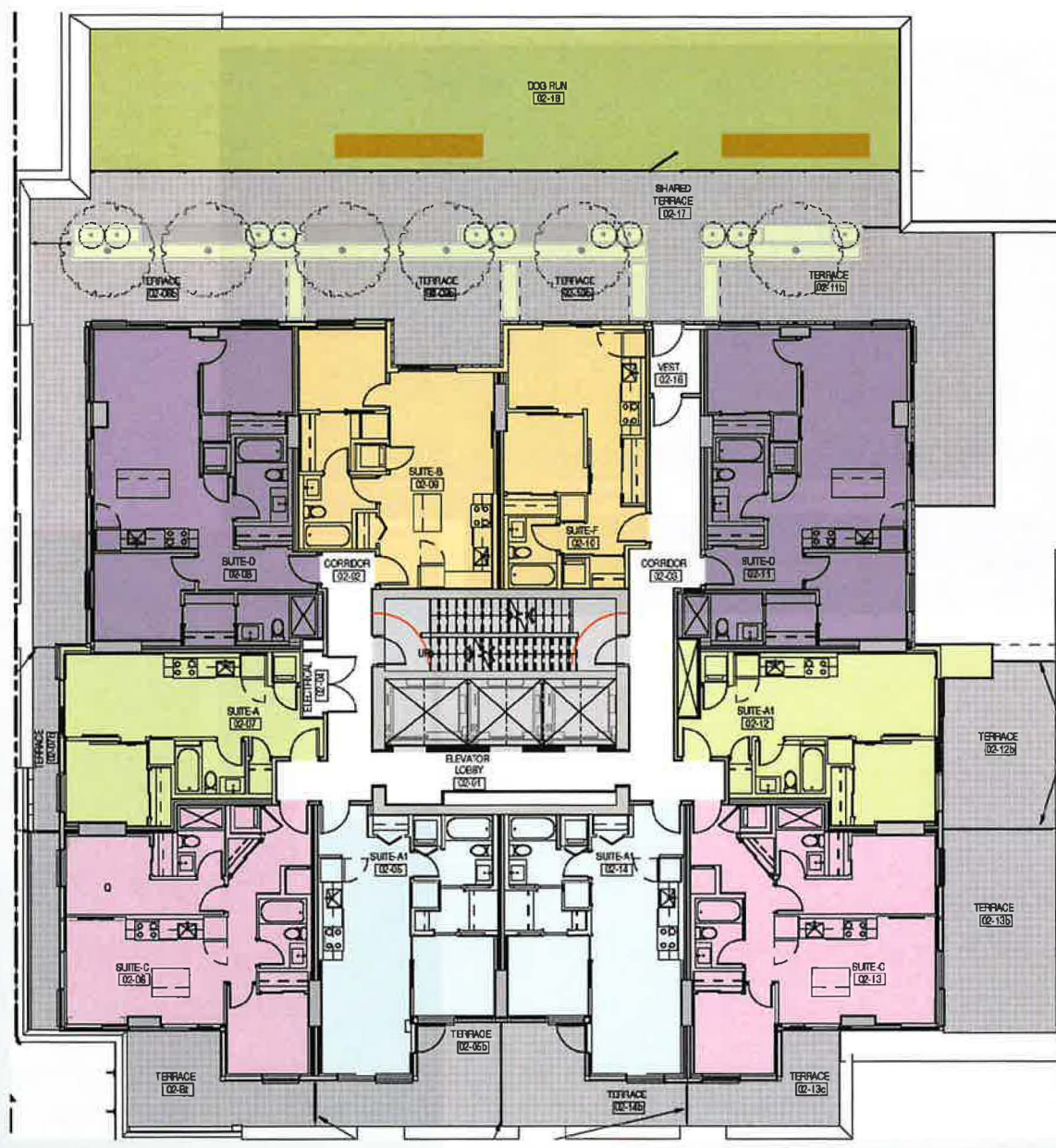
Retail
entrances

Principal
residential
entrance

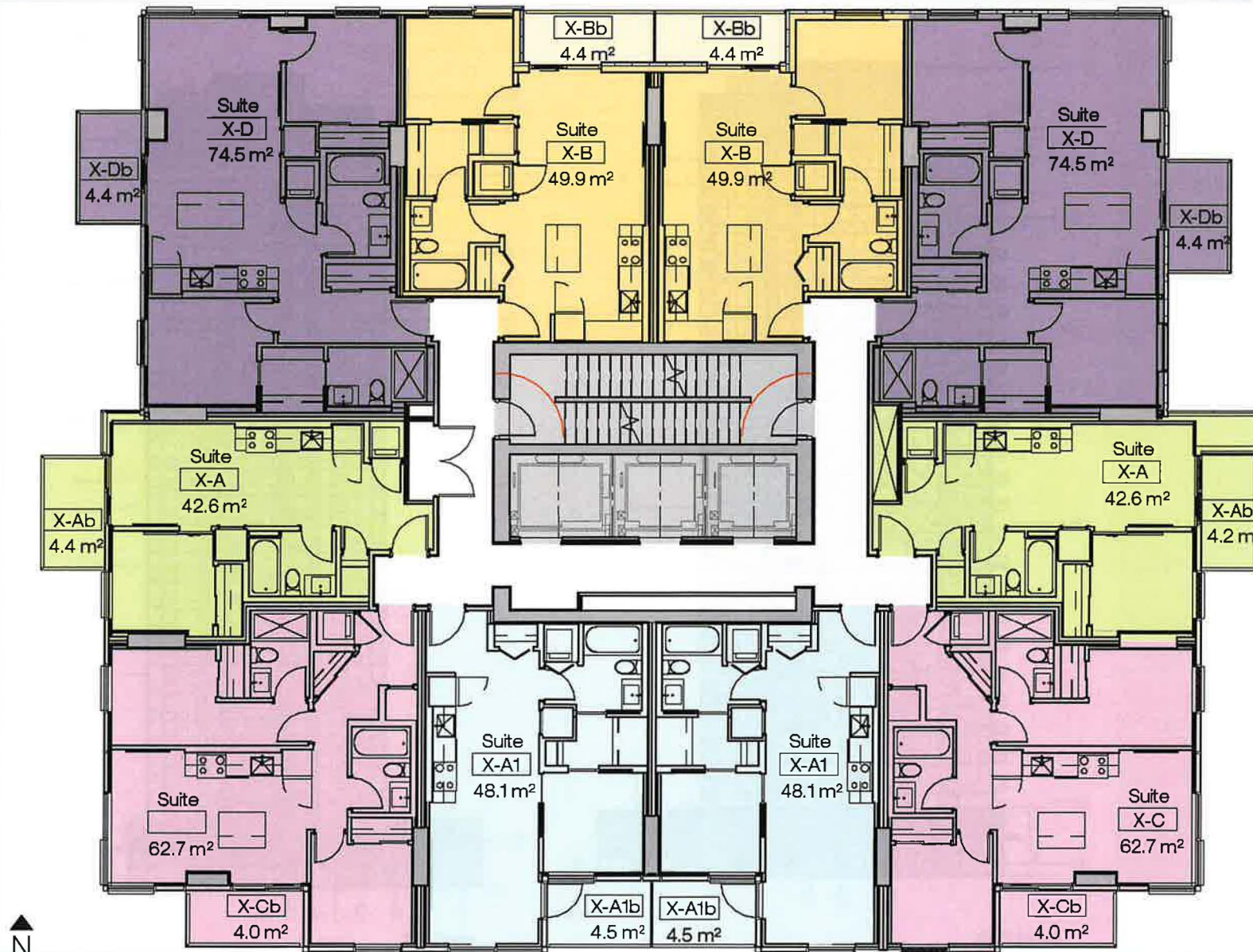
Residents
garden

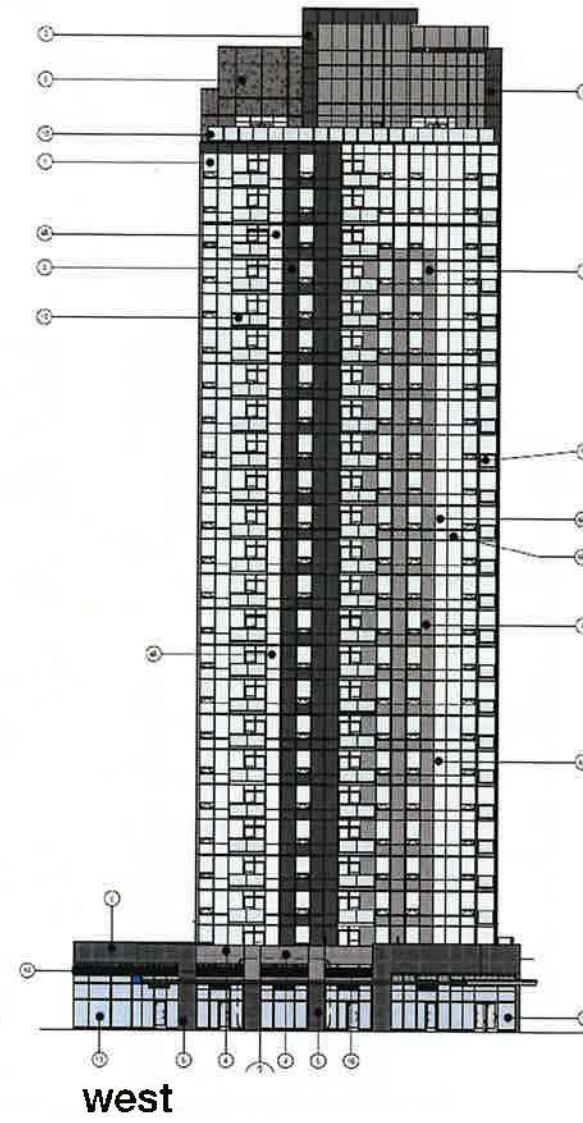
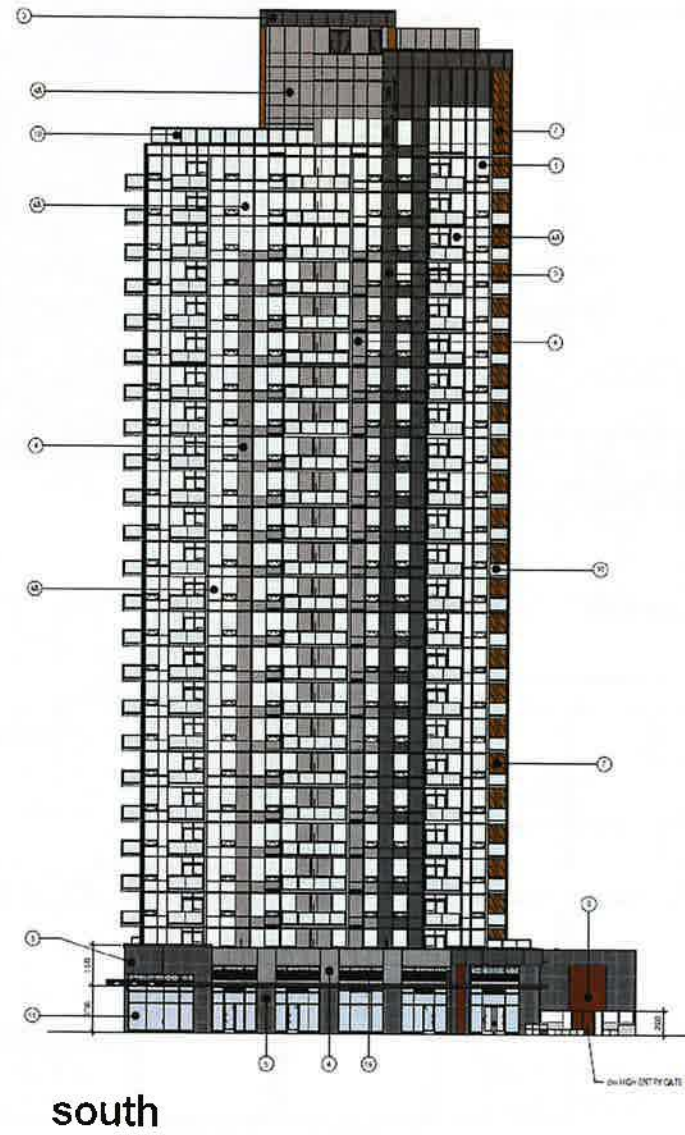


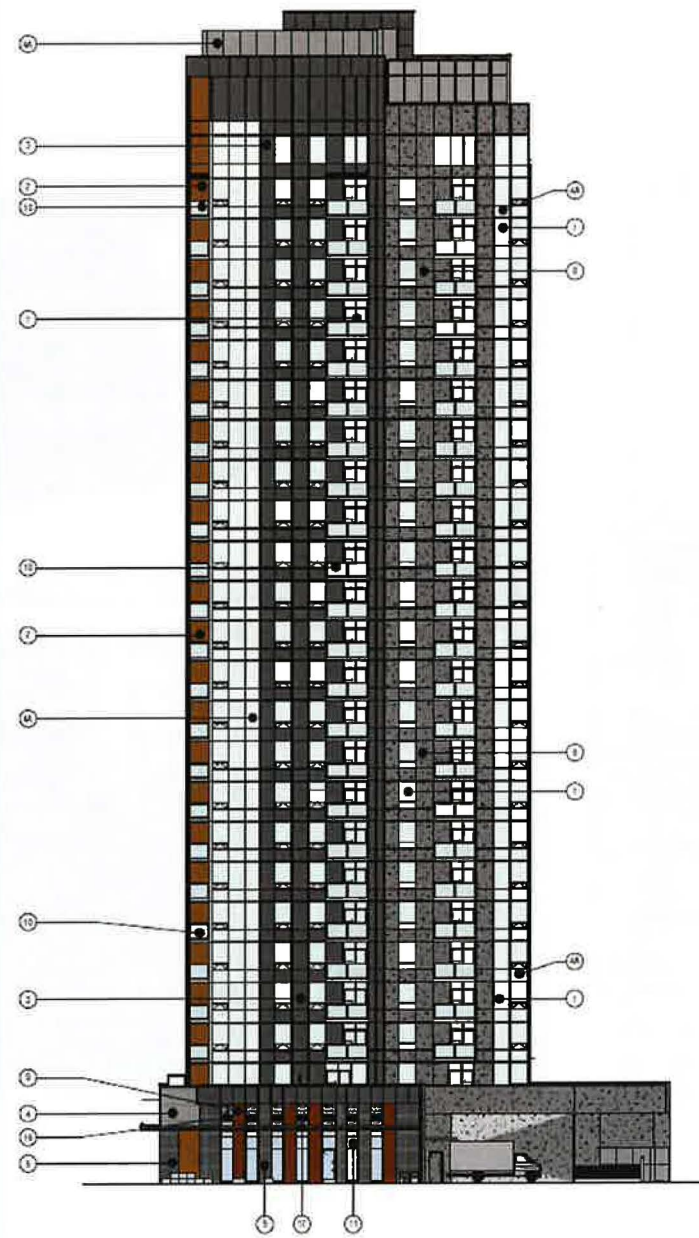
2nd Floor



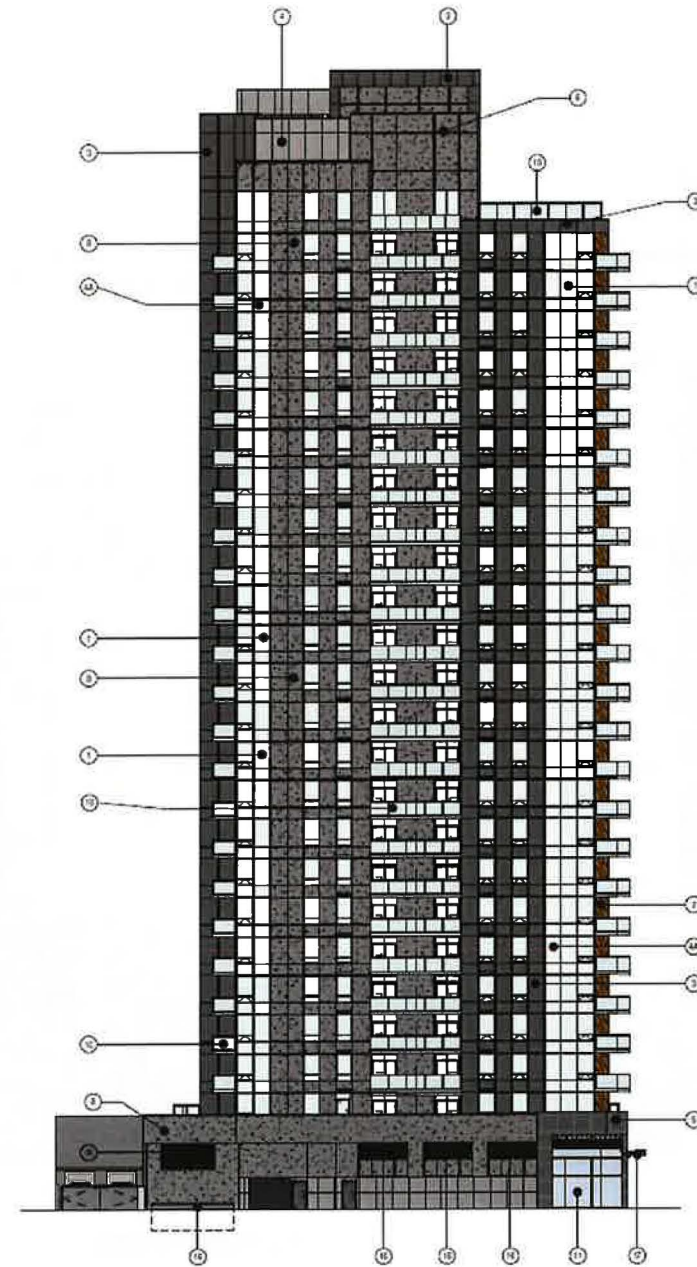
Typical Floor



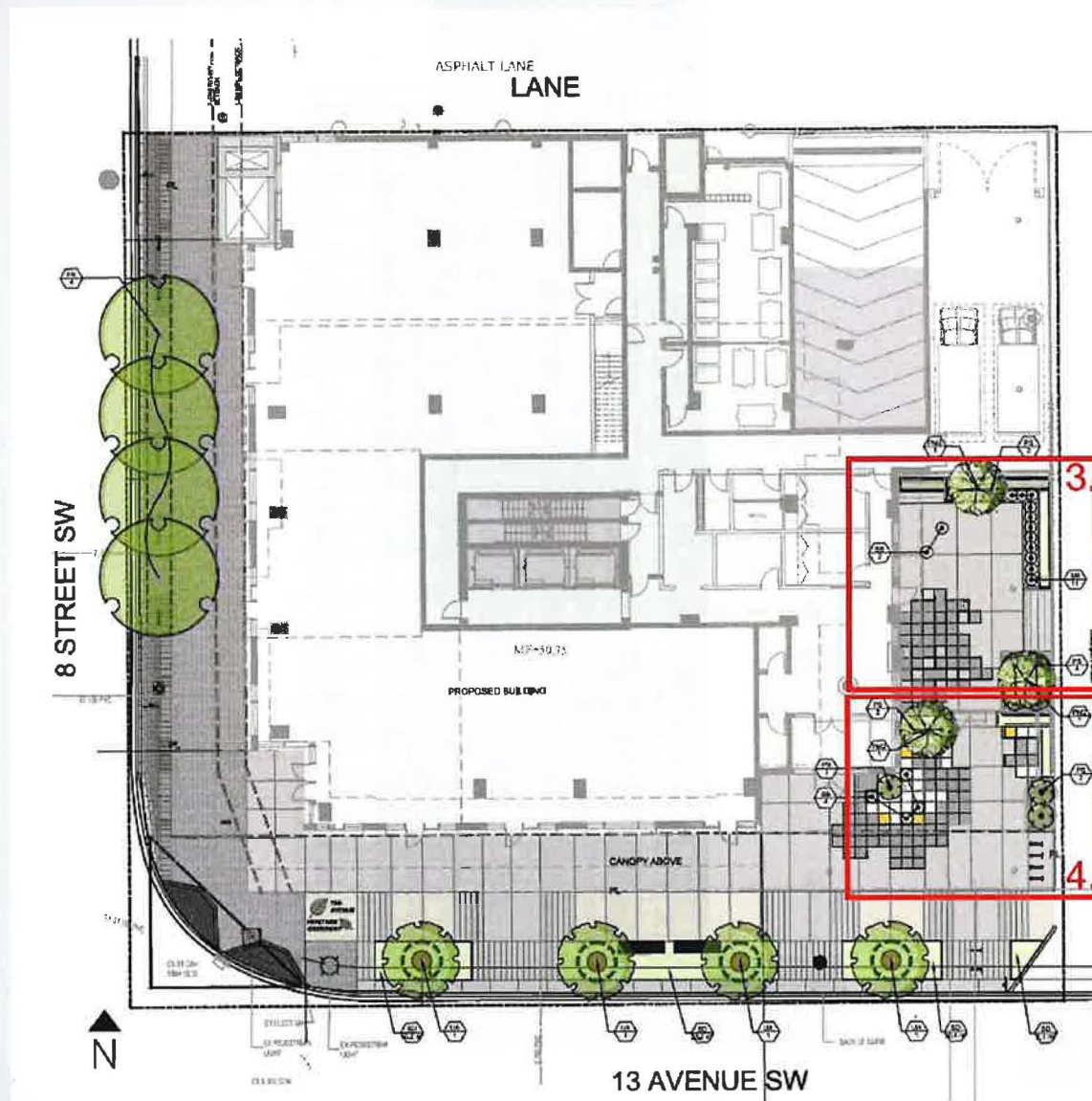




east



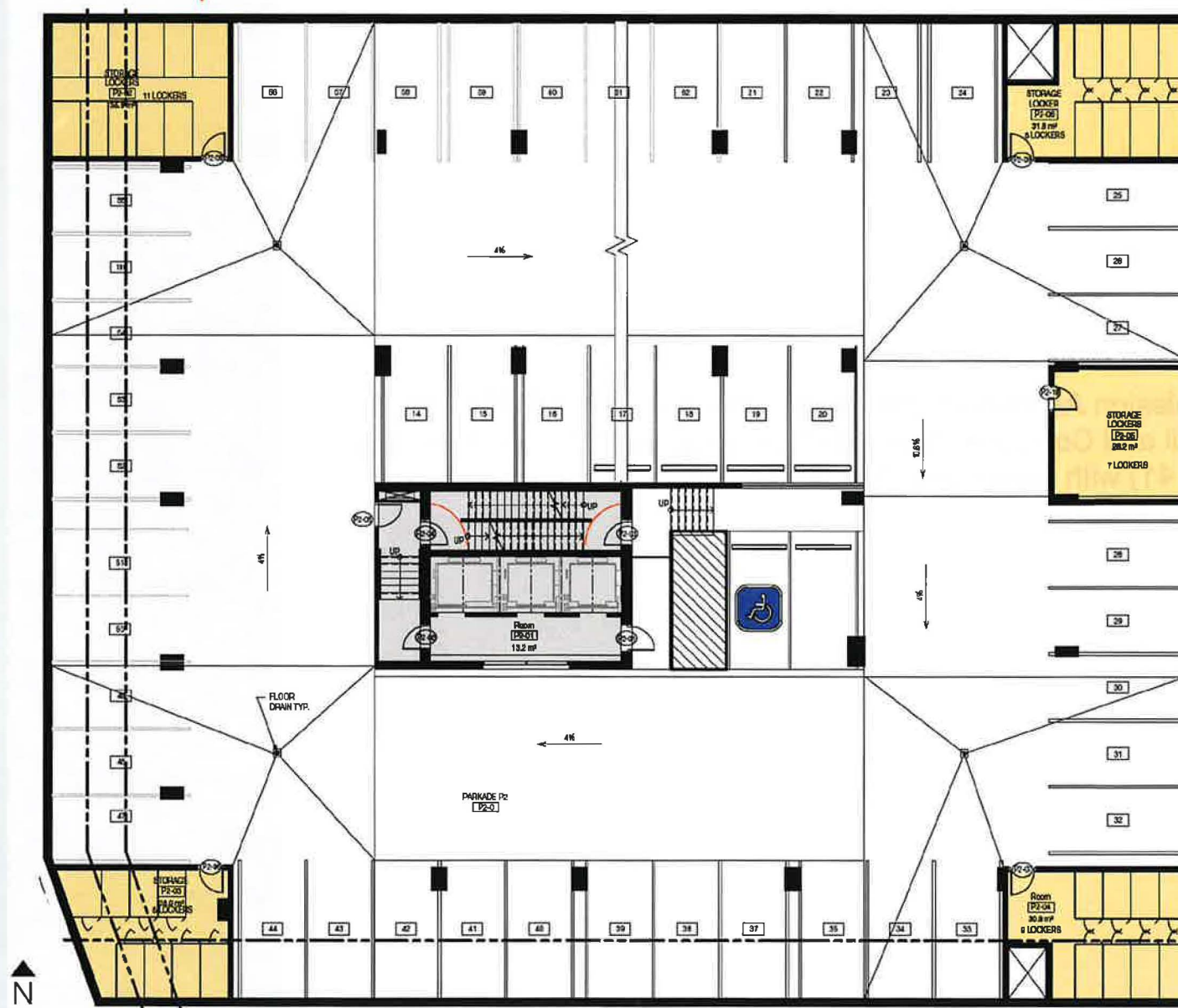
north

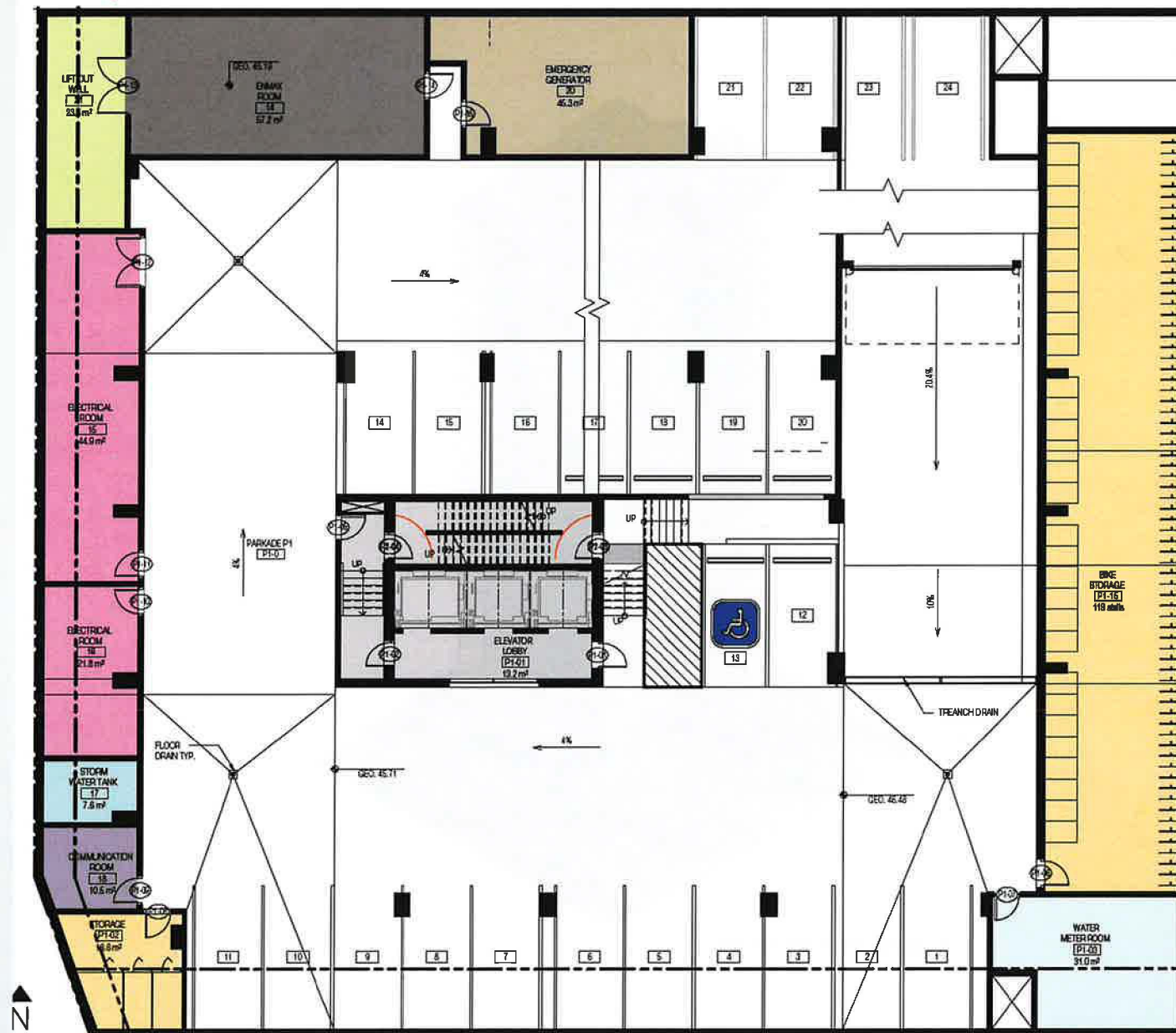


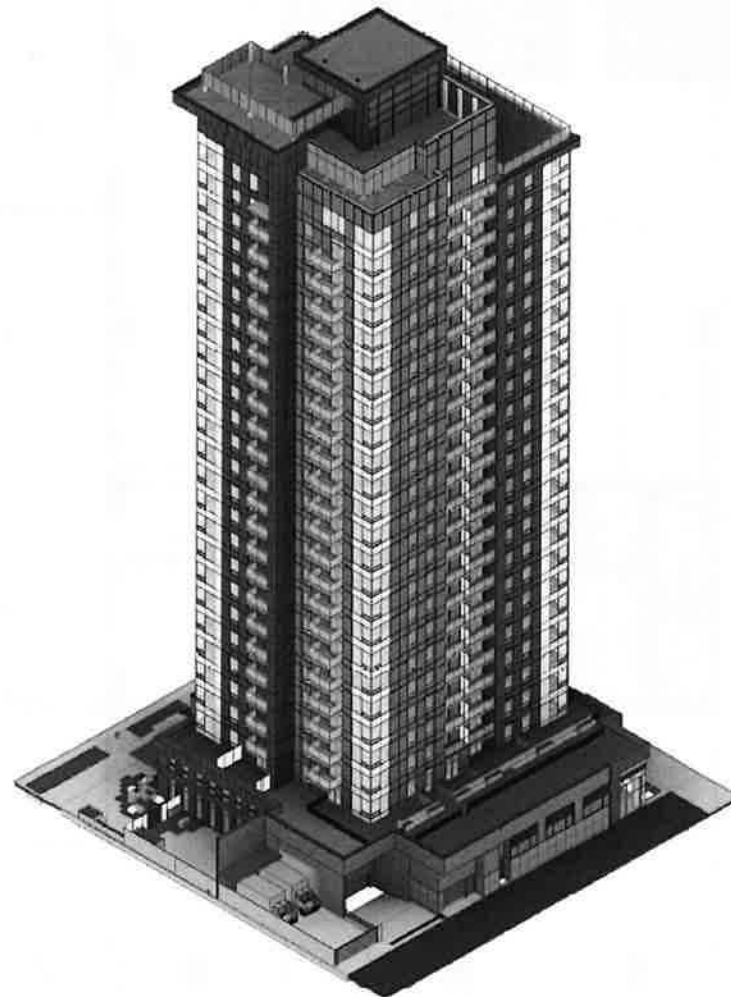
RECOMMENDATION:

1. That Calgary Planning Commission **APPROVE** the Development Permit (DP2019-3135) for New: Dwelling Units, Retail and Consumer Service (1 building) at 1216 - 8 Street SW (Plan 2011659, Block 85, Lot 41) with conditions (Attachment 2).









2 BUILDING ELEVATION - NORTH- EAST Copy 1

H- HEIGHT ILI



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H- HEIGHT ILI

