



Calgary Planning Commission

Agenda Item: 7.1.1



DP2021-3689/CPC2022-0063
Development Proposal
February 10, 2022

RECOMMENDATION:

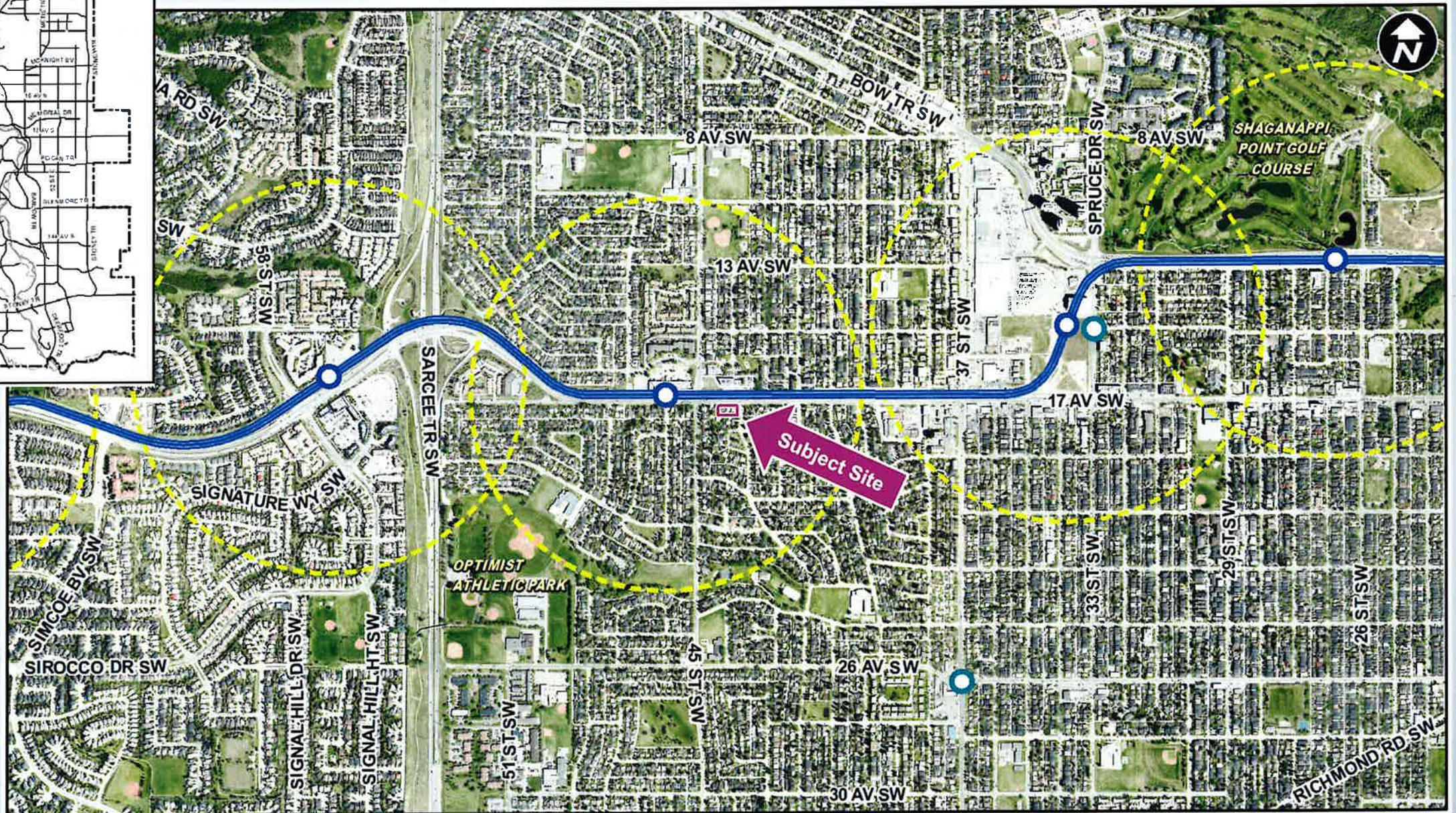
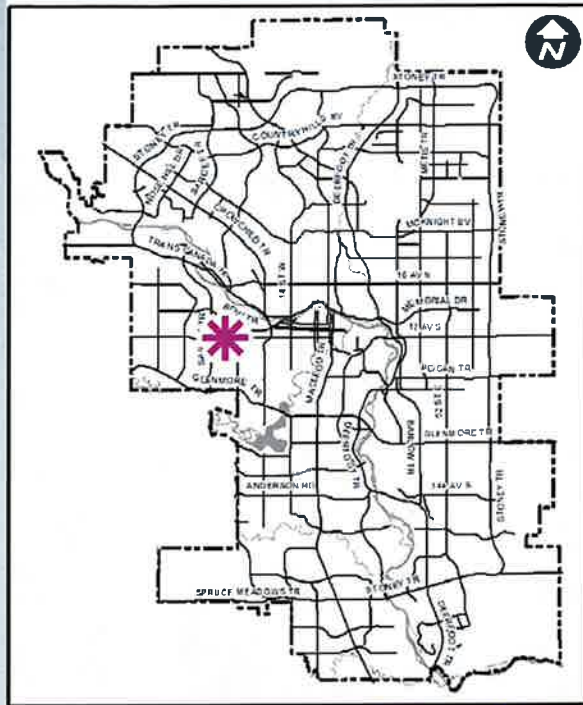
replace with

That Calgary Planning Commission **APPROVE** Development Permit DP2021-3689 for **Dwelling Units** (2 buildings), Health Care Service, Restaurant: Licensed, and Drive Through at 4503, 4507 and 4511 – 17 Avenue SW (Plan 2002GS, Block 24, Lots 29 to 31), with conditions (Attachment 2).

Conditions of Approval:

additional prior to release condition

8. Execute and register on title a Public Access Easement Agreement with the City of Calgary over the consolidated parcels (Servient Lands) in favour of 17th Avenue SW and Glenmount Drive SW (Dominant Lands) for the purpose of public access to the publicly accessible private open space. The agreement and access right of way plan shall be approved by the Director, Community Planning and the City Solicitor. A standard template for the agreement will be provided by the File Manager. Submit an original copy of the executed agreement and the certificate of title(s), indicating the agreement is registered on title, for all affected parcels.



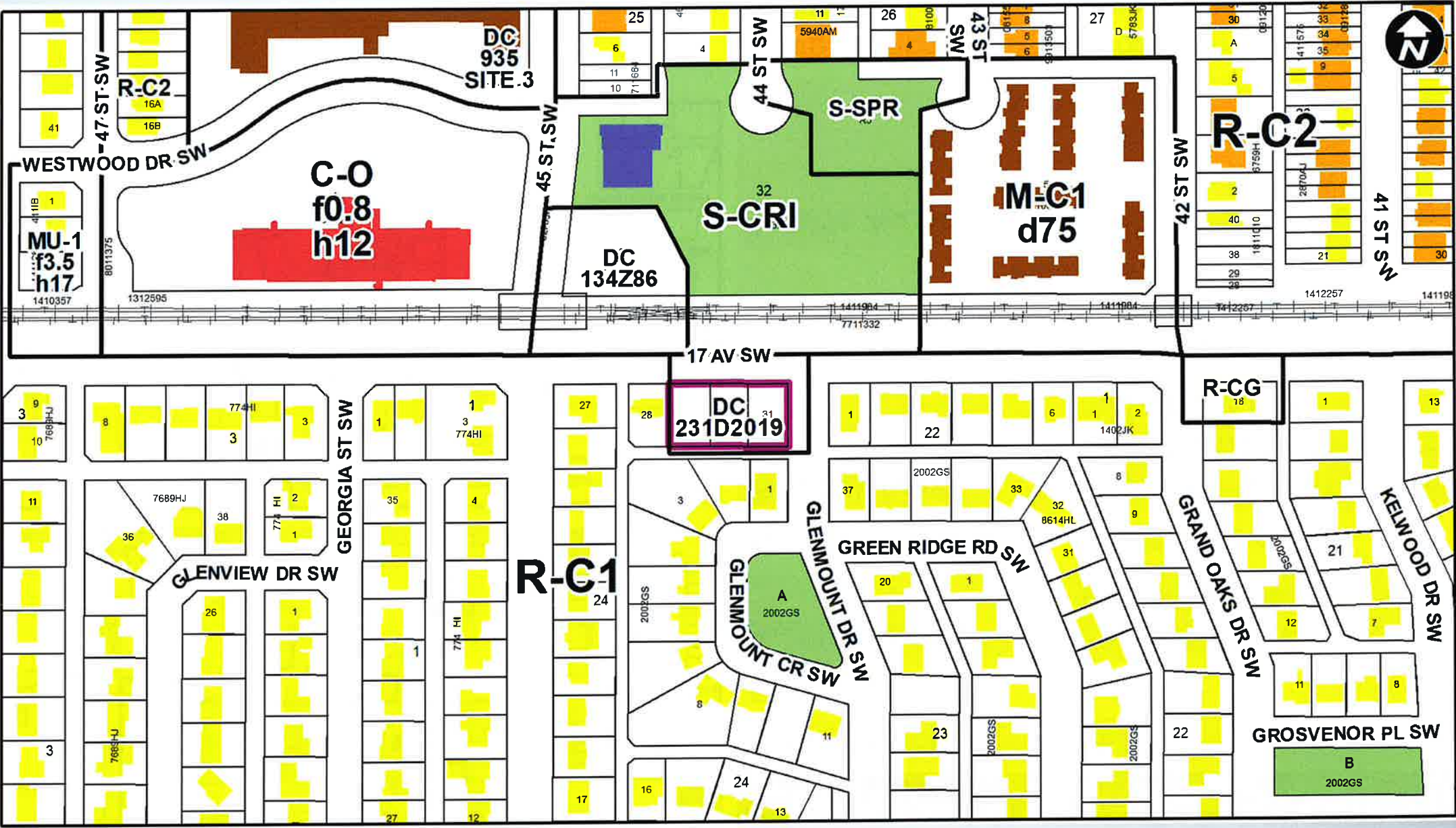
LEGEND

- 600m buffer from LRT station
- LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
- LRT Line**
 - Blue
 - Blue/Red
 - Red
- Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow

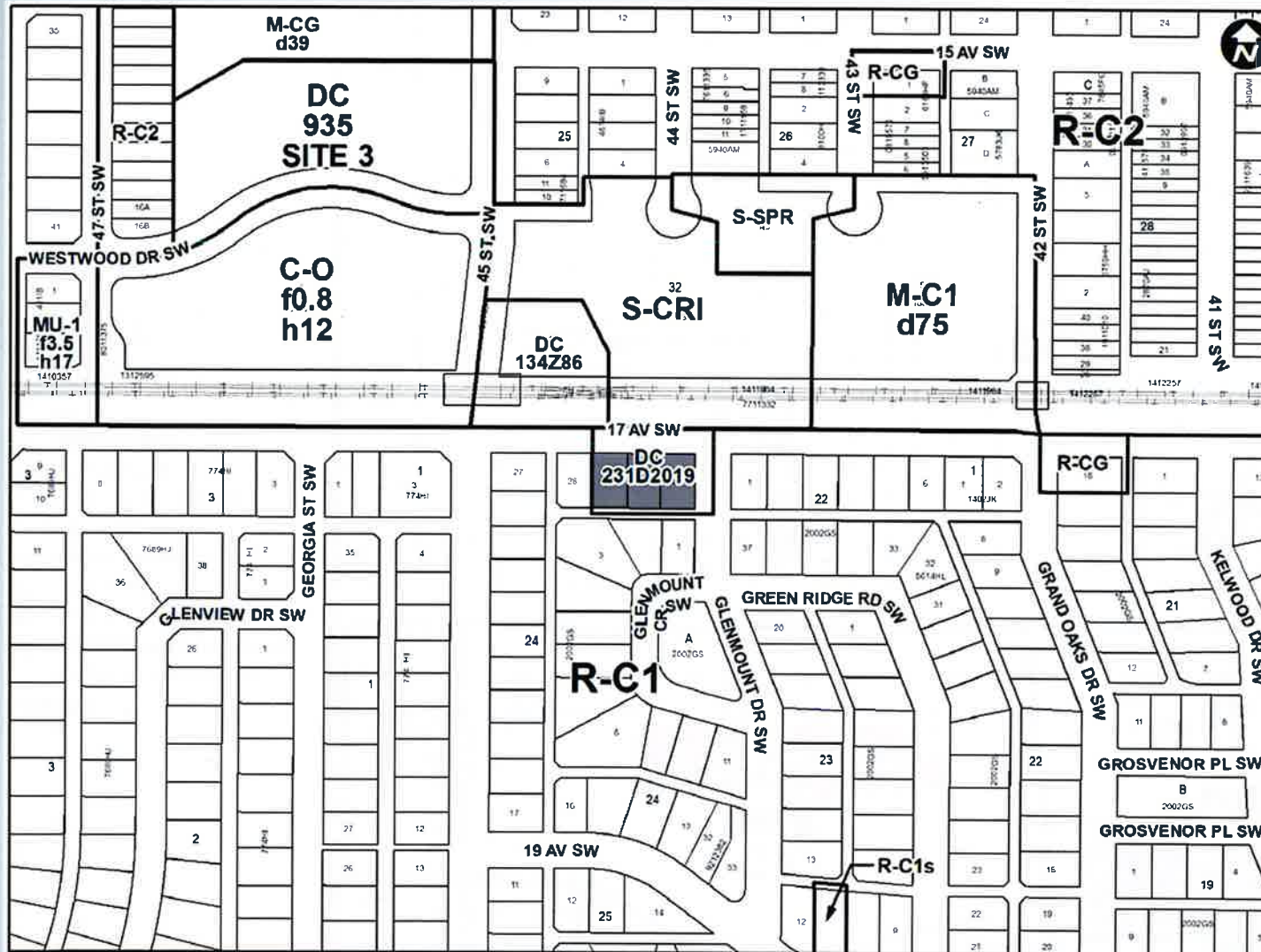


LEGEND
 ○ Bus Stop

Parcel Size:
 0.18 ha
 58 m x 31 m



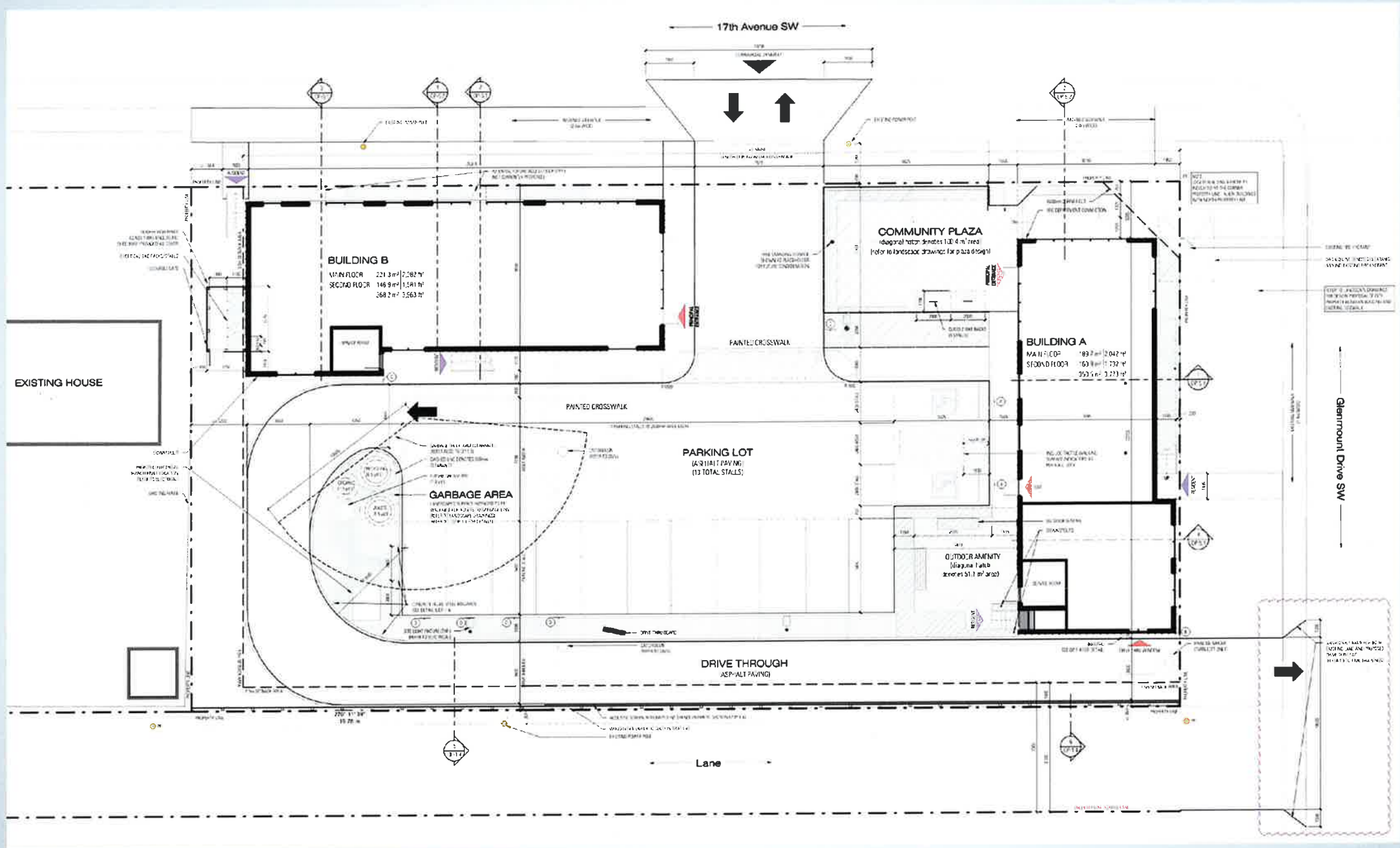
- LEGEND**
- Residential Low Density
 - Residential Medium Density
 - Residential High Density
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary

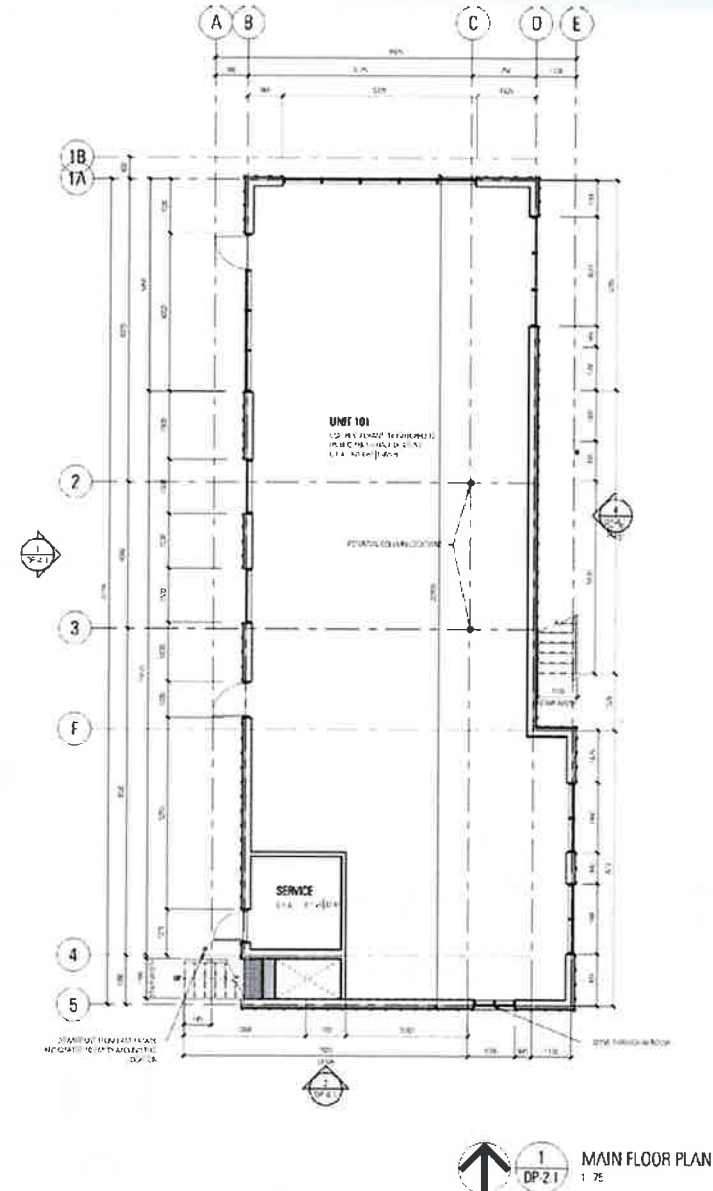
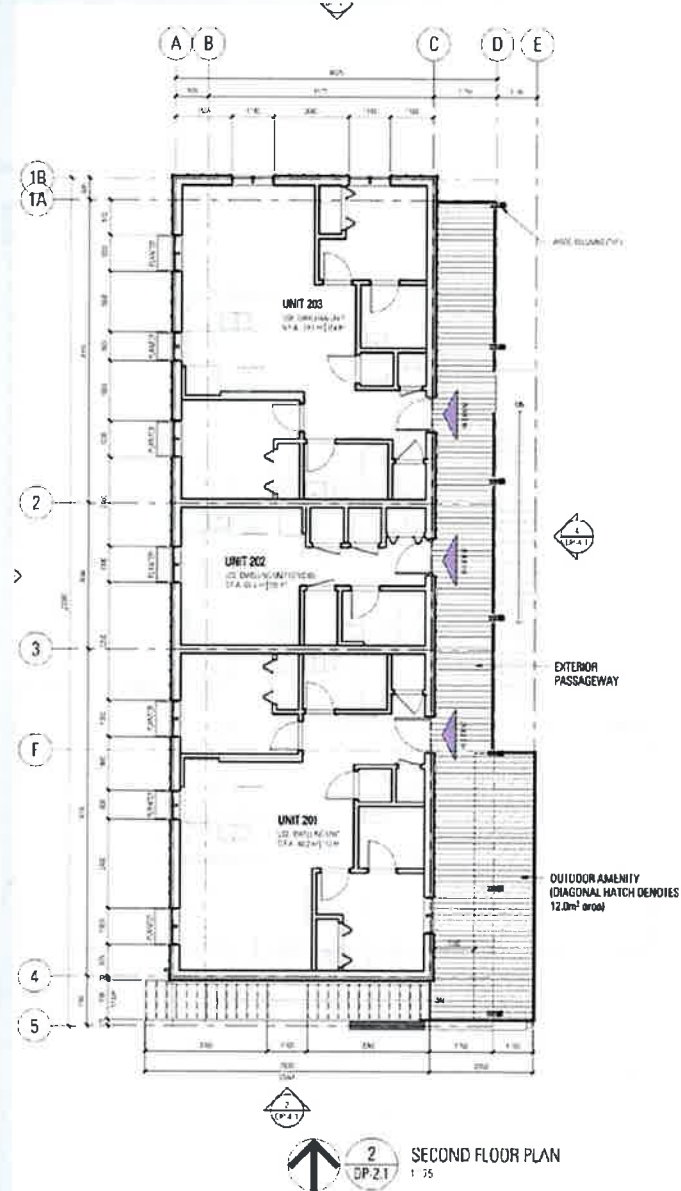


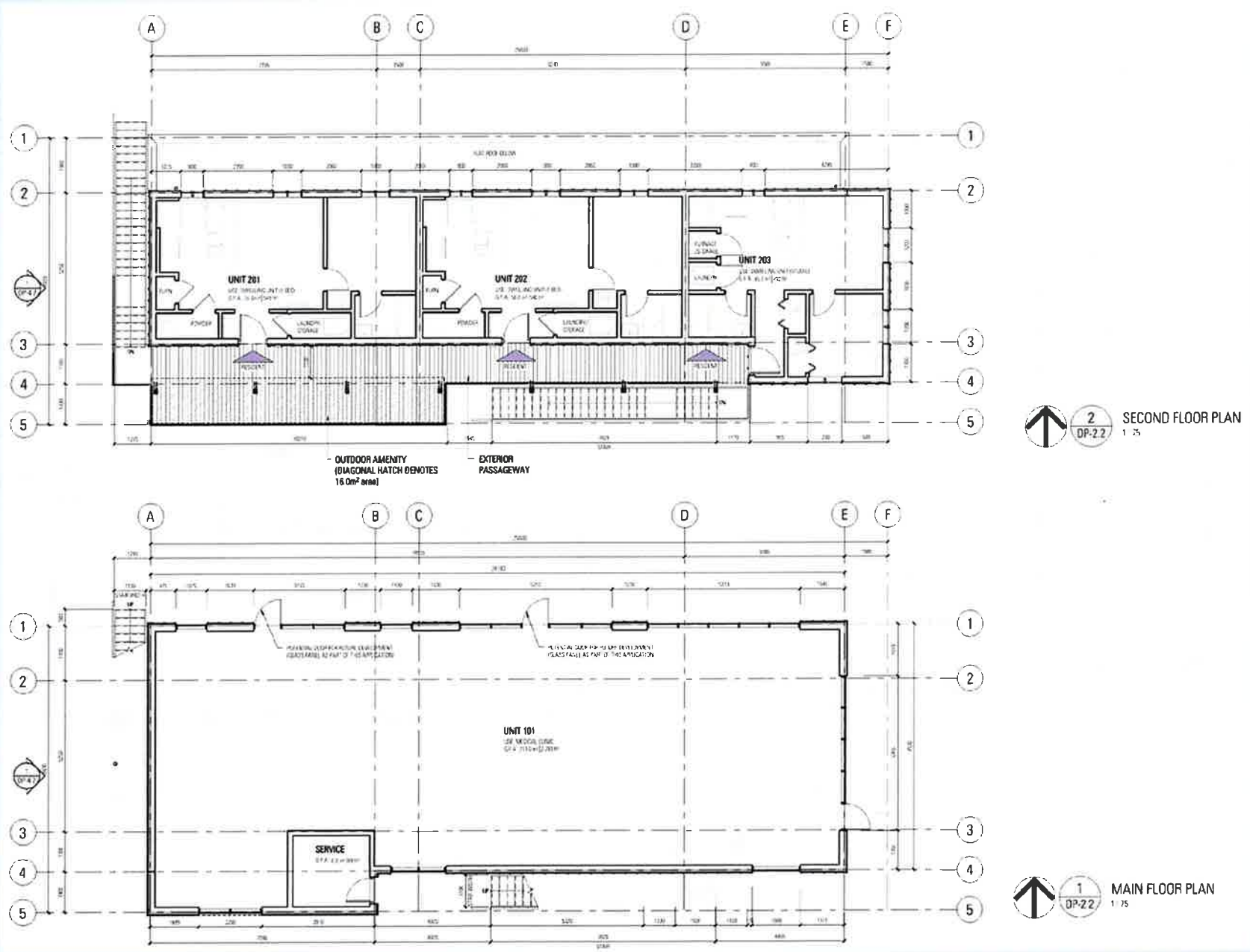
Land Use	DC Direct Control
Base District	M-C1
FAR	2.5
Additional Use	Drive Through (Discretionary)
Height	7.5 m to 11 m
Setback Areas	3 m when shared with R-C1, 0 from the street, 7.5 m from the lane
Facades Facing a Street	80%, reduced to 50% when there is publicly accessible open space.
Vehicle Access	Access may be from the street, no parking stalls between the building and street
Drive Through Rules	Allowed in rear setback area

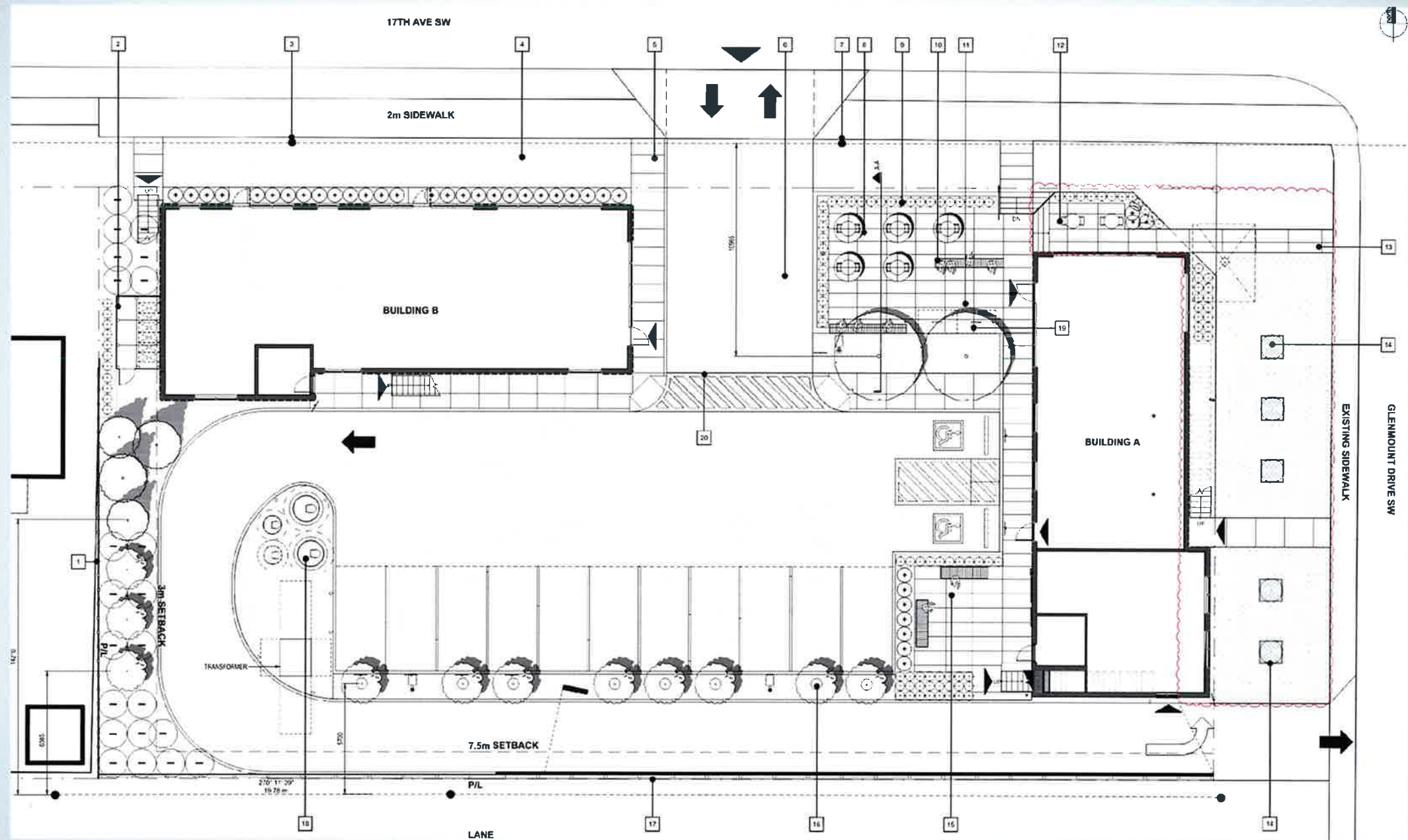
















RECOMMENDATION(S):

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