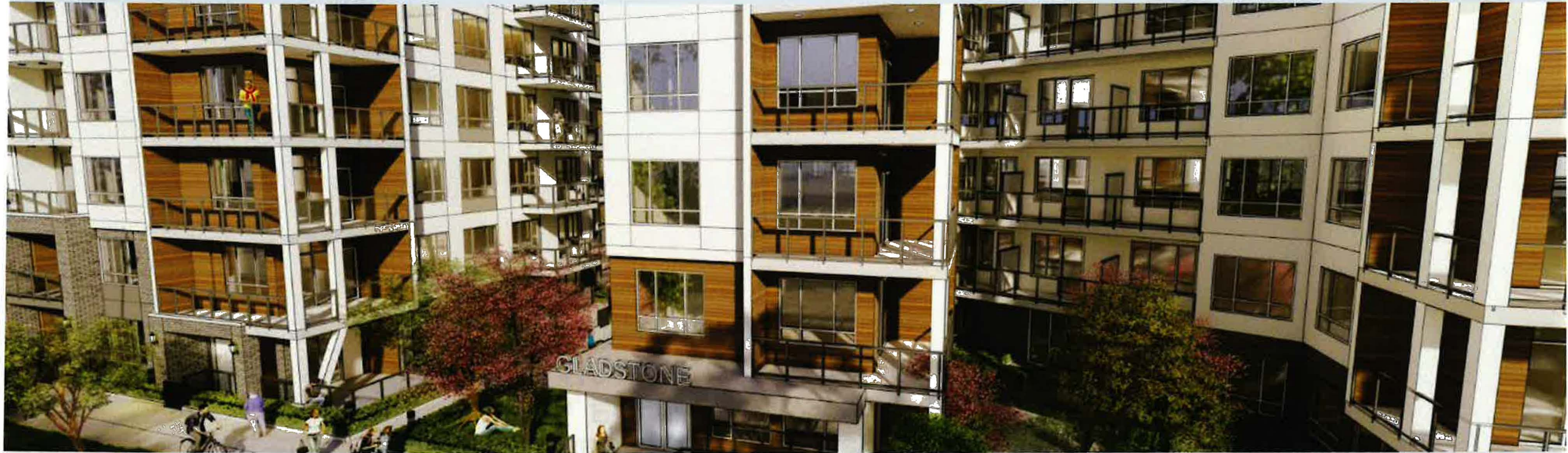




Calgary Planning Commission

Agenda Item: 7.1.1

1



DP2022-06965 Development Proposal

April 6, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

APR 06 2023

ITEM: 7.1.1 CPC2023-0264
Distrib - Presentation
CITY CLERK'S DEPARTMENT

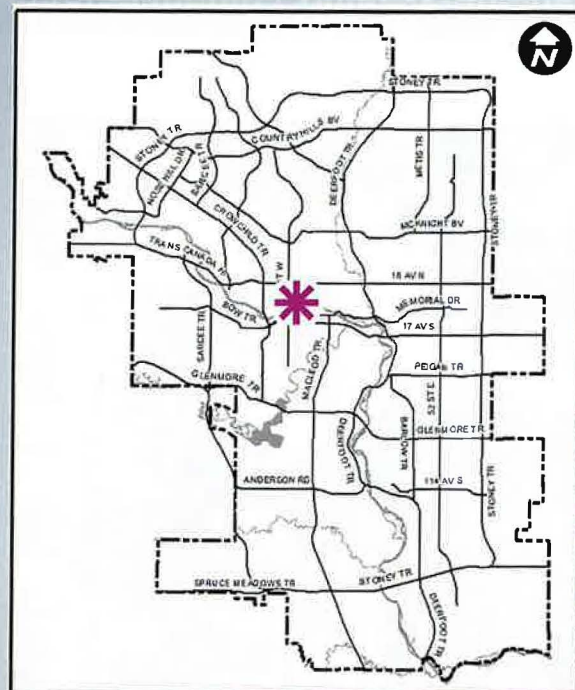
RECOMMENDATION:

That Calgary Planning Commission **APPROVE** Development Permit DP2022-06965 for New: Dwelling Unit (1 building), Exterior Renovation: Retail and Consumer Service (1 building) at 1110, 1114, 1120, 1124 and 1126 Gladstone Road NW (Plan 5609J, Block Q, Lots 19 to 28), with conditions (Attachment 2).



Location Map

3



LEGEND

600m buffer from LRT station

LRT Stations

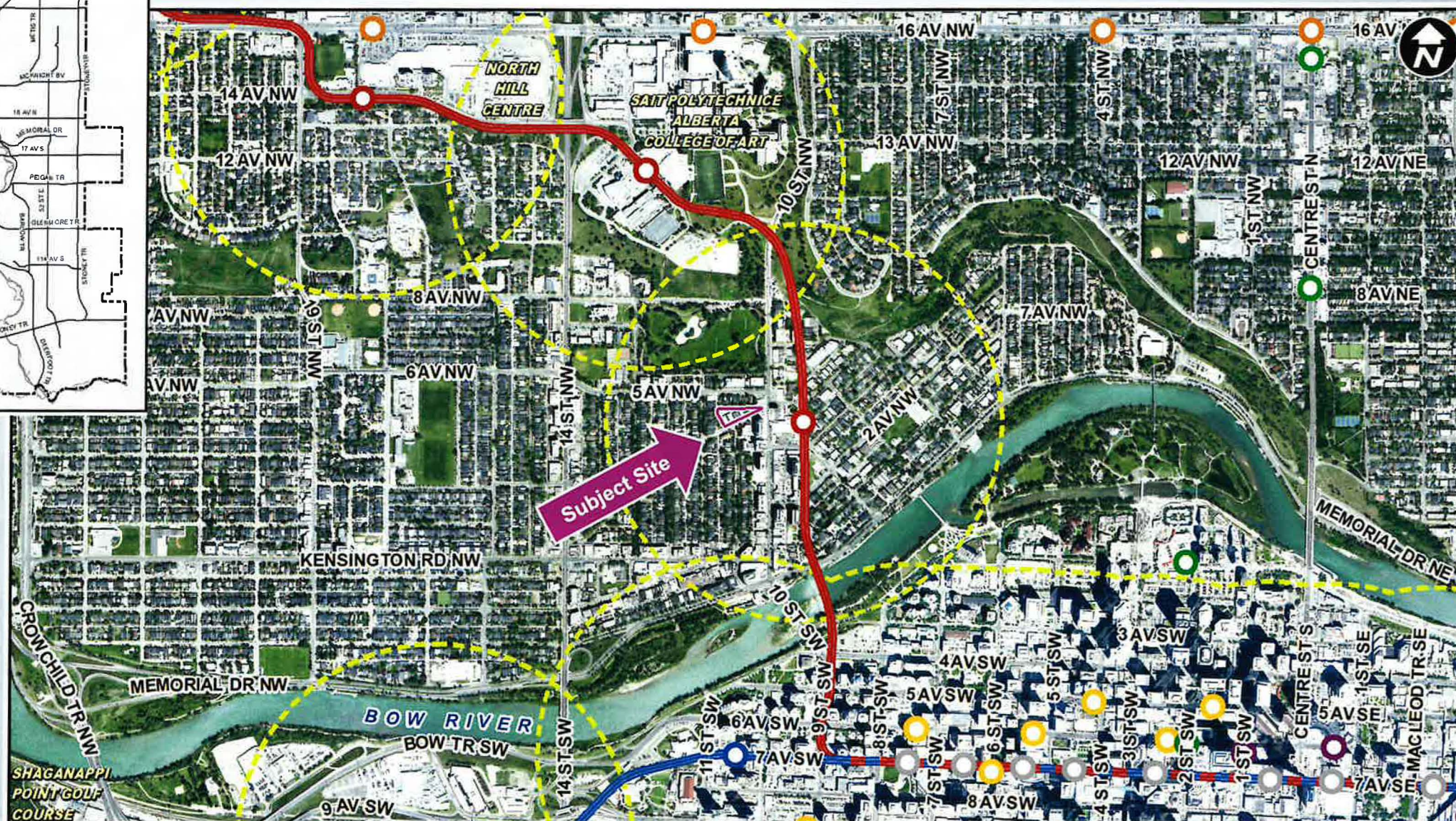
Blue
Downtown
Red
Green (Future)

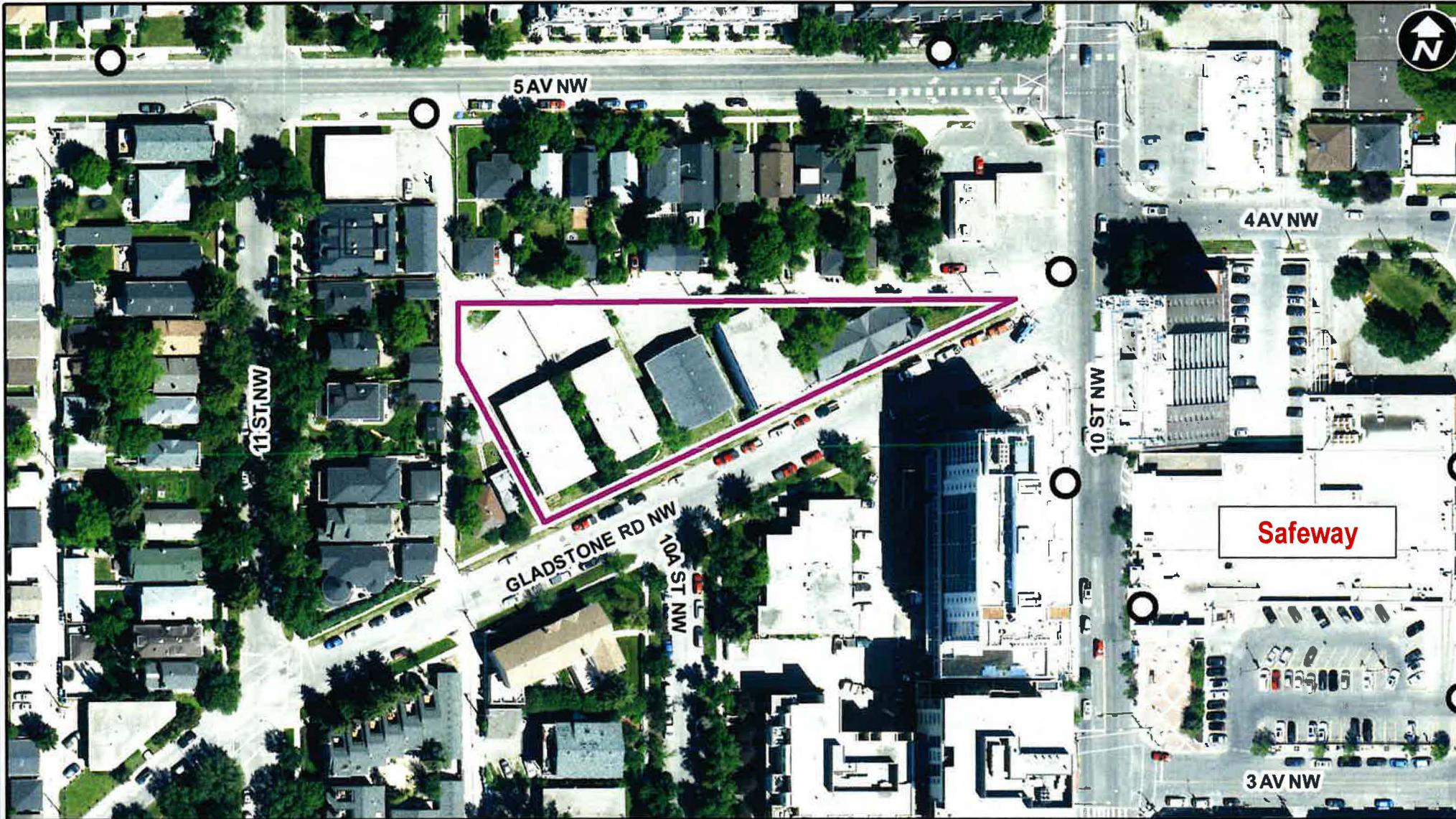
LRT Line

Blue
Blue/Red
Red

Max BRT Stops

Orange
Purple
Teal
Yellow



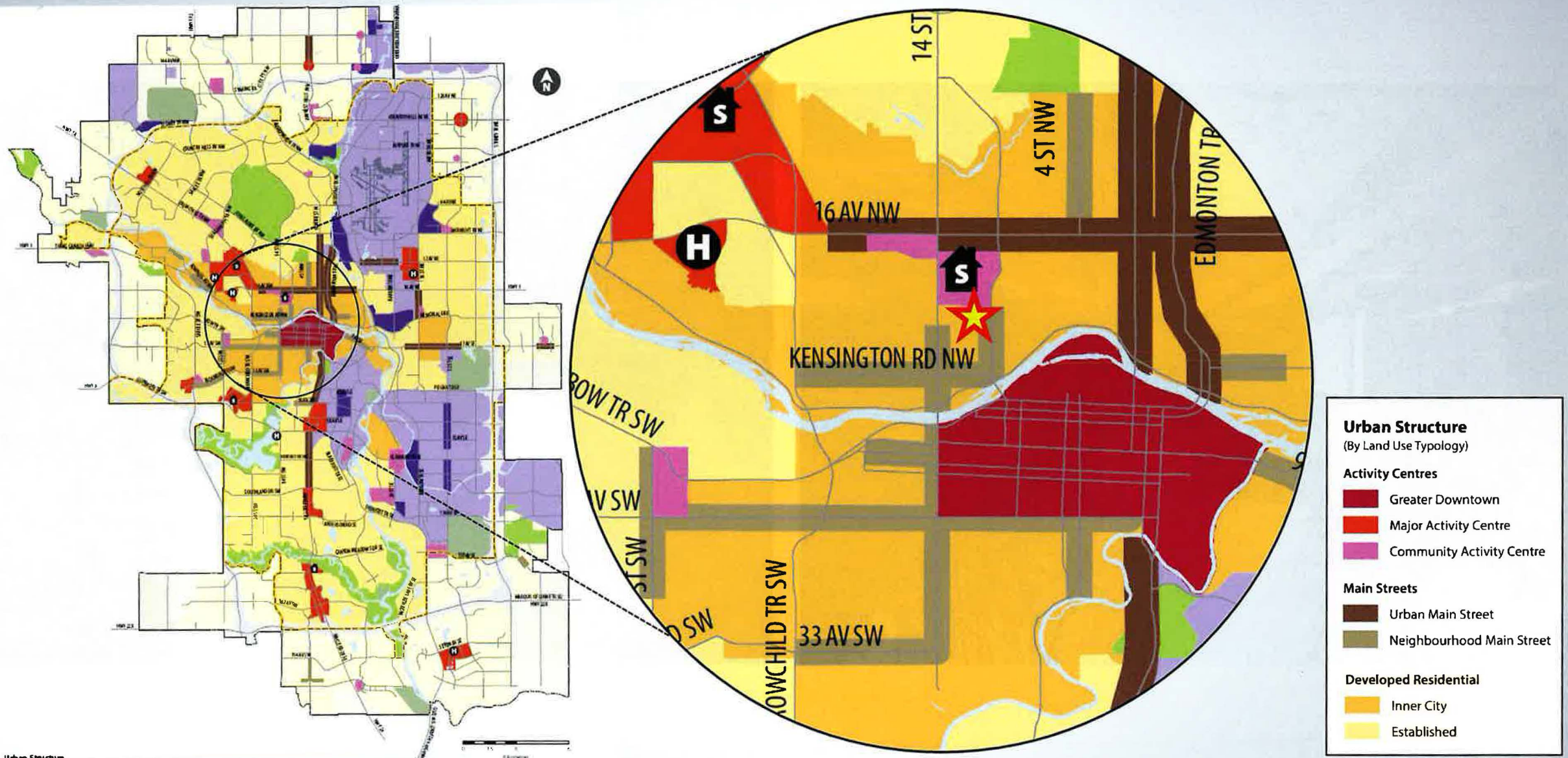


○ Bus Stop

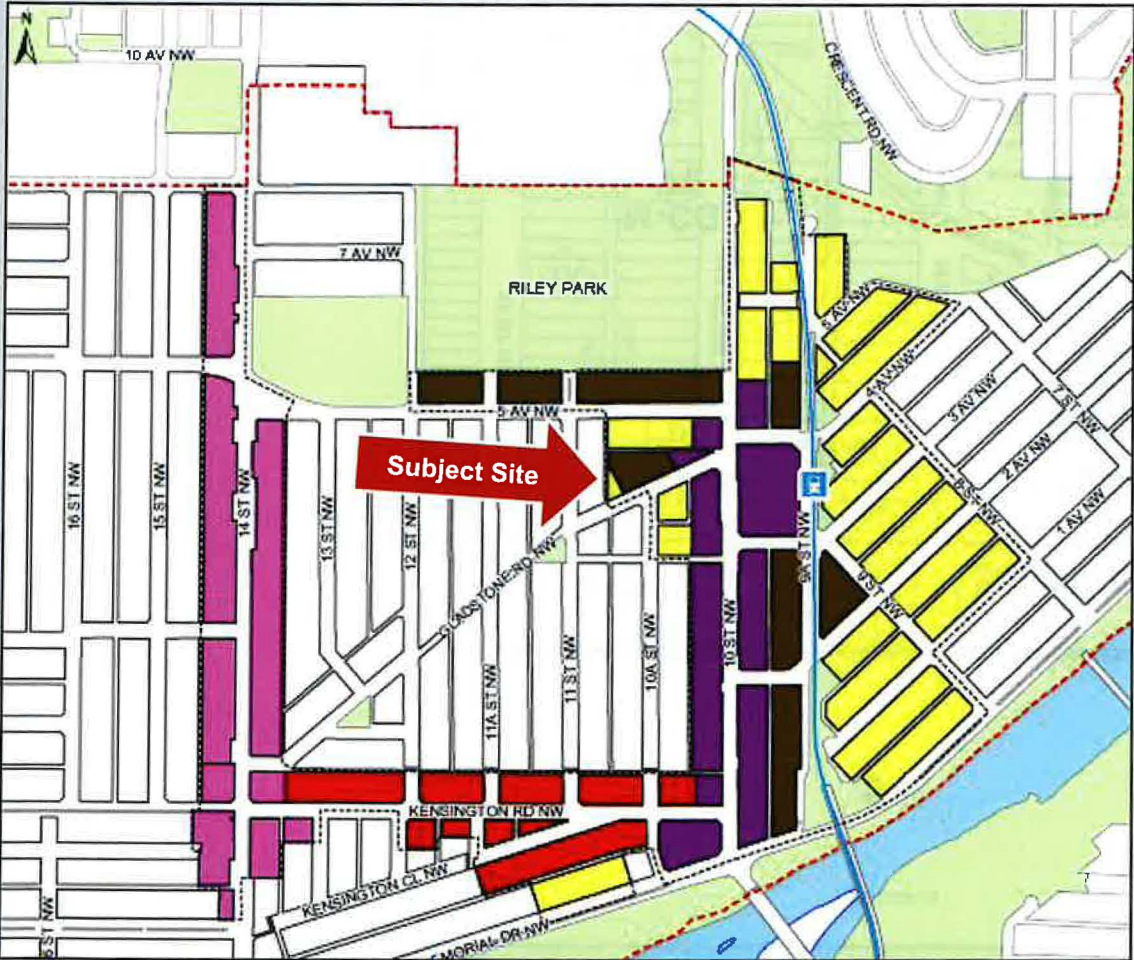
Parcel Size:
0.37 ha



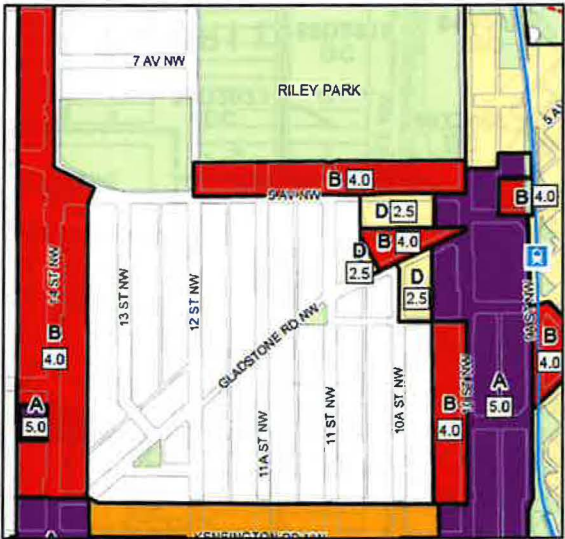




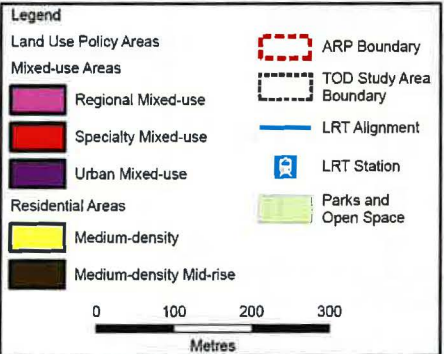
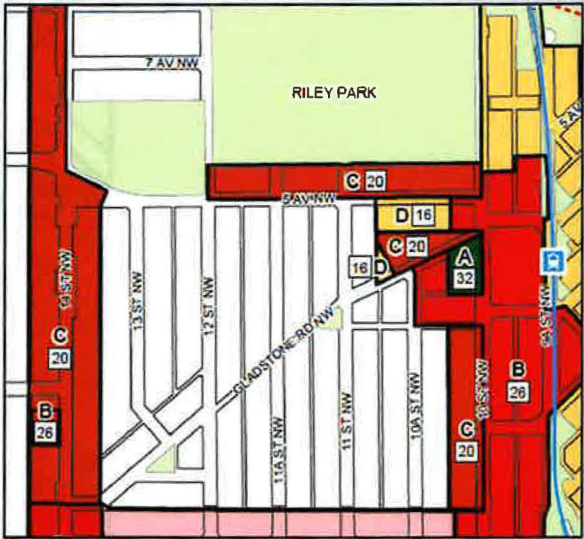
Map 3.1 Land Use Policy Areas



Map 3.2 Maximum Densities



Map 3.3 Building Heights



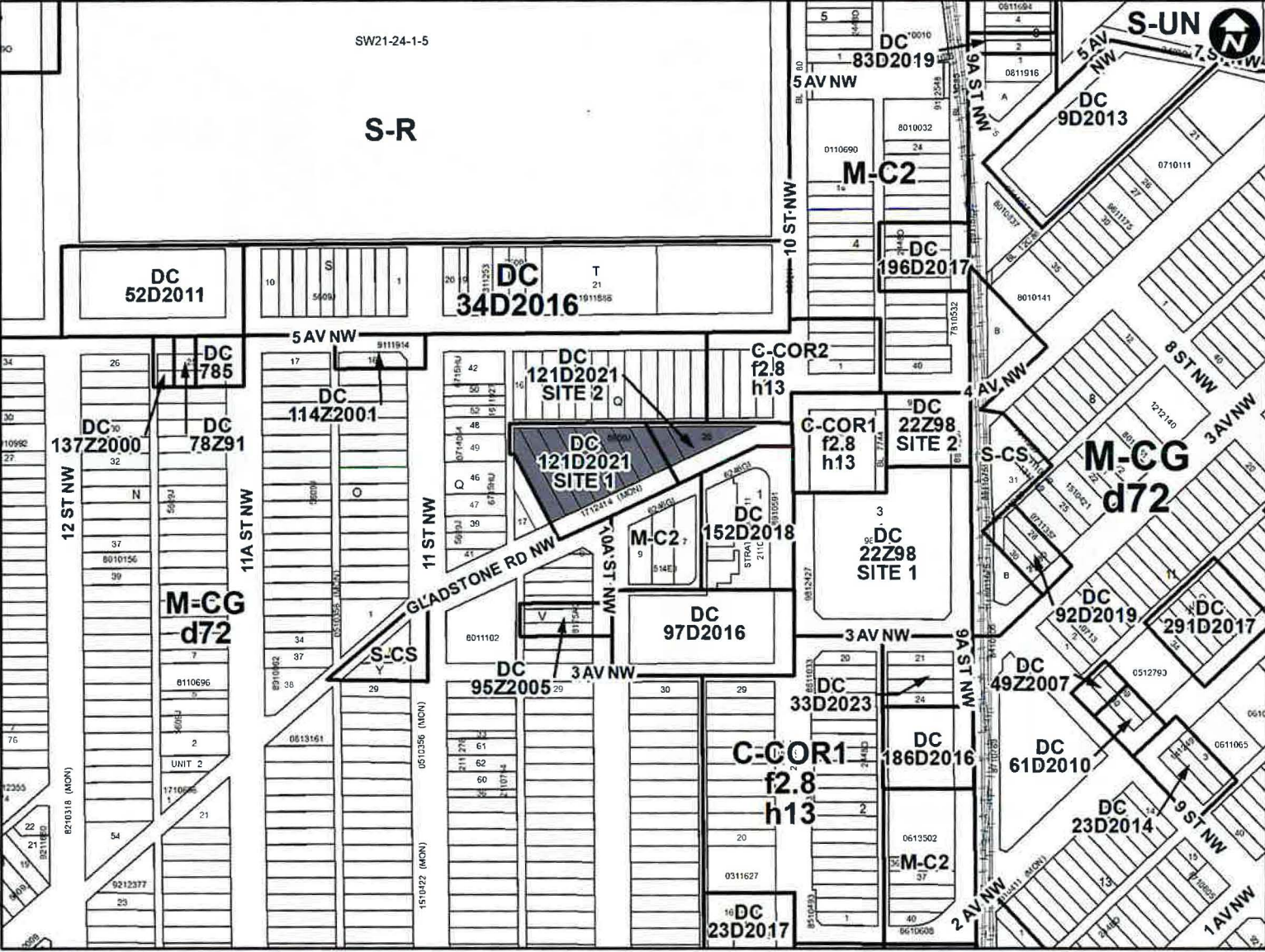
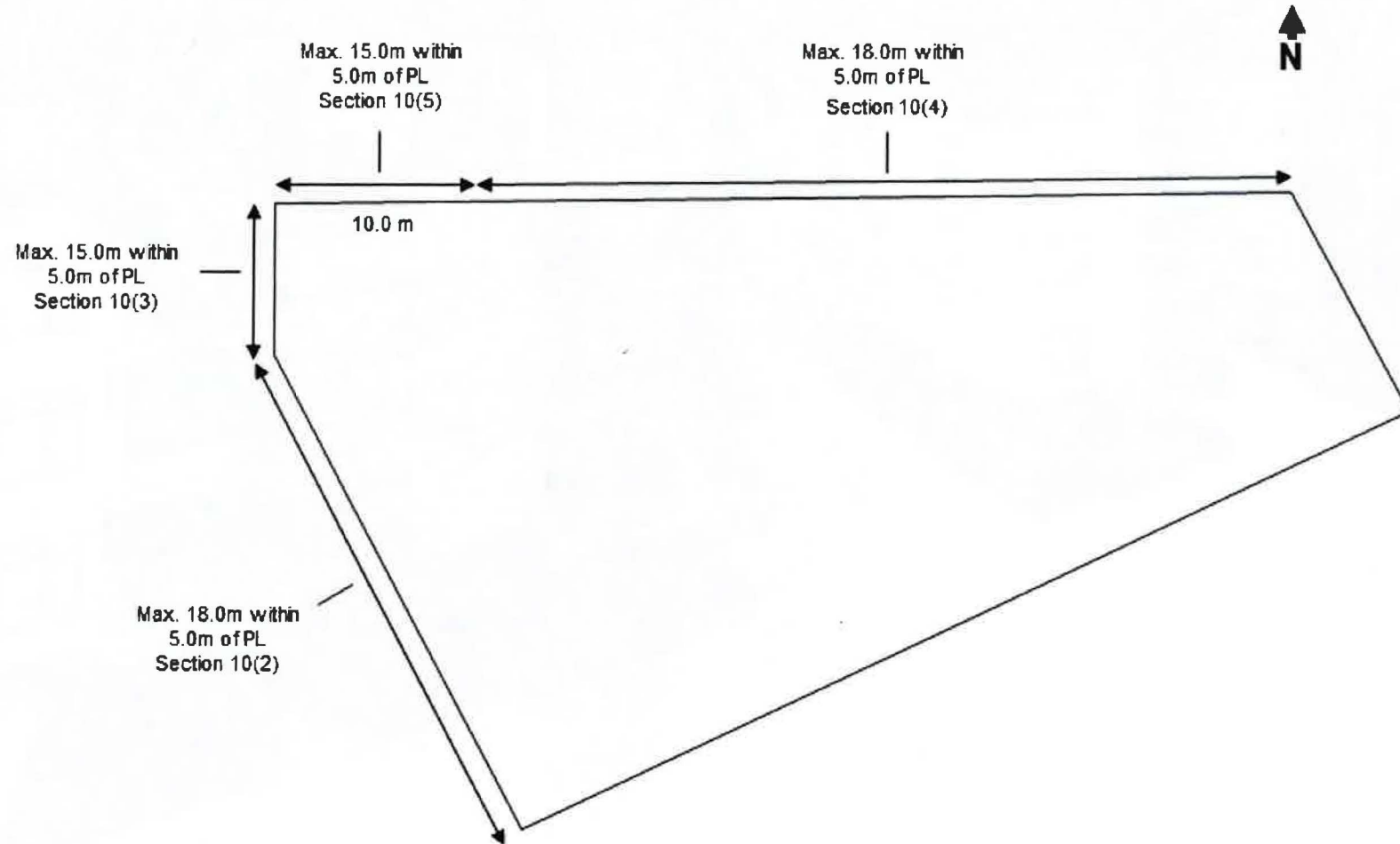
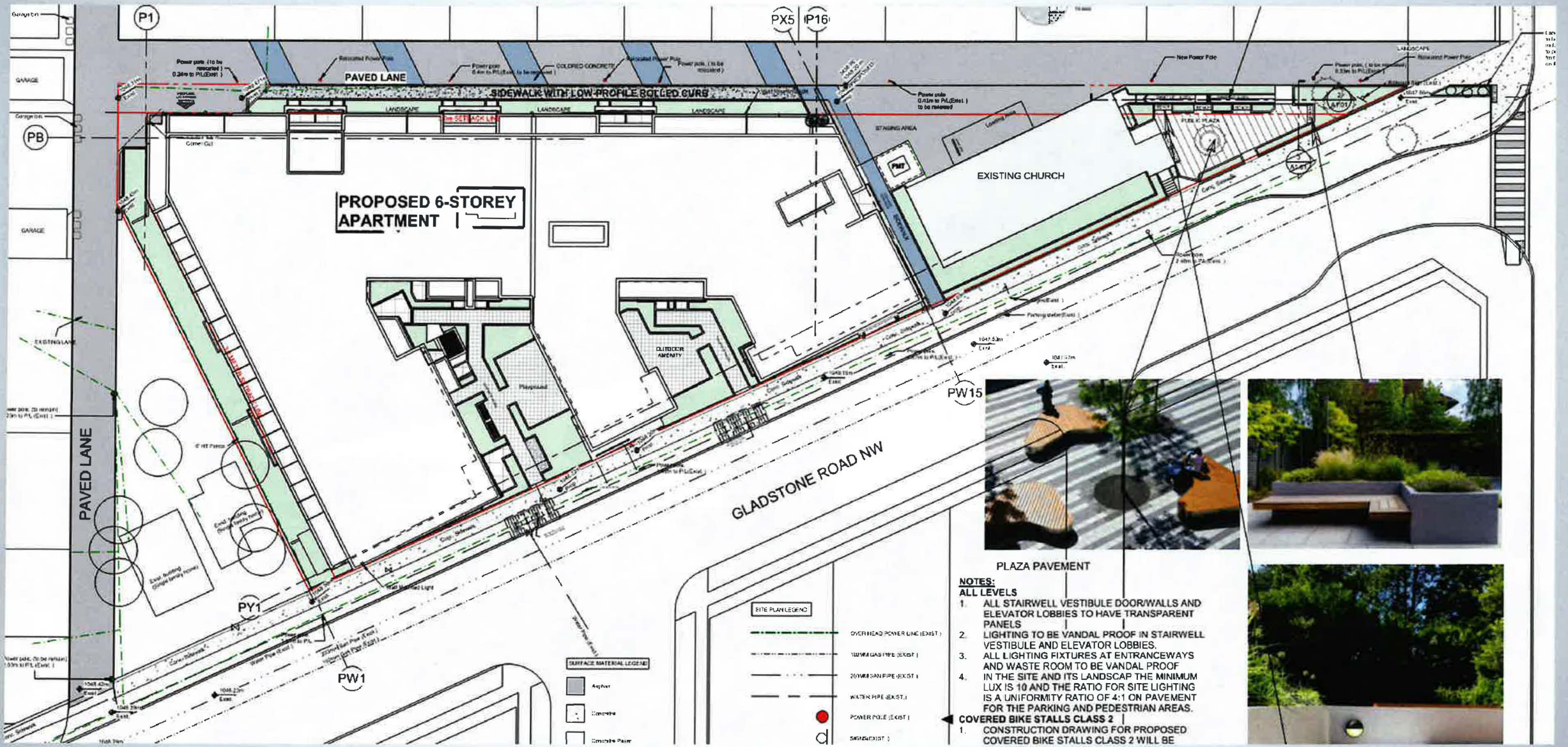


Illustration 1: Building Height in subsections 10(2), 10(3), 10(4) and 10(5)



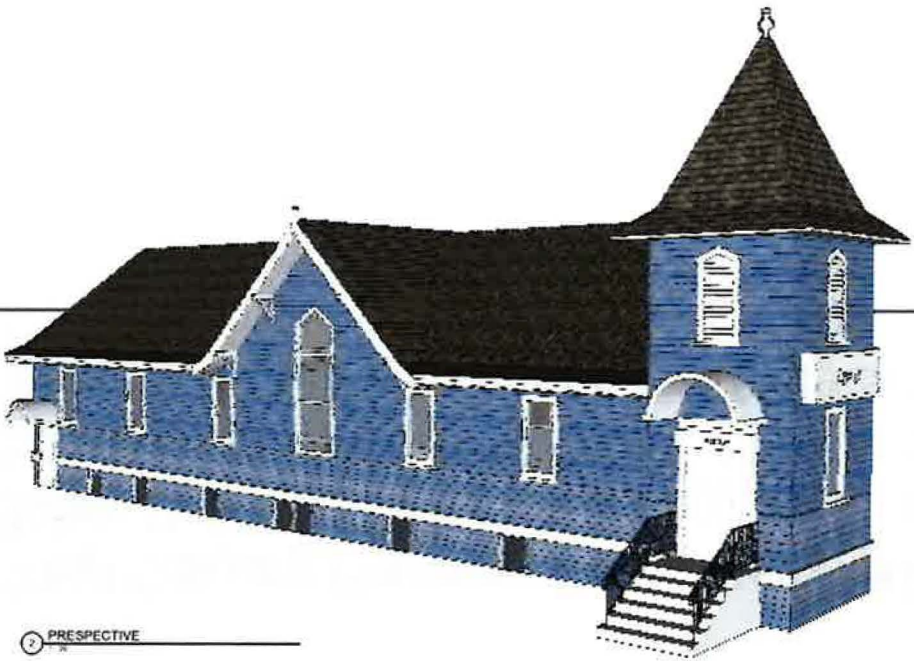












RECOMMENDATION:

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Supplementary Slides

View from Gladstone Road (East Elevation) 20



Plaza – Plan View 21



23





Floor Plan: Floor 2 25



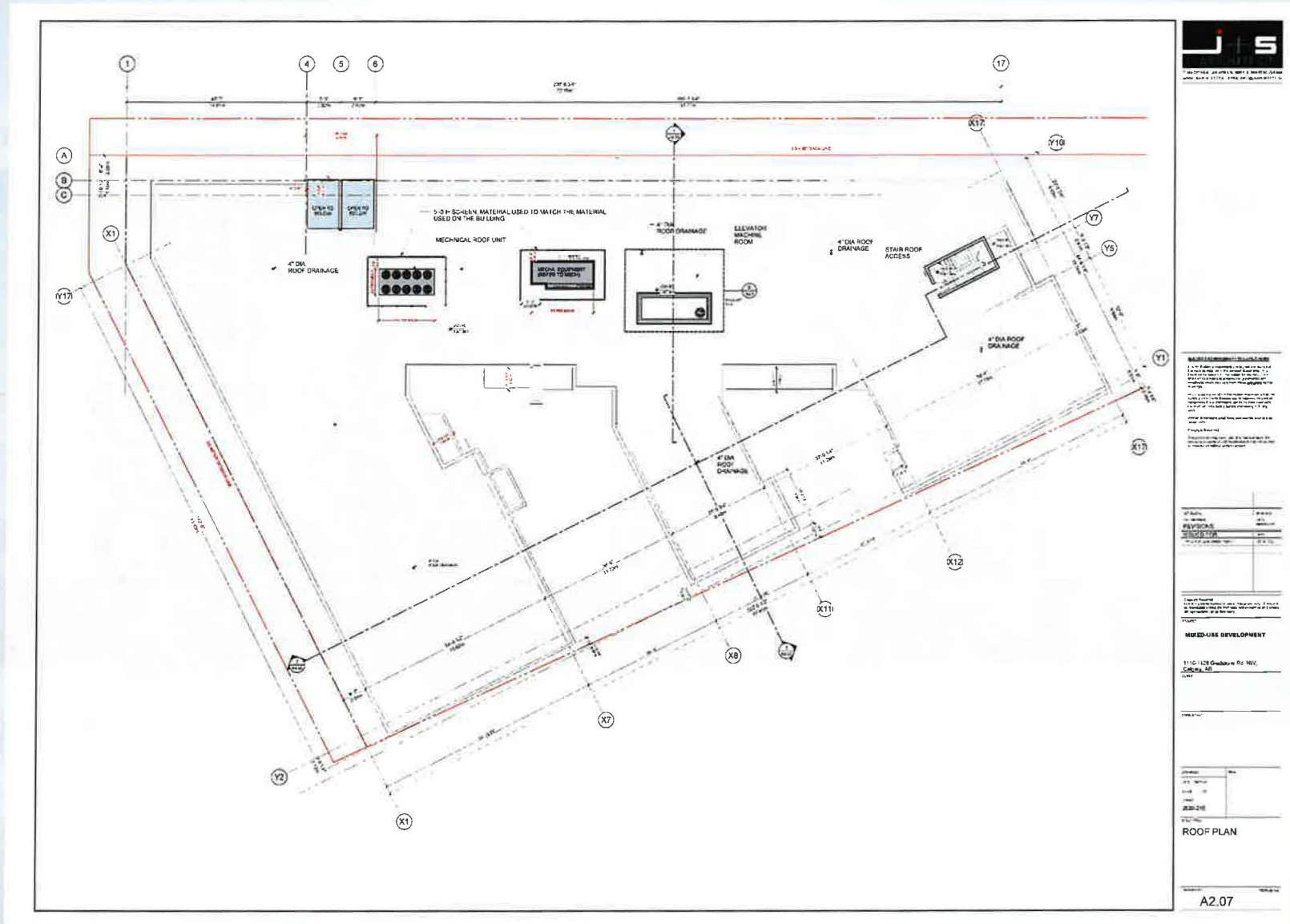
Floor Plan: Floors 3-4 26







Roof Plan 29



30

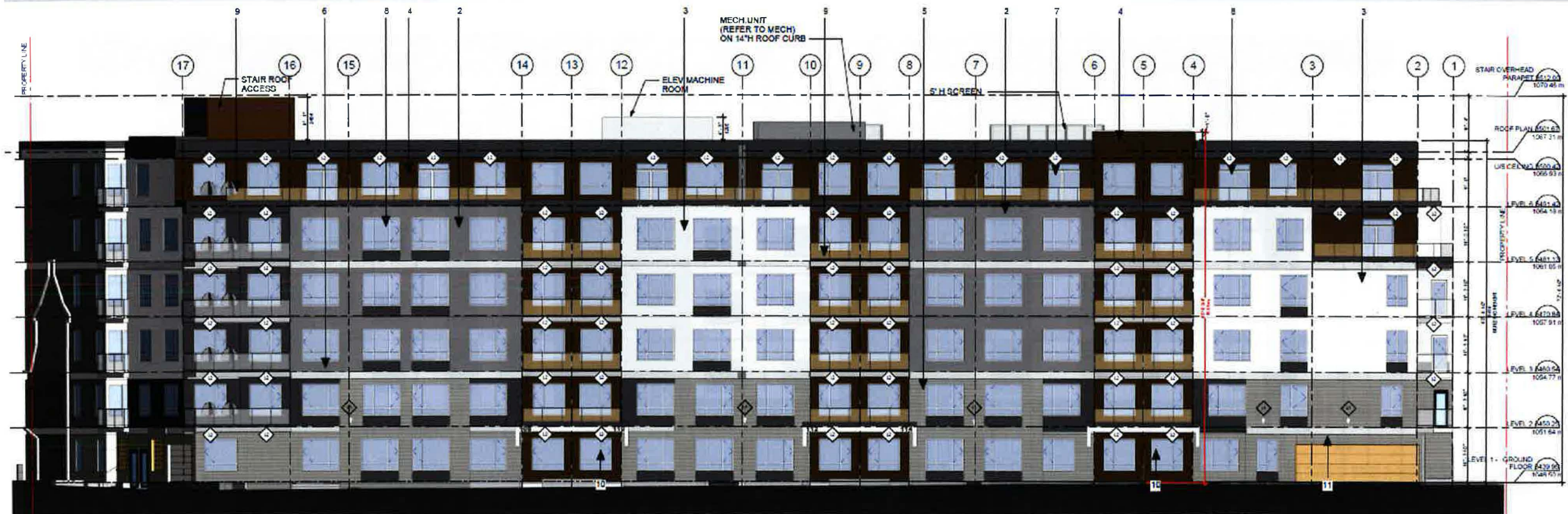


Building Elevations: West 31



5 WEST ELEVATION.
1/8" = 1'-0"

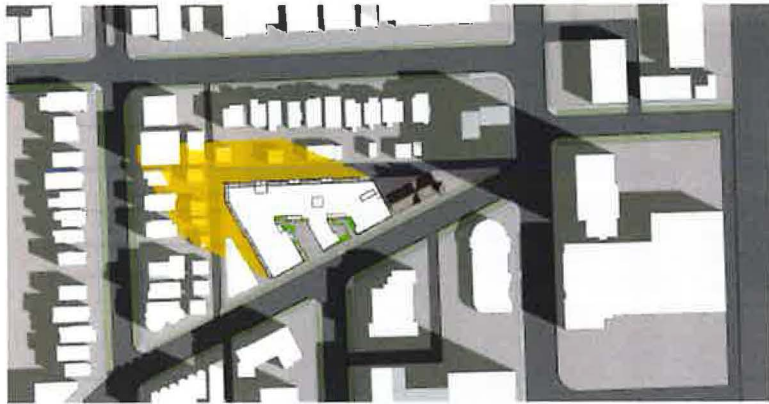
Building Elevations: North 32



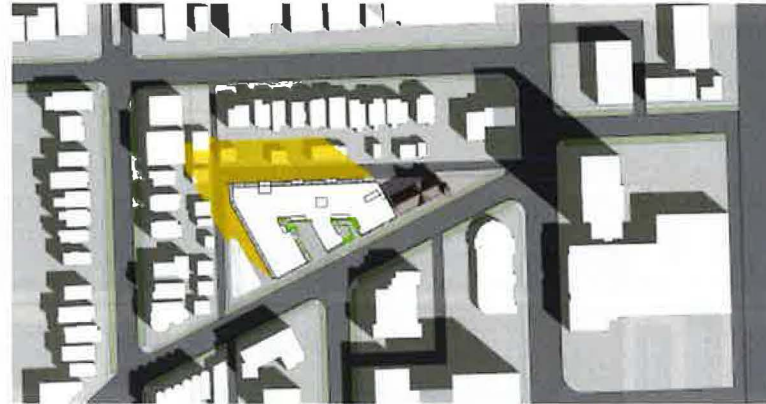
3 NORTH ELEVATION.
1/8" = 1'-0"

Building Elevations: East 33





MARCH/SEPT. 21-10:00AM



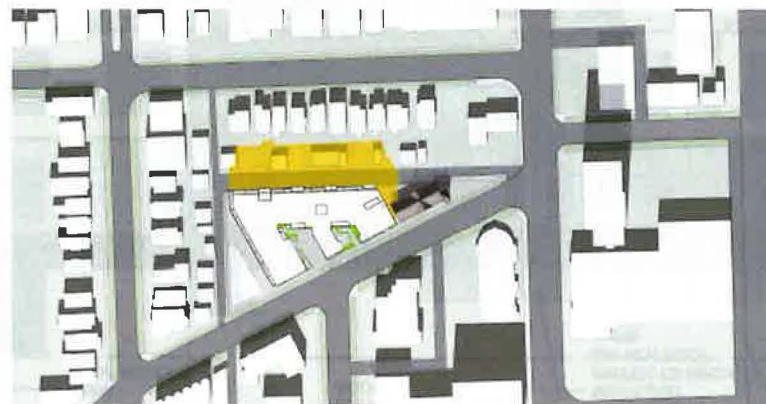
MARCH/SEPT. 21-11:00AM



MARCH/SEPT. 21-12:00PM



MARCH/SEPT. 21-1:00PM



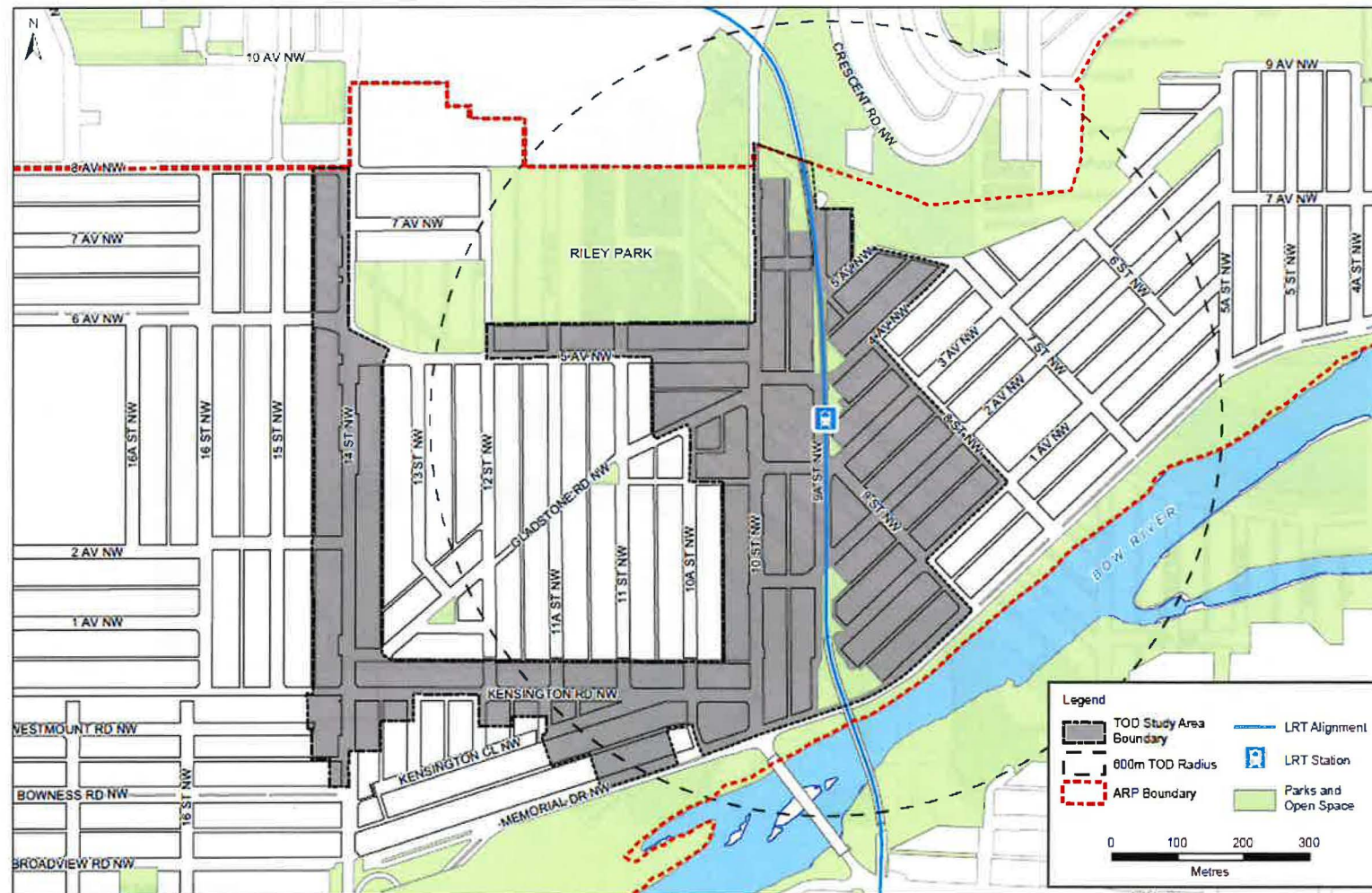
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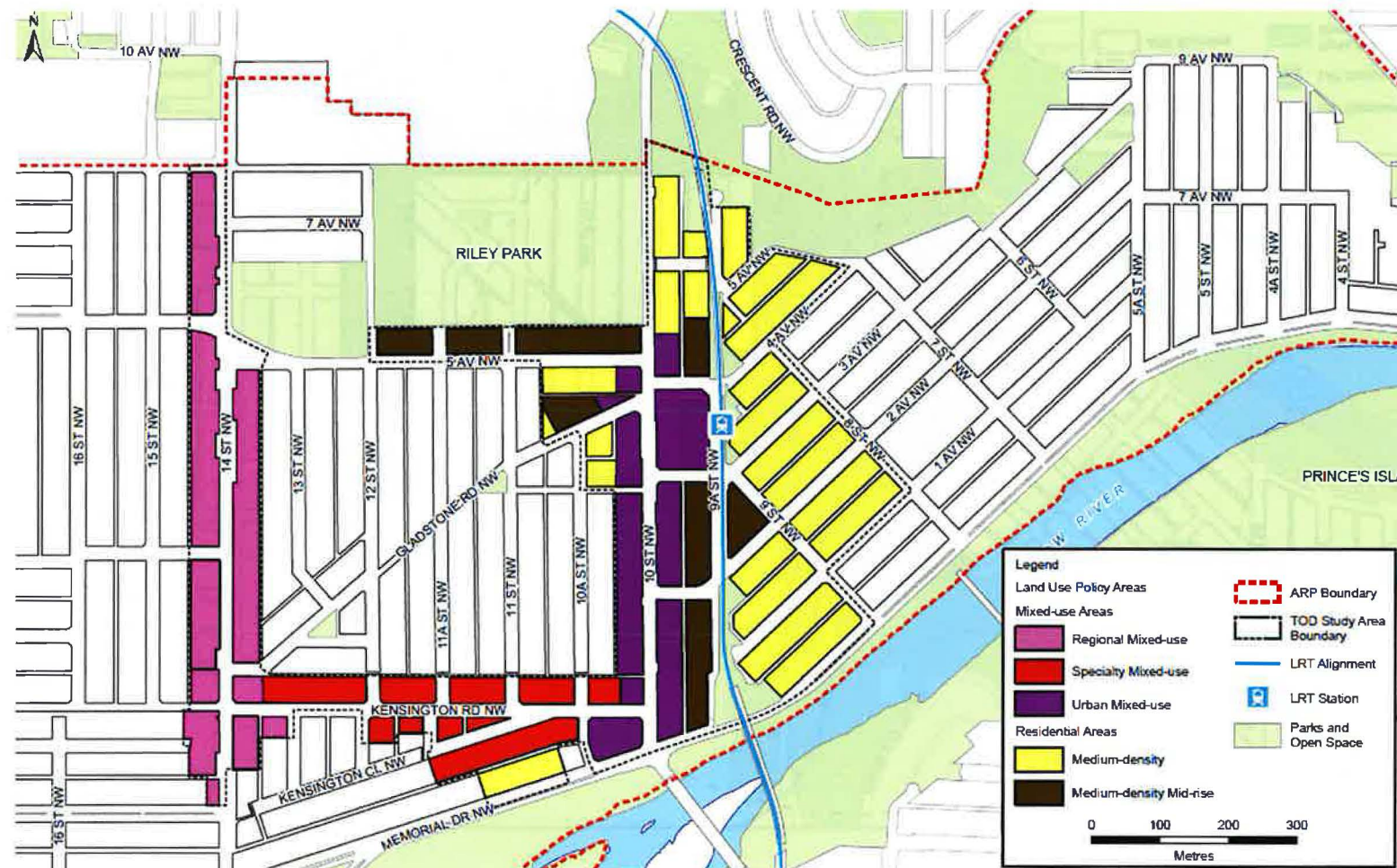
MARCH/SEPT. 21-3:00PM

Map 1.1 TOD Study Area

Approved: 19P87
Amended: 6P2016

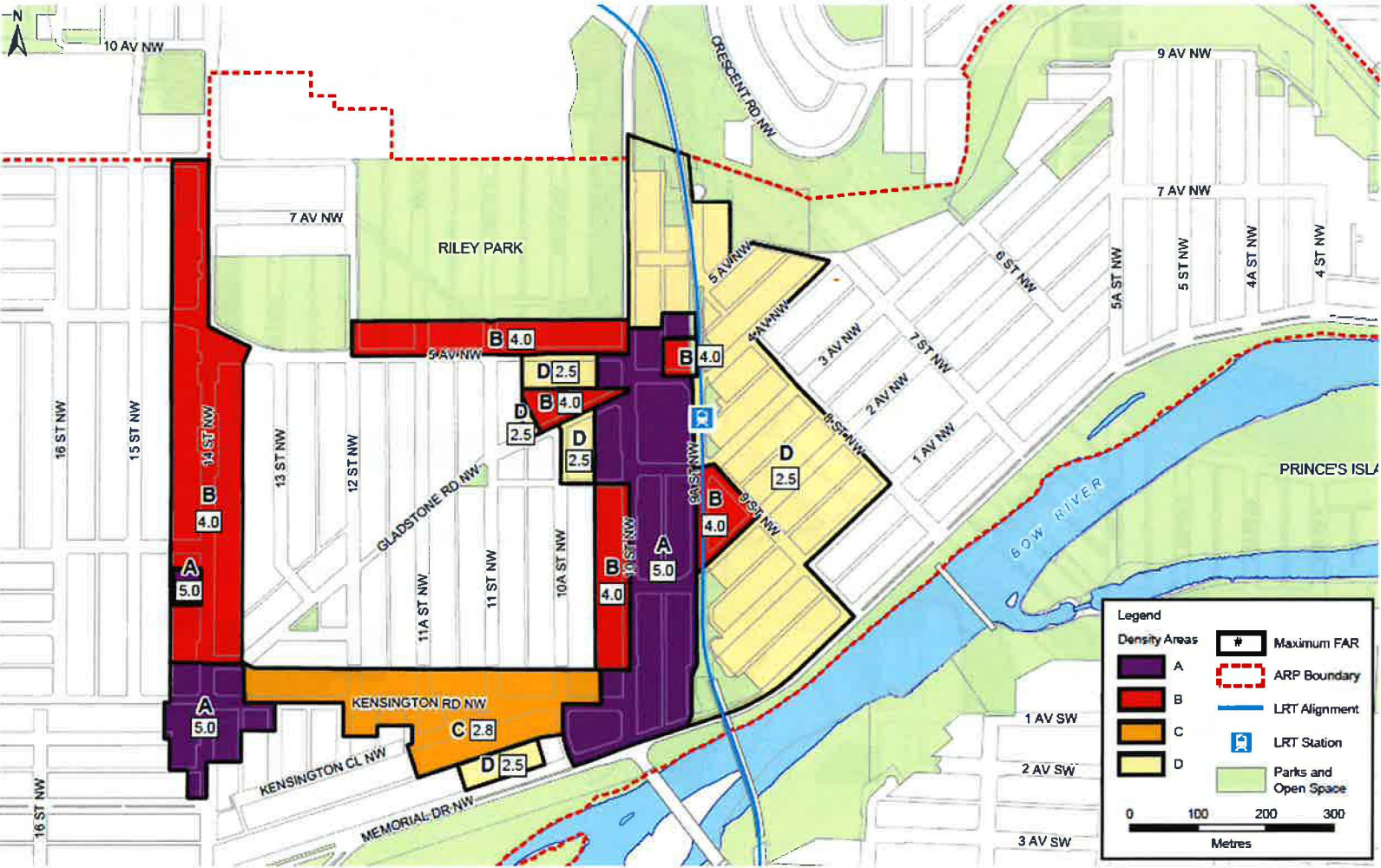


Approved: 19P87
Amended: 43P2021



Map 3.2 Maximum Densities

Approved: 19P87
Amended: 43P2021



Map 3.3 Building Heights

Approved: 19P87
Amended: 43P2021

