

Calgary Planning Commission

Agenda Item: 7.1.1

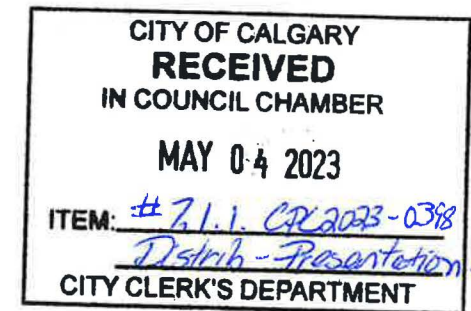
1



DP2022-03777 / CPC2023-0398 Development Proposal

May 4, 2023

ISC: Unrestricted



RECOMMENDATION:

That Calgary Planning Commission **APPROVE** Development Permit DP2022-03777 for New: Multi-Residential Development (1 building) located at 106 – 14 Avenue SE (Plan C, Block 99, Lot 37 and 38), with conditions (Attachment 2).

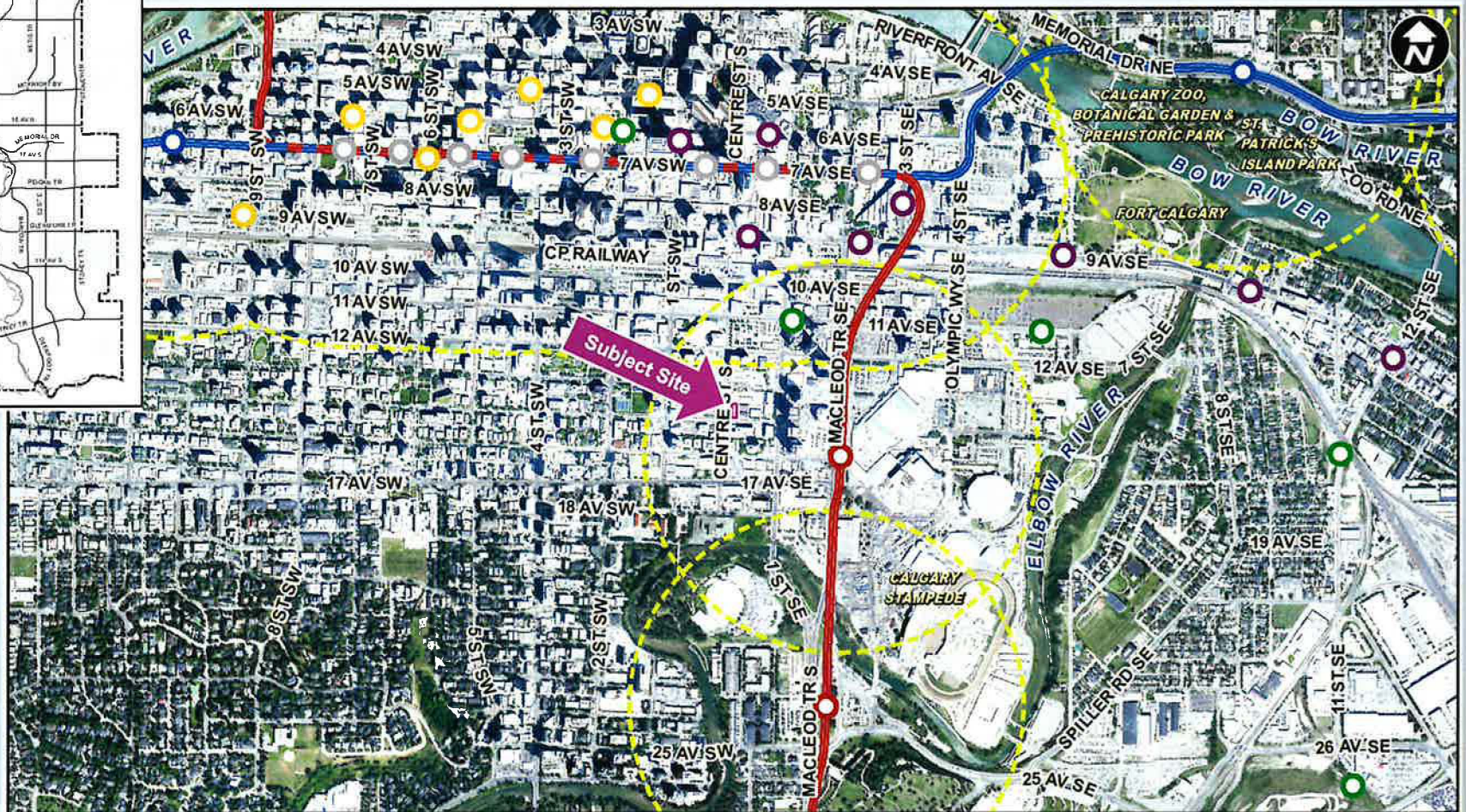
Location Maps

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



Location Map 4



○ Bus Stop

Parcel Size:

0.065 ha
15.2m x 42.7m

Existing Land Use Map 5





Overview 7

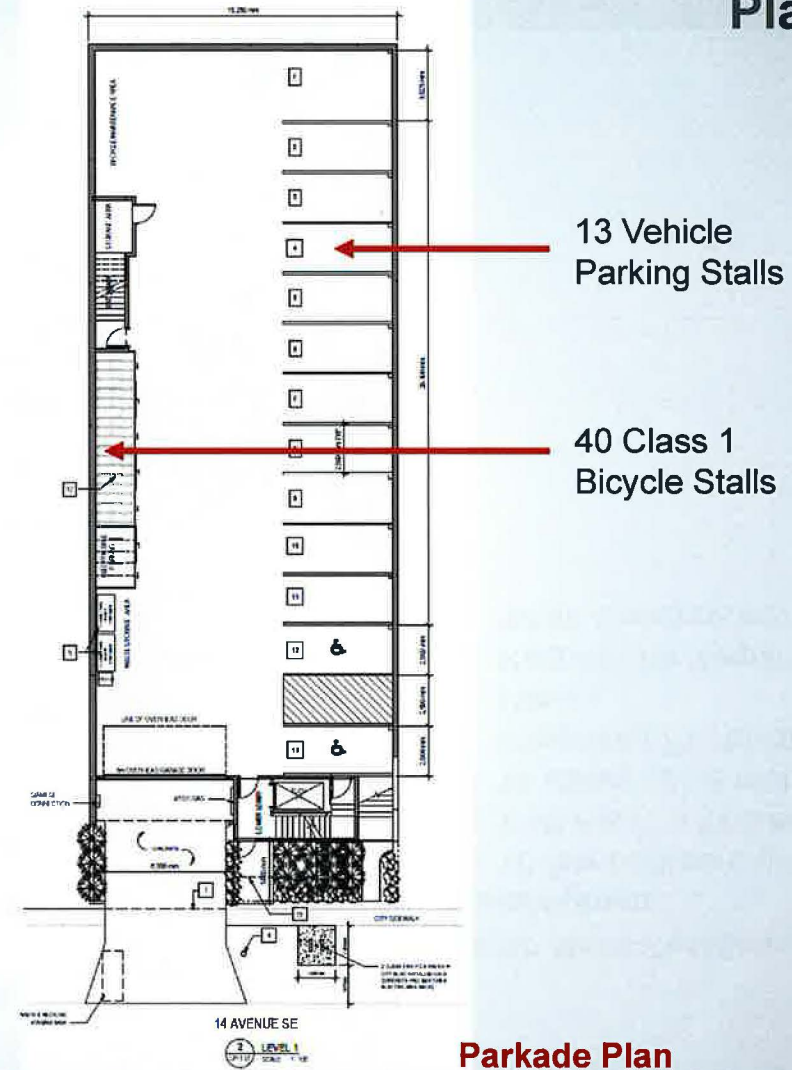
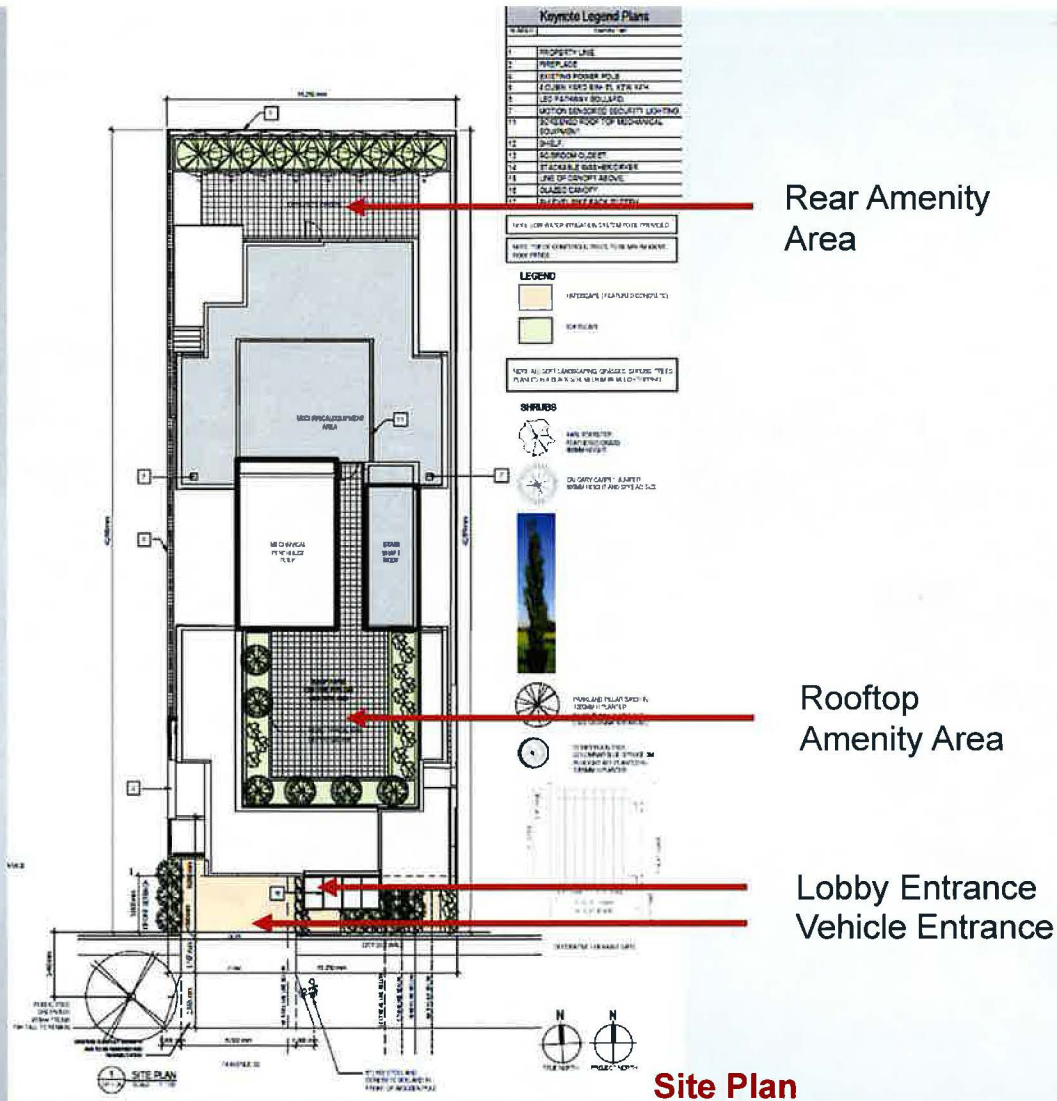
NEW: Multi-Residential Development

- 18 five-bedroom units
- 7.00 F.A.R w/bonusing
- 11 storey (37.9 metre)
- Integrated Photovoltaic Panels
- Relaxations Required
- "Multi-Generational Housing"

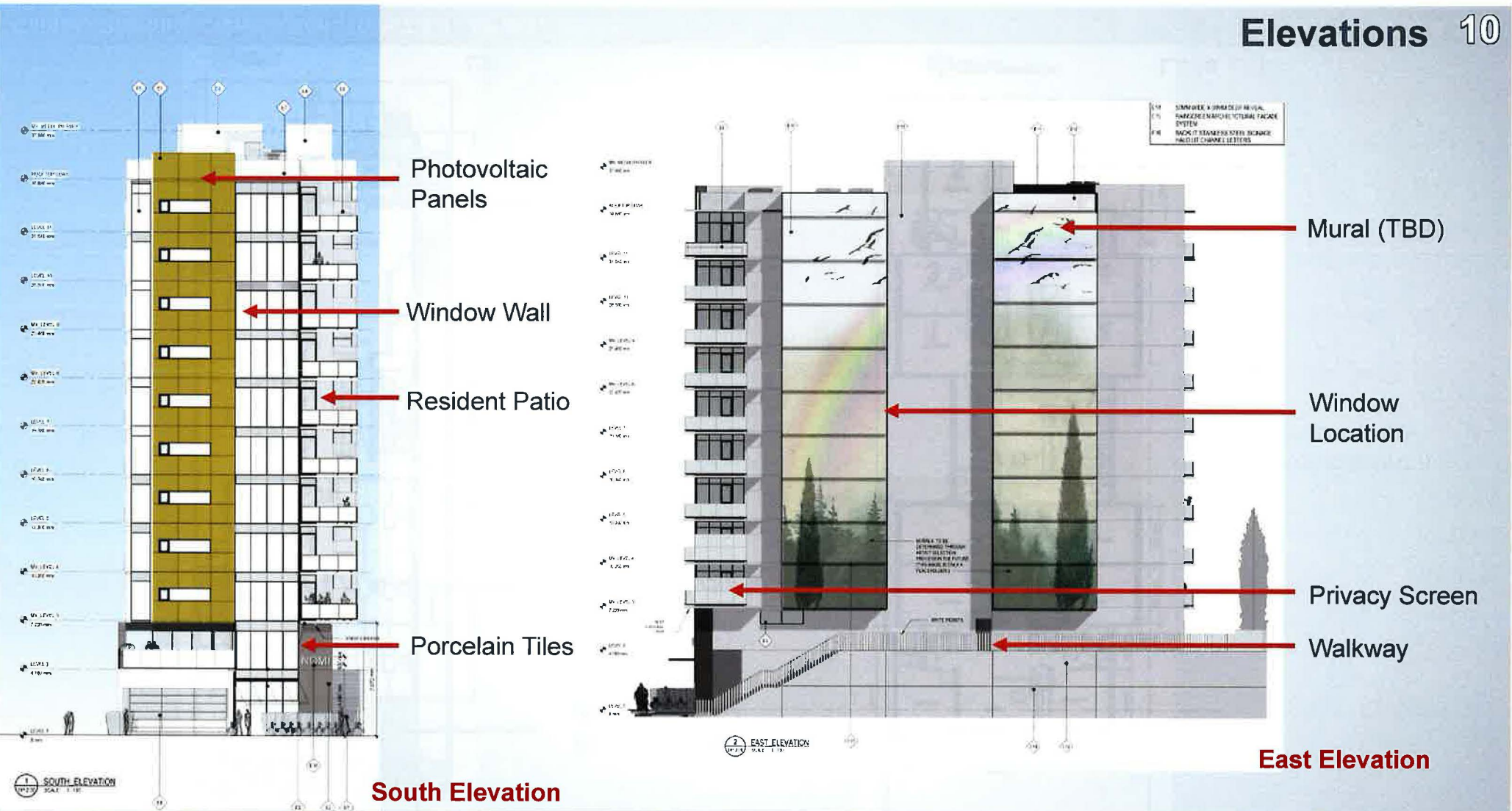


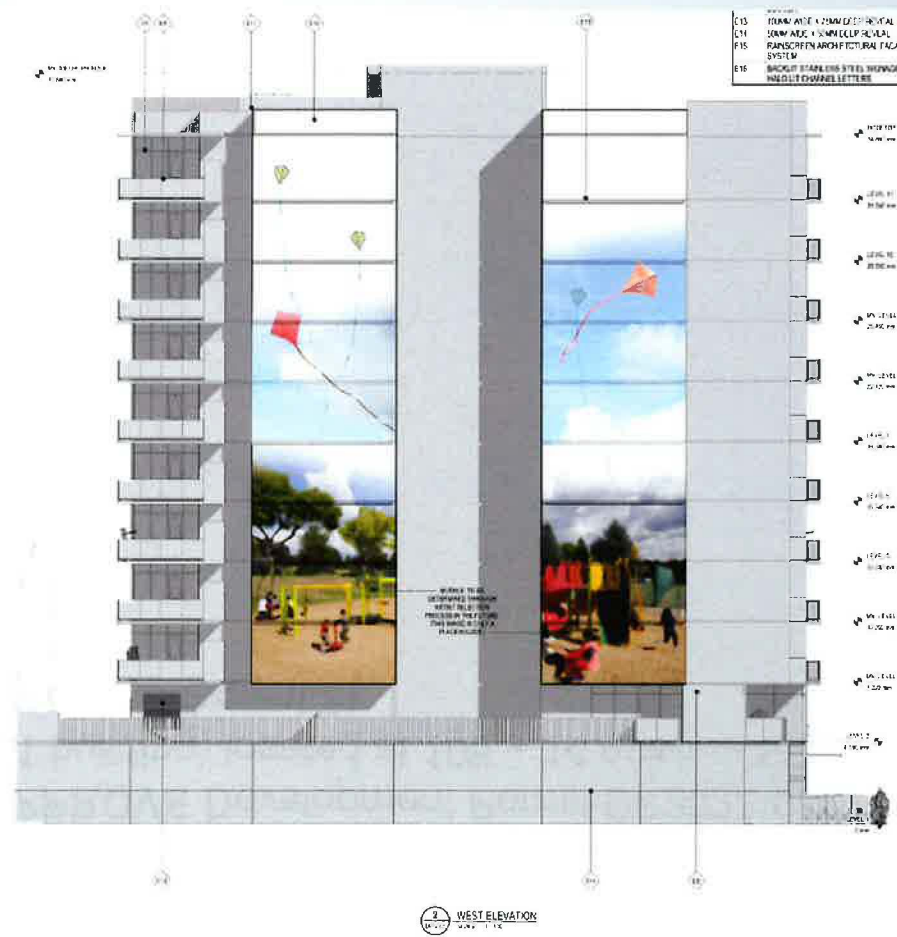
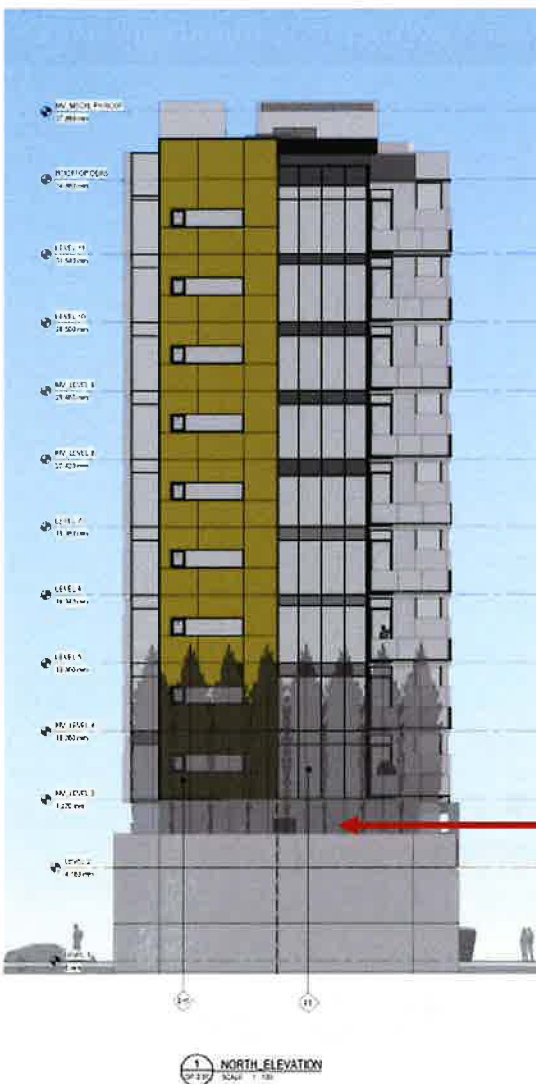
Plans

8



Elevations 10





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Supplementary Slides

MATERIAL COLOUR BOARD



LARGE FORMAT PORCELAIN
RAINSCREEN TILES



HIGH PERFORMANCE WINDOW
WALL AND WINDOWS SYSTEMS



PAINTED CEMENTITIOUS
FINISH



RVR/REAR VENTILATED
RAINSCREEN ARCHITECTURAL
FACADE SYSTEM



FRAMES HIGH PERFORMANCE
WINDOW WALL AND WINDOWS
SYSTEMS: BLACK



ARCHITECTURAL
MECHANICAL EQUIPMENT
SCREEN

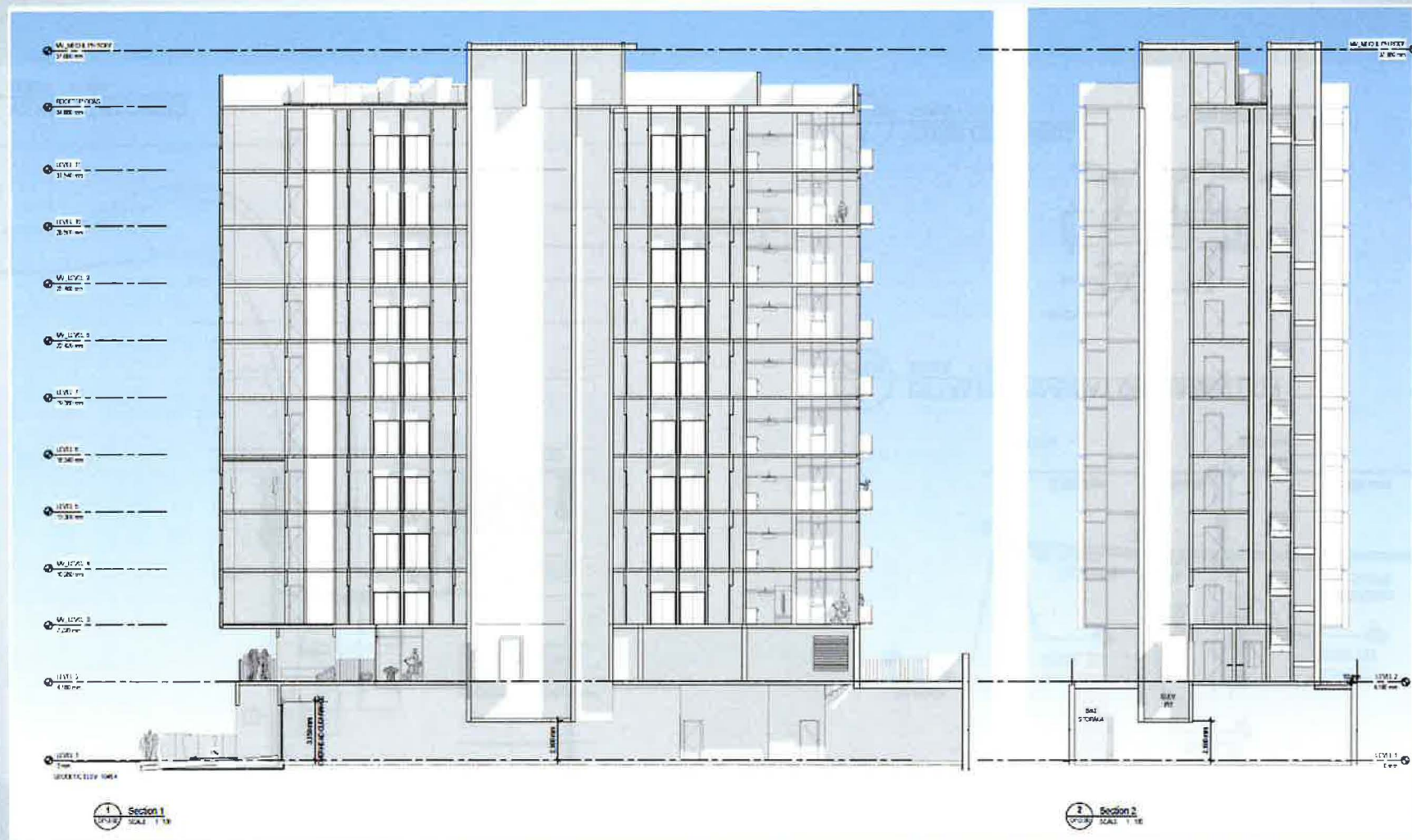


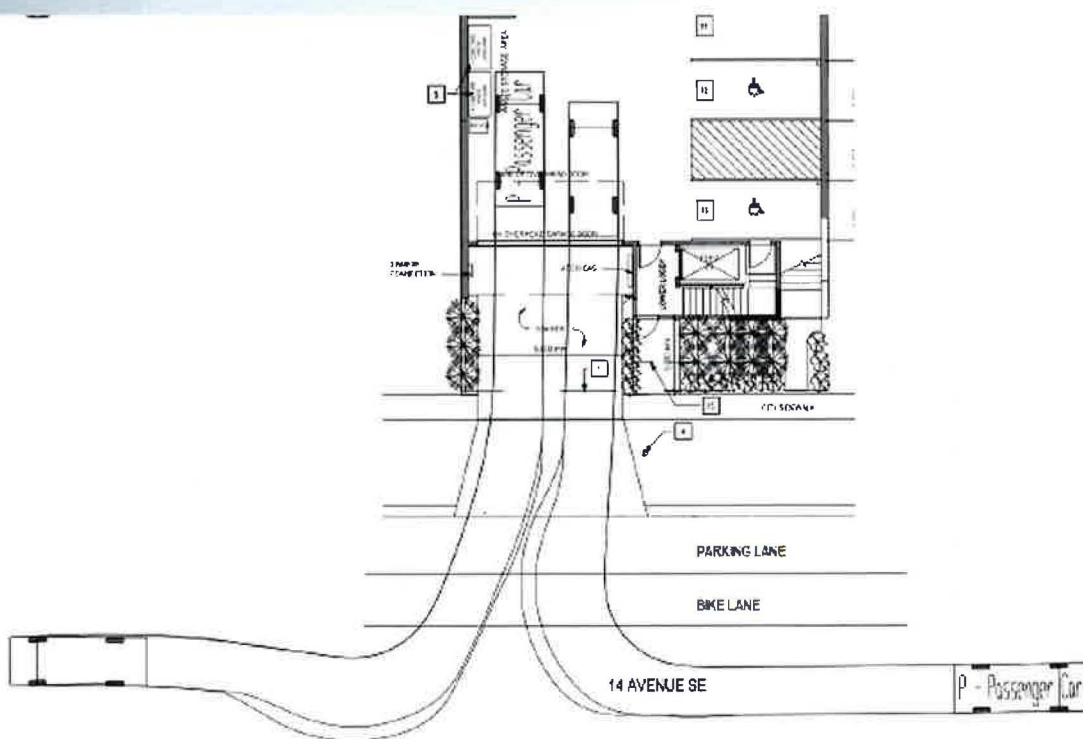
6 MM BIPV/BUILDING
INTEGRATED PHOTOVOLTAIC
PANELS - SOUTH SIDE
NORTH SIDE- PAINTED PANELS ONLY



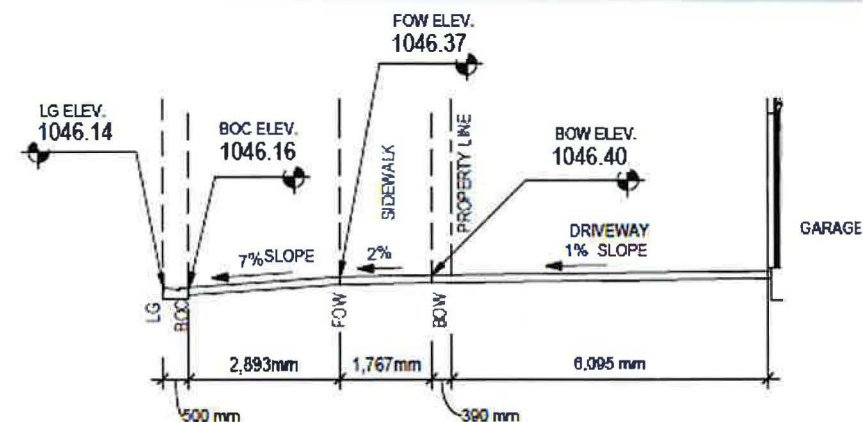
OPAQUE GLASS COLOUR

Sections 15

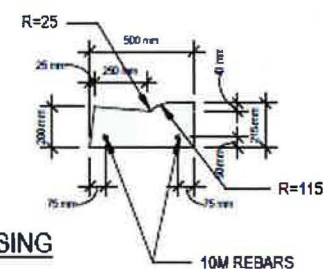




3 VEHICLE TRACKING
DP-1.00 SCALE: 1 : 200

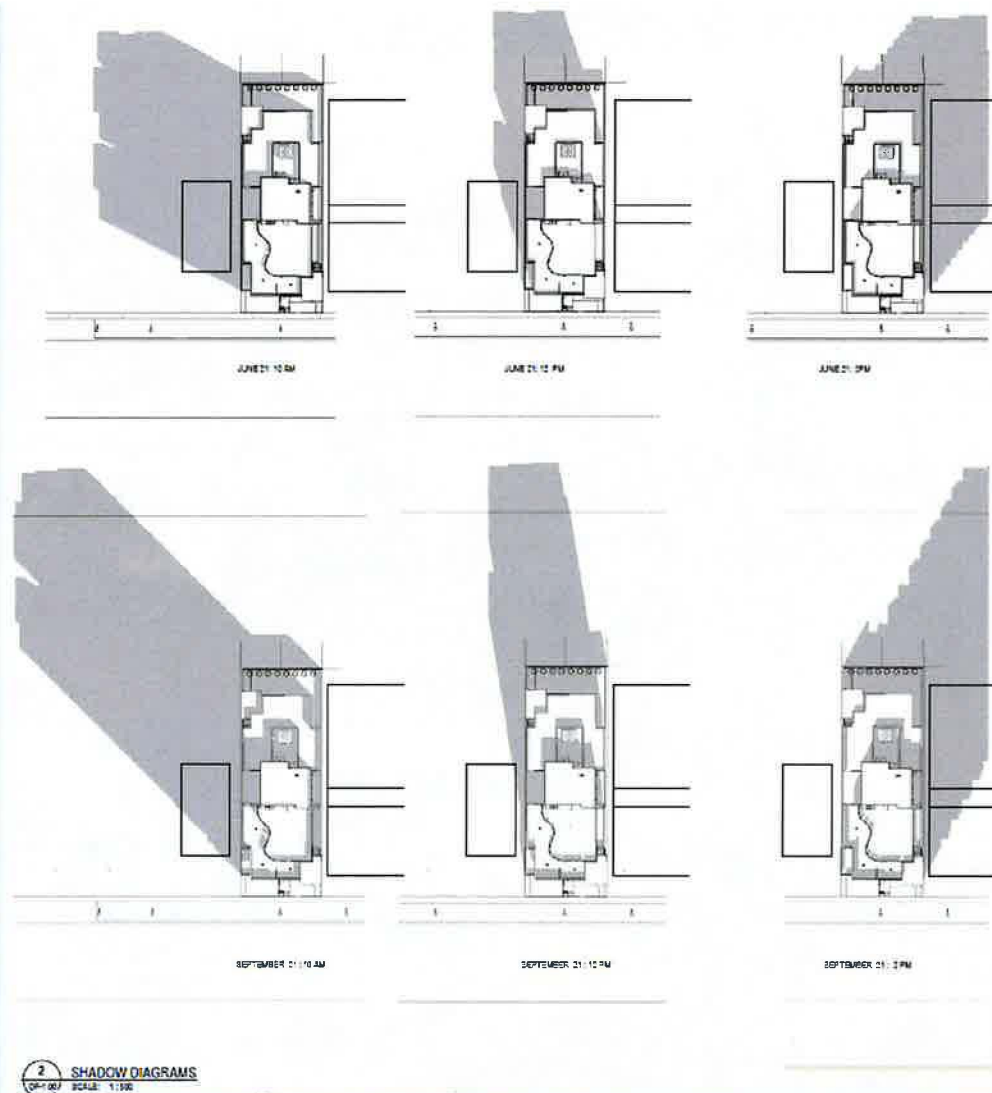


5 DETAILED DRIVEWAY CROSS-SECTION
DP-100 SCALE: 1:100



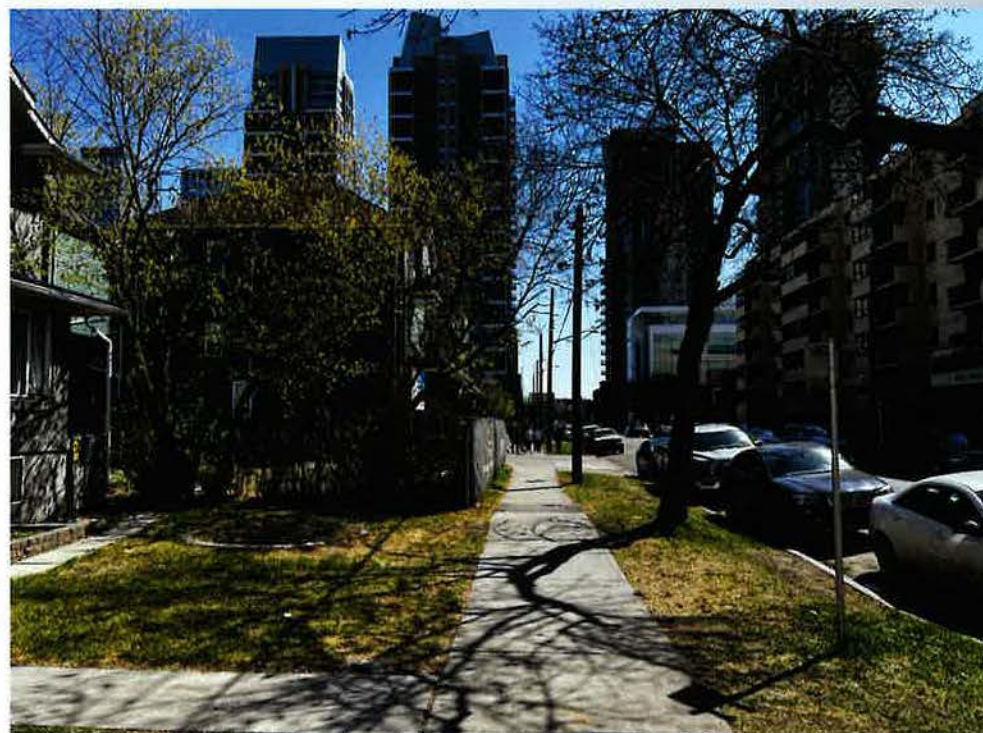
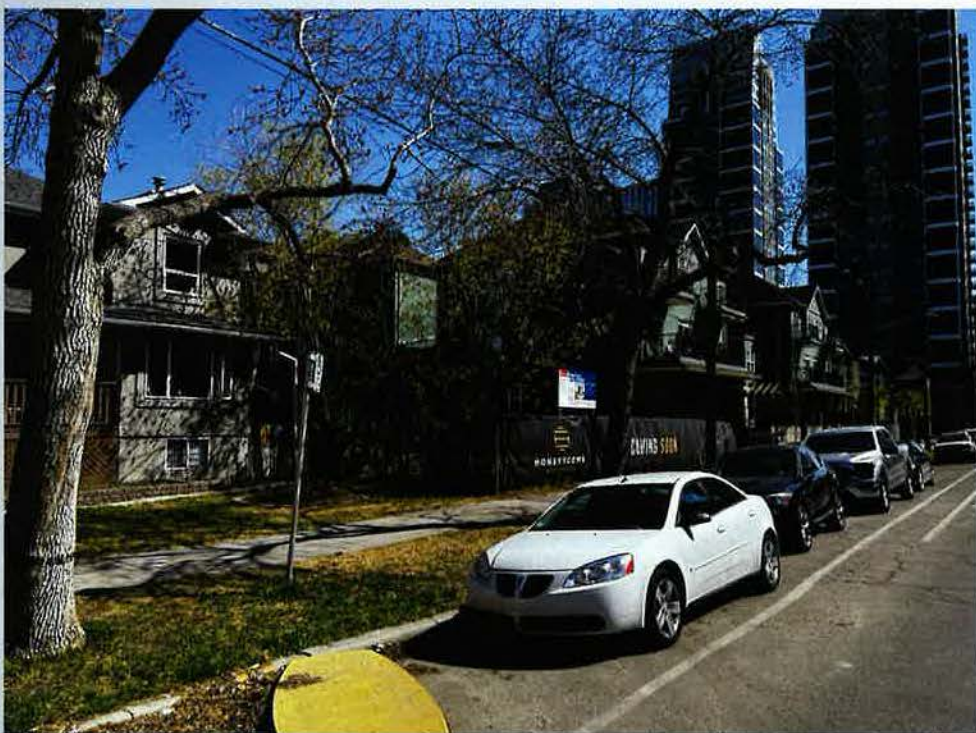
4 CURB CROSSING
DP-1.00 SCALE: 1:25

Shadow Study 17











Bylaw Discrepancies Table 22

Bylaw Discrepancies		
Regulation	Standard	Provided
1128 Building Setbacks	(1) The building setback from a property line shared with a street is a minimum of 3.0m and a maximum of 6.0m	Plans indicate the maximum building setback from the South property line to a portion of the second storey of the building is 11.33m (+5.33m). The majority of the building is setback 3.0m from the south property line. However, the second floor amenity area (+8.3 m), floor three to eleven patio areas (+3.4m) and a small portion of the building façade (+.7m) are setback greater than 3.0 metres. Relaxation requested.
		Plans indicate the maximum building setback from the South property line to the third through eleventh storeys of the building is 9.03m (+3.03m). Building is setback 3.0m for most of floors three through eleven. A minor relaxation (+3.03m) is required for the western portion of floors three through eleven. A small portion of the façade is setback more than 6.0m. Relaxation requested.
1099 Projections Into Setback Areas (max.)	(5) Eaves may project a maximum of 0.6m, and window wells may project a maximum of 0.8m, into any setback area.	Plans indicate the South building eaves (canopy) project within the minimum building setback from the South property line 1.80m (+1.20m). Canopy projects into setback area. Relaxation requested.

1101 Specific Rules for Landscaped Areas	(2) The maximum hard surfaced landscaped area is 50.0% of the required landscaped area.	Plans indicate 189.27m ² (+85.13m ²) of the landscaping provided is hard surfaced landscaping. There is no rear lane to service the property for parking, therefore a driveway in the front yard is needed. Soft landscaped areas are provided in the rooftop and second level amenity areas. Relaxation is requested.
	(3) For landscaped areas above grade, a minimum of 30.0% of the area must be covered with soft surfaced landscaping.	Plans indicate 12.12% (-17.88%) or 24.59m ² (-36.27m ²) of the landscaping provided above grade is soft surfaced landscaping. Due to the parcel size most of the above grade landscaped areas are required for outdoor amenity areas and walkways for residents. Soft landscaping has been provided where possible. Additional soft landscaping has been provided on the roof and this landscaping was not counted in this total. Relaxation requested.
	(6) At least 25% of the required landscaped area must be provided at grade.	Plans indicate 14.95% (-10.05%) or 31.13m ² (-20.94m ²) of the landscaping provided is located at grade. The proposed building and site design were constrained by the parcel size and vehicle access resulting in limited opportunities for landscaping at grade. As such, landscaped areas have been provided above grade including two outdoor amenity areas at the first level and a rooftop amenity area. Relaxation requested.

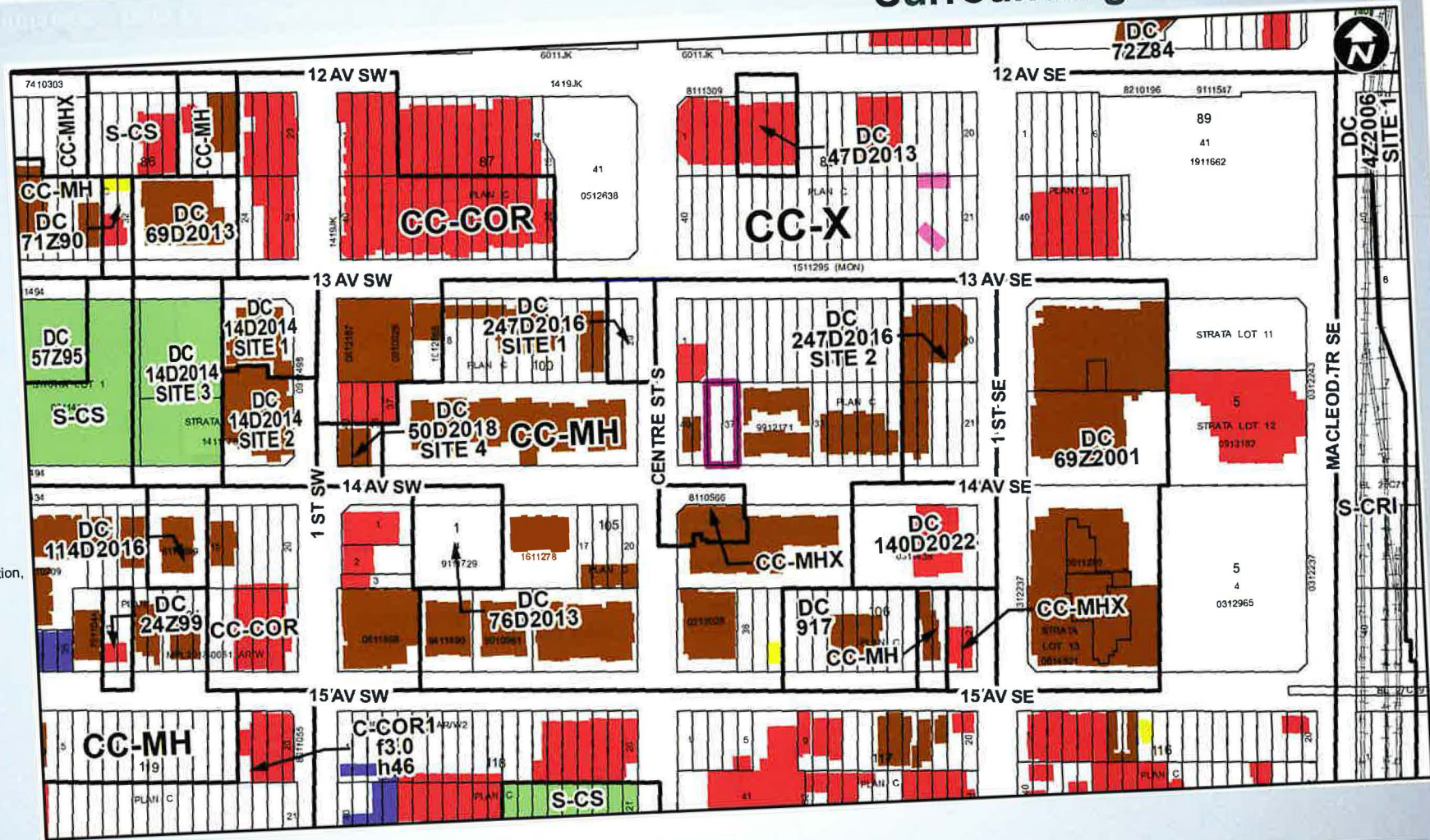
Bylaw Discrepancies Table 23

Residential Motor Vehicle Parking Stalls	14 Motor vehicle parking stalls are required	Plans indicate 13 (-1) motor vehicle parking stalls are provided on site. The proposed development is in close proximity to transit and bicycle parking is provided on site. Relaxation Requested.
Visitor Parking Stalls	2 Visitor parking stalls are required	Plans indicate 0 (-2) visitor parking stalls are provided on site. Resident parking was prioritized, and visitors may park on the street or use other modes of transportation to visit the site. Relaxation Requested.
Loading Stalls	1 Loading stall is required	Plans indicate 0 (-1) loading stalls are provided on site. Loading to occur on the street. Relaxation Requested.

Surrounding Land Use 24

LEGEND

- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary



May 4, 2023