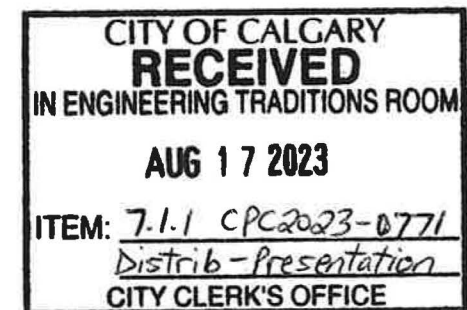




DP2022-5308 Development Permit

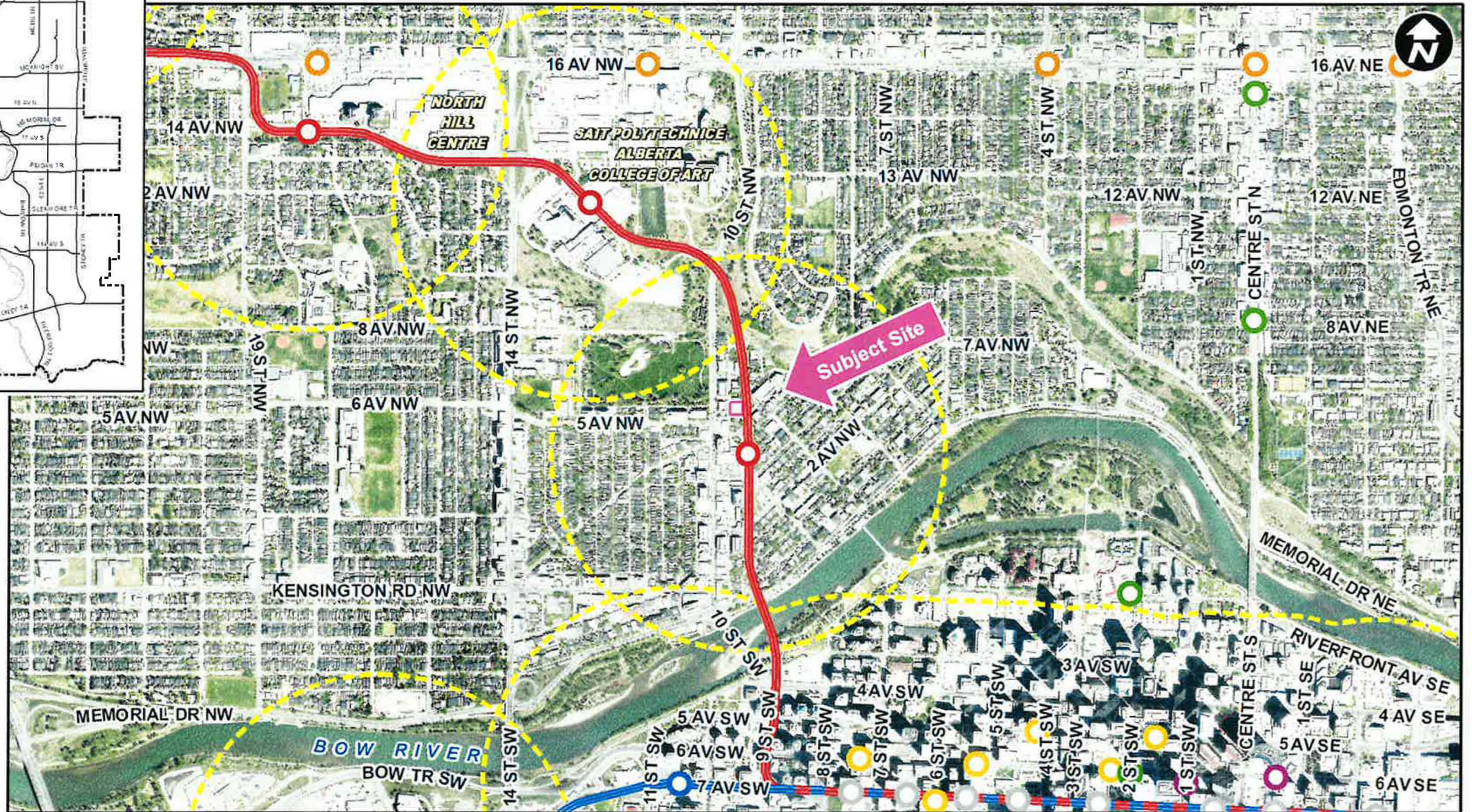
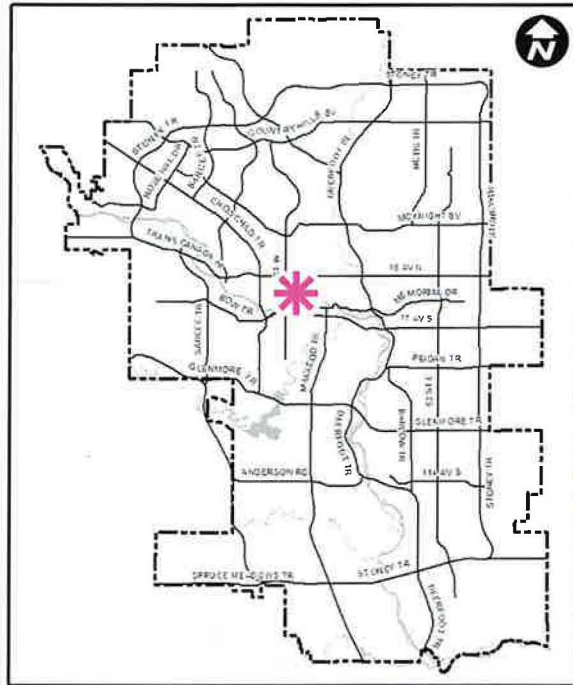
August 17, 2023





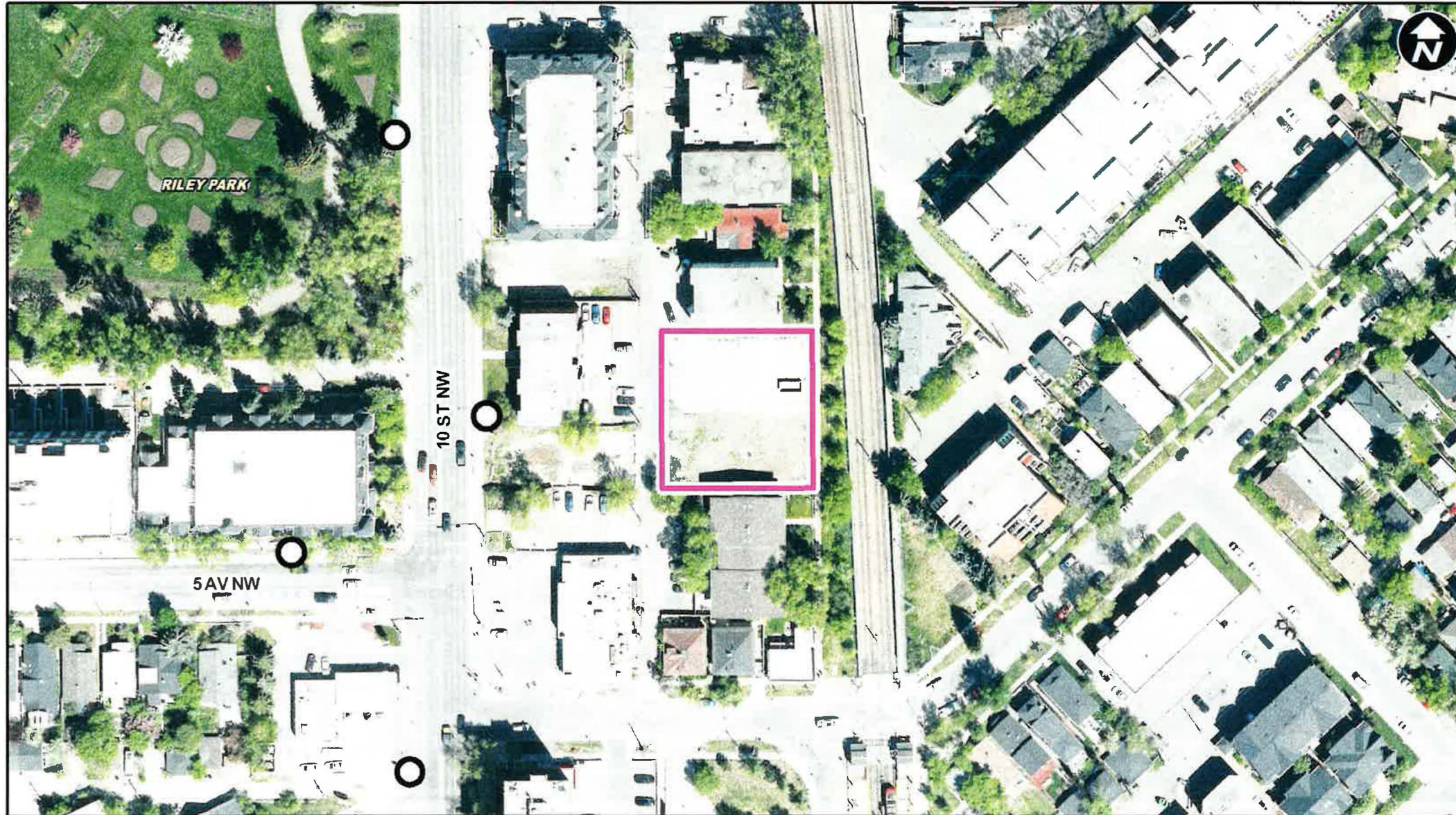
RECOMMENDATION:

That Calgary Planning Commission **APPROVE** Development Permit DP2022-5308 for New: Multi-Residential Development (1 Building) at 613, 617, 619, and 621 - 9A Street NW (Plan 2448O, Block 4, Lots 30 to 34), with conditions (Attachment 2)



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

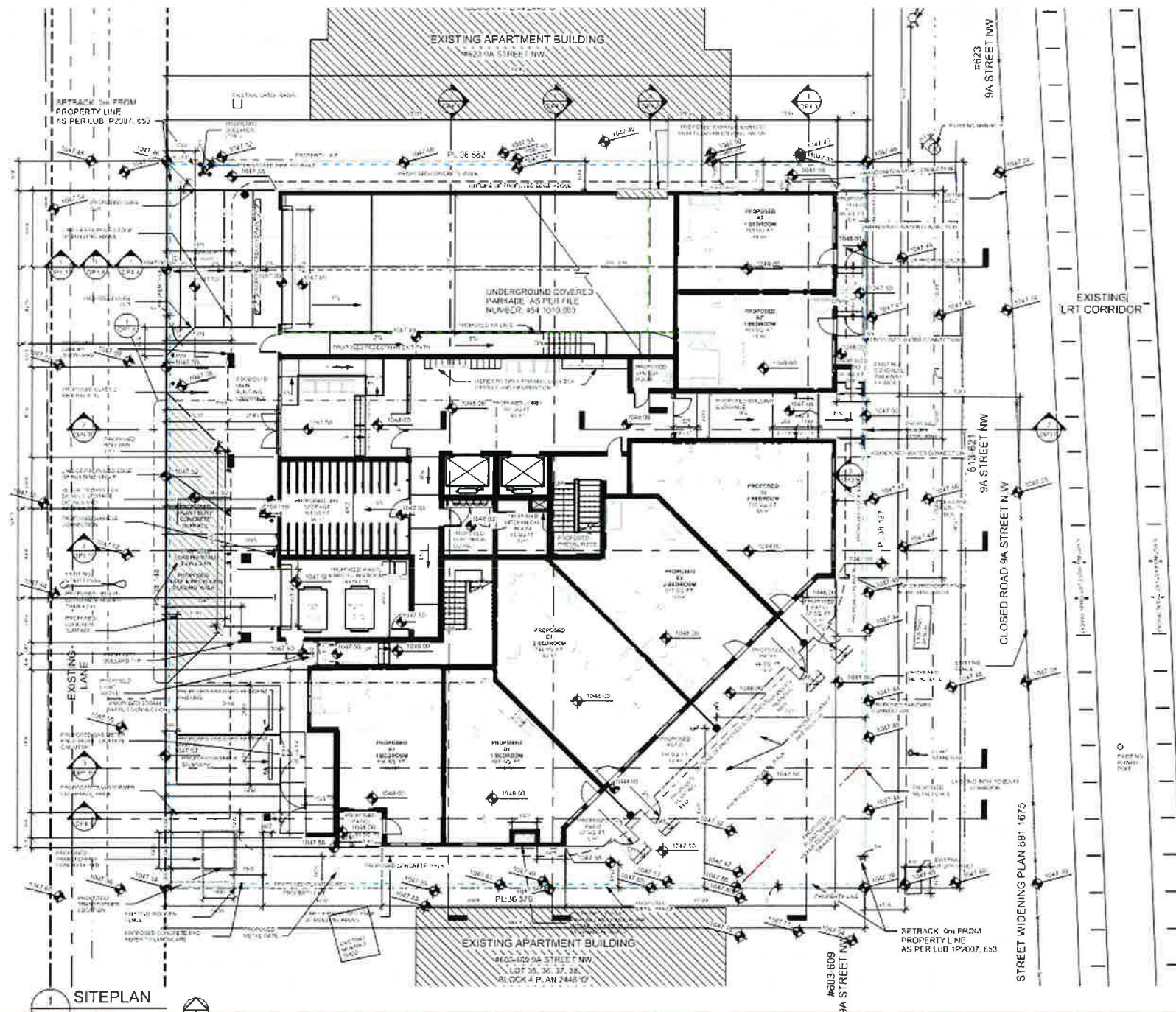


Parcel Size:

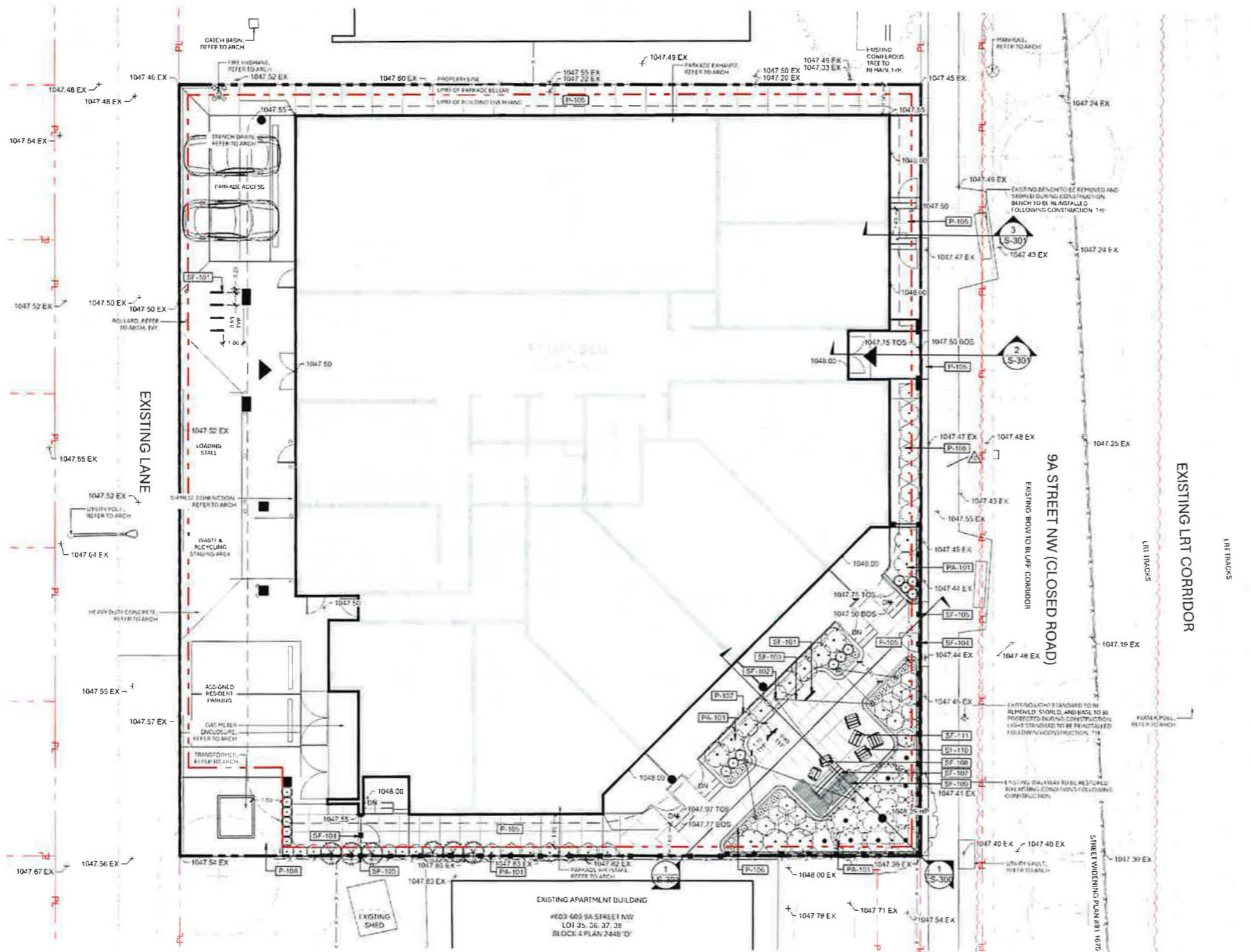
0.14 ha
38.1m x 36.6m



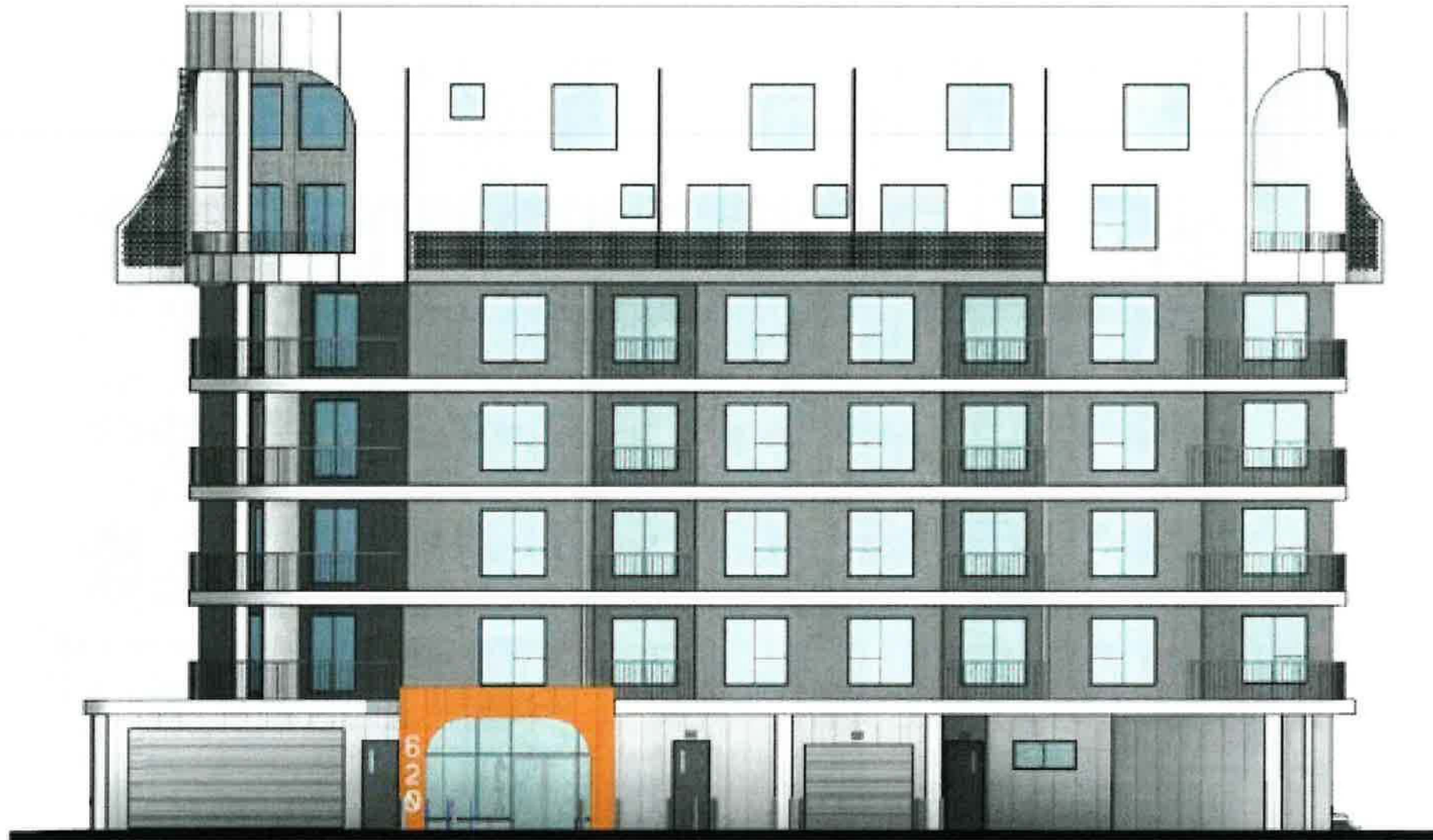




1 SITEPLAN



West Elevation – View from Lane



2 COLOUR ELEV - WEST
DP3.7 1 : 100



3 COLOUR ELEV - EAST
DP22-05308 1:100

MOTION ARISING, Moved by Councillor Farrell, Seconded by Councillor Woolley, that with respect to Report CPC2017-192, Council direct Administration, at the Development Permit stage, and to the satisfaction of the approving authority, to:

- a) Work with the applicant to design and construct the Bow to Bluff vision for the 9a Street NW pedestrian corridor between 4 Avenue and 5 Avenue using the density bonus funds and voluntary funds associated with the subject application;
- a) Bring forward a request to the Hillhurst-Sunnyside Community Amenity Fund Administrative Committee for density bonus funds as required; and
- a) Facilitate the applicant's construction of the pedestrian corridor improvements at the same time as development construction.

Contribution to Hillhurst/Sunnyside Community Amenity Fund

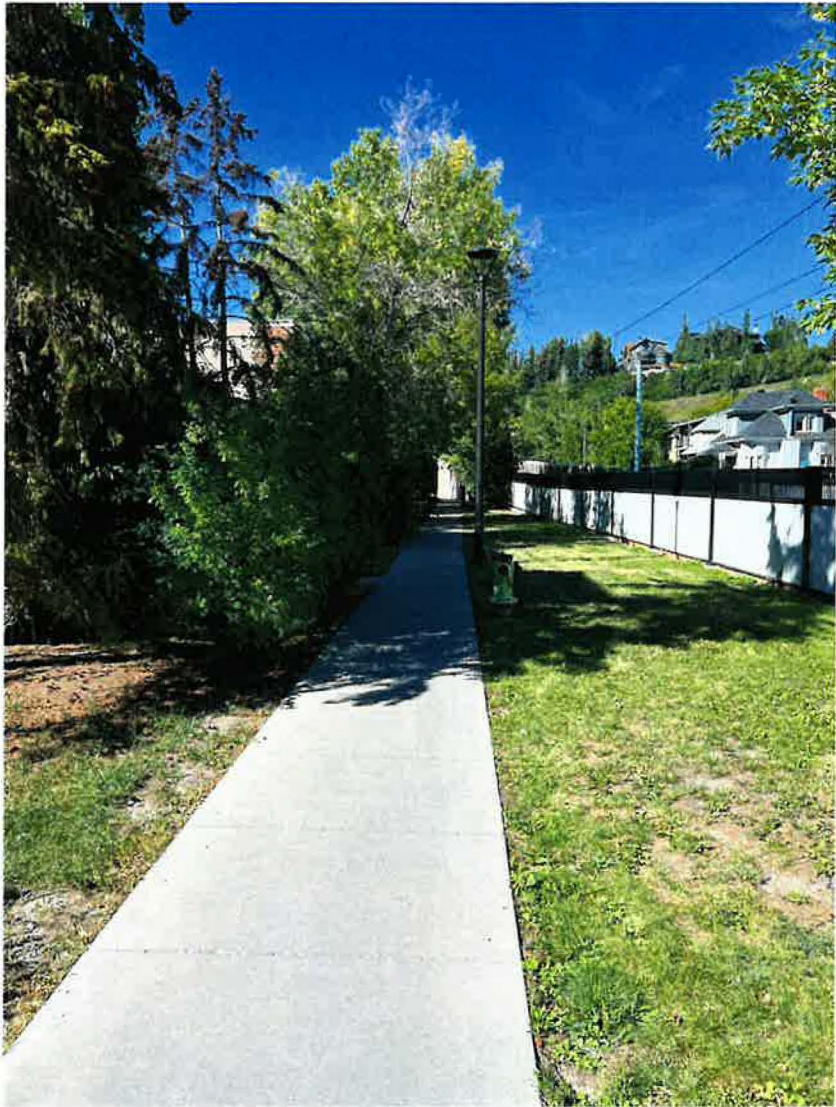
- Bylaw 196D2017 allows for Density Bonusing
- Density Bonusing for FAR above the base of 2.5

Using the rate of \$20.76/m² (2023 amount), a contribution of \$50,551.43 is anticipated for the additional 2,435.04 square metres of buildable area.

RECOMMENDATION:

That Calgary Planning Commission **APPROVE** Development Permit DP2022-5308 for New: Multi-Residential Development (1 Building) at 613, 617, 619, and 621 - 9A Street NW (Plan 2448O, Block 4, Lots 30 to 34), with conditions (Attachment 2)

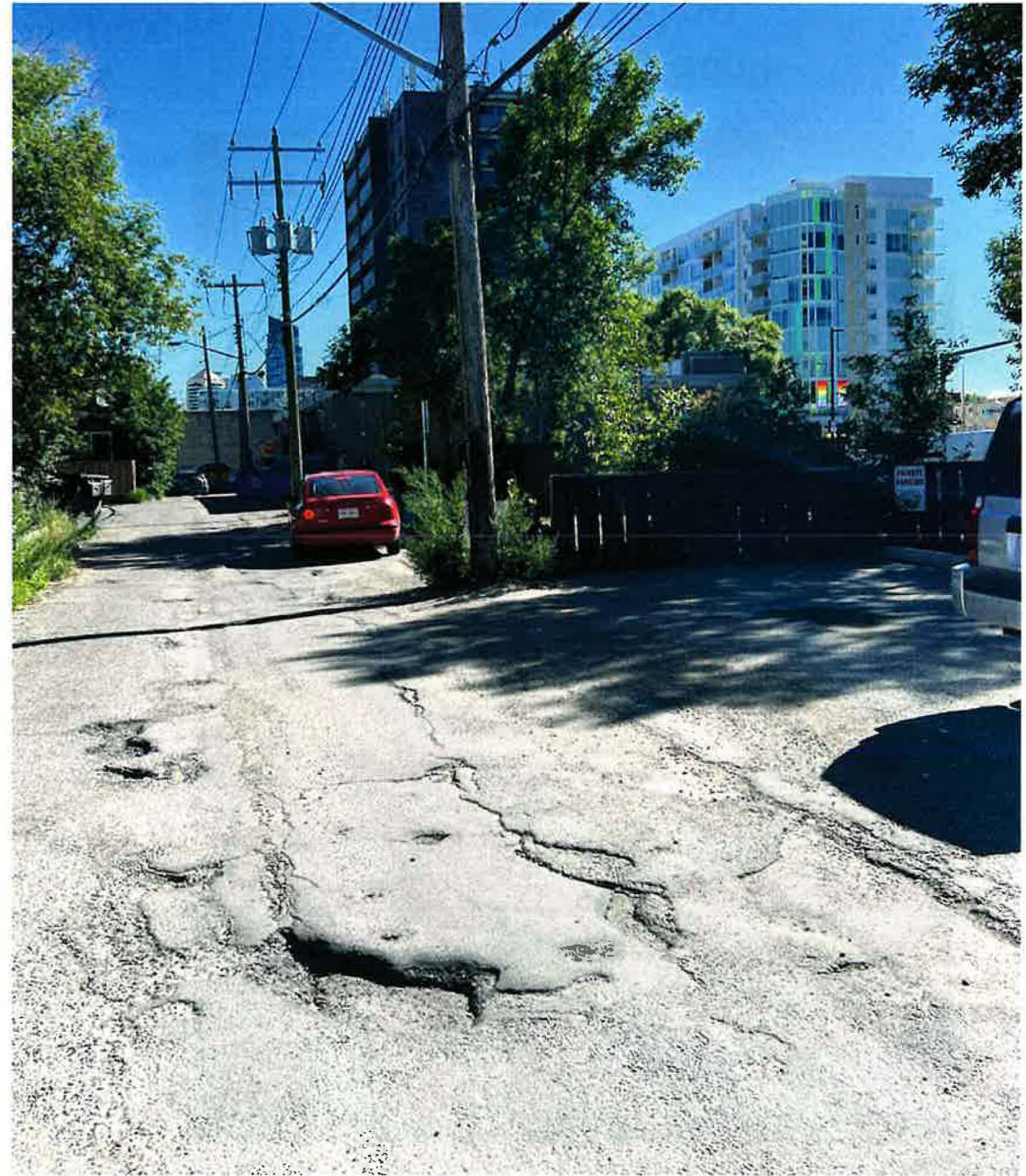
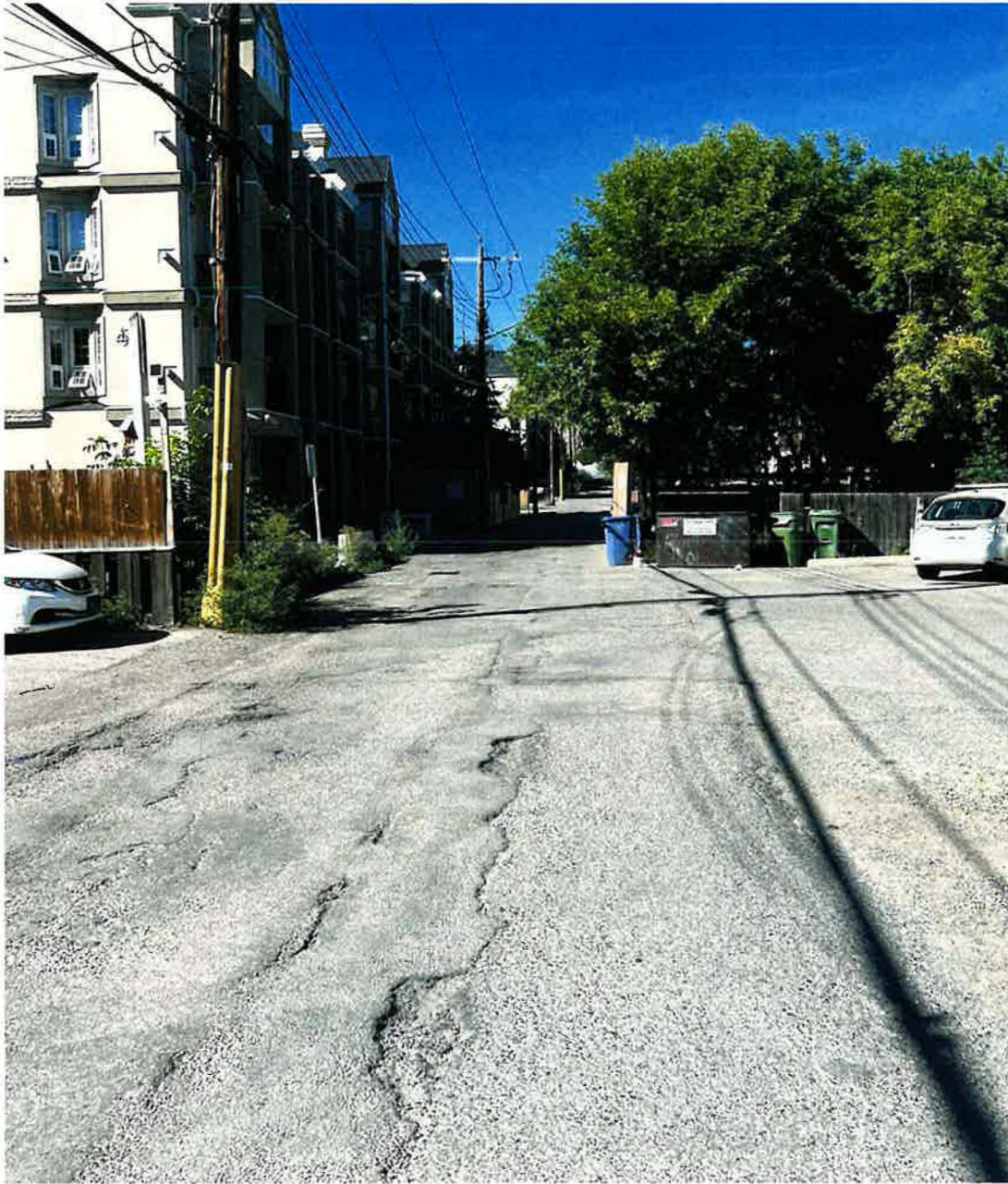
Supplementary Slides

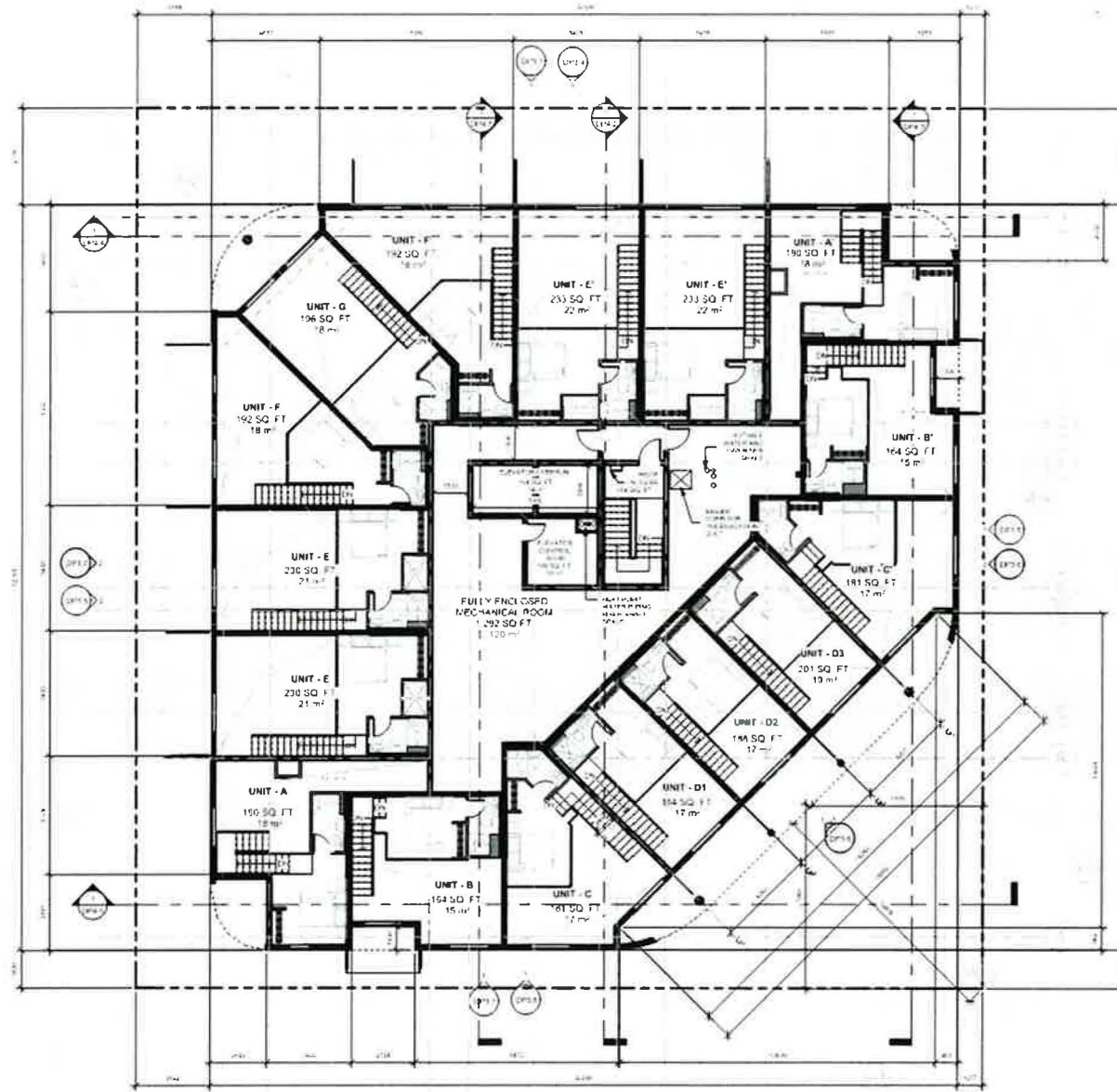


View Looking North



View Looking South







1 COLOUR ELEV - SOUTH
DP3 E 1 : 100



1 COLOUR ELEV - NORTH
OP3 / 1 : 100

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

