

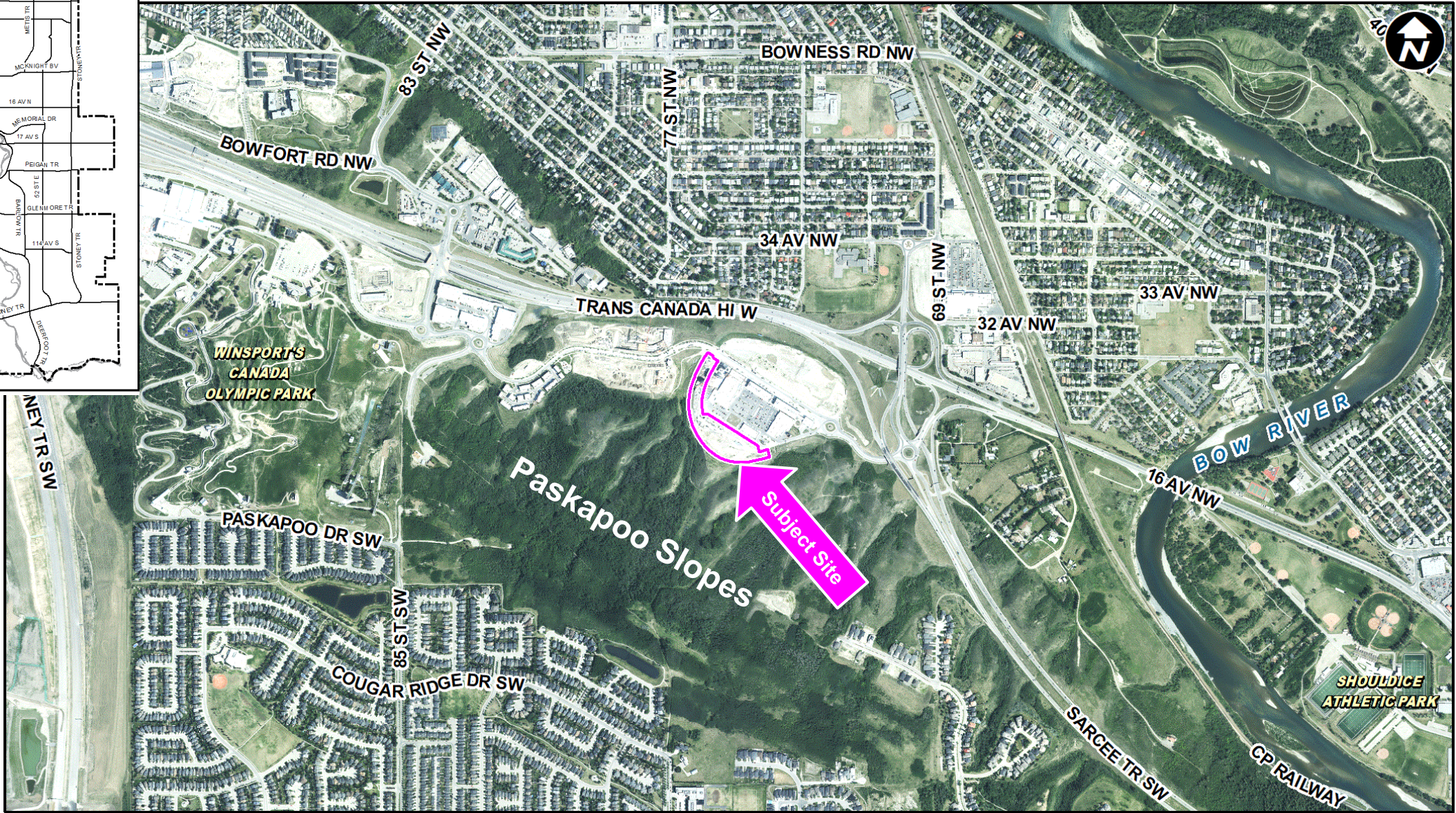
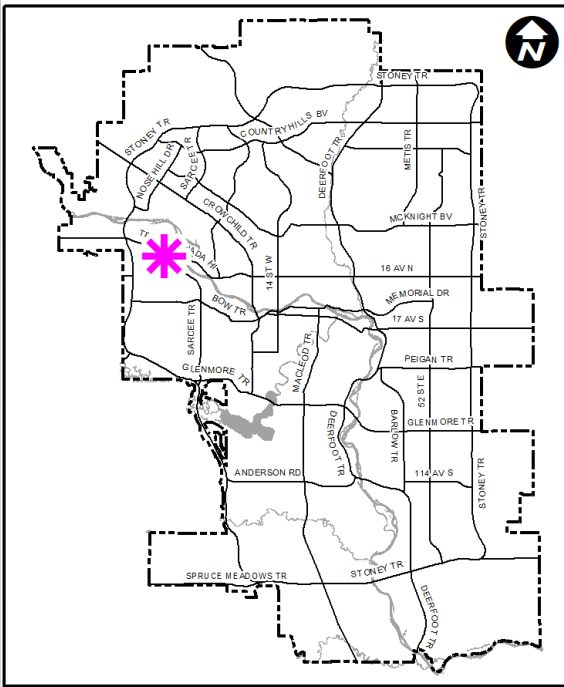


# DP2022-07470 Development Proposal

April 25, 2024

## RECOMMENDATION:

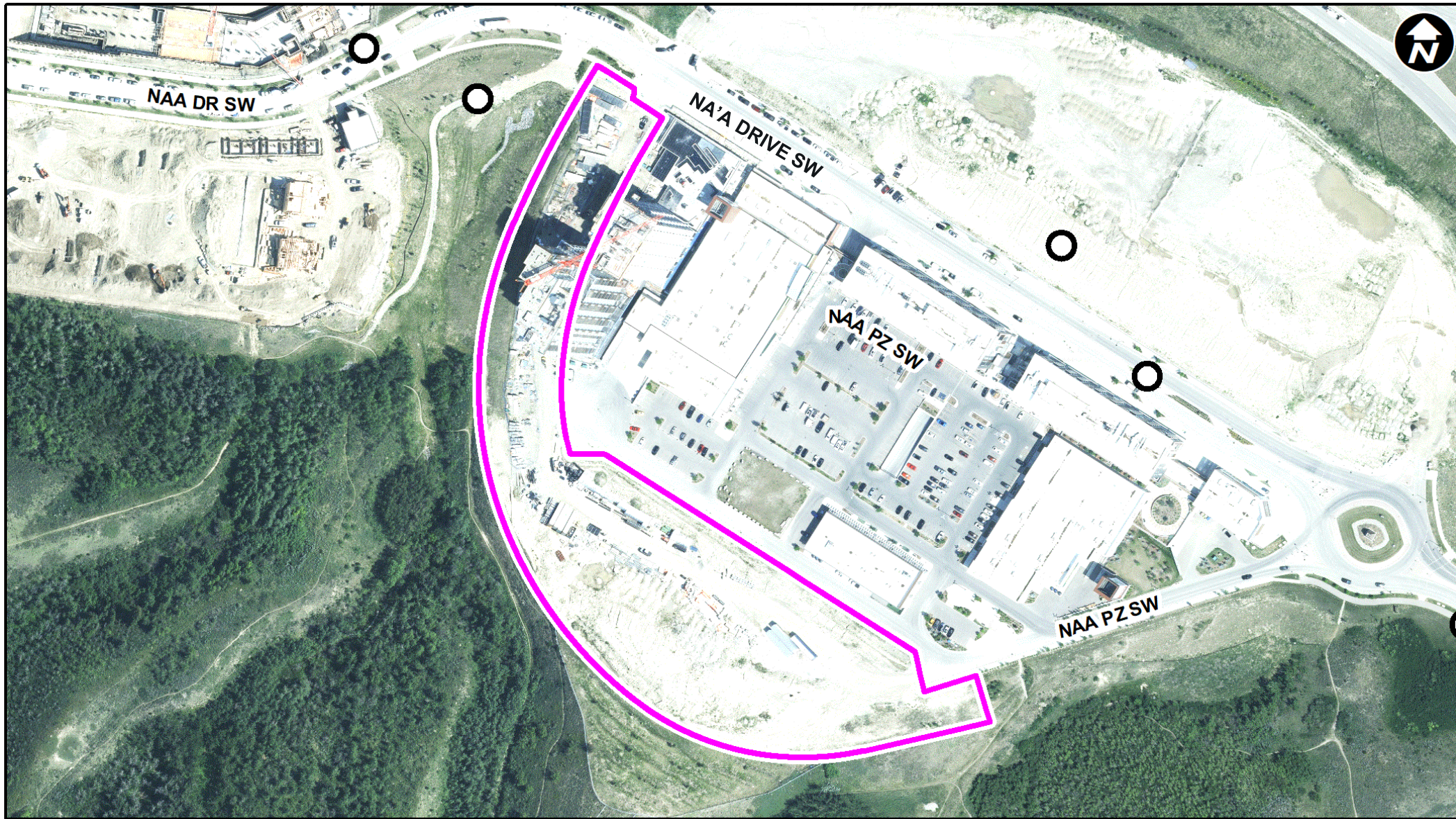
That Calgary Planning Commission **APPROVE** the Development Permit (DP2022-07470) for New: Multi-Residential Development (42 phases, 20 buildings), Accessory Residential Building (vehicle parking canopy - 4) at 1201 Na'a Drive SW (Plan 1612946, Block 3, Lot 5) with conditions (Attachment 2).



### 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

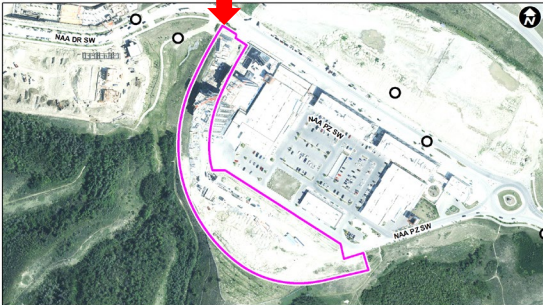




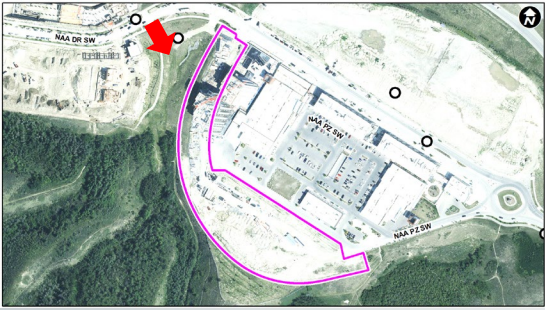
○ Bus Stop

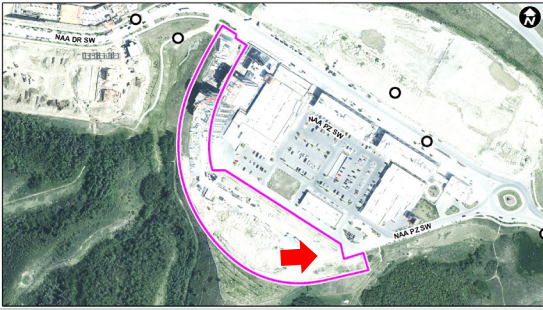
Parcel Size:

2.38 ha  
(6.37 ac)

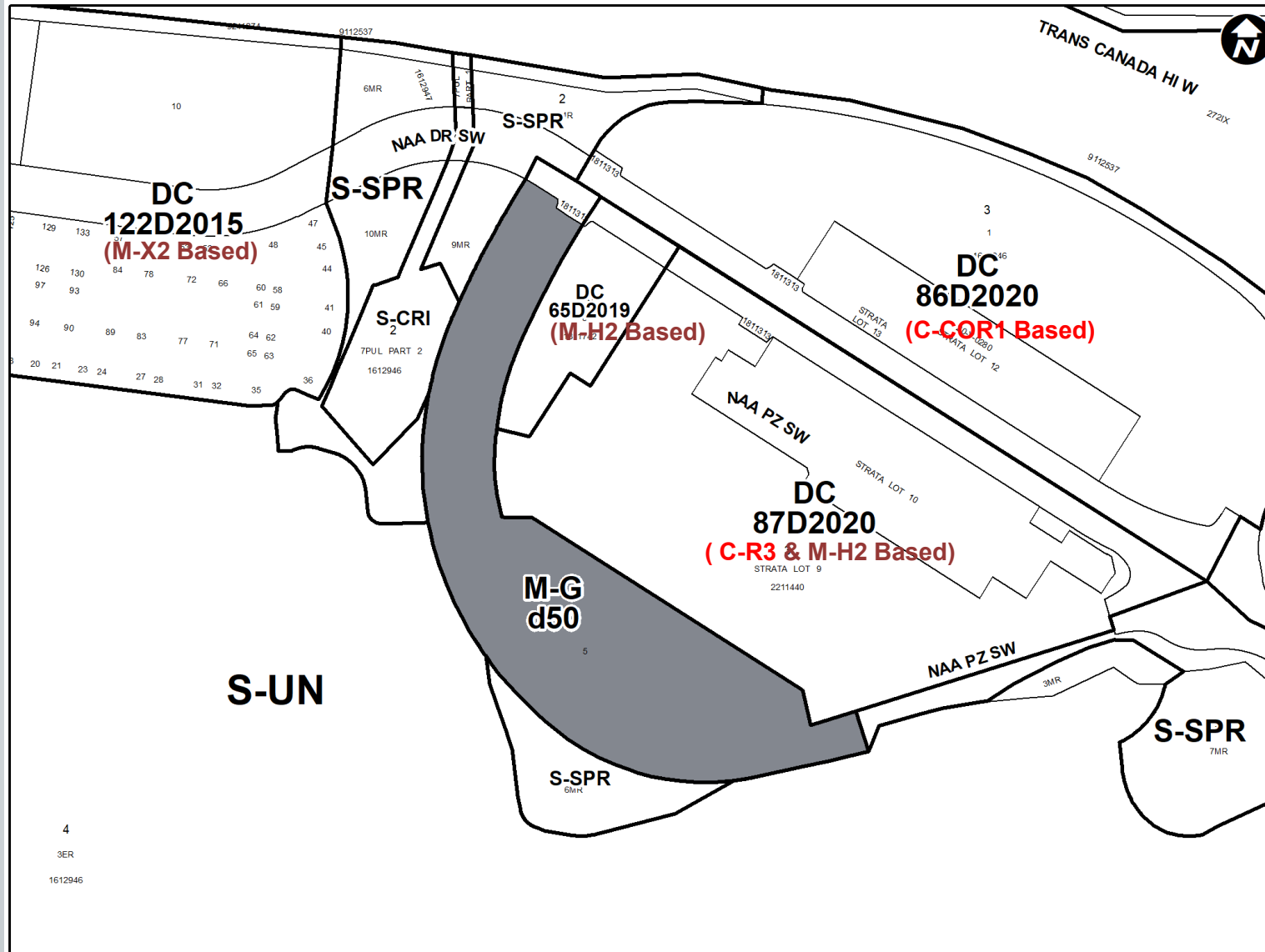


NA'A DRIVE SW



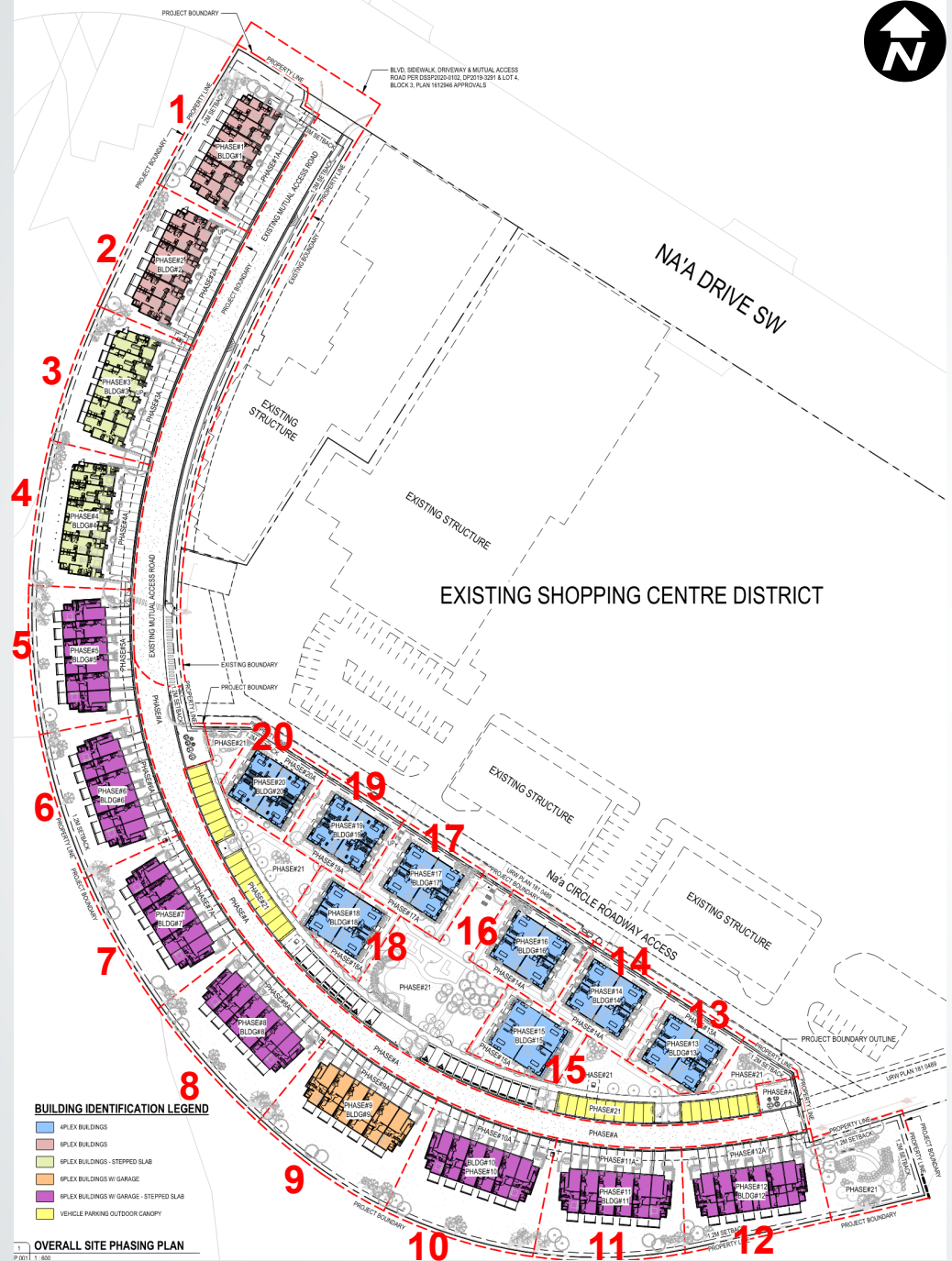






## Multi-Residential – At Grade Housing (M-Gd50) District:

- Applies to Developing Areas
- Maximum height = 13 metres
- Maximum density of 50 units per hectare = 128 dwelling units



**BUILDING IDENTIFICATION LEGEND**

- APLEX BUILDINGS
- APLEX BUILDINGS
- APLEX BUILDINGS - STEPPED SLAB
- APLEX BUILDINGS W/ GARAGE
- APLEX BUILDINGS W/ GARAGE - STEPPED SLAB
- VEHICLE PARKING OUTDOOR CANOPY

OVERALL SITE PHASING PLAN

## COMMUNITY HUB / CENTRAL PARK

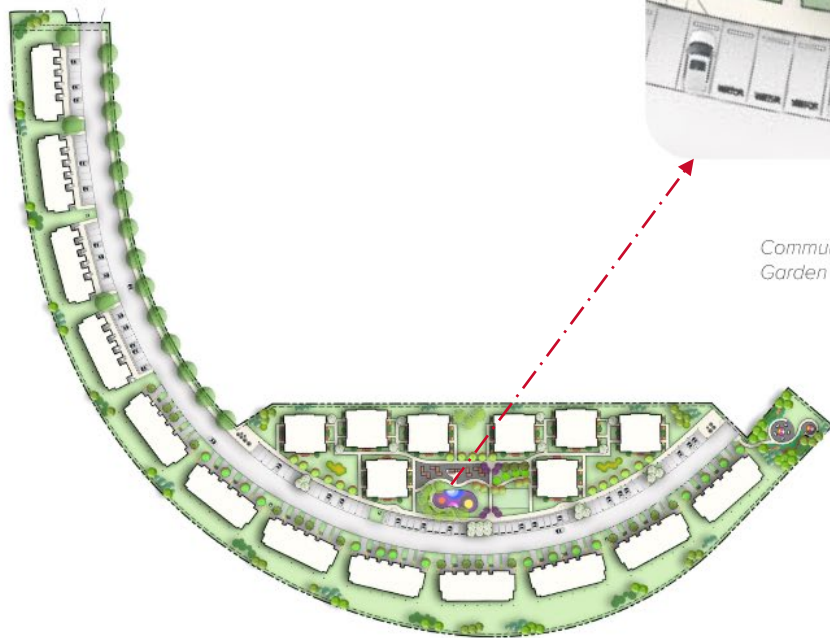


Community Garden

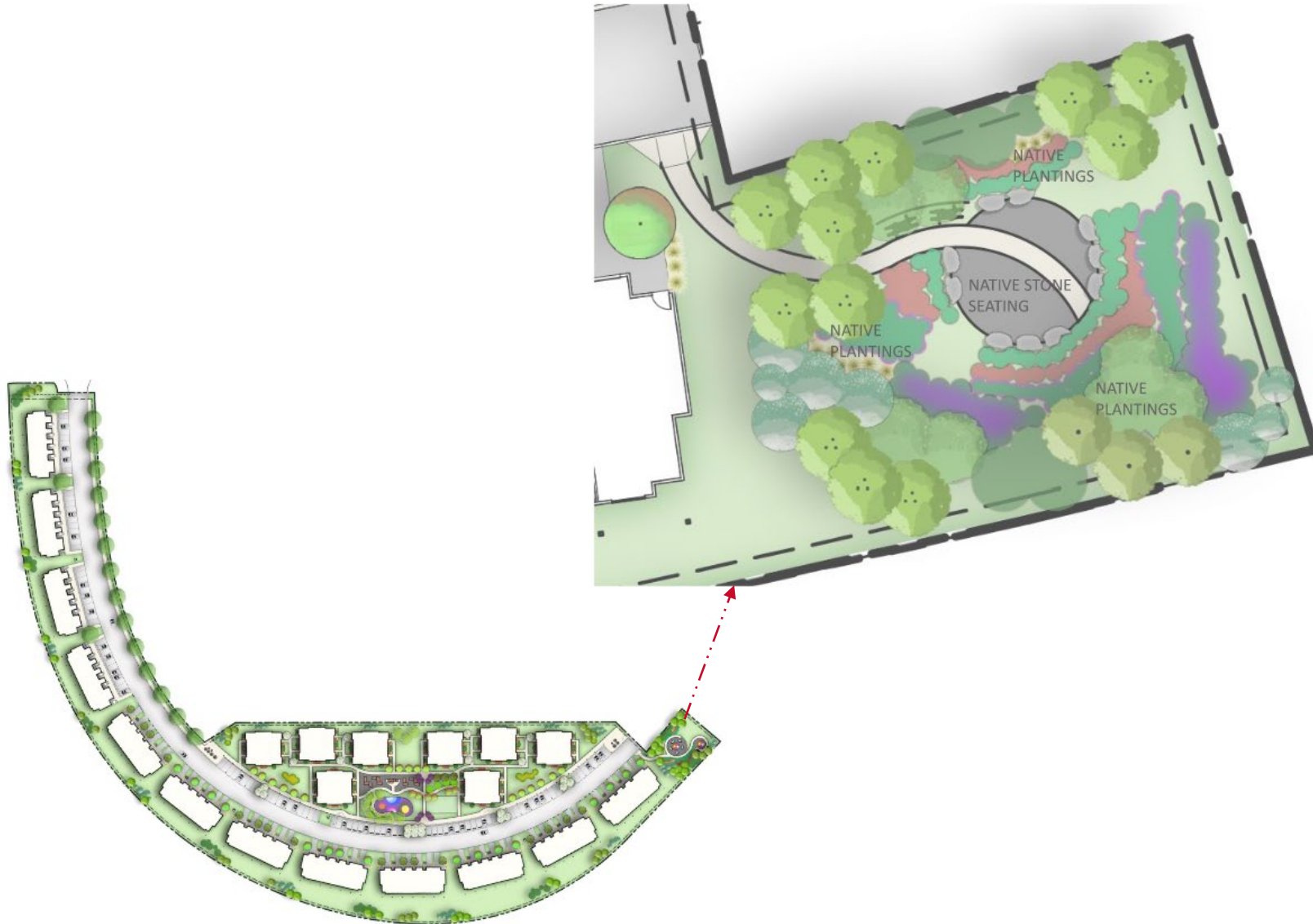
Playground

Community Orchard

Dog Park



REFLECTION GARDEN





CONCEPTUAL ARTIST RENDERING ONLY



CONCEPTUAL ARTIST RENDERING ONLY

Townhouse Building Type 2 Forming Streetwall

Villas Framing Large Central Park Space



# STREETSCAPE ELEVATIONS - NORTH



# STREETSCAPE ELEVATIONS - SOUTH





Townhouse Building Type 1 - Front Elevation **Type 1 - Front**



Townhouse Building Type 1 - Rear Elevation **Type 1 - Rear**



Townhouse Building Type 2 - Front Elevation **Type 2 - Front**



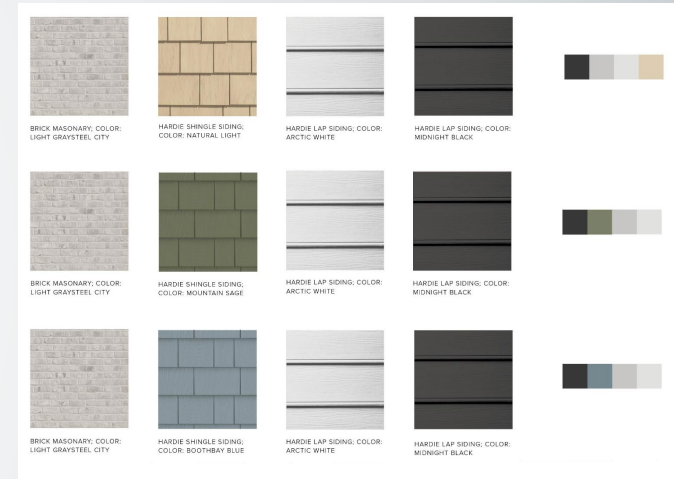
Townhouse Building Type 2 - Rear Elevation **Type 2 - Rear**



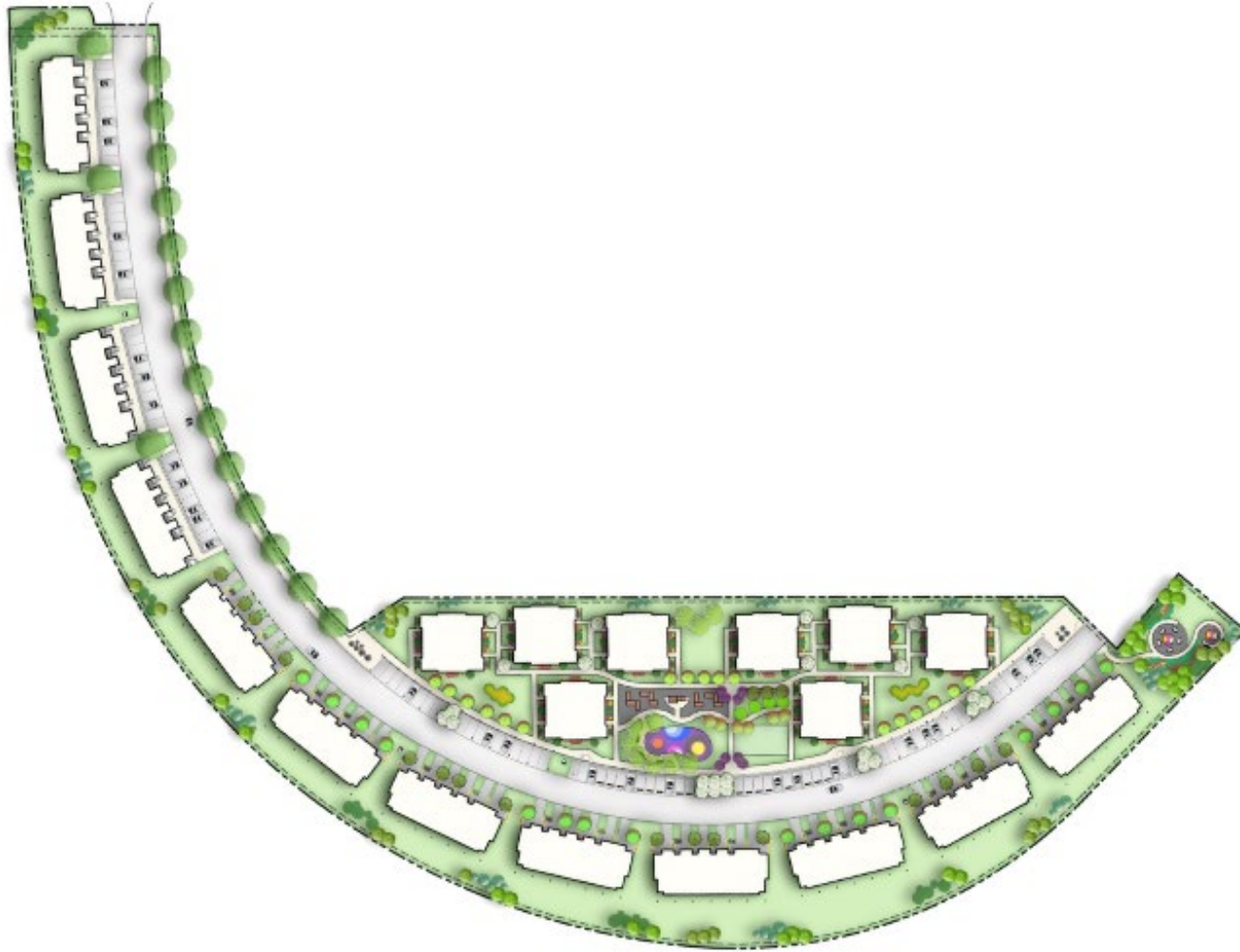
Villas - Front Elevation **Type 3 - Front**



Villas - Side Elevation **Type 3 - Rear**







## Plant Material - Trees



Paper Birch



Western Chokecherry

## Plant Material – Shrubs/Grasses



Blue Fox willow

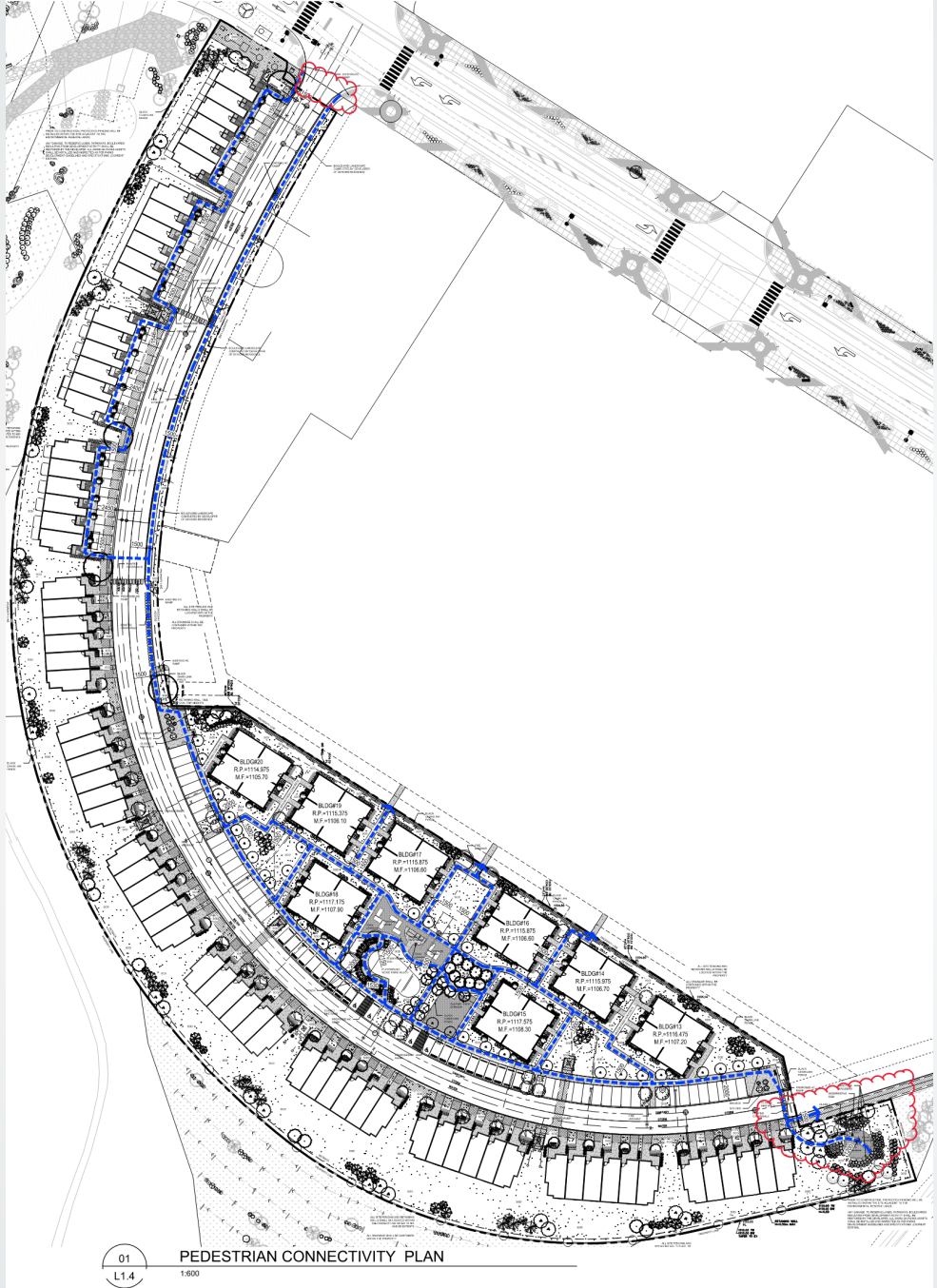


Saskatoon

## RECOMMENDATION

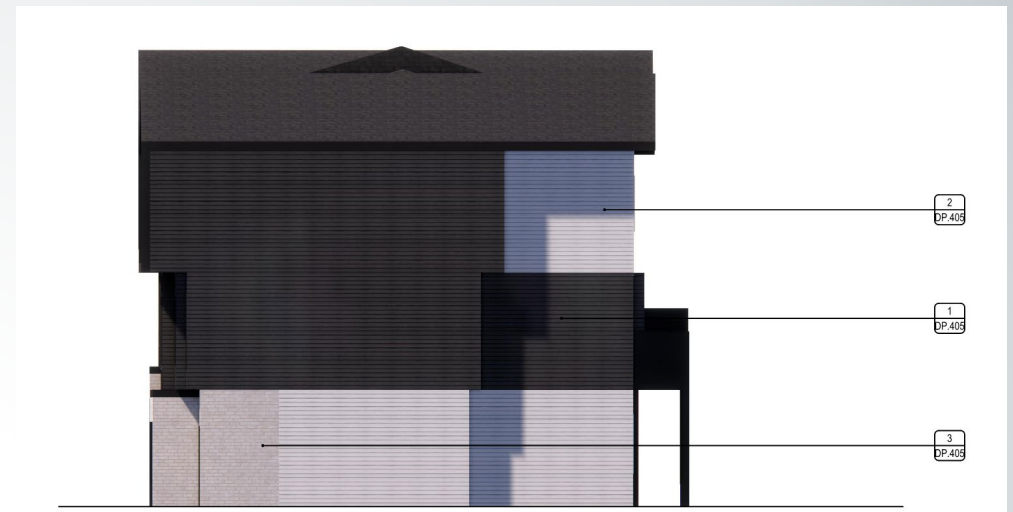
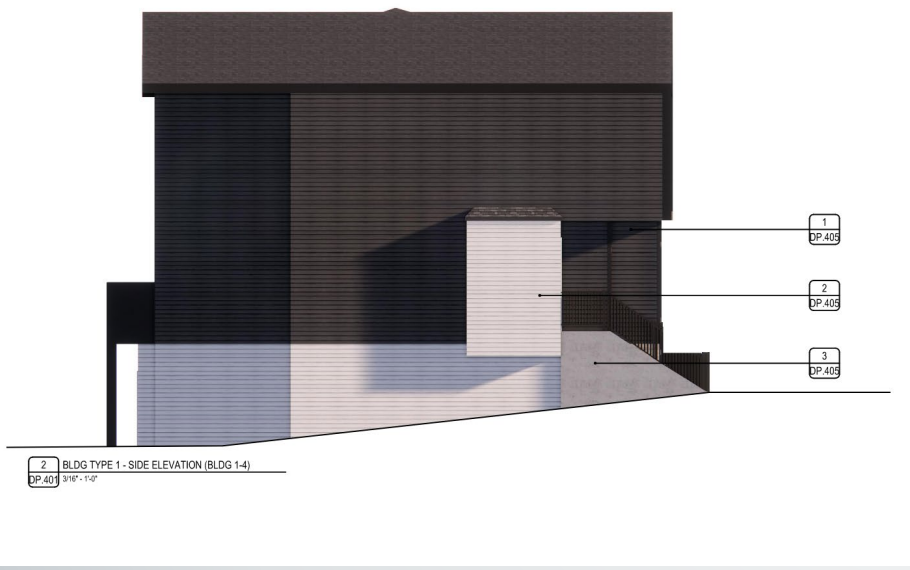
That Calgary Planning Commission **APPROVE** the Development Permit (DP2022-07470) for New: Multi-Residential Development (42 phases, 20 buildings), Accessory Residential Building (vehicle parking canopy - 4) at 1201 Na'a Drive SW (Plan 1612946, Block 3, Lot 5) with conditions (Attachment 2).

## Supplementary Slides





Type 1 - Sides



Type 2 - Sides



# SHADOW STUDIES

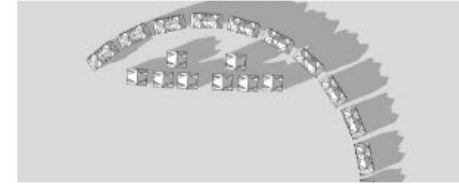
## SPRING



March 21 9:00 AM



March 21 12:00 PM



March 21 4:00 PM

## SUMMER



June 21 9:00 AM



June 21 12:00 PM



June 21 4:00 PM

## FALL



September 21 9:00 AM



September 21 12:00 PM



September 21 4:00 PM

## WINTER



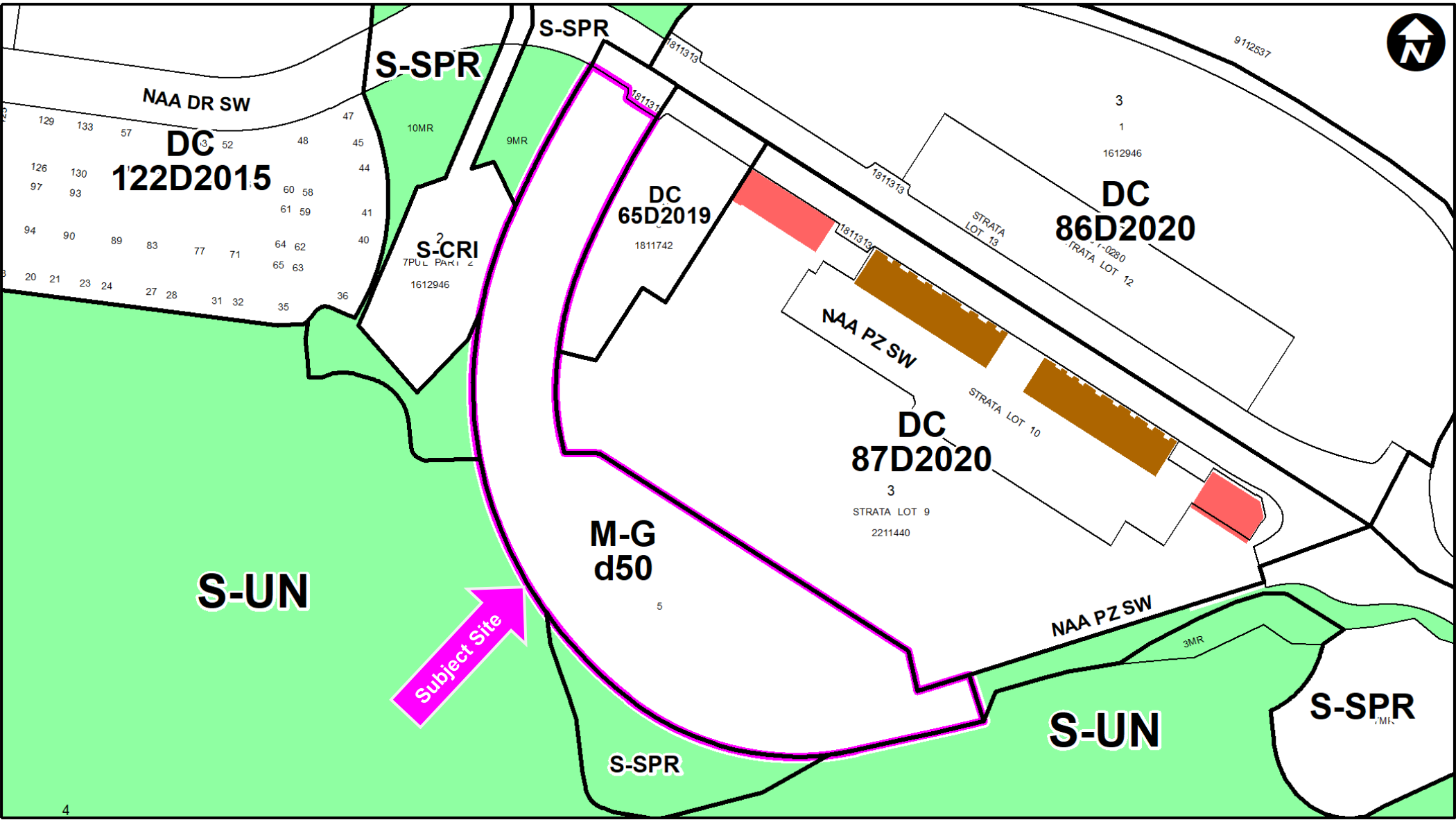
December 21 9:00 AM



December 21 12:00 PM



December 21 4:00 PM



- 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

## SURROUNDING MASSING CONTEXT



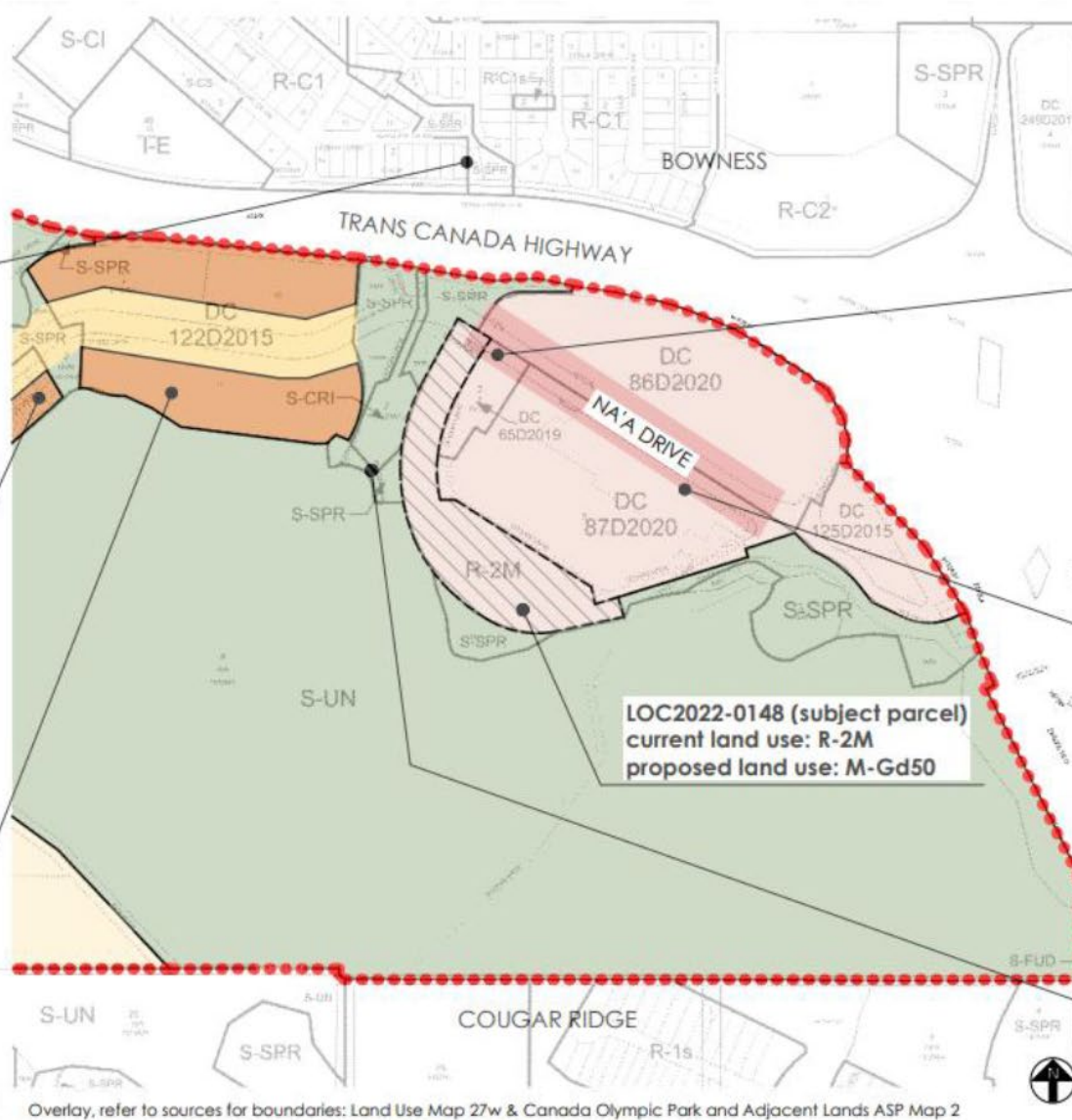
S-SPR / R-C1



3 storey, 64 units



multi-residential, 29 buildings



Overlay, refer to sources for boundaries: Land Use Map 27w & Canada Olympic Park and Adjacent Lands ASP Map 2



15 storey, 275 units & mixed use



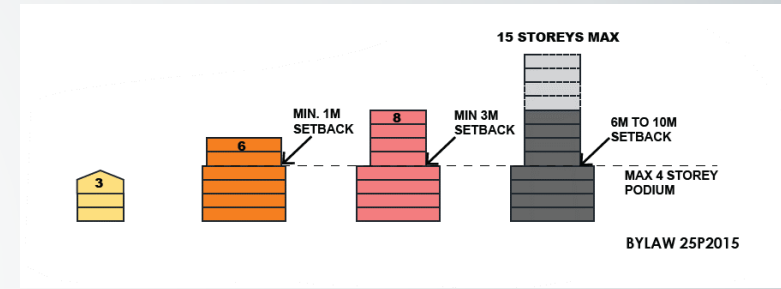
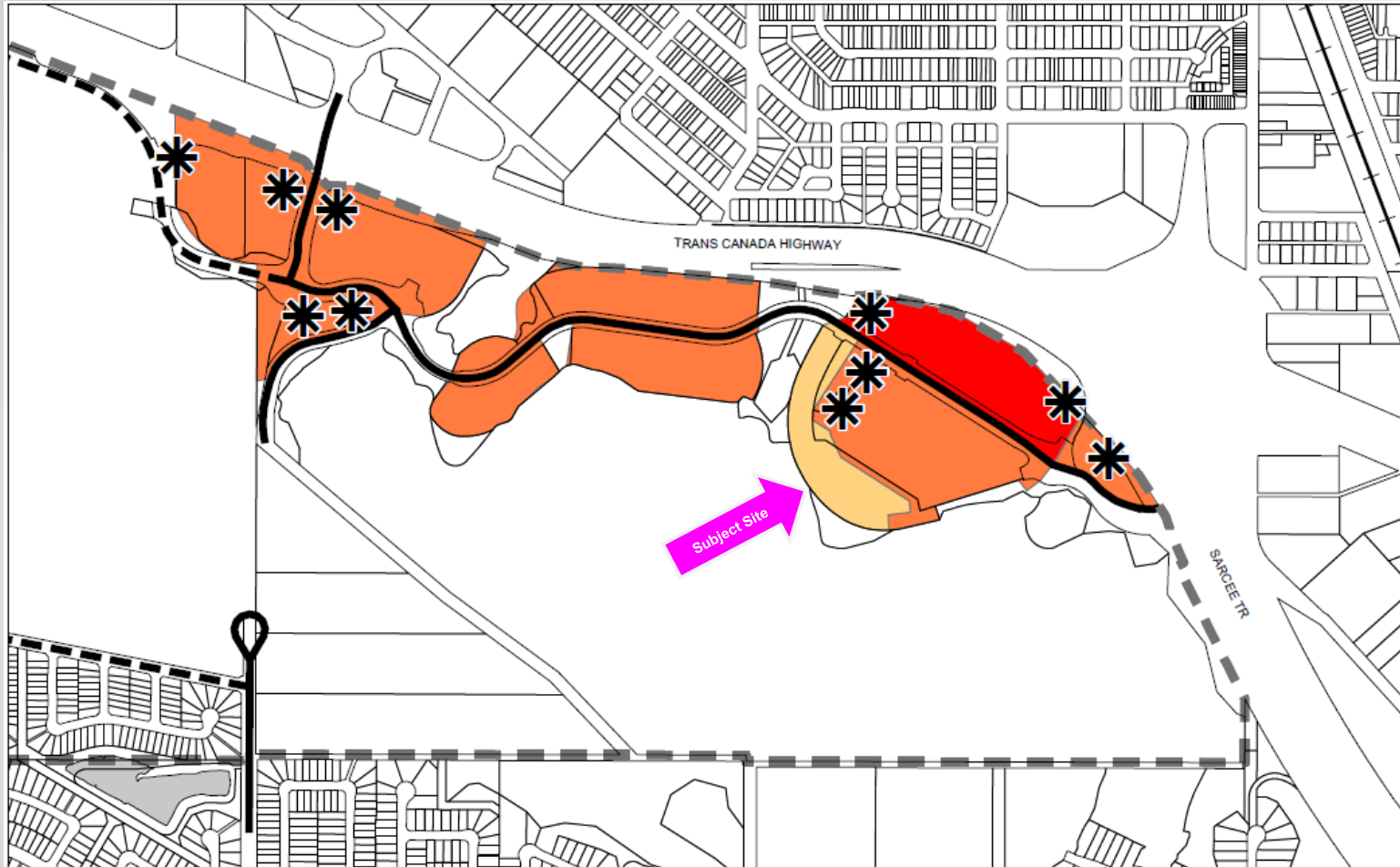
6 storey, 158 units & mixed use



S-SPR/ S-CRI/ S-UN





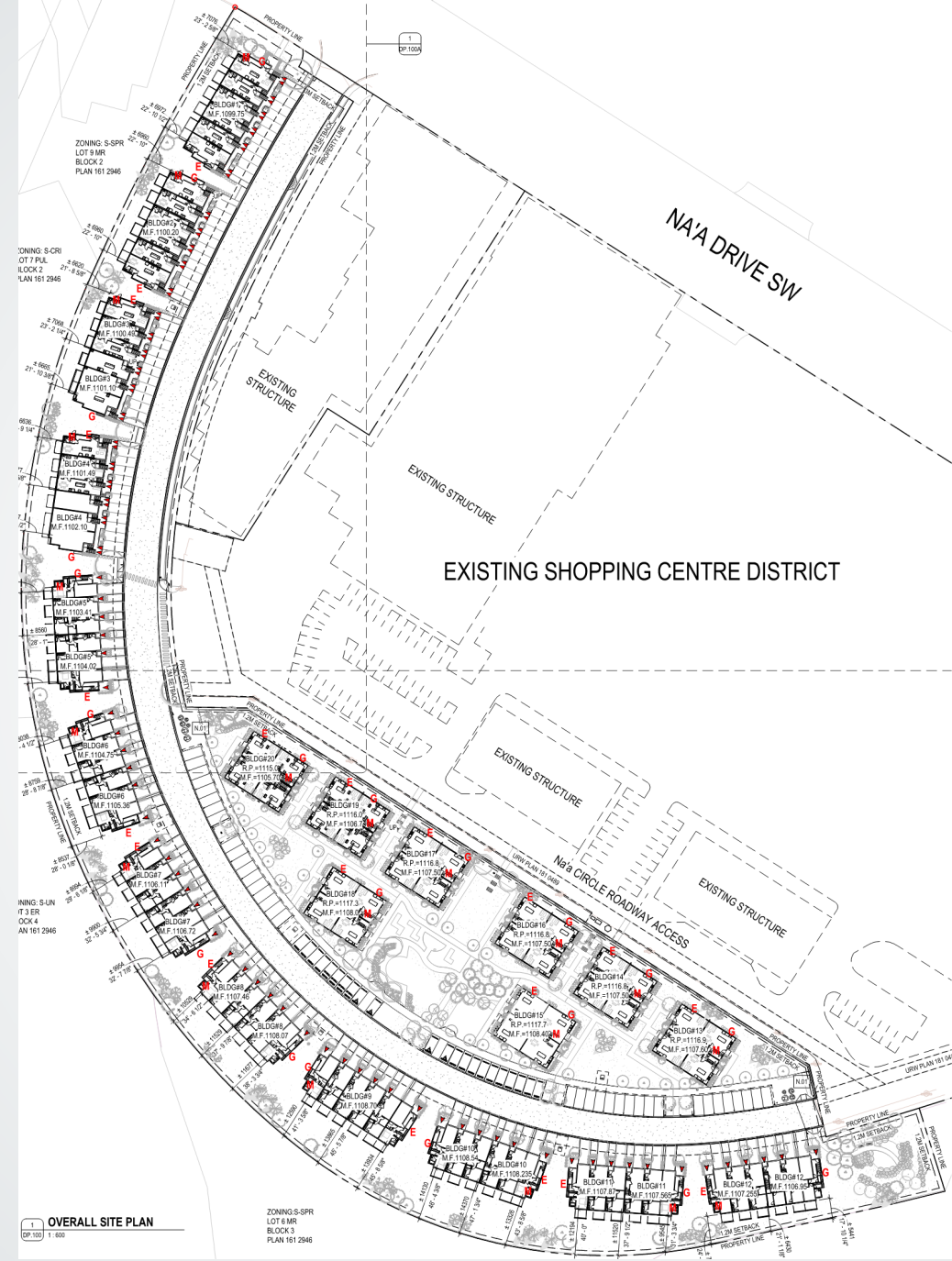


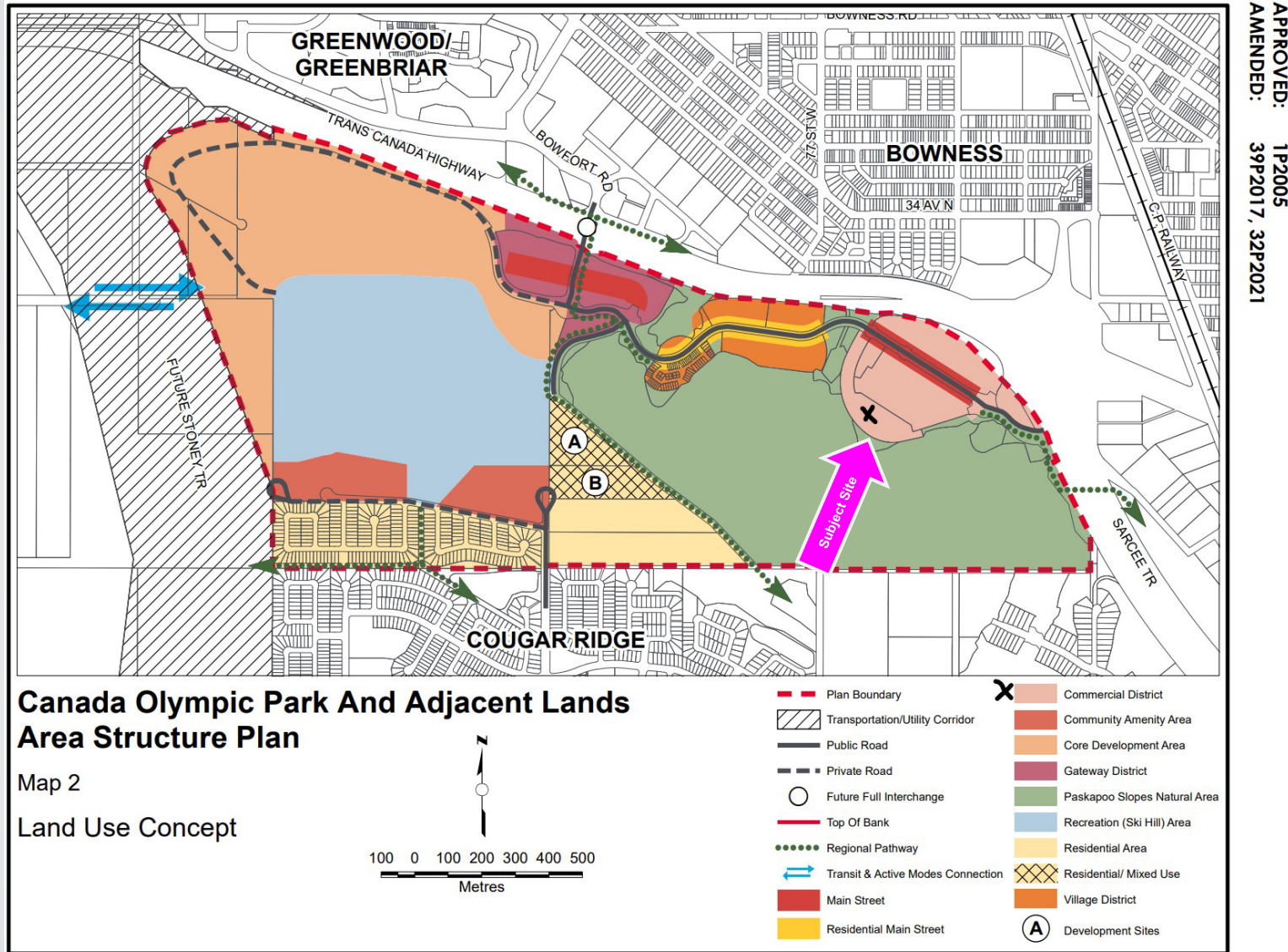
Map 6

## Building Height

- Plan Boundary
- Transportation Utility Corridor
- Prominent Height Allowance Site up to 15 Stories, one at 22 Stories
- Low Profile Height Allowance Zone - 3 Stories
- Contextual Height Allowance Zone - 6 Stories
- Mid Range Height Allowance Zone - 8 Stories

**BYLAW 19P2019**

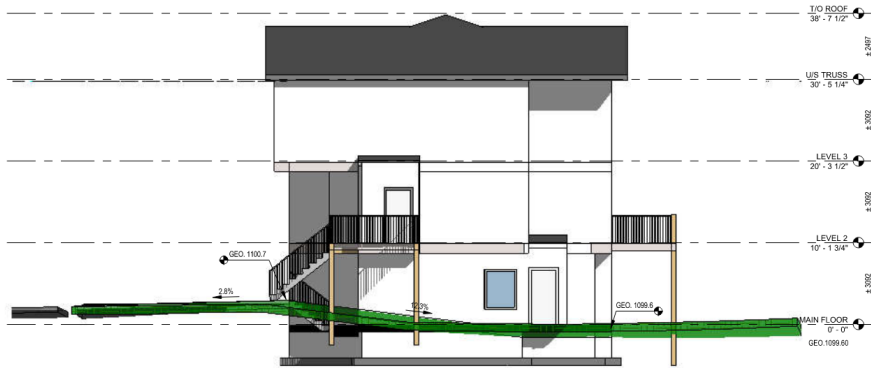




APPROVED: 1P2005  
AMENDED: 39P2017, 32P2021



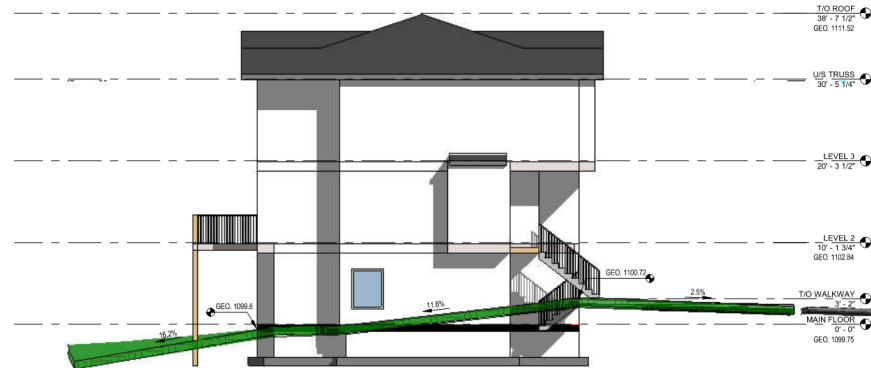
1 BUILDING#1 FRONT ELEVATION  
DP-101 | 1:100



2 BUILDING#1 SIDE ELEVATION  
DP-101 | 1:100



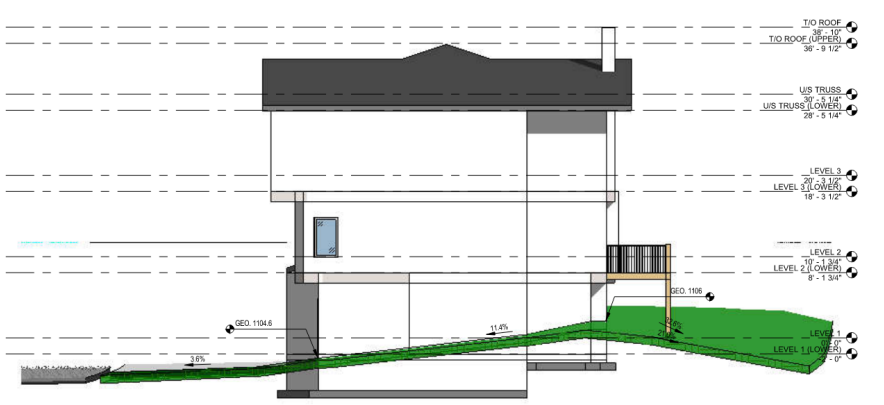
3 BUILDING#1 REAR ELEVATION  
DP-101 | 1:100



4 BUILDING#1 SIDE ELEVATION  
DP-101 | 1:100



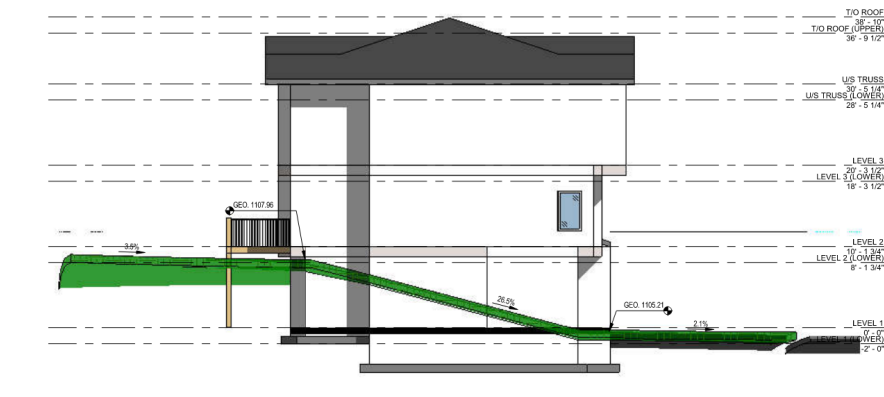
1 BUILDING#6 - FRONT ELEVATION  
DP 106 1:100



2 BUILDING#6 SIDE ELEVATION  
DP 106 1:100



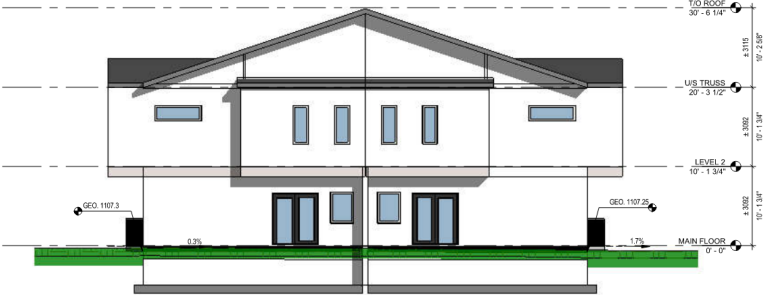
3 BUILDING#6 - REAR ELEVATION  
DP 106 1:100



4 BUILDING#6 SIDE ELEVATION  
DP 106 1:100



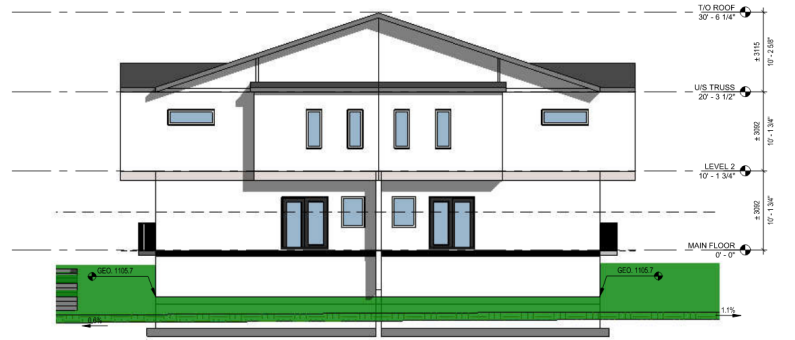
1 BUILDING#16 SIDE ELEVATION  
DP-116 1:100



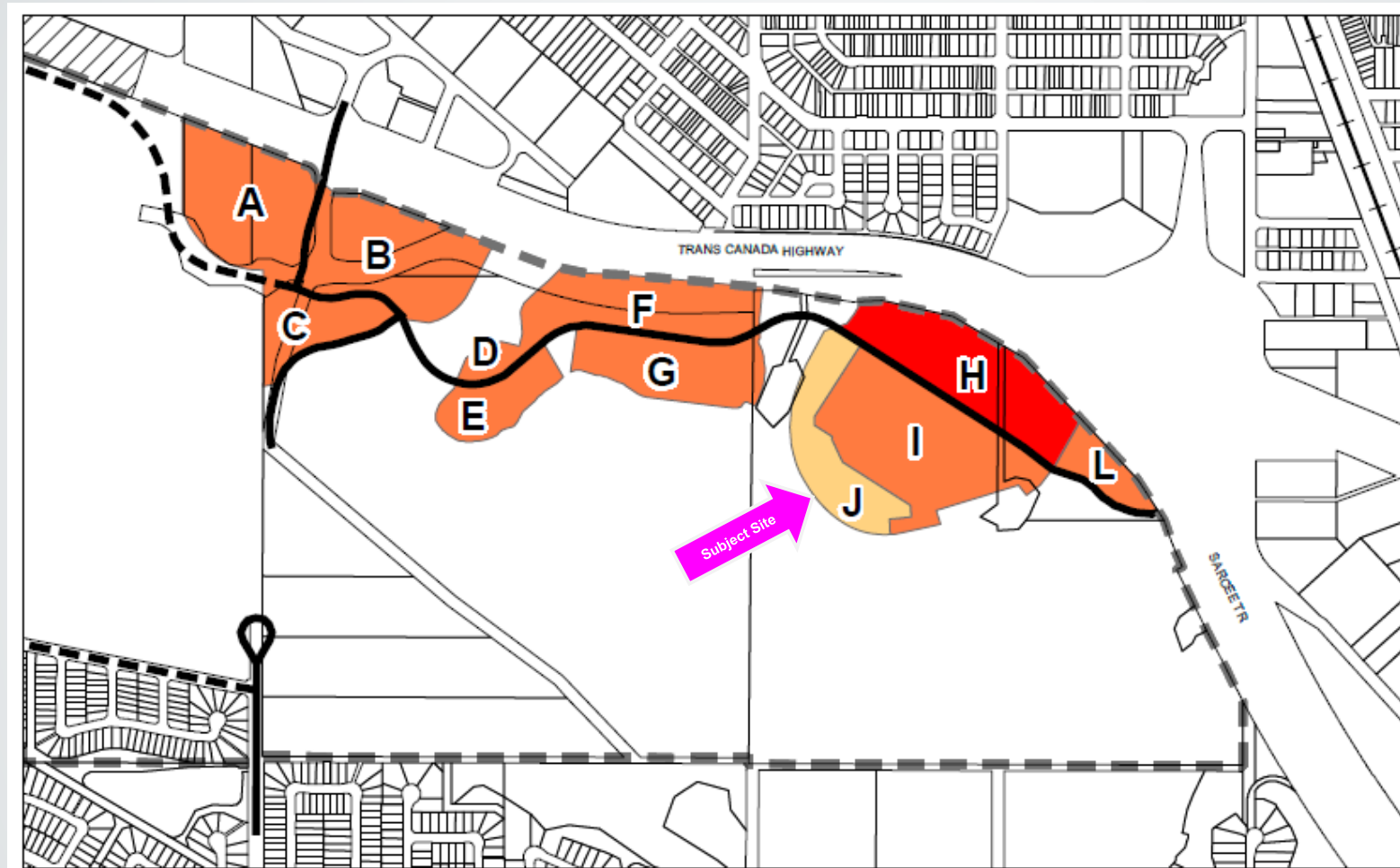
2 BUILDING#16 SIDE ELEVATION  
DP-116 1:100



3 BUILDING#16 REAR ELEVATION  
DP-116 1:100



4 BUILDING#16 SIDE ELEVATION  
DP-116 1:100



Map 4  
Development Blocks

Plan Boundary  
Transportation Utility Corridor  
**BYLAW 25P2015**



