



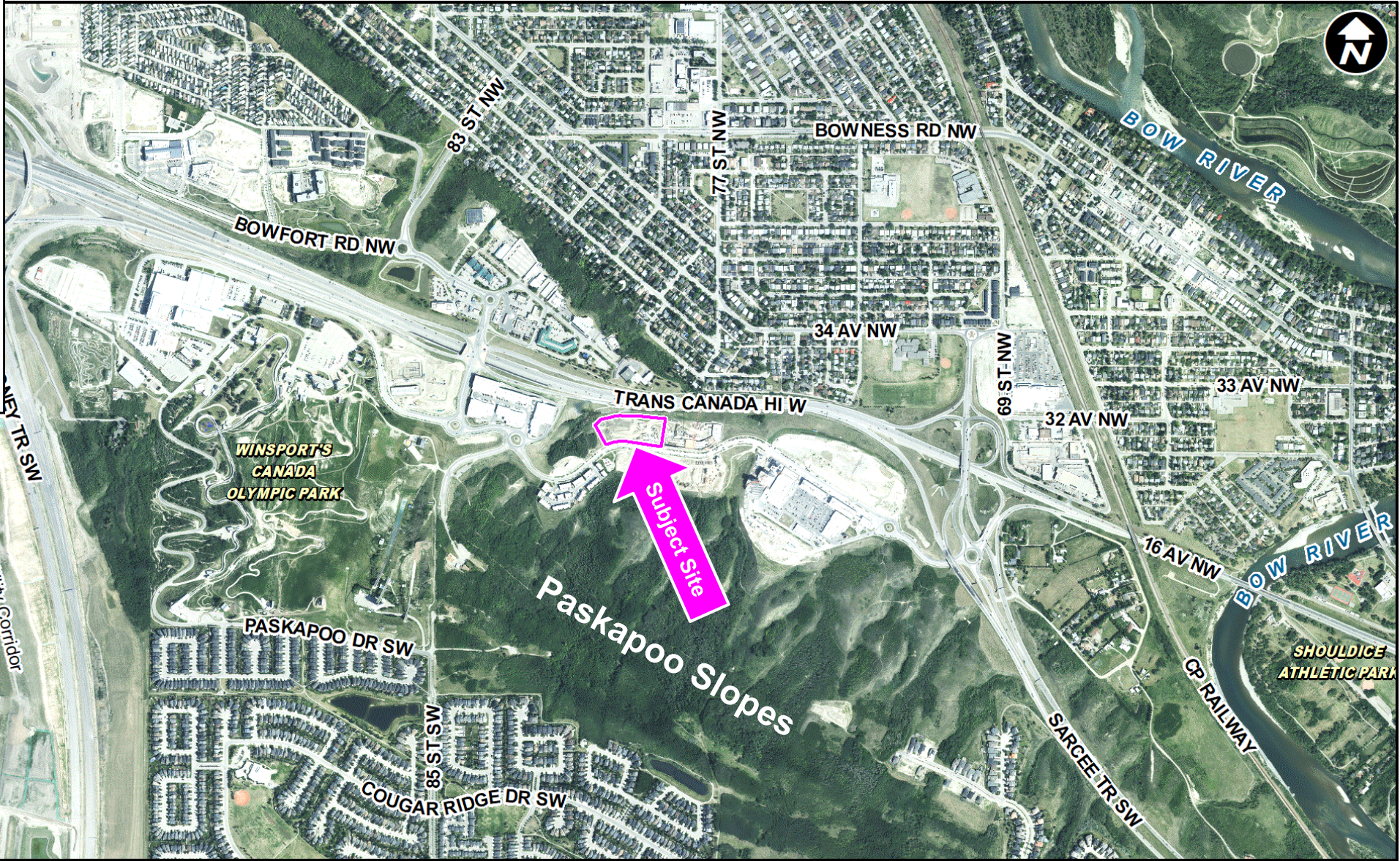
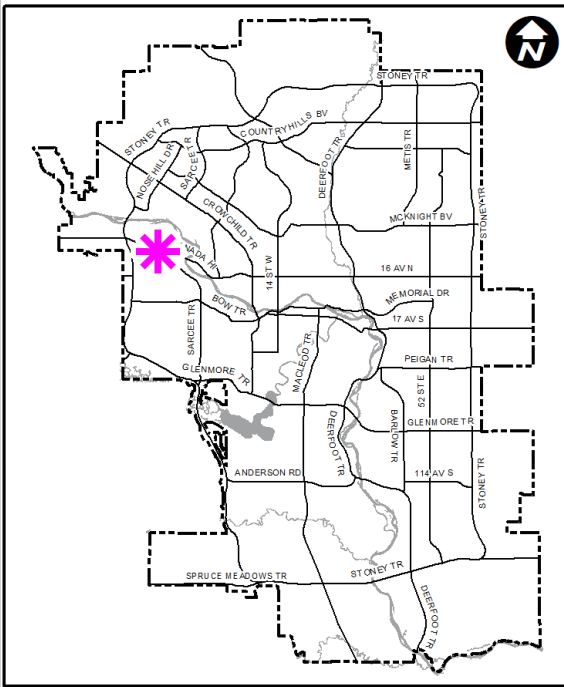
DP2023-06487

Development Proposal

April 25, 2024

RECOMMENDATION:

That Calgary Planning Commission **APPROVE** the Development Permit (DP2023-06487) for New: Multi-Residential Development (3 phases, 2 buildings), Accessory Residential Building (clubhouse) at 1550 Na'a Drive SW (Plan 2110351, Block 2, Lot 9) with conditions (Attachment 2).



LEGEND

- 600m buffer from LRT station
- LRT Stations**

 - Blue
 - Downtown
 - Red
 - Green (Future)

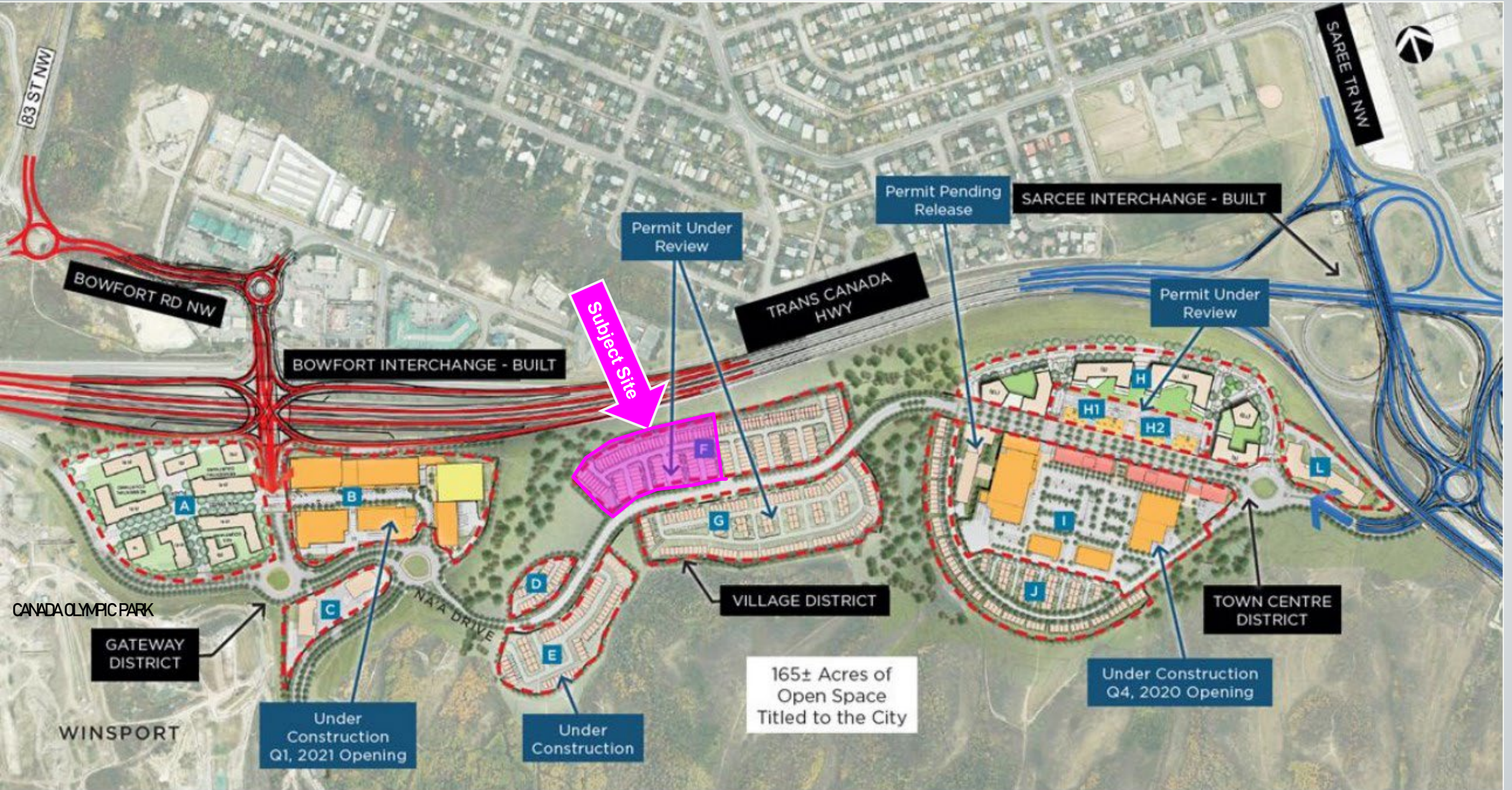
- LRT Line**

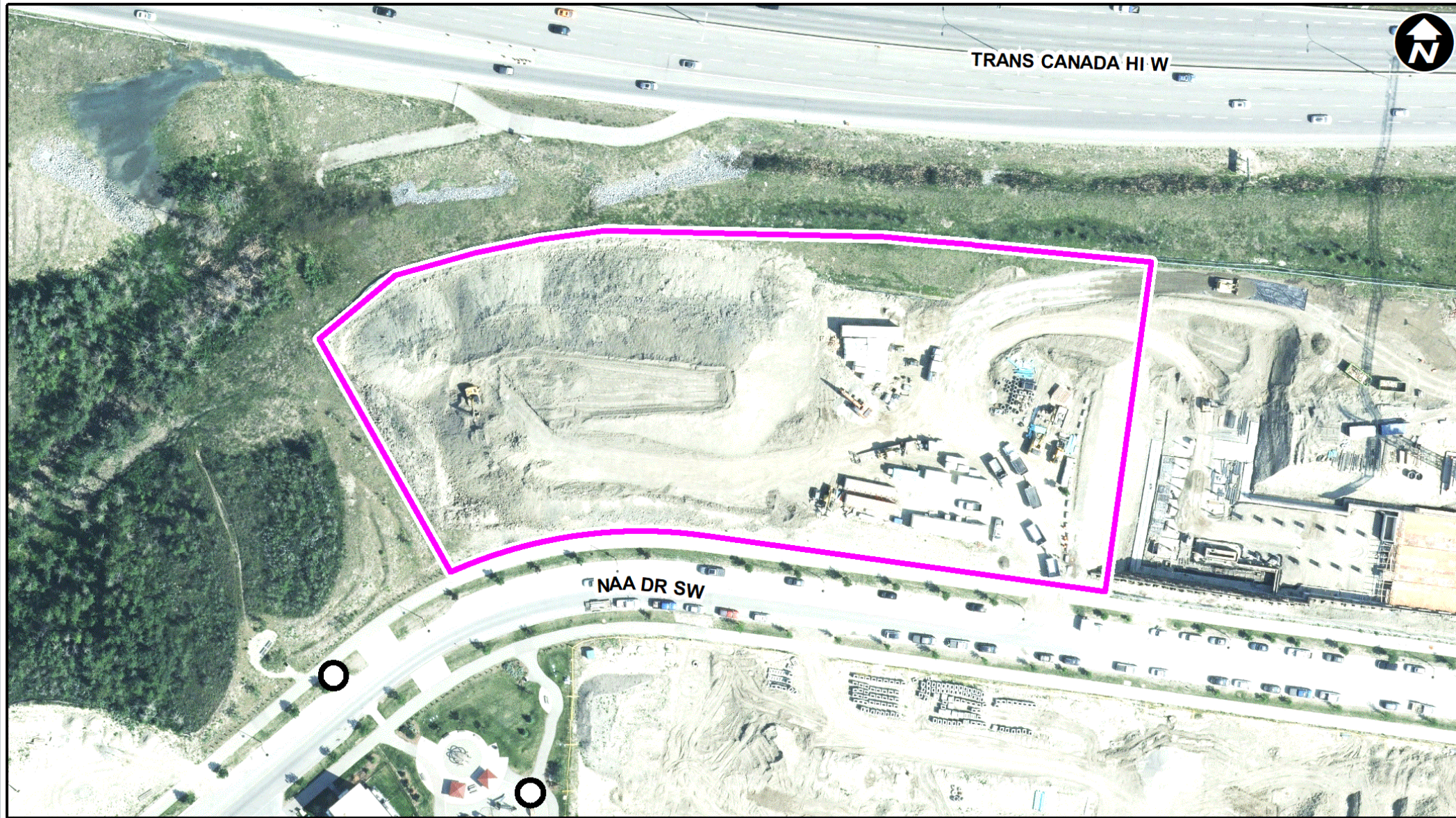
 - Blue
 - Blue/Red
 - Red

- Max BRT Stops**

 - Orange
 - Purple
 - Teal
 - Yellow



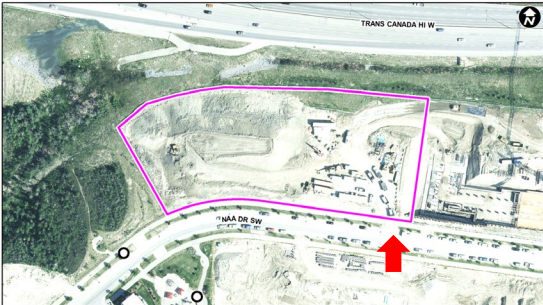




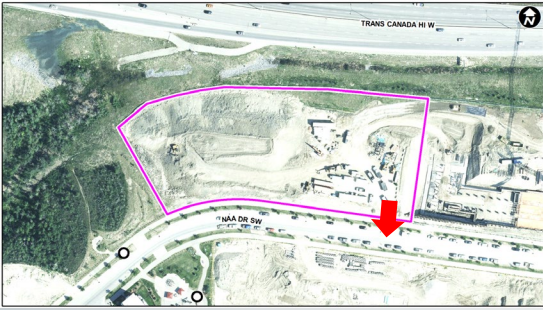
○ Bus Stop

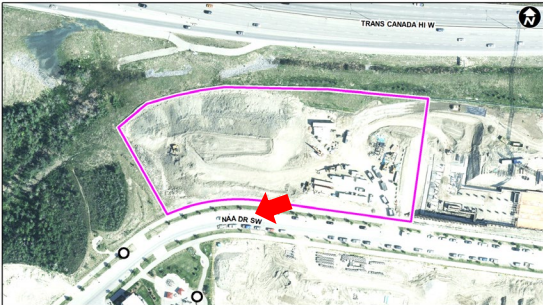
Parcel Size:

1.38 ha
(3.41 ac)

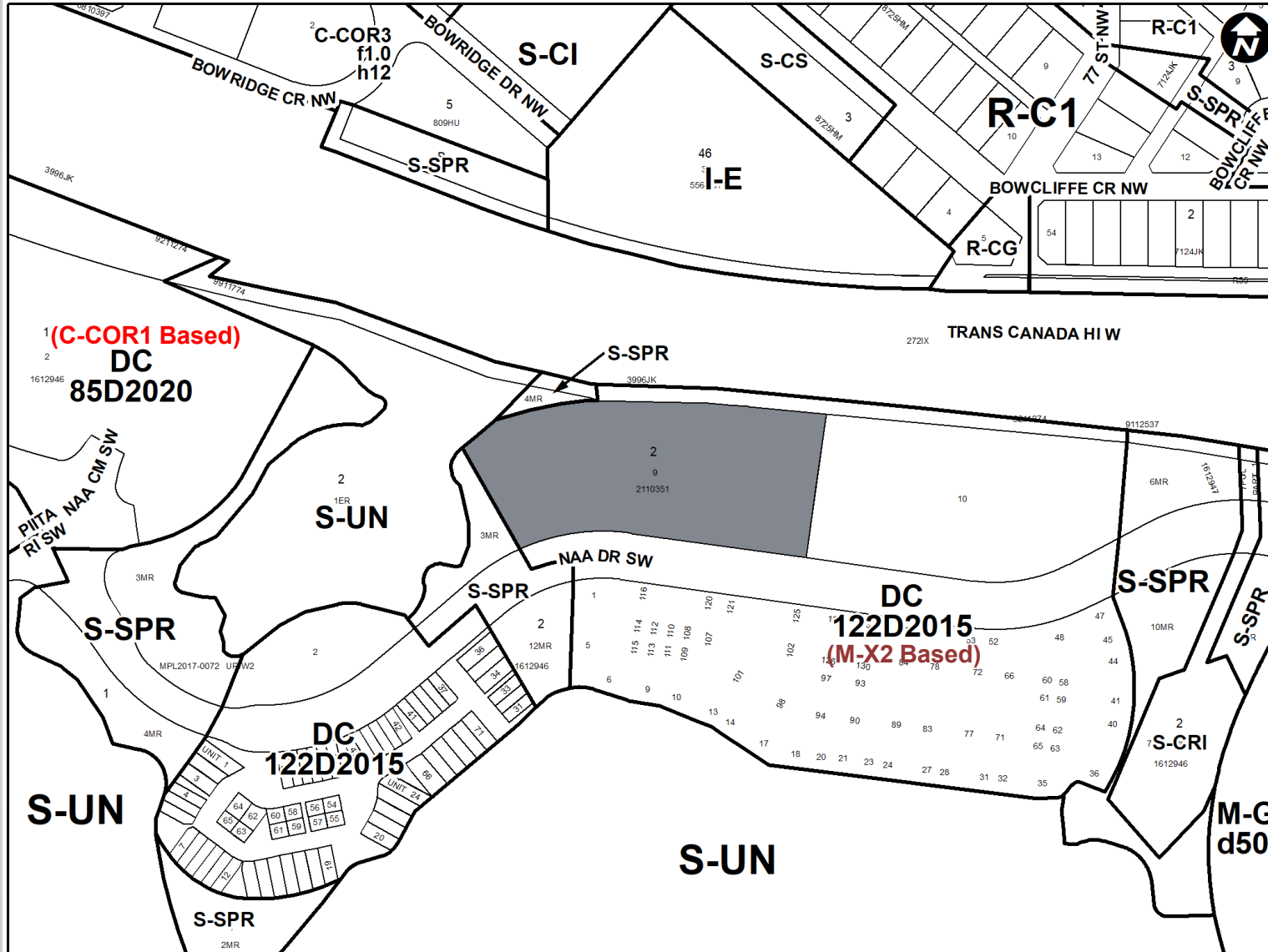


NA'A DRIVE SW



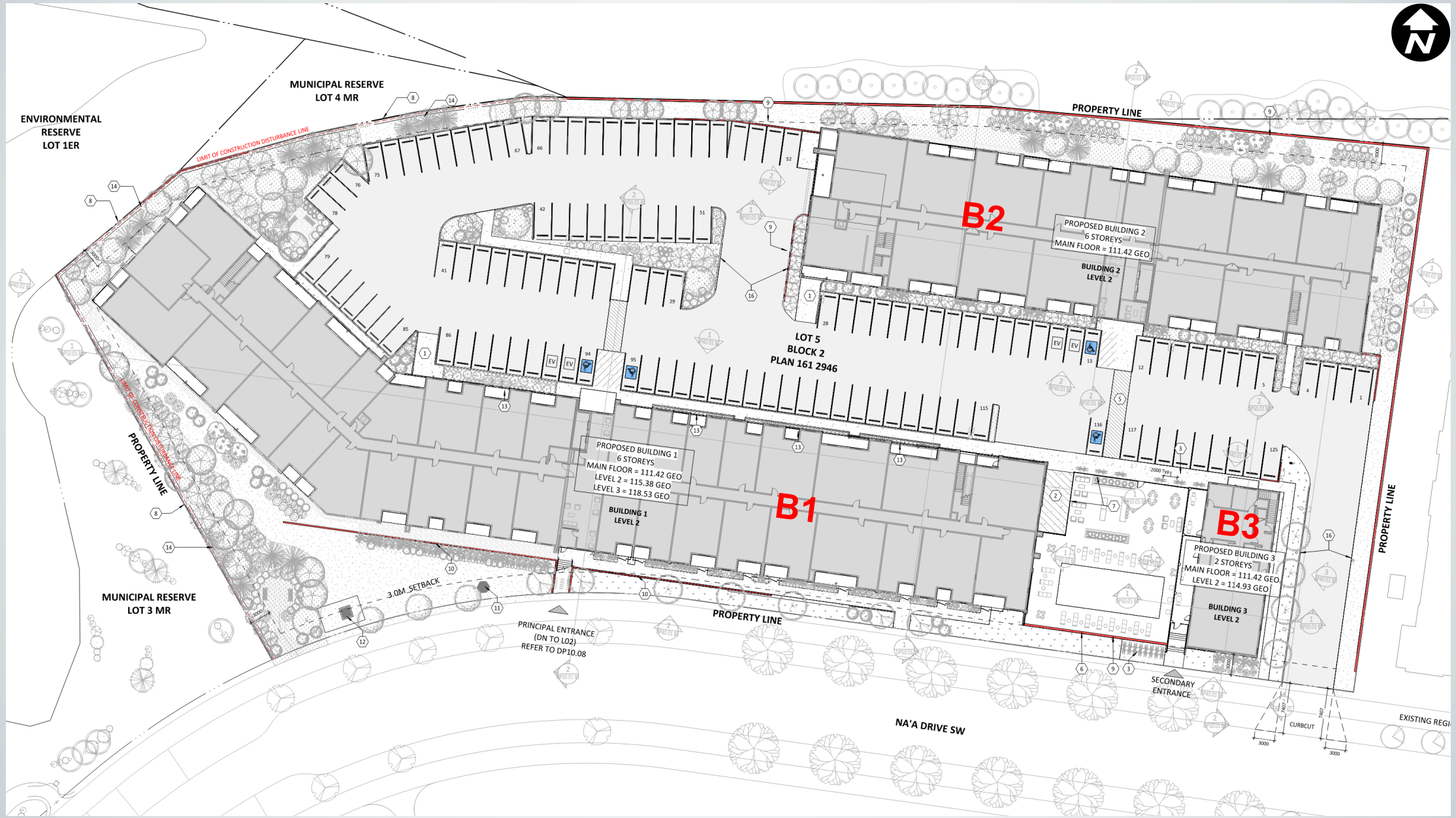


NA'A DRIVE SW



Direct Control (DC122D2015) District:

- Based on Multi-Residential –
- Medium Profile Support Commercial (M-X2) District
- Maximum height = 21 metres
- No limits on floor area ratio





Clubhouse and Main Entry Way Along Na'a Drive 12



Street-Oriented Units in Building B1 Along Na'a Drive 13



Pedestrian Entrance to Building B1 Along Na'a Drive 14





Building B3 (Clubhouse) and Outdoor Amenity 16



3rd













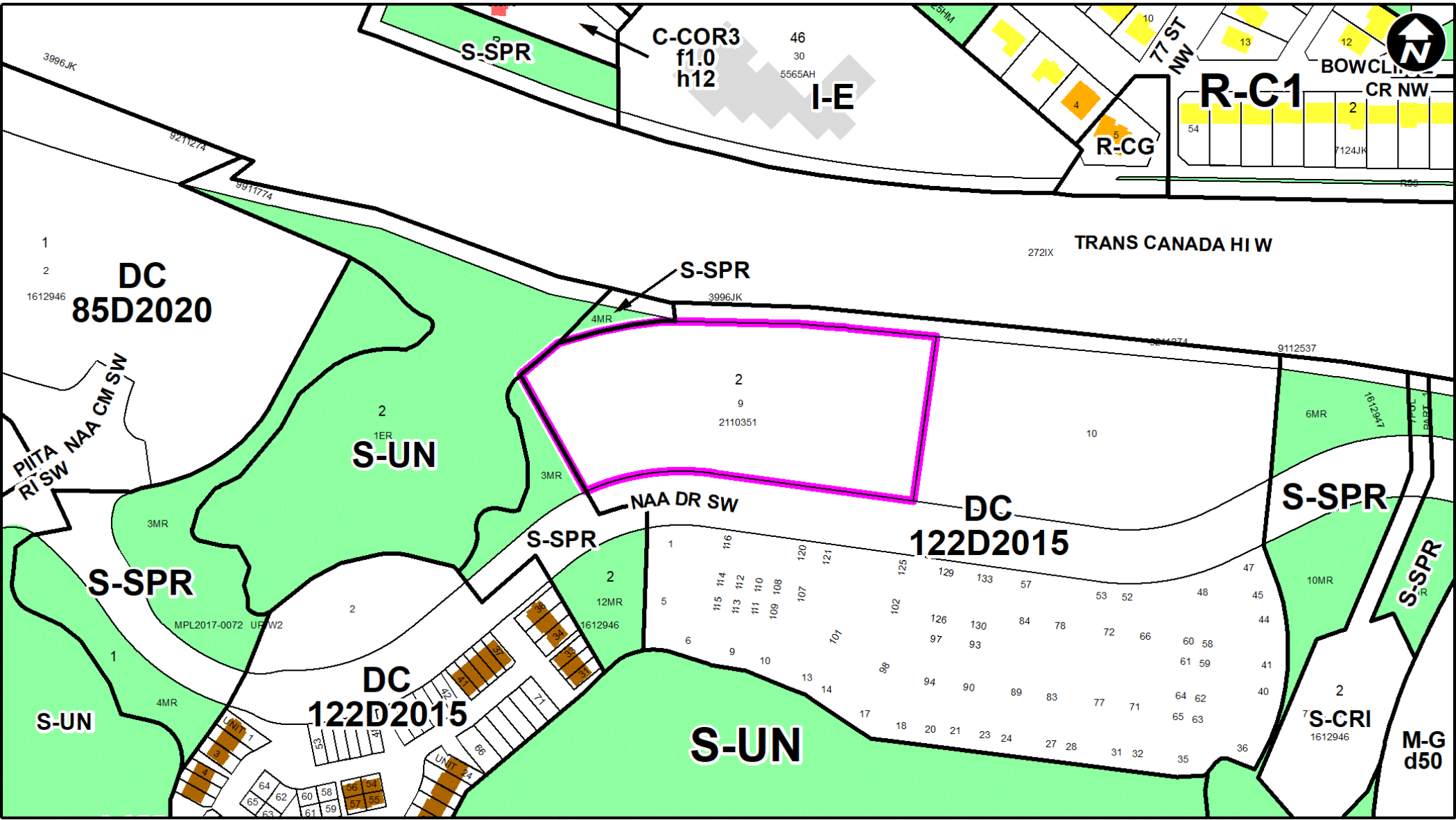


Animal & landscape themed metal artwork installed on walls

RECOMMENDATION:

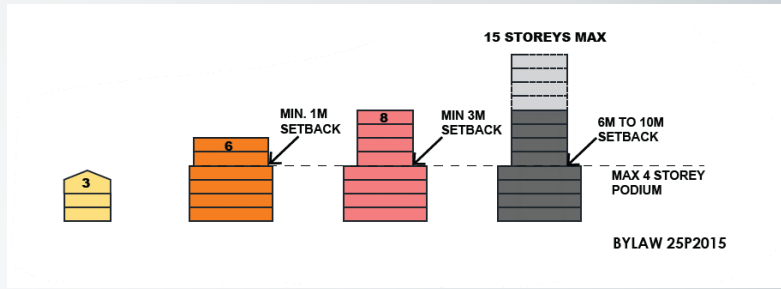
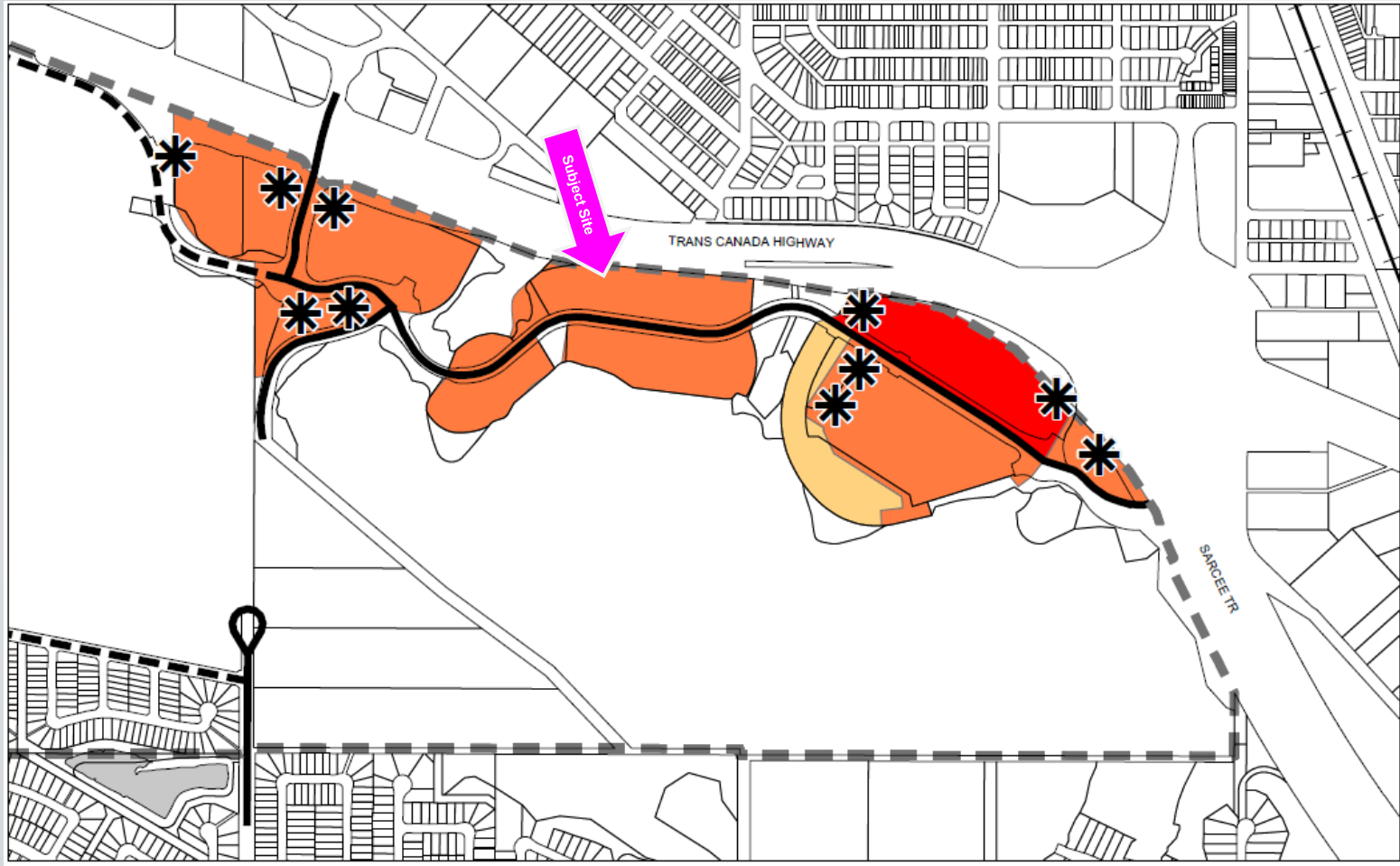
That Calgary Planning Commission **APPROVE** the Development Permit (DP2023-06487) for New: Multi-Residential Development (3 phases, 2 buildings), Accessory Residential Building (clubhouse) at 1550 Na'a Drive SW (Plan 2110351, Block 2, Lot 9) with conditions (Attachment 2).

Supplementary Slides



- 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



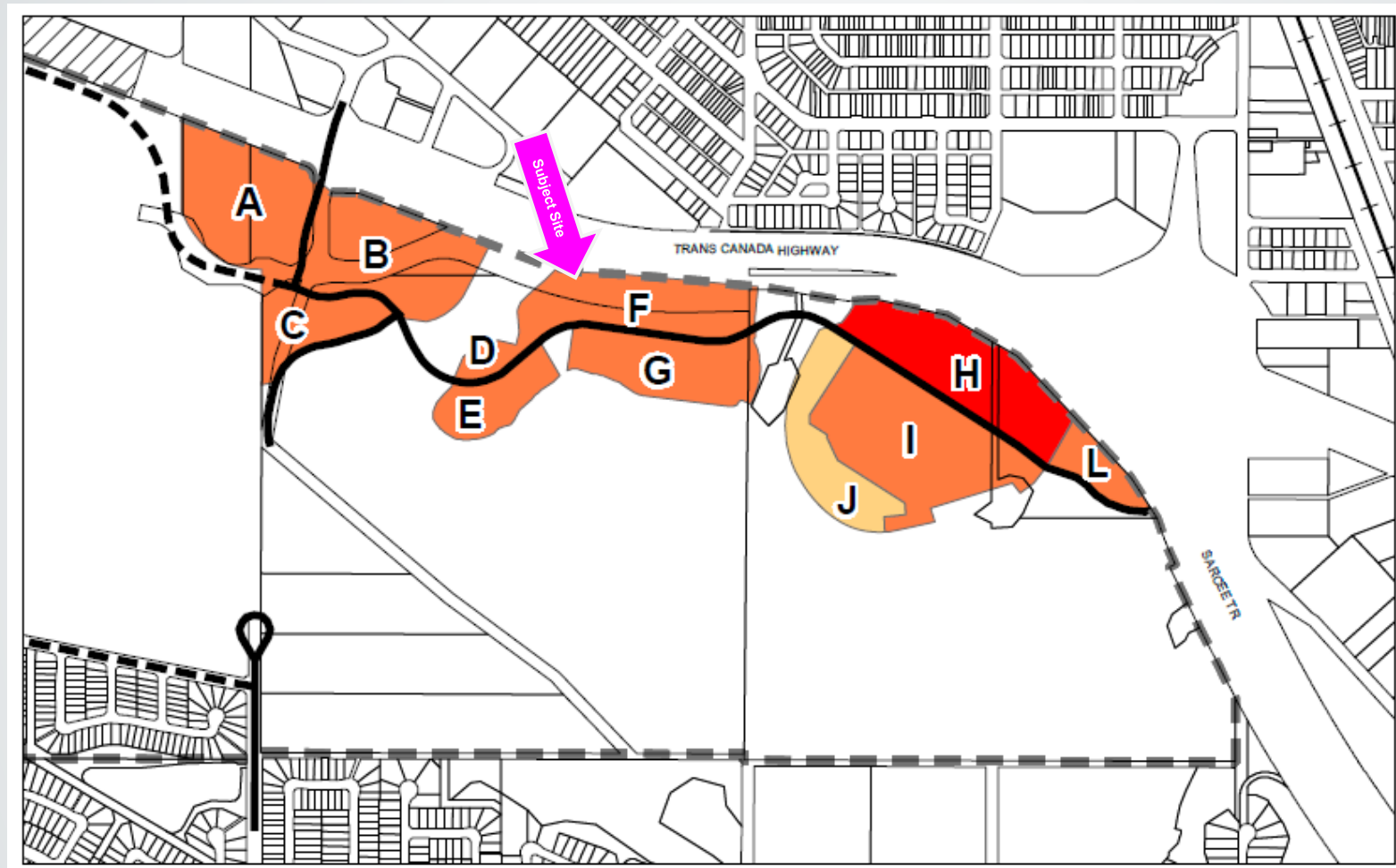


Map 6

Building Height

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

BYLAW 19P2019



Map 4
Development Blocks

Plan Boundary
Transportation Utility Corridor
BYLAW 25P2015

