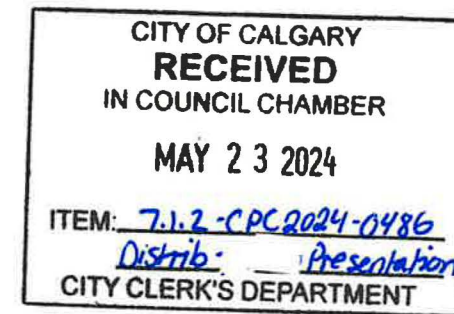
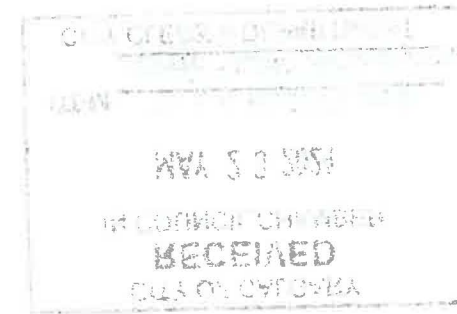


DP2023-05567

Development Proposal

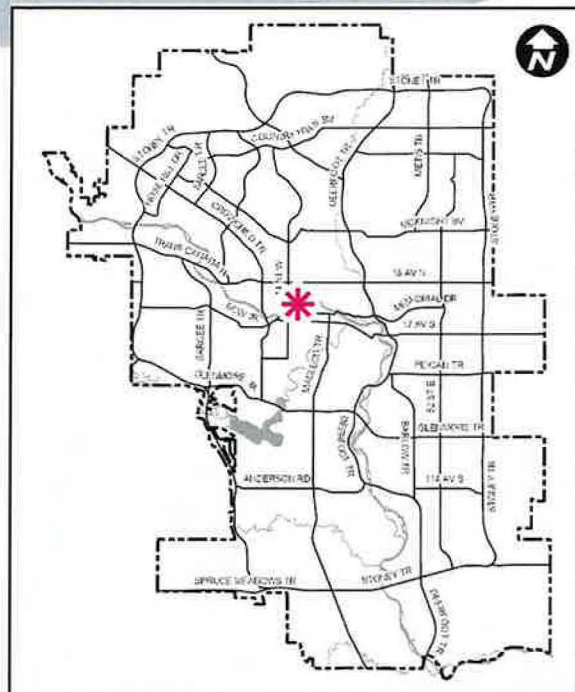
May 23 2024





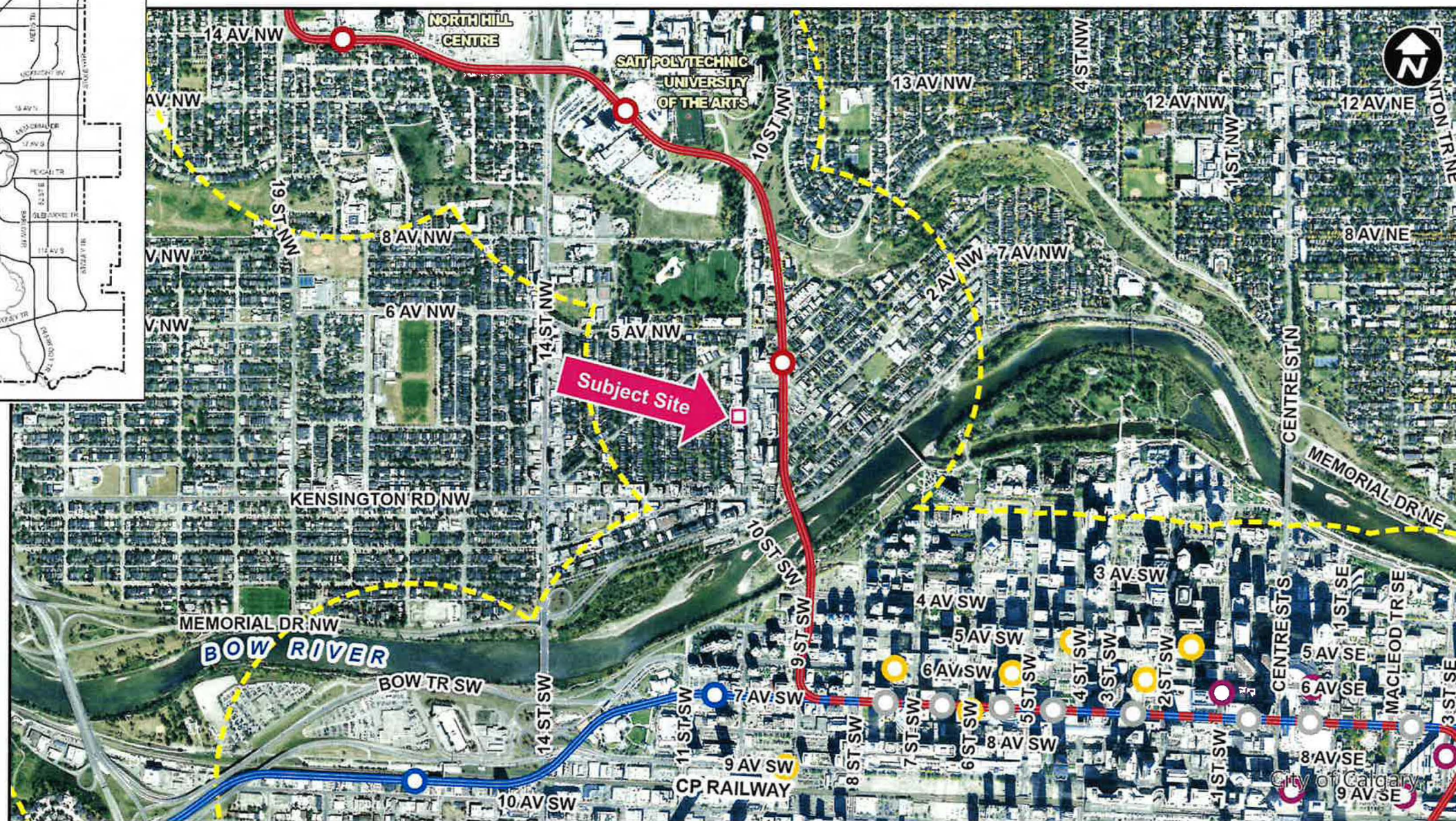
RECOMMENDATION:

That Calgary Planning Commission **APPROVE** Development Permit DP2023-05567 for a New: Dwelling Unit, Retail and Consumer Service (1 building), and Sign - Class B (Fascia Sign - 3) at 321 – 10 Street NW (Plan 5609J, Block J, Lot 21-24), 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:

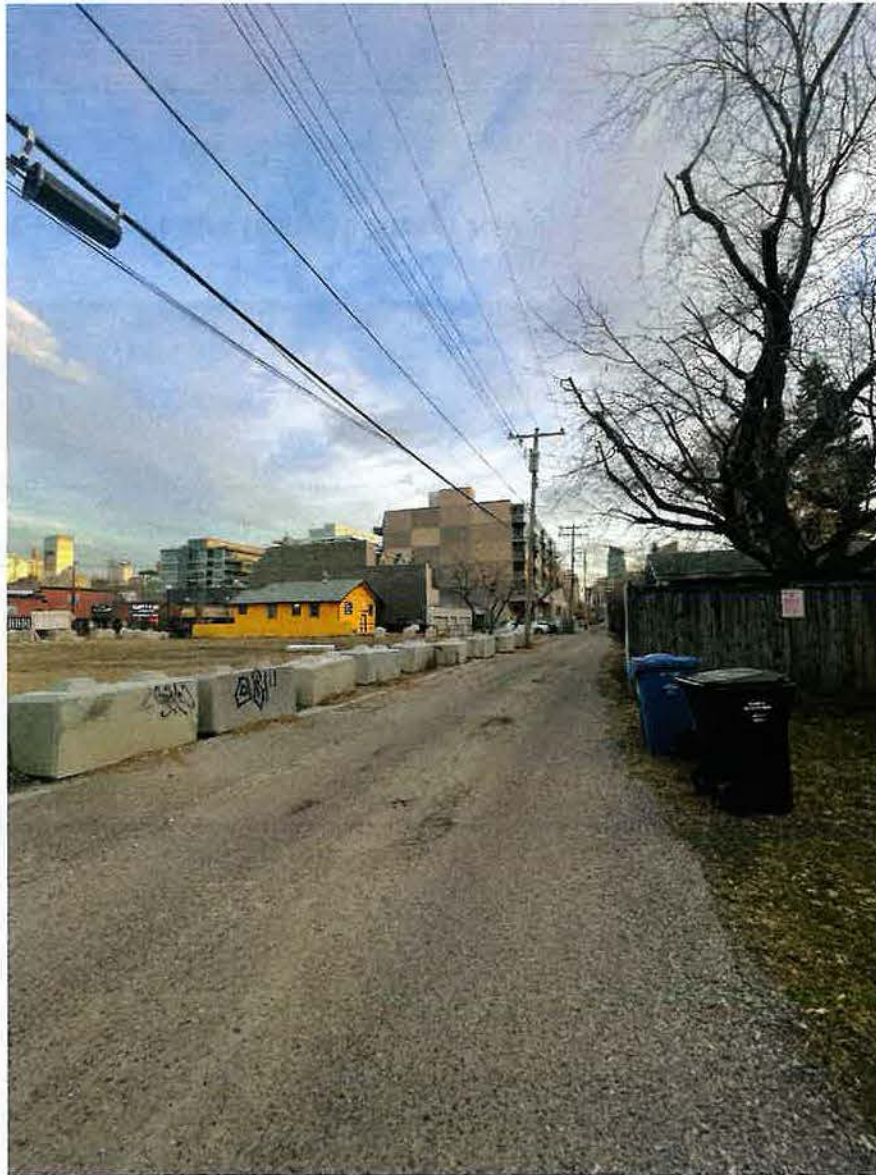
0.14 ha
38m x 36m



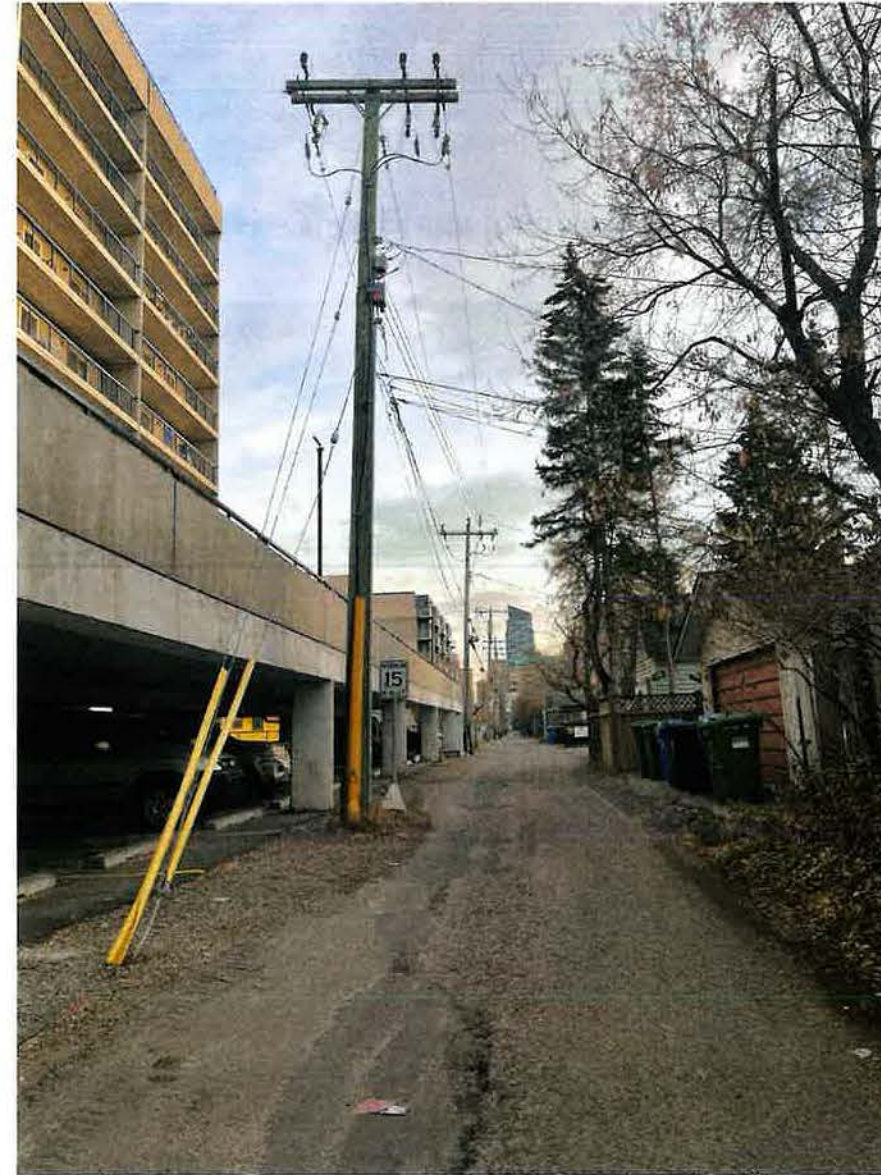
Looking Southwest – subject site from 10 Street NW



Looking West – subject site from 10 Street NW



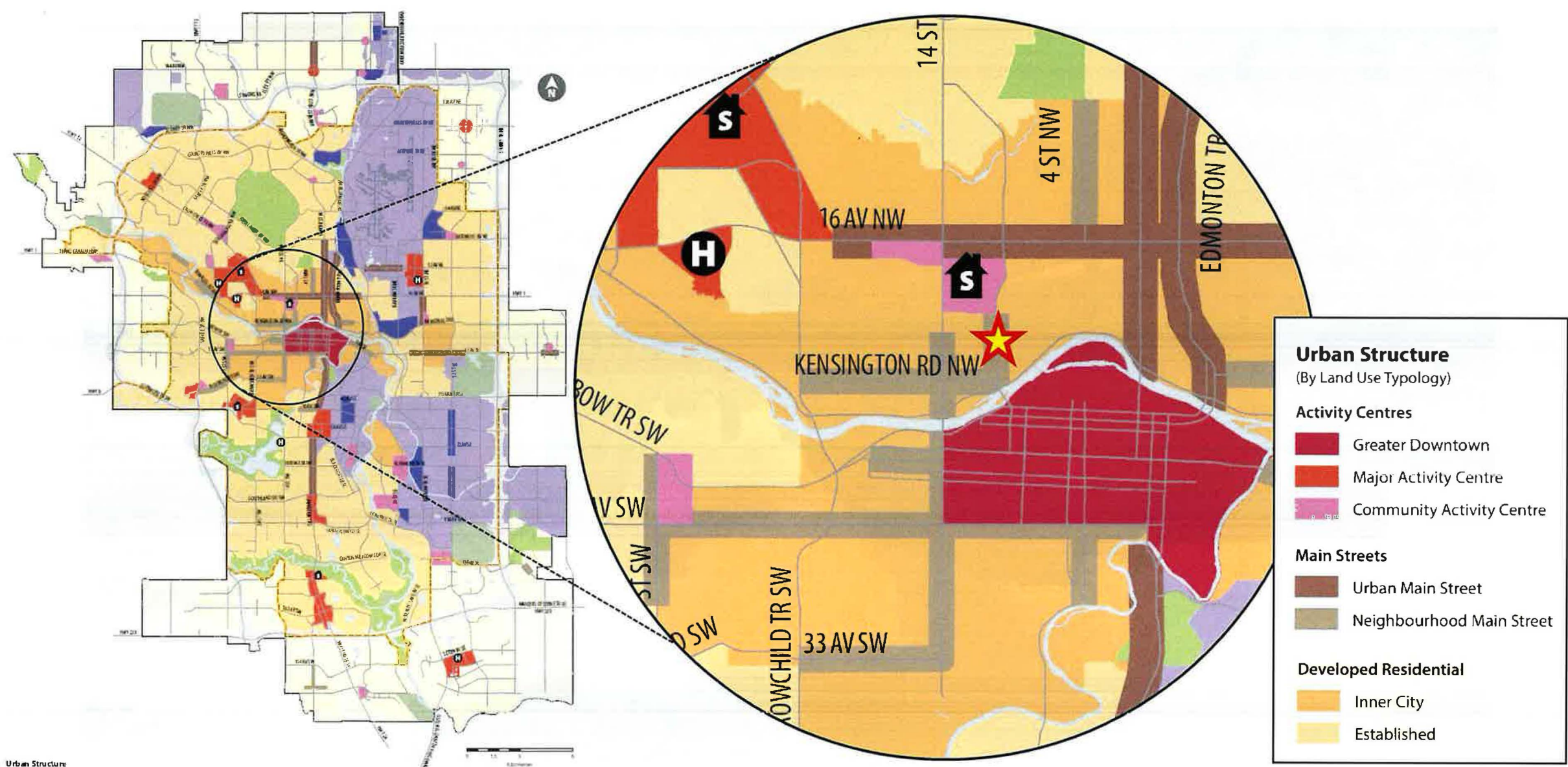
Looking Southeast – subject site



Looking South – 10/10A ST (Norfolk) Lane

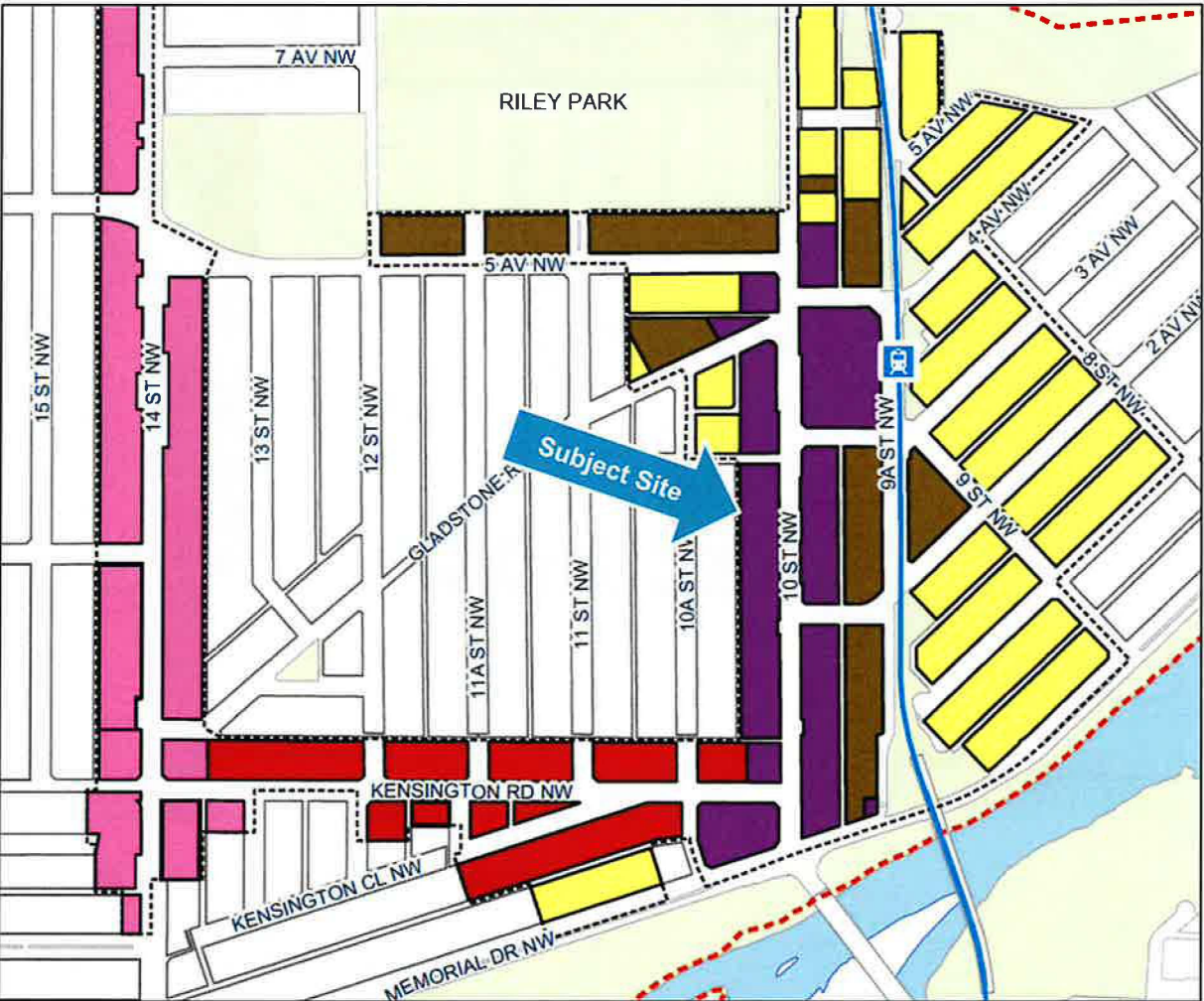


Looking South – 10 Street NW



Map 3.1 Land Use Policy Areas

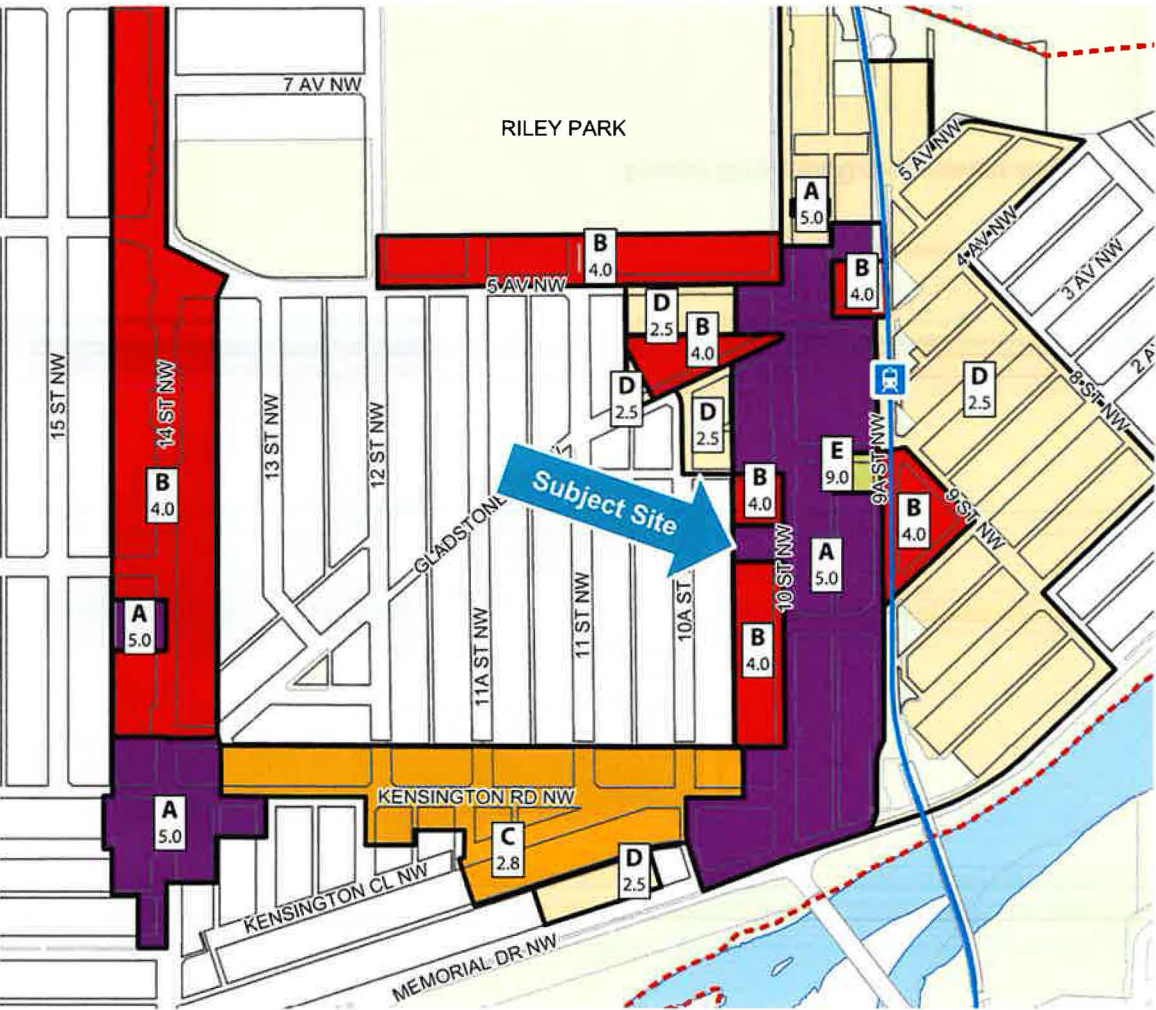
Urban Mixed-use



Hillhurst/Sunnyside
Area Redevelopment Plan
Part II
Transit Oriented Development Area

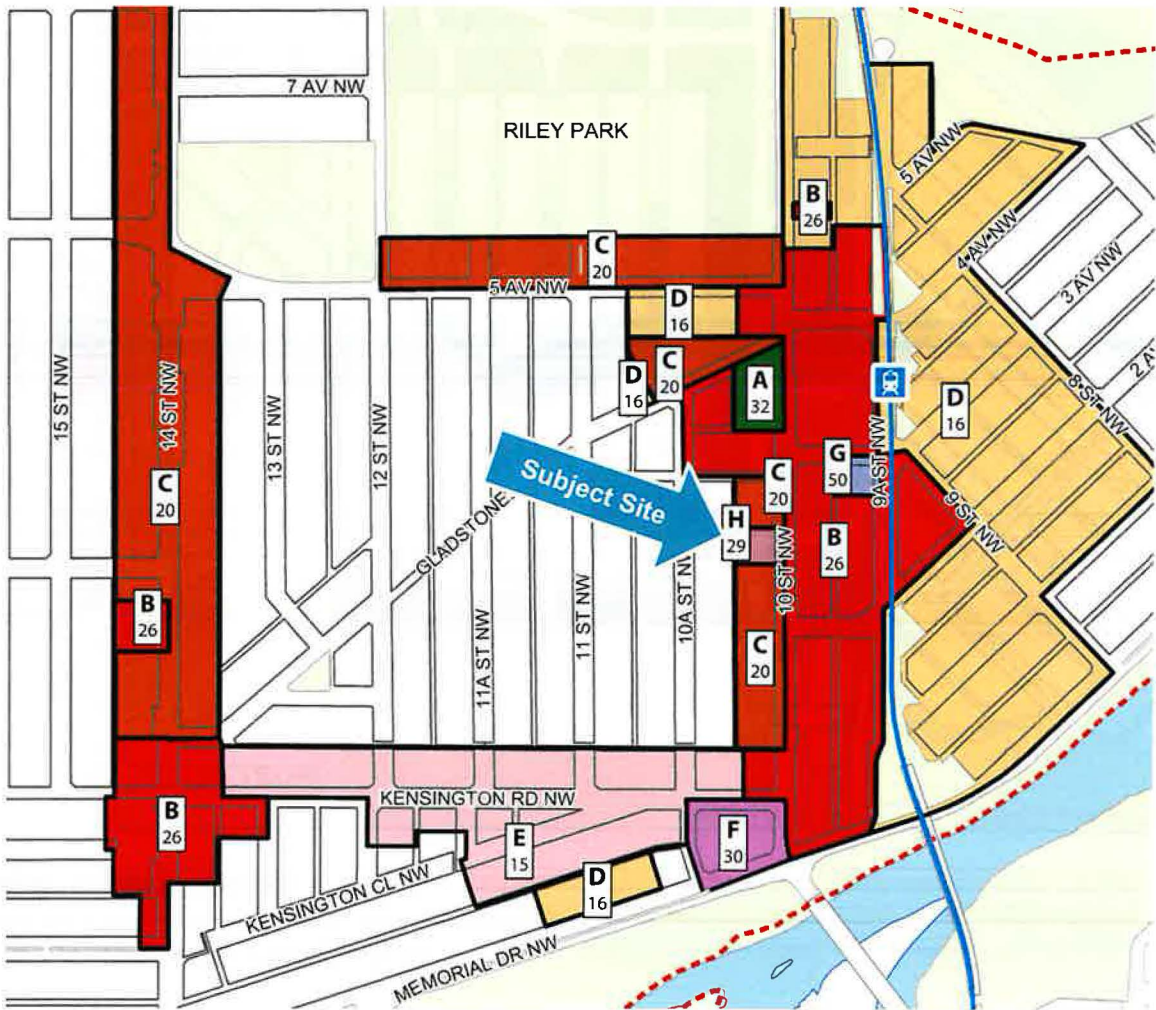
Map 3.2 Maximum Densities

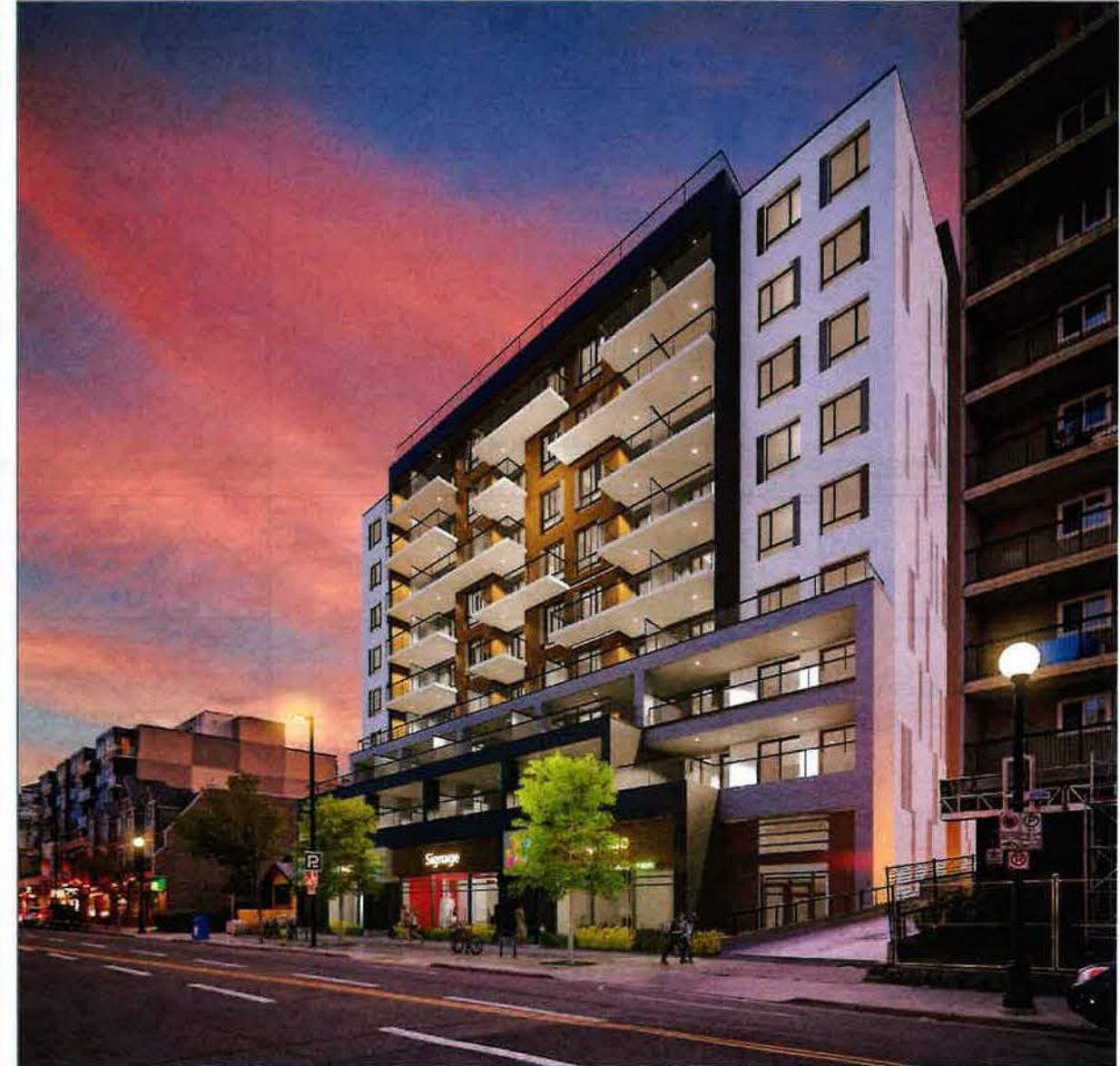
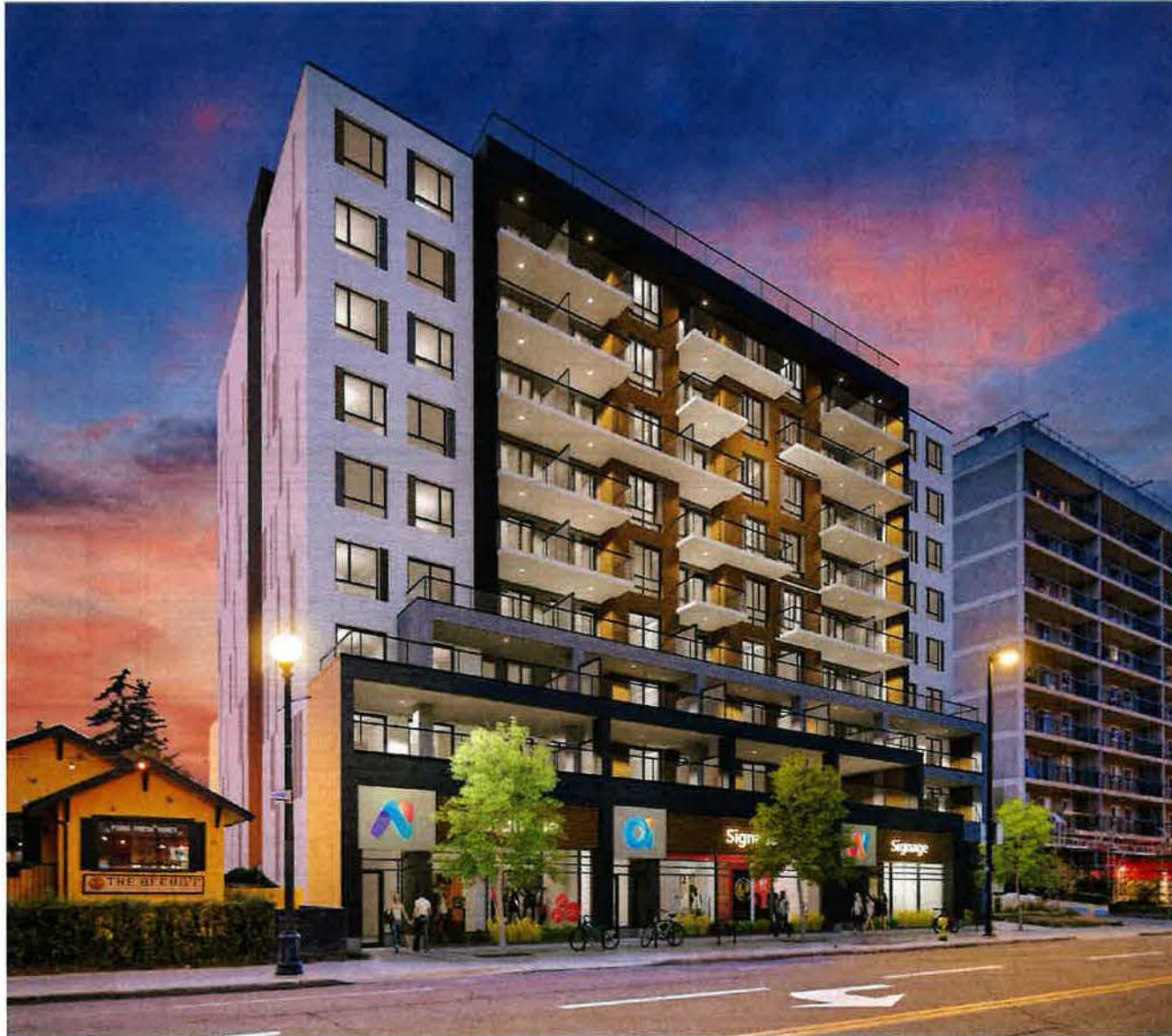
(A) Maximum FAR 5.0



Map 3.3 Building Heights

(H) Maximum Height 29 metres

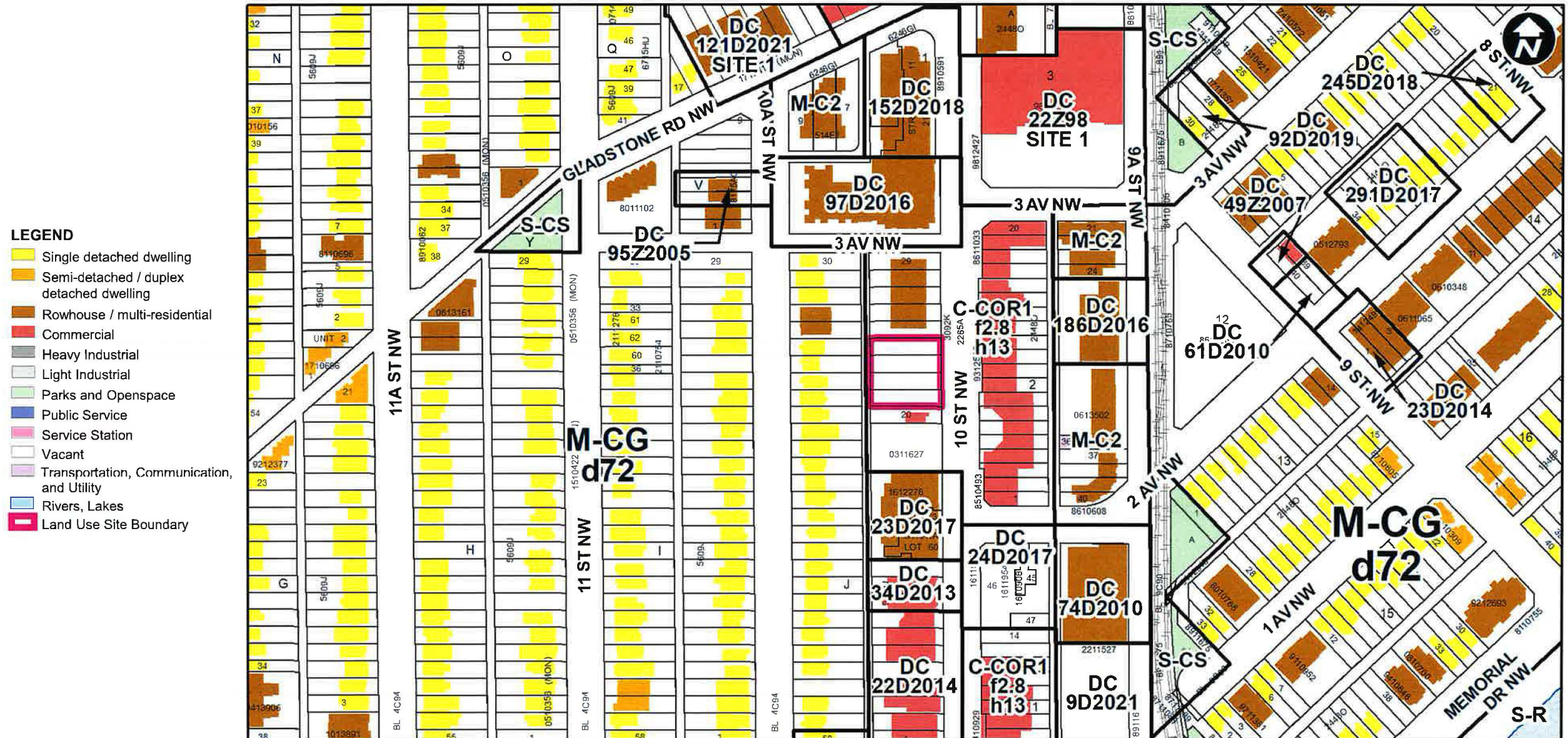




RECOMMENDATION:

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Supplementary Slides



AMENDMENT LOC2023-0005/CPC2023-0607
BYLAW NUMBER 122D2023

Permitted Uses

- 4 The **permitted uses** of the Mixed Use – Active Frontage (MU-2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Mixed Use – Active Frontage (MU-2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Mixed Use – Active Frontage (MU-2) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 7 (1) Unless otherwise referenced in subsection (2), the maximum **floor area ratio** is 2.8.
- (2) The **floor area ratio** may be increased to a maximum of 5.0 in accordance with the **density** bonus provisions contained in Section 8 of this Direct Control District Bylaw.

Building Height

- 8 (1) The maximum **building height** is 29.0 metres.
- (2) For the purposes of this bylaw, **ancillary structures** that provide access to a **common amenity space** located on the roof of a building shall not be included in the calculation of **building height**.

Amenity Area

- 9 (1) Where **amenity space** is provided on the roof of a **building** the maximum area shall be 50 per cent of the total roof area.
- (2) **Amenity space** provided on the roof of the building shall be oriented towards the **street**.

Setback Area

- 10 (1) Where a **parcel** shares a **property line** with a **street** there shall be a minimum **setback area** of 1.8 metres.
- (2) Where a **parcel** shares a **property line** with a **lane**, there shall be a minimum **setback area** of 5.0 metres
- (3) In all other cases, there is no requirement for a **setback area**.

Density Bonus

- 11 (1) For the purposes of this section, "Cash Contribution Rate" means: \$20.76 per square metre for the year 2023. The Cash Contribution Rate will be adjusted annually on January 1 by the **Development Authority**, based on the Statistics Canada Consumer Price Index for Calgary.

AMENDMENT LOC2023-0005/CPC2023-0607
BYLAW NUMBER 122D2023

- (2) A **density** bonus may be earned by a contribution to the Hillhurst/Sunnyside Community Amenity Fund, such that:

Cash Contribution Amount = Cash Contribution Rate X Total floor area in square metres above the **floor area ratio** of 2.8.

- (3) A **density** bonus may be earned by the provision of off-site improvements in accordance with the applicable Area Redevelopment Plan, where the allowable bonus floor area in square metres is equal to the cost of construction of the improvement divided by the Cash Contribution Rate, such that:




Allowable bonus floor area = Total construction cost of the off-site improvement / Cash Contribution Rate.

Total construction cost will not include any construction costs necessary to fulfill the infrastructure requirements of a **development permit** for a **development** equal to or less than a **floor area ratio** of 2.8. Details of the construction cost will be determined through the **development permit** process.

Relaxations

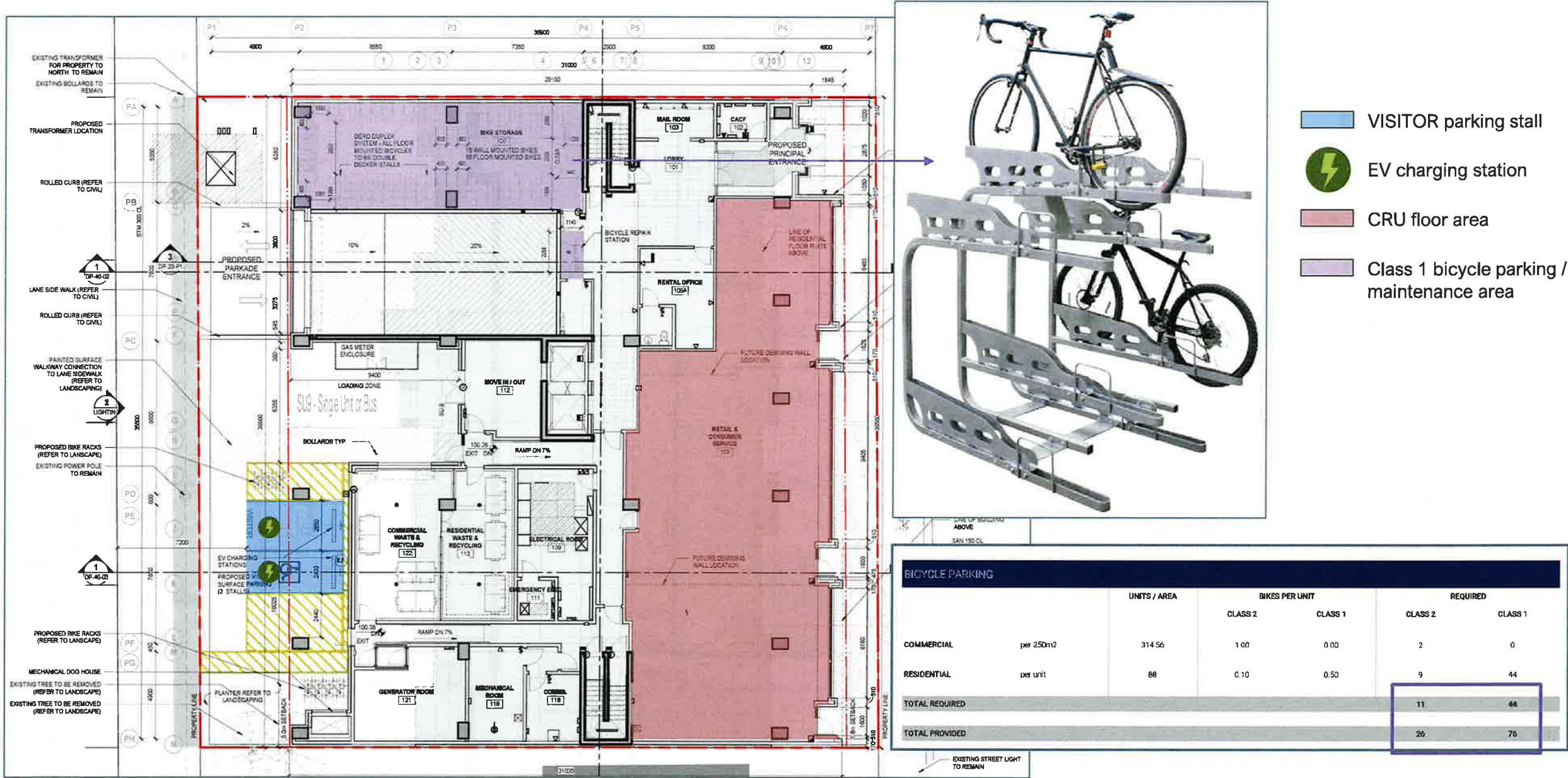
- 12 The **Development Authority** may relax the rules contained in Section 6, 9 and 10 of this Direct Control District in accordance with Sections 31 and 36 of Bylaw 1P2007.

MINIMUM PARKING REQUIRED (BY-LAW)					
COMMERCIAL		AREA / UNITS	# STALLS PER UNIT	TOTAL REQ.	TOT. PROV.
RETAIL + CONSUMER SERVICE	N/A	314.56		0	0
RESIDENTIAL					
RESIDENT	75 stalls per unit	86	0.75	66	33
VISITOR	0.1 stall per resid. unit	88	0.10	9	3
TOTAL PARKING REQUIRED				75	36
REDUCTION FOR TRANSIT SUPPORTIVE DEVELOPMENT (25%)					
RESIDENT				50	
VISITOR				7	
TOTAL PARKING REQUIRED WITH TRANSIT SUPPORTIVE DEVELOPMENT REDUCTION				57	36
REDUCTION FOR BICYCLE SUPPORTIVE DEVELOPMENT		ADDITIONAL CLASS 1 BIKE STALLS	REDUCTION / BIKE STALL	TOTAL REDUCTION	
		32.00	0.25	-8.00	
TOTAL PARKING REQUIRED WITH BICYCLE SUPPORTIVE DEVELOPMENT REDUCTION				49	36
PARKING DEFICIENCY					
				REQUIRED	PROVIDED
				49	36
DEFICIENCY					13
PARKING PROVIDED PER UNIT (DOES NOT INCLUDE VISITOR)					0.38
PARKING COUNT & EFFICIENCY					
	STORAGE LOCKERS PROVIDED	PARKING EFFICIENCY		PARKING STALL COUNT	
		PARKADE FLOOR PLATE AREA	PARKING RATIO (1 STALL PER)		
		m²	sq.ft	m²	sq.ft
P1 / P1 MEZZ	0	1,284.70	13,829.44	27.79	404.72
SURFACE	0				
TOTAL	0				26

-  RESIDENTIAL parking stall
-  VISITOR parking stall
-  Electric Vehicle (EV) Charging Station



Development Permit – Level 1 Floor Plan 19

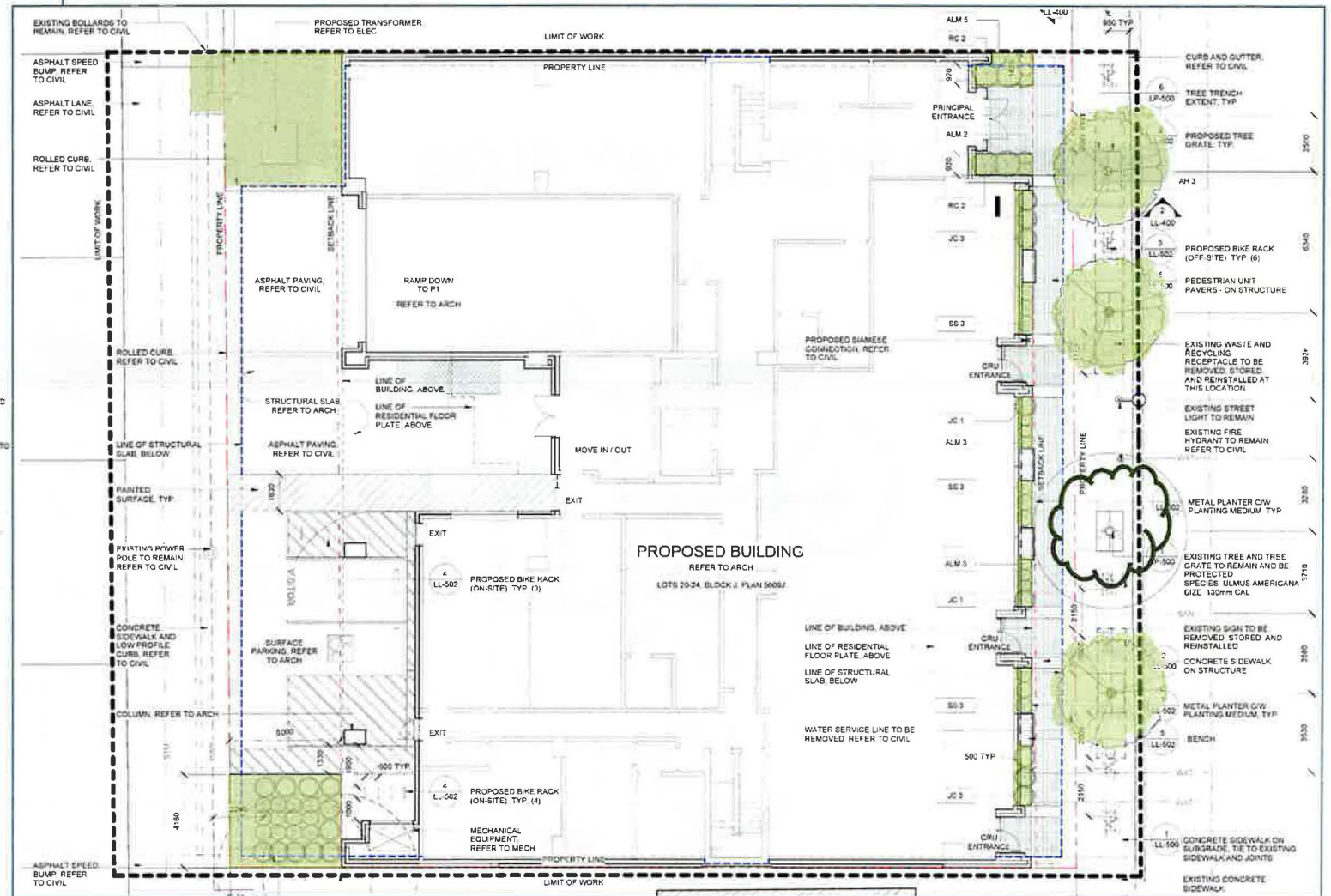


Development Permit – Landscaping Plan 20



LANDSCAPE PLAN - ROOF

1.75





EAST ELEVATION



WEST ELEVATION

MATERIALS LEGEND

- 01

FIBER-CEMENT SIDING
MANUF.: CERACLAD (OR EQUAL)
MODEL / COLOR / FINISH: ZEN GARDEN / ARCTIC WHITE HFH9121U
- 02

FIBER-CEMENT SIDING
MANUF.: CERACLAD (OR EQUAL)
MODEL / COLOR / FINISH: ZEN GARDEN / CHARCOAL HFH9128U
- 03

FIBER-CEMENT SIDING
MANUF.: CERACLAD (OR EQUAL)
MODEL / COLOR / FINISH: ZEN GARDEN / SILVER GRAY HFH9124U
- 04

FIBER-CEMENT SIDING
MANUF.: CERACLAD (OR EQUAL)
MODEL / COLOR / FINISH: ZEN GARDEN / DUSKY GRAY HFH9126U
- 05

FIBER-CEMENT SIDING
MANUF.: CERACLAD (OR EQUAL)
MODEL / COLOR / FINISH: URBAN CEDAR / HONEY HFH7452U
- 06

FIBER-CEMENT SIDING
MANUF.: CERACLAD (OR EQUAL)
MODEL / COLOR / FINISH: SHO SUGI BAN / DEEP CHARRED NH5481U
- 07

BRICK MANSONRY
MANUF.: KING KLINKER - IXL (OR EQUAL)
MODEL / COLOR / FINISH: MANGANESE
- 08

BRICK MANSONRY
MANUF.: KING KLINKER - IXL (OR EQUAL)
MODEL / COLOR / FINISH: OBSIDIAN SHADOW
- 09

METAL PANEL SYSTEM
MANUF.: ALUCOBOND (OR EQUAL)
MATERIAL / COLOR / FINISH: ANODIZED COLLECTION / BLACK ANODIZED
- 10

METAL PANEL SYSTEM
MANUF.: ALUCOBOND (OR EQUAL)
MATERIAL / COLOR / FINISH: NATURAL COLLECTION / WOOD GRAIN SERIES / RUSTIC WALNUT
- 11

METAL PANEL SYSTEM
MANUF.: ALUCOBOND (OR EQUAL)
MATERIAL / COLOR / FINISH: NATURAL COLLECTION / ELEMENT SERIES / BRUSHED
- 12

BALCONY SLABS
THERMALLY BROKEN CONCRETE SLAB
MANUF.: T.B.D.
COLOR: SANDELASTED PAINTED WHITE TO MATCH MATERIAL 01 WHITE
- 13

CONCRETE CURB
WATER-BARRIER
MANUF.: T.B.D.
COLOR: SANDELASTED PAINTED DK GRAY
- 14

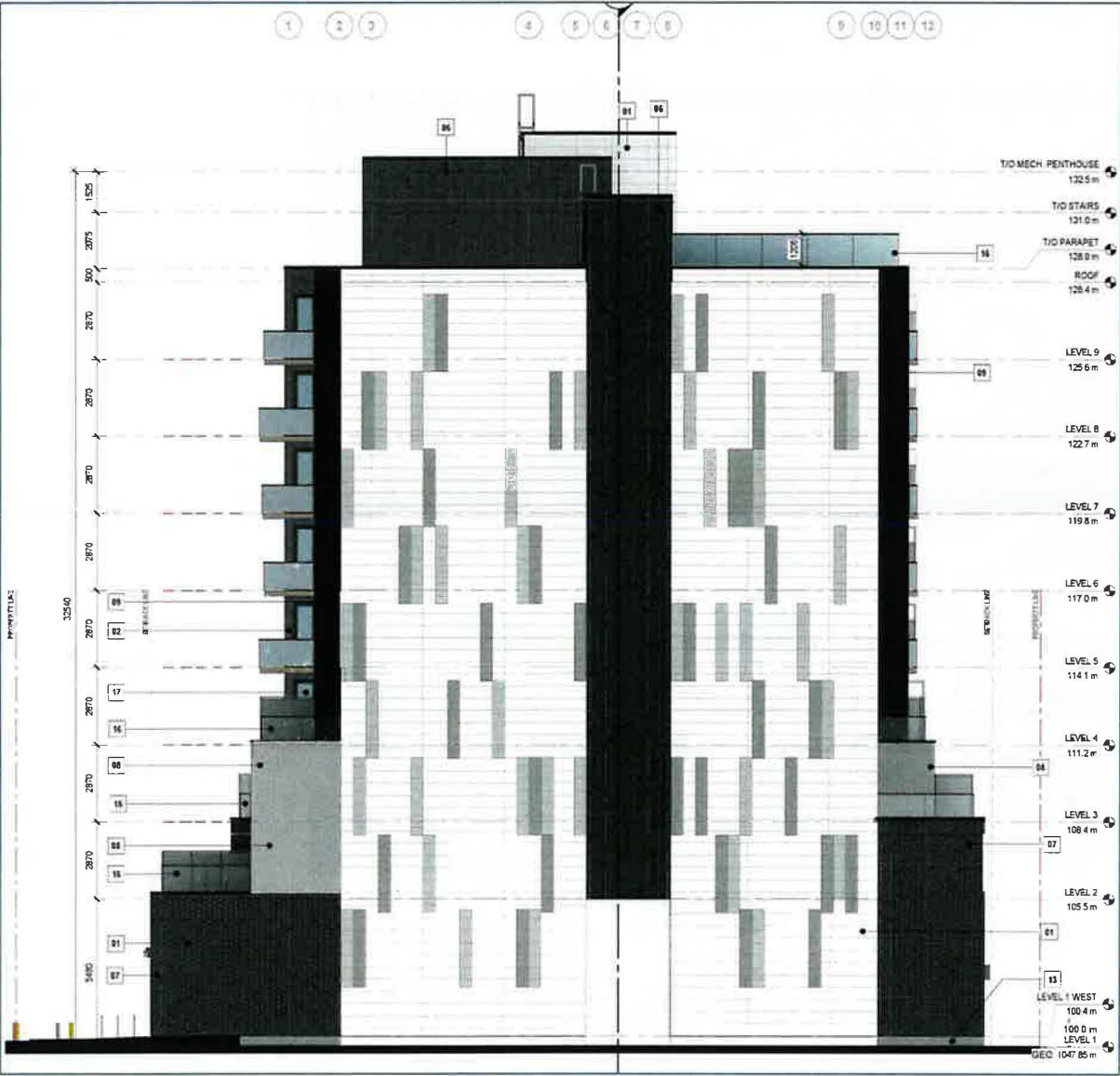
STOREFRONT GLAZING / MAIN FLOOR / PODIUM LEVEL CLEAR GLASS
C/W DARK GRAY ALUMINUM MULLIONS
- 15

PUNCH WINDOW / UPPER LEVELS
C/W DARK GRAY ALUMINUM MULLIONS
- 16

GLASS RAILINGS
MANUF.: T.B.D.
PREFINISHED ALUMINUM RAILING
MATERIAL / COLOR: ALUMINUM DK GRAY RAILING AND VERTICAL POSTS;
C/W CLEAR GLASS PANELS
- 17

BALCONY DOORS
MANUF.: T.B.D.
MATERIAL / COLOR: CLEAR GLASS PANEL C/W DARK GREY ALUMINUM FRAMING
- 18

GLASS DOOR
MANUF.: T.B.D.
MATERIAL / COLOR: CLEAR GLASS PANEL C/W DARK GREY ALUMINUM FRAMING



SOUTH ELEVATION



1335 Building Separation

(2) The façade of a building located above 23.0 metres from grade must provide a minimum horizontal separation of:

(b) 5.5 metres from a property line shared with another parcel





View from 10 Street NW – Kensington Manor (L); 325 10 Street NW (C); St. John's on Tenth (R)



View from 10 Street NW – 325 10 Street NW parkade ramp