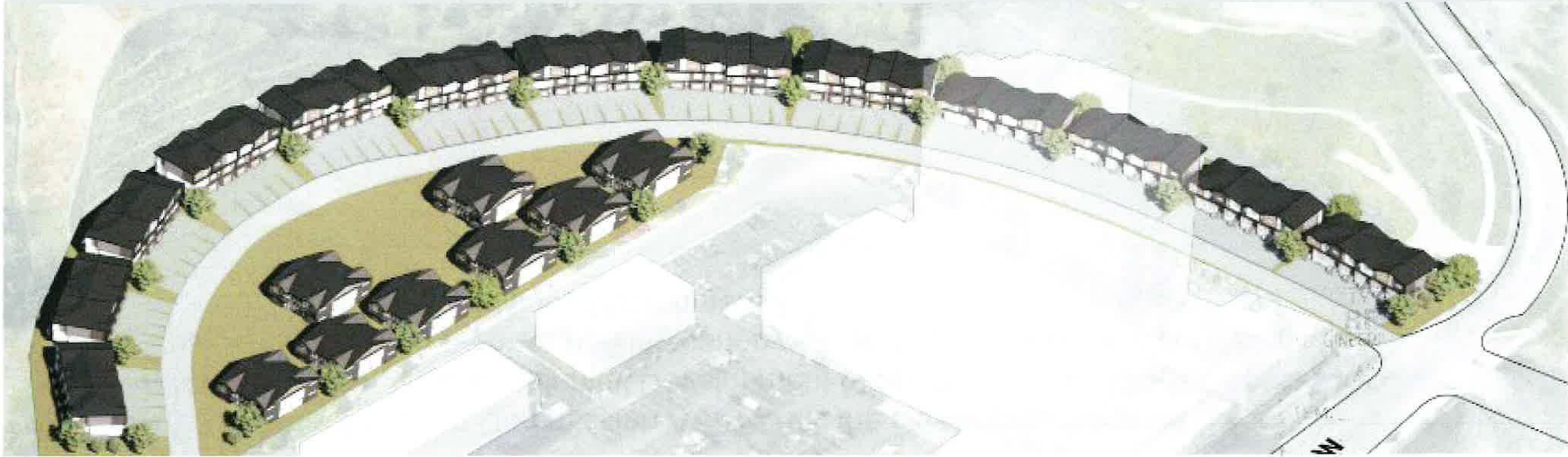


Calgary Planning Commission

Agenda Item: 7.1.1

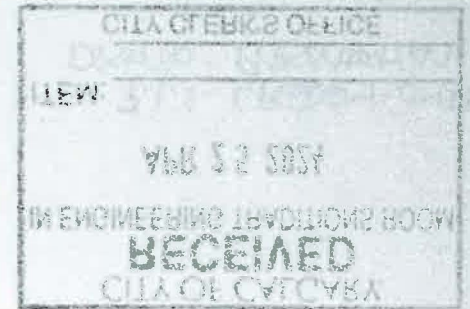


DP2022-07470

Development Proposal

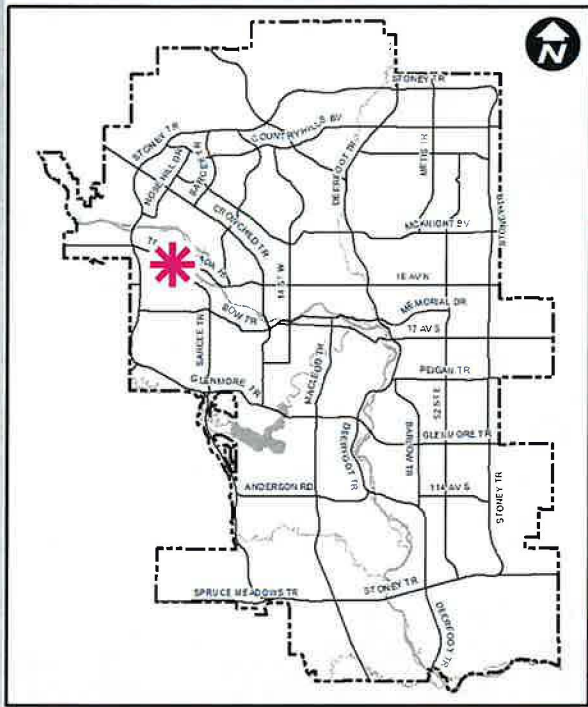
April 25, 2024





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).

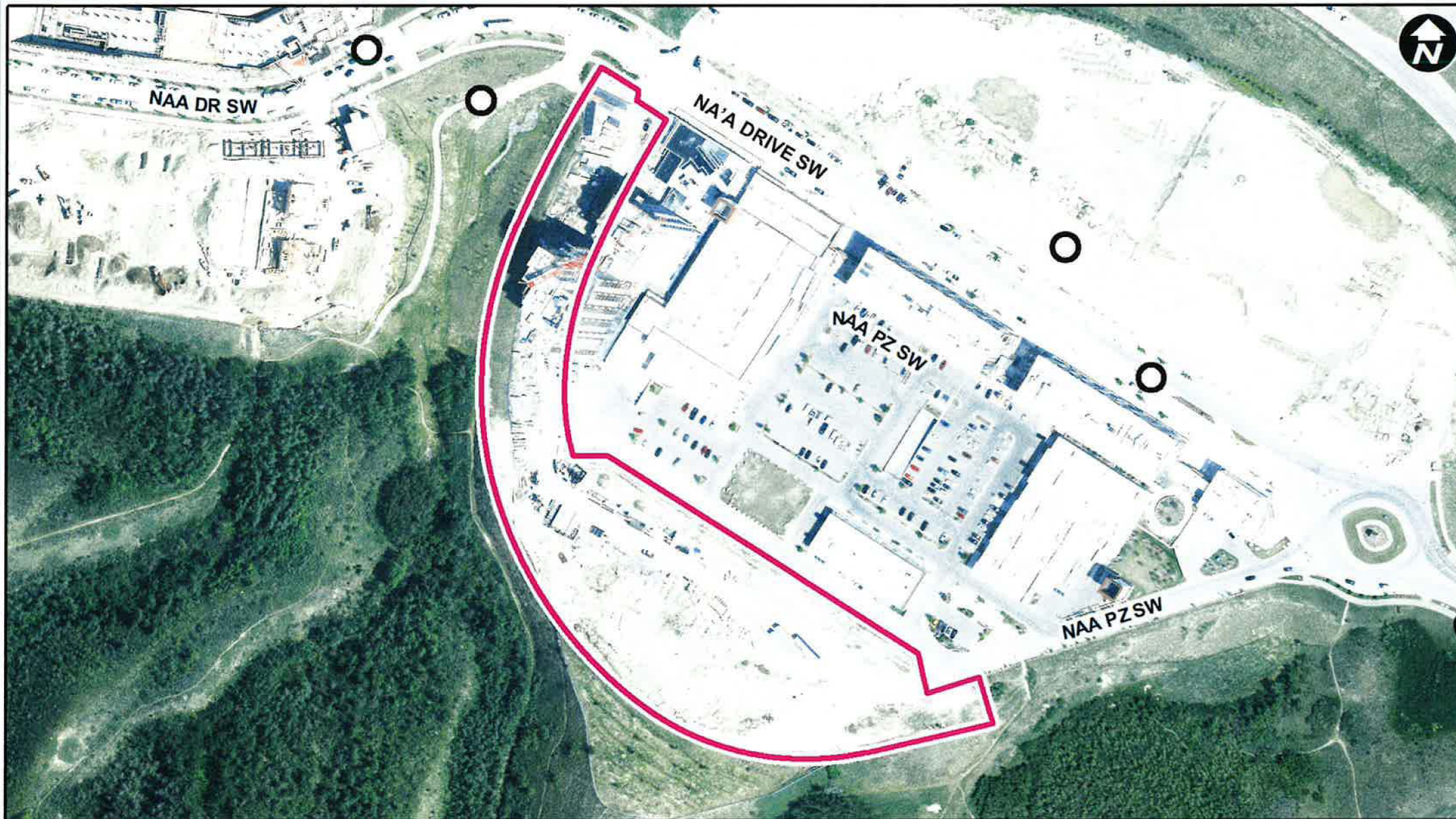


LEGEND

- 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



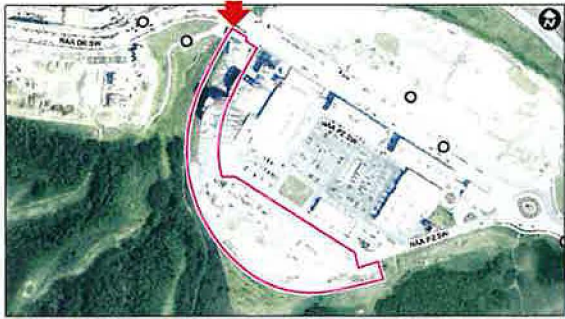




○ Bus Stop

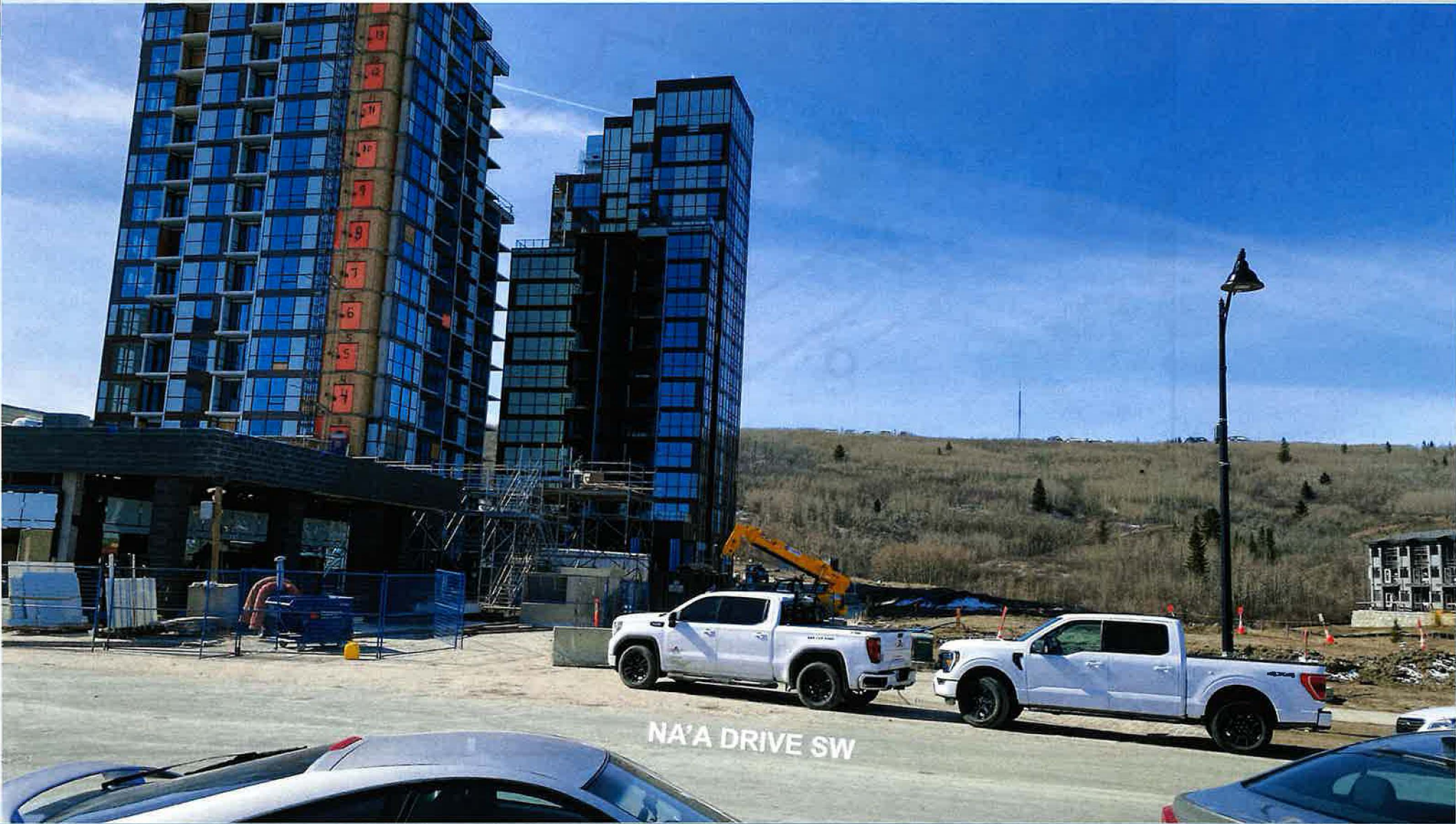
Parcel Size:

**2.38 ha
(6.37 ac)**



Site Photo (Looking South)

6



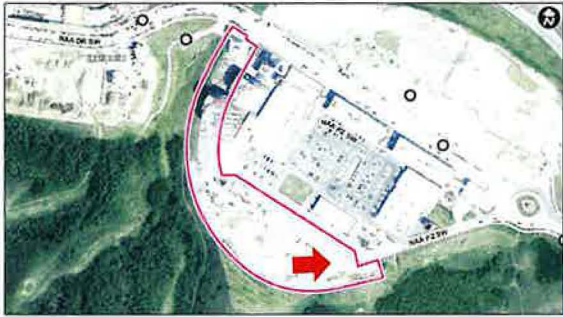


Site Photo (Looking Southeast)



Site Photo (Looking East)

8

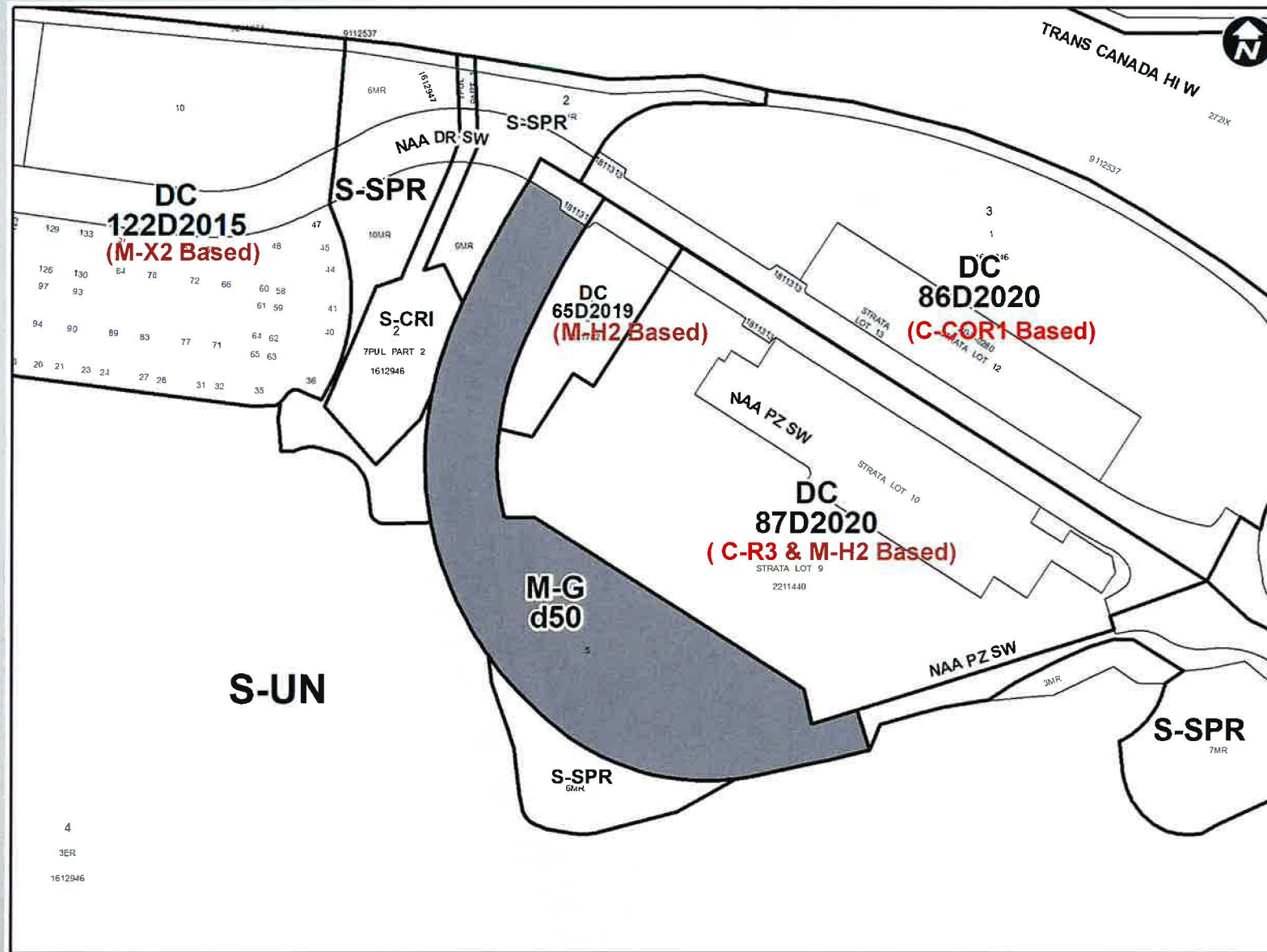


Existing Land Use Map

9

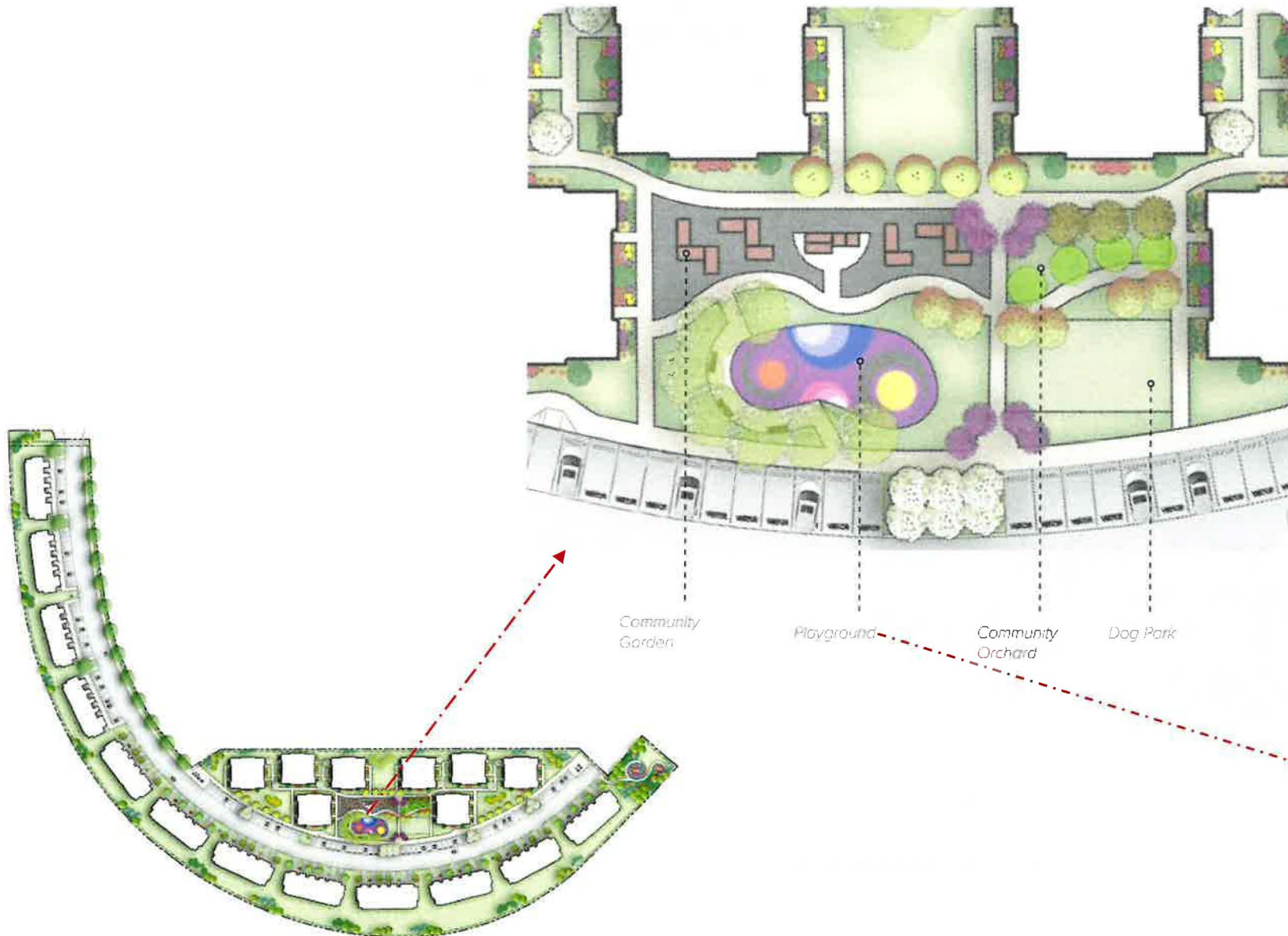
Multi-Residential – At Grade Housing (M-Gd50) District:

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





COMMUNITY HUB / CENTRAL PARK



REFLECTION GARDEN





CONCEPTUAL ARTIST RENDERING ONLY



CONCEPTUAL ARTIST RENDERING ONLY



Download Building Type & Forming Sheet

View Planning & Design Concept Area

FAAS
ALAMOIR

STREETSCAPE ELEVATIONS - NORTH



STREETSCAPE ELEVATIONS - SOUTH



Architecture and Building Design + Cultural & Indigenous Representations 16



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**

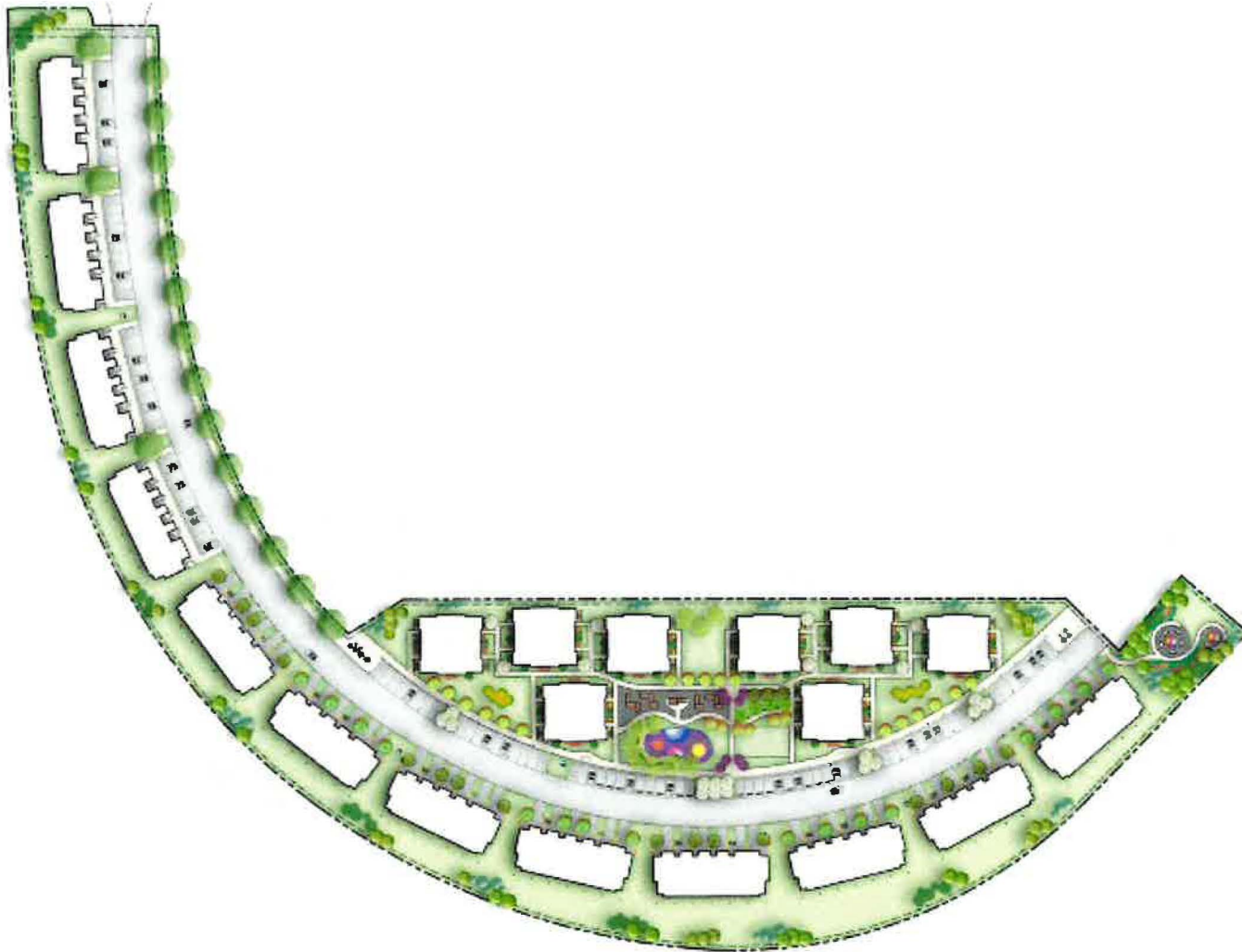


Villa - Front Elevation **Type 3 - Front**



Villa - Side Elevation **Type 3 - Rear**





Plant Material - Trees



Paper Birch



Western Chokecherry

Plant Material – Shrubs/Grasses



Blue Fox willow

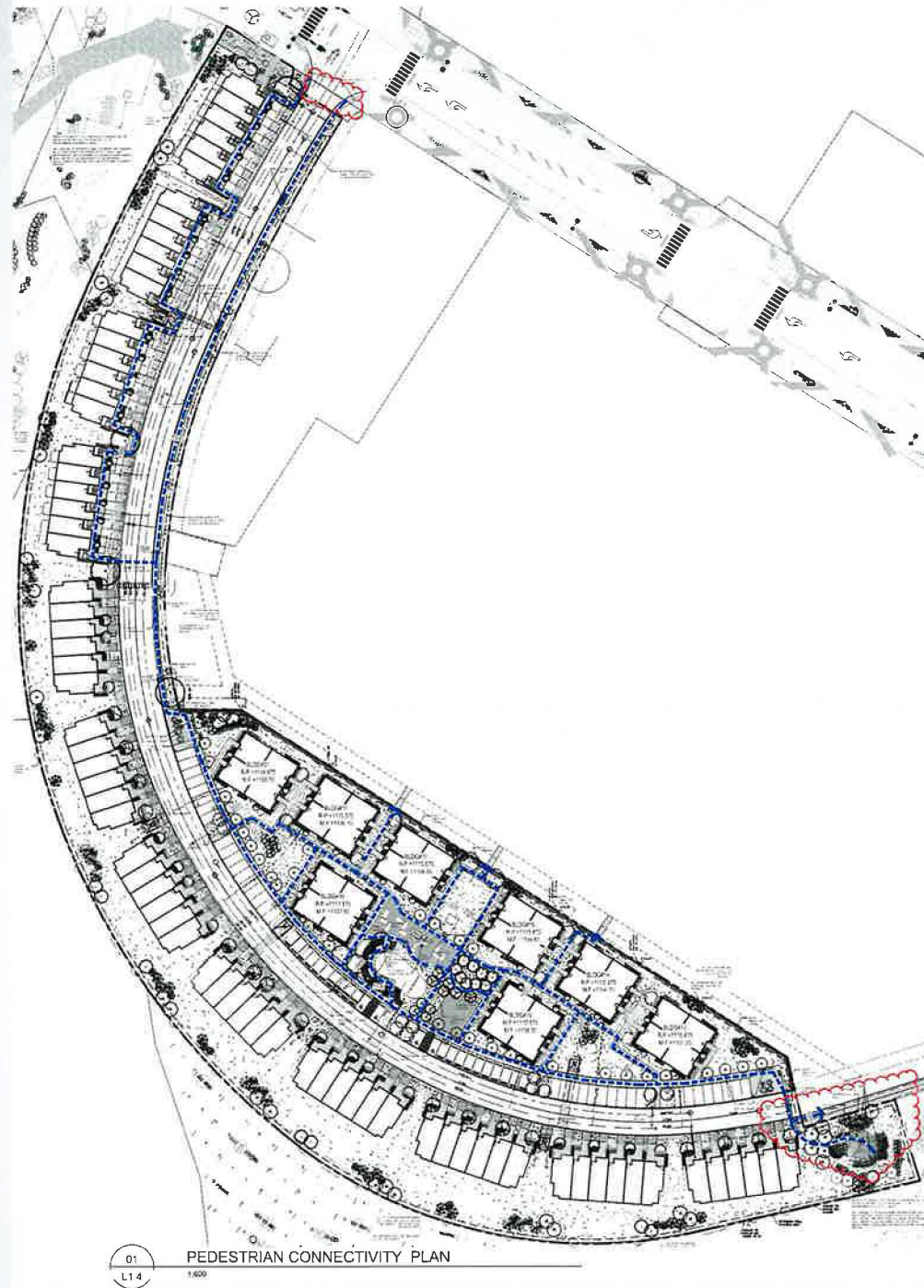


Saskatoon

RECOMMENDATION

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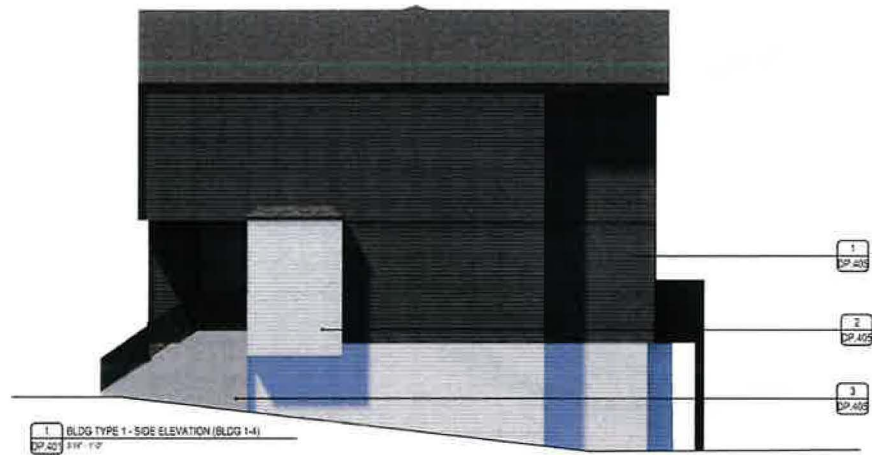
Supplementary Slides



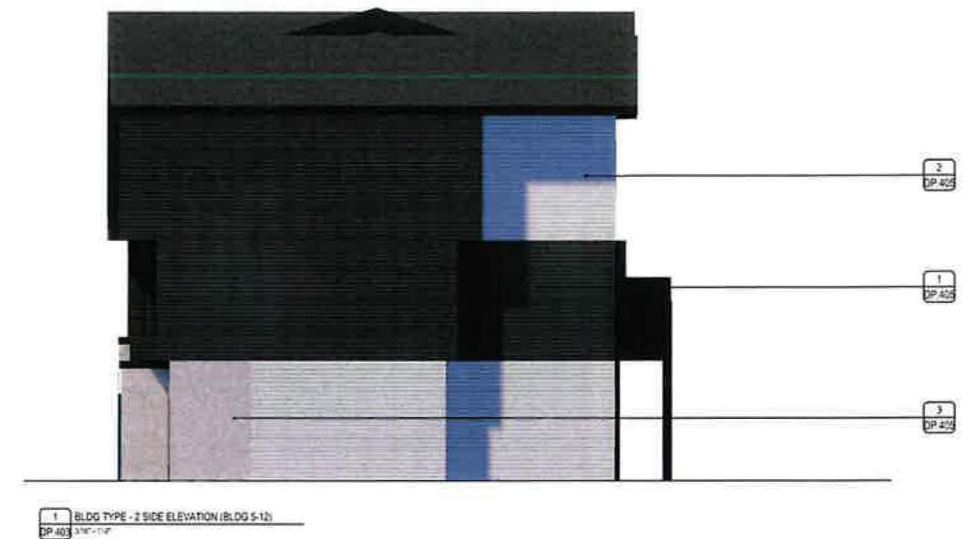
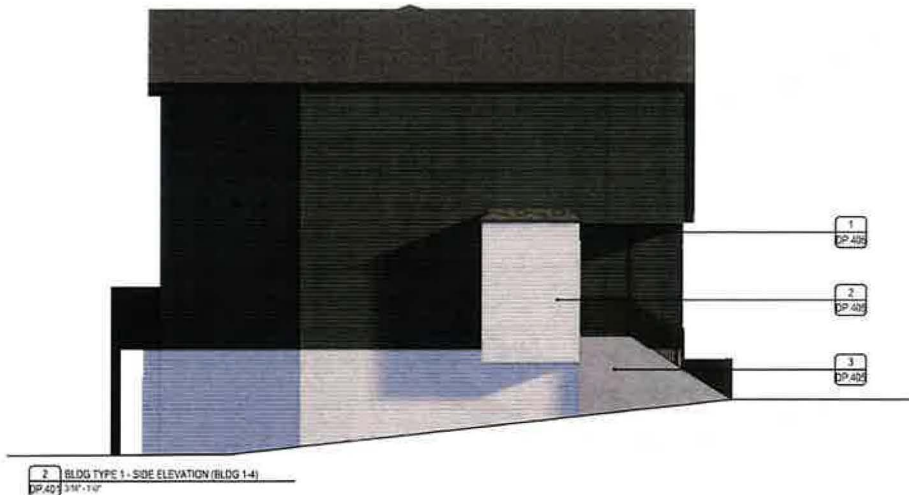
01
L1.4

PEDESTRIAN CONNECTIVITY PLAN

1:600



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

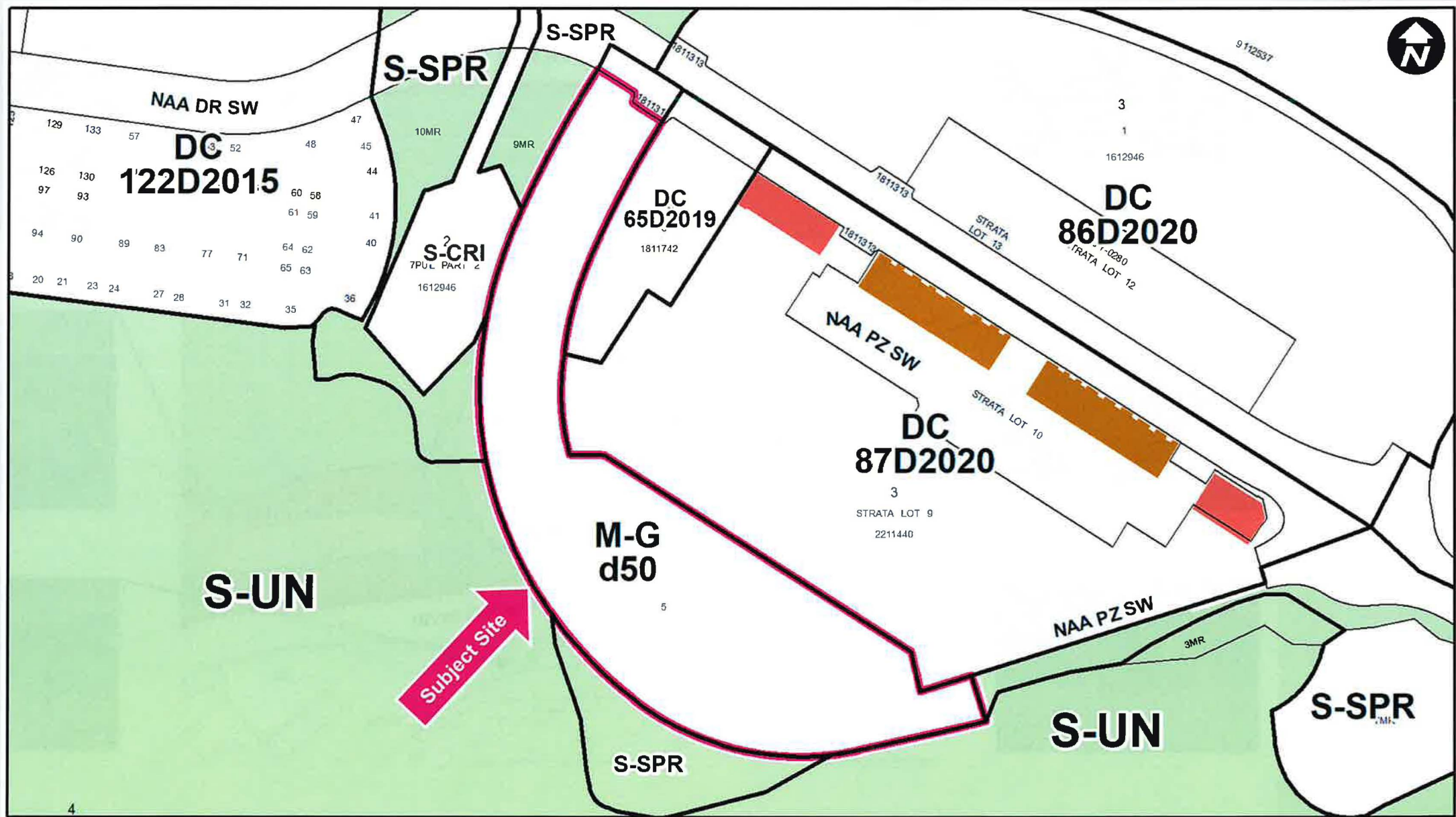


December 21 12:00 PM



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



LOC2022-0148 (subject parcel)
current land use: R-2M
proposed land use: M-Gd50



15 storey, 275 units & mixed use



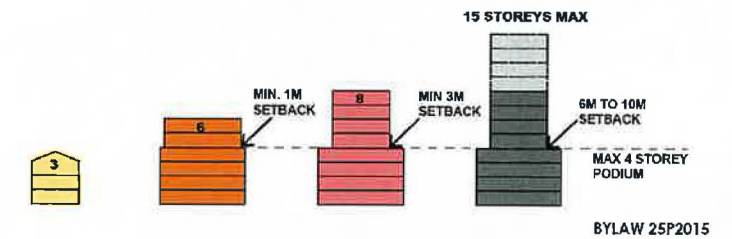
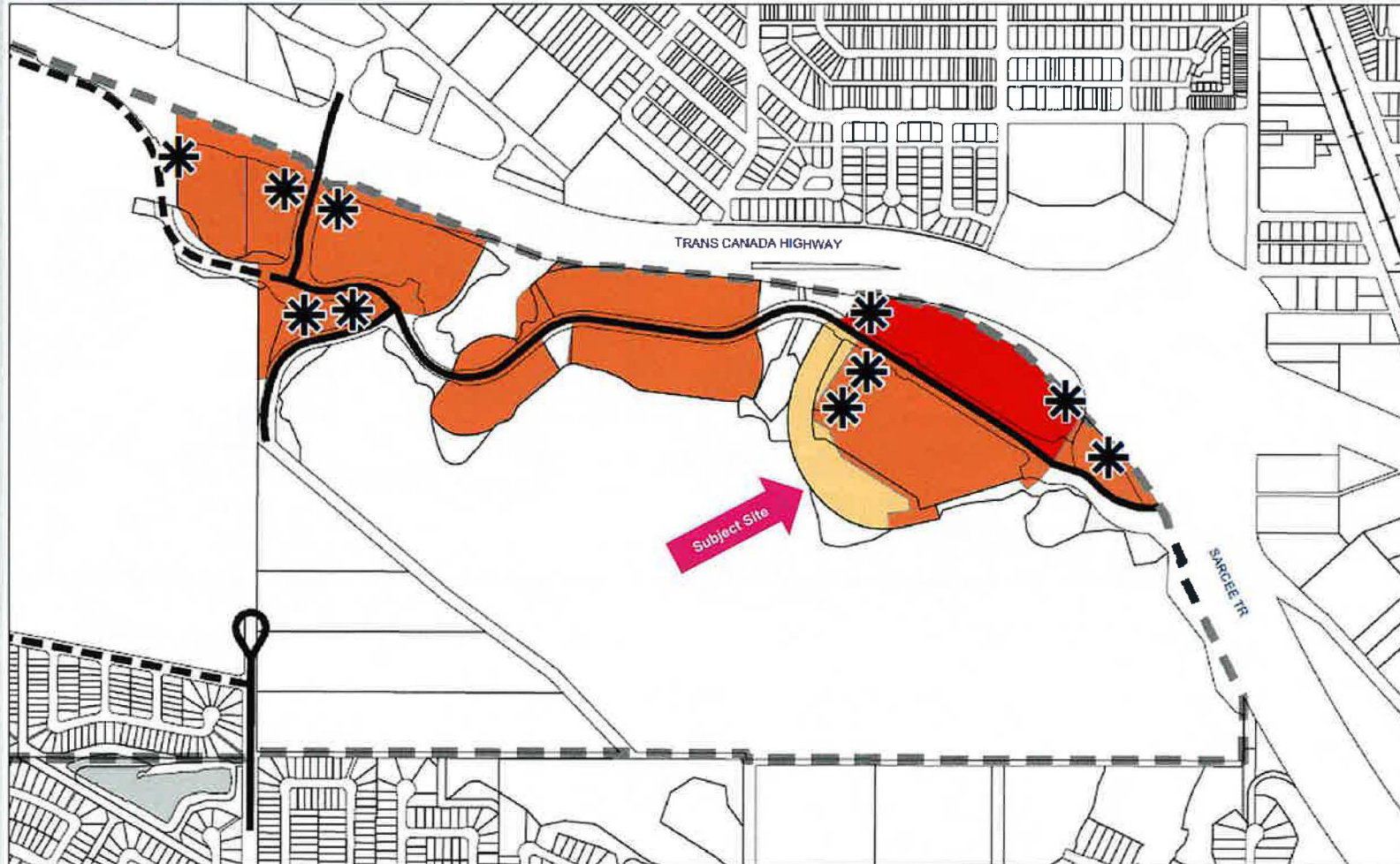
6 storey, 158 units & mixed use



S-SPR/ S-CRI/ S-UN

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



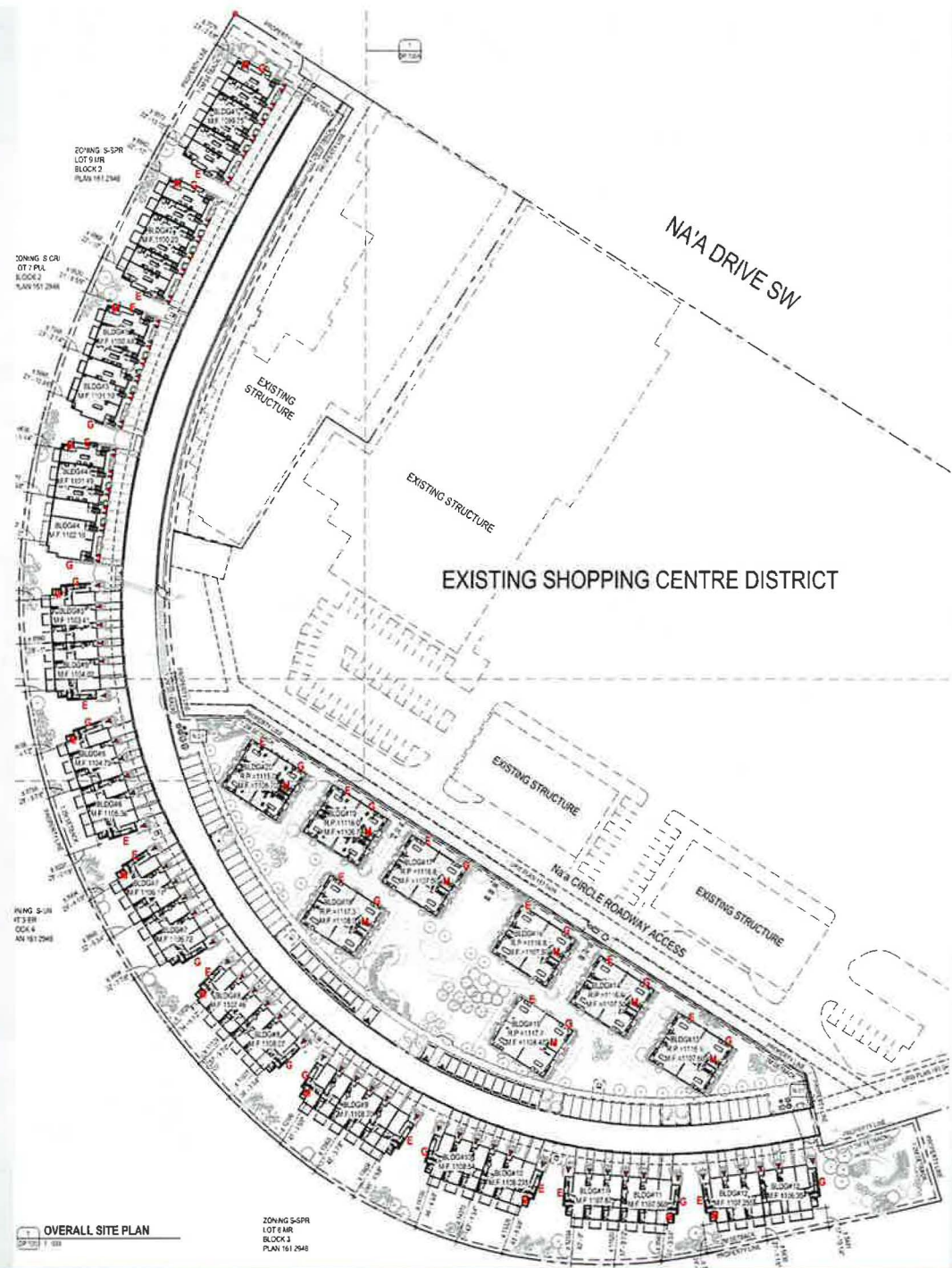


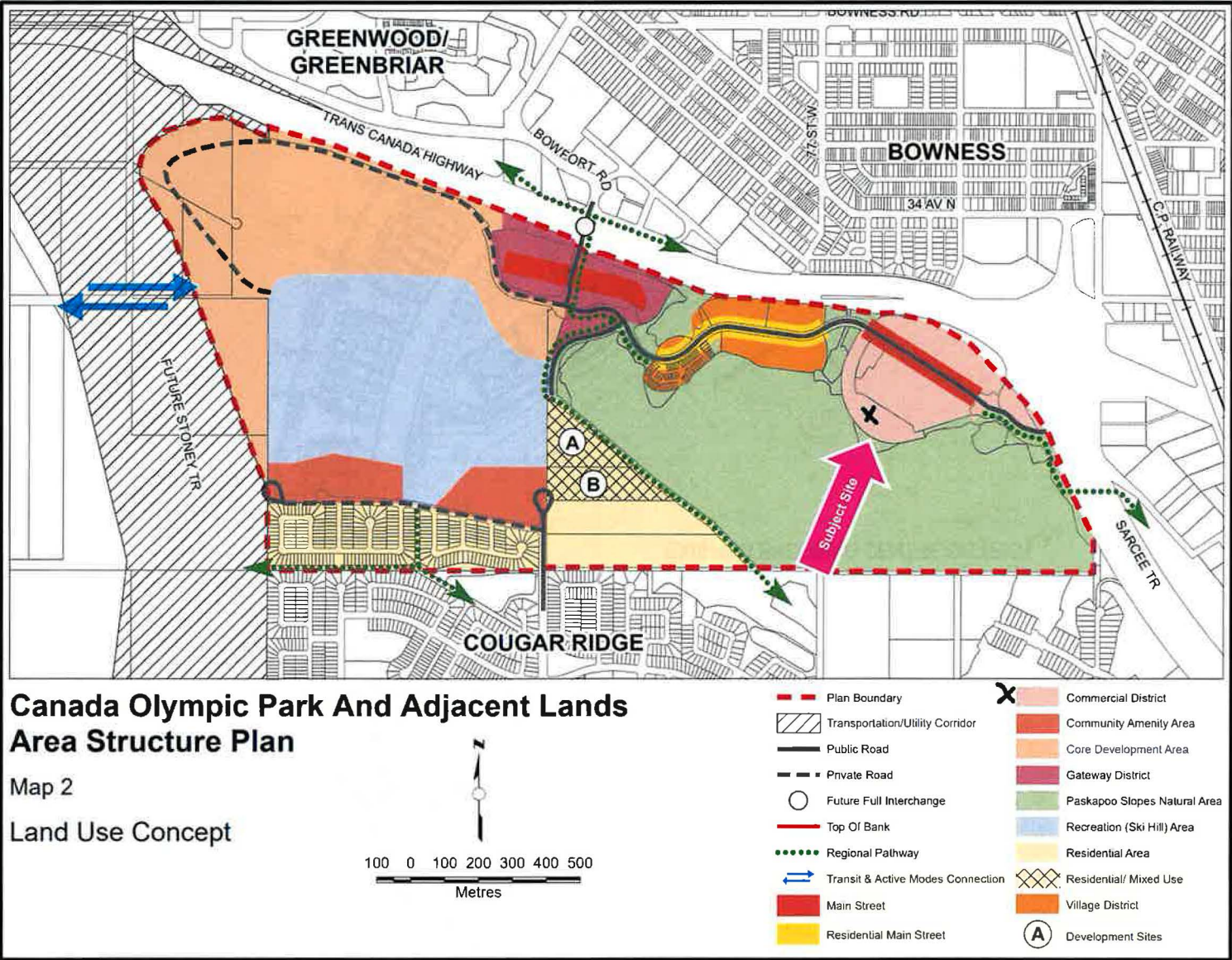
Map 6

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



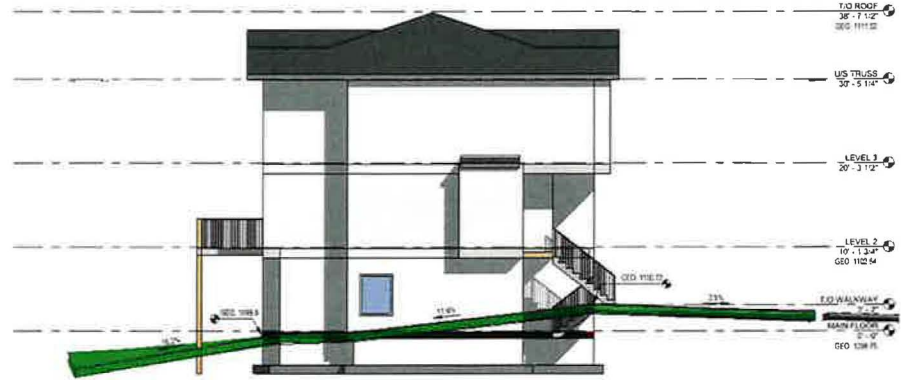
BUILDING#1 FRONT ELEVATION
DP 121 1:100



BUILDING#1 SIDE ELEVATION
DP 121 1:100



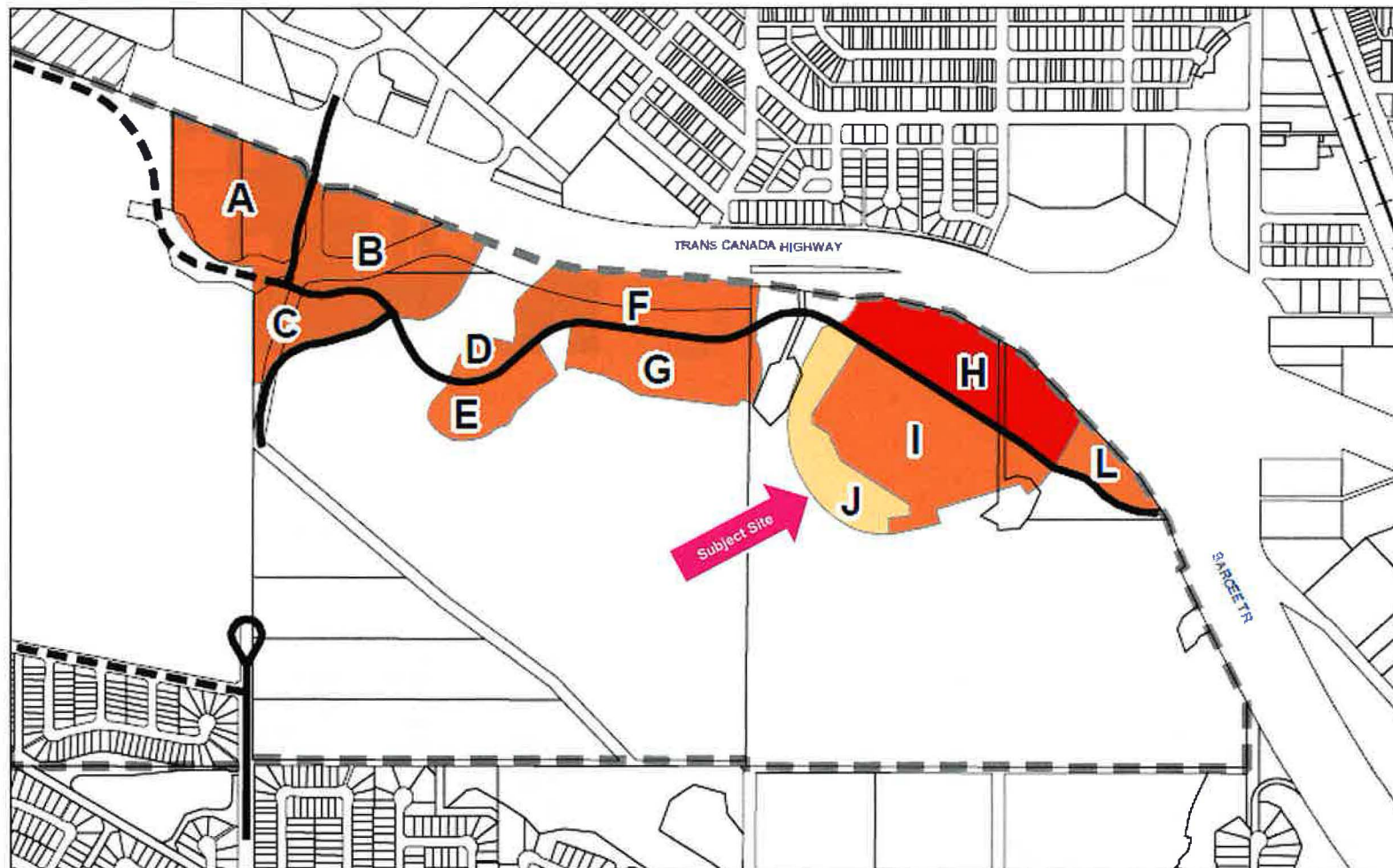
BUILDING#1 REAR ELEVATION
DP 121 1:100



BUILDING#1 SIDE ELEVATION
DP 121 1:100







Map 4

Development Blocks

— Plan Boundary
 [Hatched Box] Transportation Utility Corridor

BYLAW 25P2015

