

Calgary Planning Commission

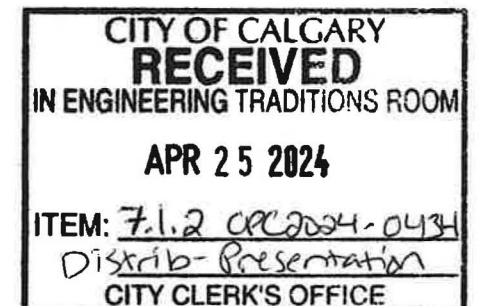
Agenda Item: 7.1.2



DP2023-06487

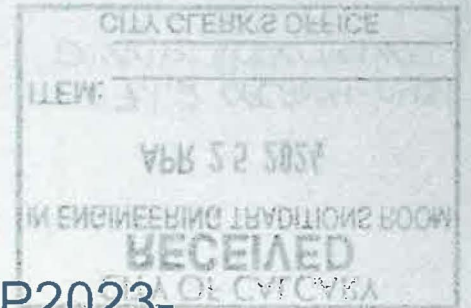
Development Proposal

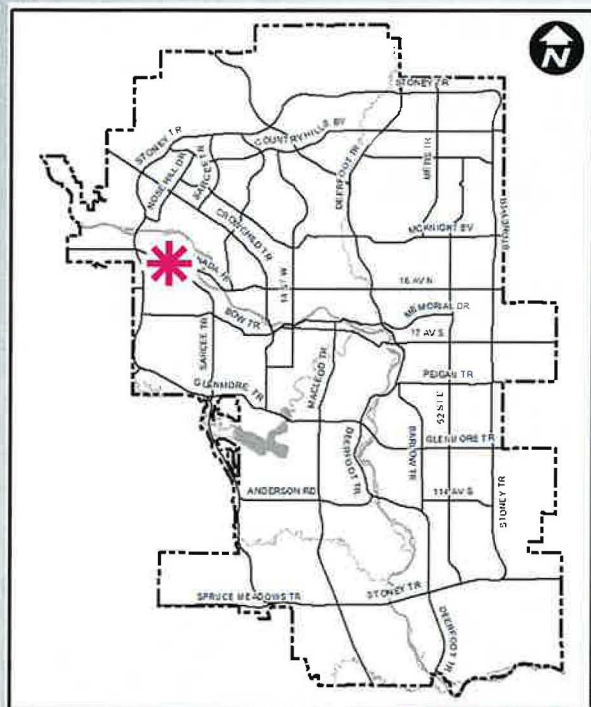
April 25, 2024



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).



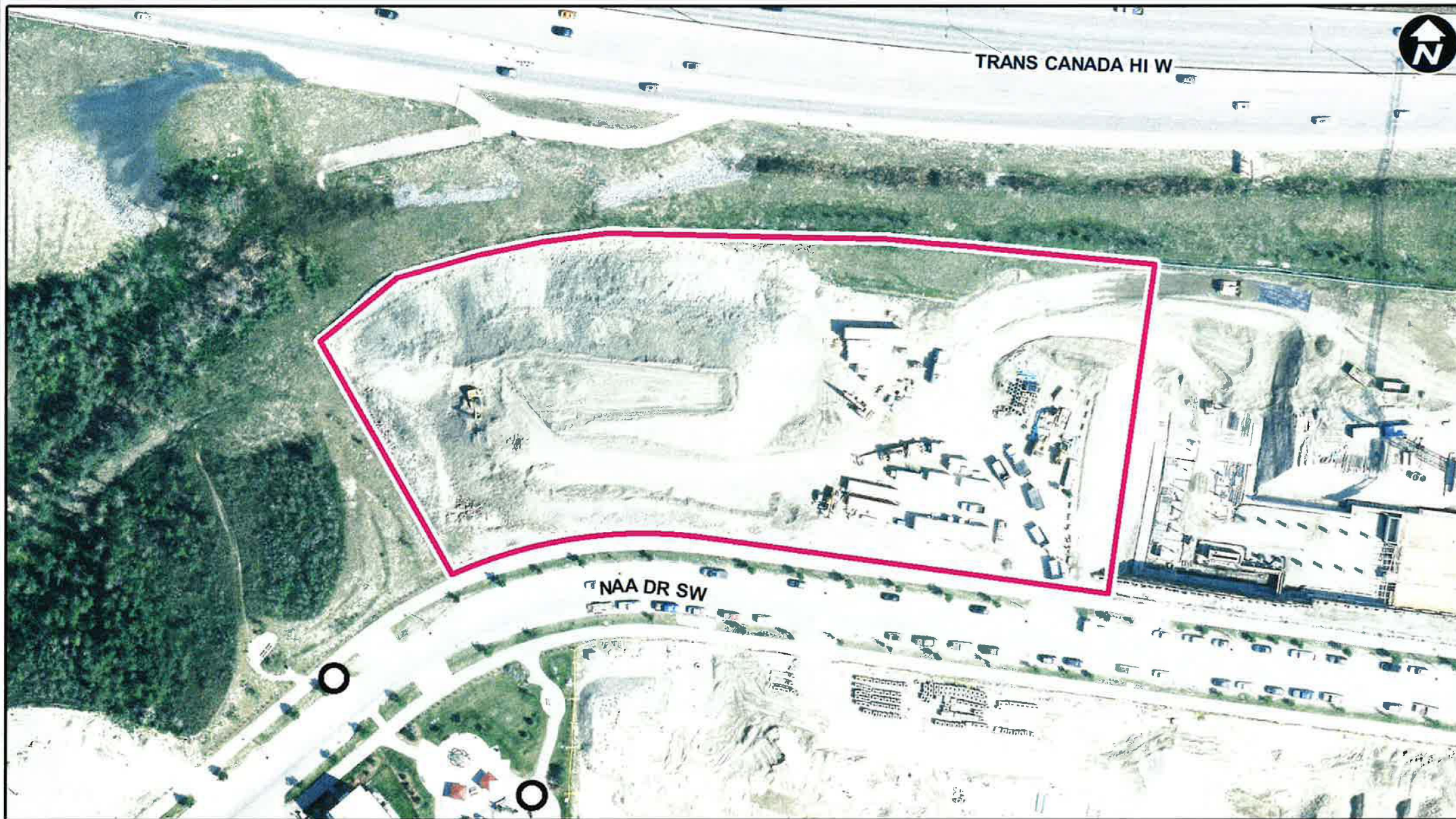


LEGEND

- 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



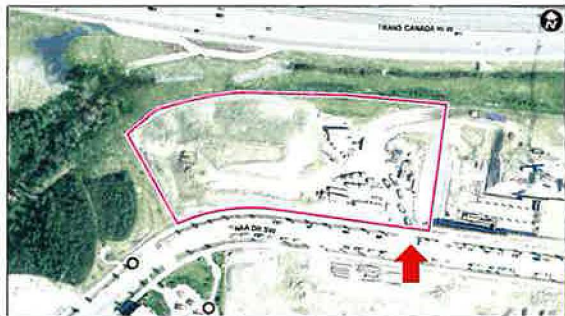




○ Bus Stop

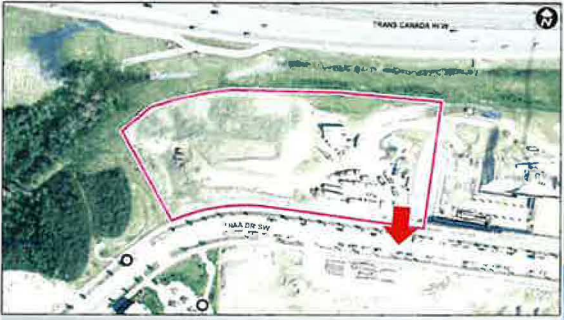
Parcel Size:

1.38 ha
(3.41 ac)

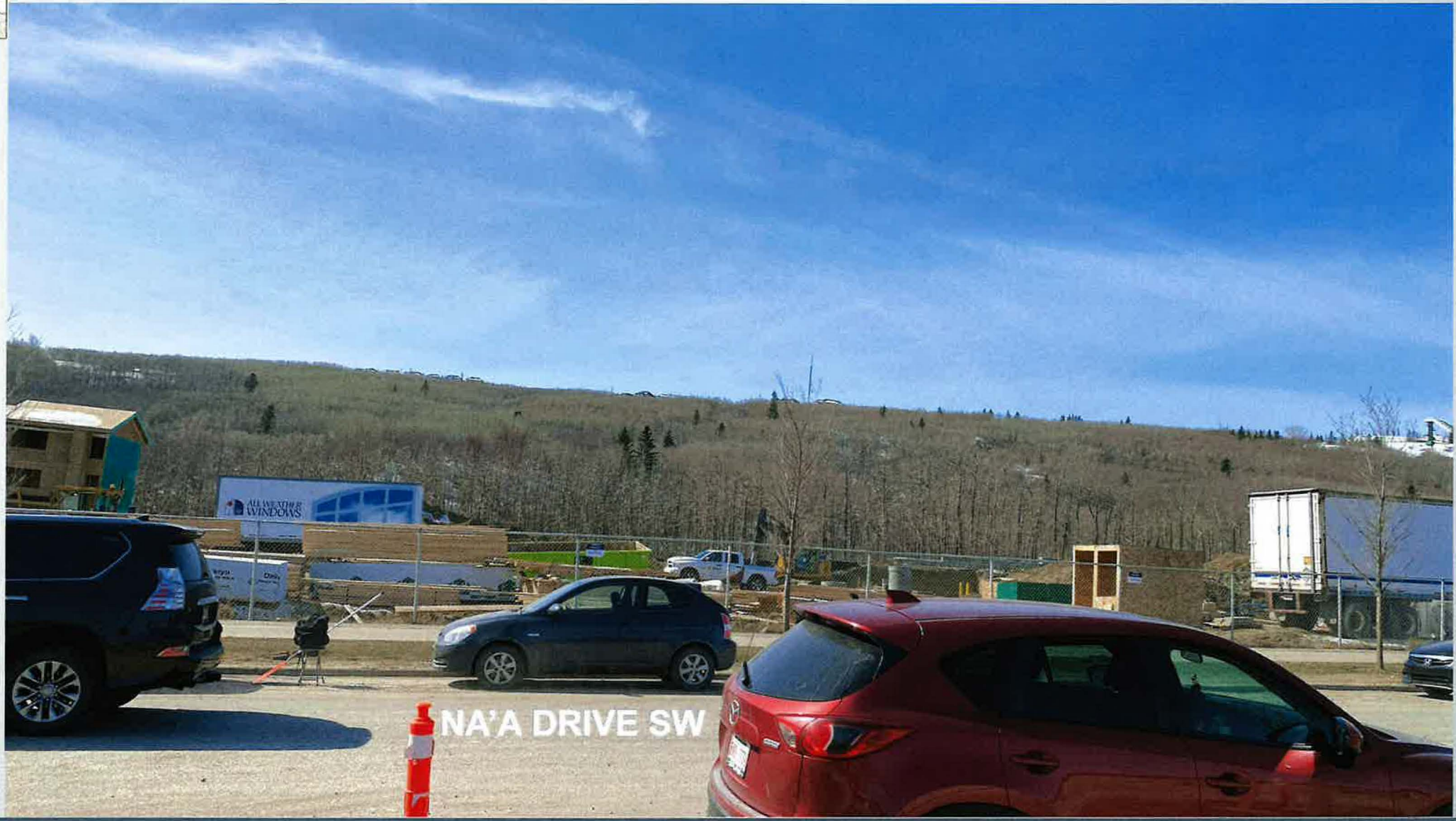


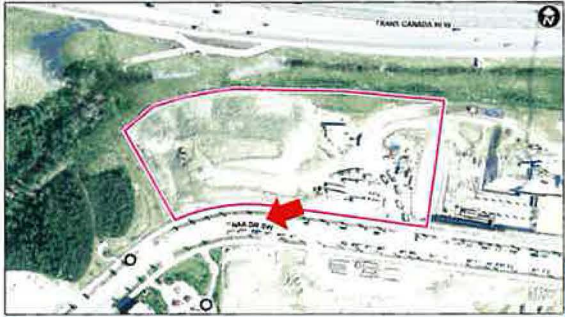
Site Photo (Looking North) 6





Site Photo (Looking South) 7





Site Photo (Looking West)

8

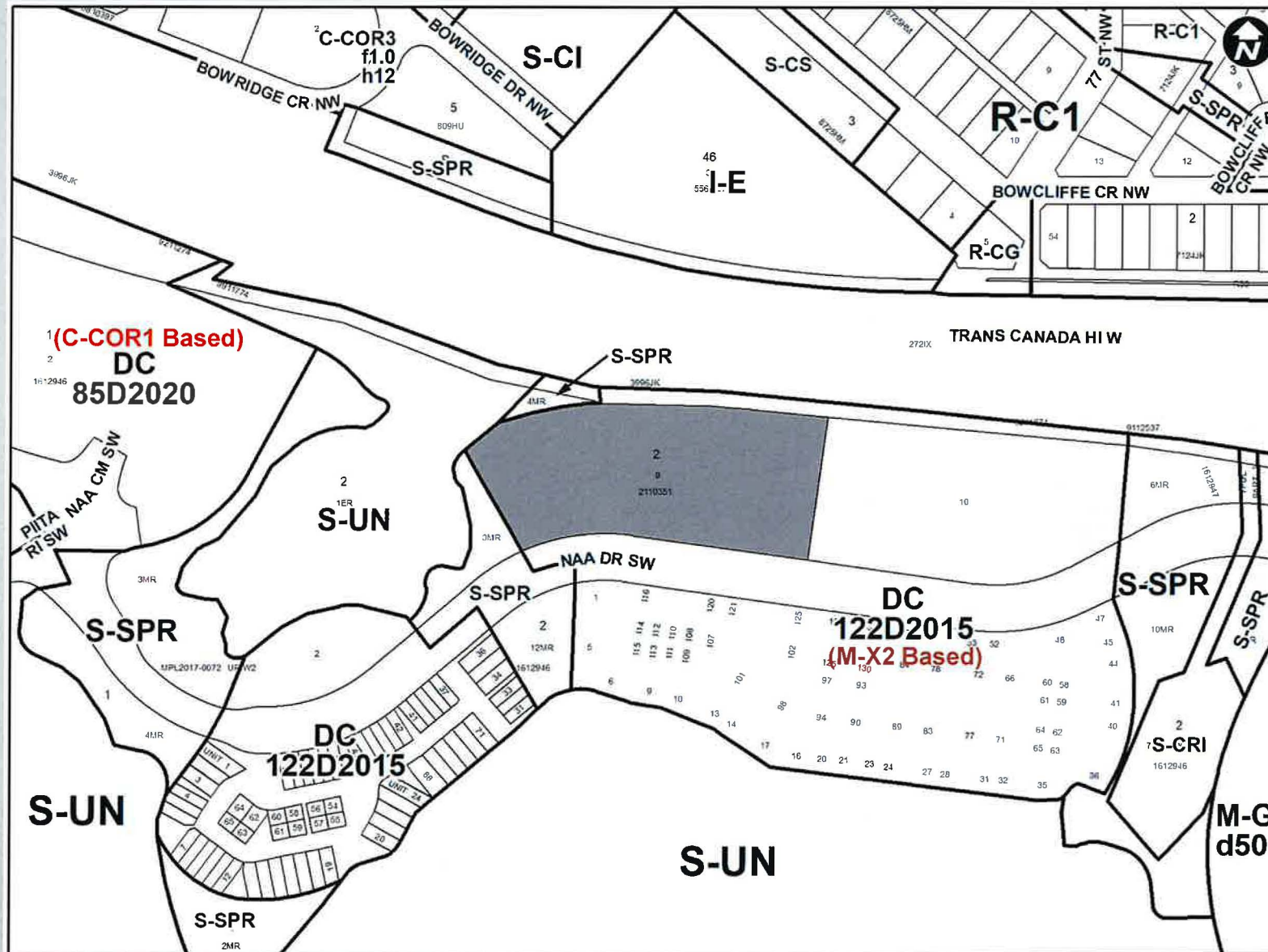


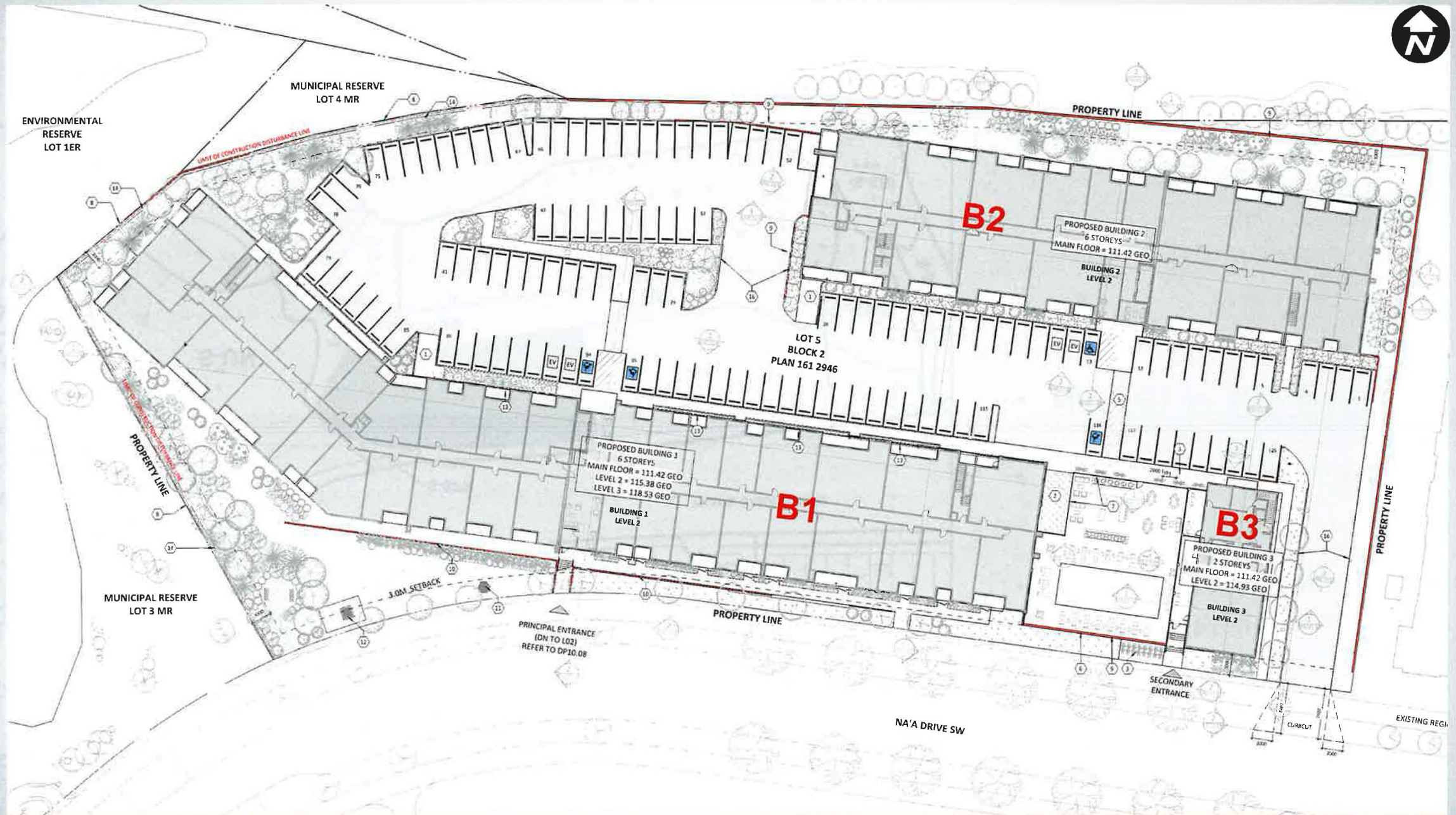
Existing Land Use Map

9

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





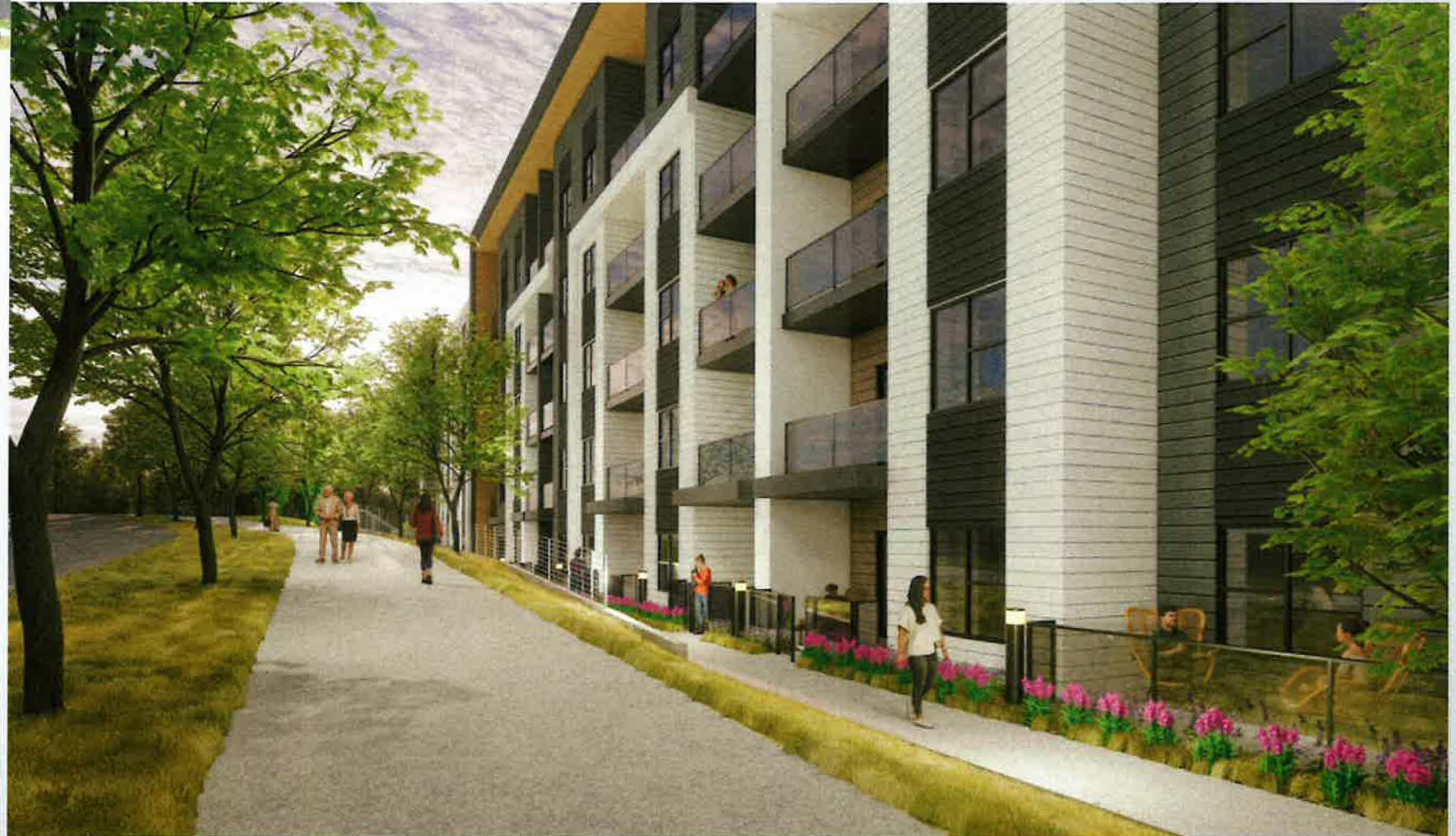
Site Layout and Landscaping 11



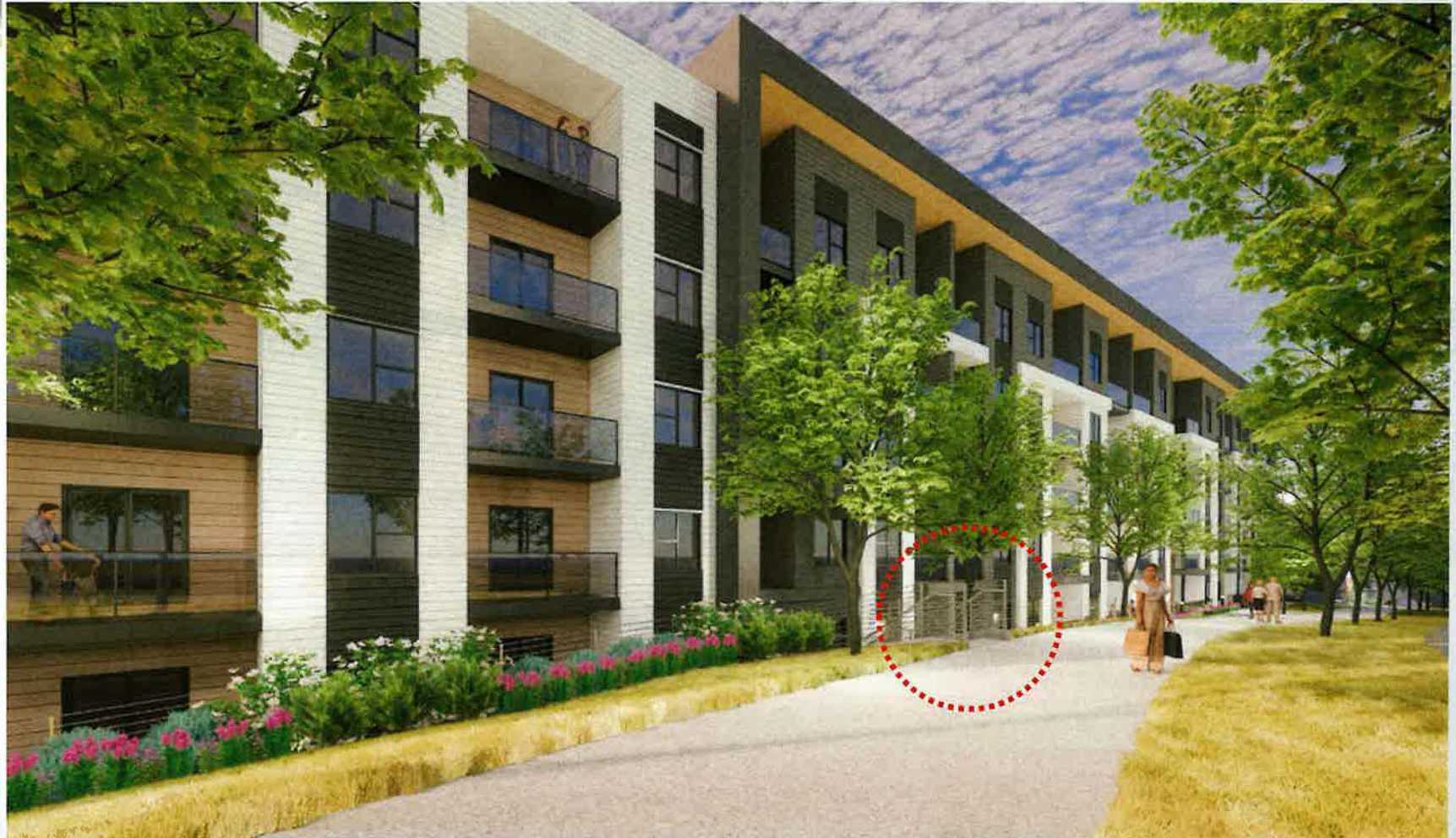
Clubhouse and Main Entry Way Along Na'a Drive 12



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



Pedestrian Entrance to Building B1 Along Na'a Drive 14



Interface of Building B1 Along Na'a Drive 15



Building B3 (Clubhouse) and Outdoor Amenity 16



3rd



Interface Along Trans Canada Hwy 1 17



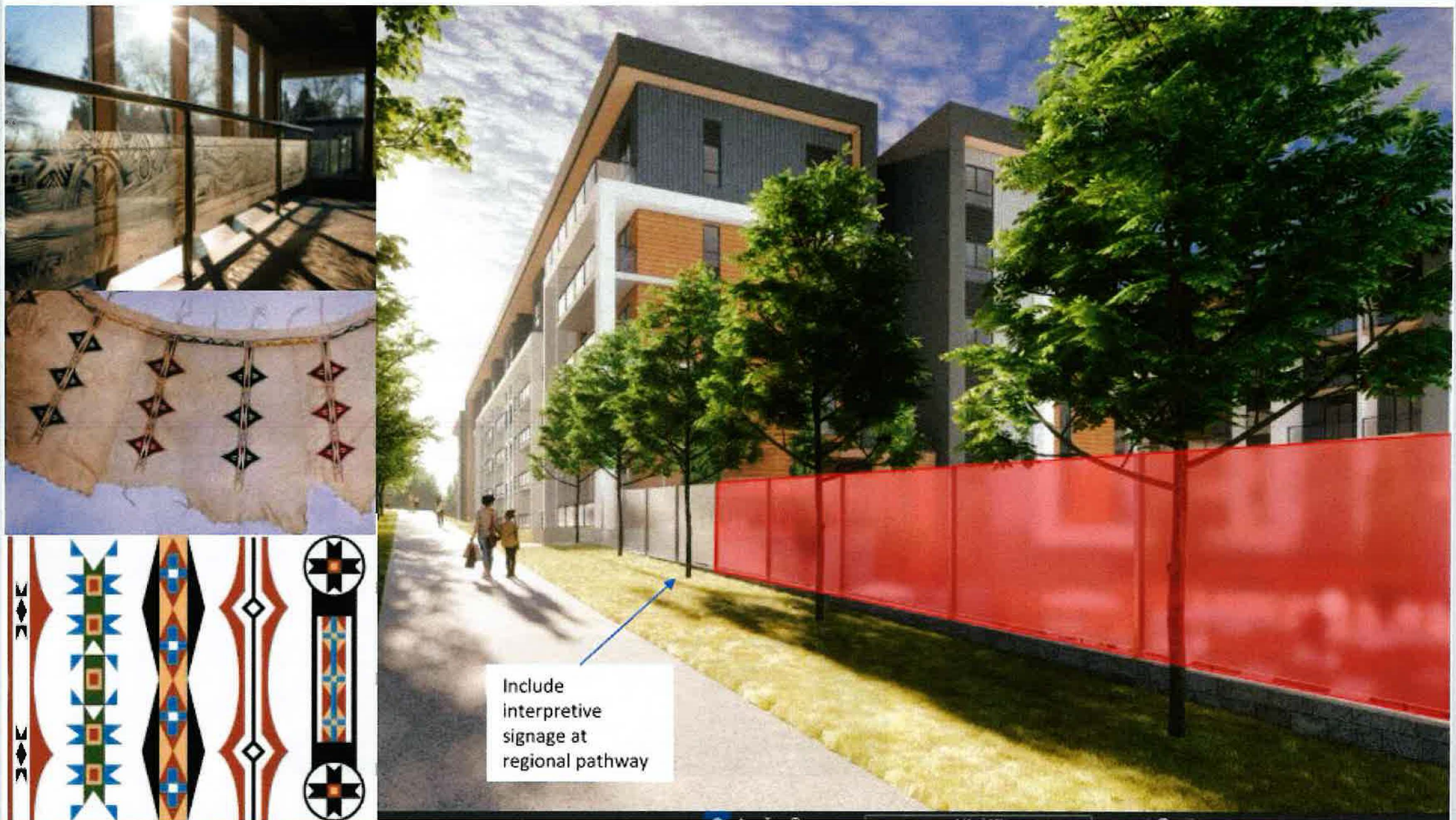
Interface Along Trans Canada Hwy 2 18



Cultural & Indigenous Representations – Siiksinoko (Juniper) Circle 19



Cultural & Indigenous Representations – Street Facing Graphic Art 20



Cultural & Indigenous Representations – Entry Pageantry 21



Cultural & Indigenous Representations – Large Format Artwork 22



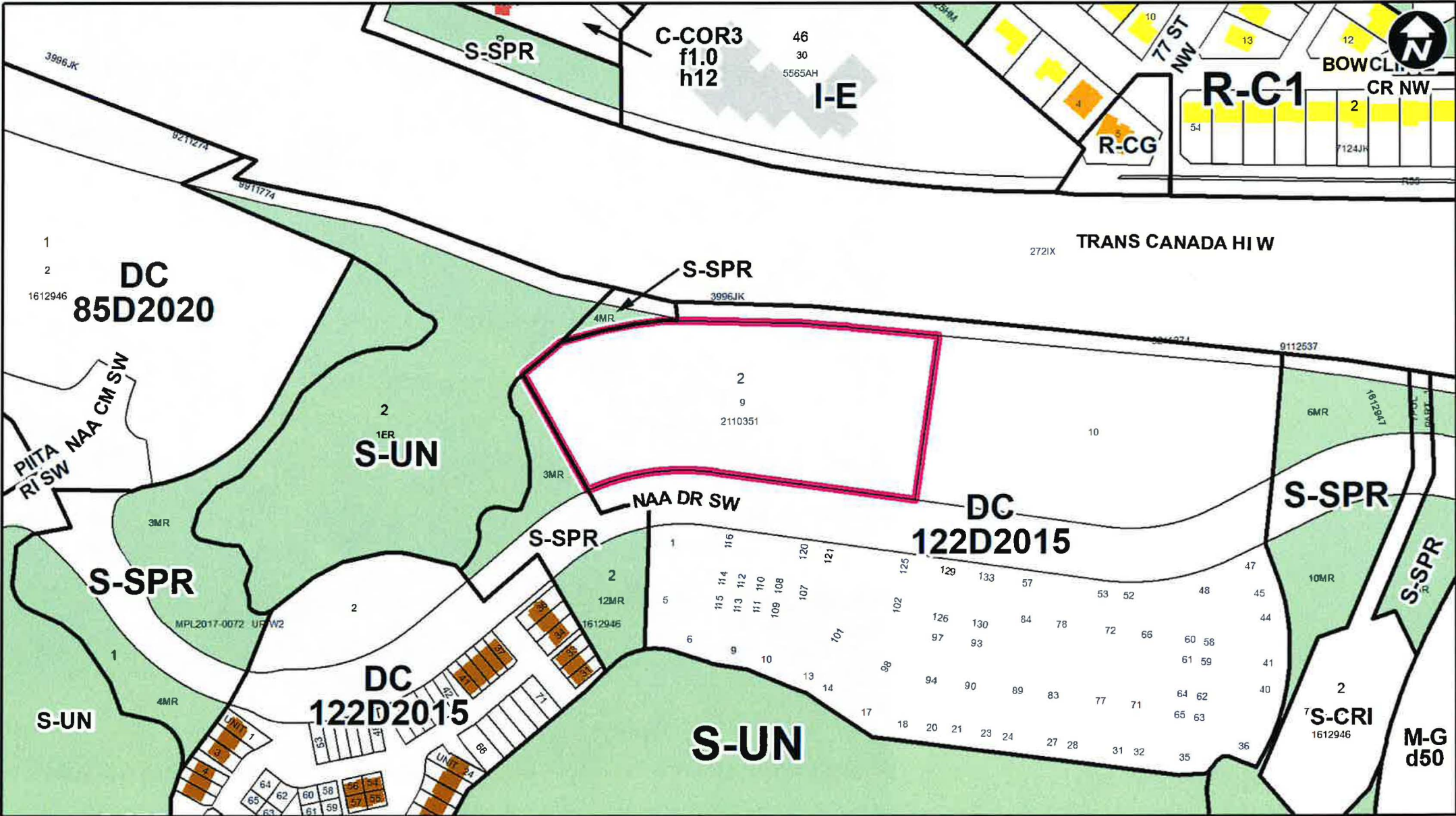
Animal & landscape themed metal artwork installed on walls

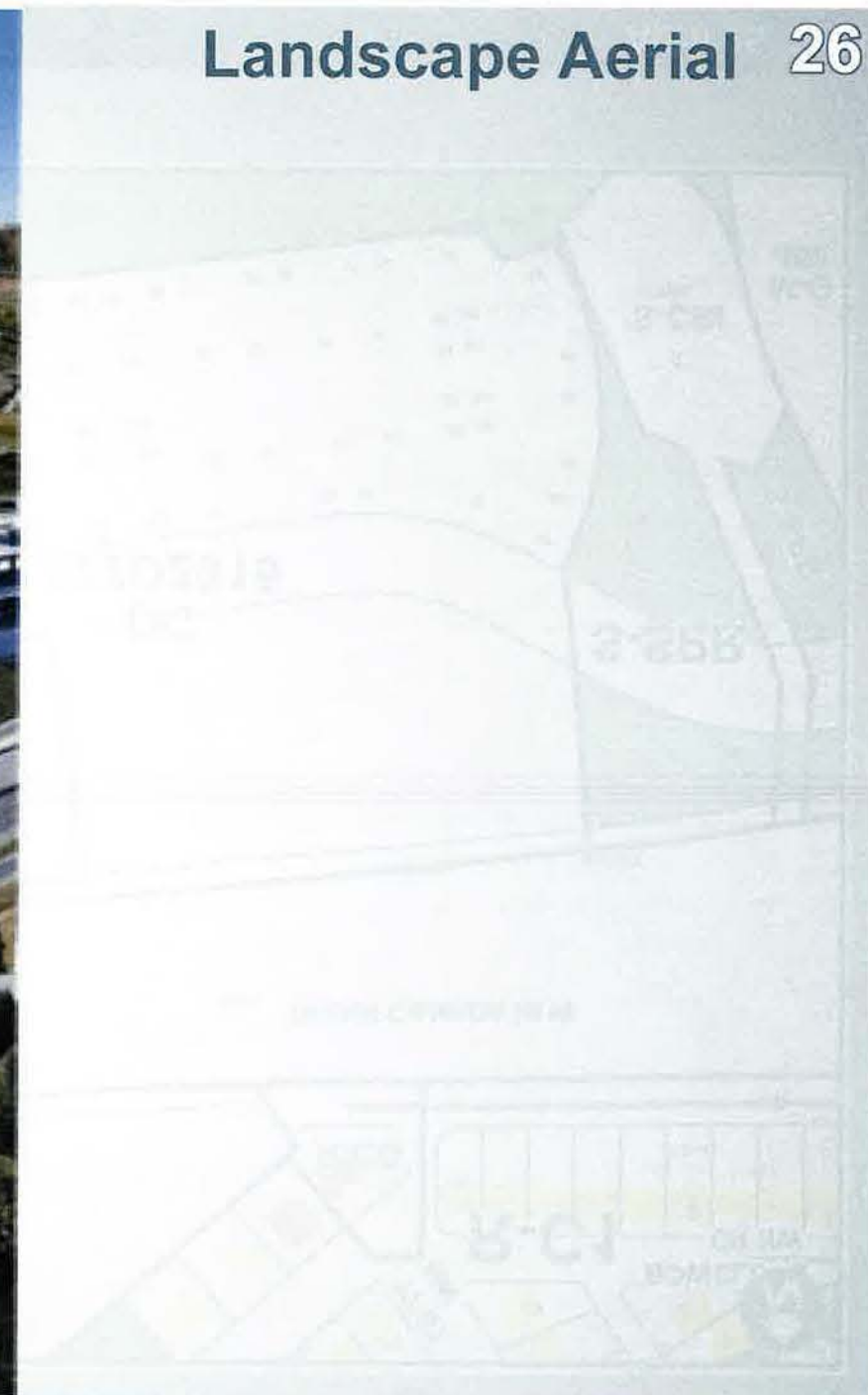
RECOMMENDATION:

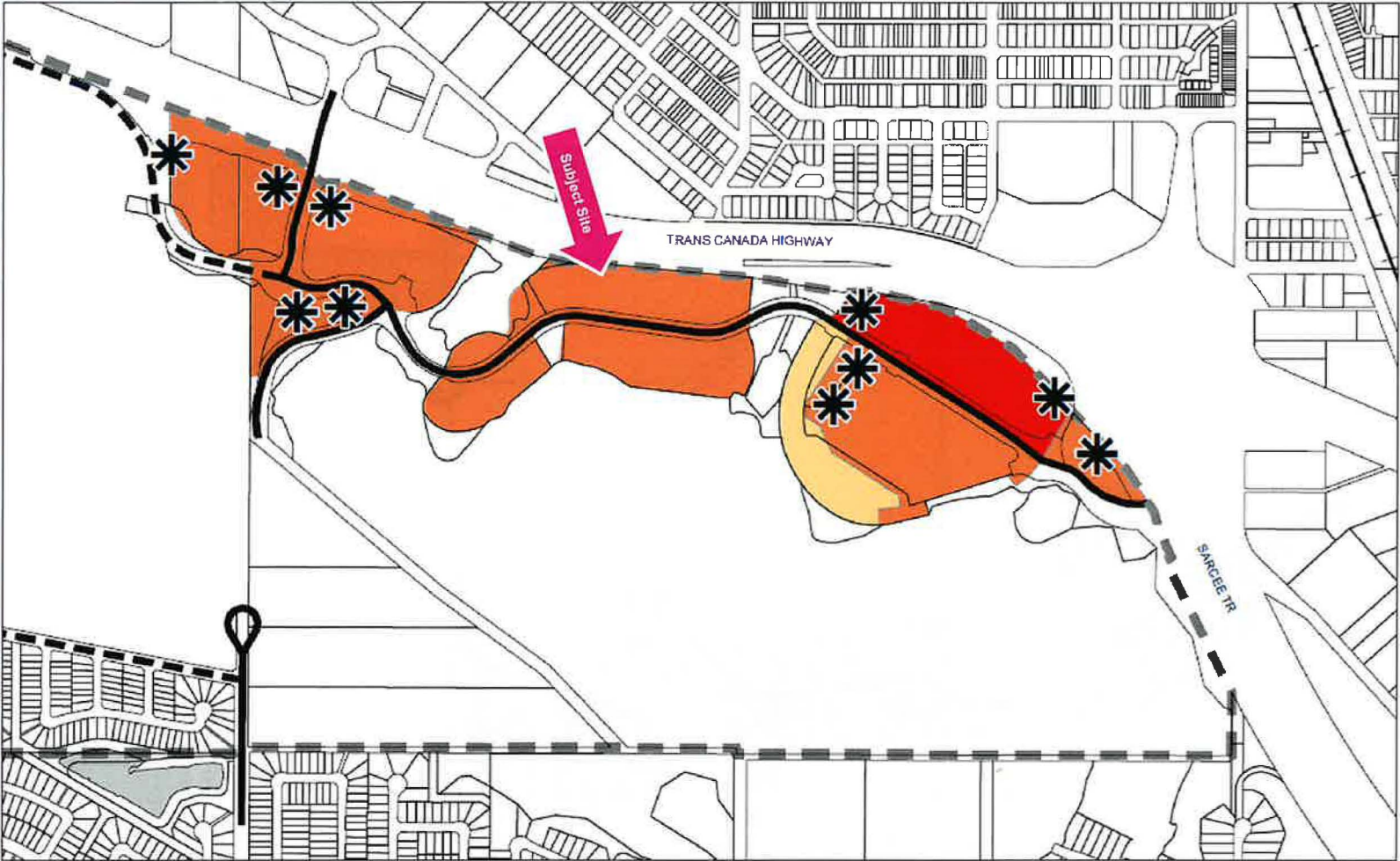
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Supplementary Slides

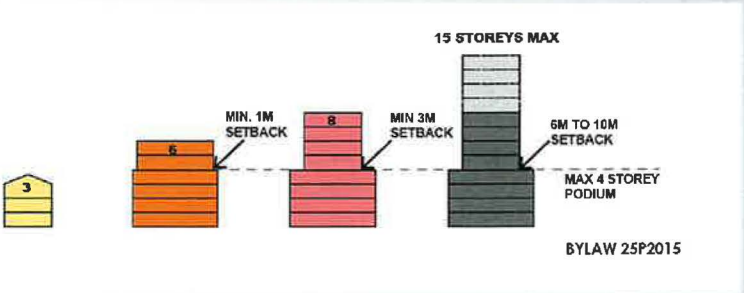
- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary

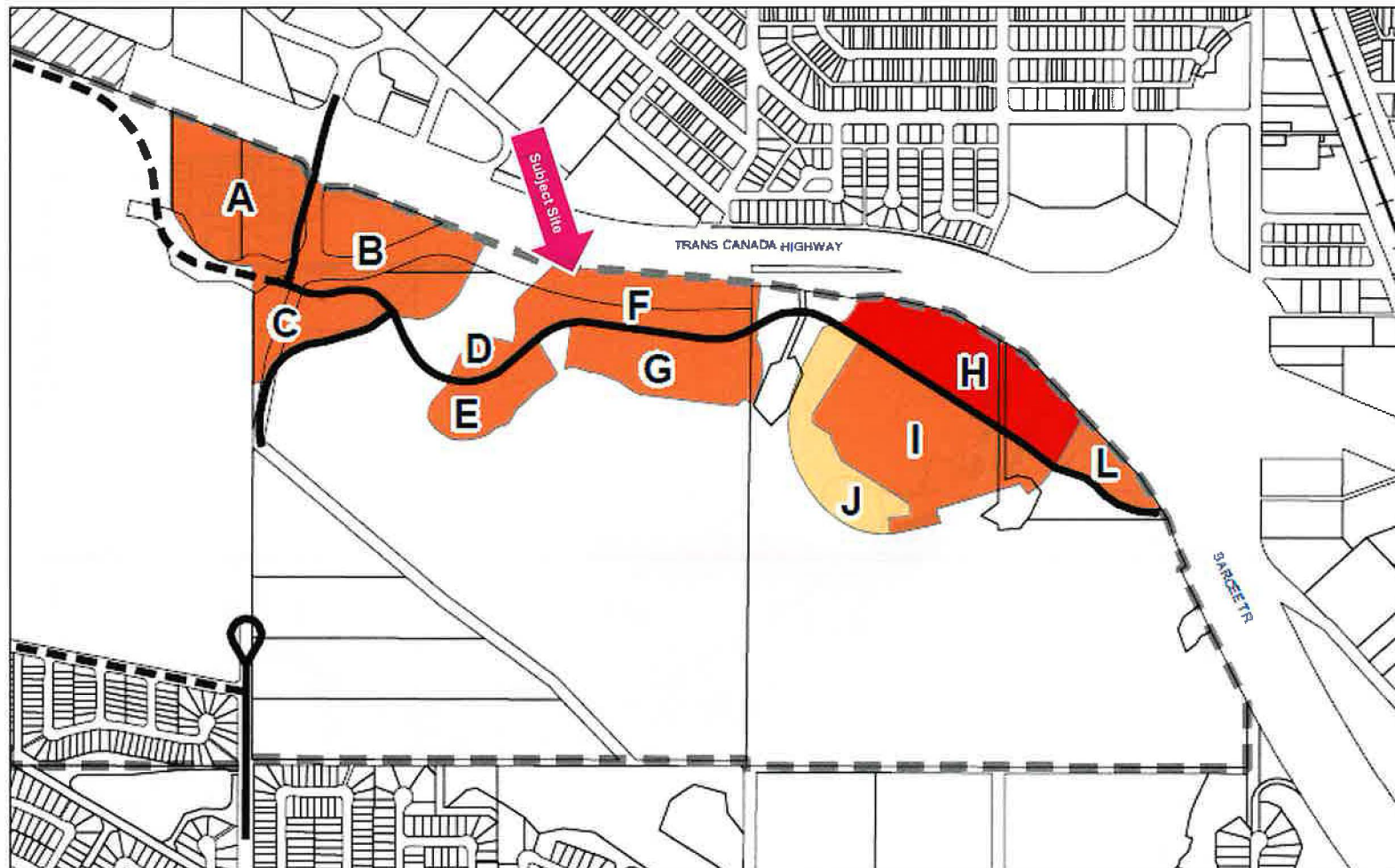






BYLAW 19P2019



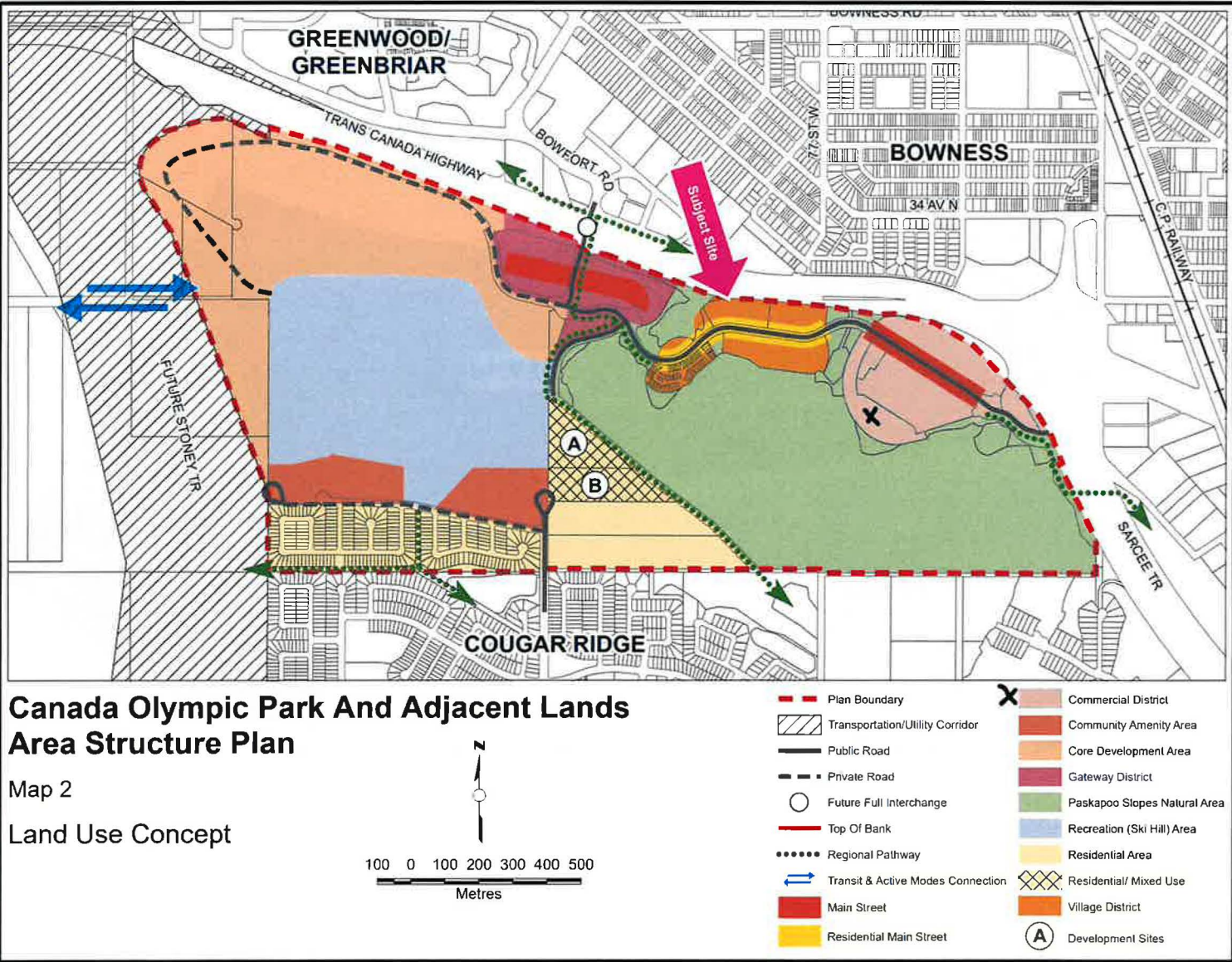


Map 4

Development Blocks

— Plan Boundary
 [Hatched Box] Transportation Utility Corridor

BYLAW 25P2015



APPROVED: 1P2005
AMENDED: 39P2017, 32P2021

