



DP2024-01591 / CPC2024-1168 Development Permit

October 31, 2024

CITY OF CALGARY RECEIVED IN COUNCIL CHAMBER OCT 31 2024 ITEM: <u>7.1.2 CPC2024-1168</u> <u>Distrib - Presentation</u> CITY CLERK'S DEPARTMENT

RECOMMENDATION:

That Calgary Planning Commission **APPROVE** Development Permit DP2024-01591 for a New: Multi-Residential Development (2 buildings) at 810 – 9A Street NW (Plan 2448O, Block 6, Lot 2 and a portion of Lot 3), with conditions (Attachment 2).



LEGEND

○ Bus Stop

Parcel Size:

0.04 ha
11m x 37m



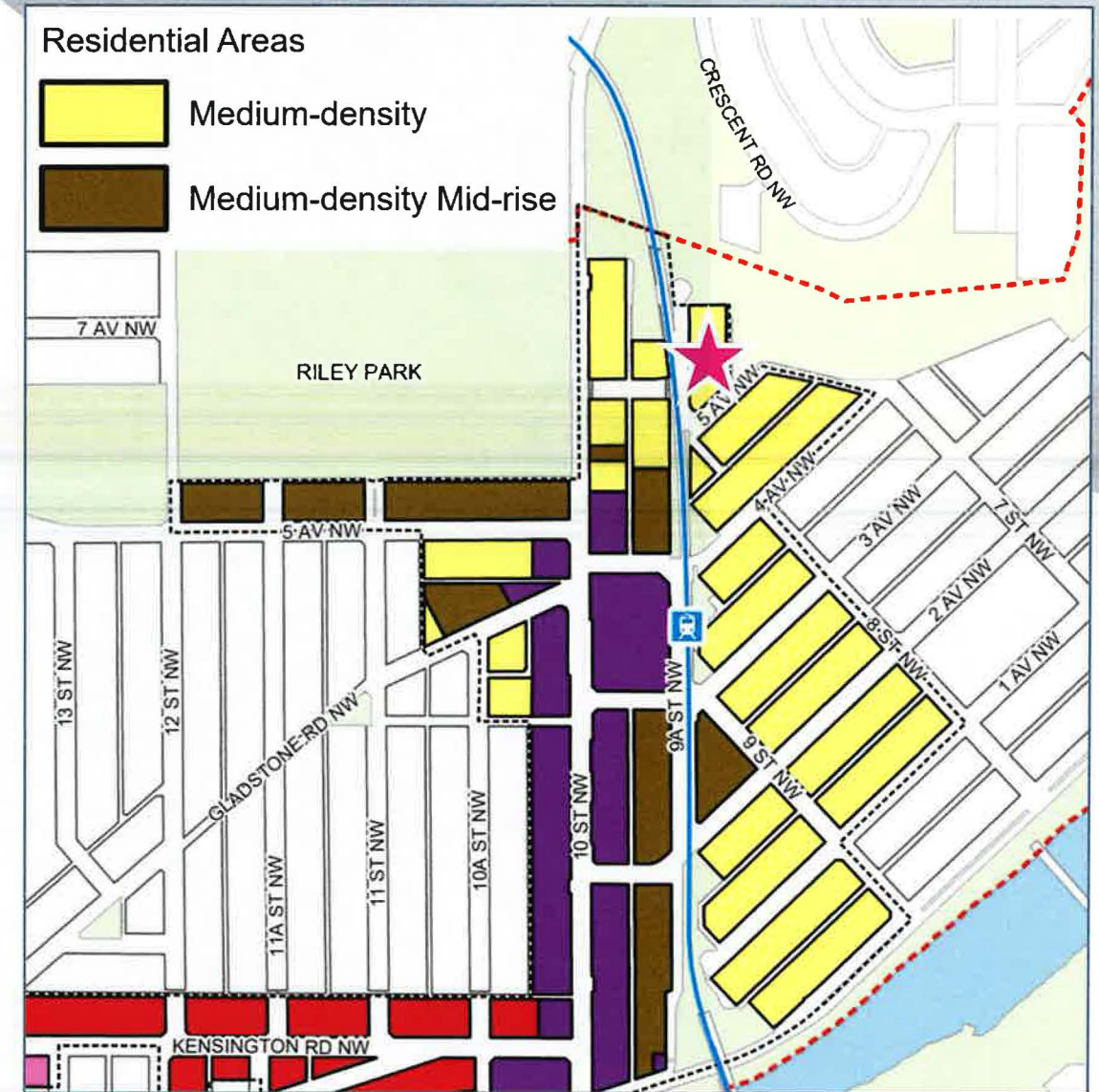
East from 9A Street NW



West from rear lane

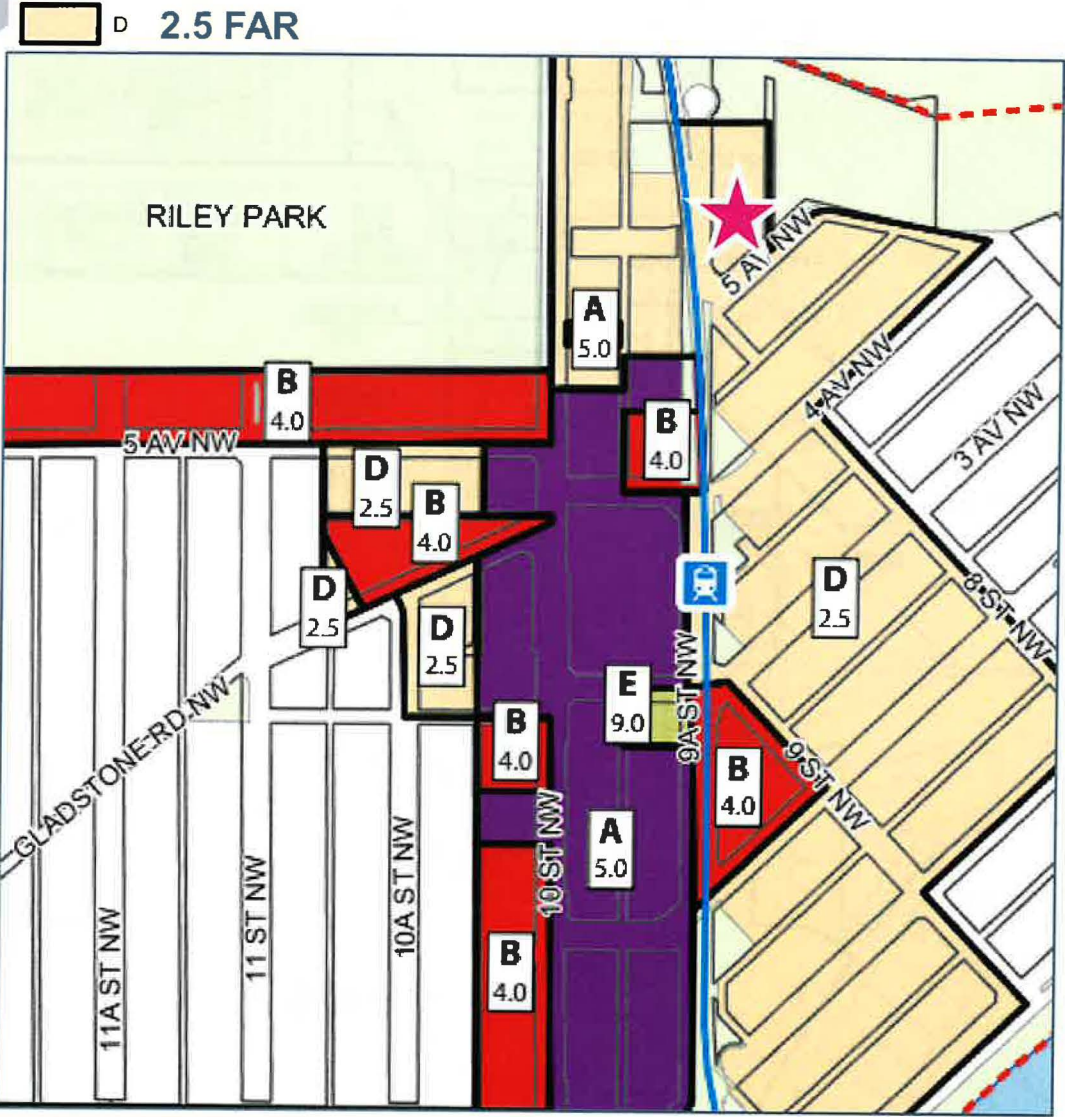


Map 3.1: Land Use Policy Areas

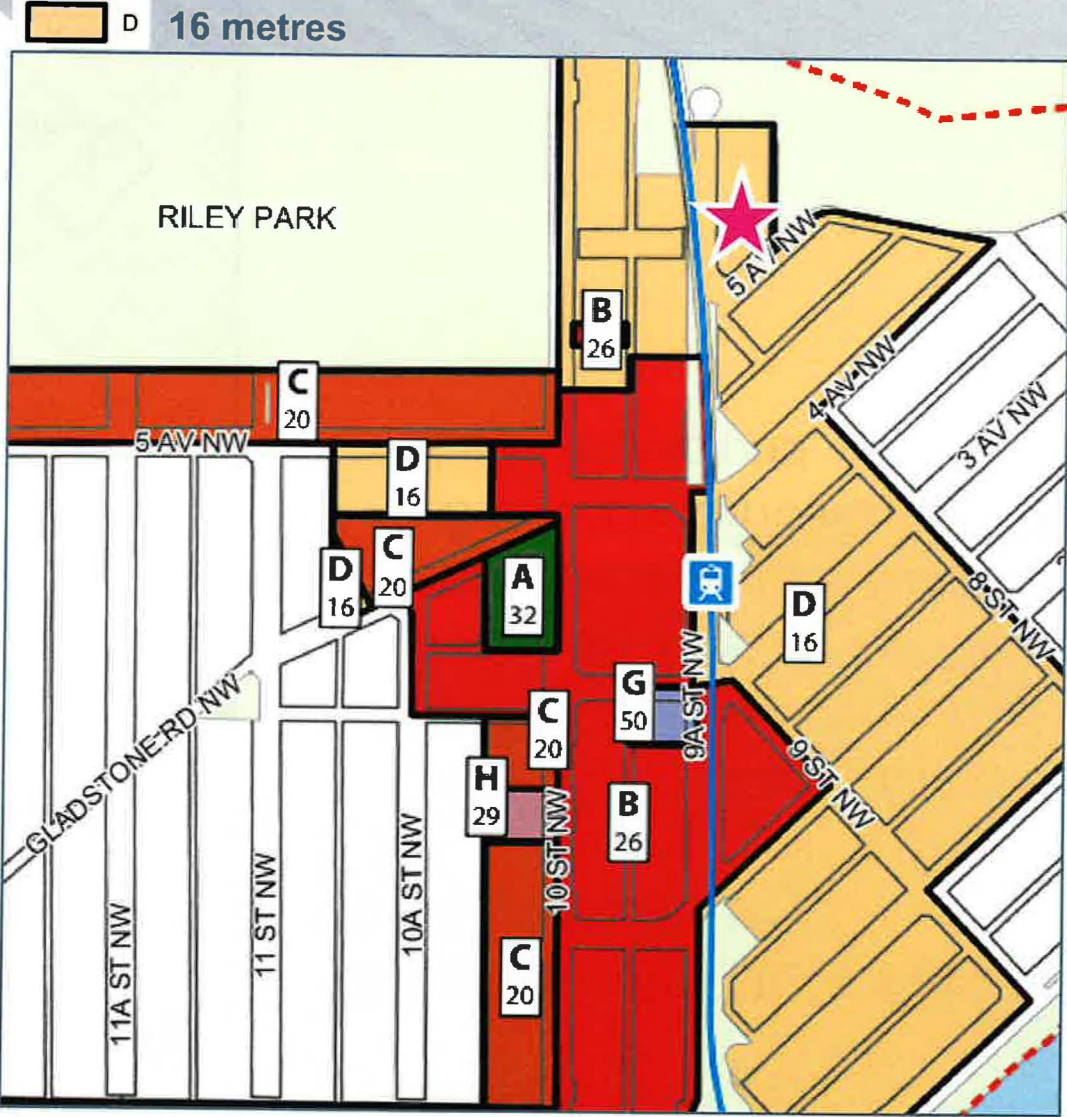


Hillhurst/Sunnyside
Area Redevelopment Plan
Part II
Transit Oriented Development Area

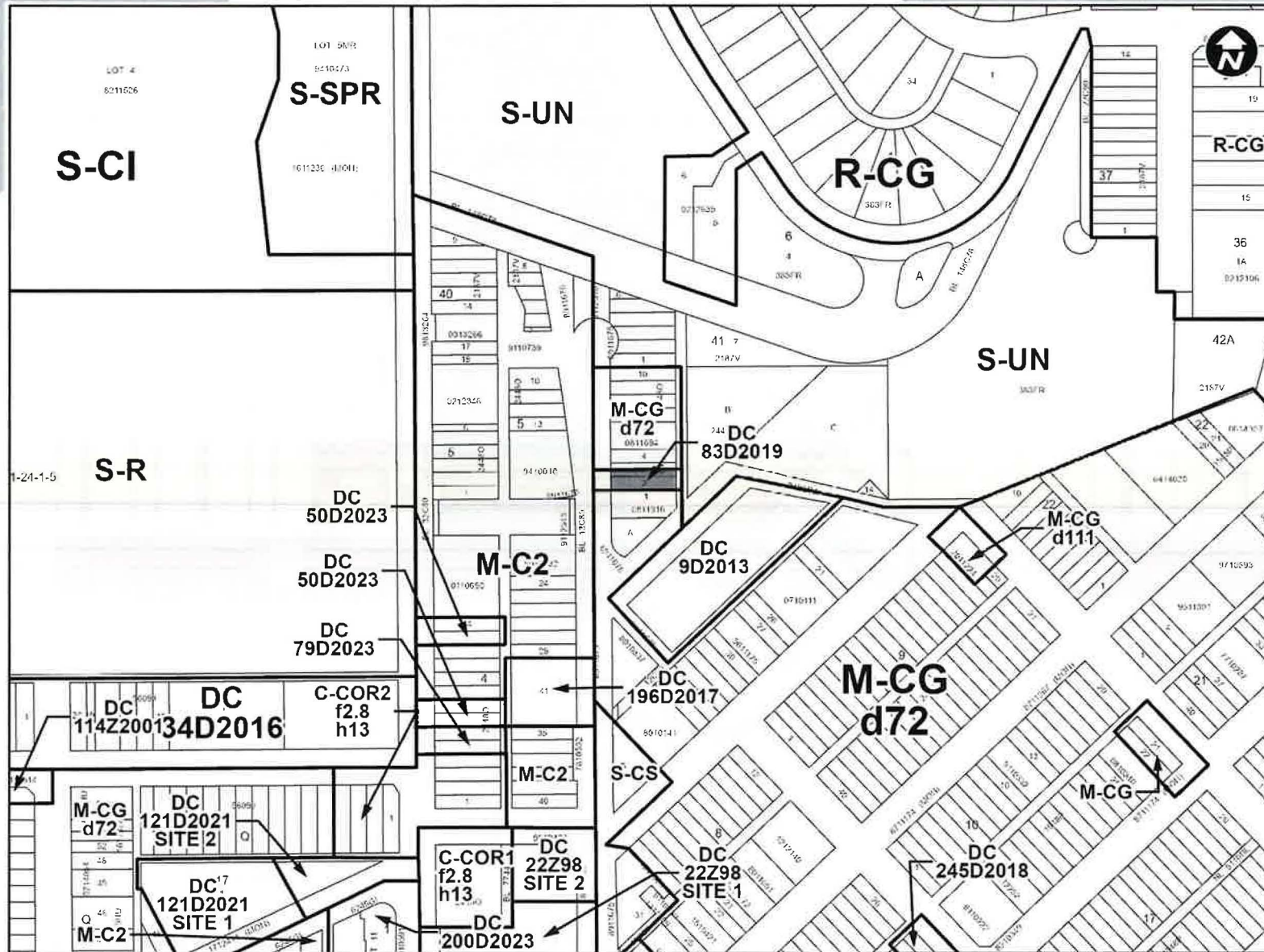
Map 3.2: Maximum Densities



Map 3.3: Building Heights



Existing Land Use Map 10

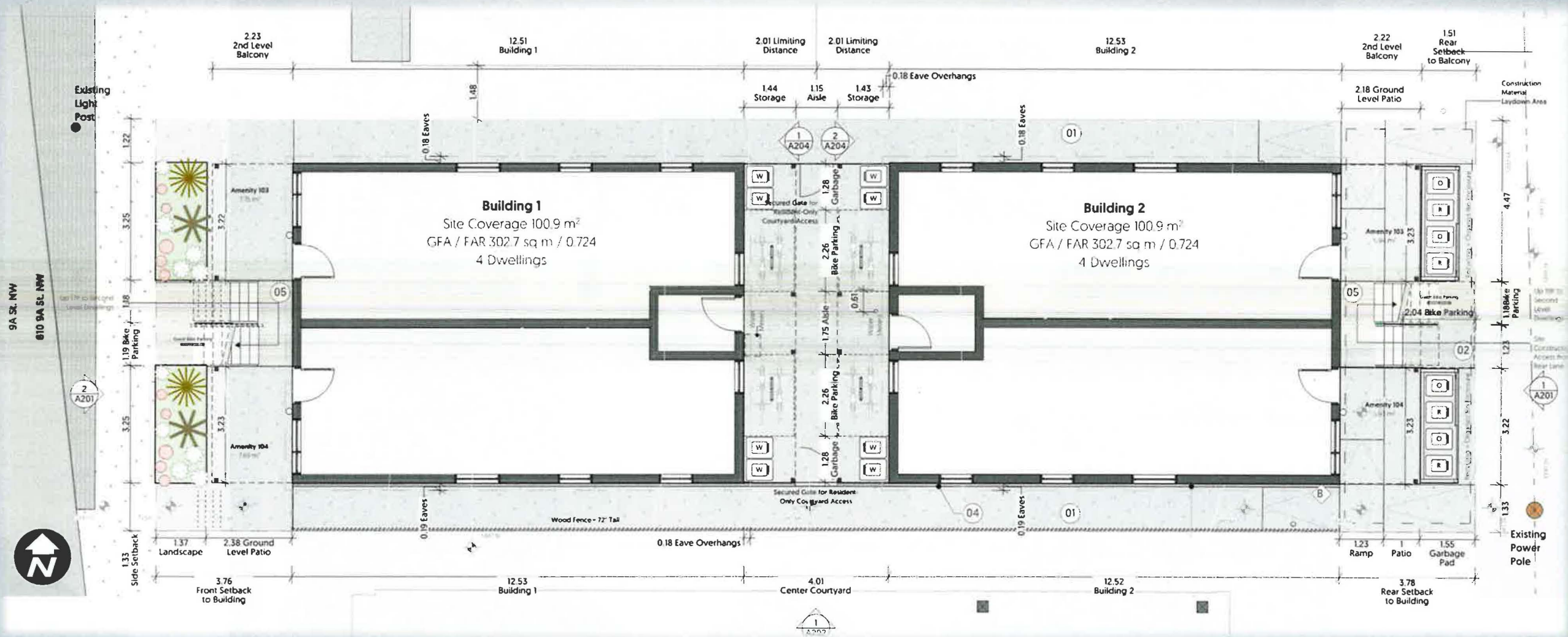


Direct Control (DC) District (Bylaw 83D2019):

- Based on the M-C2 District
- Base FAR of 0.72, can be increased to a maximum of 2.5 in accordance with density bonus provisions



9A Street NW Elevation

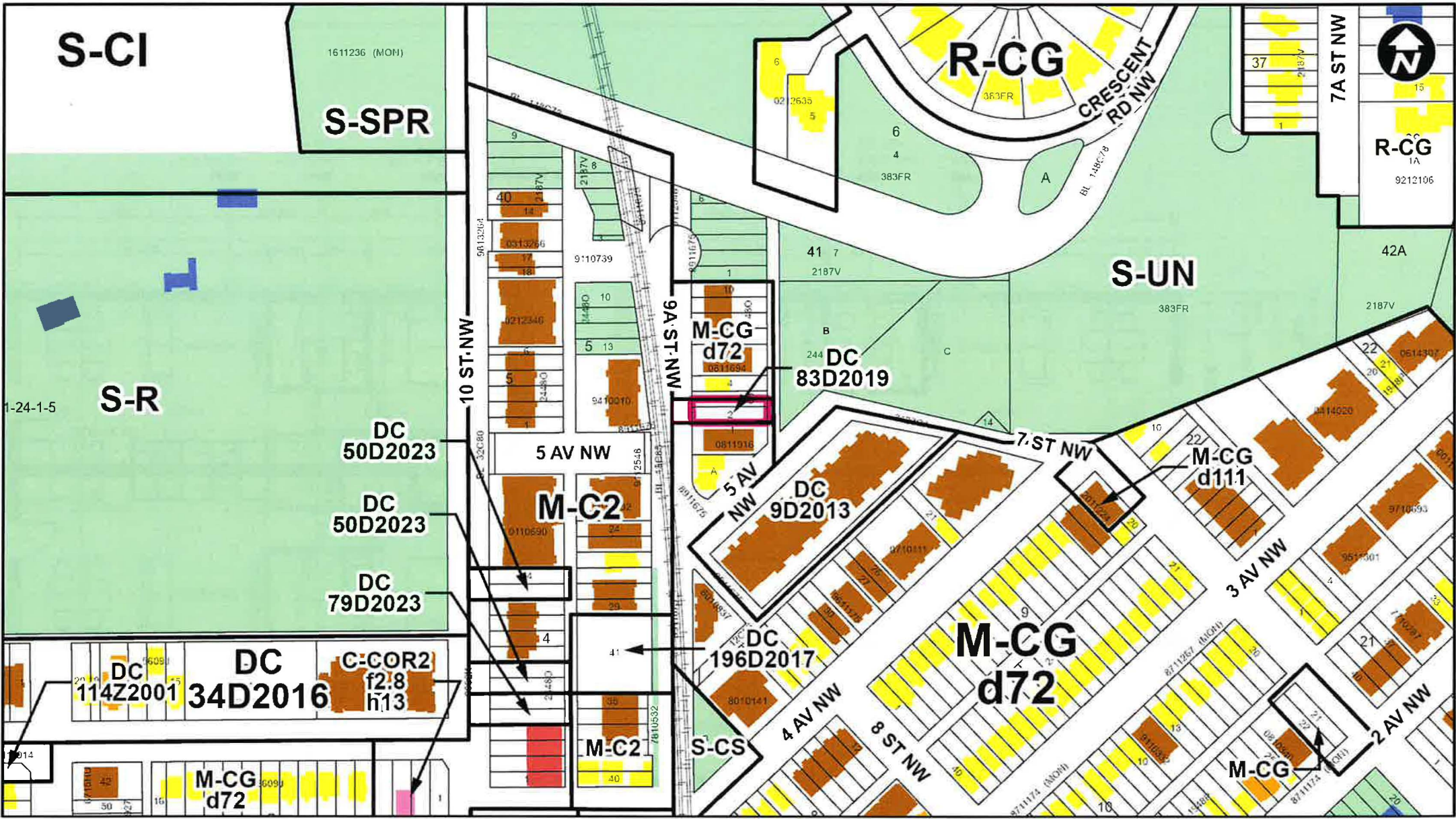


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Supplementary Slides

- 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

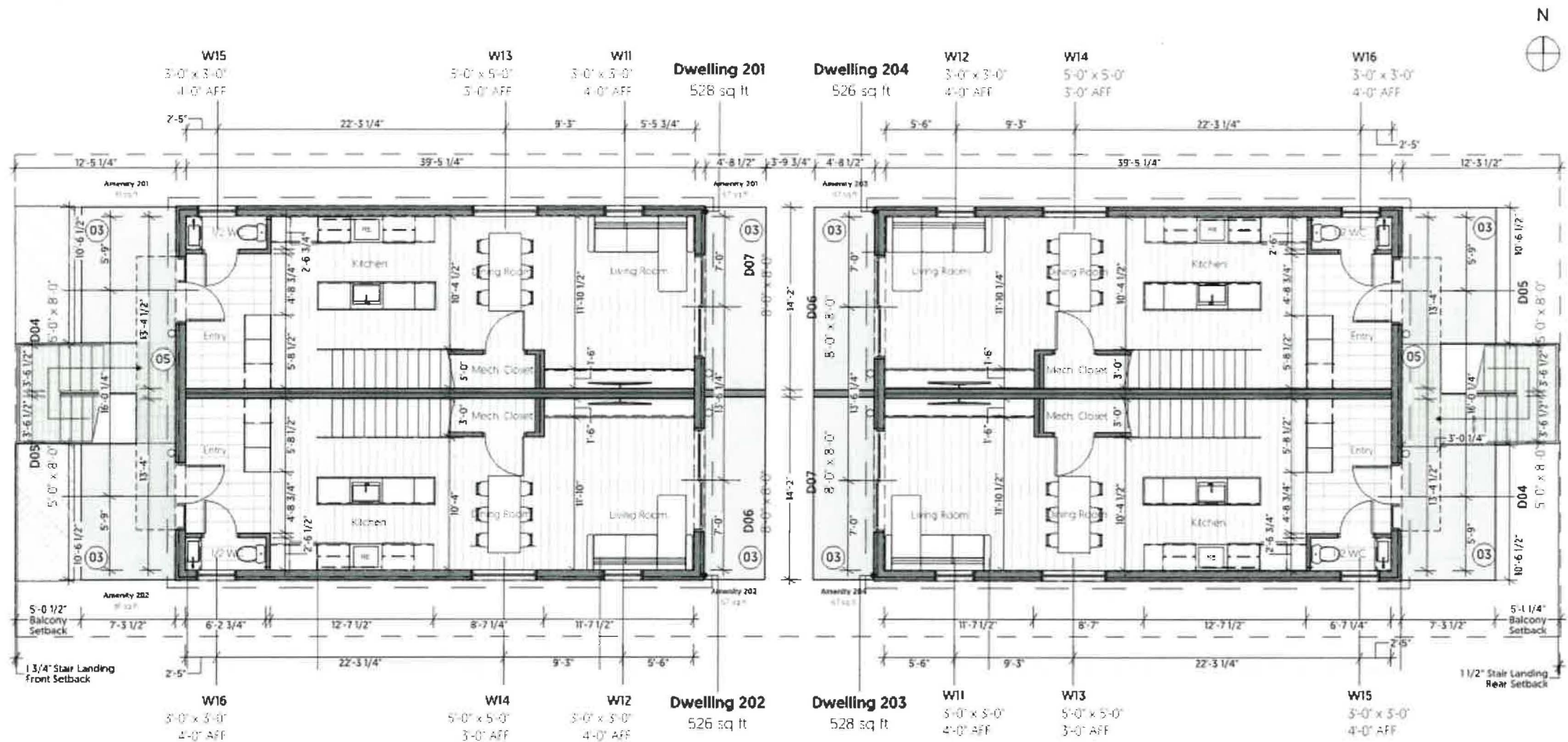


16



A107

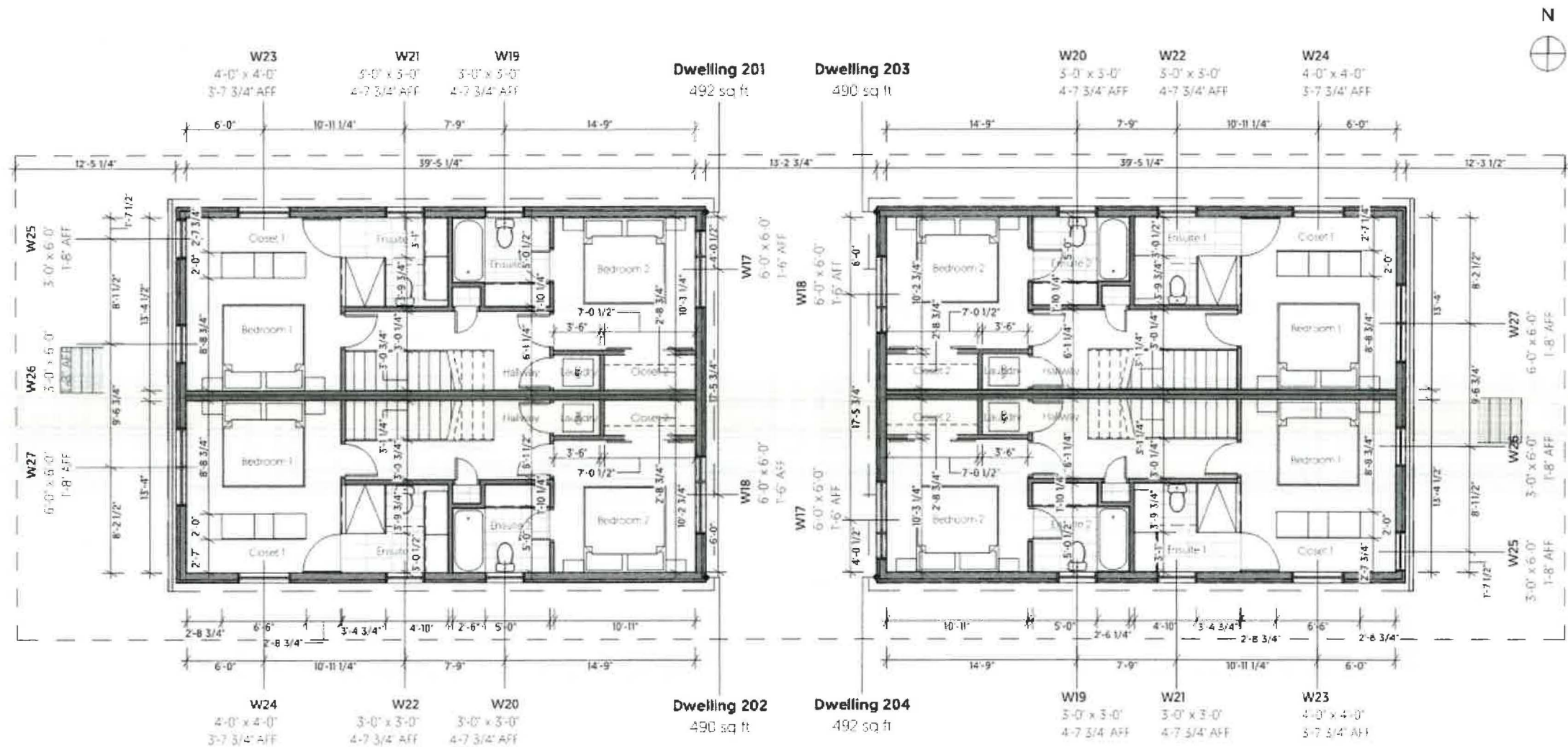
SCALE: 3/32" = 1'-0"



1
A108

Second Floor - 200 Level

SCALE: 3/32" = 1'-0"



1
A109

Third Floor - 200 Level

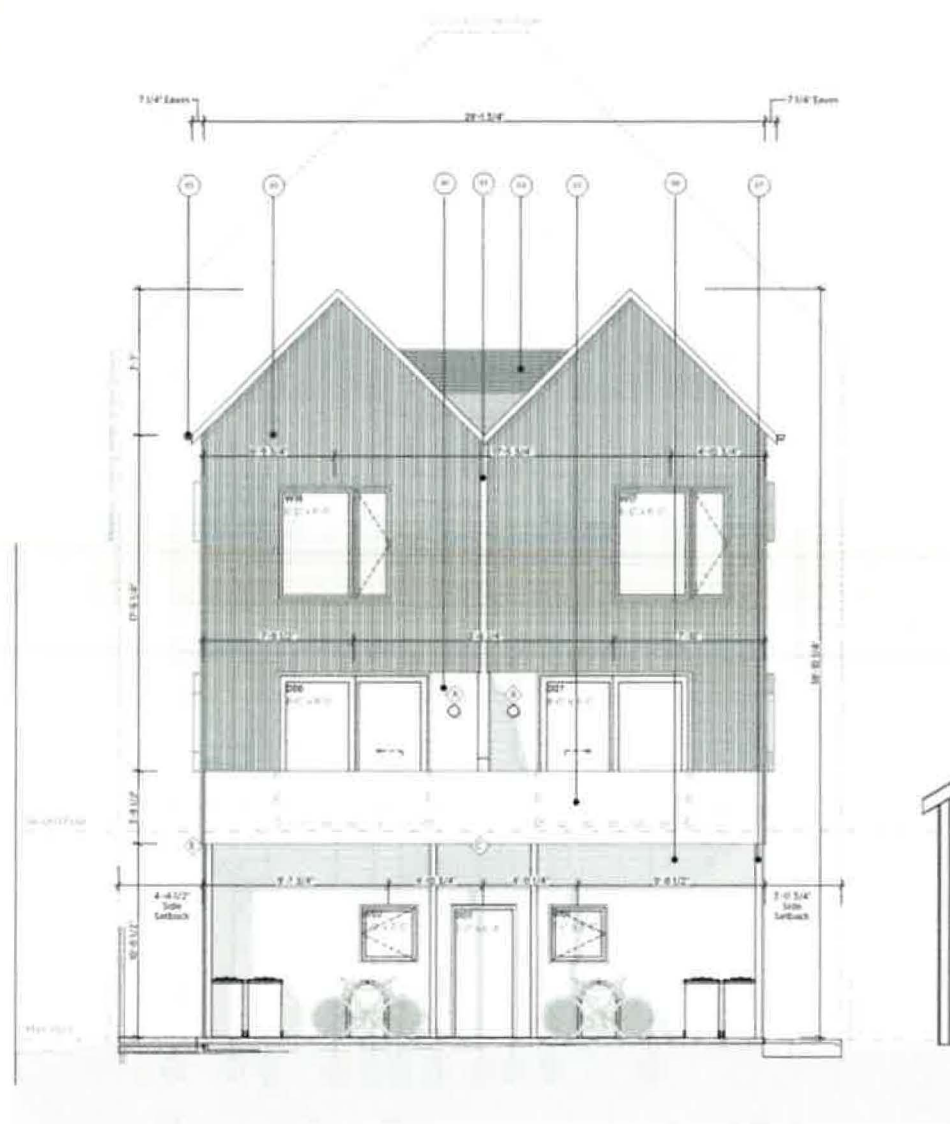
SCALE: 3/32" = 1'-0"



1 Building 2 East Elevation
A201 SCALE: 1/8" = 1'-0"



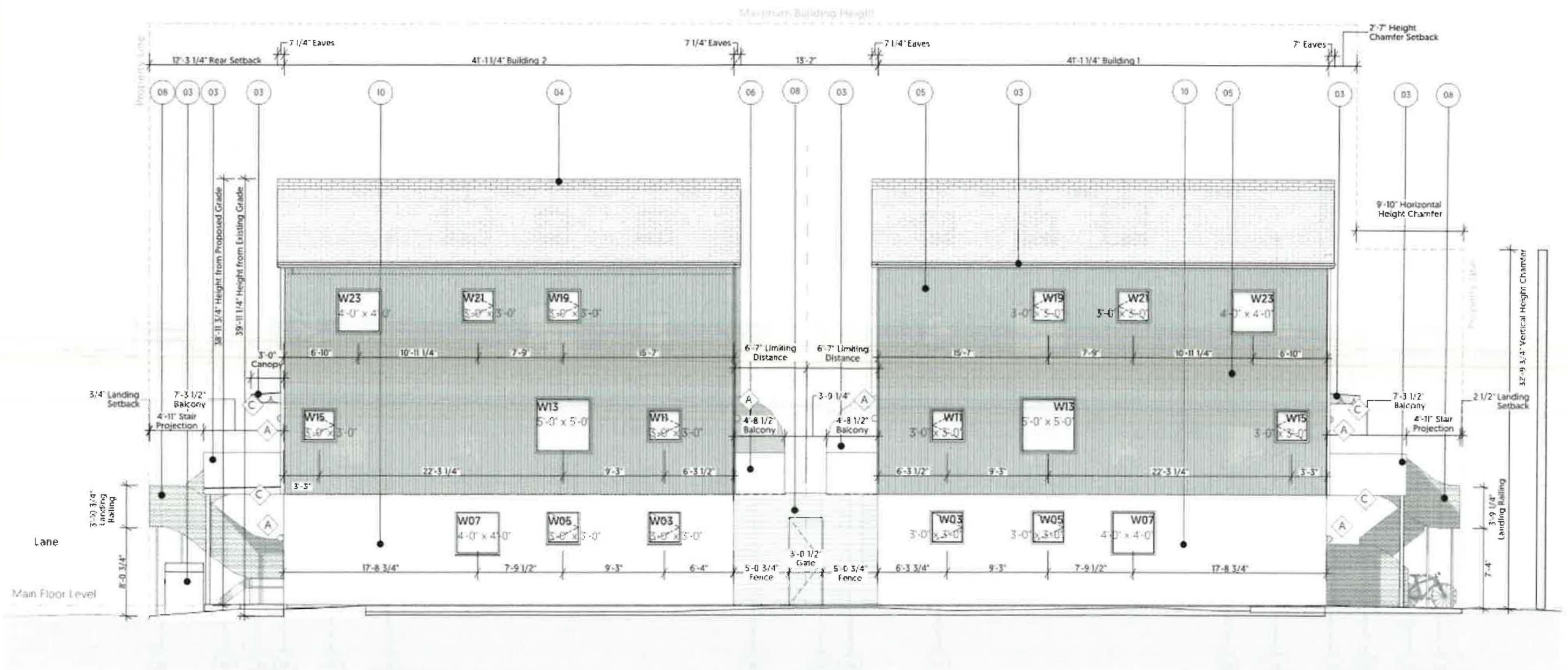
2 Building 1 West Elevation
A201 SCALE: 1/8" = 1'-0"



1 Building 1 East Elevation
A204 SCALE: 1/8" = 1'-0"



2 Building 2 West Elevation
A204 SCALE: 1/8" = 1'-0"



1
A203

North Elevation

SCALE: 3/32" = 1'-0"