



Calgary Planning Commission

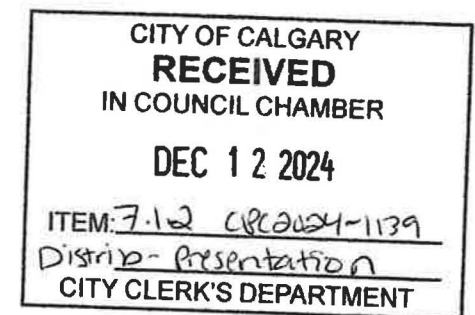
Agenda Item: 7.1.2



DP2024-01613 / CPC2024-1139

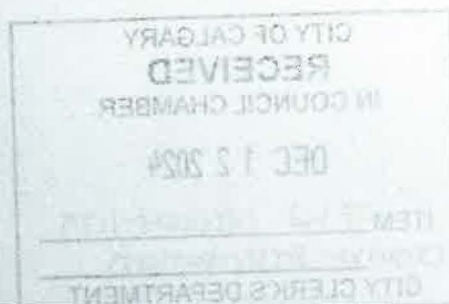
Development Permit

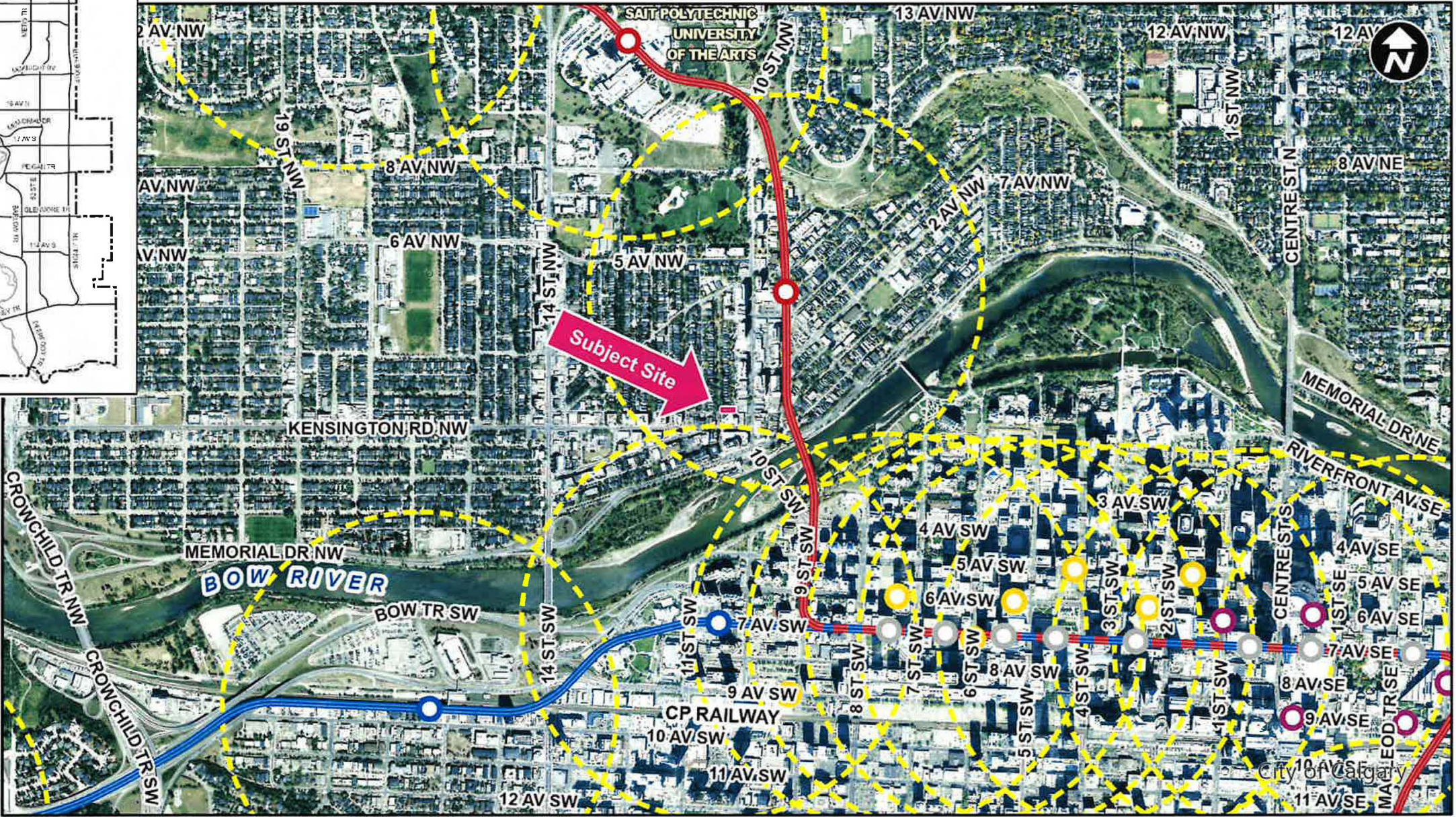
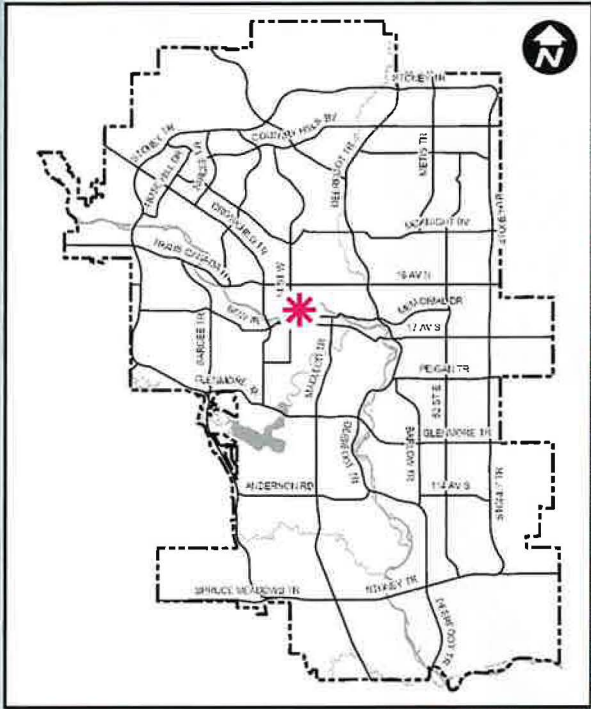
December 12, 2024



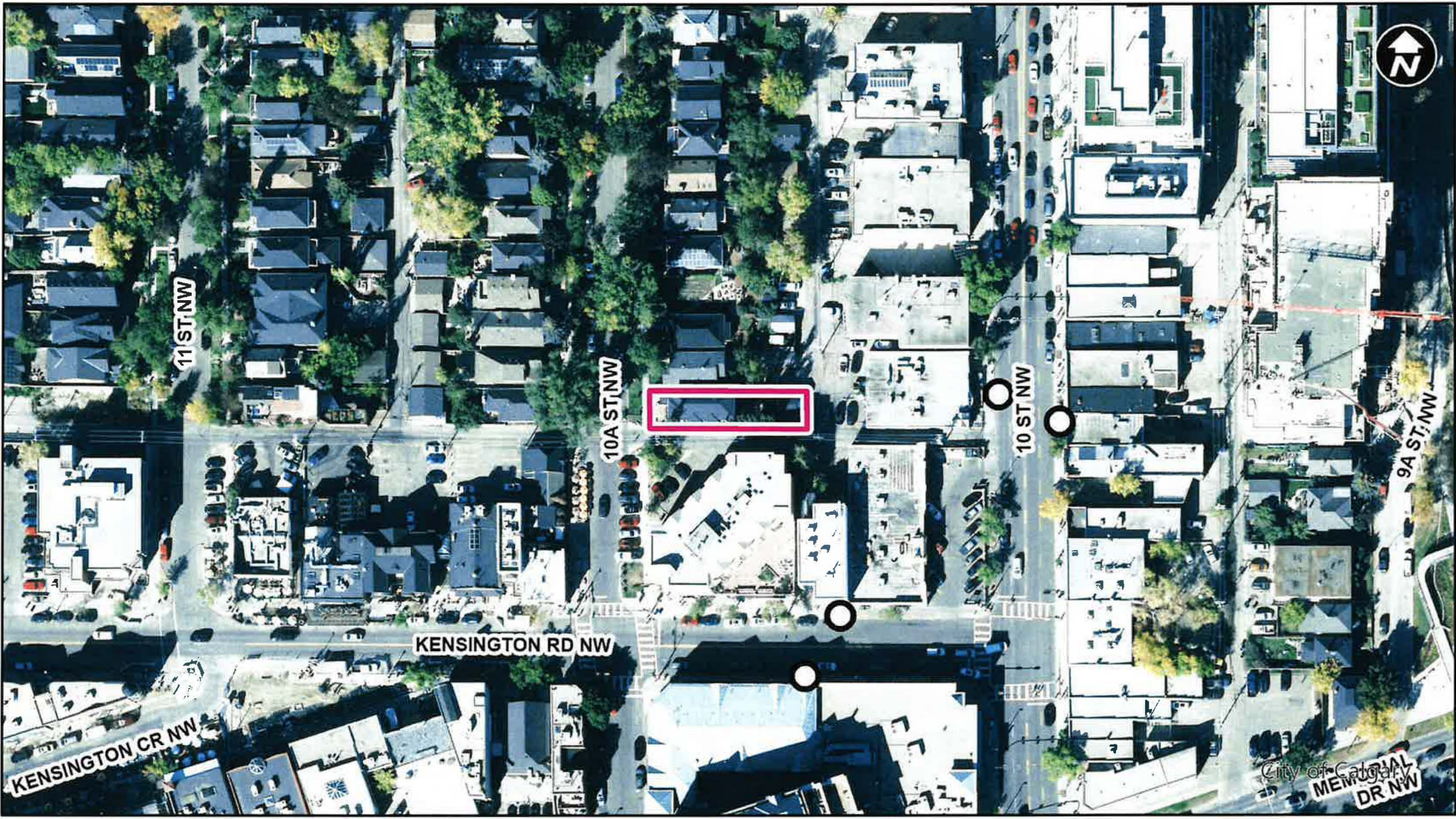
RECOMMENDATION:

That Calgary Planning Commission approve Development Permit DP2024-01613 for New: Multi-Residential Development (1 building) at 212 – 10A Street NW (Plan 5609J, Block J, Lot 58), 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:

0.04 ha
9.1m x 38m

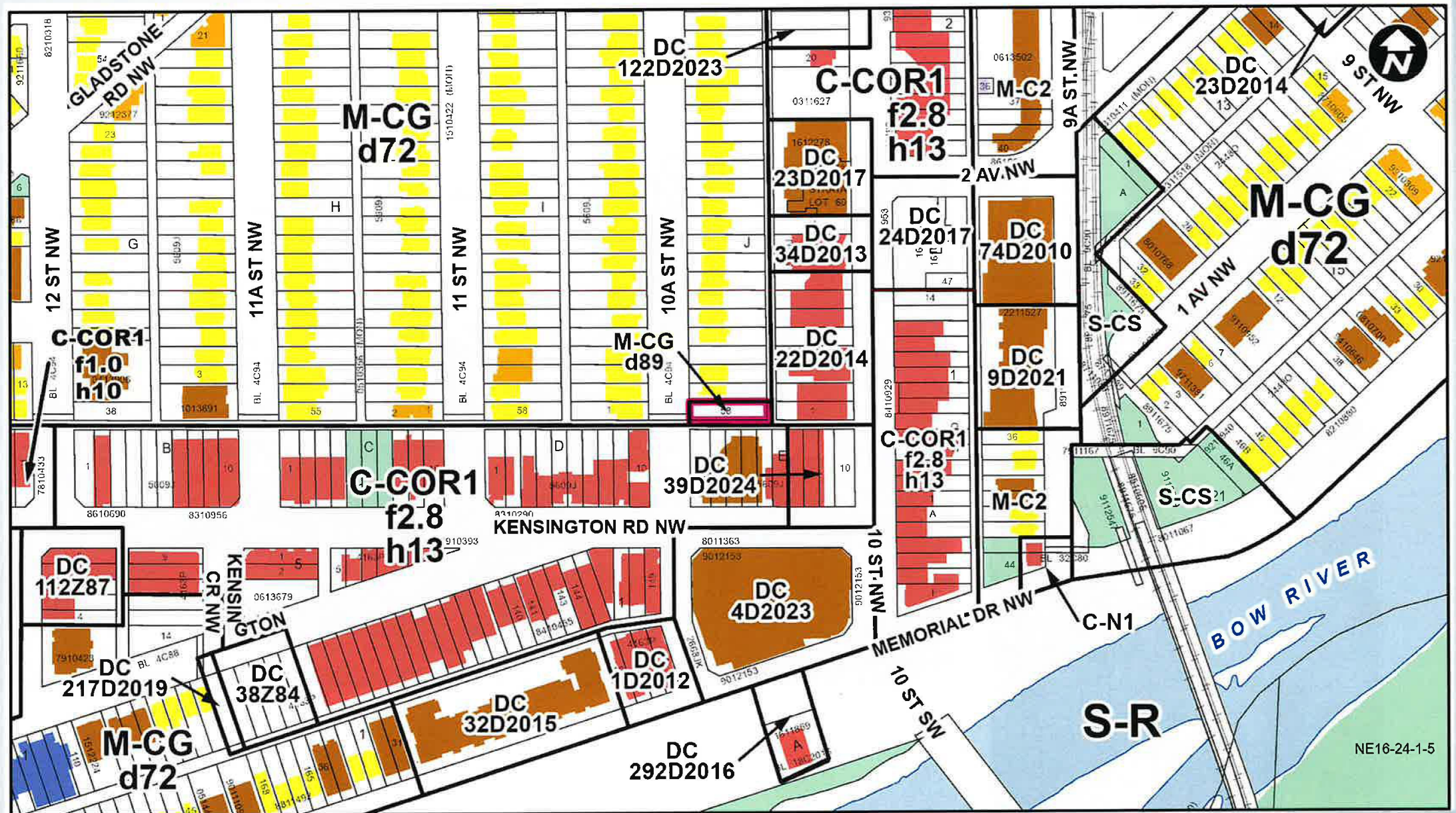






LEGEND

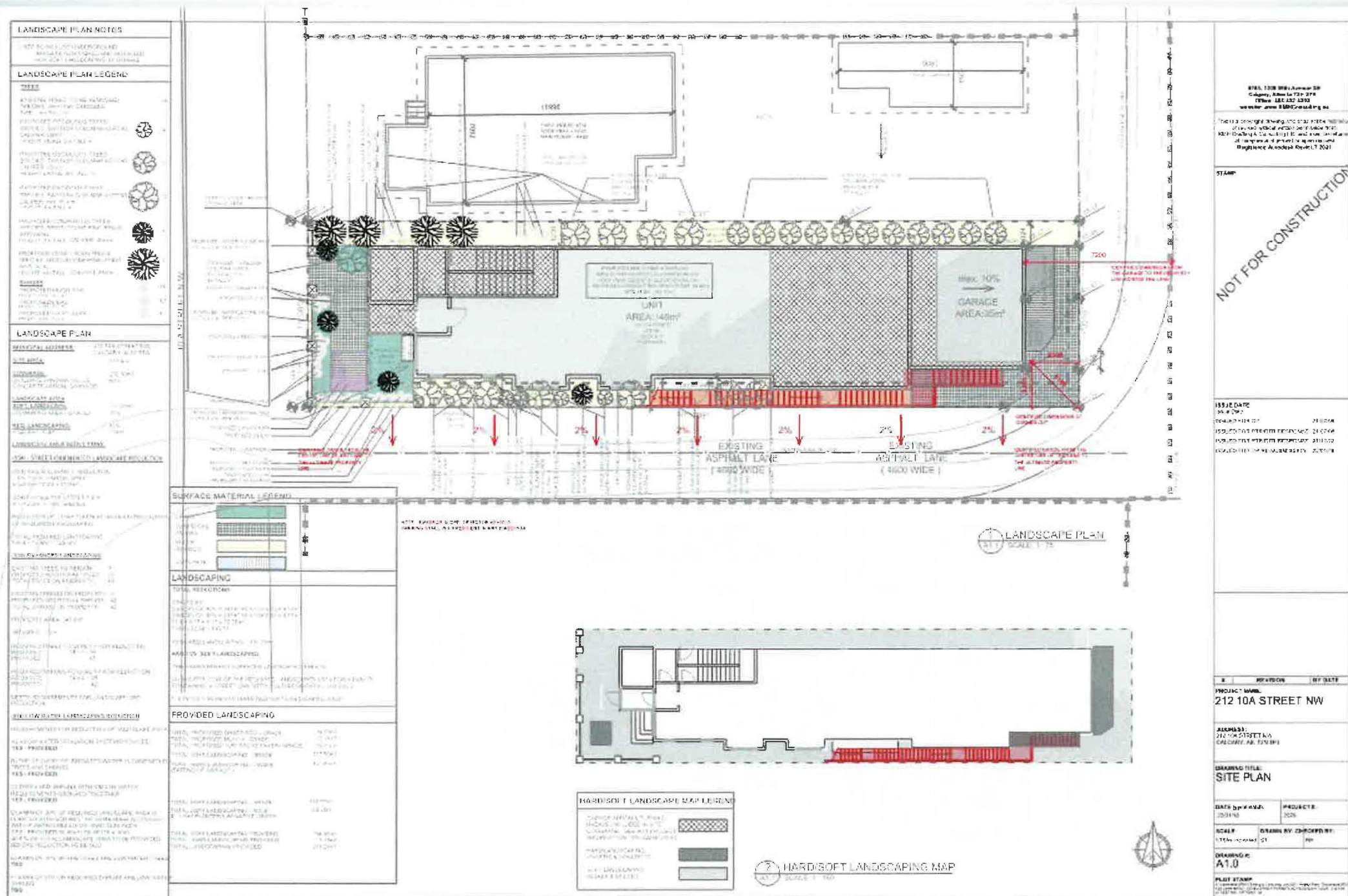
- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary

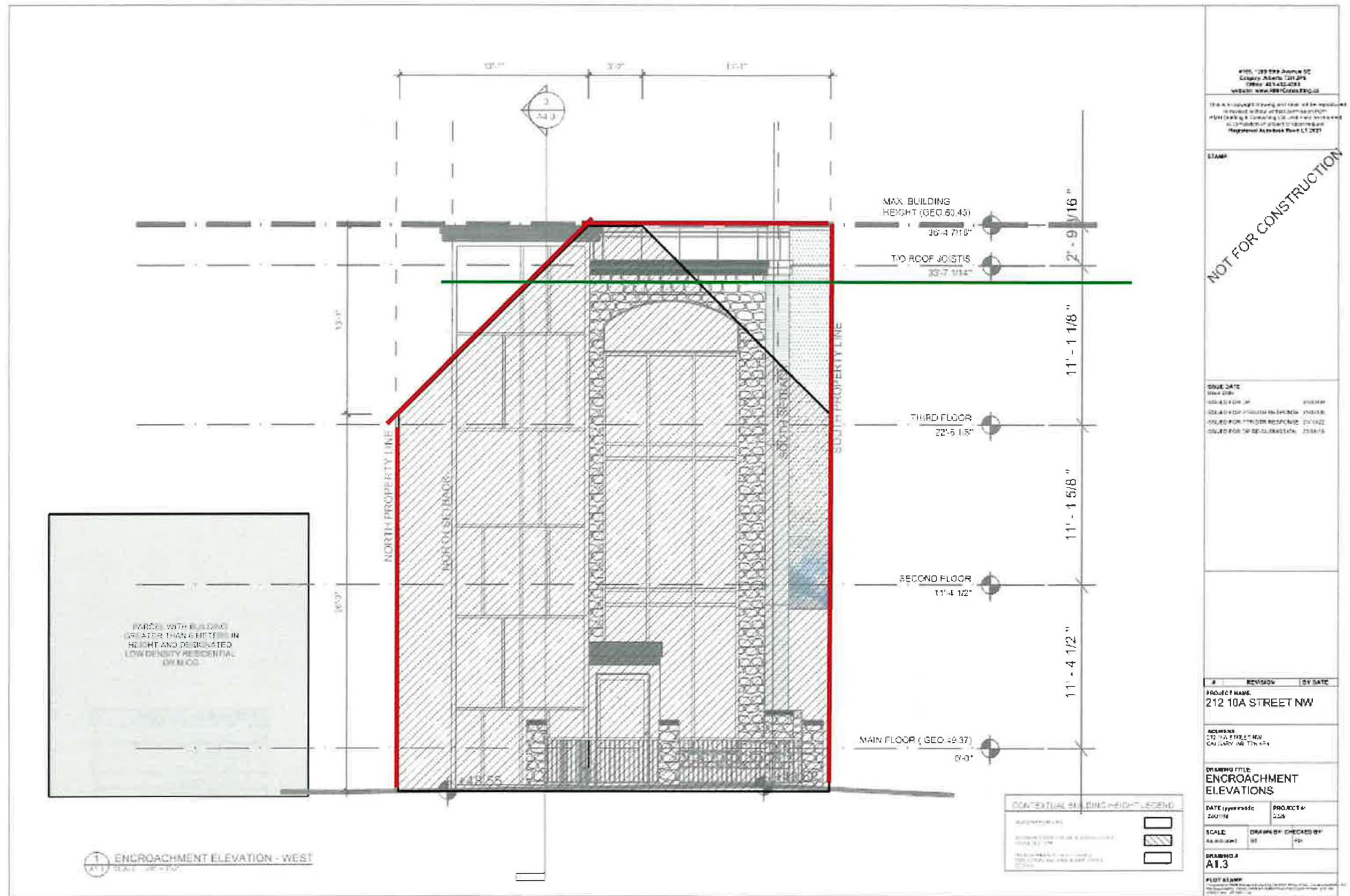


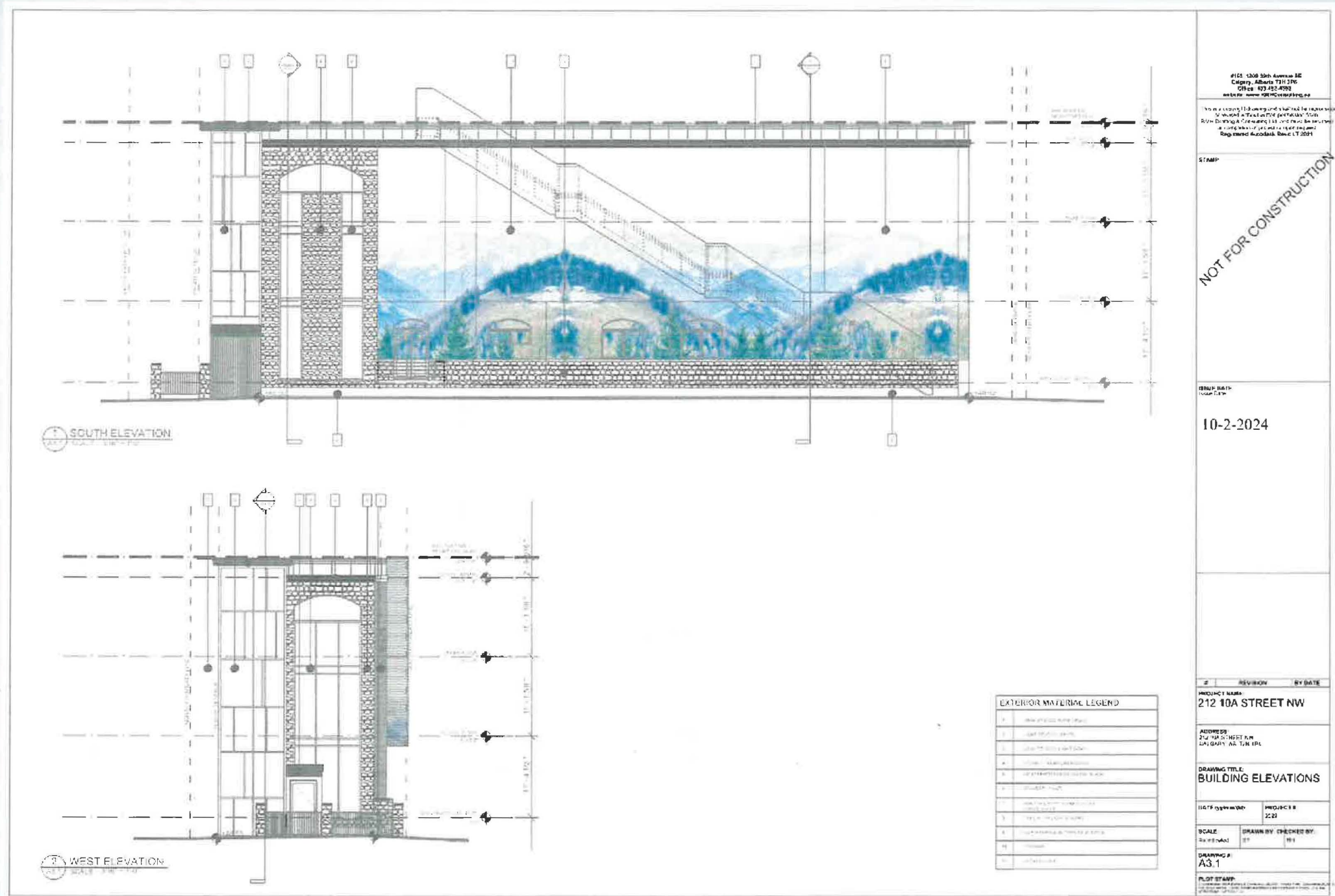
212 10A STREET NW

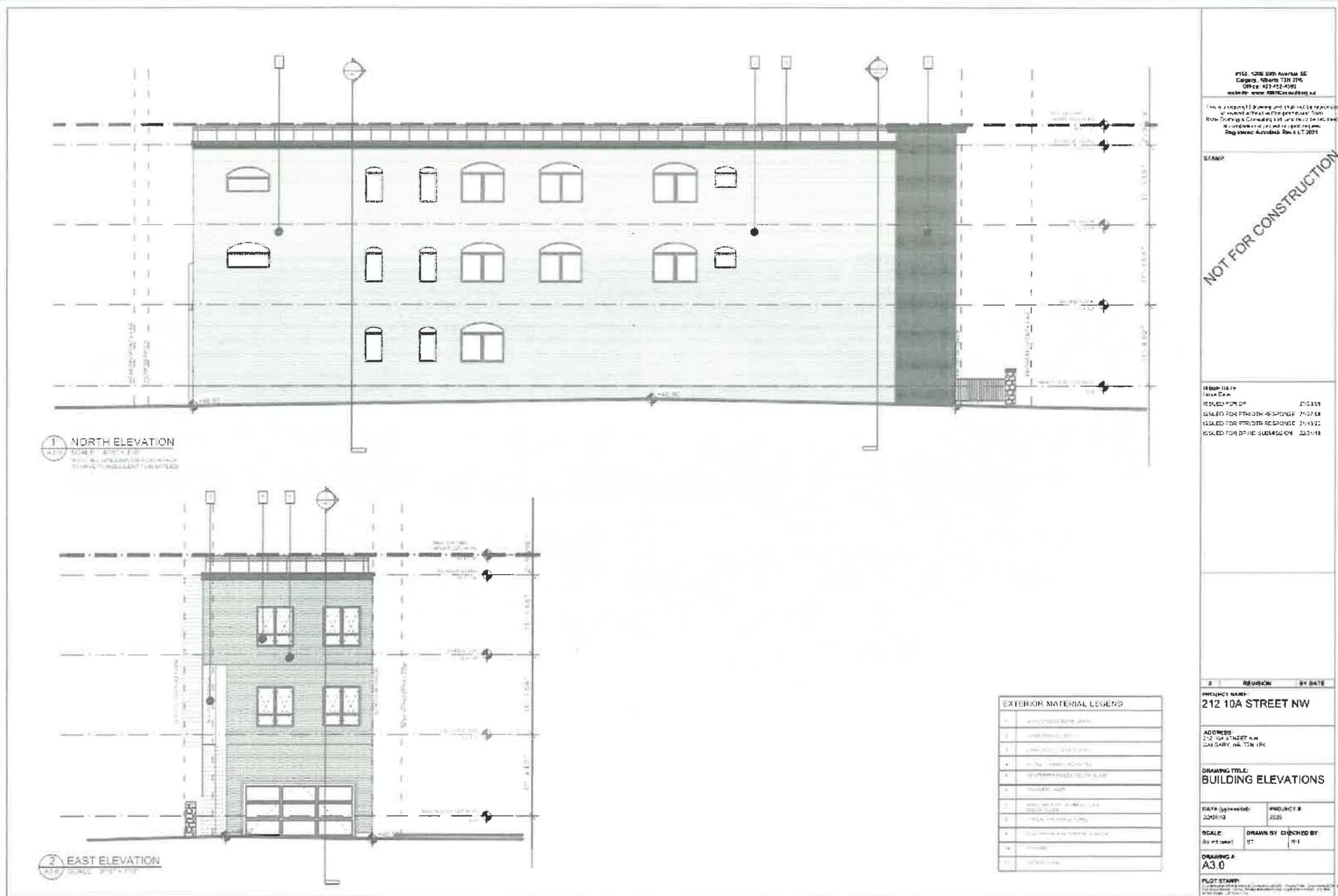
CALGARY , ALBERTA
ISSUED FOR RE-SUBMISSION DP
JAN 18,2022











ROOFTOP GARDEN DESIGN



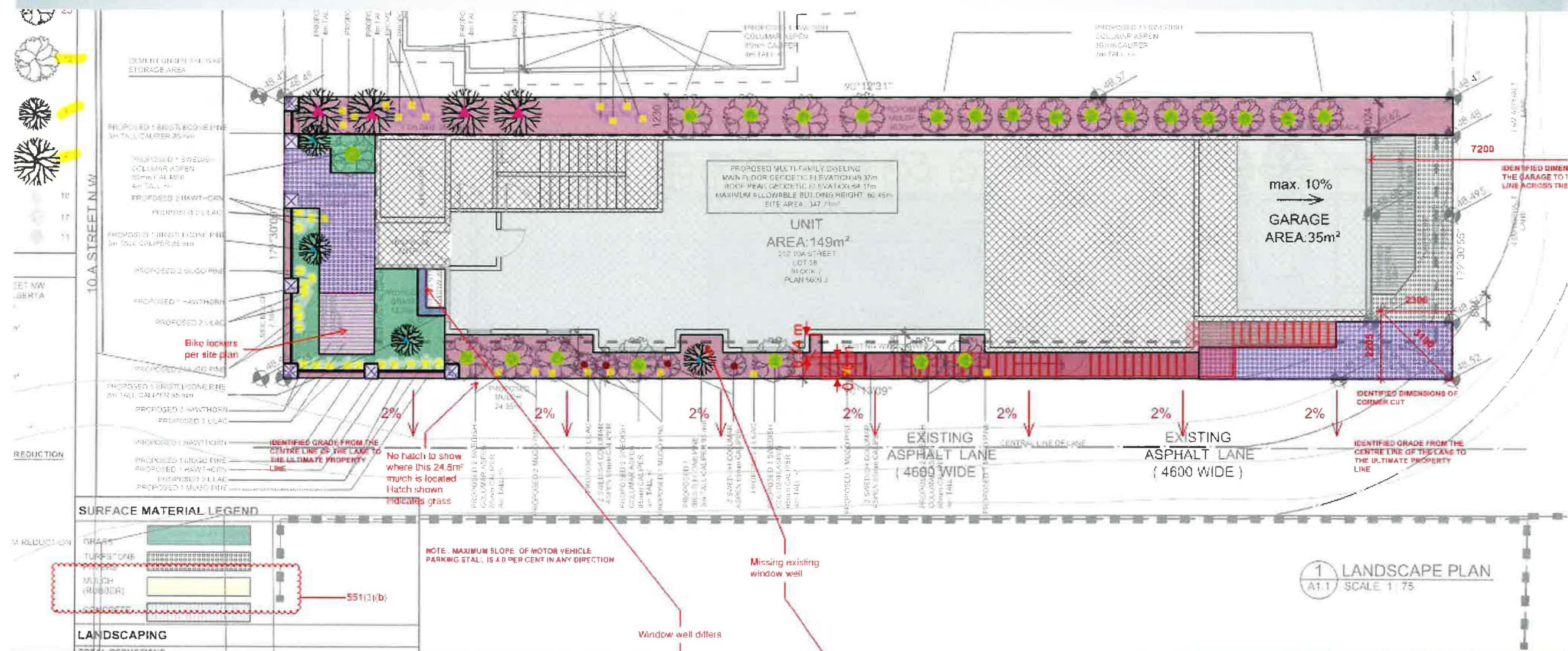
RECOMMENDATION:

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Supplementary Slides











Bylaw Discrepancies

Regulation	Standard	Provided
583 Building Setbacks (min.)	(2) Where the contextual multi-residential building setback is 3.0m or greater, the min. building setback from a property line shared with a street is: (a) the contextual multi-residential building setback less 1.5m;	Plans indicate the west setback area as being 2.95m (-0.18m).
583 Building Setbacks (min.)	(4) The min. building setback from a property line shared with a lane is 1.2m	Plans indicate the south setback area as being 0.85m (-0.35m) to the main building and per the elevations and floor plans the stairwell encroaches 0.11m into city property. Note: The stairwell still shows as encroaching on the main floor plan. 2 nd and 3 rd floors have been corrected.
549 Projections Into Setback Areas (max.)	(1) Unless otherwise referenced in subsections (2), (3), (4), (5), (6), and (7), a building or air conditioning units must not be located in any setback area.	Plans indicate portions of the proposed building as being within the South and West setback areas.
585,13 Building Height and Cross Section (max.)	(1) Unless otherwise referenced in subsections (2) and (3), the max. building height is 12.0 m.	Plans indicate the east elevation as being 12.08m (+0.08m).
585,13 Building Height and Cross Section (max.)	(2) The maximum building height on a parcel that shares a property line with another parcel that has no buildings or that has a building with a height greater than 6.0 m above grade at that shared property line, and where the other parcel is designated with a low density residential district, M-CG or H-GO District (a) is 8.0m measured from grade at the shared property line; and (b) increases proportionately to a max. of 12.0m measured from grade at a distance of 4.0m from the shared property line.	Plans indicate the north portion of the building as being within the height chamfer.

585,13 Building Height and Cross Section (max.)	(4) The max. area of a horizontal cross section through a building at 10.5m above average grade must not be greater than 40.0 % of the max. area of a horizontal cross section through the building between average grade and 9.0m.	Plans indicate the area of the proposed building at 10.5m from average grade as being 100% (+60%) or 217.61m ² (+130.57m ²).
581 At Grade Orientation of Units	(2) A unit in a Multi-Residential Development that is located on the floor closest to grade must have: (a) an individual, separate, direct access to grade; and (b) an entrance that is visible from the street that the unit faces.	Plans do not indicate a direct access to the unit closest to grade. Access is through a common vestibule.
550 General Landscaped Area Rules	(7) All setback areas adjacent to a street or another parcel, except for those portions specifically required for motor vehicle access, must be a landscaped area.	Plans indicate the proposed building as being within the north and west setback areas.

550 General Landscaped Area Rules	(8) All setback areas adjacent to a lane, except for those portions specifically required for motor vehicle access, motor vehicle parking stalls, loading stalls or garbage facilities must be a landscaped area.	Plans indicate the proposed building as being within the south setback area.
553 Landscaped Area Reductions – Multi-Residential Development	The minimum landscaped area of 40.0% for Multi-Residential Development may be reduced by the three options as referenced in sections 554, 555 and 556 individually or in combination, to a total available reduction of 10.0% of the area of a parcel.	Plans indicate 31.92% (-2.08%) or 110.95m ² (-7.23m ²) of landscaping provided at grade. Note: Street oriented reduction not applied as the building does not meet the definition.
551 Specific Rules for Landscaped Areas	(3) The max. hard surfaced landscaped area is: (b) 40.0% of the req. L.S. area, in all other cases.	Plans indicate 82.05% (+42.05%) or 96.97m ² (+49.70m ²) of hard surface landscaping. Note: The applicant indicates rubber mulch, 73.30m ² , which was counted as hard landscaping. If this were to be changed to a wood mulch then the site would be 20.03% hard landscaped. This was missed on the previous bylaw check.
552 Planting Requirements	(3) 25.0% of all trees provided must be coniferous.	Plans indicate a total of 8 (-1) coniferous trees provided. Note: The number of required coniferous trees increased as more trees are provided.