

## Development Permit (DP2024-03857) Summary

The Public Hearing and first reading of Bylaw 223D2024 were held on 2024 December 03. Council withheld second and third reading of the Bylaw until a development permit was ready for approval. The development permit application for this site proposes four buildings with 17 dwelling units and 15 secondary suites. The proposal includes two rowhouse-style buildings oriented toward 19 Street NW and two buildings located behind, separated by a 6.5 metre courtyard. The proposal includes 20 motor vehicle parking stalls along the rear lane and a total of nine mobility storage lockers and 15 secure bicycle parking stalls. Waste and recycling would be managed via private collection of in-ground containers located adjacent to the rear lane.

### Administration's Reasons for Recommendation

As directed by Council, Administration continued to work with the applicant on the development permit and can now recommend approval of the application, subject to the approval of this land use amendment. Through the review process, the applicant has responded to both Administration's comments and feedback from community members. Key changes made to the plans include the removal of one dwelling unit and three secondary suites, reduced massing and improved pedestrian routes within the rear portion of the site, increased side setbacks supporting a sensitive scale transition and improved exterior finish materials. Administration reviewed the proposal against the proposed Housing – Grade Oriented (H-GO) District and found the development to comply with all district rules. The proposed development also exceeds minimum requirements for motor vehicle and bicycle parking. The final drawings are the result of a collaborative process between the applicant and The City of Calgary's Development Application Review Team that minimizes adverse impacts to neighbouring properties and realizes the intent of the proposed H-GO District.

**Figure 1: Rendering (19 Street NW)**



**Figure 2: Rendering (4 Avenue NW)**



Figure 3: Site Plan

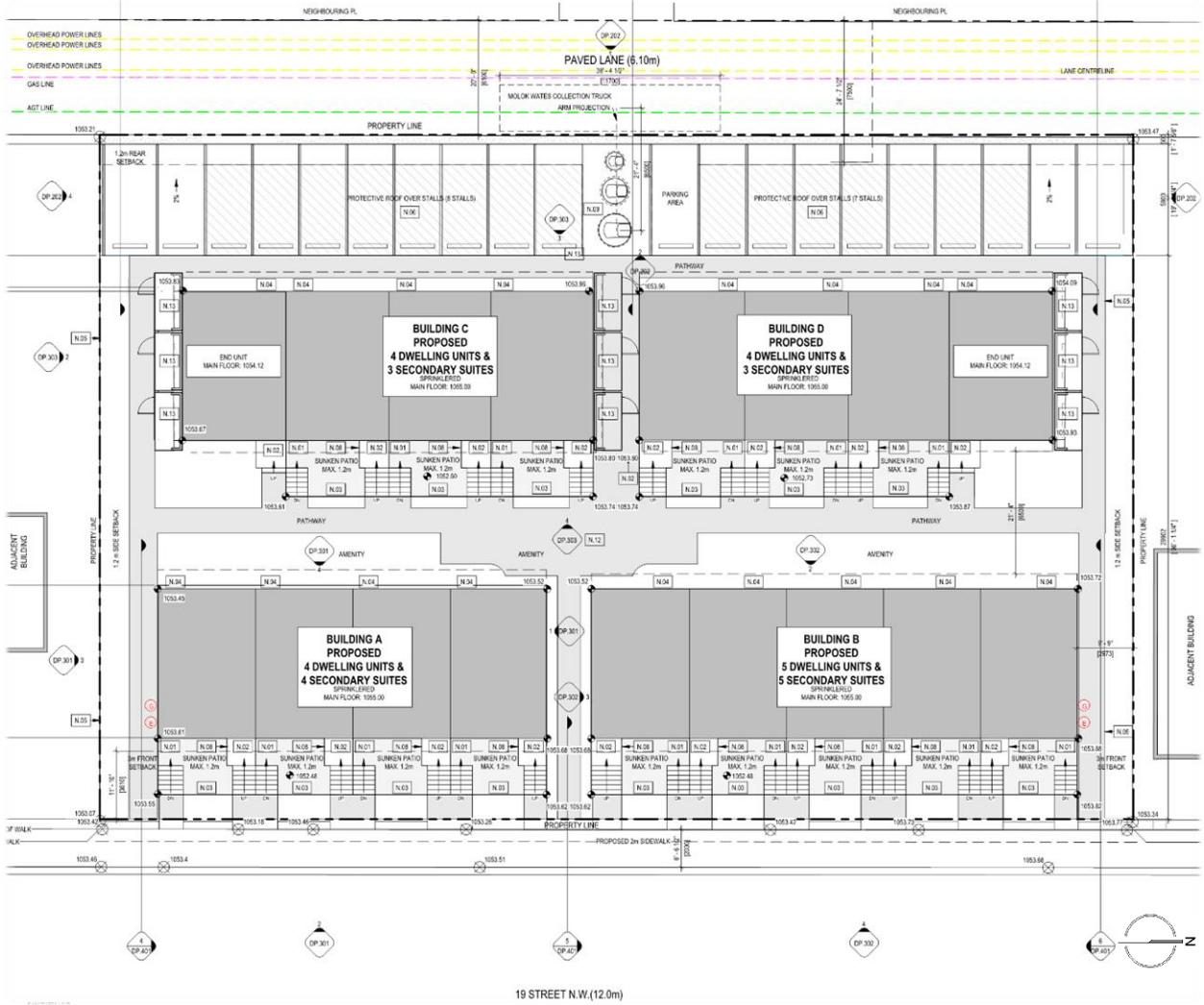


Figure 4: Streetscape Plan (19 Street NW)

