



DP2024-09004 / CPC2025-0365 Development Proposal

April 10, 2025

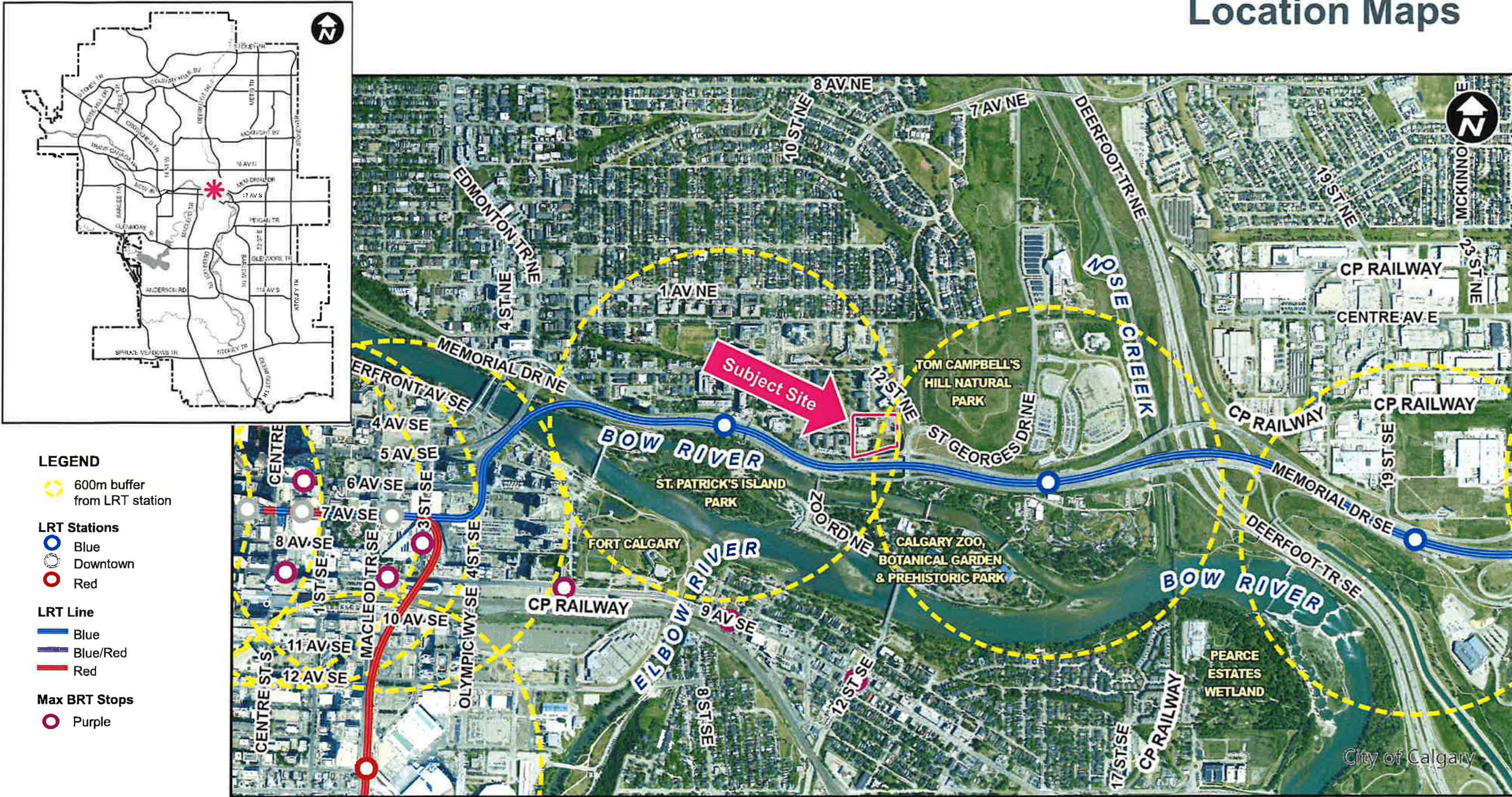
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

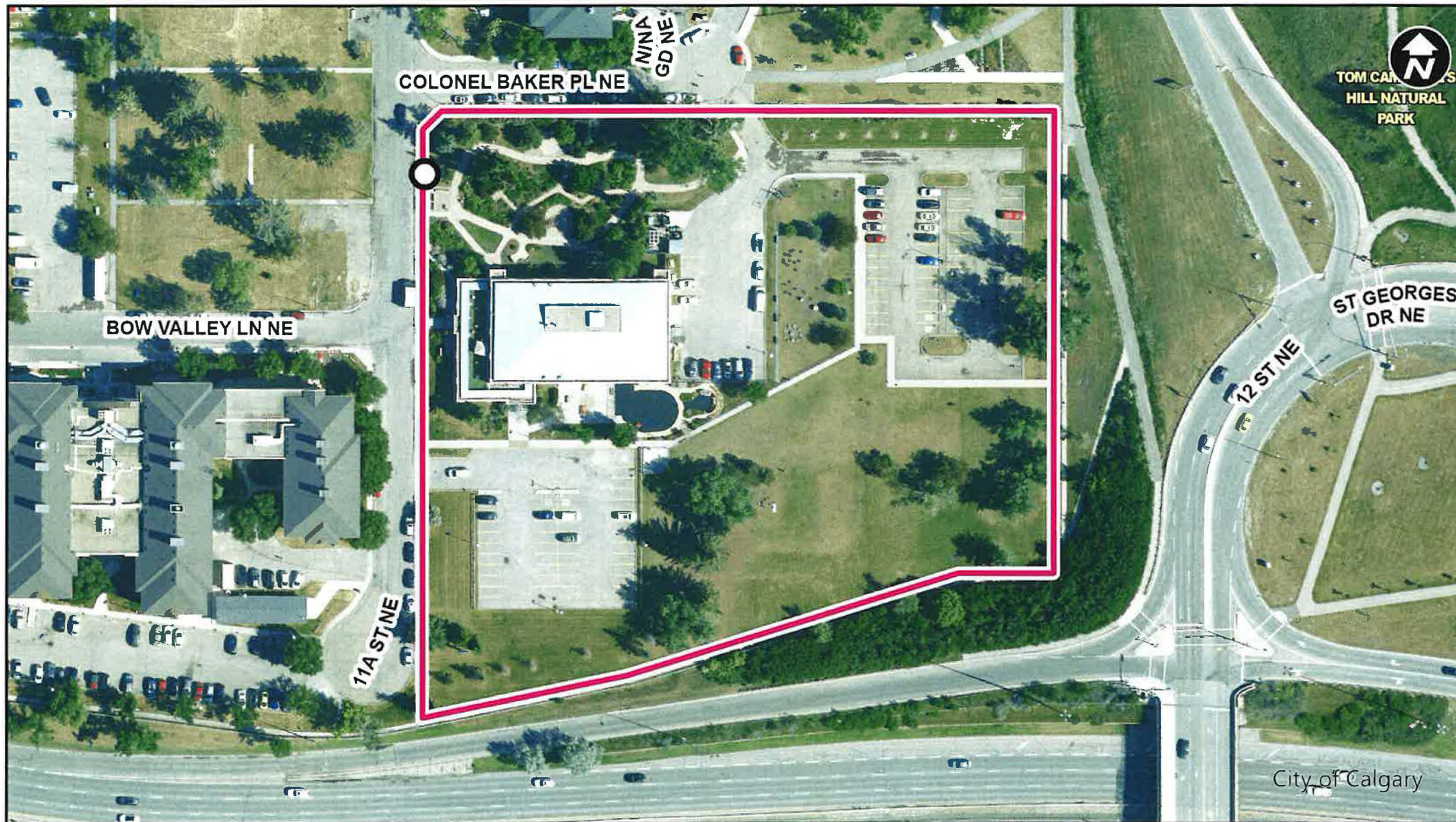
APR 10 2025

ITEM: 7.1.1 CPC2025-0365
Distrib presentation
CITY CLERK'S DEPARTMENT

RECOMMENDATION:

That Calgary Planning Commission **APPROVE** Development Permit DP2024-09004 for New: Dwelling Units (2 buildings, 2 phases) at 10 – 11A Street NE (Plan 766JK, Lot 2), with conditions (Attachment 2).



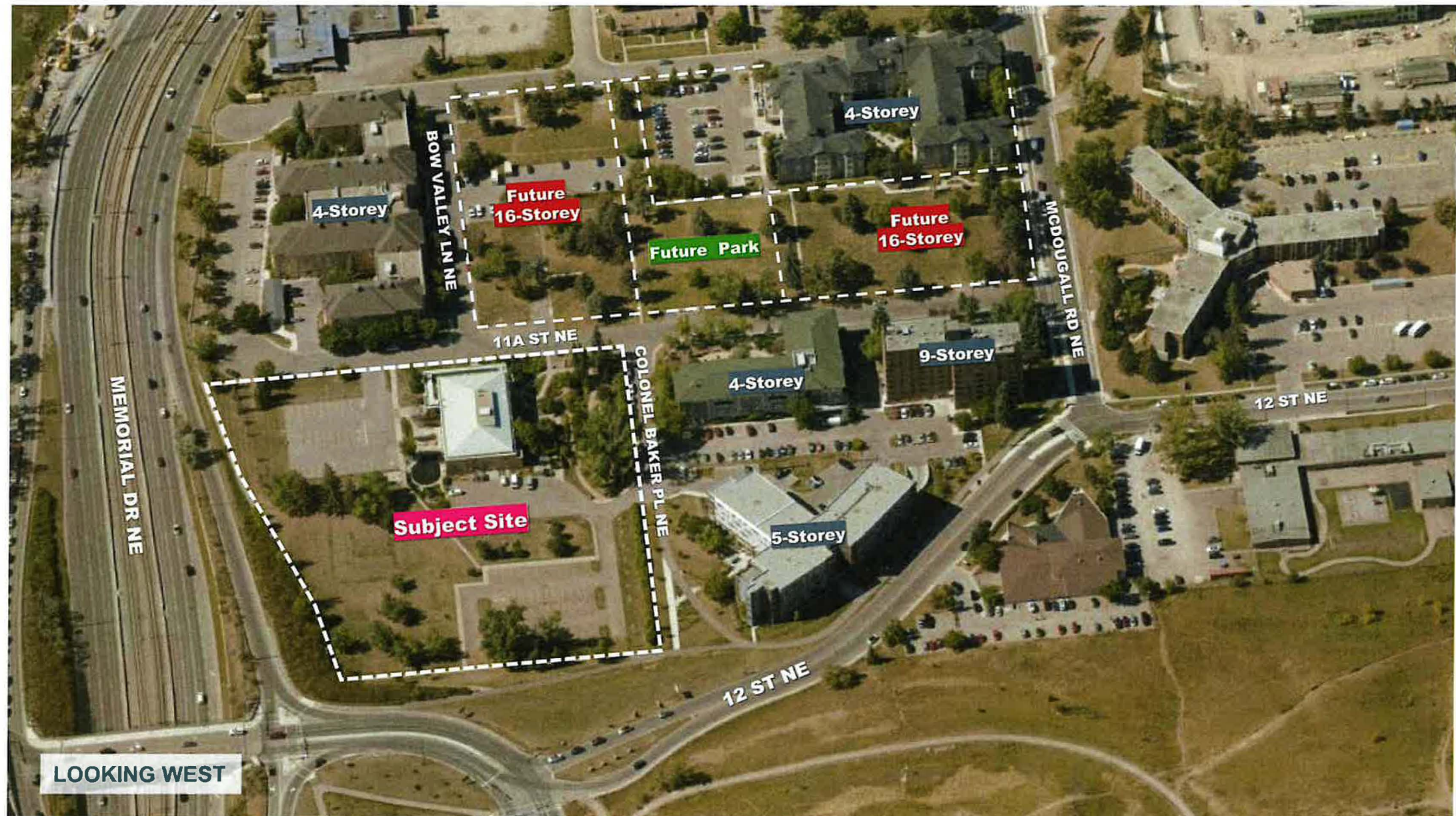


LEGEND

○ Bus Stop

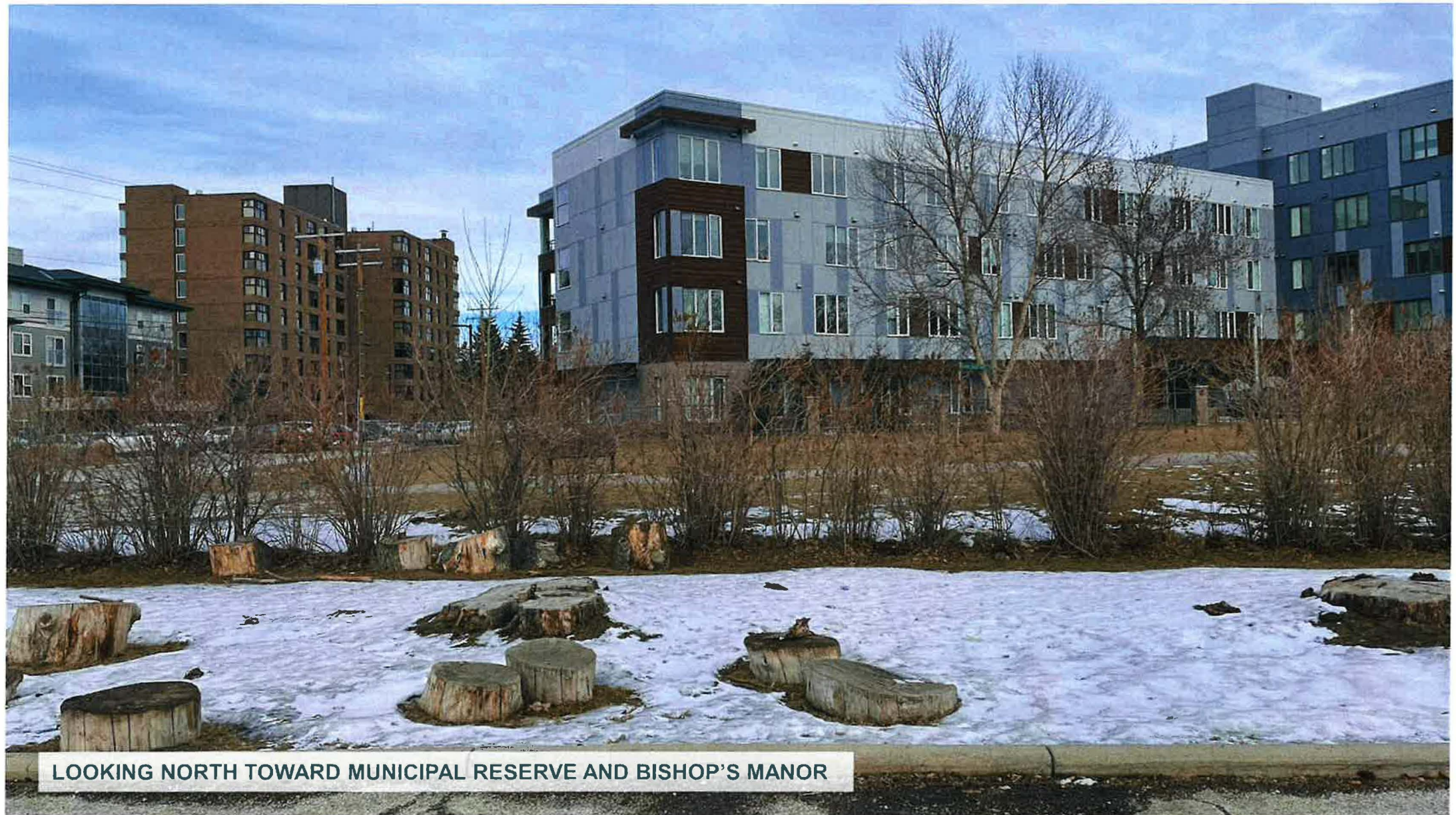
Parcel Size:

1.93 ha



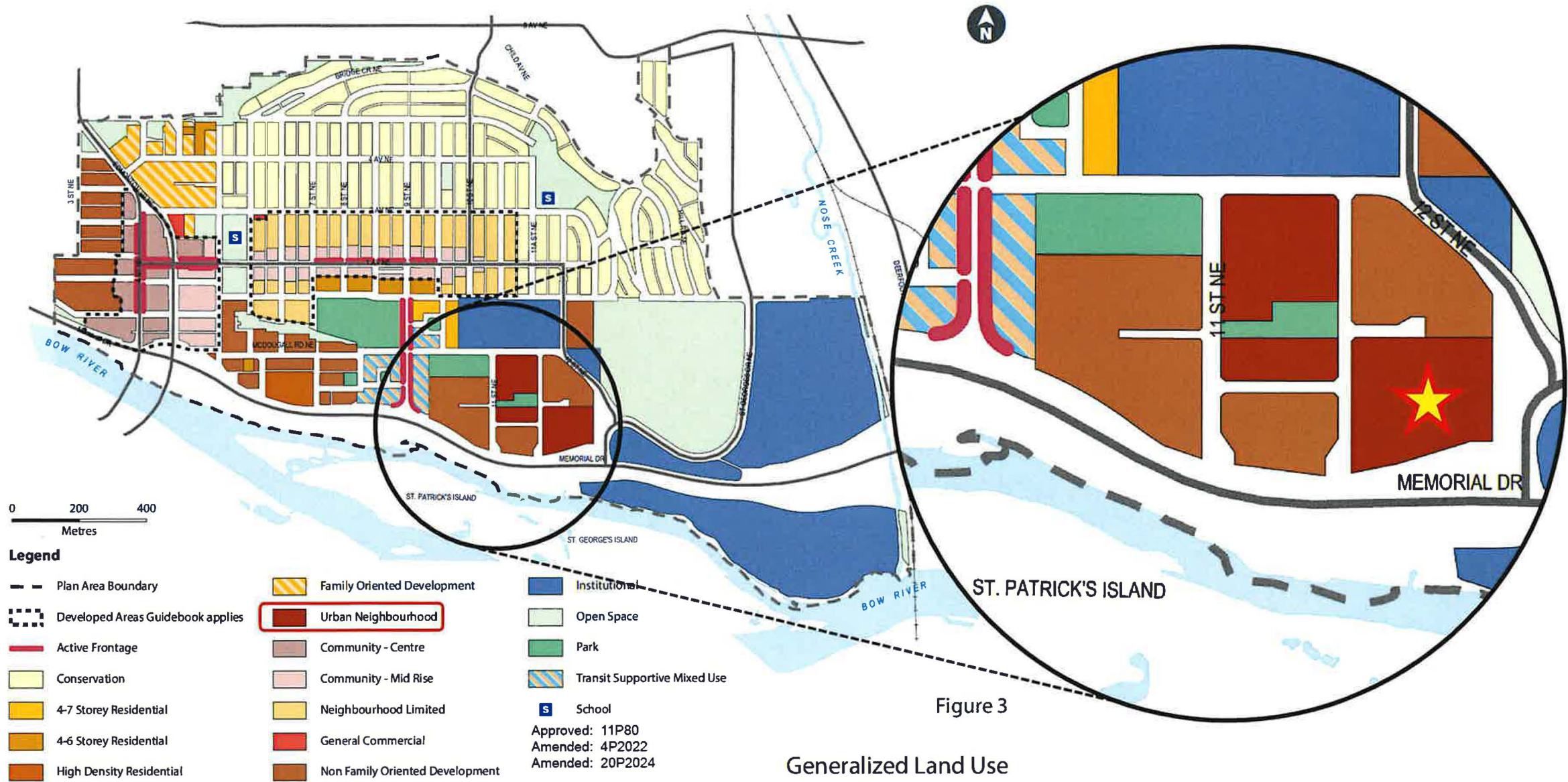


LOOKING SOUTHEAST TOWARD 12 ST NE



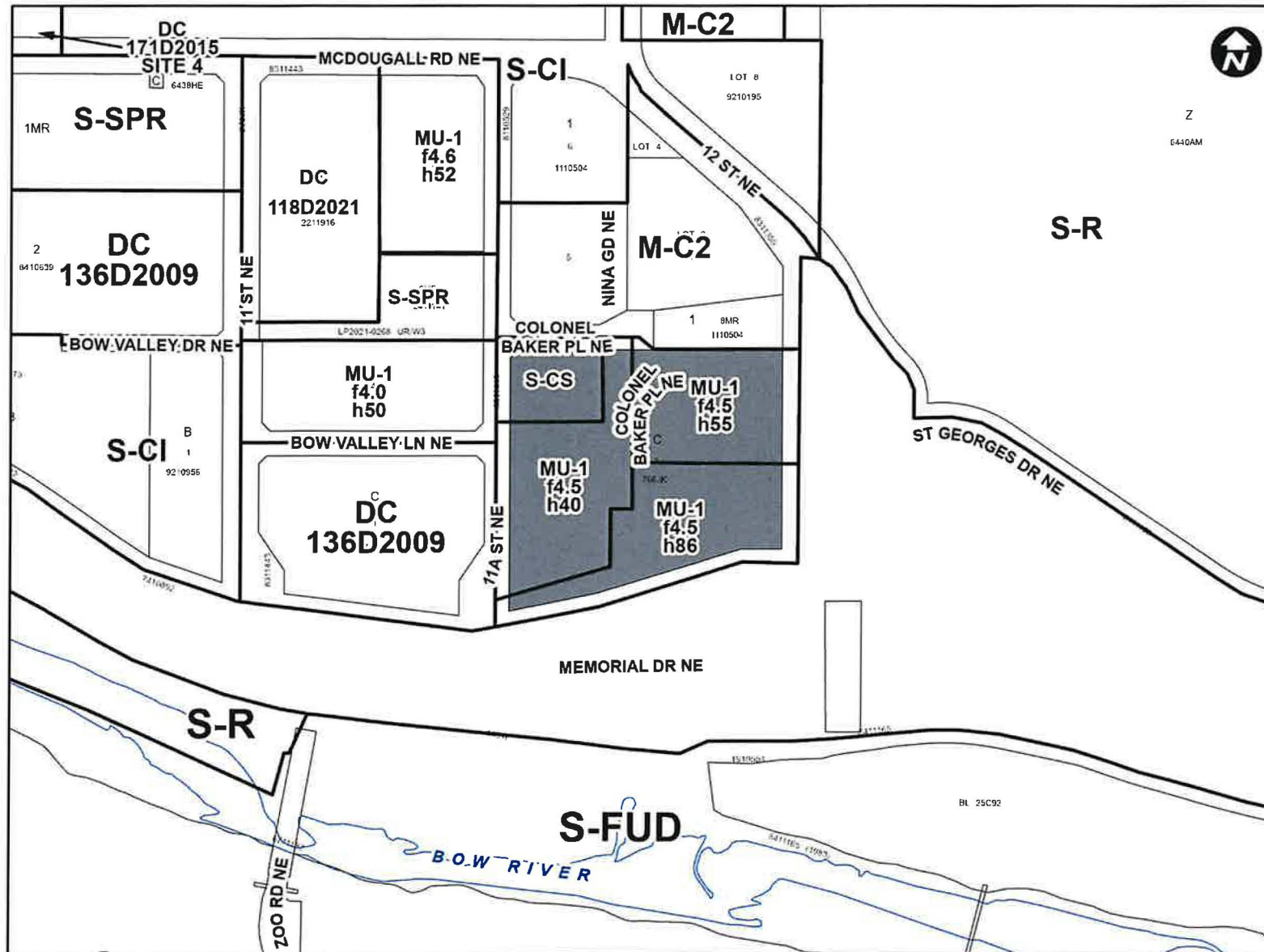
LOOKING NORTH TOWARD MUNICIPAL RESERVE AND BISHOP'S MANOR

Bridgeland-Riverside Area Redevelopment Plan



Existing Land Use Map

9



Mixed Use – General (MU-1f4.5h86) District:

- Maximum Floor Area Ratio (FAR) of 4.5
- Maximum building height of 86 metres (27 storeys)

Mixed Use – General (MU-1f4.5h55) District:

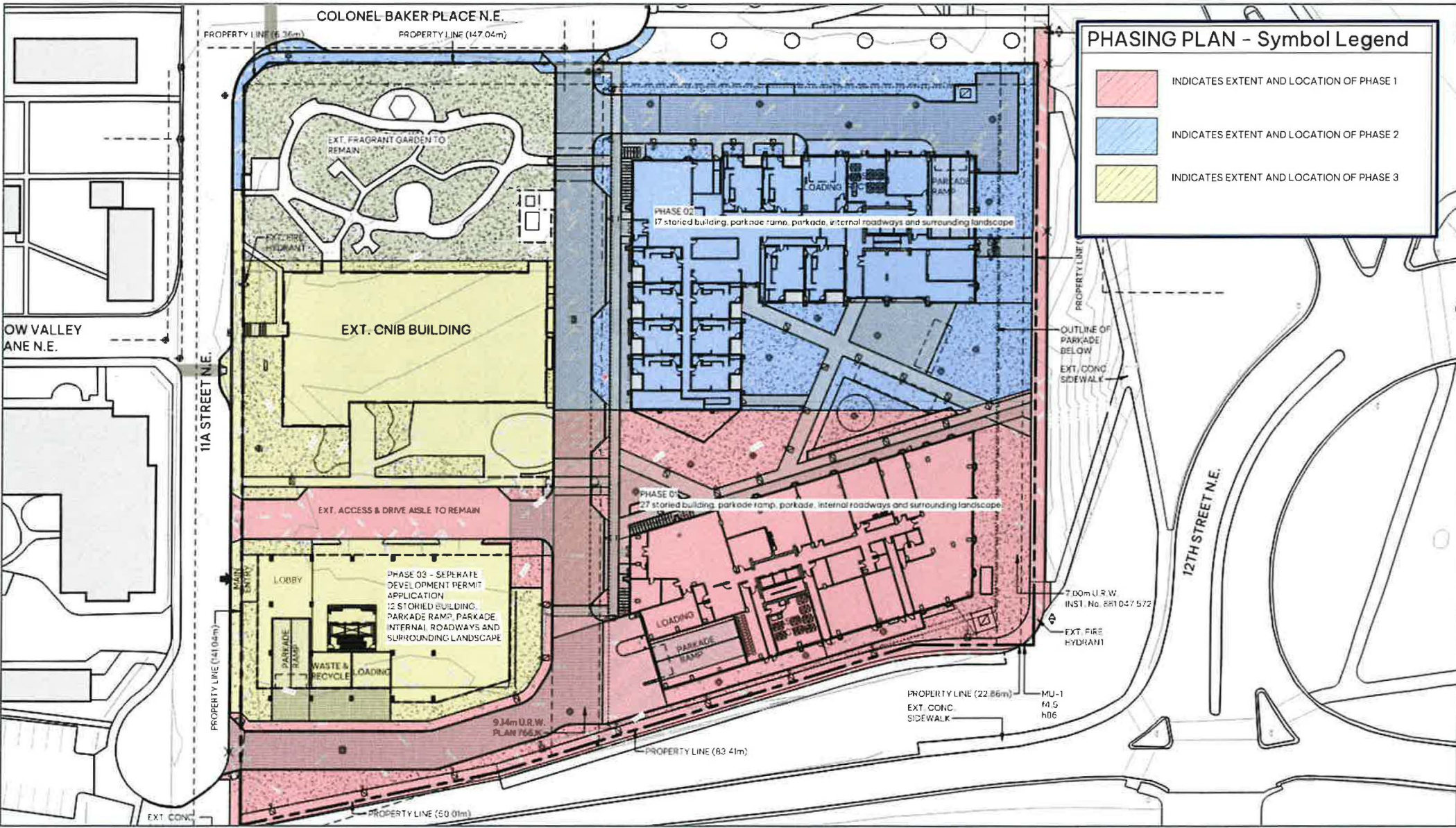
- Maximum Floor Area Ratio (FAR) of 4.5
- Maximum building height of 55 metres (17 storeys)







Outdoor Common Amenity - Central (looking south)



14



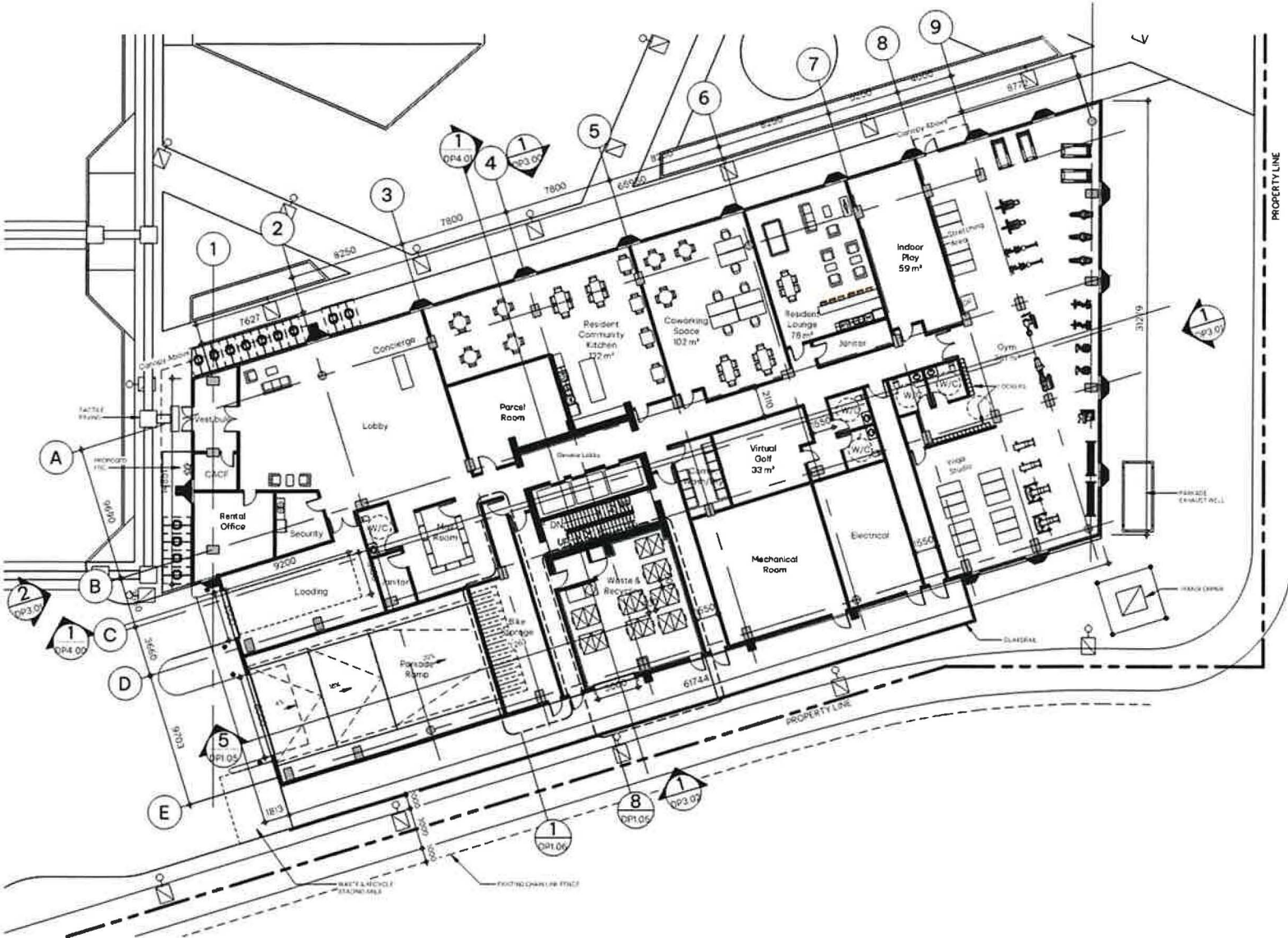
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Supplementary Slides



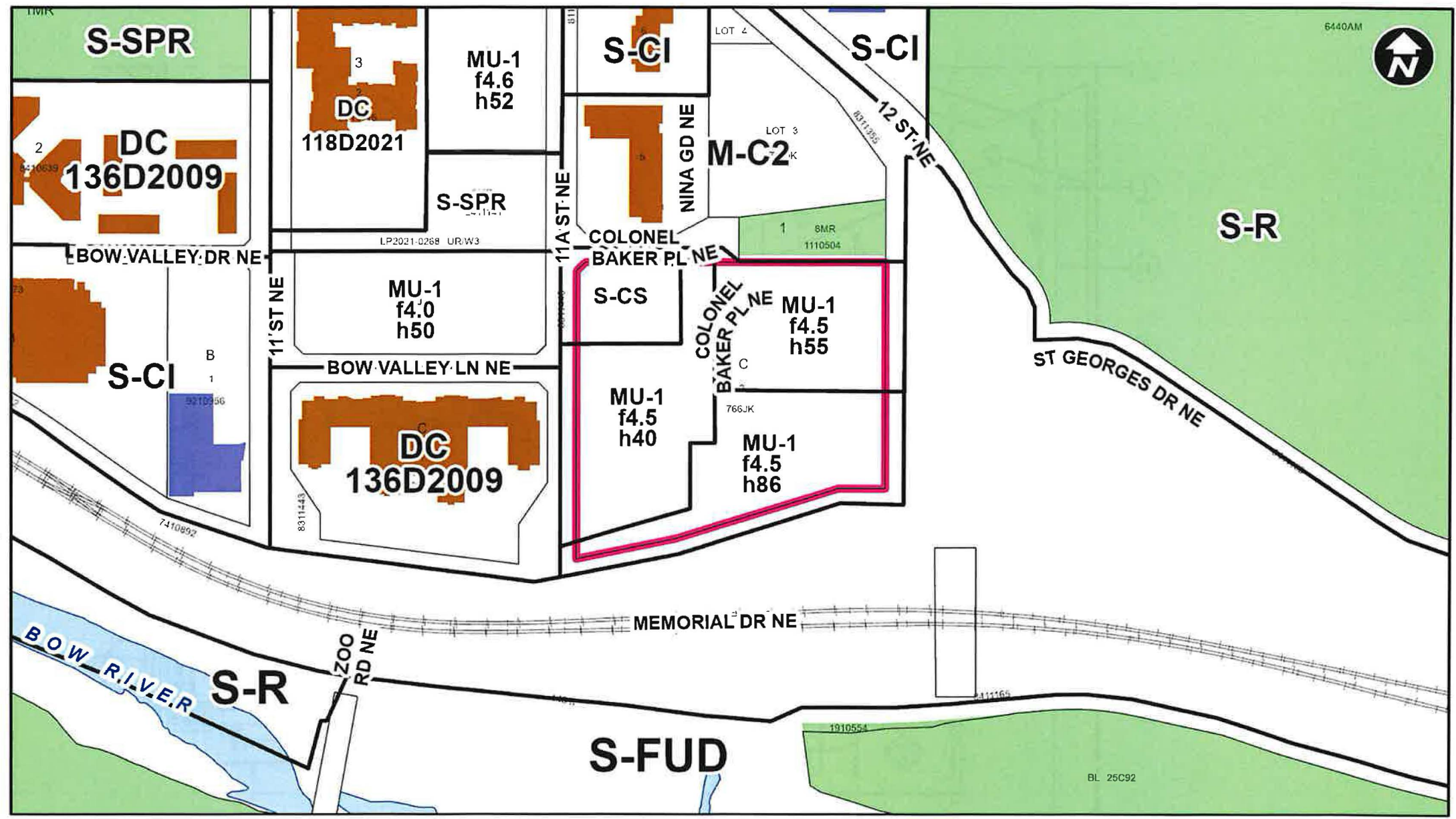
Development Permit – Building 1 Level 1 Floor Plan 18



19



- 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





Development Permit – Visualization - Night 22



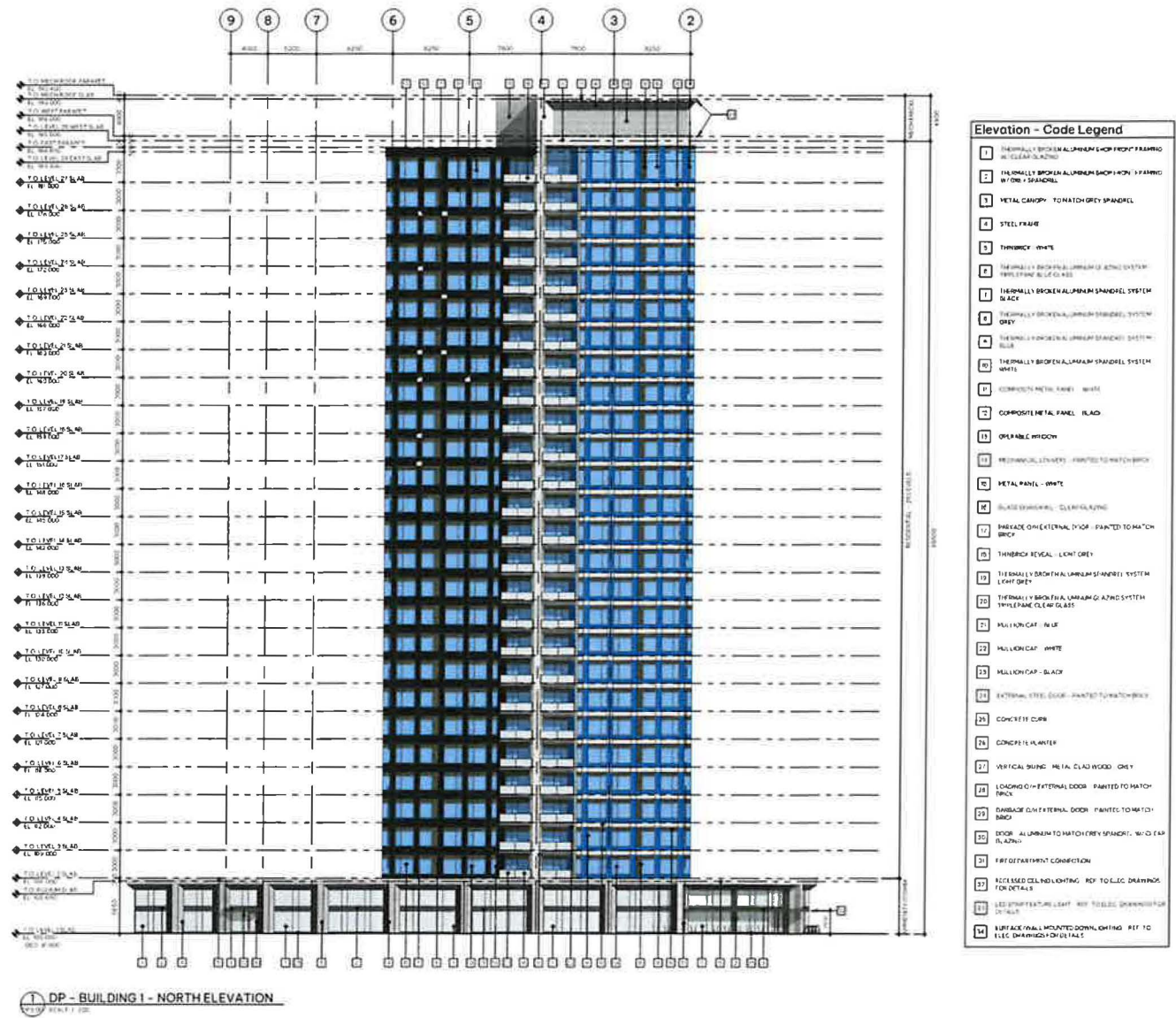
Development Permit – Visualization – Building 1 Main Entry 23



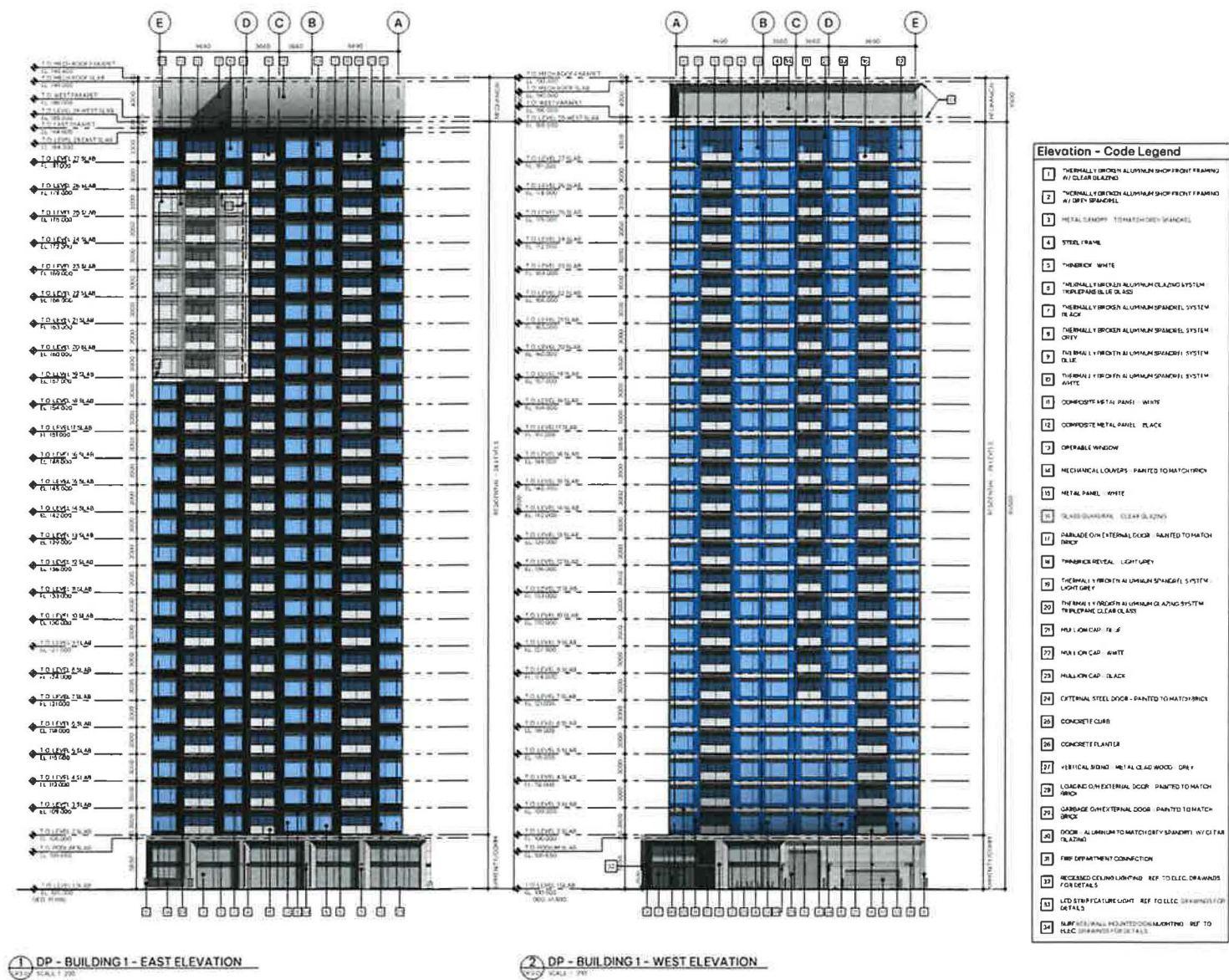
Development Permit – Visualization – Building 2 Townhouse Units 24



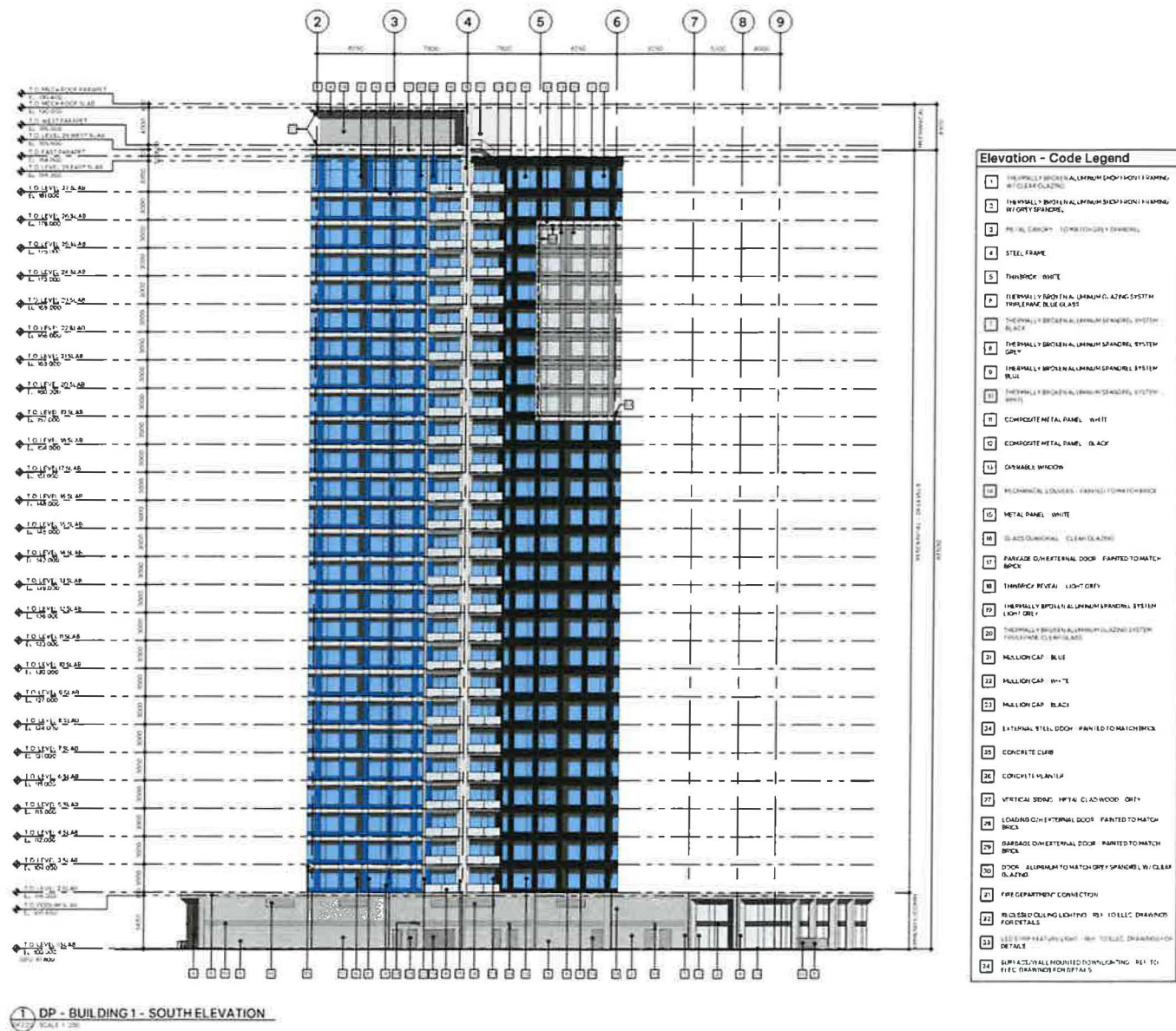
Development Permit – Elevations – Building 1 - North 25



Development Permit – Elevations – Building 1 – East & West 26



Development Permit – Elevations – Building 1 - South 27

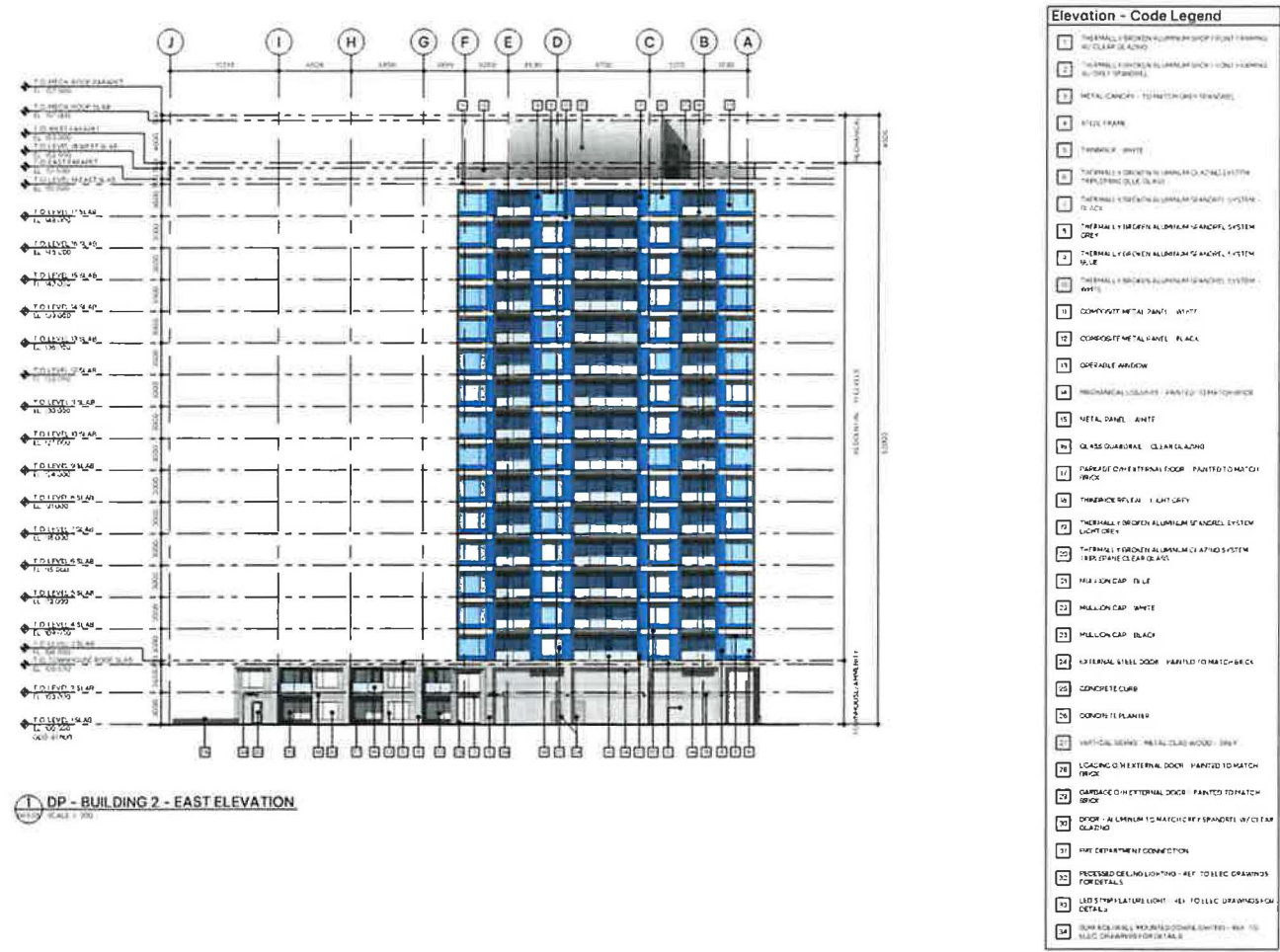


Development Permit – Elevations – Building 2 - North 28





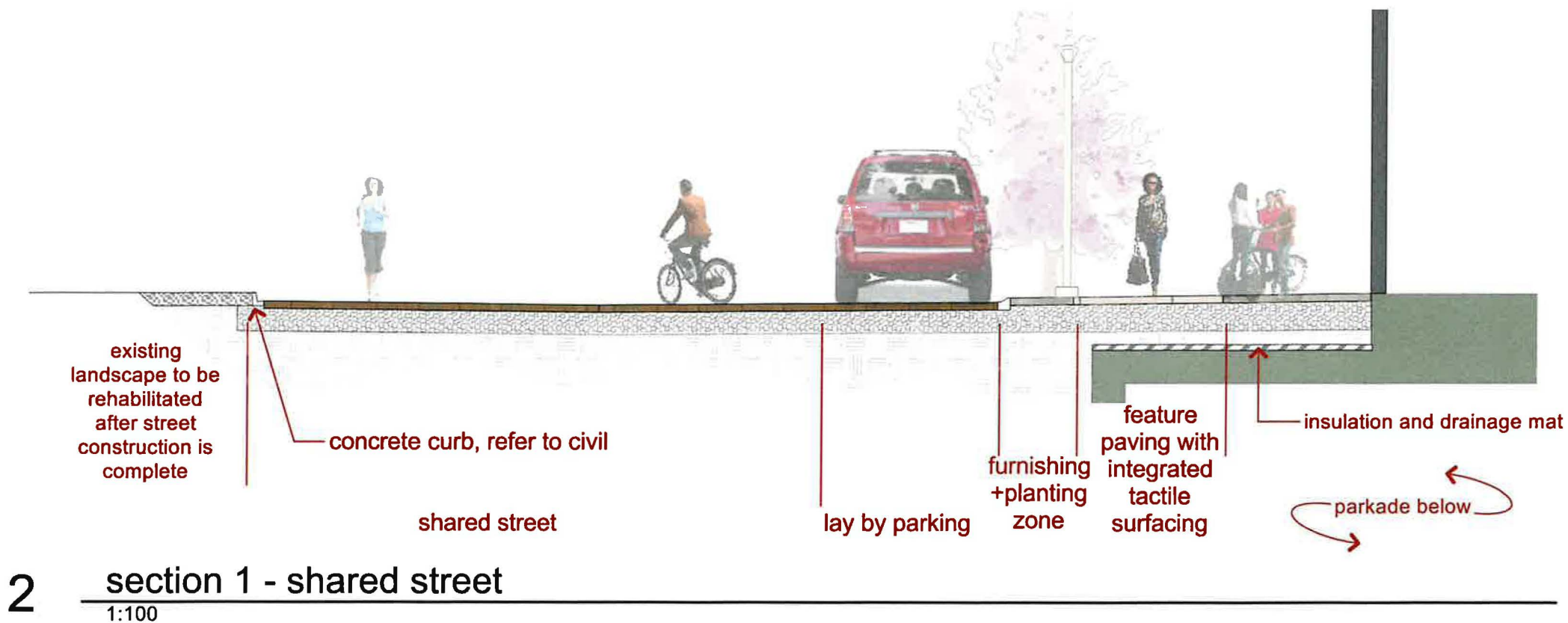
Development Permit – Elevations – Building 2 - East 30



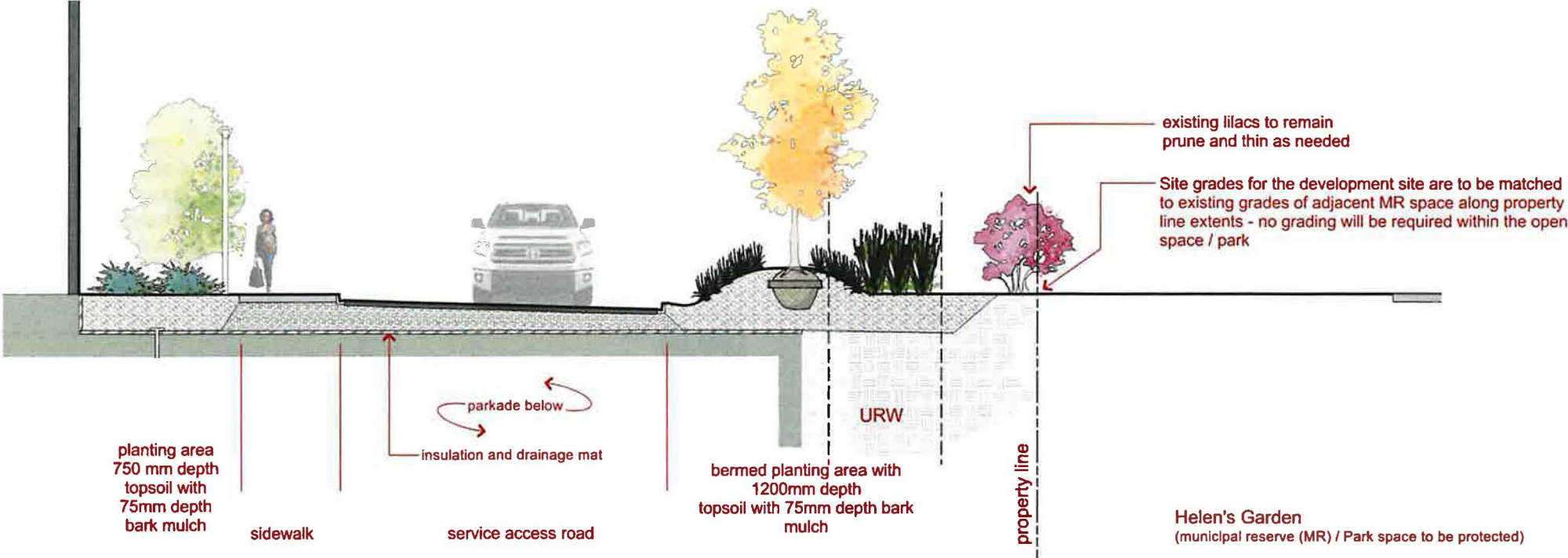


Elevation - Code Legend	
1	THERMALLY BROKEN ALUMINUM SLIP FRONT FRAMING W/ CLEAR GLAZING
2	THERMALLY BROKEN ALUMINUM SLIP FRONT FRAMING W/ GREY SPANDREL
3	METAL CANOPY - TO MATCH GREY SPANDREL
4	STEEL FRAME
5	THINFACE WHITE
6	THERMALLY BROKEN ALUMINUM GLAZING SYSTEM TYPE 1 PANEL BLUE GLASS
7	THERMALLY BROKEN ALUMINUM SPANDREL SYSTEM - BLACK
8	THERMALLY BROKEN ALUMINUM SPANDREL SYSTEM - GREY
9	THERMALLY BROKEN ALUMINUM SPANDREL SYSTEM - BLUE
10	THERMALLY BROKEN ALUMINUM SPANDREL SYSTEM - WHITE
11	COMPOSITE METAL PANEL - WHITE
12	COMPOSITE METAL PANEL - BLACK
13	OFF WHITE WINDOW
14	MECHANICAL LOUVERS - PAINTED TO MATCH BRICK
15	METAL PANEL - WHITE
16	GLASS CURTAIN WALL - CLEAR GLAZING
17	PARTIAL EXTERIOR DOOR - PAINTED TO MATCH BRICK
18	THINFACE REVEAL - LIGHT GREY
19	THERMALLY BROKEN ALUMINUM SPANDREL SYSTEM - 1/2\"/>
20	THERMALLY BROKEN ALUMINUM GLAZING SYSTEM TYPE 1 PANEL CLEAR GLASS
21	MULLION CAP - BLUE
22	MULLION CAP - WHITE
23	MULLION CAP - BLACK
24	EXTERNAL STAIR DOOR - PAINTED TO MATCH BRICK
25	CONCRETE CURB
26	CONCRETE PLANTER
27	VERTICAL SERRA - METAL EXPOSED - GREY
28	LOADING DOOR EXTERIOR DOOR - PAINTED TO MATCH BRICK
29	CARPORT DOOR EXTERIOR DOOR - PAINTED TO MATCH BRICK
30	DOOR - ALUMINUM TO MATCH GREY SPANDREL W/ CLEAR GLAZING
31	PIPE DETAIL/TRANSITION CONNECTION
32	ACCENT/ORNAMENT LIGHTING - REF TO ELEC DRAWINGS FOR DETAILS
33	LED STRIP FEATURE LIGHT - REF TO ELEC DRAWINGS FOR DETAILS
34	SURFACE MOUNTED DOWNLIGHTING - REF TO ELEC OR ARCHITECTURAL DETAILS

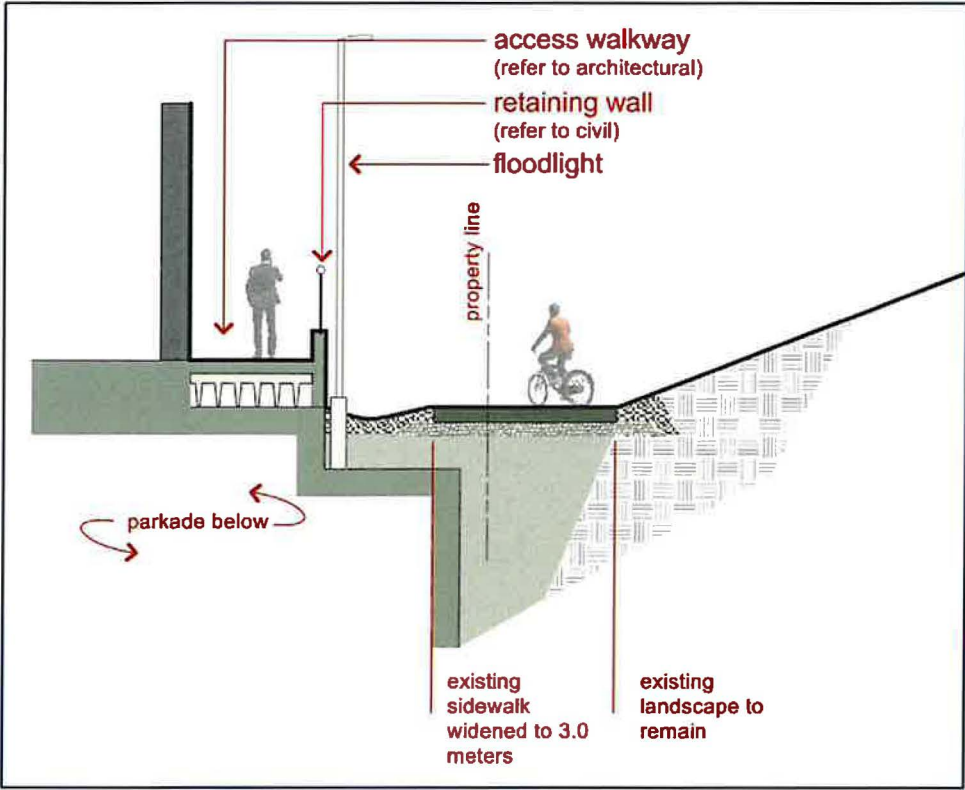




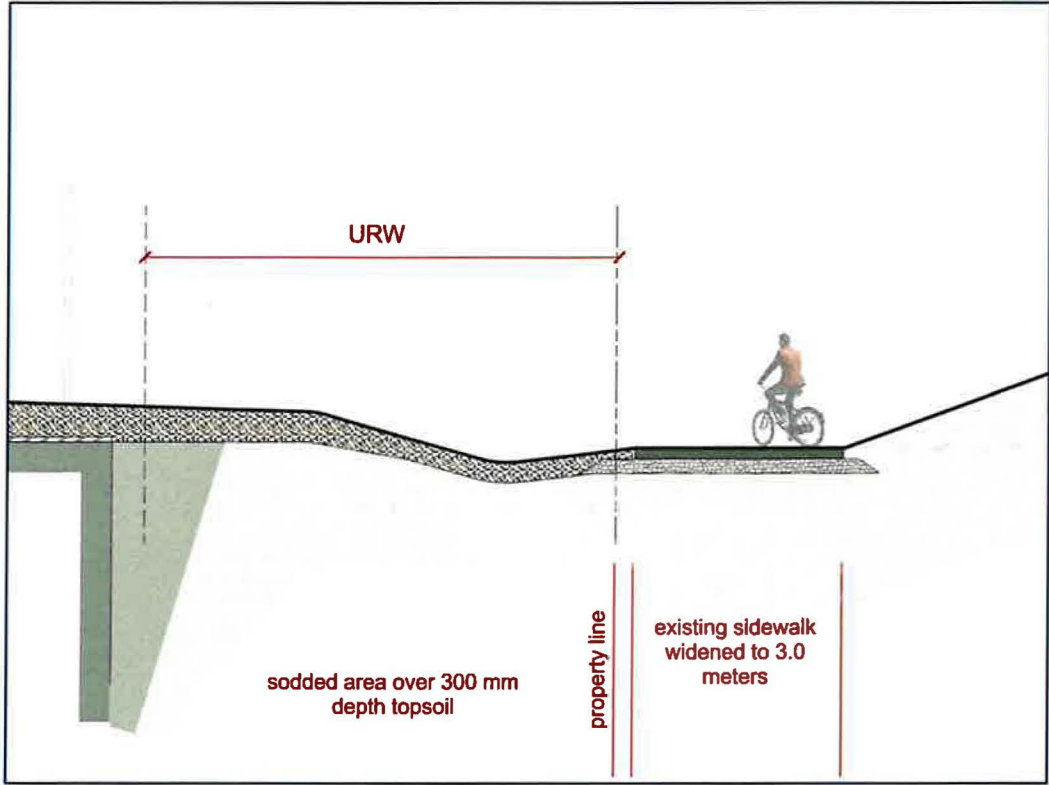
Development Permit – North Access Road Section 34



4 section 2 - north access road
1:100



South



East



Illustrative Master Plan

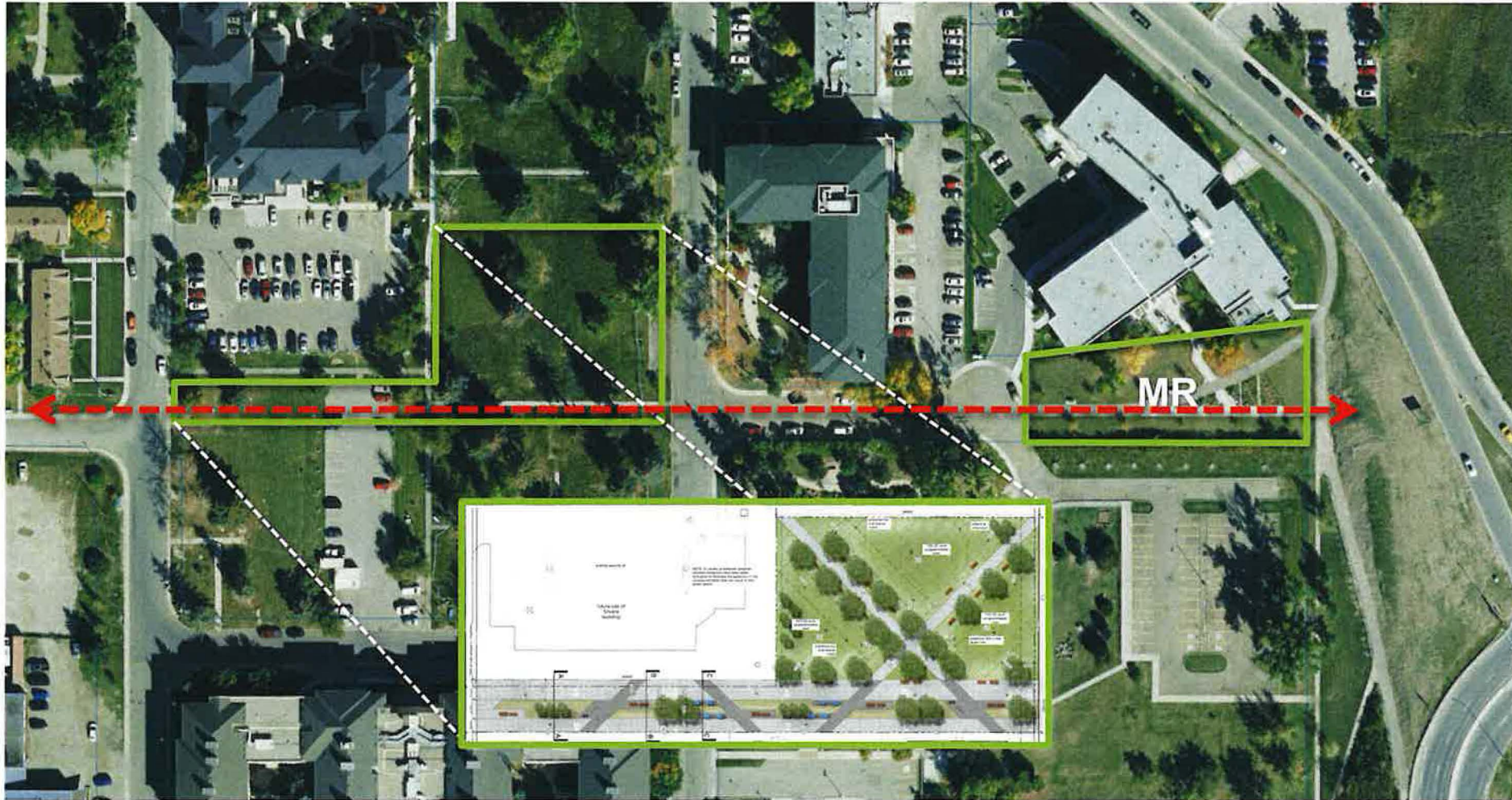
Legend

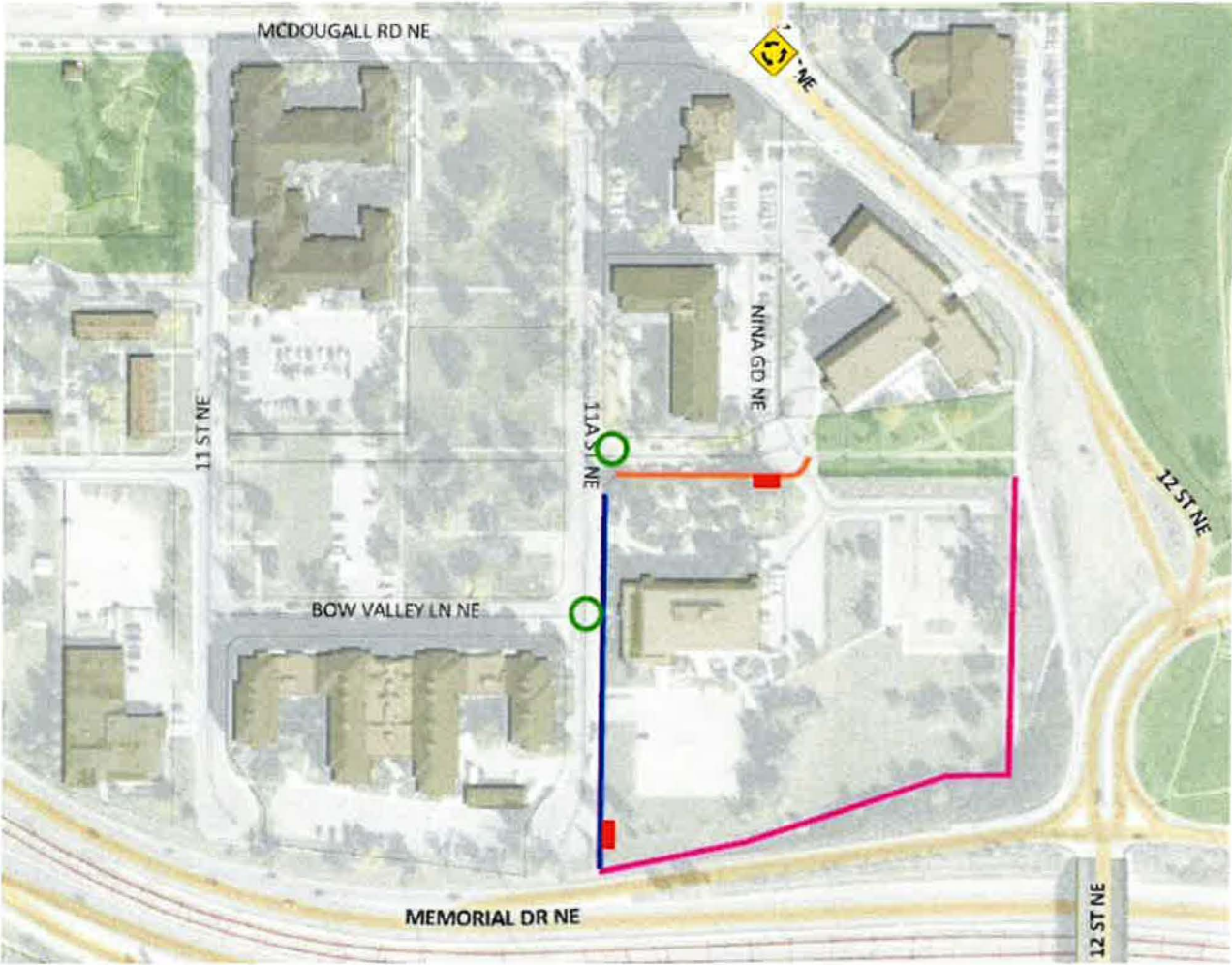
1. Building 1
Height: ±86m
2. Building 2
Height: ±53m
3. Building 3
Height: ±35m
4. Existing CNIB Foundation Office
5. Existing Fragrant Garden

- Property Line
- Phase 1
- Phase 2
- Phase 3



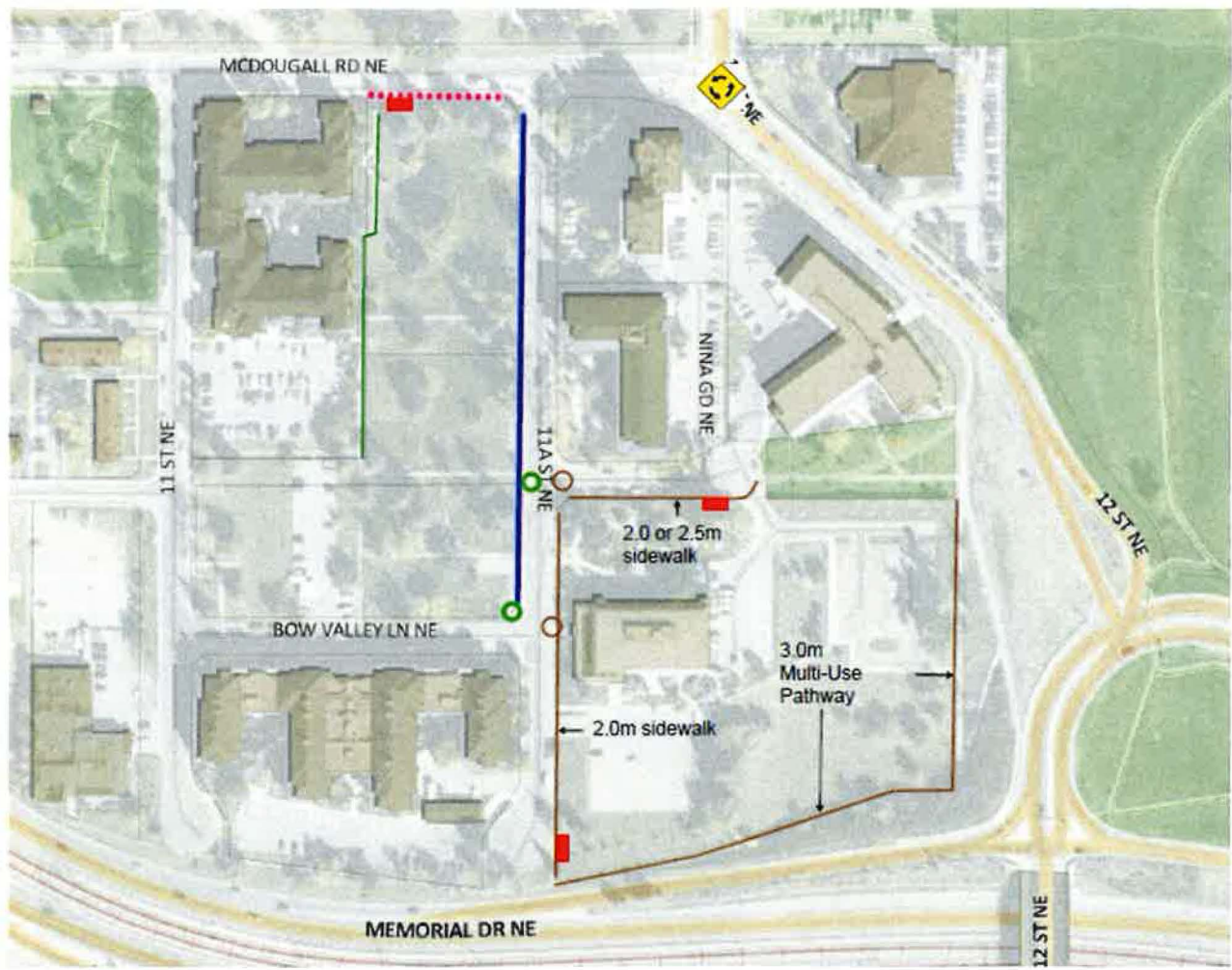






- 2.0m Sidewalk
- 2.0m Sidewalk, 2.5m is preferred to provide continuous active mode route, subject to impact to the garden.
- 3.0m Regional Pathway / Multi Use Trail
- Curb Extensions, associated Crosswalks and Wheelchair Ramps
- New Driveway/Curb-Cut
- Intersection Improvements

Offsite Improvements – Overall 40



- 2.0m Sidewalk
- 4.0m walking and wheeling facility constructed by the City last year
- Ex Onsite Sidewalk to Maintain
- New Driveway/Curb-Cut
- Curb Extensions, associated Crosswalks and Wheelchair Ramps
- Intersection Improvements (To be cost shared)
- Improvements by Others







Discrepancy:

Plans indicate building 1 does not provide the minimum required horizontal separation along the south elevation.



Rationale:

- Increase ground floor setback.
- Benefit of passive surveillance of south pathway area.

1338 Street Wall Stepback

Where the height of a building is greater than 23.0m measured from grade, the façade of the building within 6.0m of a property line shared with a street must have a horizontal separation from the portion of the façade closest to grade where:

(a) the horizontal separation has a minimum depth of 2.0m;

