

Development Permit (DP2024-07710) Summary

The Public Hearing and first reading of Bylaw 234D2024 were held on 2024 September 10. 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 one multi-residential building with four dwelling units and four secondary suites. The proposal includes a townhouse-style building oriented toward Blakiston Drive NW and a detached garage with parking for four vehicles. The proposal also includes a large mobility storage locker with eight secure bicycle parking stalls. Waste and recycling would be managed via private collection of waste and recycling bins.

Administration's Reasons for Recommendation

As directed by Council, Administration continued working with the applicant on the development permit and is now able to 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 revisions to the plans include the retaining of two public trees along Blakiston Drive NW, reducing the garage size to increase side yard setback, and adding ten waste and recycling bins (for a total of four waste, three recycling and three compost bins) to address community concerns. Administration reviewed the proposal against the proposed Multi-Residential – Contextual Grade-Oriented (M-CGd85) District and determined that the development complies with the district rules, with two exceptions. The first relaxation concerns the location of the proposed garage, which is located in a side setback area, while the second pertains to the amount of hard surfaced landscaping, both of which have been deemed acceptable. 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 contextual intent of the proposed M-CG District.

Figure 1: Rendering (Blakiston Drive NW)



Figure 3: Site Plan

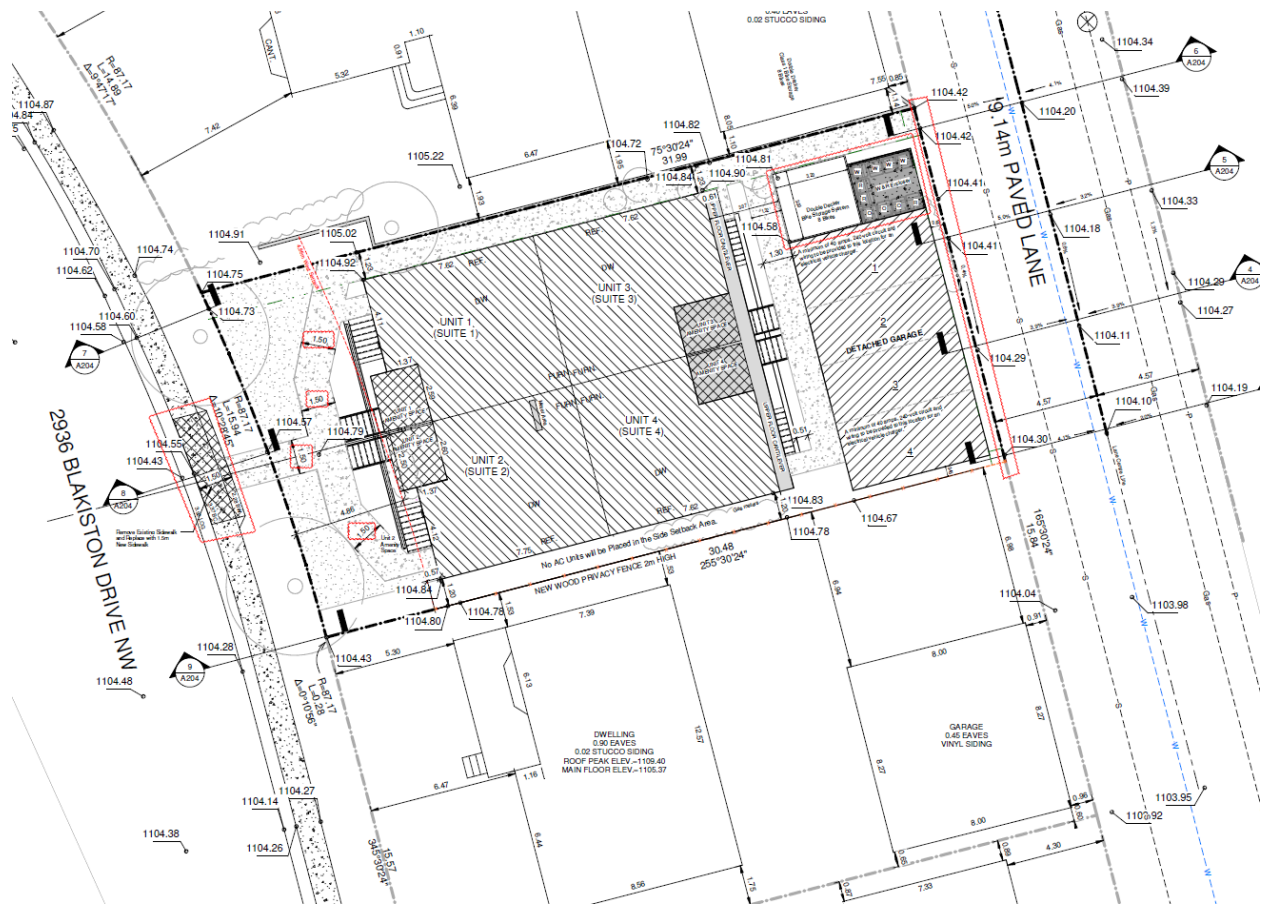


Figure 4: Streetscape Plan (Blakiston Drive NW)

