



NORTHWEST PERSPECTIVE OF BUILDING MAIN ENTRY - ARTISTIC 3D VIEW

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

ISSUED FOR DR-3 RESPONSE

(DP2025-02420)

"PARKLINE" PHASE 1 - MULTI-FAMILY BLDG

TBD RICHMOND RISE S.W.
(CURRENT ADDRESS: 2519 RICHMOND RD S.W.)
CALGARY, ALBERTA

C:\Users\TLoewenhardt\OneDrive - Zeidler\Documents\223-115_RICHMOND-PARCEL_D_R24_loewenhardt.rvt

ARCHITECTURAL

- DP0.00 COVER SHEET
- DP1.01 SURVEY PLAN
- DP1.02 LANDUSE OUTLINE PLAN (FOR REFERENCE)
- DP1.03 SITE PLAN + PROJECT/BY-LAW INFORMATION
- DP1.04 OVERALL SITE PLAN - PEDESTRIAN, ENLARGED PLANS & DETAILS
- DP1.05 VEHICLE ACCESS PLAN
- DP2.01 PARKADE FLOOR PLAN / LOWER SITE PLAN
- DP2.02 MAIN FLOOR PLAN
- DP2.03 FLOOR PLANS - LEVELS 2-5 TYPICAL + LEVEL 6
- DP2.04 ROOF PLAN
- DP3.01 BUILDING ELEVATIONS
- DP3.02 BUILDING ELEVATIONS
- DP3.03 ORTHOGRAPHIC VIEWS
- DP4.01 BUILDING SECTIONS
- DP4.02 BUILDING SECTIONS

LANDSCAPE

- DPL1.00 LANDSCAPE - BYLAW PLAN
- DPL1.10 LANDSCAPE - PARKADE LEVEL SITE PLAN
- DPL1.20 LANDSCAPE - MAIN FLOOR SITE PLAN

CIVIL

- C.625-900-A CIVIL - SITE PLAN
- C.625-900-B CIVIL - SITE SERVICING PLAN

ELECTRICAL

- DPE1.00 DP ELECTRICAL SITE PLAN - LOWER LEVEL
- DPE1.01 DP ELECTRICAL SITE PLAN - UPPER LEVEL
- DPE1.02 DP SITE LIGHTING PHOTOMETRIC PLAN - LOWER LEVEL
- DPE1.03 DP ELECTRICAL SITE DETAILS

4	ISSUED FOR DR-3 RESPONSE	2026-02-05
3	ISSUED FOR DR-2 RESPONSE	2025-12-15
2	ISSUED FOR DR-1 RESPONSE	2025-09-12
1	ISSUED FOR DEVELOPMENT PERMIT	2025-04-11

NO.	ISSUE/ REVISION	DATE
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PROJECT NO.	DRAWN	CHECKED
223-115	AZO / SB	JGB / TL

DRAWING NO.	REVISION NO.
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DP0.00

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

NOTE:
ALL INFORMATION OBTAINED FROM EXISTING SITE SURVEY PERFORMED BY "WATT CONSULTING GROUP" IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEY'S ACT. SURVEY COMPLETED ON JUNE 2022. THE LEGAL SURVEY DEPICTED ON THIS SHEET IS FOR REFERENCE ONLY. "ZEIDLER ARCHITECTURE" ASSUMES NO RESPONSIBILITY FOR THE ACCURACY & CONTENT OF THE SURVEY INFORMATION DEPICTED HEREIN.

TREE TABLE

Tree No.	Type	Trunk Diameter (m)
1	Deciduous	0.4
2	Deciduous	0.2
3	Deciduous	0.4
4	Deciduous	0.5
5	Deciduous	0.5
6	Deciduous	0.3
7	Deciduous	0.3
8	Deciduous	0.5
9	Deciduous	0.2
10	Deciduous	0.3
11	Coniferous	0.5
12	Deciduous	0.5
13	Coniferous	0.5
14	Coniferous	0.4
15	Deciduous	0.2
16	Coniferous	0.4
17	Deciduous	0.6
18	Coniferous	0.4
19	Coniferous	0.4
20	Deciduous	0.4
21	Coniferous	0.4
22	Coniferous	0.4
23	Deciduous	0.4
24	Coniferous	0.4
25	Coniferous	0.4
26	Coniferous	0.6
27	Coniferous	0.5
28	Deciduous	0.5
29	Coniferous	0.6
30	Coniferous	0.5
31	Deciduous	0.6
32	Deciduous	0.2
33	Deciduous	0.3
34	Coniferous	0.4
35	Deciduous	0.4
36	Deciduous	0.4
37	Deciduous	0.3
38	Coniferous	0.5
39	Deciduous	0.4
40	Deciduous	0.5
41	Deciduous	0.5
42	Coniferous	0.4
43	Deciduous	0.4
44	Deciduous	0.6
45	Deciduous	0.5
46	Deciduous	0.6
47	Deciduous	0.5
48	Deciduous	0.5
49	Deciduous	0.6

Notes:

- DISTANCES ARE IN METERS AND DECIMALS THEREOF.
- COORDINATES ARE BASED ON CONTROL INFORMATION ESTABLISHED BY PREVIOUS WATT SURVEYS.
- COORDINATES ARE IN GROUND USING COMBINED SCALE FACTOR = 0.999728
- PROJECTION: 3° DEGREE TRANSVERSE MERCATOR (UTM)
- HORIZONTAL DATUM: NORTH AMERICA DATUM 1983 (NAD83)
- ADOPTED VERTICAL DATUM: CANADIAN VERTICAL DATUM 1928 (CVD28) VIA HT2.0 GEOID MODEL
- ORTHOMETRIC REFERENCE MERIDIAN: 114° W.
- ELEVATIONS SHOWN ARE GROUND SPOT ELEVATIONS.
- BUILDING DIMENSIONS SHOWN ARE TO FOUNDATION.
- PRIOR TO DIGGING, UNDERGROUND UTILITIES MUST BE LOCATED.
- THE CONTRACTOR IS RESPONSIBLE TO LOCATE ALL UTILITIES AND CONCEALED STRUCTURES AND TO CONTACT THE VARIOUS OWNERS/OPERATORS/AUTHORITIES FOR ON-SITE INFORMATION AS TO THE ACTUAL LOCATIONS OF ALL EXISTING UTILITIES OR CONCEALED STRUCTURES.
- THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE OWNERS/OPERATORS/AUTHORITIES OF ITS INTENTION TO CARRY OUT OPERATIONS IN THE AREA.
- BLOCK PROFILE INFORMATION OBTAINED FROM CITY OF CALGARY CITYWIDE DATA SITE VIA AUTOCAD FILES.
- STORM, SEWER AND WATER UTILITY LOCATION INFORMATION WAS OBTAINED FROM THE CITY OF CALGARY.

Legend:

- MAJOR CONTOUR 0.5m INTERVAL
- MINOR CONTOUR 0.1m INTERVAL
- SPOT ELEVATION (5m GRID)
- FOUND STATUTORY IRON POST
- FOUND IRON BAR
- SUBJECT PARCEL BOUNDARY
- ADJACENT PARCEL LINEWORK
- RIGHT OF WAY BOUNDARY
- FENCE
- POWER POLE
- LIGHT STANDARD
- MANHOLE
- FIRE HYDRANT
- SIEN
- ELECTRICAL LINES - BURIED
- ELECTRICAL LINES - OVERHEAD
- GAS PIPELINE - HIGH PRESSURE
- TELUS - BURIED LINE
- SANITARY LINE
- WATER MAIN
- STORM MAIN
- CATCH BASIN
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUBS/BUSHES
- CONCRETE
- ASPHALT

Stamp:

Signature:

No.	Revision Description	By	Date	Appr
01	30 AVENUE SW DRIVEWAY LOCATIONS ADDED	J.B.	SEP. 16, 2022	J.B.
02	UPDATED UTILITIES, TREE TABLE AND MINOR TEXT UPDATES	J.B.	AUG. 28, 2022	J.B.
03	ISSUED TO CLIENT	J.B.	JUN. 14, 2022	J.B.

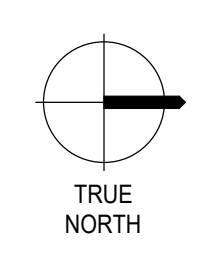
TOPOGRAPHIC SITE SURVEY

Job Description:
BLOCK A, PLAN 5118 FQ,
BLOCK B, PLAN 8598 GF
2519 Richmond Road S.W.
Calgary, AB

Client:
 Minto Communities
402 11 Avenue S.E.
Calgary, AB T2G 0Y4

Watt Consulting Group Ltd.
#1300, 736 - 8th Avenue S.W.,
Calgary, AB, T2P 3T7
T. 403.273.9001
F. 403.273.3440
www.wattconsultinggroup.com

Drawn: S.B. **Field Surveyor(s):** S.D. / Z.W.
Draft Chk: J.B. **Survey Date:** JUN. 01-10, 2022
Approved: J.B. **Date:** JUN. 16, 2022 **Sheet:** 01 **Total Sheets:** 02
Scale: 1:500 **File #:** 22/0688



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Calgary, Alberta T2P 1G7
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VIEW / LOCATION WHERE SITE PHOTO WAS TAKEN FROM

No.	ISSUE/REVISION	DATE
3	ISSUED FOR DR-2 RESPONSE	2025-12-15
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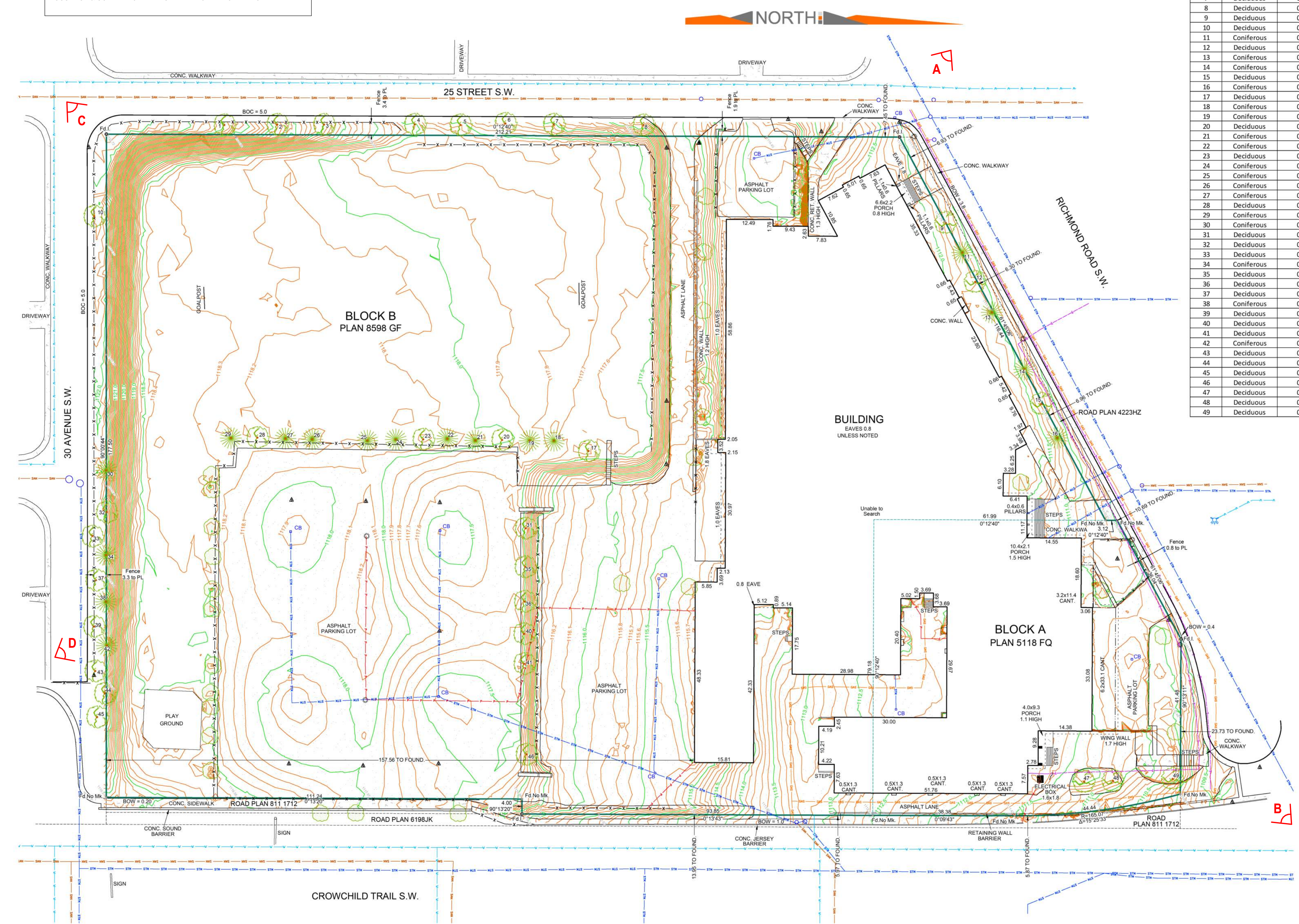
**"PARKLINE" PHASE 1
- MULTI-FAMILY BLDG**

PROJECT ADDRESS
TBD RICHMOND RISE S.W.
(CURRENT ADDRESS: 2519 RICHMOND RD S.W.)
CALGARY, ALBERTA

TITLE
SURVEY PLAN

PROJECT NO.	DRAWN	CHECKED
223-115	AZO / SB	JGB / TL

DRAWING NO.	REVISION NO.
DP1.01	3



A - SITE PHOTOGRAPH - NORTH WEST CORNER



B - SITE PHOTOGRAPH - NORTH EAST CORNER



C - SITE PHOTOGRAPH - SOUTH WEST CORNER



D - SITE PHOTOGRAPH - SOUTH EAST CORNER

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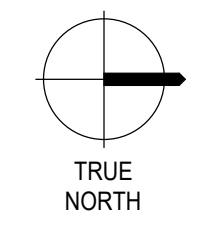
PROJECT INFORMATION

OWNER: MINTO COMMUNITIES
DP APPLICANT: ZEIDLER ARCHITECTURE
MUNICIPAL ADDRESS: 2501 RICHMOND ROAD S.W., CALGARY, AB. T3E 4M1
LEGAL ADDRESS: PLAN: 8598GF, BLOCK B & PLAN 5118FO, BLOCK A
 3963.441 m² / 42662.123866 ft² / 0.3963441 ha
PARCEL AREA: LUB 1P2007
LANDUSE BYLAW: R-CG
ZONING (EXISTING): PROPOSED DIRECT CONTROL DISTRICT 'SITE 2' (BASED ON M-H2)
ZONING (PROPOSED): 6 STOREY - MULTI-FAMILY BUILDING WITH 1-LEVEL UNDERGROUND PARKING
GENERAL DESCRIPTION: RESIDENTIAL UNITS ON LEVELS 1-6
PRINCIPAL USES / FLOOR: UNDERGROUND PARKING + BUILDING ENTRY LOBBY ON LEVEL P1

BYLAW ANALYSIS:

CLAUSE	REQUIREMENT	PROVIDED	
		LEVEL	GROSS FLOOR AREA
FLOOR AREA RATIO (F.A.R.): (16)	MAXIMUM 4.0 F.A.R. (= 15,853.76m ²)	P1	221.2 m ² 2,381 ft ²
DENSITY UNITS PER HECTARE (17)	MINIMUM DENSITY IS 150 UNIT PER HECTARE (1) MAXIMUM DENSITY IS 400 UNITS PER HECTARE (2)	LEVEL 1	1,642.2 m ² 17,676 ft ²
		LEVEL 2	1,625.8 m ² 17,500 ft ²
		LEVEL 3	1,625.8 m ² 17,500 ft ²
		LEVEL 4	1,625.8 m ² 17,500 ft ²
		LEVEL 5	1,625.8 m ² 17,500 ft ²
		LEVEL 6	1,457.0 m ² 15,683 ft ²
		GRAND TOTAL	9,823.6 m ² 105,741 ft ²
SETBACKS: (8)	8(1) NORTHWEST PL (ALONG INTERNAL ROADWAY) - SETBACK: 3.0m 8(5) NORTH PL (ALONG R.O.W. PARCEL) - SETBACK: 0.0m 8(3) SOUTH PL (ALONG 30th AVENUE S.W.) - SETBACK: 6.0m 8(5) WEST PL (ALONG ADJACENT PARCEL) - SETBACK: 0.0m 8(5)(b) EAST PL (ALONG R.O.W. PARCEL / CROWCHILD TRAIL S.W.) - SETBACK: 0.0m	119 RESIDENTIAL UNITS PROVIDED TOTAL = 300 UNITS PER HECTARE	NORTHWEST SETBACK - 3.0m (COMPLIANT) NORTH SETBACK - 0.0m (COMPLIANT) SOUTH SETBACK - 6.0m (COMPLIANT) WEST SETBACK - 0.0m (COMPLIANT) EAST SETBACK - 0.0m (COMPLIANT)
BUILDING HEIGHT (18)	(1) MAX. BUILDING HEIGHT: 25 m (2) MAX. BUILDING HEIGHT REDUCED TO 21.0 m MEASURED FROM GRADE WITHIN 15.0 METRES FROM A PROPERTY LINE SHARED WITH 30 AVENUE S.W.		NORTH ELEVATION = 23.76m SOUTH ELEVATION = 20.22m (30th AVE SW)

CLAUSE	REQUIREMENT	PROVIDED
AMENITY SPACE: (1P2007-557)	THE REQUIRED MINIMUM AMENITY SPACE IS 5.0m ² PER UNIT.	AMENITY SPACE PROVIDED: AMENITY TYPE AREA COMMON INDOOR 65.4 m ² COMMON OUTDOOR 816.1 m ² PRIVATE 569.0 m ² TOTAL AMENITY 1450.5 m ²
MOTOR VEHICLE PARKING REQUIREMENTS: (1P2007-558)	MULTI-RESIDENTIAL DEVELOPMENT 0.625 RESIDENT PARKING STALLS PER DWELLING UNIT = 0.625 STALLS x 119 UNITS = 75 RESIDENT STALLS REQ'D 25% T.O.D. REDUCTION = 56 RESIDENT STALLS REQUIRED TOTAL	VEHICULAR PARKING PROVIDED RESIDENT PARKING STALLS PROVIDED: 108 STALLS
BICYCLE PARKING REQUIREMENTS: (1P2007-559)	CLASS I BICYCLE PARKING STALLS REQ'D: = 1.0 CLASS I BICYCLE STALLS PER UNIT = 1.0 STALL X 119 UNITS = 119 CLASS I STALLS REQUIRED CLASS II BICYCLE STALLS PER UNIT = 0.1 CLASS II BICYCLE STALLS PER UNIT = 0.1 STALL X 119 UNITS = 12 CLASS II STALLS REQUIRED	BICYCLE PARKING PROVIDED: CLASS I BICYCLE STALLS PROVIDED: 119 CLASS II BICYCLE STALLS PROVIDED: 12



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NOT FOR CONSTRUCTION

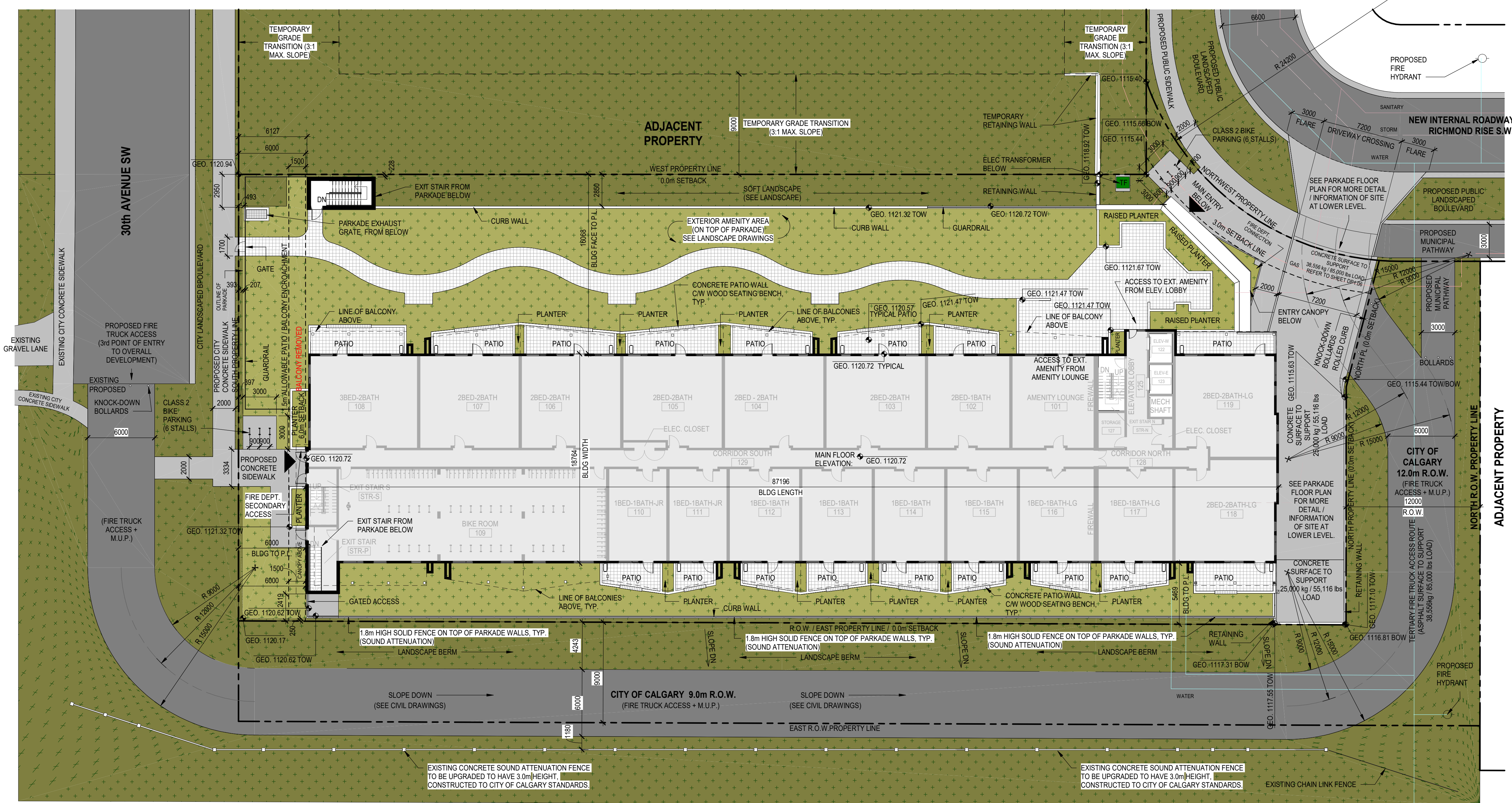
PROJECT
"PARKLINE" PHASE 1 - MULTI-FAMILY BLDG

PROJECT ADDRESS
 TBD RICHMOND RISE S.W.
 (CURRENT ADDRESS: 2519 RICHMOND RD S.W.)
 CALGARY, ALBERTA

SITE PLAN + PROJECT/BYLAW INFORMATION

PROJECT NO.	DRAWN	CHECKED
233-115	AZO / SB	JGB / TL

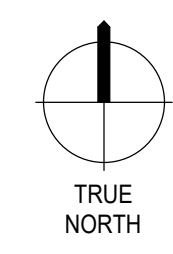
DRAWING NO.	REVISION NO.
DP1.03	3



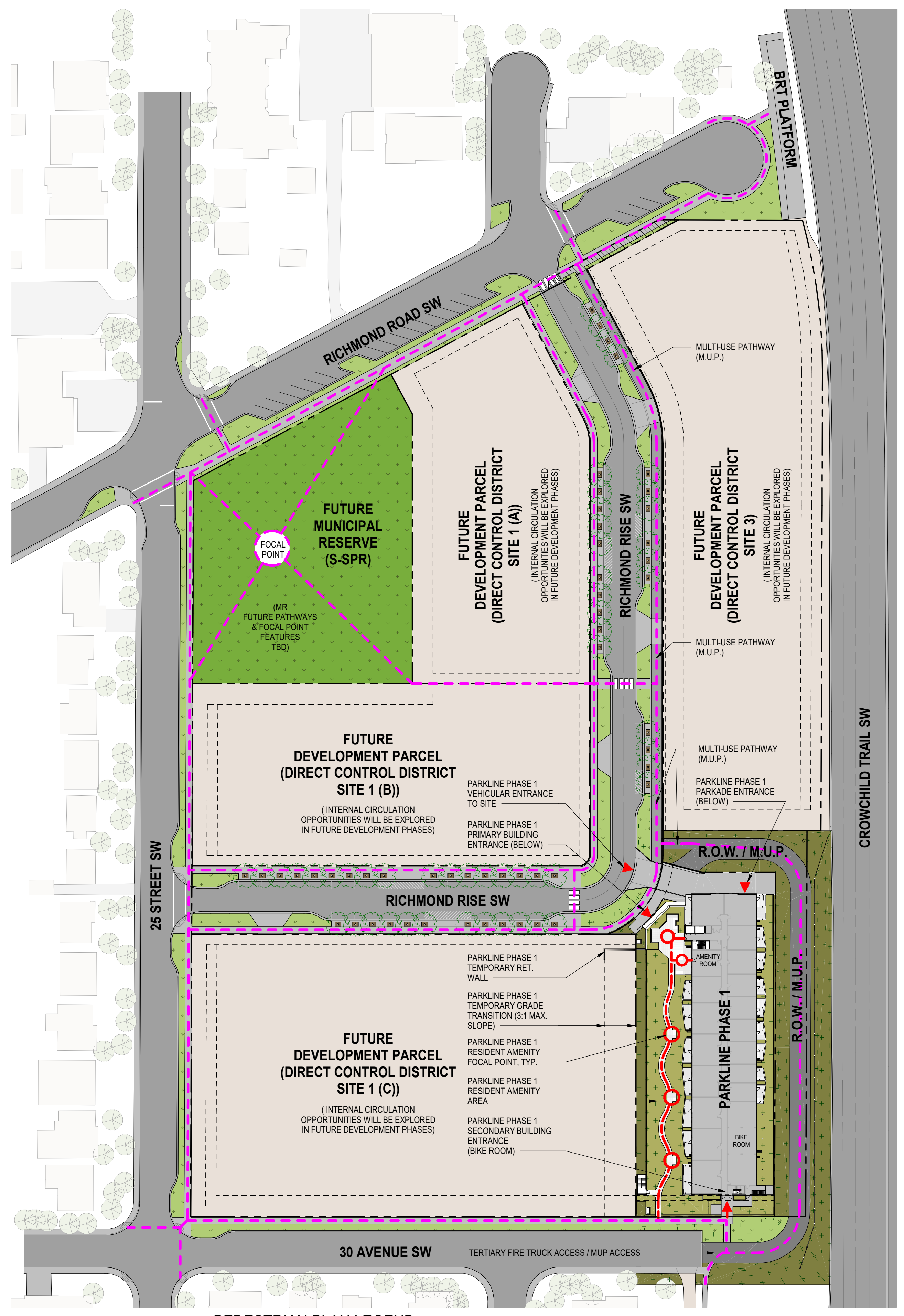
1 SITE PLAN
 DP1.03 SCALE: 1:200

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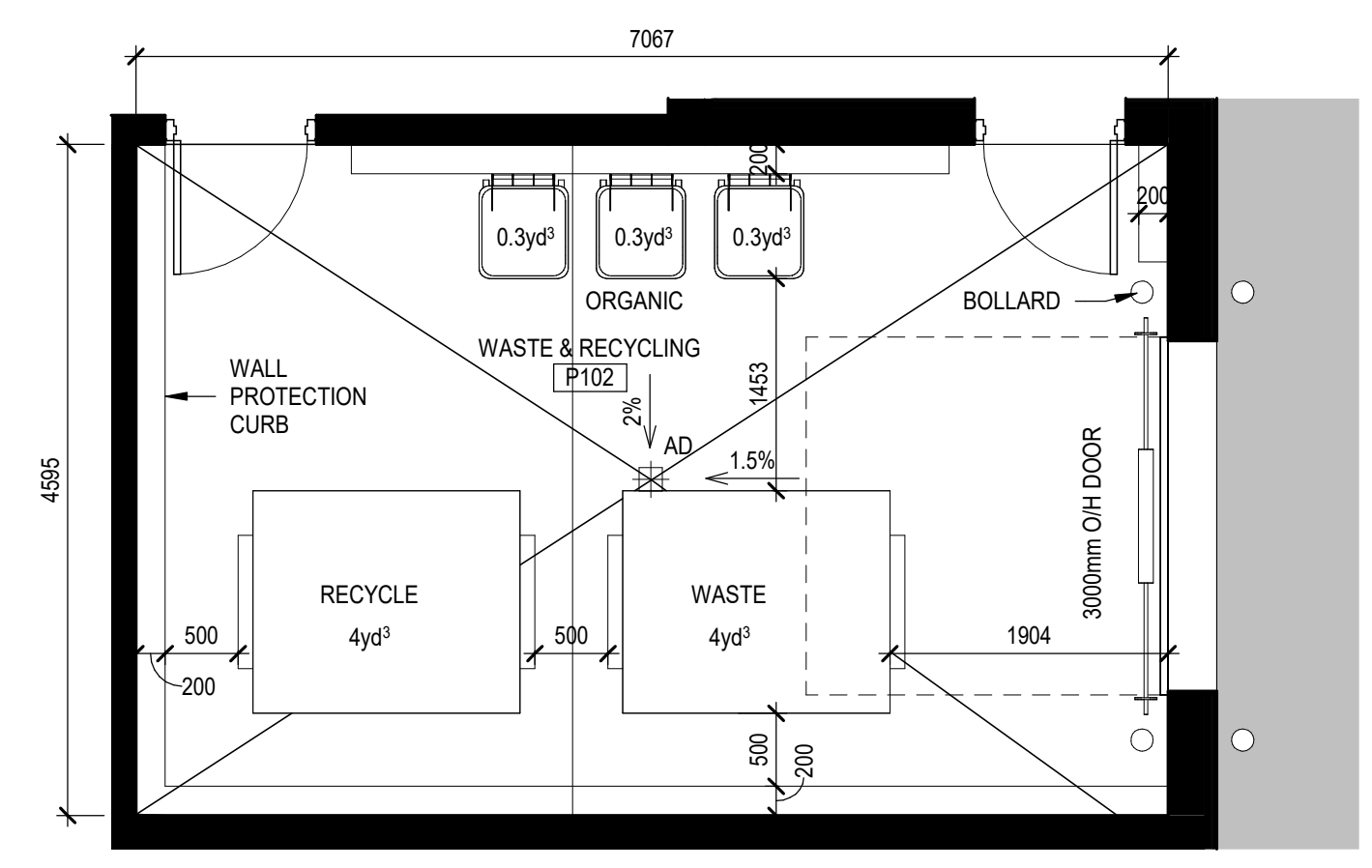
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PEDESTRIAN PLAN LEGEND

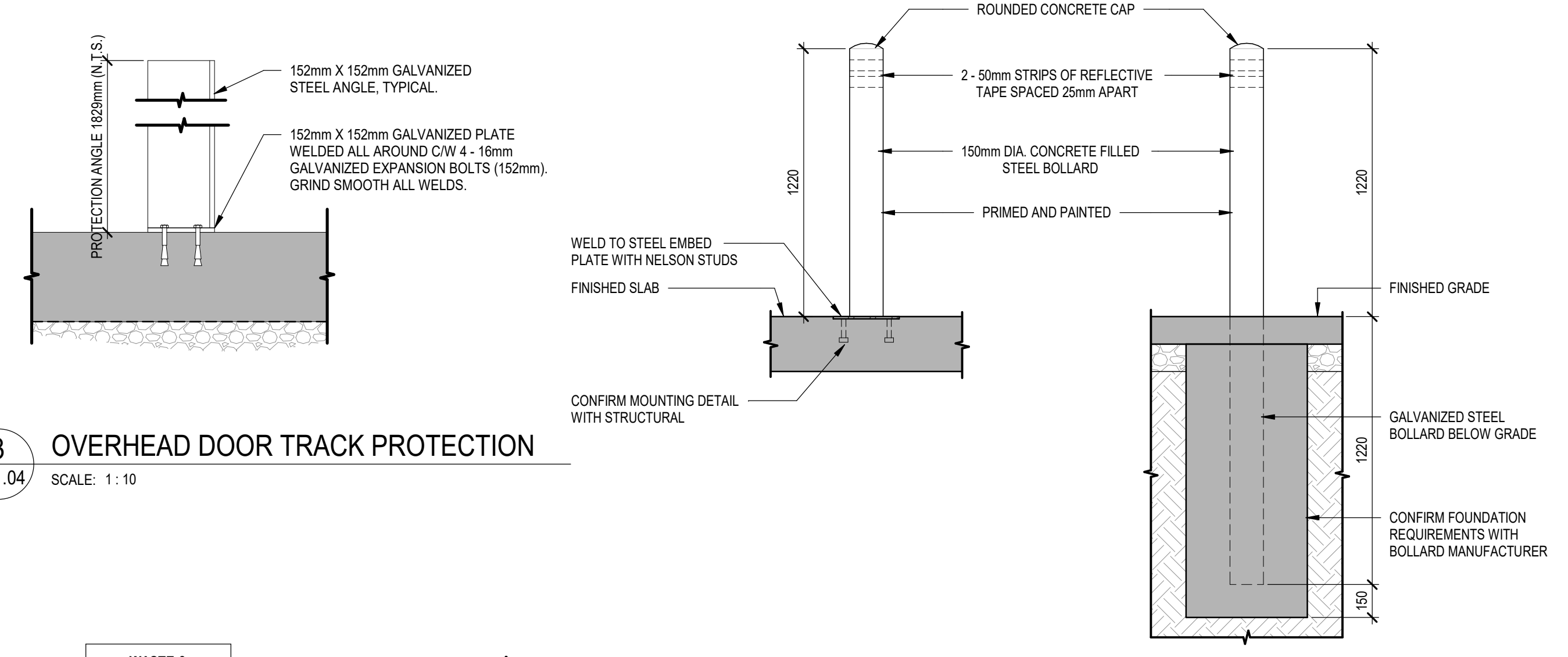
- OVERALL PARKLINE PUBLIC PEDESTRIAN NETWORK
- PARKLINE PHASE 1 PRIVATE PEDESTRIAN NETWORK
- ▶ PARKLINE PHASE 1 PARCEL / BUILDING ACCESS POINTS
- PARKLINE PHASE 1 PRIVATE AMENITY FOCAL POINT
- OVERALL PARKLINE PUBLIC AMENITY FOCAL POINT

1 OVERALL PARKLINE SITE PLAN - PEDESTRIAN
 DP1.04 SCALE: 1:750

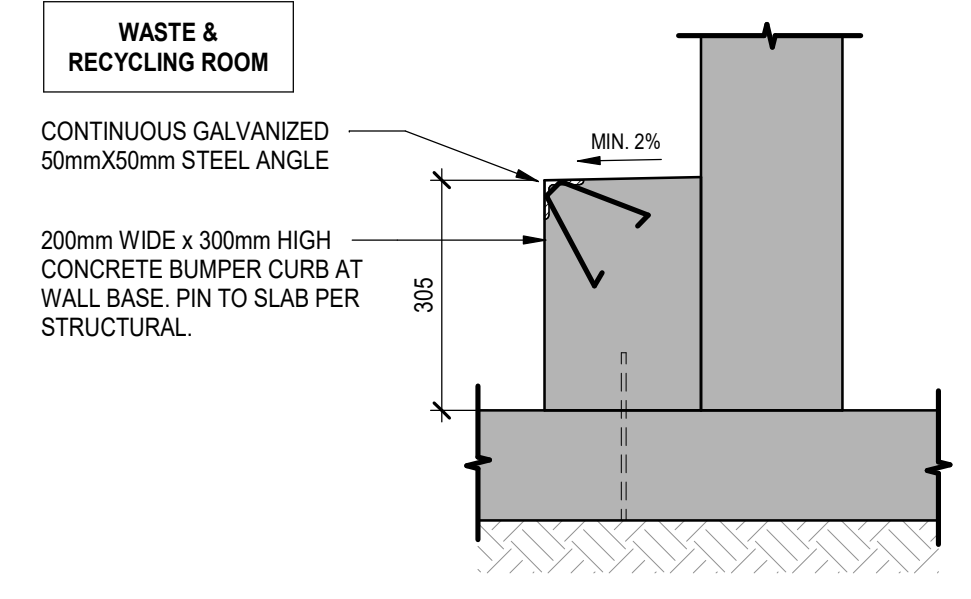


NOTE:
 WASTE & RECYCLING WILL BE PRIVATELY MANAGED THROUGH A PRIVATE WASTE MANAGEMENT COMPANY. THE DESIGN, LAYOUT, NUMBER AND SIZE OF BINS HAS BEEN REVIEWED BY THE PRIVATE WASTE MANAGEMENT COMPANY, AND DEEMED ACCEPTABLE.

2 WASTE & RECYCLING ROOM
 DP1.04 SCALE: 1:50

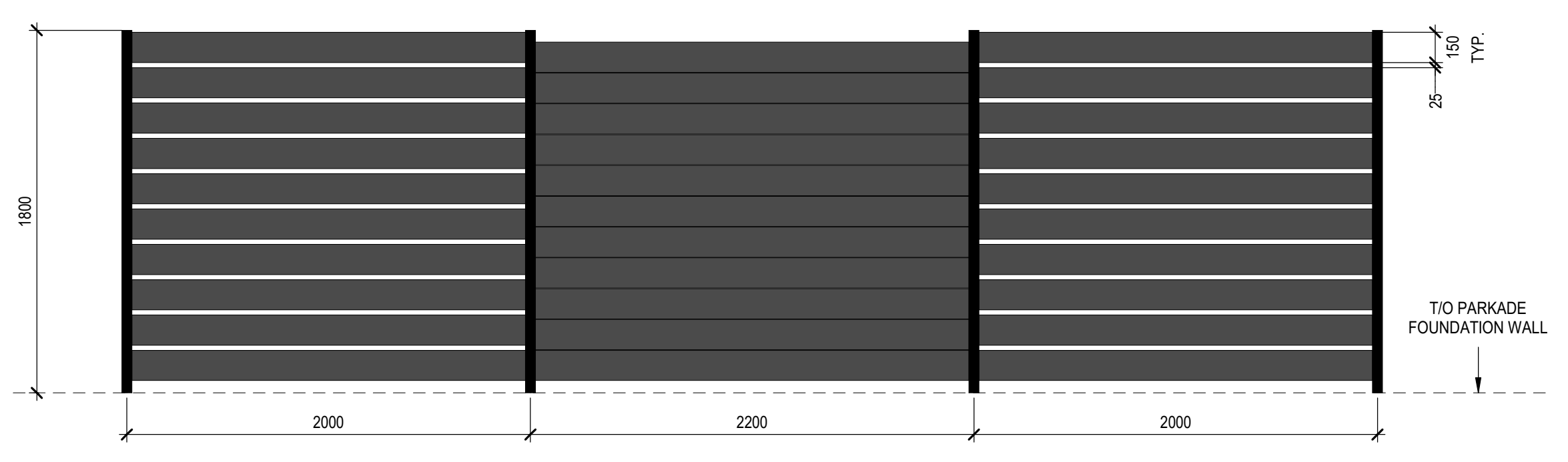


3 OVERHEAD DOOR TRACK PROTECTION
 DP1.04 SCALE: 1:10



4 TYPICAL BOLLARDS
 DP1.04 SCALE: 1:20

5 WALL PROTECTION DETAIL
 DP1.04 SCALE: 1:10



6 1.8m HIGH FENCE FOR SOUND ATTENUATION (T/O PARKADE WALL) - ELEVATION DETAIL
 DP1.04 SCALE: 1:25

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"PARKLINE" PHASE 1 - MULTI-FAMILY BLDG

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OVERALL SITE PLAN - PEDESTRIAN, ENLARGED PLANS & DETAILS

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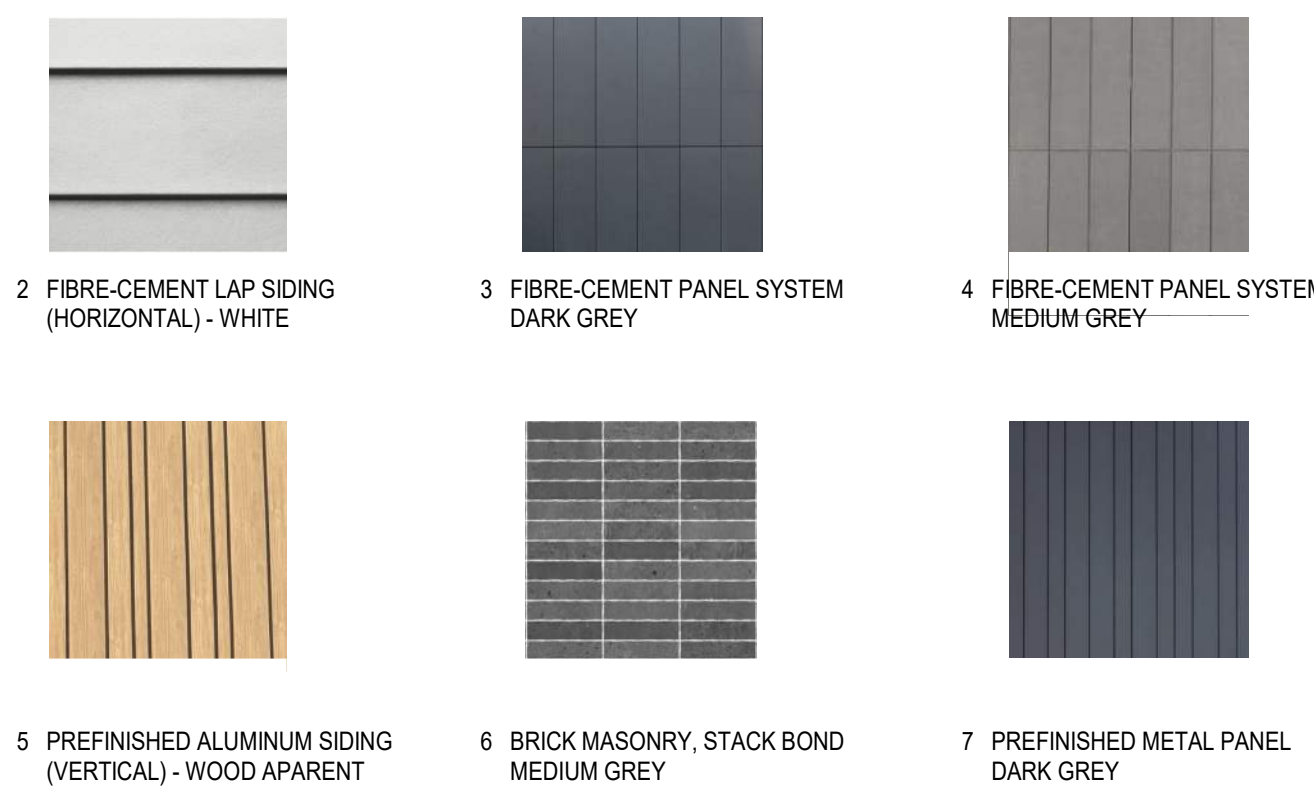
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MATERIAL LEGEND	
TAG	EXTERIOR MATERIAL TYPE
1	FINISHED CONCRETE
2	WALL CLADDING - FIBRE-CEMENT LAP SIDING (HORIZONTAL) - WHITE
3	WALL CLADDING - FIBRE-CEMENT PANEL SYSTEM - DARK GREY
4	WALL CLADDING - FIBRE-CEMENT PANEL SYSTEM - MEDIUM GREY
5	WALL CLADDING - PREFINISHED ALUMINUM SIDING, VERTICAL - WOOD APARENT
6	WALL CLADDING - BRICK MASONRY, STACK BOND - MEDIUM GREY
7	WALL CLADDING - PREFINISHED METAL PANEL - DARK GREY
8	RESIDENTIAL WINDOWS - CLEAR GLASS, BLACK FRAMES
9	RESIDENTIAL PATIO DOORS - CLEAR GLASS, BLACK FRAMES/PANELS
10	PREFINISHED GLASS GUARDRAIL SYSTEM - FROSTED GLASS PANELS, BLACK FRAMES
11	BALCONY FASCIA - FIBRECEMENT TRIM - DARK GREY
12	BALCONY COLUMNS - FIBRECEMENT TRIM - MEDIUM GREY
13	ALUMINUM STOREFRONT GLAZING SYSTEM - CLEAR GLASS, BLACK FRAMES
14	ENTRY CANOPY FASCIA - PREFINISHED METAL, BLACK
15	OVERHEAD DOOR - DARK GREY
16	SERVICE / EXIT DOORS - PAINTED, DARK GREY
17	PATIO WALLS - FINISHED CONCRETE WITH WOOD SEATING CAP



1 NORTH
 DP3.01 SCALE: 1:150



2 WEST
 DP3.01 SCALE: 1:150

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 (CURRENT ADDRESS: 2519 RICHMOND RD S.W.)
 CALGARY, ALBERTA

TITLE
BUILDING ELEVATIONS

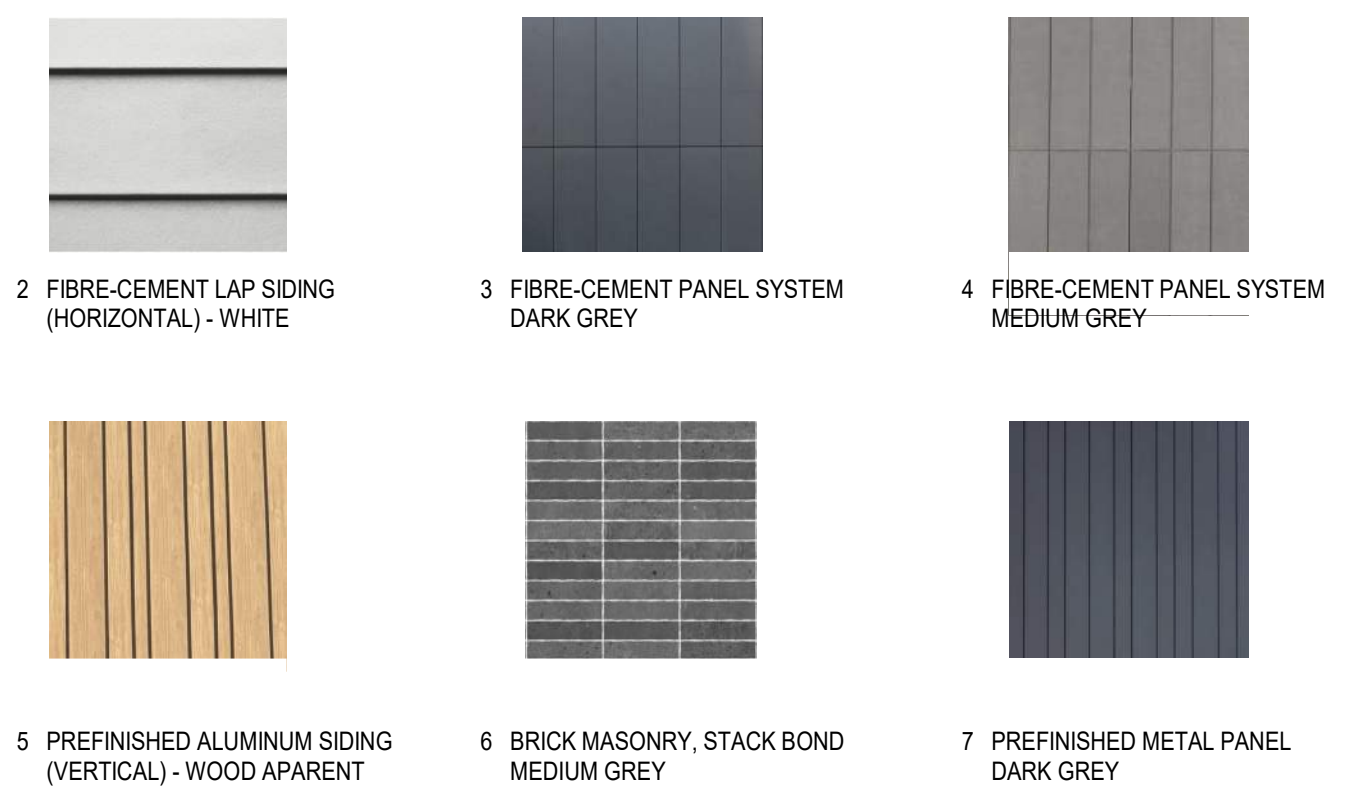
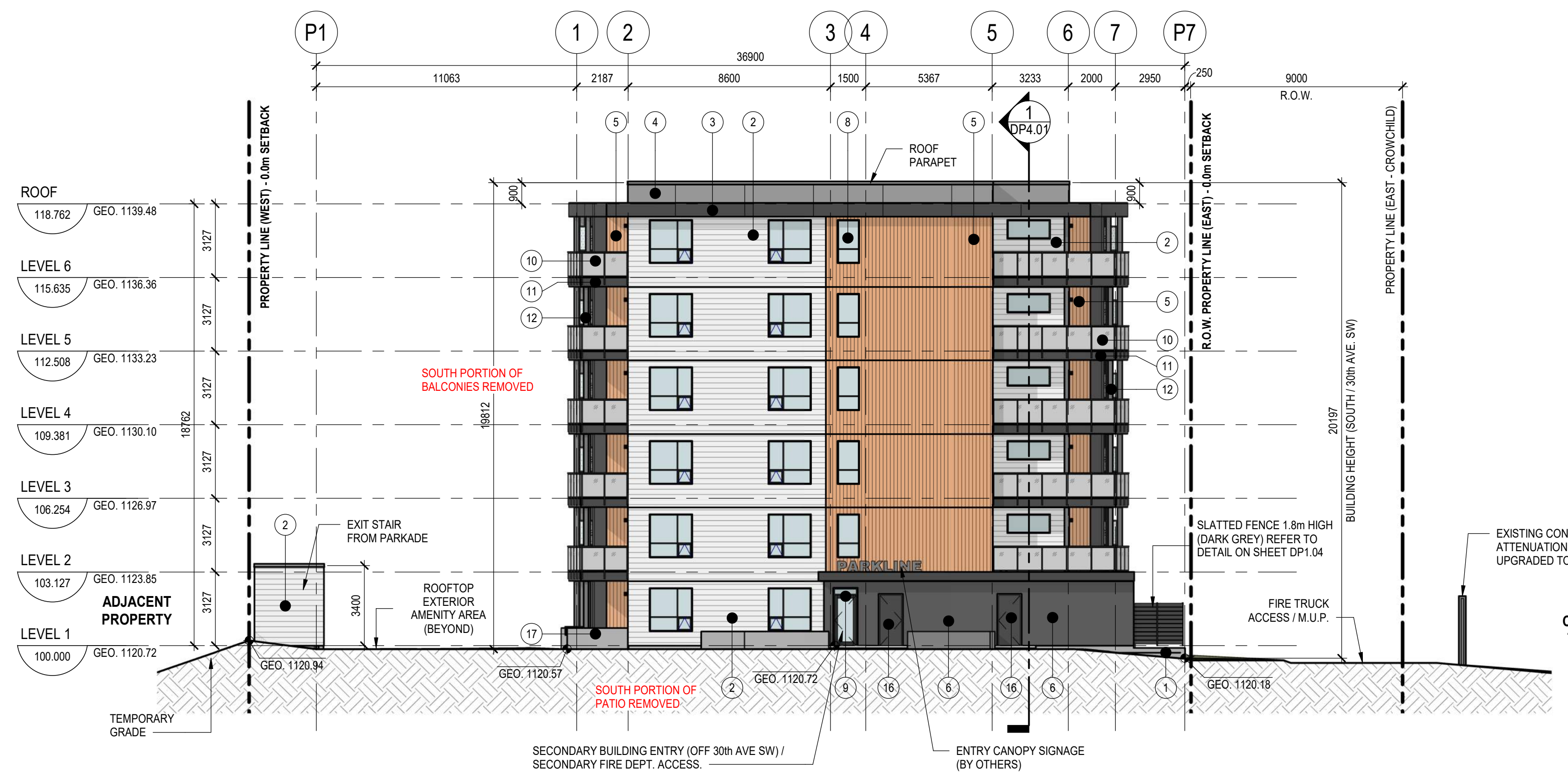
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DRAWING NO.	REVISION NO.
DP3.01	3

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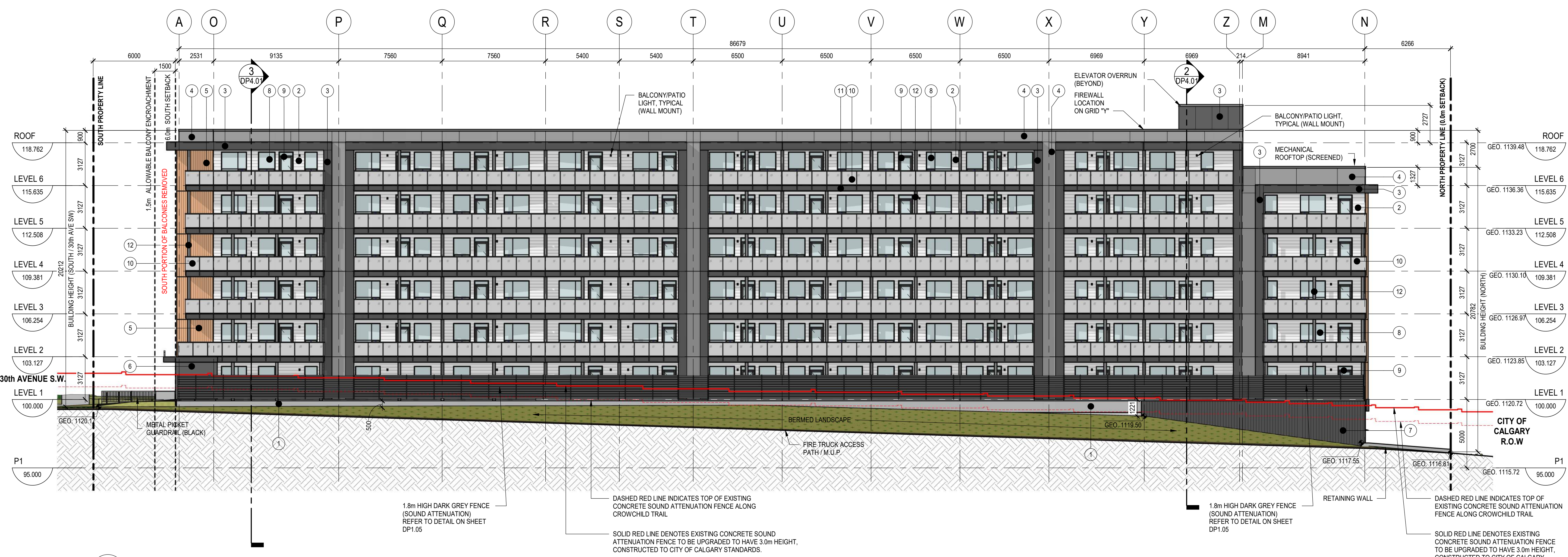
DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

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17	PATIO WALLS - FINISHED CONCRETE WITH WOOD SEATING CAP



NOTE
 CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTORY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.

1 SOUTH
 DP3.02 SCALE: 1:150



2 EAST
 DP3.02 SCALE: 1:150

3	ISSUED FOR DR-2 RESPONSE	2025-12-15
2	ISSUED FOR DR-1 RESPONSE	2025-09-12
1	ISSUED FOR DEVELOPMENT PERMIT	2025-04-11

NO.	ISSUE/REVISION	DATE
-----	----------------	------

NOT FOR CONSTRUCTION

PROJECT
"PARKLINE" PHASE 1 - MULTI-FAMILY BLDG

PROJECT ADDRESS
 TBD RICHMOND RISE S.W.
 (CURRENT ADDRESS: 2519 RICHMOND RD S.W.)
 CALGARY, ALBERTA

TITLE
BUILDING ELEVATIONS

PROJECT NO.	DRAWN	CHECKED
223-115	AZO / SB	JGB / TL

DRAWING NO.	REVISION NO.
DP3.02	3

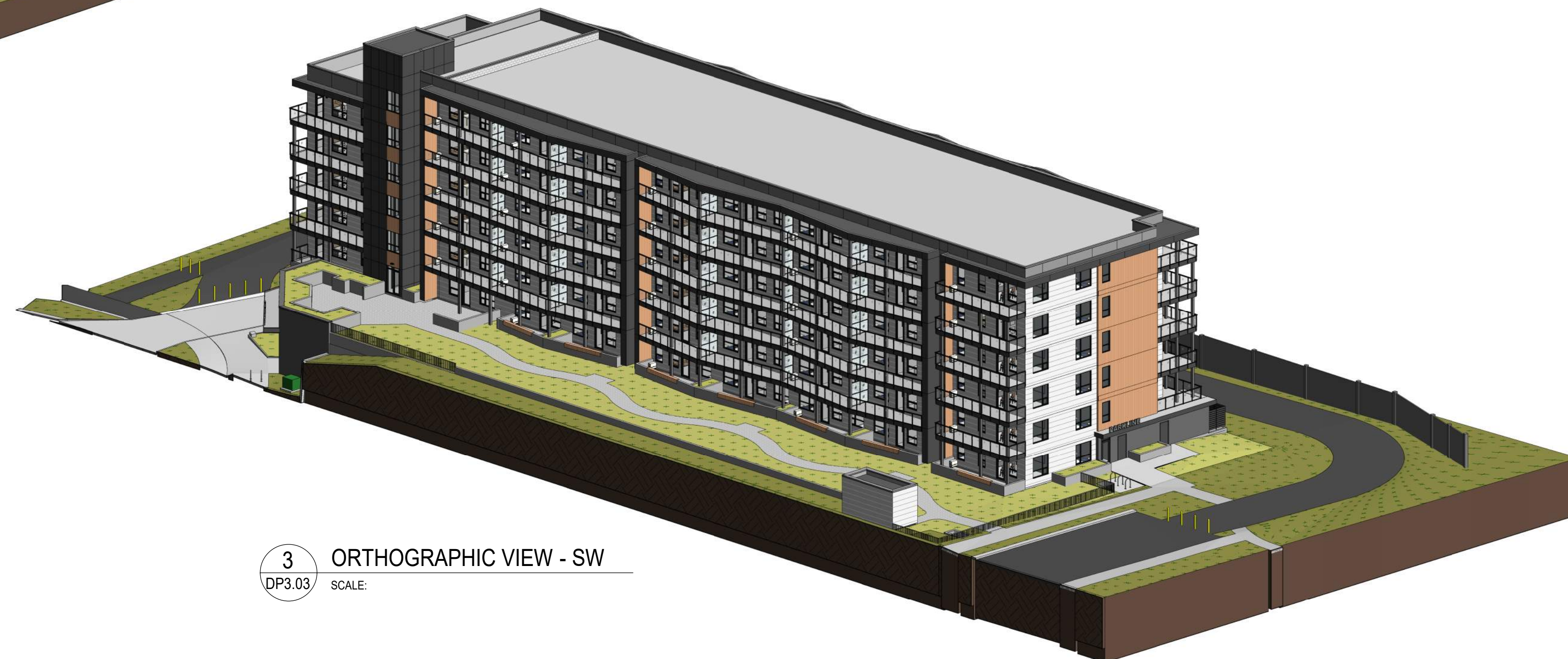
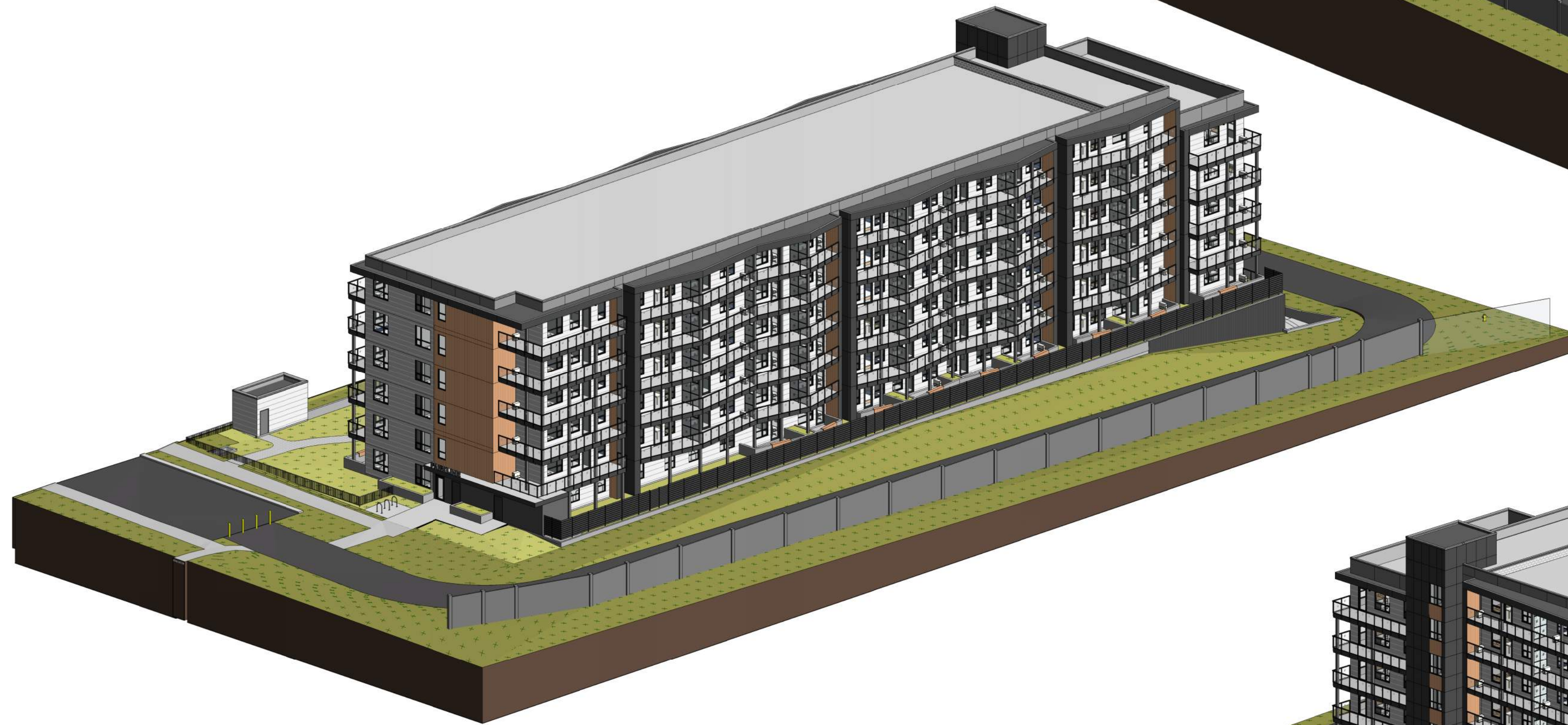
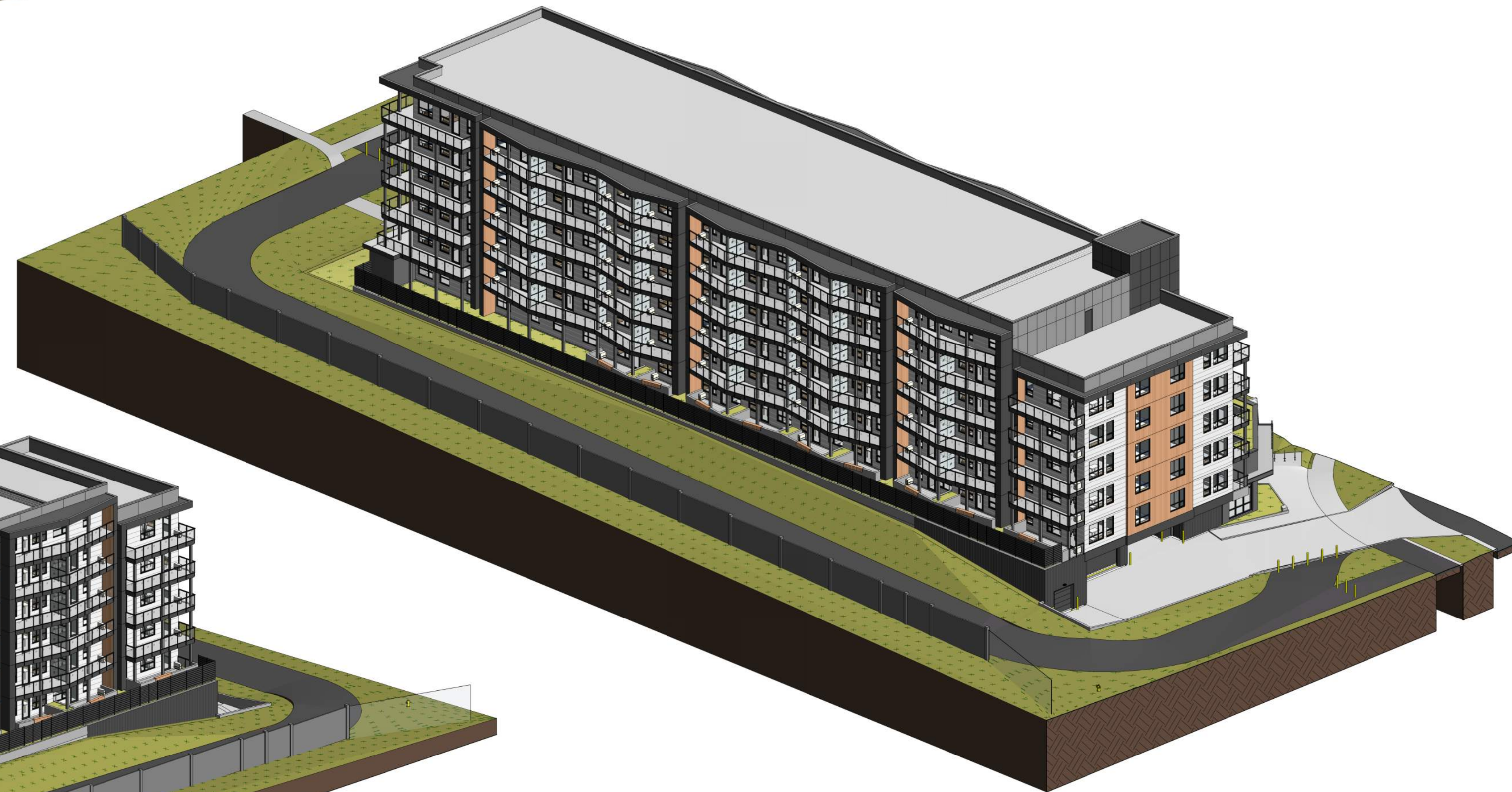
DP3.02

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DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

NOTE

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1 ORTHOGRAPHIC VIEW - NW NEW
 DP3.03 SCALE:

2 ORTHOGRAPHIC VIEW - NE
 DP3.03 SCALE:

4 ORTHOGRAPHIC VIEW - SE
 DP3.03 SCALE:

3 ORTHOGRAPHIC VIEW - SW
 DP3.03 SCALE:

3	ISSUED FOR DR-2 RESPONSE	2025-12-15
2	ISSUED FOR DR-1 RESPONSE	2025-09-12
1	ISSUED FOR DEVELOPMENT PERMIT	2025-04-11

NO.	ISSUE/REVISION	DATE
-----	----------------	------

NOT FOR CONSTRUCTION

PROJECT
**"PARKLINE" PHASE 1
 - MULTI-FAMILY BLDG**

PROJECT ADDRESS
 TBD RICHMOND RISE S.W.
 (CURRENT ADDRESS: 2519 RICHMOND RD S.W.)
 CALGARY, ALBERTA

TITLE
**ORTHOGRAPHIC
 VIEWS**

PROJECT NO.	DRAWN	CHECKED
223-115	AZO / SB	JGB / TL

DRAWING NO.	REVISION NO.
DP3.03	3