



NORTHWEST PERSPECTIVE OF BUILDING MAIN ENTRY - ARTISTIC 3D VIEW

# 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



### Zeidler Architecture

300, 640 – 8 Avenue SW  
 Calgary, Alberta T2P 1G7  
 T 403 233 2525 | zeidler.com

OWNER



ARCHITECTURAL



STRUCTURAL



MECHANICAL



ELECTRICAL



LANDSCAPE



CIVIL



#### 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.
DP0.00	4

**DP0.00**

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**NOTE:**  
ALL INFORMATION OBTAINED FROM EXISTING SITE SURVEY PERFORMED BY "WATT CONSULTING GROUP" IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEY 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 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
- SIGN
- 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.

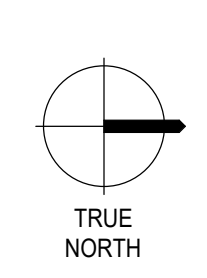
**TOPOGRAPHIC SITE SURVEY**

**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  
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 #:** 22/0588




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 "X" VIEW / LOCATION WHERE SITE PHOTO WAS TAKEN FROM

No.	ISSUE/REVISION	DATE
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**

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

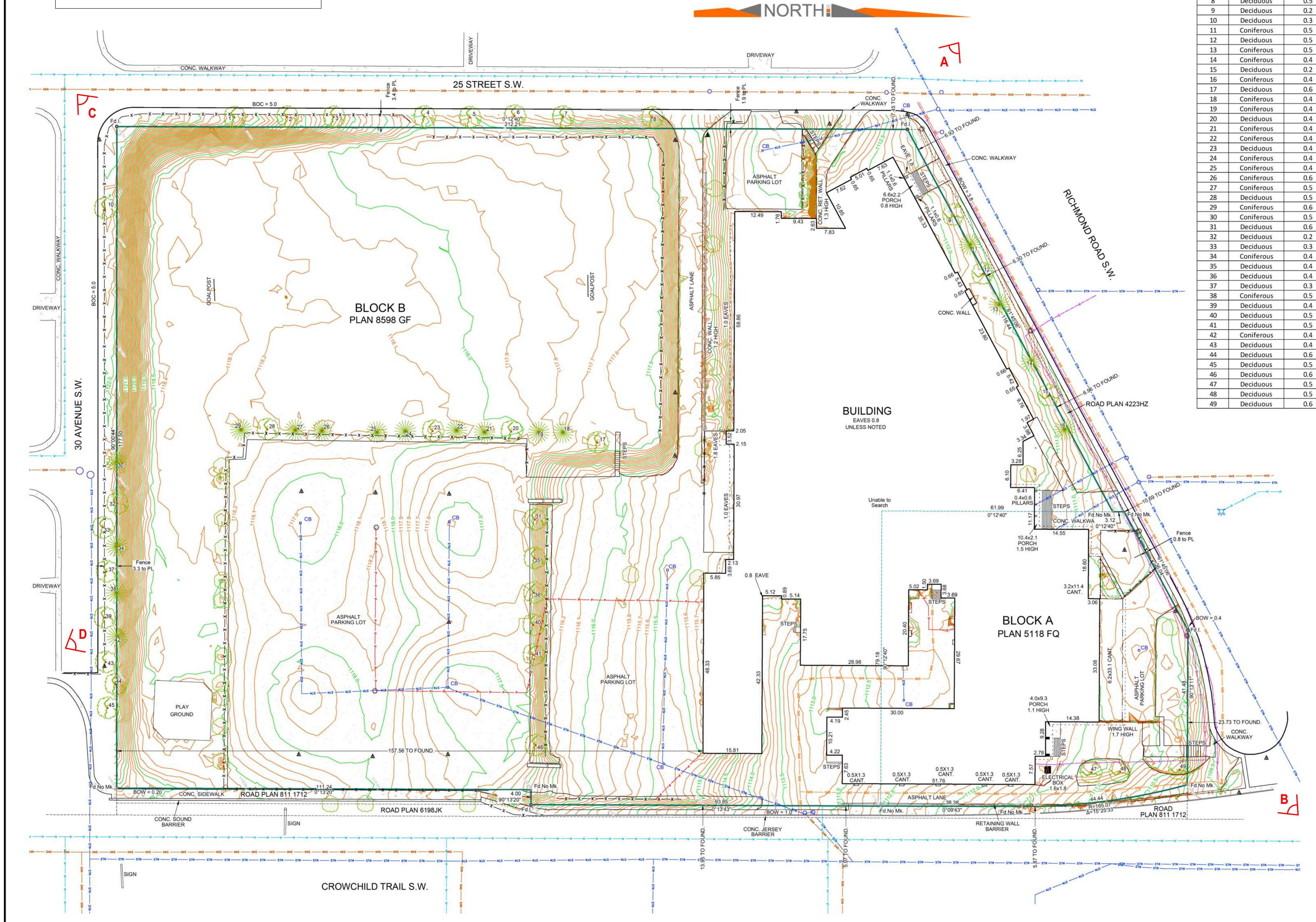
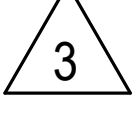
**PROJECT ADDRESS**  
TBD RICHMOND RISE S.W.  
(CURRENT ADDRESS: 2519 RICHMOND RD S.W.)  
CALGARY, ALBERTA

**TITLE**  
**SURVEY PLAN**

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

DRAWING NO.	REVISION NO.

**DP1.01**



**A - SITE PHOTOGRAPH - NORTH WEST CORNER**



**B - SITE PHOTOGRAPH - NORTH EAST CORNER**

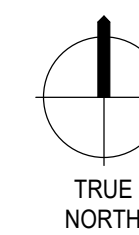


**C - SITE PHOTOGRAPH - SOUTH WEST CORNER**



**D - SITE PHOTOGRAPH - SOUTH EAST CORNER**

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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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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

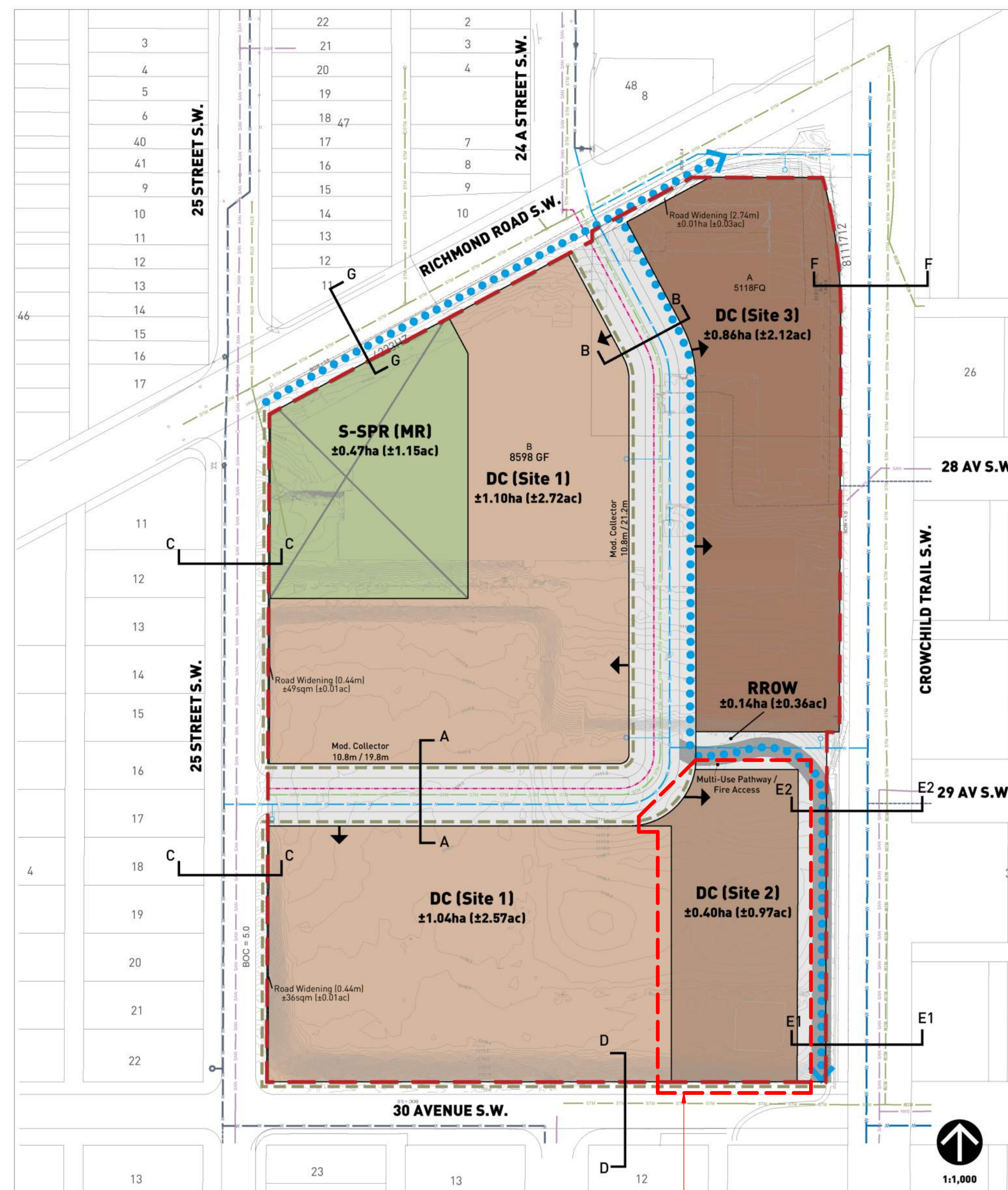
TITLE

LANDUSE OUTLINE  
PLAN (FOR  
REFERENCE)

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

DRAWING NO.	REVISION NO.
DP1.02	3

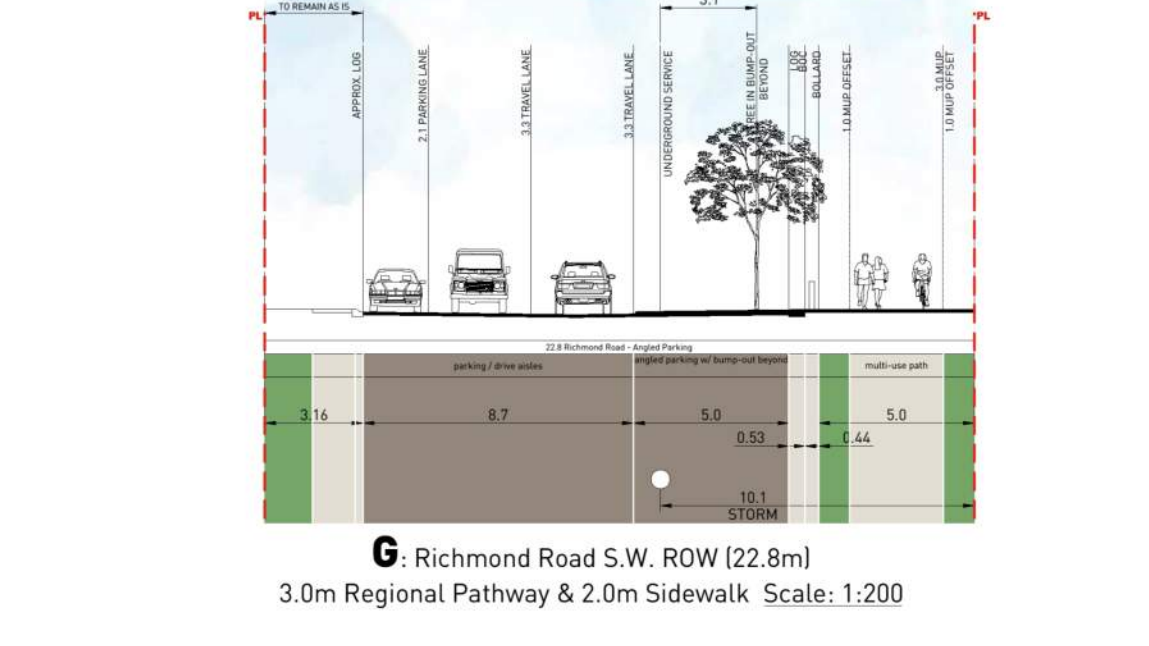
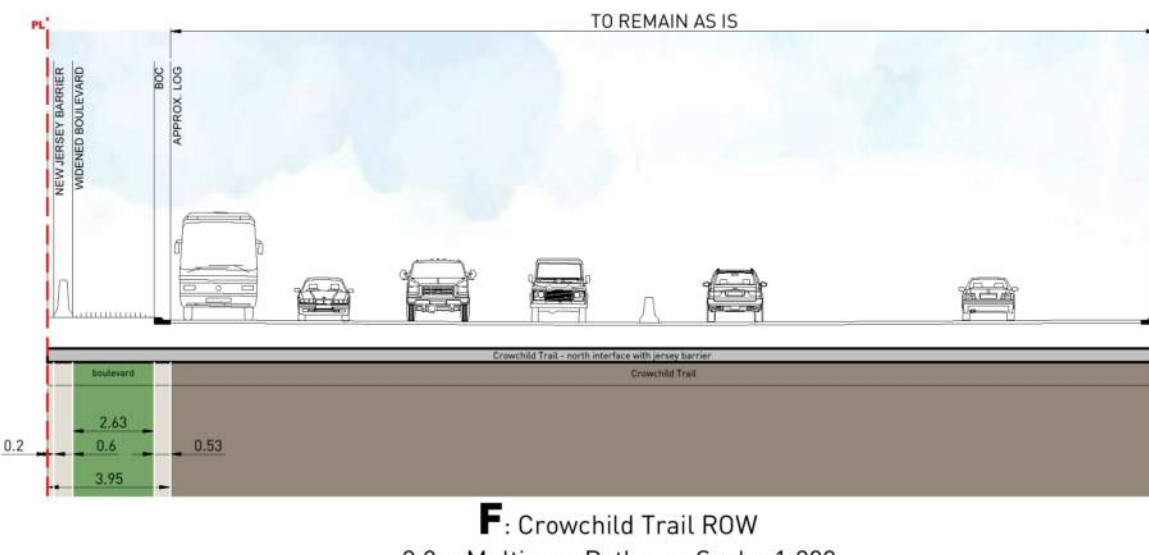
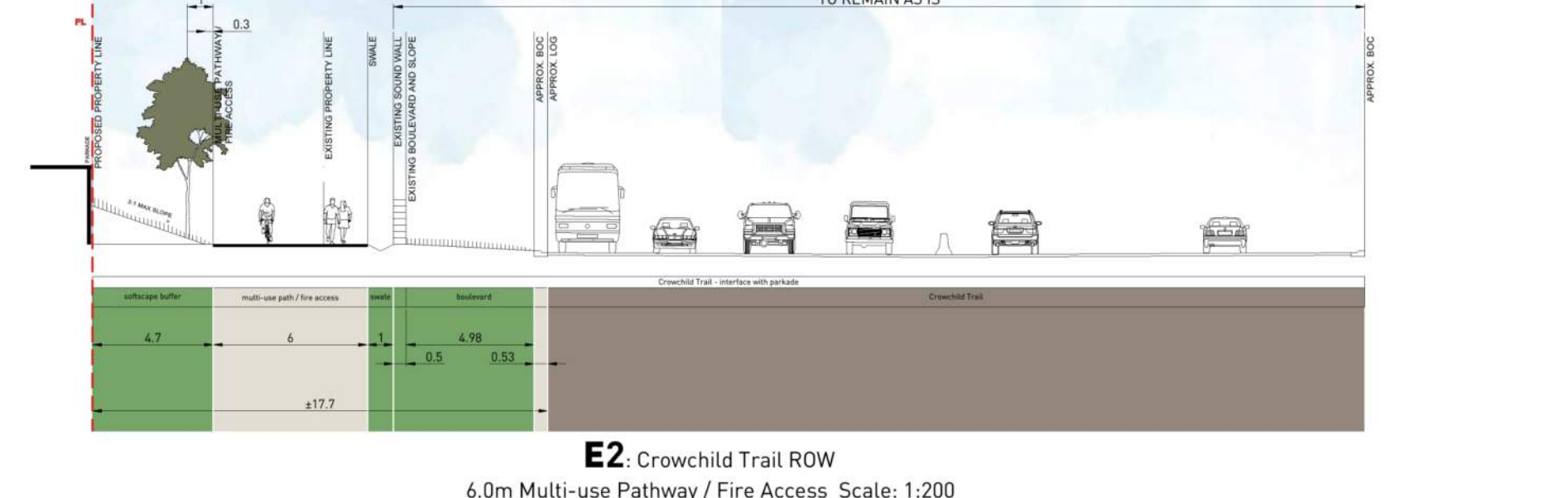
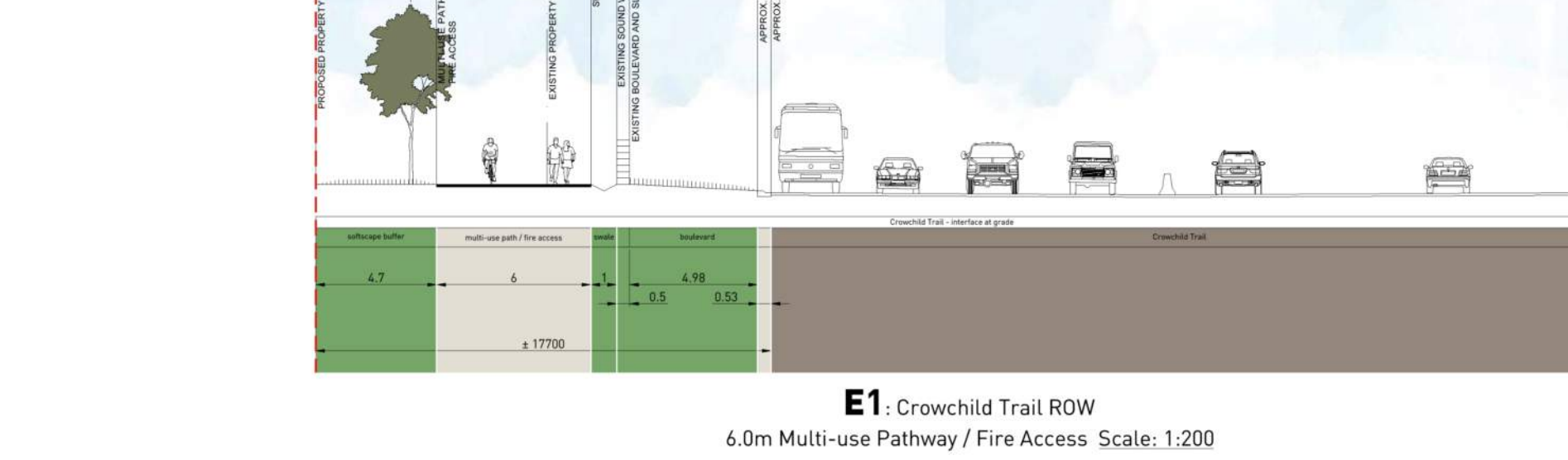
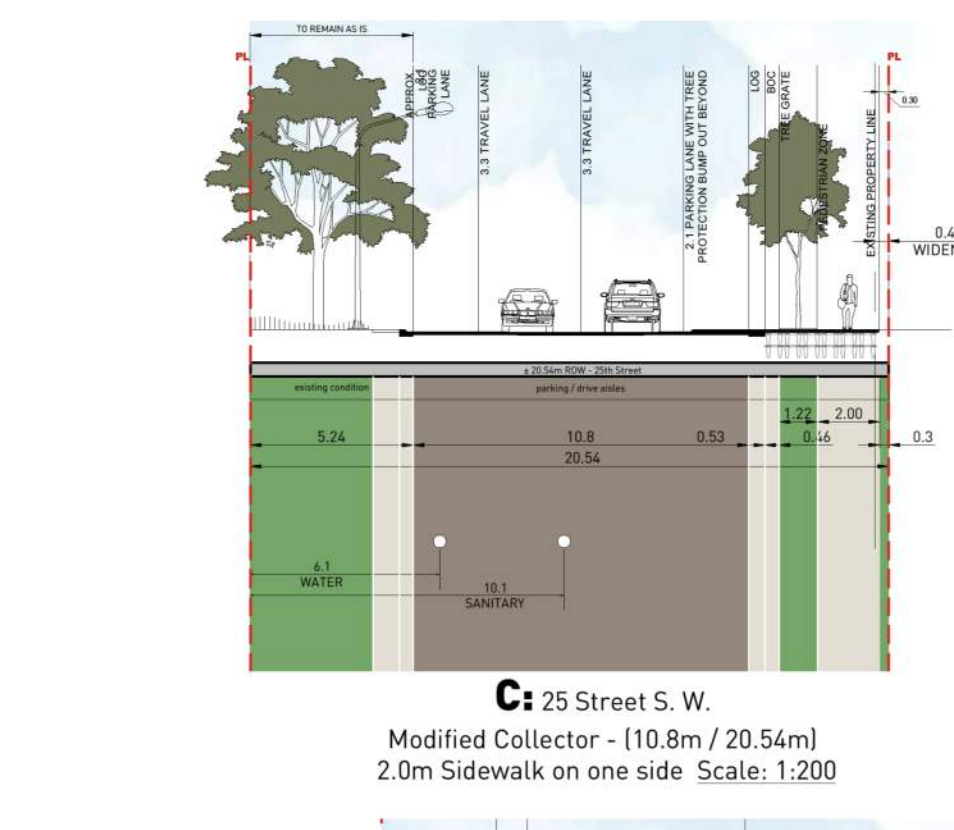
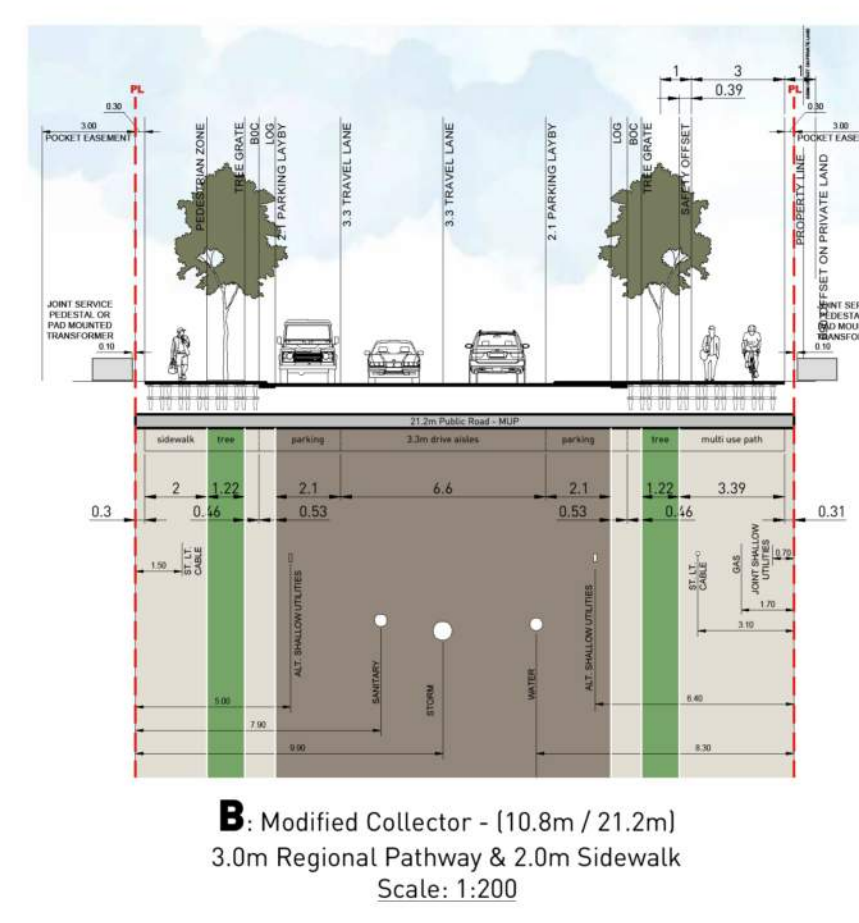
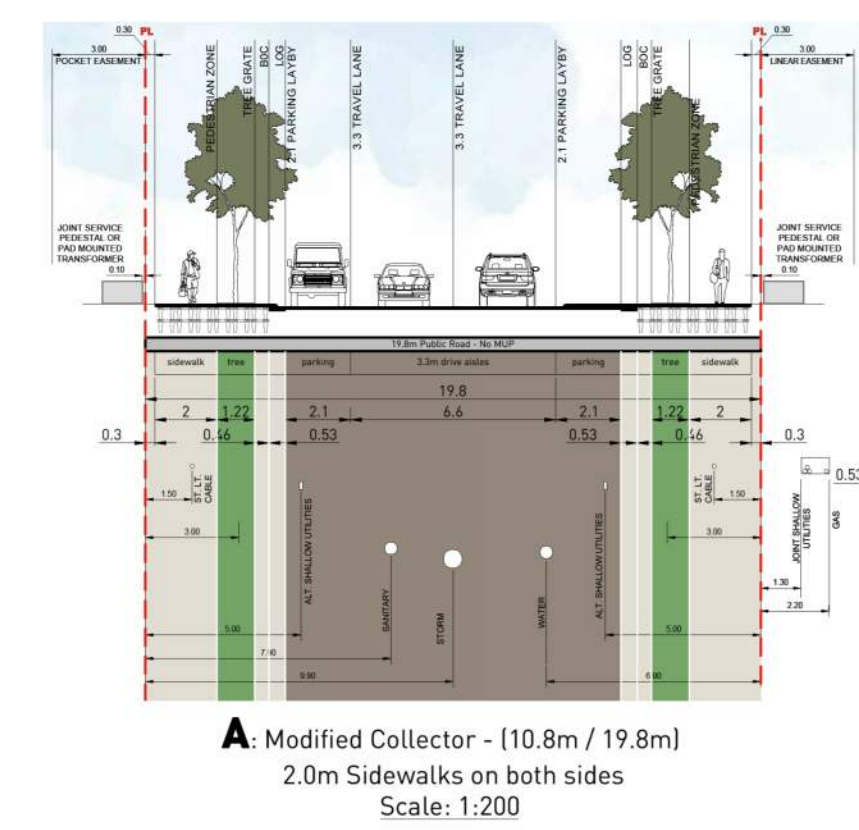
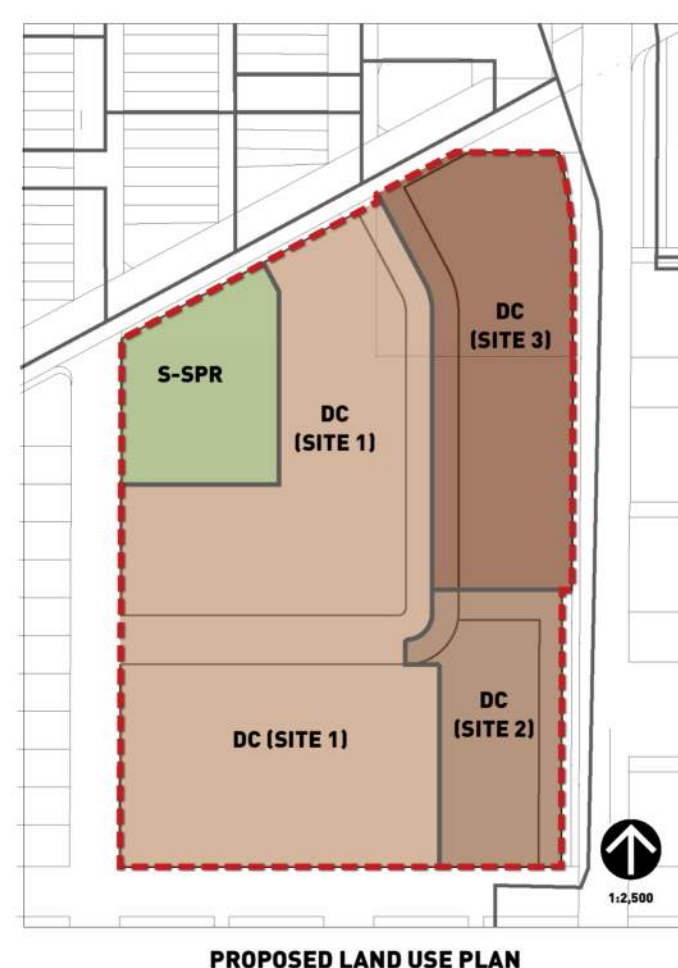
DP1.02



SUBJECT PARCEL FOR THIS DP APPLICATION

OUTLINE PLAN STATISTICS			
	Hectares (H)	Acres (A)	% of BSA
Total Area	4.85	11.94	100%
Gross Developable Area (GDA)	4.85	11.94	100%
Land Use			
Land Use	Units per acre legal	Hectares (H)	Acres (A)
DC (Site 1) Direct Control Site 1	116	2.14	5.29
DC (Site 2) Direct Control Site 2	102	0.68	0.97
DC (Site 3) Direct Control Site 3	233	0.84	3.12
S-SPR (MR) Special Purpose - School, Park and Community	1	0.47	1.16
RR0W	0.14	0.36	0.74

LAND USE STATISTICS			
FROM	TO	HA (A)	AC (A)
R-CG	DC (SITE 1)	2.56	6.33
R-CG	DC (SITE 2)	0.57	1.41
R-CG	DC (SITE 3)	1.05	2.58
R-CG	S-SPR	0.47	1.17
Total		4.65	11.49



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	05/July/2024	--	--	--
	15/Oct/2024	--	--	--
	30/Jan/2025	--	--	--

TEAM	PRE-APP NUMBER	FILE INFO
B&A Studios 400, 215 - 4 <sup>th</sup> Ave SW Calgary, Alberta, T2P 1K3 studio@b.a.ca   403 281 4733	--	--
PROJECT NUMBER: 2022-056	---	---
DRAWN BY: eskzyzyk	---	---
START DATE: May 2024	---	---
CURRENT DATE: January 30, 2025	---	---

LEGAL DESCRIPTION	PROJECT NAME
Block A, Plan 5118 FQ & Block B, Plan 8598 GF	2501 RICHMOND
MUNICIPAL ADDRESS	
2519 Richmond Road S.W.	

SHEET TITLE
OUTLINE PLAN AND LAND USE REDESIGNATION



LANDUSE REDESIGNATION OUTLINE PLAN

LANDUSE REDESIGNATION OUTLINE PLAN DATED 2025-01-30 FOR REFERENCE ONLY, PREPARED BY B&A PLANNING

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3	ISSUED FOR DR-2 RESPONSE	2025-12-15
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NO.	ISSUE/REVISION	DATE
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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

TITLE  
**SITE PLAN +  
PROJECT/BYLAW  
INFORMATION**

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

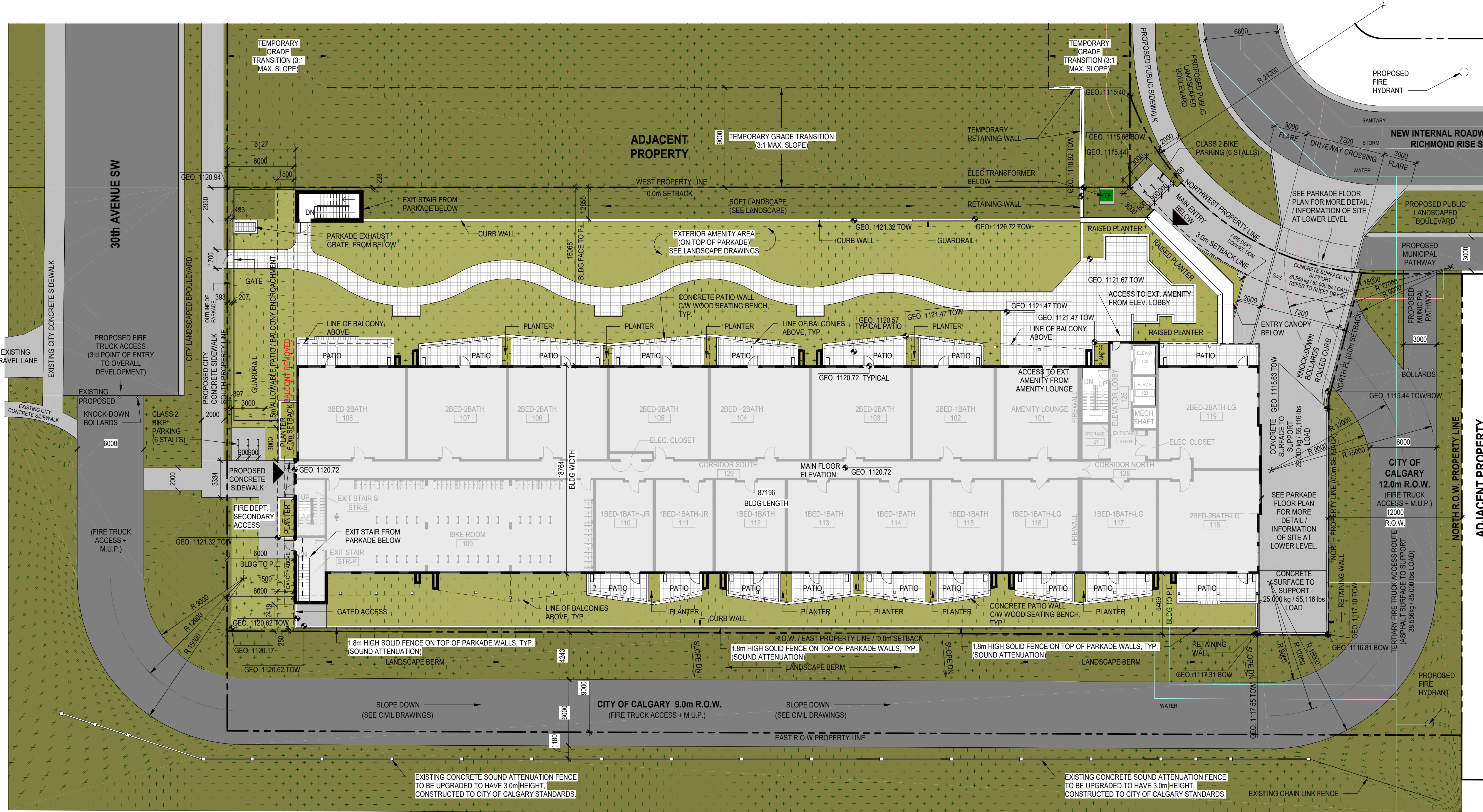
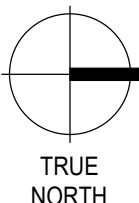
DRAWING NO.	REVISION NO.
DP1.03	3

**BYLAW ANALYSIS:**

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

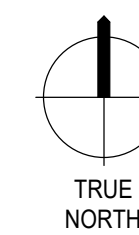
CLAUSE	REQUIREMENT	PROVIDED	
		LEVEL	GROSS FLOOR AREA
FLOOR AREA RATIO (F.A.R.): (16)	MAXIMUM 4.0 F.A.R. (= 15,853.76m <sup>2</sup> )	P1	221.2 m <sup>2</sup> 2,381 ft <sup>2</sup>
DENSITY UNITS PER HECTARE (17)	MINIMUM DENSITY IS 150 UNIT PER HECTARE (1) MAXIMUM DENSITY IS 400 UNITS PER HECTARE (2)	LEVEL 1	1,642.2 m <sup>2</sup> 17,676 ft <sup>2</sup>
		LEVEL 2	1,625.8 m <sup>2</sup> 17,500 ft <sup>2</sup>
		LEVEL 3	1,625.8 m <sup>2</sup> 17,500 ft <sup>2</sup>
		LEVEL 4	1,625.8 m <sup>2</sup> 17,500 ft <sup>2</sup>
		LEVEL 5	1,625.8 m <sup>2</sup> 17,500 ft <sup>2</sup>
		LEVEL 6	1,457.0 m <sup>2</sup> 15,683 ft <sup>2</sup>
		GRAND TOTAL	9,823.6 m <sup>2</sup> 105,741 ft <sup>2</sup>
		119 RESIDENTIAL UNITS PROVIDED TOTAL = 300 UNITS PER HECTARE	
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	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	
		UNIT COUNT	REQUIRED AREA
AMENITY SPACE: (1P2007-557)	THE REQUIRED MINIMUM AMENITY SPACE IS 5.0m <sup>2</sup> PER UNIT.	119	595.0 m <sup>2</sup>
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		
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		
	VEHICULAR PARKING PROVIDED RESIDENT PARKING STALLS PROVIDED: 108 STALLS		
	BICYCLE PARKING PROVIDED: CLASS I BICYCLE STALLS PROVIDED: 119 CLASS II BICYCLE STALLS PROVIDED: 12		



1 SITE PLAN  
DP1.03 SCALE: 1:200

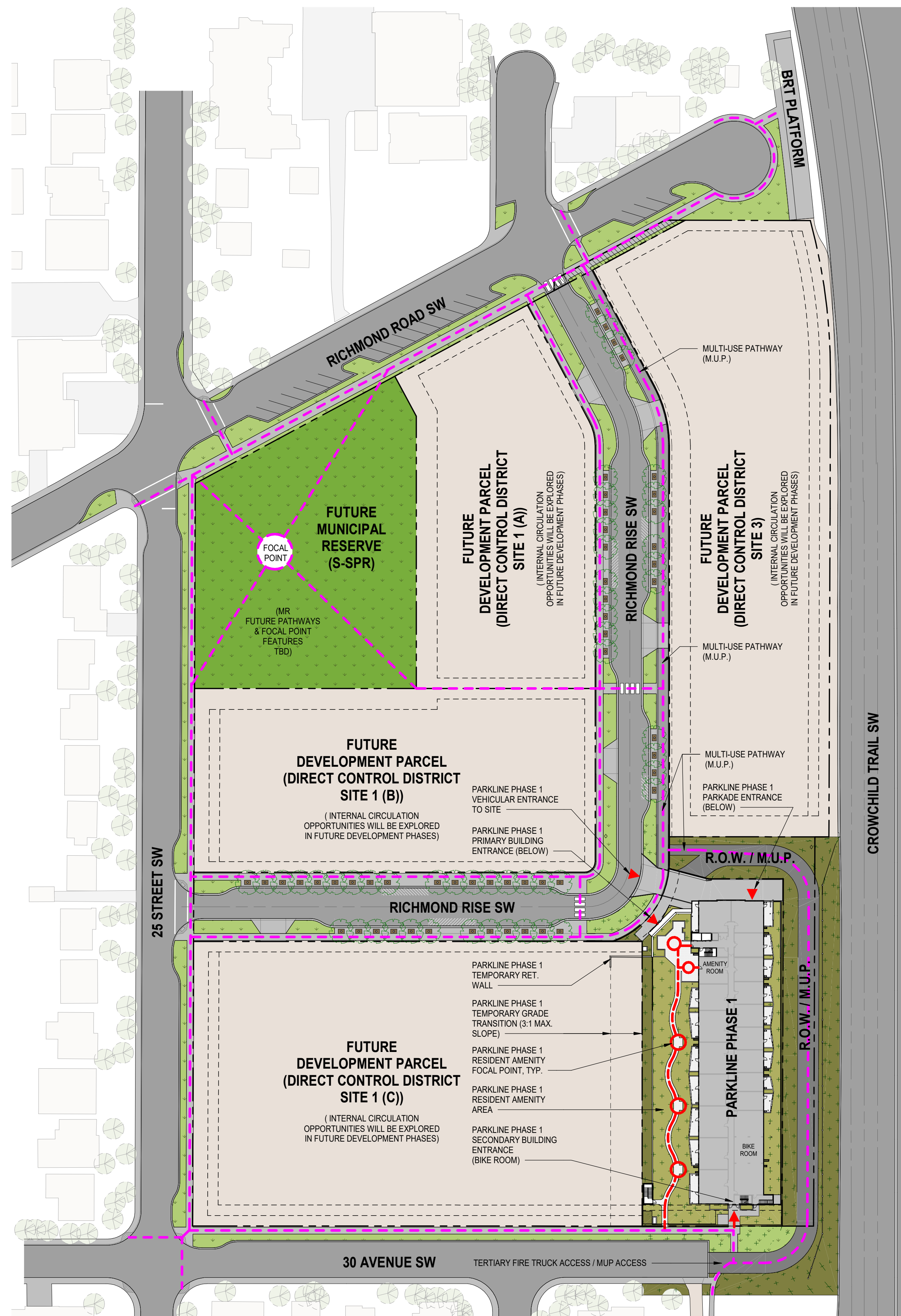
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NOTE

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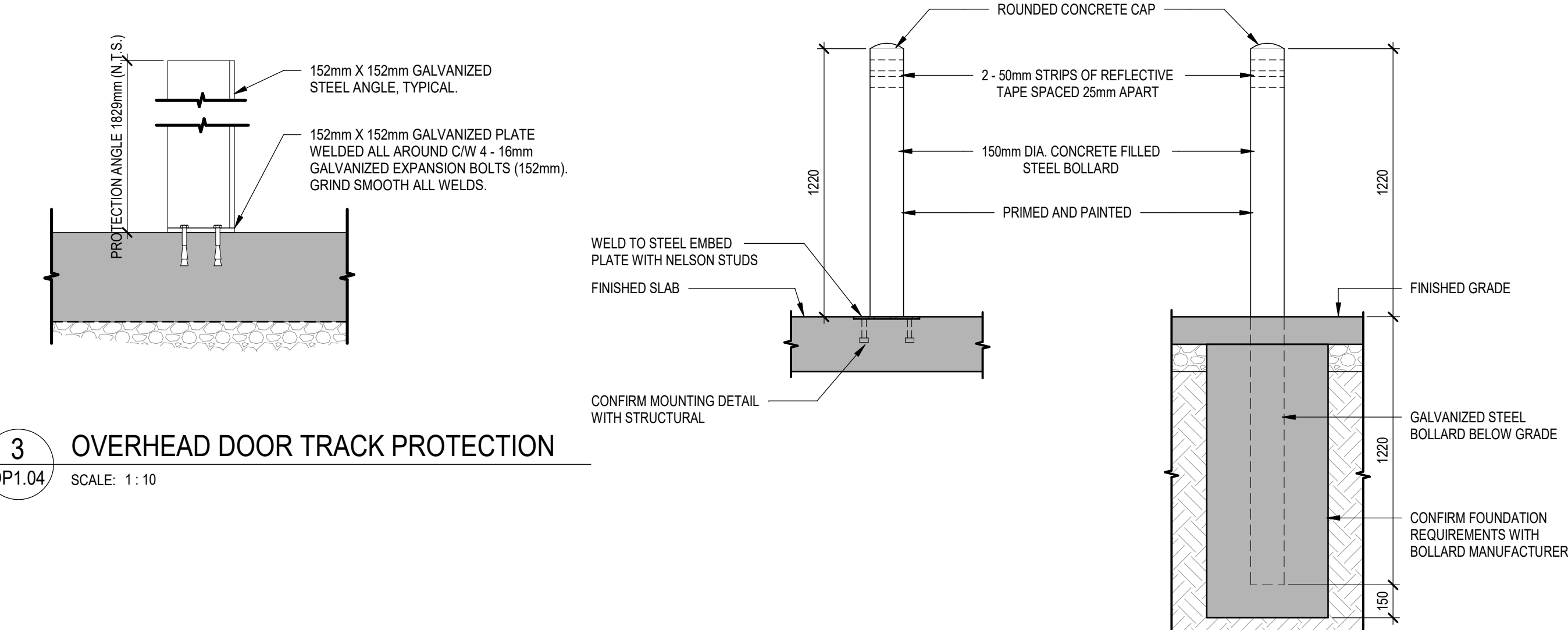
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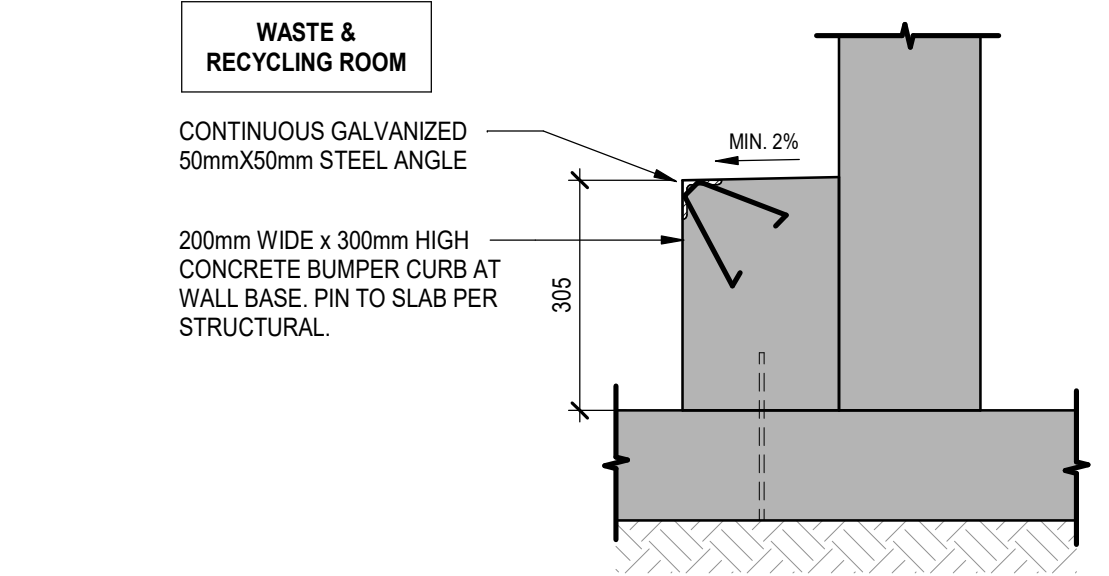
**PEDESTRIAN PLAN LEGEND**

- 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

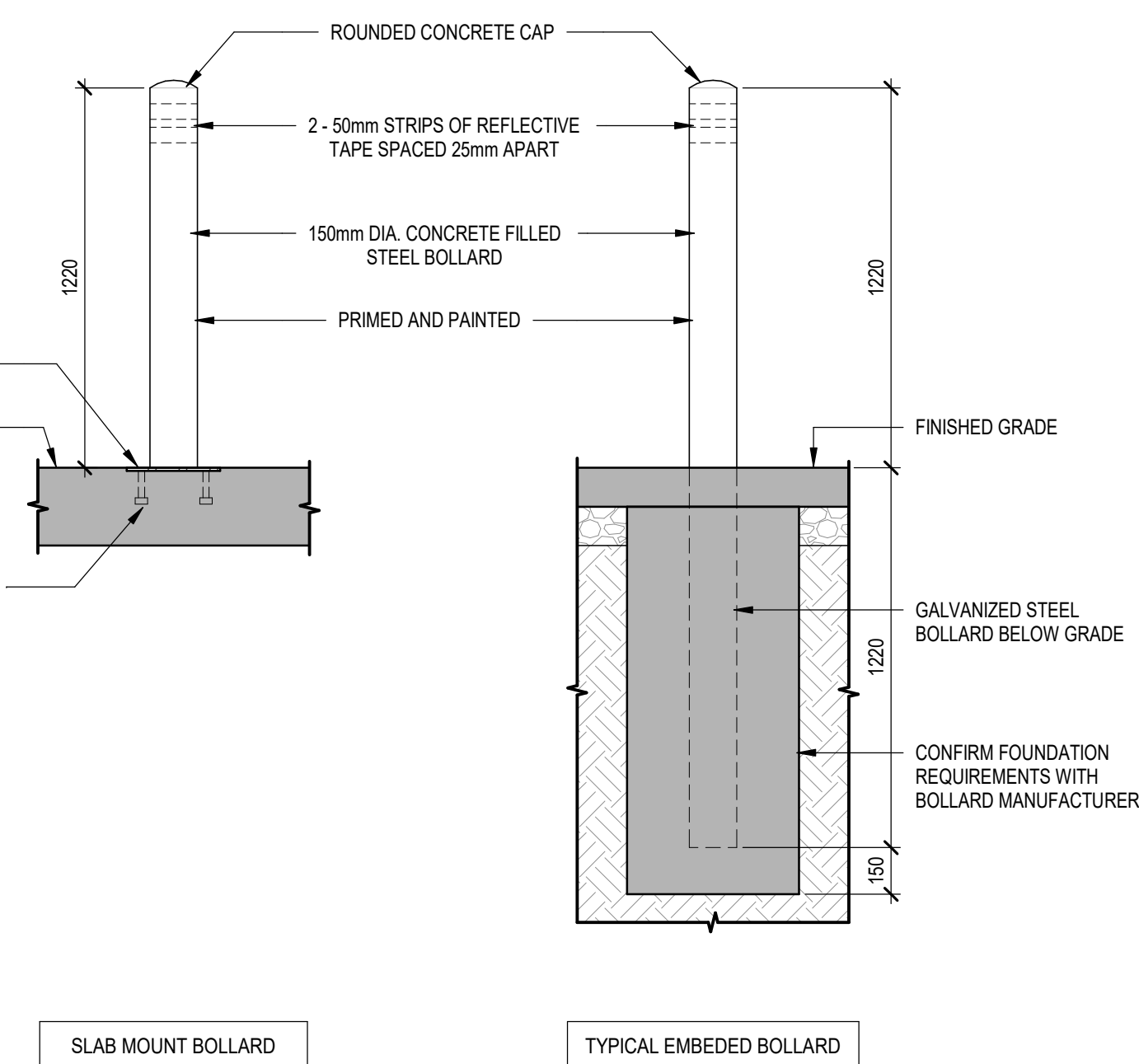
**1** OVERALL PARKLINE SITE PLAN - PEDESTRIAN  
DP1.04 SCALE: 1 : 750



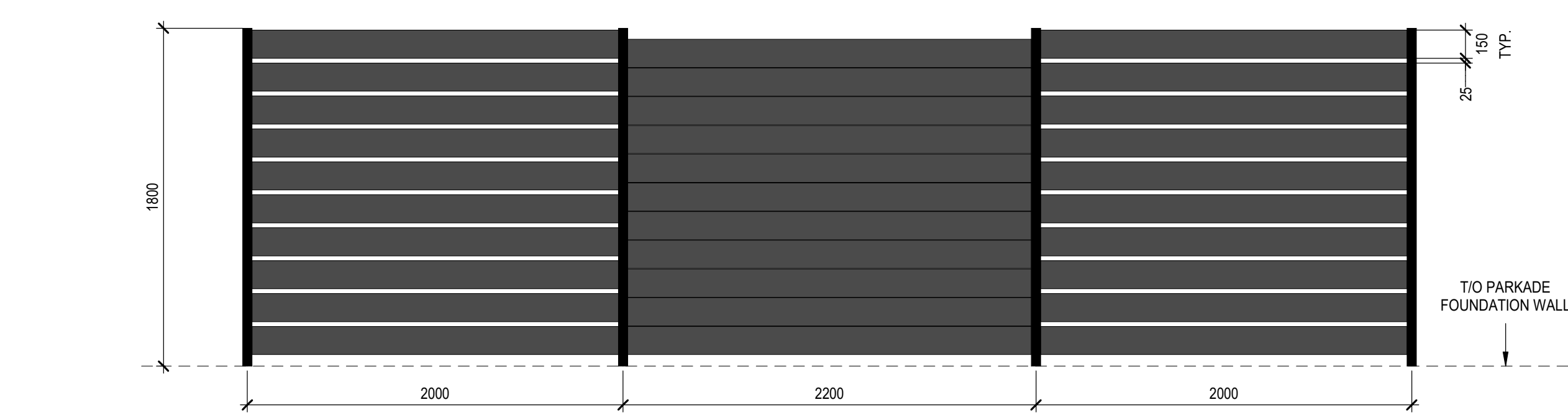
**3** OVERHEAD DOOR TRACK PROTECTION  
DP1.04 SCALE: 1 : 10



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



**4** TYPICAL BOLLARDS  
DP1.04 SCALE: 1 : 20



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

NO.	ISSUE/ REVISION	DATE
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

NOT FOR CONSTRUCTION

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

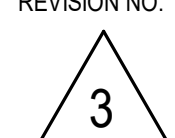
PROJECT ADDRESS  
TBD RICHMOND RISE S.W.  
(CURRENT ADDRESS: 2519 RICHMOND RD S.W.)  
CALGARY, ALBERTA

TITLE  
**OVERALL SITE PLAN - PEDESTRIAN, ENLARGED PLANS & DETAILS**

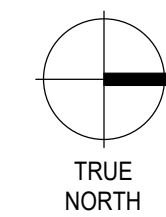
PROJECT NO.	DRAWN	CHECKED
223-115	AZO / SB	JGB / TL

DRAWING NO.	REVISION NO.
DP1.04	3

**DP1.04**



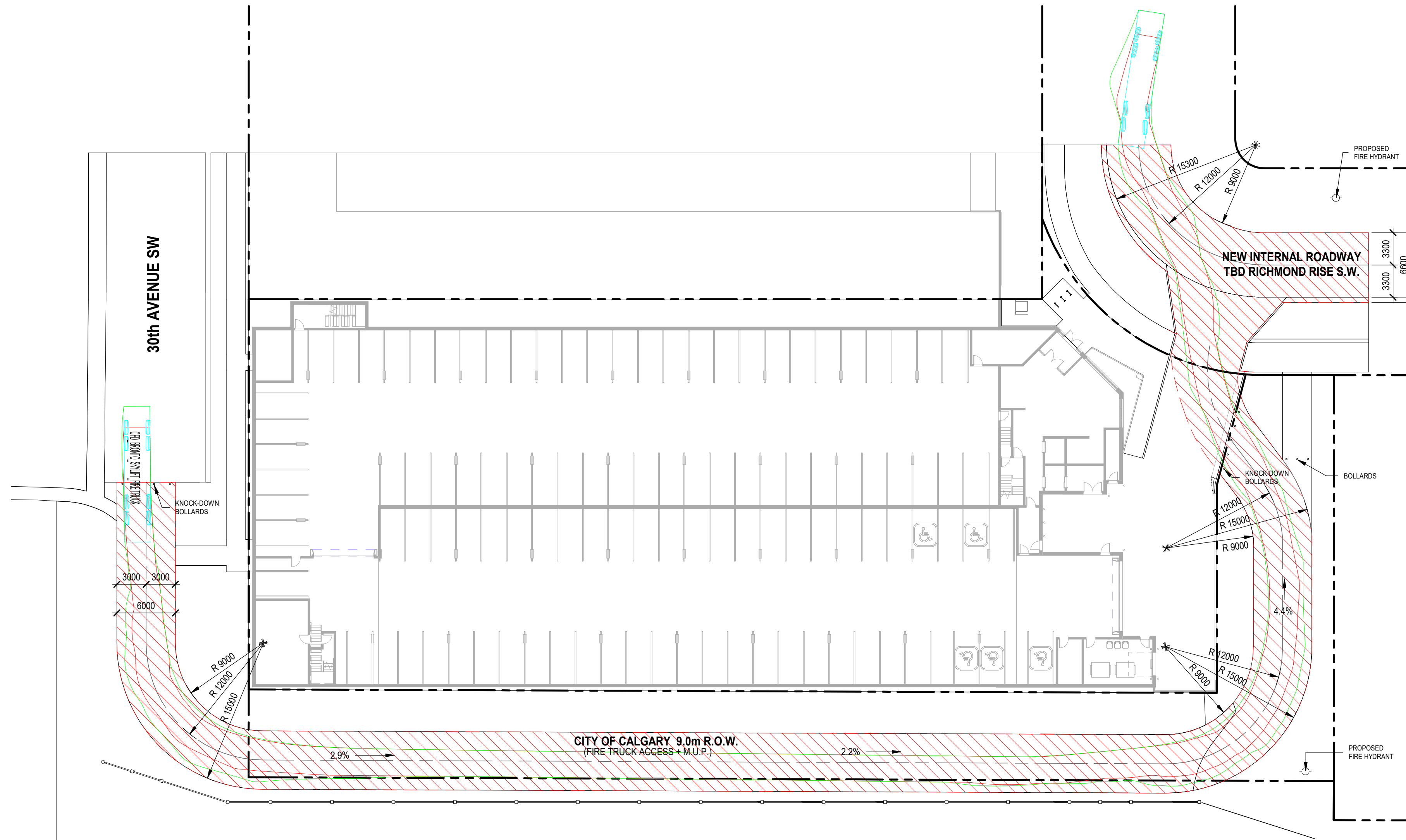
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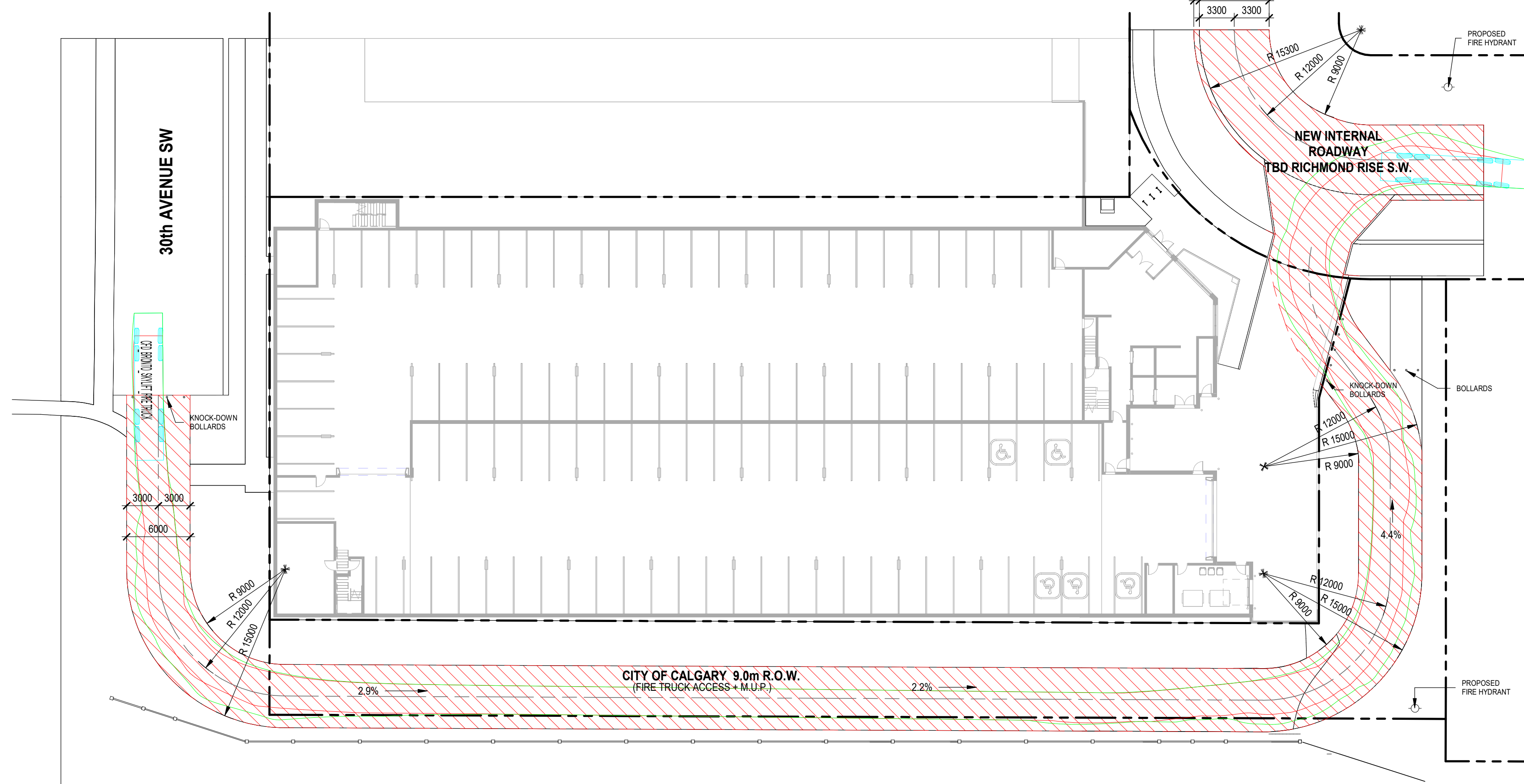
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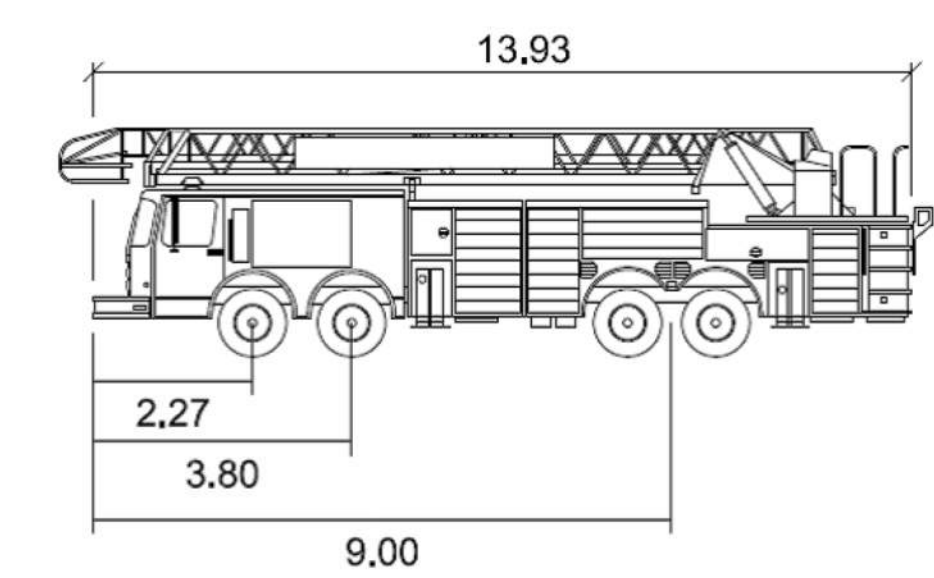
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTORY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.



1 FIRE TRUCK ACCESS PLAN\_1  
DP1.05 SCALE: 1 : 300

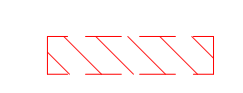


2 FIRE TRUCK ACCESS PLAN\_2  
DP1.05 SCALE: 1 : 300



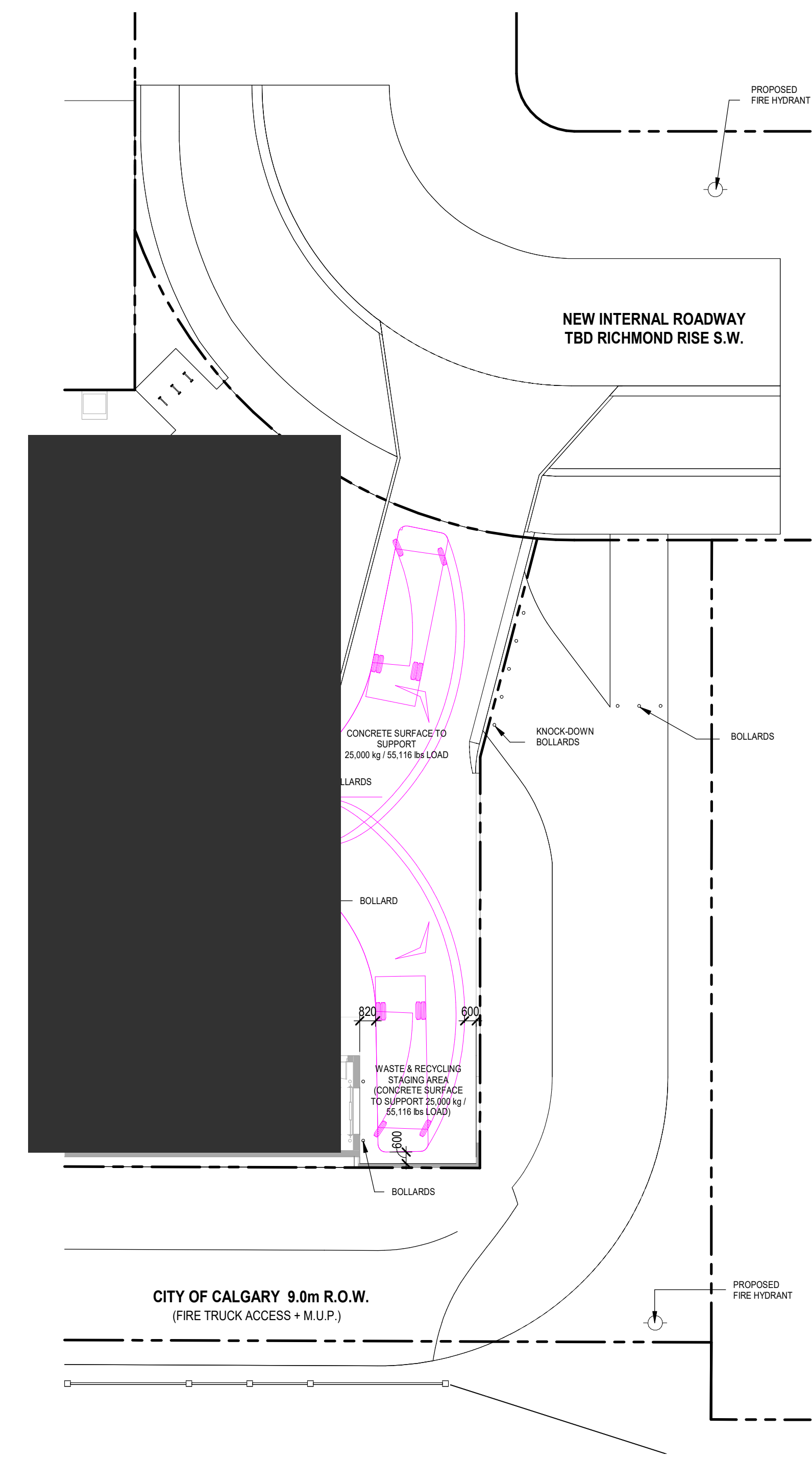
CFD\_Bronto\_Skylift meters  
Width : 2.57  
Track : 2.57  
Lock to Lock Time : 6.0  
Steering Angle : 47.5  
Turning Radius : 10.18

NOTE:



HATCHED AREA INDICATES FIRE ACCESS ROUTE DESIGNED TO SUPPORT 38,556KG/85,000LBS LOAD

NOTE: MINIMUM 4.3m VERTICAL CLEARANCE IS PROVIDED FOR ALL VEHICLE ACCESS IN TURN-AROUND AREAS.



3 SU9 VEHICLE TRACKING PLAN  
DP1.05 SCALE: 1 : 200

NO.	ISSUE/ REVISION	DATE
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

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  
VEHICLE ACCESS PLAN

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

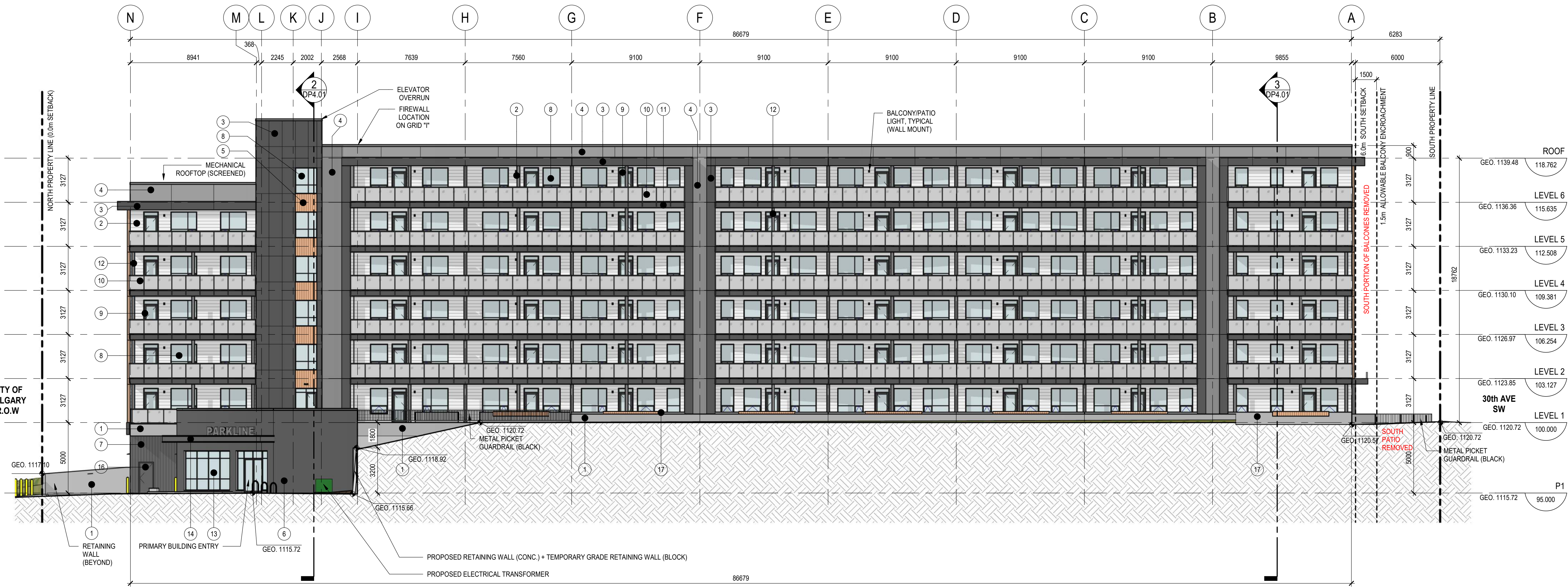
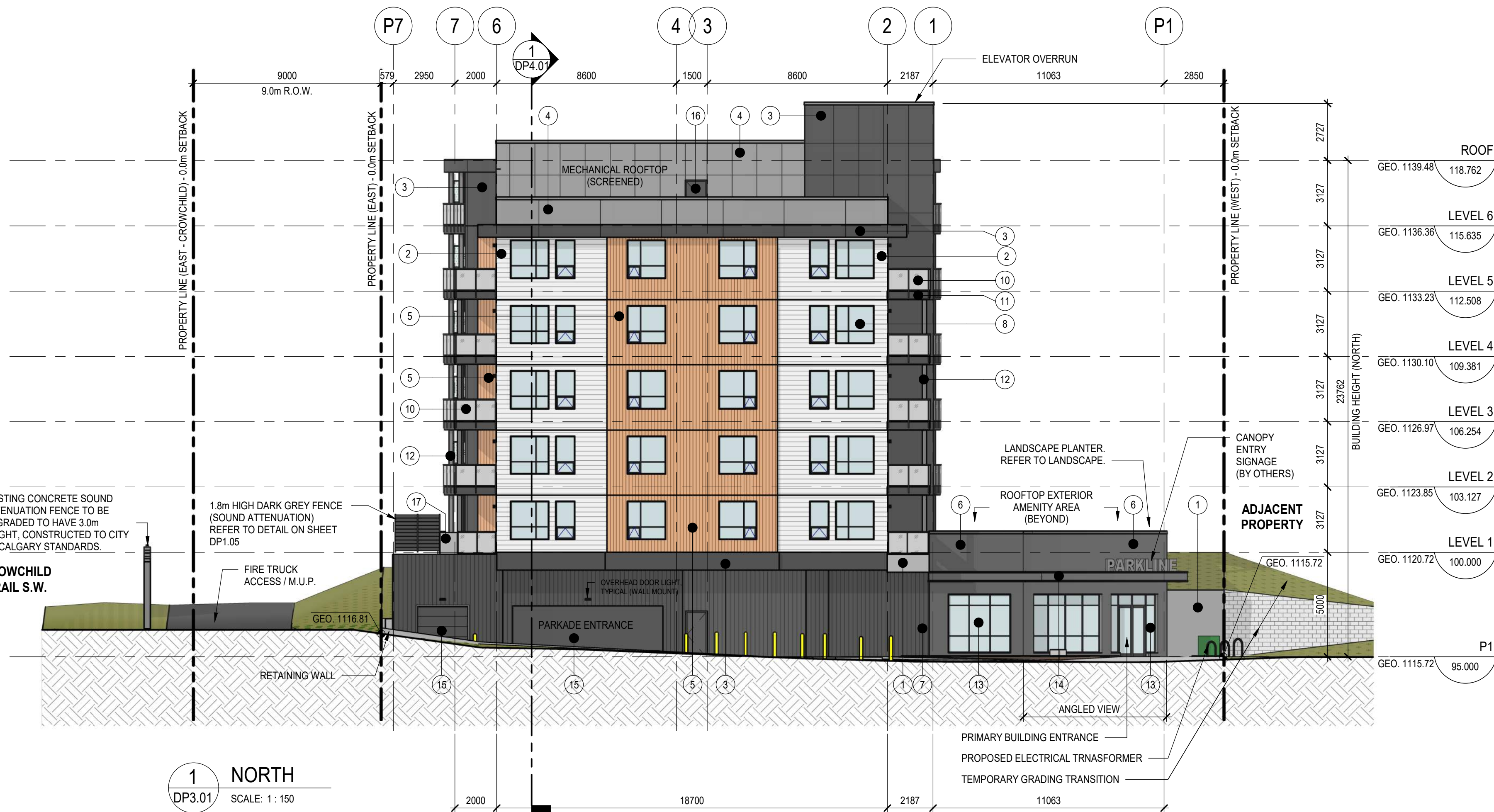
DRAWING NO.	REVISION NO.
DP1.05	3

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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 ALUMINIUM 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	ALUMINIUM 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



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**

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

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

**BUILDING  
 ELEVATIONS**

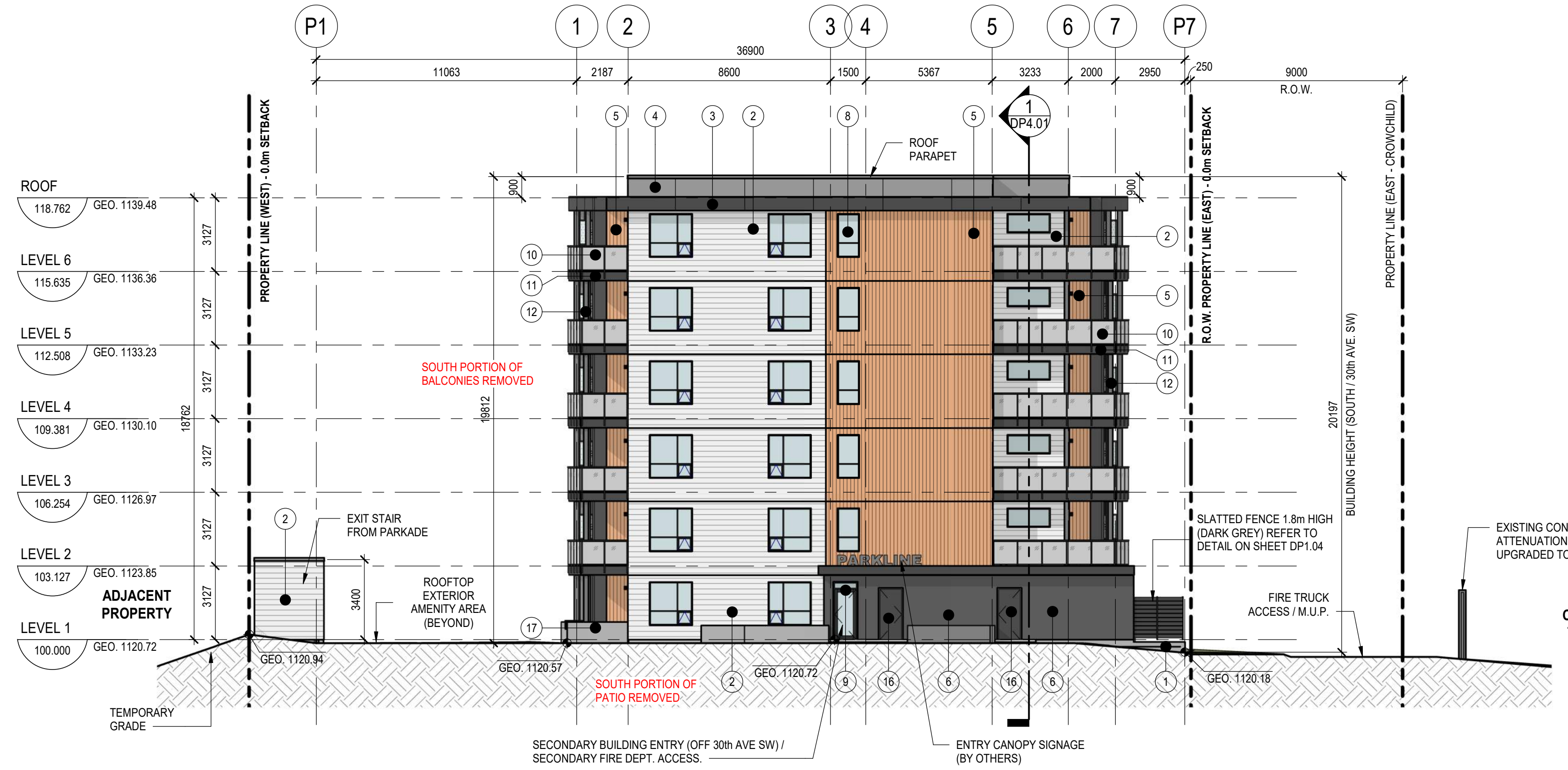
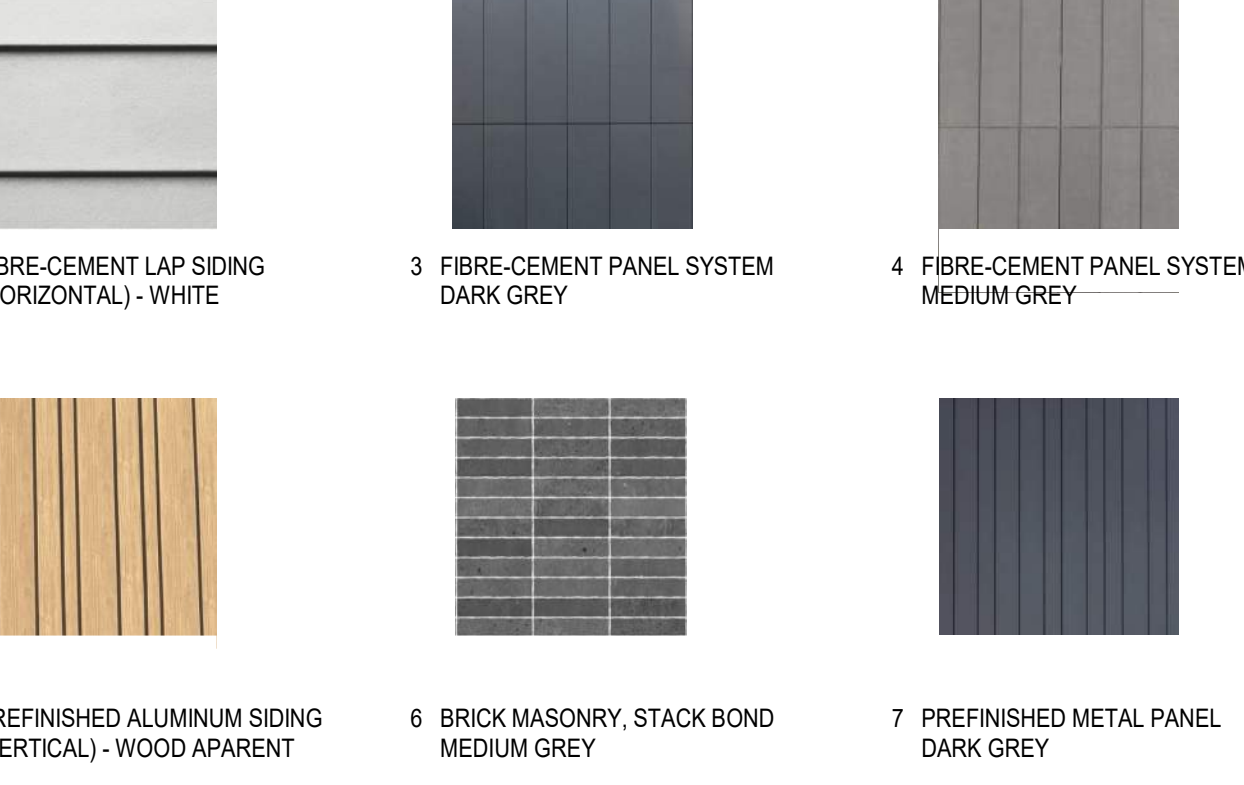
PROJECT NO.	DRAWN	CHECKED
223-115	AZO / SB	JGB / TL

DRAWING NO.	REVISION NO.
DP3.01	3

NOTE

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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 ALUMINIUM 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
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12	BALCONY COLUMNS - FIBRECEMENT TRIM - MEDIUM GREY
13	ALUMINIUM 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 SOUTH**  
 DP3.02 SCALE: 1:150



**2 EAST**  
 DP3.02 SCALE: 1:150

NO.	ISSUE/REVISION	DATE
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

NOT FOR CONSTRUCTION

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

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

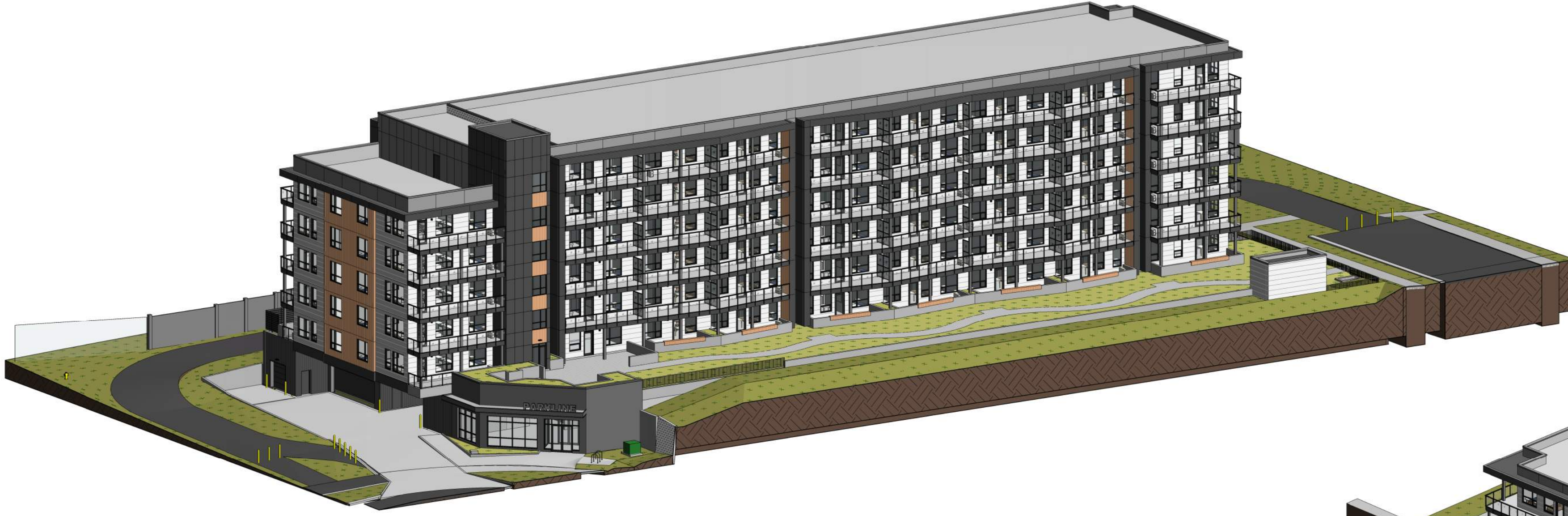
**BUILDING ELEVATIONS**

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

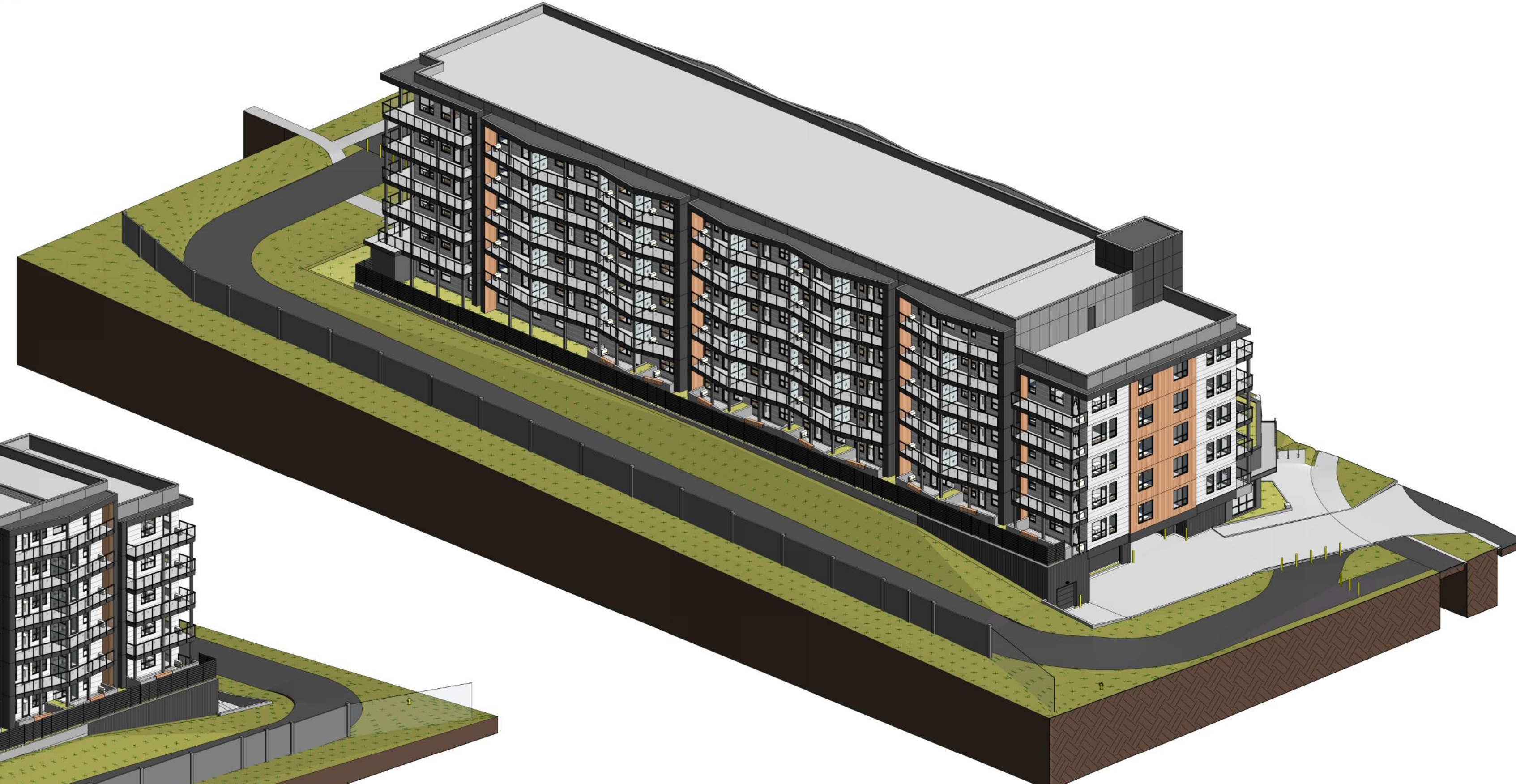
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DP3.02	3

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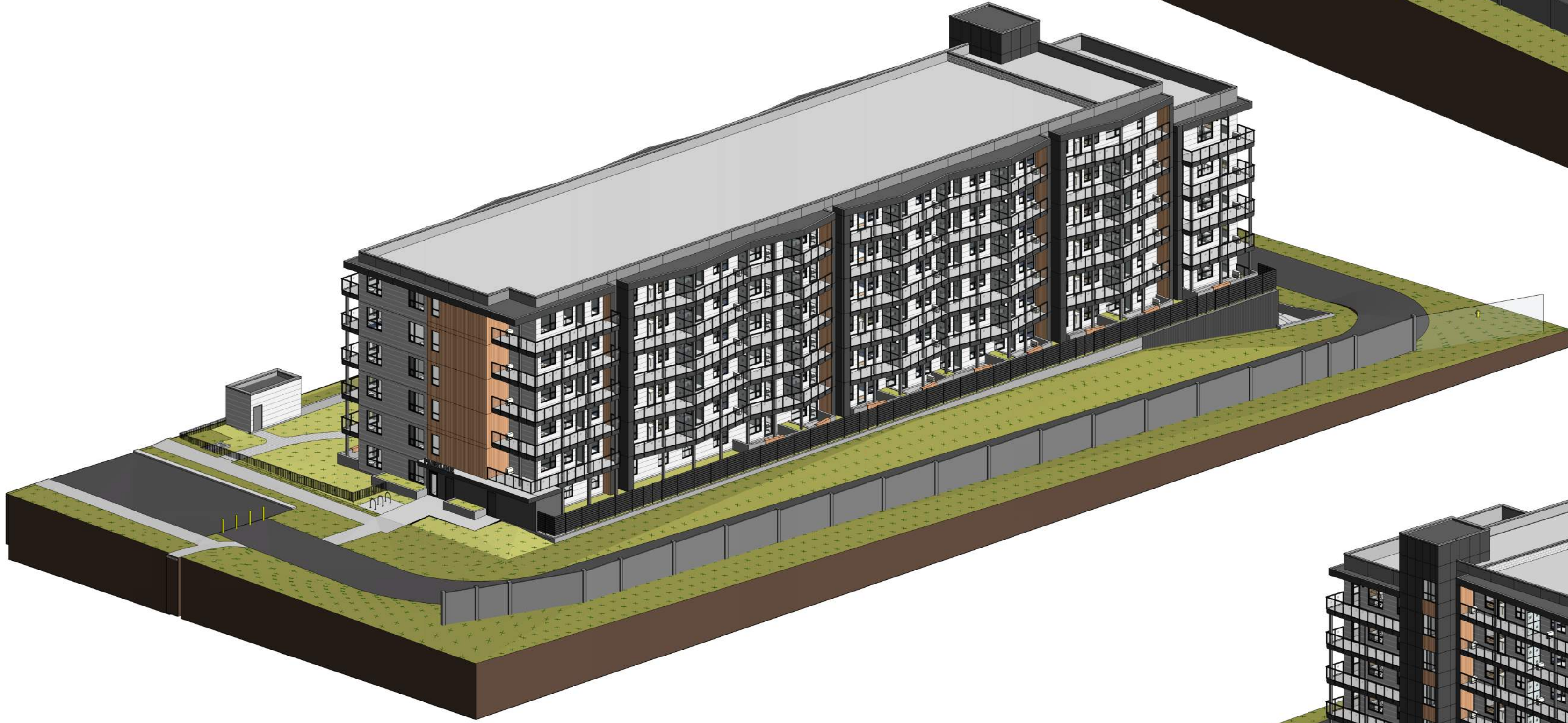
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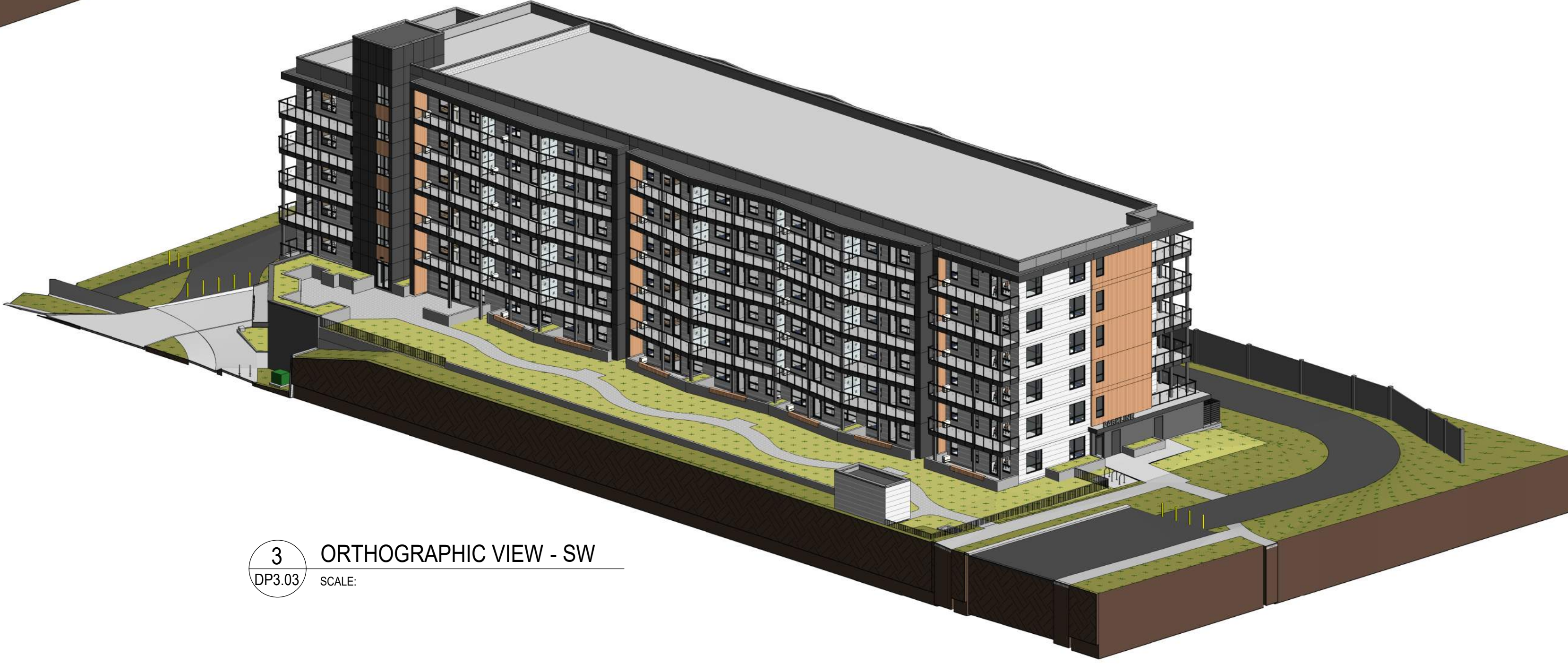
**1** ORTHOGRAPHIC VIEW - NW NEW  
 DP3.03 SCALE:



**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
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NOT FOR CONSTRUCTION

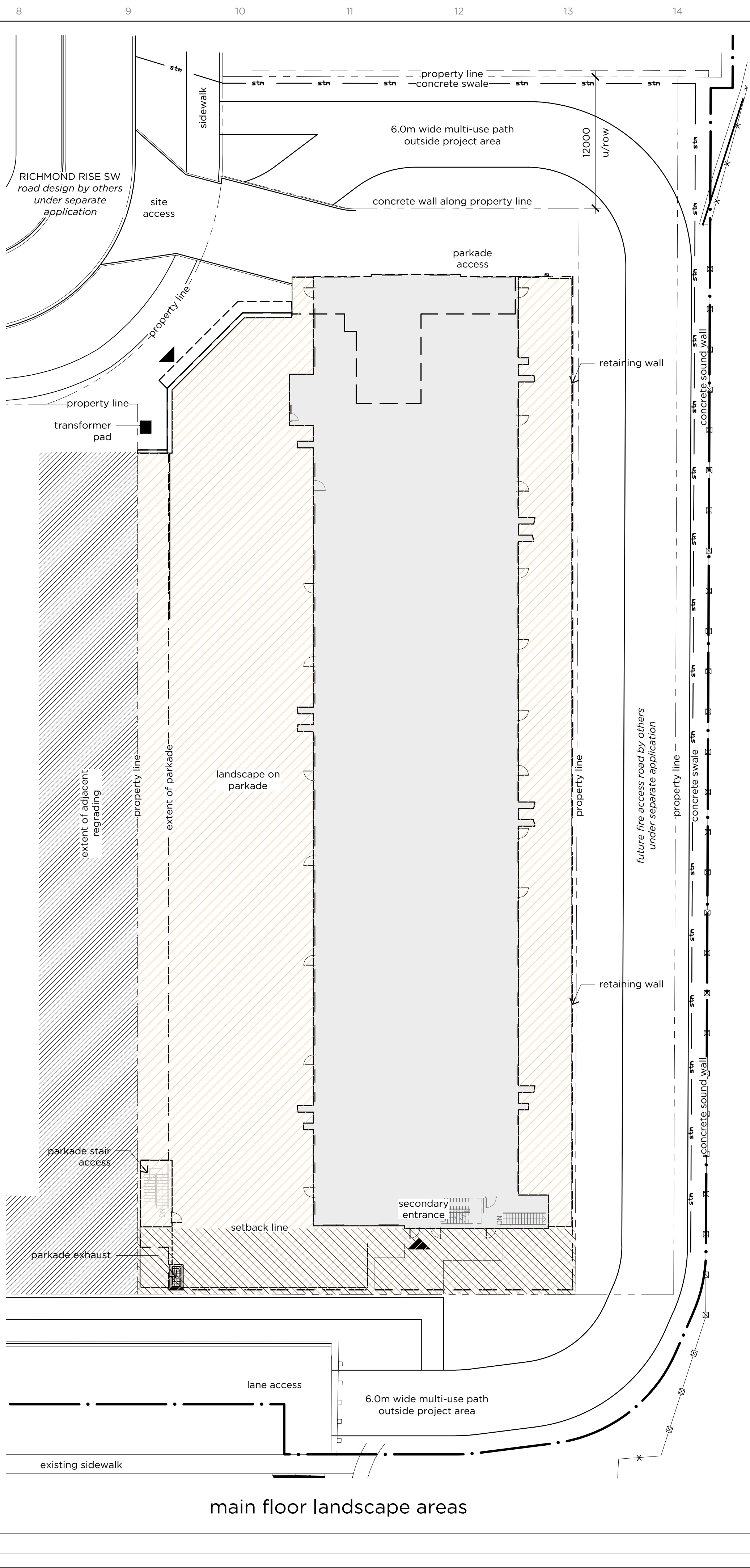
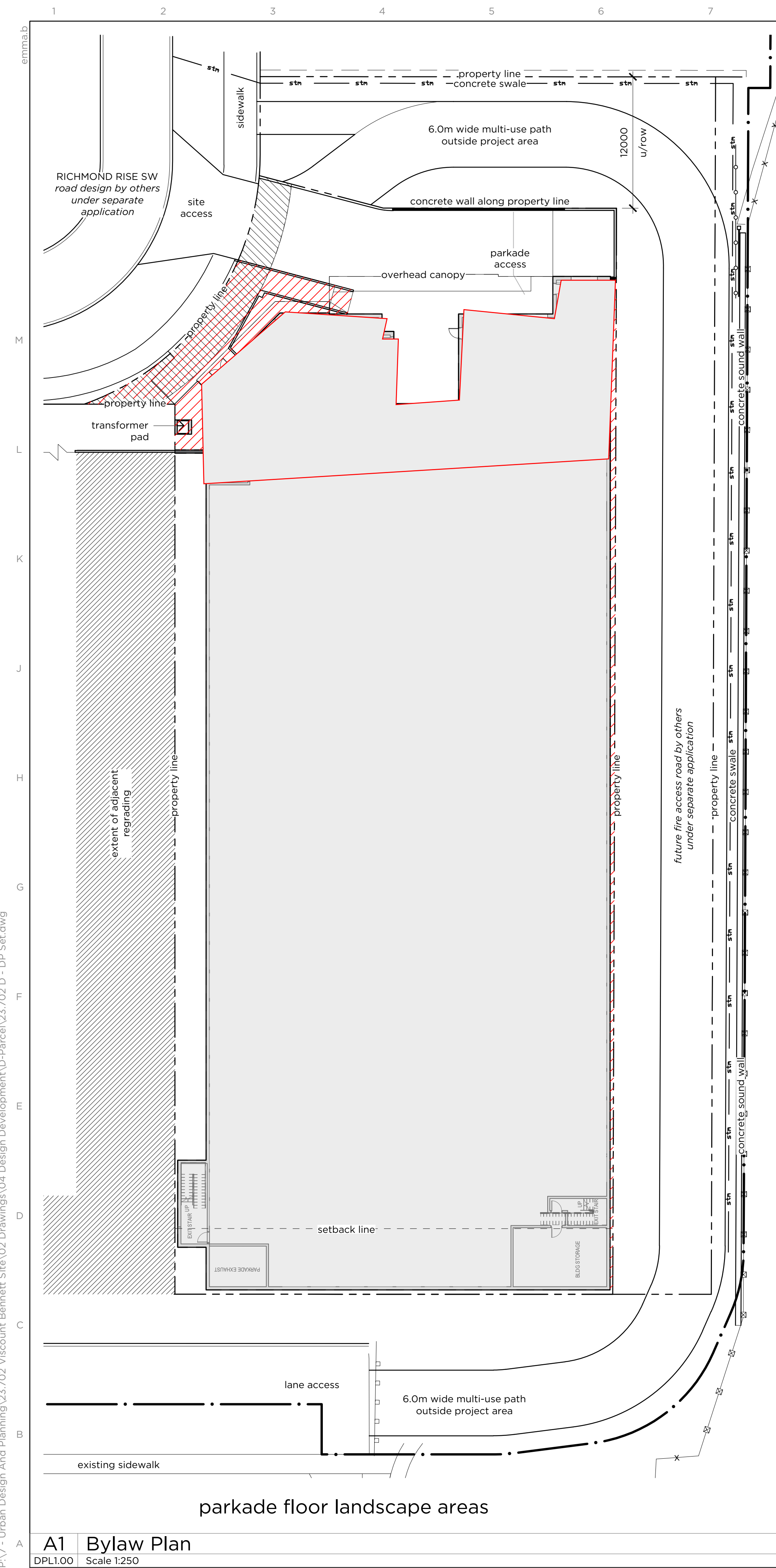
PROJECT  
**"PARKLINE" PHASE 1  
 - MULTI-FAMILY BLDG**

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

TITLE  
**ORTHOGRAPHIC  
 VIEWS**

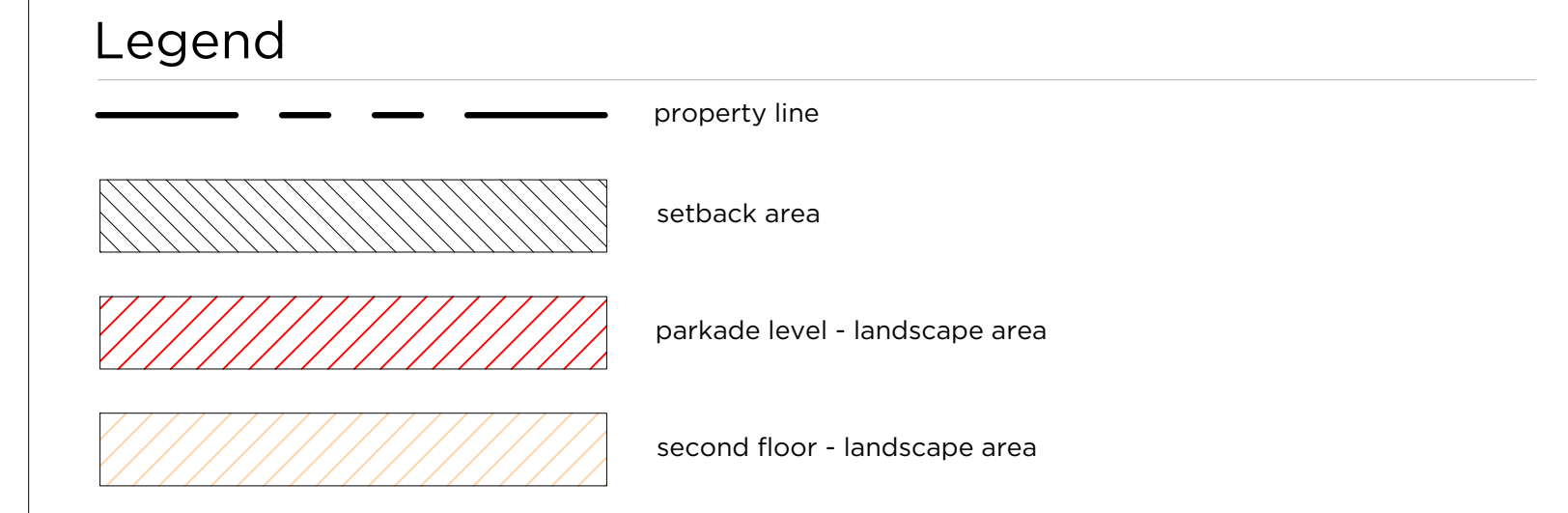
PROJECT NO.	DRAWN	CHECKED
223-115	AZO / SB	JGB / TL

DRAWING NO.	REVISION NO.
<b>DP3.03</b>	<b>3</b>



### Landscape Bylaw Calculations - City of Calgary Land-Use Bylaw 1P2007 (Zone M-1)

regulation	standard	required	provided
specific rules for landscaped areas - 551	(2) a minimum of 40.0 percent of the area of a parcel must be a landscaped area.	minimum landscaped area (3,963.5m <sup>2</sup> x 0.40) = 1,586m <sup>2</sup>	landscaped area = 2,072m <sup>2</sup>
	(3) the maximum hard surfaced landscaped area is: (a) 50.0 percent of the required landscaped area for a parcel containing a street-oriented multi-residential building.	maximum hard surfaced landscaped area allowed (1,586m <sup>2</sup> x 0.50) = 793m <sup>2</sup>	total hard surfaced landscaped area = 589.9m <sup>2</sup>
planting requirements - 552	(2) a minimum of 1.0 trees and 2.0 shrubs must be planted for every 45.0 square metres of landscaped area provided.	minimum shrubs (2,072m <sup>2</sup> /45m <sup>2</sup> ) x 2 = 92 minimum trees (2,072m <sup>2</sup> /45m <sup>2</sup> ) = 46	total shrubs = 165 total trees = 47
	(3) a minimum of 25.0 percent of all trees provided must be coniferous.	coniferous trees (47 x 0.25) = 12	coniferous trees = 12
	(4) deciduous trees must have a minimum calliper of 50 millimetres and at least 50.0 per cent of the provided deciduous trees must have a minimum calliper of 75 millimetres at the time of planting.	50mm caliper deciduous trees (35 x 0.50) = 18 75mm caliper deciduous trees (39 x 0.50) = 18	50mm caliper deciduous trees = 3 75mm caliper deciduous trees = 32
	(5) coniferous trees must have a minimum height of 2.0 metres and at least 50.0 per cent of the provided coniferous trees must have a minimum height of 3.0 metres at the time of planting.	2m height coniferous trees required (12 x 0.50) = 6	2m height coniferous trees = 5
		3m height coniferous trees (12 x 0.50) = 6	3m height coniferous trees = 7



- ### REVISIONS
- 1) bylaw plant count calculations updated to match DPL1.10 and DPL1.20
  - 2) 2.7m<sup>2</sup> removed from hardscape calculation, refer to L1.10

### General Notes

1. contractor is responsible for locating utilities and protecting same from damage during construction. contact Alberta One call at 1-800-242-3447. commencement of work indicates completion of utility locates.
2. all drawings are property of landscape architect. site clean-up is incidental to the work. the contractor shall report any discrepancies between the site conditions shown and to those existing at the time of construction to the owner's representative.
3. if discrepancies exist between drawings, the largest scale shall be taken as correct. final interpretation belongs to the landscape architect.
4. contractor to coordinate and attend all inspections and approvals required by the owner. all drawings are metric unless otherwise noted.
5. all layouts shall be approved on site by landscape architect prior to construction. contractor to notify owner's representative minimum 72 hours prior.
6. contractor shall refer to related disciplines as indicated on plan's where applicable.
7. all soft landscaped areas are to be sloped to ensure positive drainage away from structures, u.n.o.
8. disturbance outside limit of construction line to be repaired to the satisfaction of the owner's representative.
9. refer to civil engineering drawings for grading information.

### Irrigation Note

1. All soft surfaced landscaped areas must be irrigated by an underground irrigation system.

issue / revision	date	no.
issued for development permit	25/03/17	1
issued for DTR1 response	25/09/12	2
issued for DTR2 response	25/12/02	3
issued for DTR3 response	26/01/16	4

project

## Vicount Bennett Parcel D

drawn EB	checked EB	approved JS
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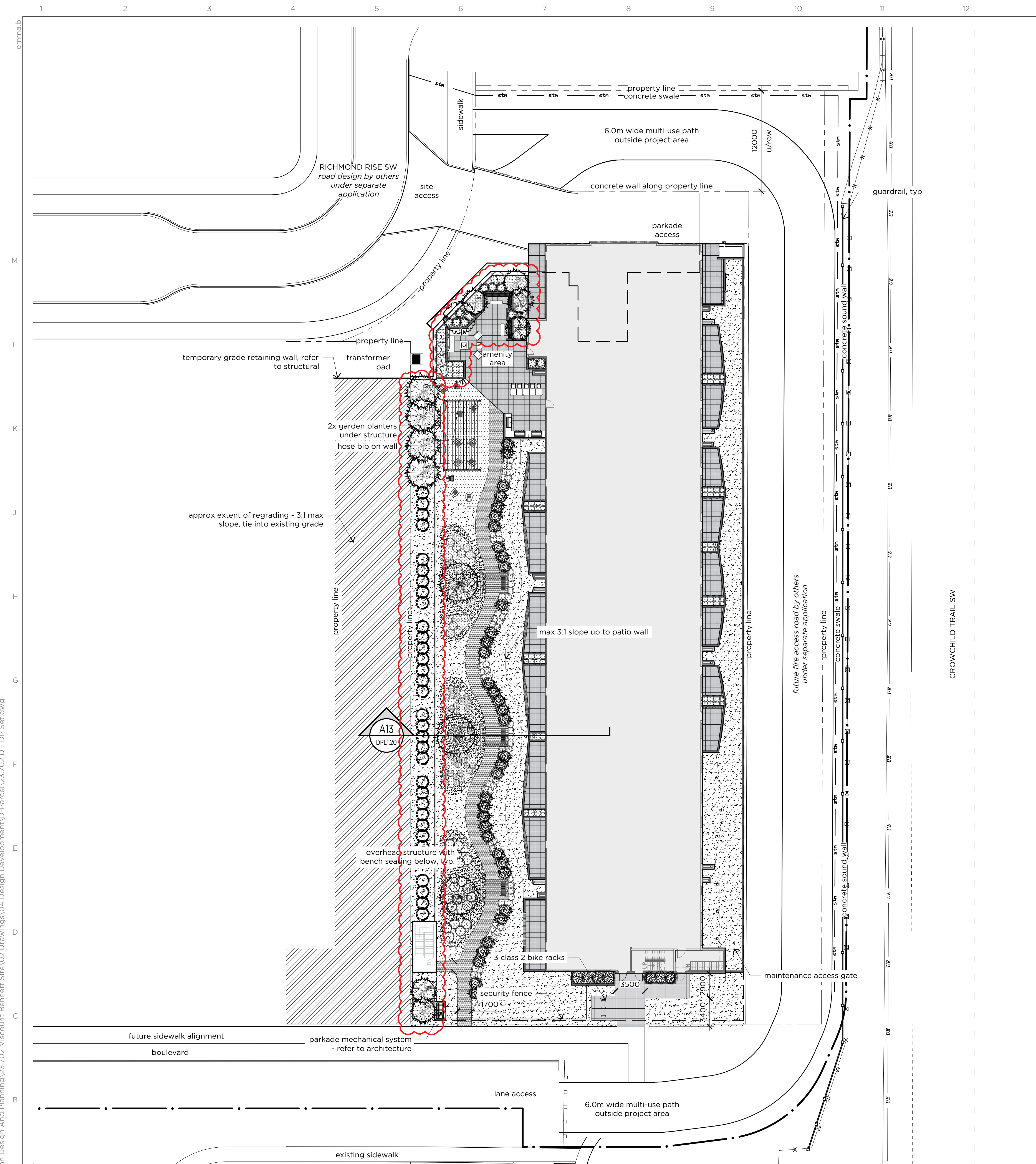
project # 23.702	date 2026/01/16
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drawing

## Bylaw Plan

	sheet DPL1.00
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**A1** main floor landscape site plan  
DPL1.20 Scale 1:250

**Linetype Legend**

	property line
--	---------------

**Landscape Legend**

	75mm mulch over minimum of 600mm depth topsoil for shrubs, 300mm in all other cases
	native drought tolerant sod over 300mm min topsoil
	manicured native drought tolerant sod over 300mm min topsoil
	concrete amenity surface - finish tbd
	10mm rundlestone fines

**Proposed Plant List for Trees**

number	symbol	description
47		
35		deciduous trees - 32 @ 75mm, 3 @ 50mm <ul style="list-style-type: none"> <li>pink spire flowering crabapple <i>Malus 'pink spires'</i></li> <li>trembling aspen <i>Populus tremuloides</i></li> <li>sweetheart mayday <i>Prunus padus 'sweetheart'</i></li> <li>red rocket red maple <i>Acer rubrum 'red rocket'</i></li> <li>guardian columnar aspen <i>Populus 'jeffguard'</i></li> </ul>
12		coniferous trees - 7 @ 3m height, 5 @ 2m height <ul style="list-style-type: none"> <li>ponderosa pine <i>Pinus ponderosa</i></li> <li>scotch pine <i>Pinus sylvestris</i></li> <li>mountain pine <i>Pinus uncinata</i></li> <li>hoopsii blue spruce <i>Picea pungens 'hoopsii'</i></li> </ul>

**Proposed Plant List for Shrubs**

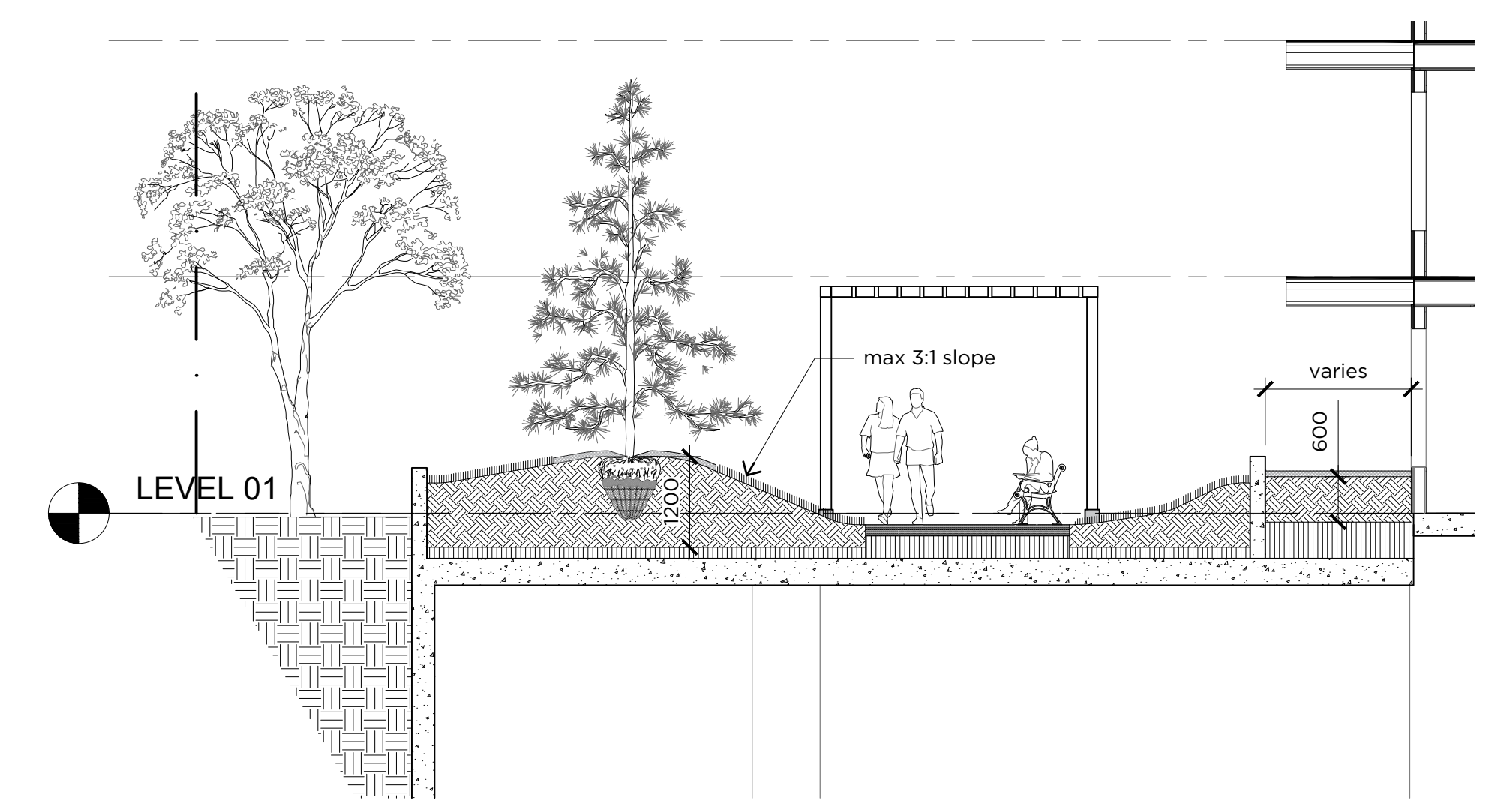
number	symbol	description
165		<ul style="list-style-type: none"> <li>sunsation japanese barberry <i>Berberis thunbergii 'sunsation'</i></li> <li>mops mugo pine <i>Pinus mugo 'Mops'</i></li> <li>alpine carpet juniper <i>Juniperus communis 'alpine carpet'</i></li> <li>western snowberry <i>Symphoricarpos occidentalis</i></li> <li>morden blush rose <i>Rosa 'morden blush'</i></li> <li>northern gold forsythia <i>Forsythia 'northern gold'</i></li> <li>russian sage <i>Perovskia atriplicifolia</i></li> <li>compact winged burning bush <i>Euonymus alatus 'compactus'</i></li> </ul>

**Proposed Plant List for Grasses**

number	symbol	description
188		avalanche reed grass <i>Calamagrostis x acutiflora 'avalanche'</i>

**REVISIONS**

- 1) plant quantities have been updated to include planting on the parkade level (at front entrance), which was previously omitted.
- 2) tree caliper sizing has been adjusted on plan to match quantities provided in proposed plant list



**A13** Planting Section Over Parkade  
DPL1.20 Scale 1:75

**General Notes**

1. contractor is responsible for locating utilities and protecting same from damage during construction. contact Alberta One call at 1-800-242-3447. commencement of work indicates completion of utility locates.
2. all drawings are property of landscape architect. site clean-up is incidental to the work. the contractor shall report any discrepancies between the site conditions shown and to those existing at the time of construction to the owner's representative.
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6. contractor shall refer to related disciplines as indicated on plan's where applicable.
7. all soft landscape areas are to be sloped to ensure positive drainage away from structures, u.n.o.
8. disturbance outside limit of construction line to be repaired to the satisfaction of the owner's representative.
9. refer to civil engineering drawings for grading information.

**Irrigation Note**

1. All soft surfaced landscaped areas must be irrigated by an underground irrigation system.



issue / revision	date	no.
issued for development permit	25/03/17	1
issued for DTR1 response	25/09/12	2
issued for DTR2 response	25/12/02	3
issued for DTR3 response	26/01/16	4

project  
**Vicount Bennett Parcel D**

drawn **EB** checked **EB** approved **JS**

project # **23.702** date **2026/01/16**

drawing **Main Floor Level Site Plan - Landscape**

sheet **DPL1.20**

P:\7 - Urban Design And Planning\33.702 Vicount Bennett Site\02 Drawings\04 Design Development\04-Parcel\33.702 D - DP\_Scd.dwg