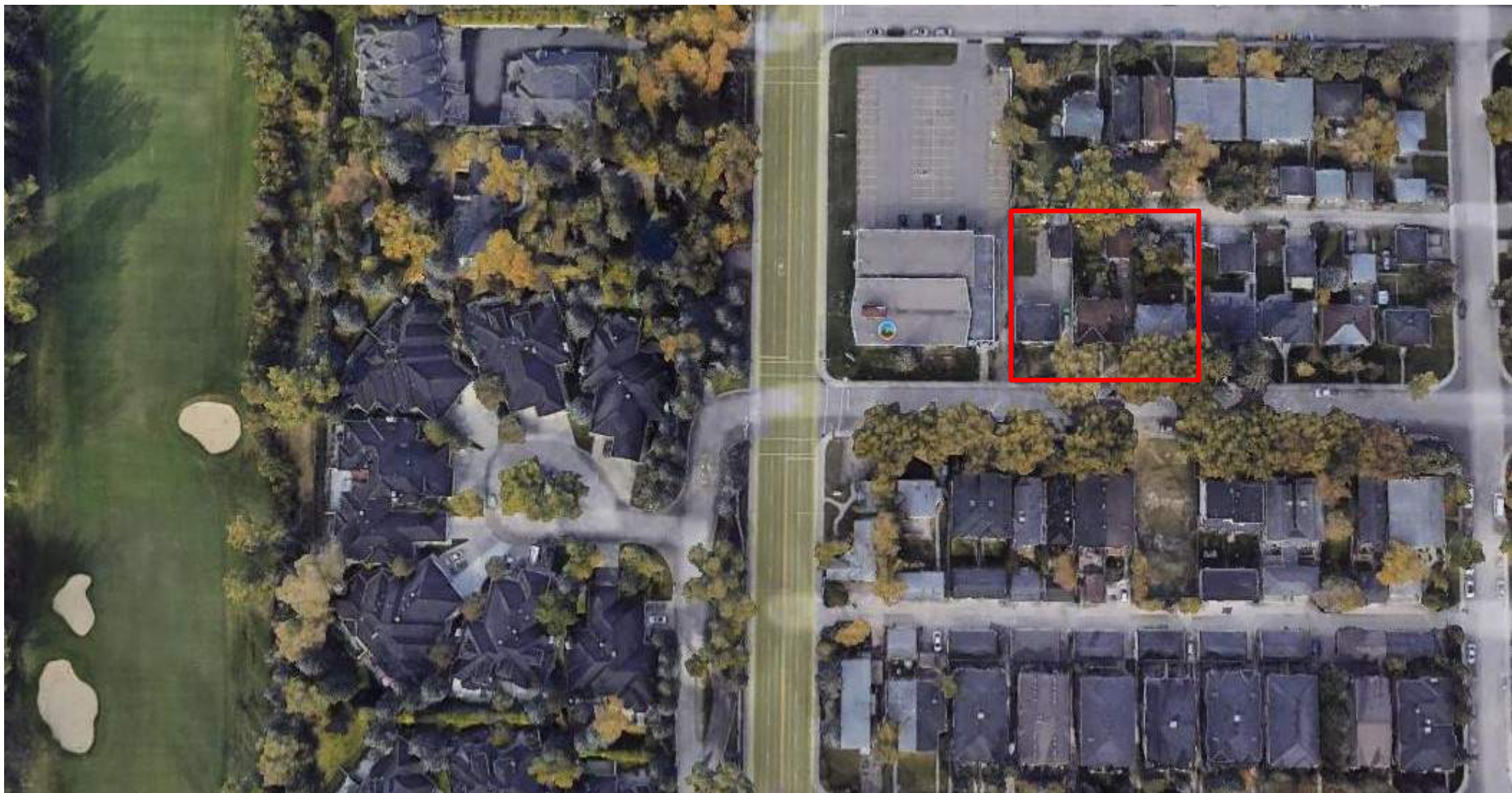
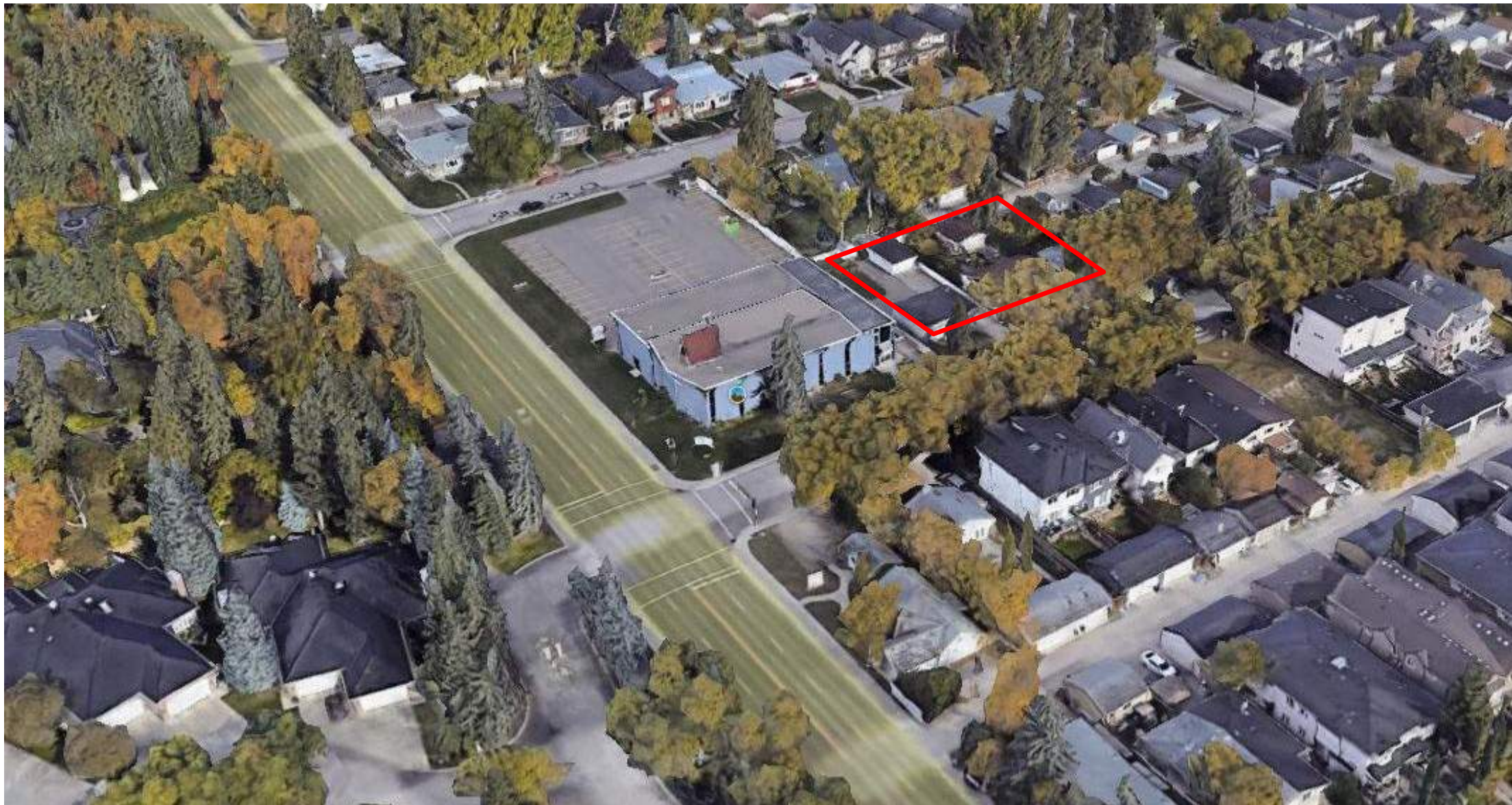
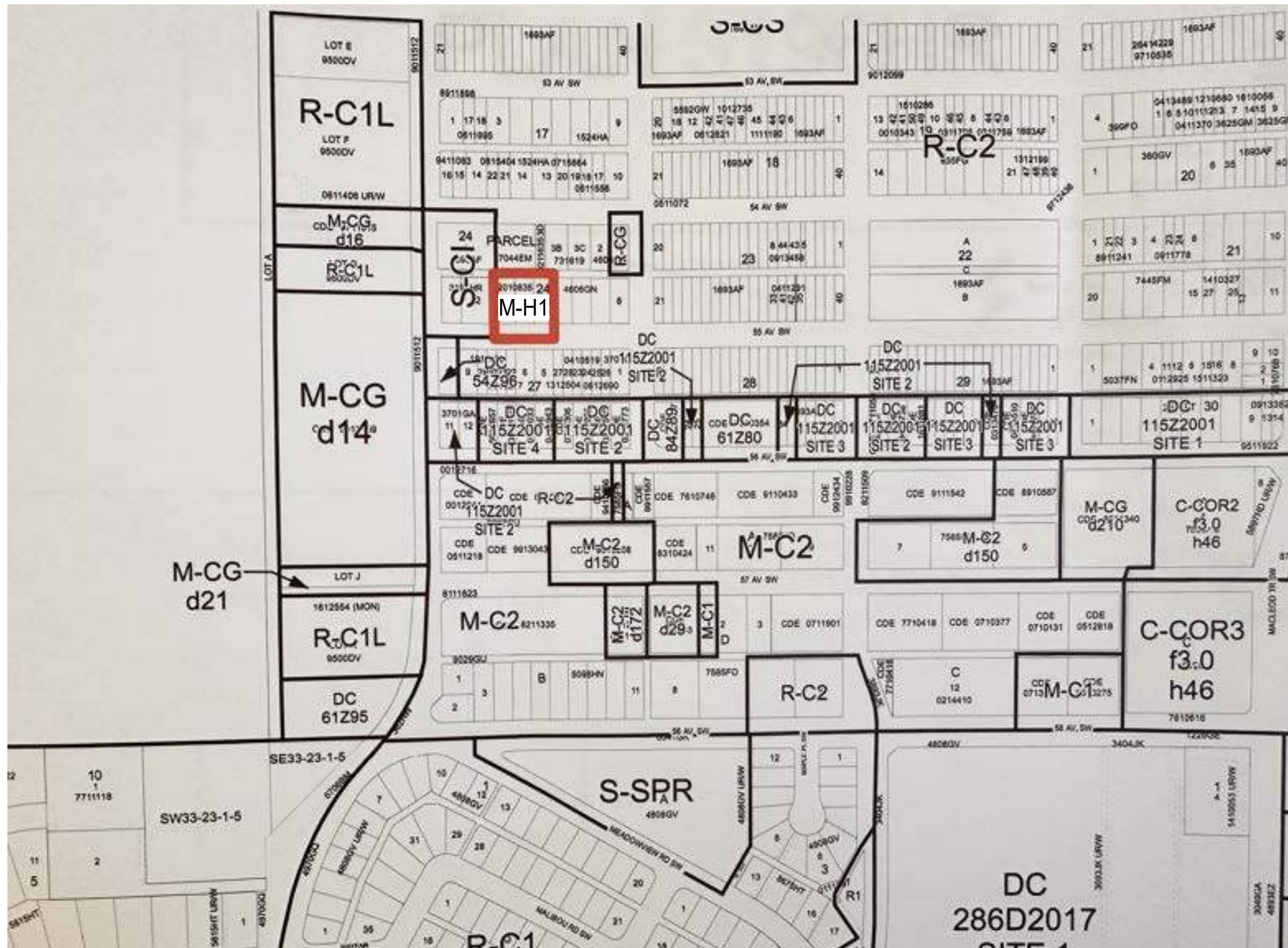




PROJECT LOCATION: AERIAL VIEW



PROJECT LOCATION: AERIAL VIEW



1 VICINITY MAP
A0.01 SCALE: NTS

LAND USE BYLAW REVIEW AND PROJECT DATA

DEVELOPMENT GUIDELINES	LAND USE BYLAW NO. 1P2007
ZONING	M-H1 (Multi-Residential - High Density Low Rise)
PROJECT DESCRIPTION	55TH AVE. STREET-ORIENTED MULTI-RESIDENTIAL DEVELOPMENT
MUNICIPAL ADDRESS	720 - 55th AVENUE SW
LEGAL ADDRESS	PLAN: 1559EO + 1693AF BLOCK: 24 LOT: B PLAN: 4606GN BLOCK: 24 LOT: 4

SITE SUMMARY

SITE AREA	1,764.67 SM 18,994.75 SQ FT
PROPOSED GROSS FLOOR AREA	6,096 SM 65,616 SQ FT
PROPOSED F.A.R	3.45
ALLOWABLE F.A.R	3.5
DENSITY	NO MAXIMUM DENSITY
BUILDING SETBACK	FRONT (SOUTH): 0.0 M / 4.5 M (GRADE LEVEL) SIDE (WEST) : 1.2 M SIDE (EAST) : 3.0 M REAR (NORTH) : 3.0 M

PROPOSED DEVELOPMENT

BUILDING HEIGHT	ALLOWABLE: 20M MEASURED FROM GRADE PROPOSED: 18.8M
LANDSCAPING	MINIMUM 40% SITE AREA: $1,764.67 * 0.40 = 705.8\text{sm}$ AT LEAST 50% OF THE REQUIRED LANDSCAPED AREA MUST BE PROVIDED AT GRADE = 352.9sm LANDSCAPE AREA PROVIDED AT GRADE: 595sm LANDSCAPE AREA PROVIDED ABOVE GRADE: 345sm (Roof Terrace) PROPOSED: 990sm
TREE REQUIREMENTS	REQUIRED: 14 TREES (4 CONIFEROUS + 10 DECIDUOUS) PROVIDED: 25 TREES (5 CONIFEROUS + 20 DECIDUOUS) 34 SHRUBS
PARKING REQUIREMENTS	REQUIRED: $62 \text{ UNITS} \times 0.625 = 39 \text{ STALLS}$ PROVIDED: 73 STALLS (INC. 5 VISITORS) P2: 36 STALLS (INC. 2 BARRIER FREE) P1: 32 STALLS (INC. 7 BARRIER FREE) L1: 5 STALLS (INC. 1 BARRIER FREE)
BICYCLE REQUIREMENTS	PROVIDED: CLASS 1: 62 / CLASS 2 : 8

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3	2025-11-04	ISSUED FOR DEVELOPMENT PERMIT	BC
2	2025-08-11	ISSUED FOR DEVELOPMENT PERMIT	BC
1	2025-05-05	ISSUED FOR DEVELOPMENT PERMIT	BC
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PROJECT

IL BOSCO

CALGARY, ALBERTA, CANADA

DRAWING TITLE

PROJECT INFORMATION

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PLOT DATE

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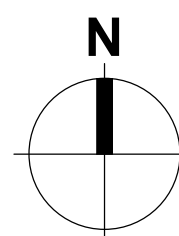
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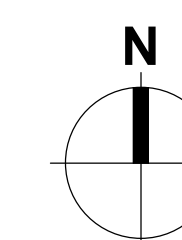
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CALGARY, ALBERTA, CANADA

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-	SCALE 1 : 200	REVIEWED BC
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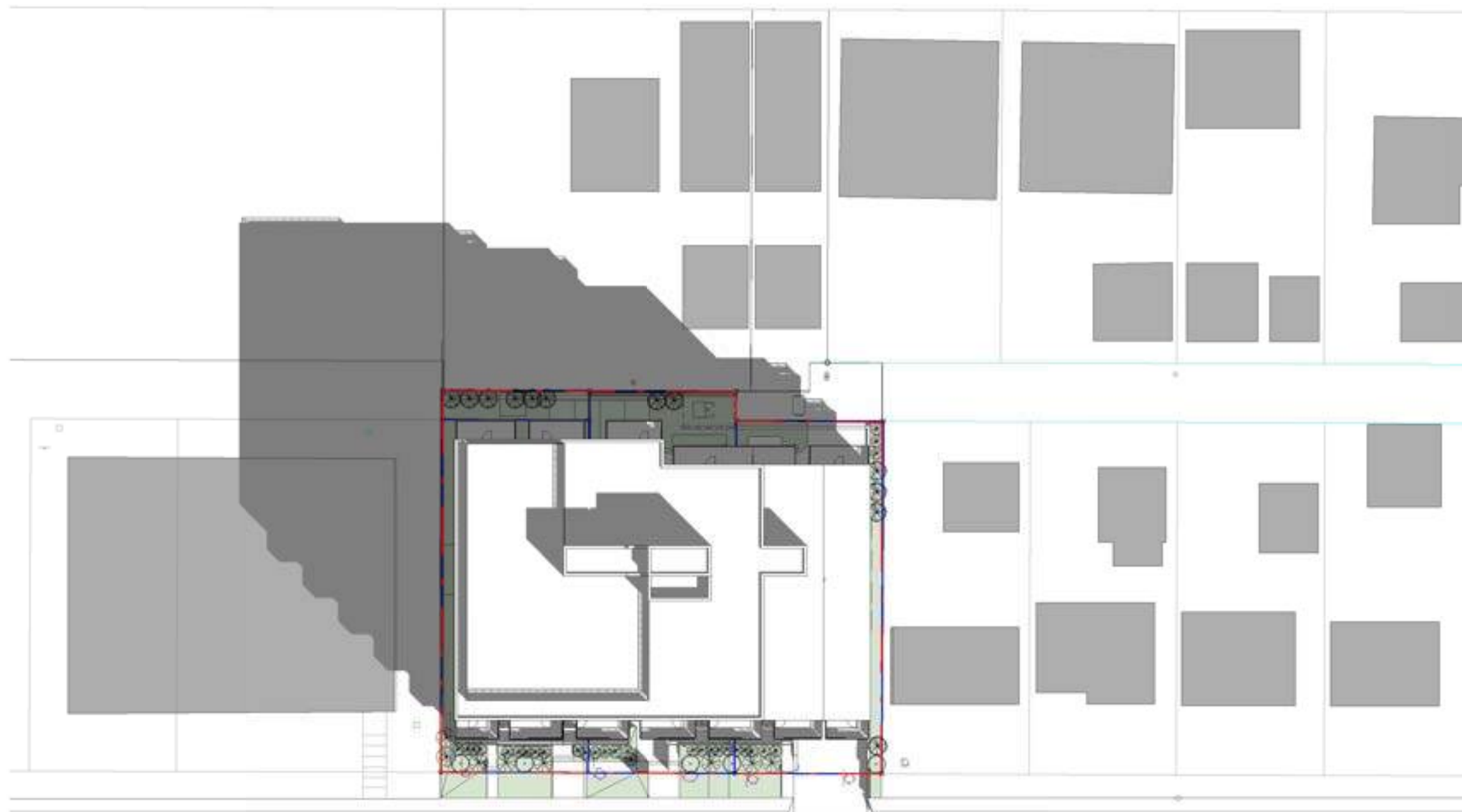
SHADOW STUDY - JUNE 21 - 10 AM



SHADOW STUDY - JUNE 21 - 2 PM



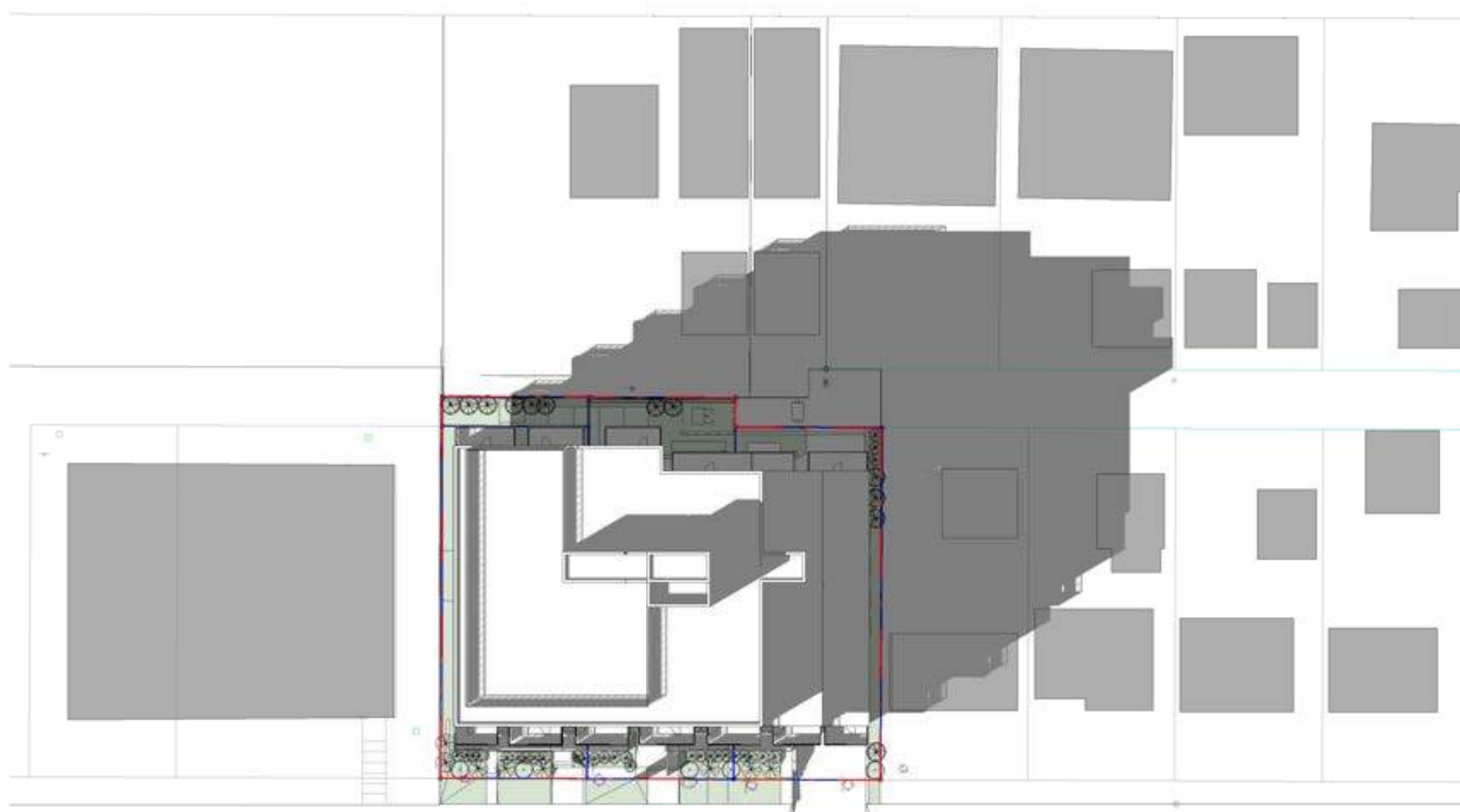
SHADOW STUDY - JUNE 21 - 4 PM



SHADOW STUDY - SEPT 21 - 10 AM



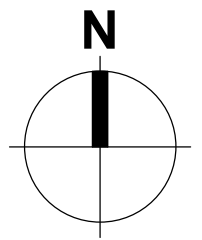
SHADOW STUDY - SEPT 21 - 2 PM



SHADOW STUDY - SEPT 21 - 4 PM

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TRUE NORTH

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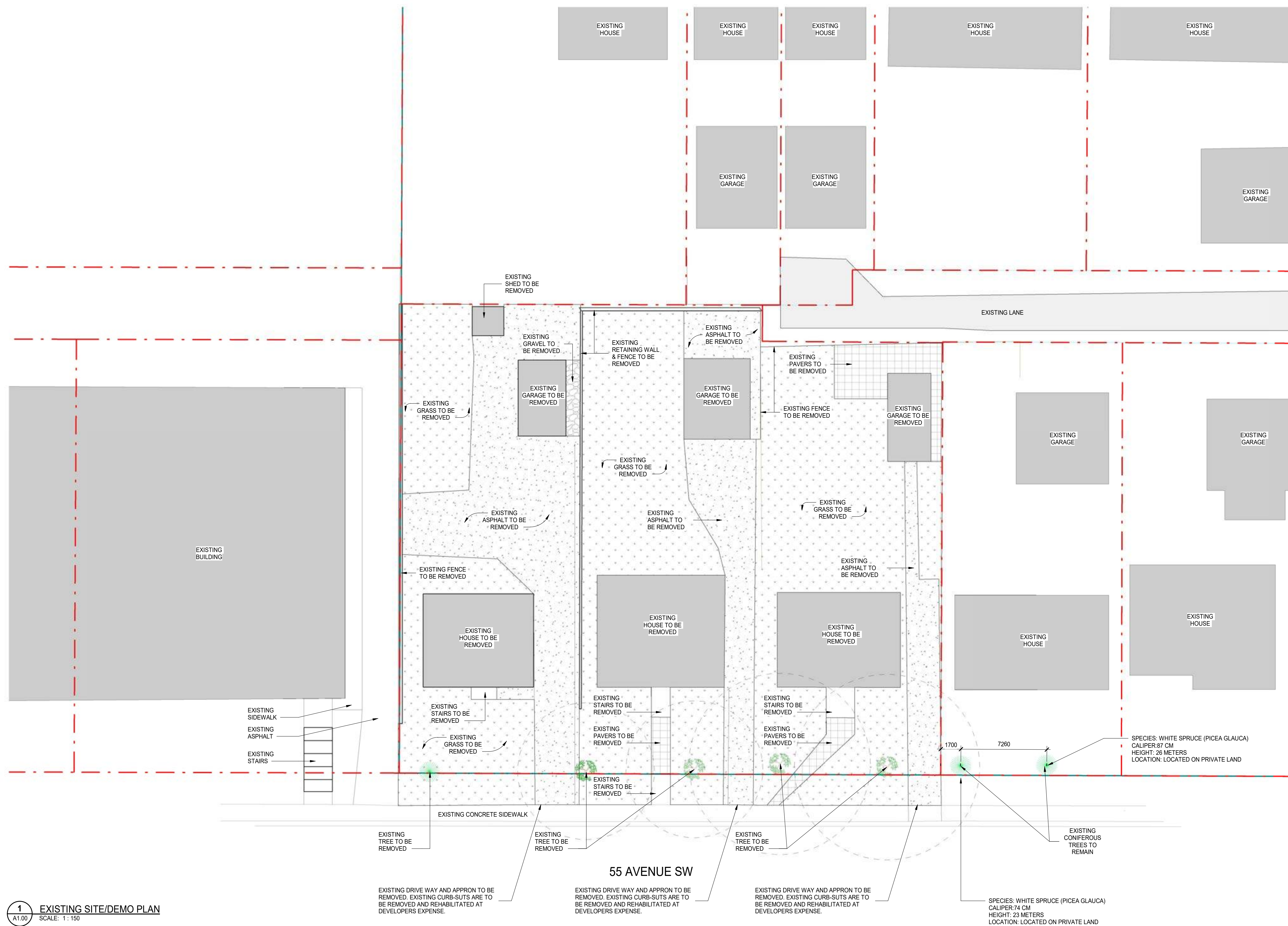
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SHADOW STUDIES

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15 JULY 2004

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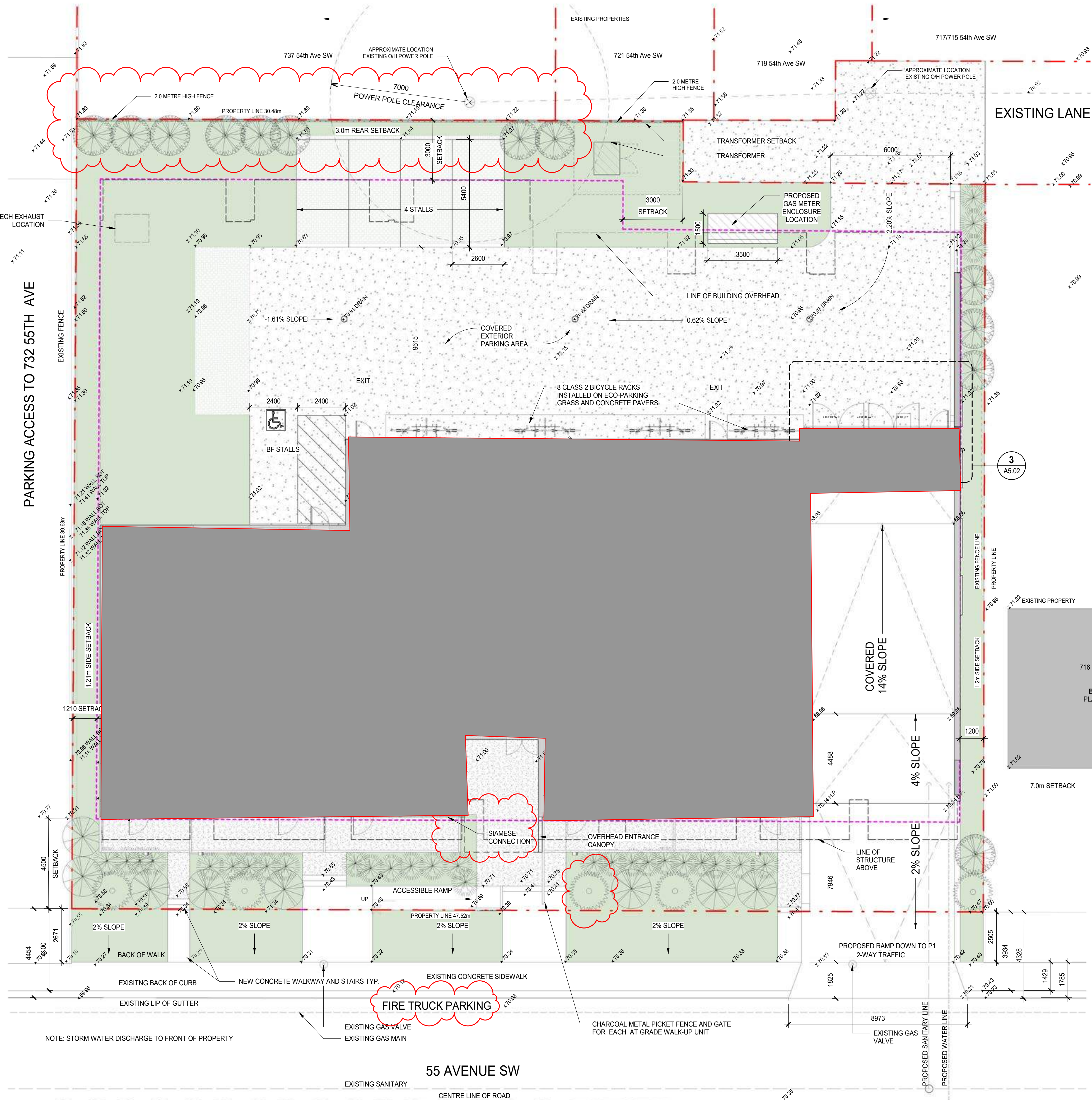
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LEGEND

SCOTTS TURF
BUILDER DENSE
SHADE RYEGRASS
IN ECO-PARKING
CONCRETE PAVERS

SHEEP FESCUE
TALL GRASS

KENTUCKY BLUEGRASS
POA PRATENSIS L. MIDNIGHT

BRUSHED CONCRETE PAVING

CONIFEROUS TREE
COLUMNAR BLUE SPRUCE
PICEA PUNGENS 'FASTIGIATA'
50% AT 2.0m TALL
50% AT 3.0m TALL

DECIDUOUS TREE
RED ROCKET MAPLE
ACER RUBRUM 'RED ROCKET'
12.0m TALL 3.0m SPREAD
50mmØ CALIPER ON 50% OF PROVIDED TREES
75mmØ CALIPER ON 50% OF PROVIDED TREES

DECIDUOUS TREE
CARAGANA ARBORESCENS 'SUTHERLAND'
4m TALL 1.5m SPREAD
50mmØ CALIPER

SHRUB
ARCTIC FIRE RED TWIG
DOGWOOD
CORNUS STOLONIFERA
1.5m TALL 1.5m SPREAD

SHRUB
BLUEBERRY
VACCINIUM SECT.
CYANOCOCCUS
1.8m TALL 1.5m SPREAD

NOTE:

ALL SOFT SURFACED
LANDSCAPED AREAS WILL BE
IRRIGATED BY AN UNDERGROUND
IRRIGATION SYSTEM.

SODDED AREAS TO BE PLANTED
WITH DROUGHT TOLERANT
GRASS SPECIES.

TREE PLANTING DEPTH 1200mm
SHRUB PLANTING DEPTH 600mm
GRASS PLANTING DEPTH 300mm

MUNICIPAL ADDRESS:
720, 724, 728 - 55th AVENUE SW

LEGAL ADDRESS :
PLAN: 1559EO + 1693
BLOCK: 24
LOT: B

PLAN: 4606GN
BLOCK: 24
LOT: 4

SITE AREA:
1763 SM
18,976 SQ FT

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SITE PLAN & LANDSCAPE PLAN

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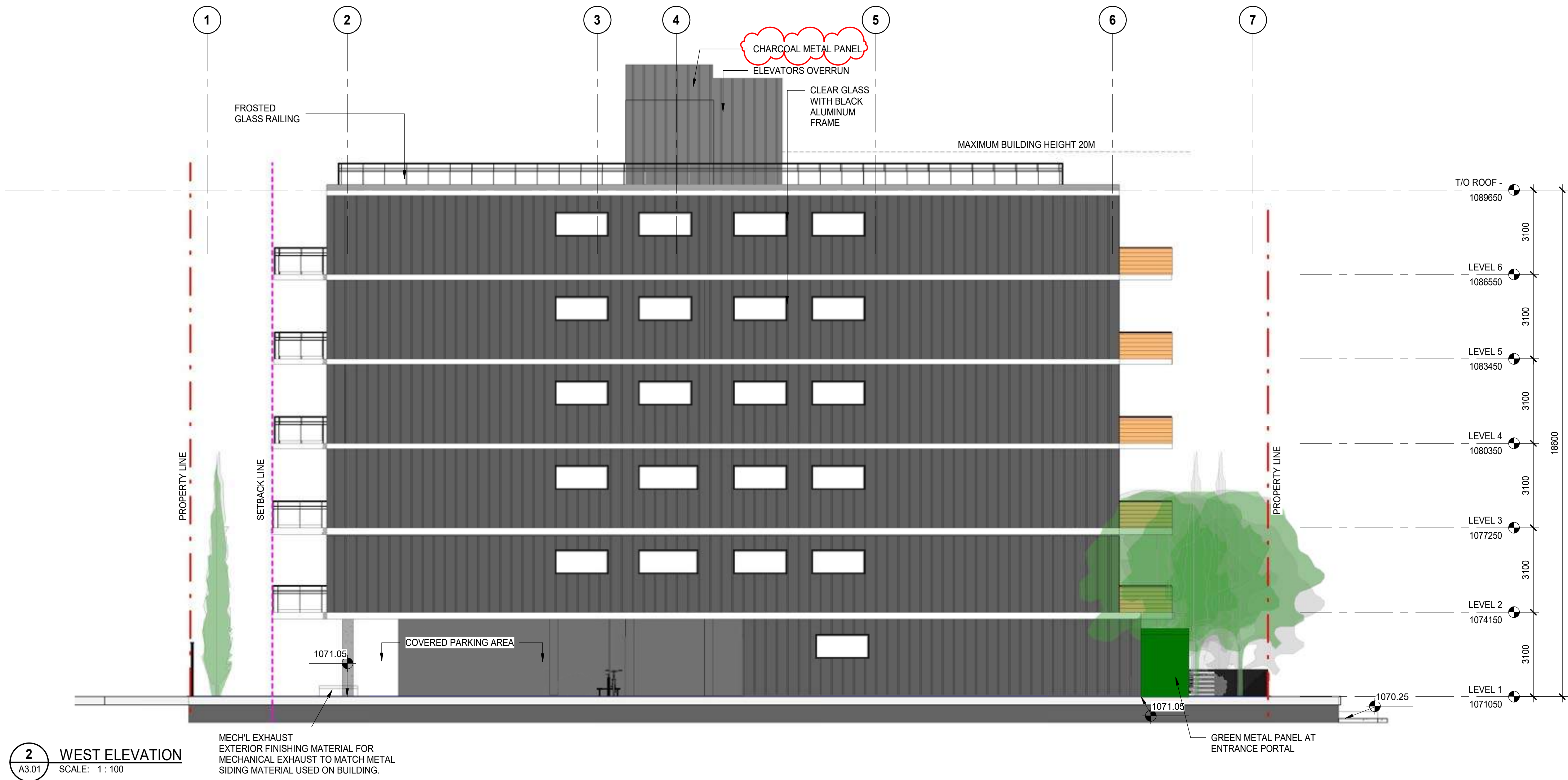
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1 EAST ELEVATION
A3.01 SCALE: 1 : 100



2 WEST ELEVATION
A3.01 SCALE: 1 : 100

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