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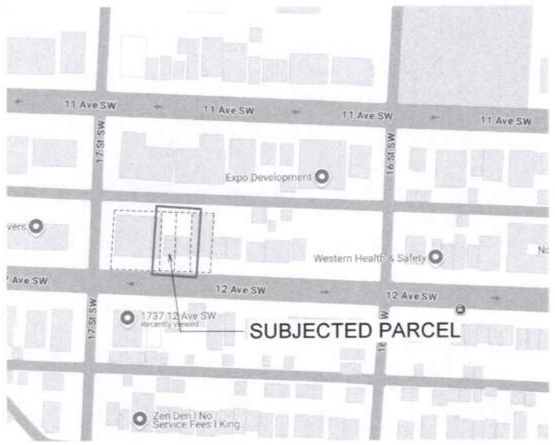
ISSUED FOR DEVELOPMENT PERMIT -AUGUST 2025



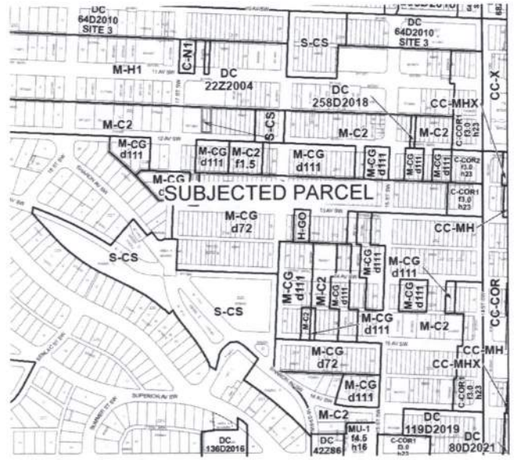
SUNALTA MULTI-RESIDENTIAL

Sheet List	
Sheet Name	Sheet Number
COVER SHEET	DP0.00
EXISTING SITE PLAN	DP0.01
SITE PHOTOS	DP0.02
PROPOSED SITE PLAN	DP0.03
SITE DETAILS	DP0.04
LANDSCAPING PLAN	DP0.05
PROPOSED FLOOR PLANS-1	DP1.01
PROPOSED FLOOR PLANS-2	DP1.02
ENLARGED UNIT PLANS-1	DP1.03
ENLARGED UNIT PLANS-2	DP1.04
BUILDING ELEVATIONS-1	DP2.01
BUILDING ELEVATION-2	DP2.02
SECTION-01	DP3.01

Grand total: 13



AERIAL CONTEXT



LUB CONTEXT

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phase / date

NOTE

KEY PLAN

No.	Description	Date
1	LAND USE AMENDMENT DEVELOPMENT PERMIT	2025 02 12 2025 07 XX

Project Title
SUNALTA MULTI RESIDENTIAL

Project Municipal Address
1730/1732-12TH AVE S.W

Project Legal Address
LOTS 35 &36 BLOCK 217, PLAN 5380V

MC+A file No.
2020-MC 1230

Phase
EXISTING

Date
07/16/25

Scale

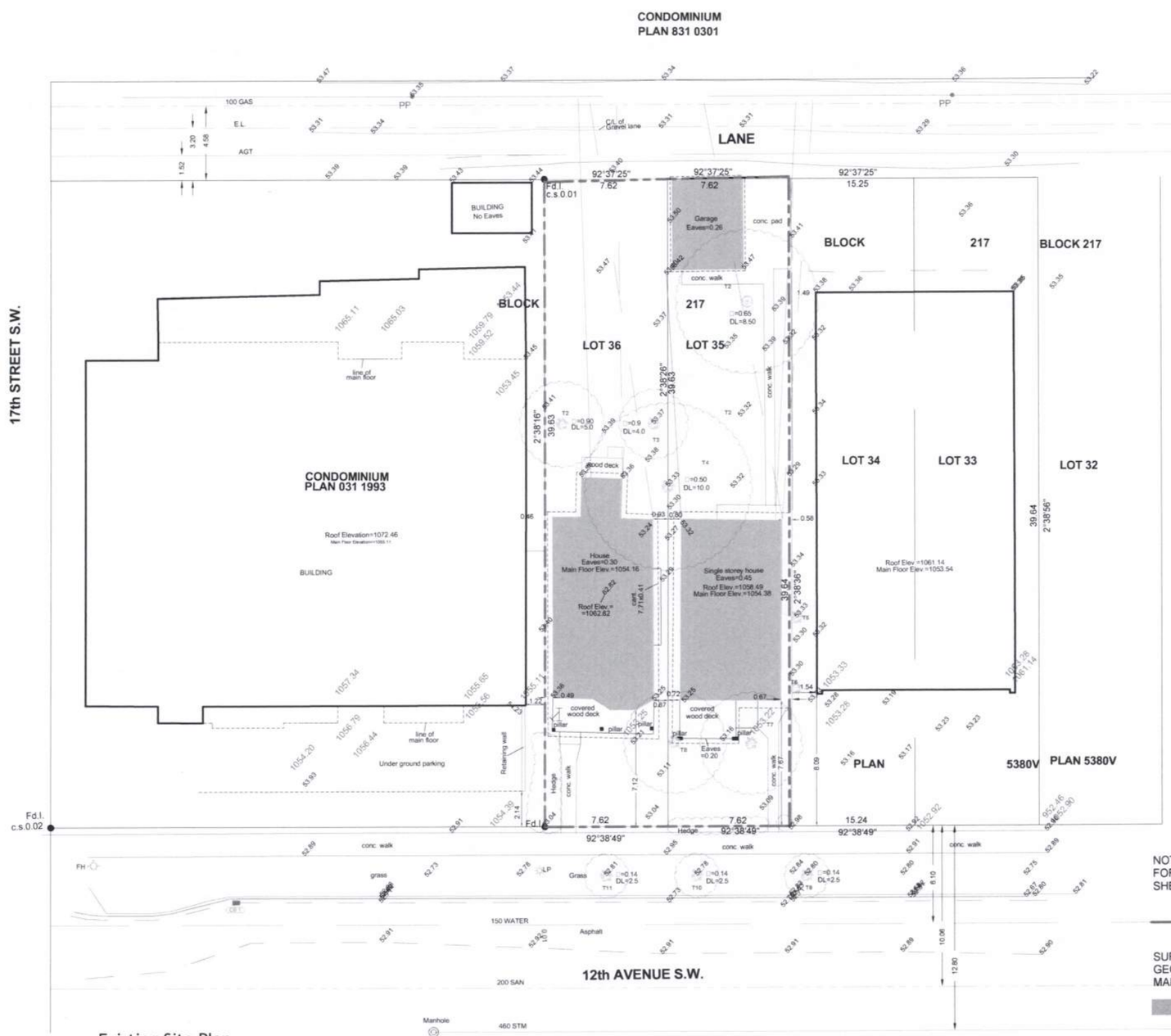
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Sheet Title
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DP0.00

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1 Existing Site Plan
1 : 125

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NOTE

KEY PLAN

No.	Description	Date
1	LAND USE AMENDMENT	2025.03.12
2	DEVELOPMENT PERMIT	2025.07.XX

Project Title
SUNALTA MULTI
RESIDENTIAL

Project Municipal Address
1730/1732-12TH AVE S.W

Project Legal Address
LOTS 35 &36 BLOCK 217,
PLAN 5380V

MC+A file No.
2020-MC 1230

Phase
EXISTING

Date
07/11/25

Scale
1 : 125

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Sheet Title
EXISTING SITE PLAN

Sheet Number
DP0.01

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SIDE VIEW- EAST



FRONT VIEW



STREET VIEW



SIDE VIEW WEST

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NOTE

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MC+A file No
2020-MC 1230

Phase
EXISTING

Date
07/16/25

Scale

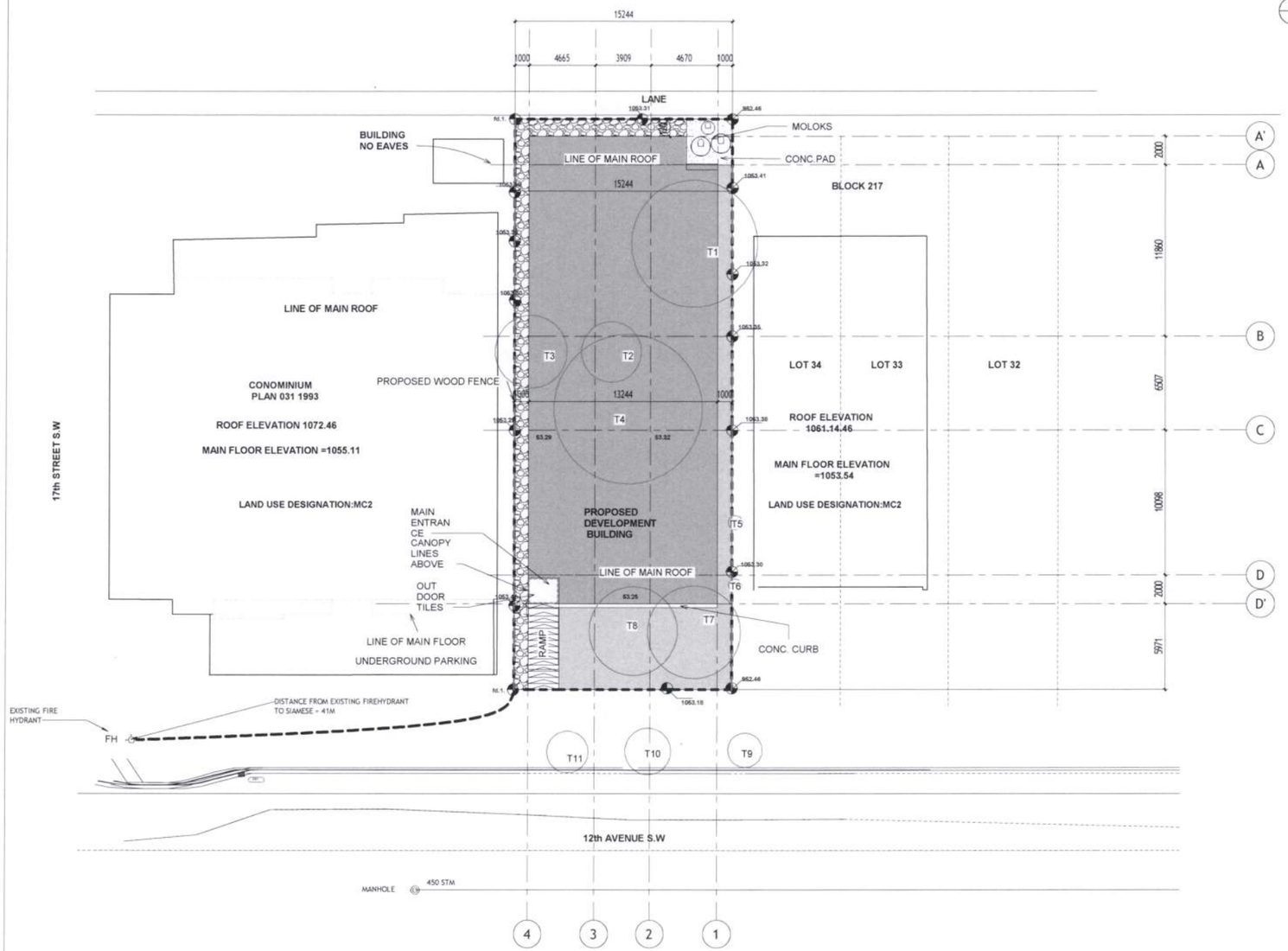
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Sheet Title
SITE PHOTOS

Sheet Number
DP0.02

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1 Proposed Site Plan
1 : 150

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PROJECT DATA :

LEGAL ADDRESS:
LOT 35 & 36, BLOCK 217, PLAN 5380V
WITHIN S.E. 1/4 SEC.17-TWP.24-RGE.1-W5M CITY OF CALGARY- ALBERTA
LAND USE:
M-H1 (MULTI) RESIDENTIAL - HIGH DENSITY
LOW RISE LAND USE DIST DISTRICT
ARCHITECTURAL DATUM
100.000 = 1053.50 GEODETIC

SITE AREA: 603.542sq. m
(6496.472 sq. ft.) 0.0603542 HECTARE

F.A.R.
F.A.R ALLOWED: 4
F.A.R PROPOSED 3.7

GROSS FLOOR AREA
MAXIMUM GROSS FLOOR AREA ALLOWED 4 X 603.542 = 2414.168M² = 25985.888 ft²

PROPOSED GROSS FLOOR AREA=
MAIN FLOOR 375.442 sq.m./4041.224 sq.ft
TYPICAL FLOOR(2ND TO 6TH) 375.442sq.m/4041.224 sq.ft
TOTAL GROSS FLOOR AREA 2252.652 sq. m/ 24247.344 sq.ft

AREA BREAK DOWN:

1 BED RM UNIT TYPE 1	46.00 sq.m =6 UNITS
1 BED RM UNIT TYPE 2	35.00 sq. m=6 UNITS
1 BED RM UNIT TYPE 3	48.00 sq. m=6 UNITS
1 BED RM UNIT TYPE 1A	44.00 sq. m=5 UNITS
1 BED RM UNIT TYPE 1B	42.00 sq. m=6 UNITS
STUDIO TYPE 1A	36.00 sq. m=5 UNITS
STUDIO TYPE 1B	36.00 sq. m= 6 UNITS
TOTAL NO OF UNITS	41UNITS

DENSITY

UNIT DESCRIPTION	1 BDR	STUDIO	TOTAL
MAIN FLOOR	4	2	6
SECOND FLOOR	5	2	7
THIRD FLOOR	5	2	7
FORTH FLOOR	5	2	7
FIFTH FLOOR	5	2	7
SIXTH FLOOR	5	2	7

TOTAL NUMBER OF UNITS =41
LAND USE BYLAW1P2007 (642)THE MINIMUM DENSITY FOR PARCELS DESIGNATED M-H1 DISTRICT IS 150 UNITS PER HECTARE

DENSITY PER HECTARE PROVIDED : 41/0.0603542 = 688 UNITS PER HECTARE

SETBACK AREA.
642(2)THE MINIMUM BUILDING SETBACK FROM A PROPERTY LINE SHARED WITH A STREET FOR A STREET-ORIENTED MULTI-RESIDENTIAL BUILDING IS ZERO METRES.
PROVIDED =5.971 M
642(3) THE MINIMUM BUILDING SETBACK FROM A PROPERTY LINE SHARED WITH A STREET FOR A STREET-ORIENTED MULTI-RESIDENTIAL BUILDING IS ZERO METRES
PROVIDED 1.2 M
642(5) THE MINIMUM BUILDING SETBACK FROM A PROPERTY LINE SHARED WITH ANOTHER PARCEL IS ZERO METRES WHEN THE ADJOINING PARCEL IS DESIGNATED AS A
M-C2, M-2, M-H1, M-H2, M-H3, M-X2, CC-MH OR CC-MHX DISTRICT
PROVIDED 1.00M

WASTE DISPOSAL:
PER WASTE & RECYCLE BYLAW 20M2001
ANTICIPATED TOTAL WASTE
VOLUME PER WEEK 0.24 cu.m or 0.3 cu. yard per unit

TOTAL VOLUME OF WASTE
PRODUCED PER WEEK 41 X 0.24 = 9.84 cu. m
OR
41 X 0.3 = 12.3 cu.yard

PROVIDED
ORGANIC WASTE 1 M-1300 BIN (1.7 cu. yard CAPACITY)
RECYCLE WASTE 1 M-3000 BIN (4 cu. yard CAPACITY)
GARBAGE 1 M-3000 BIN (4 cu. yard CAPACITY)
GARBAGE SERVICE WILL BE MULTIPLE PICKUP PER WEEK.

PARKING
REQUIREMENT: 558 (A)
0.625 SPACE PER DWELLING UNIT 0.625 X 41 = 26

TOTAL PARKING REQUIRED 26 STALLS

560(A)THE REQUIRED NUMBER OF MOTOR VEHICLE PARKING STALLS IN SECTION 558 IS REDUCED BY 25.0%
REQUIRED NUMBER OF PARKING STALLS=20 STALLS
PARKING PROVIDED: 00 STALLS

BICYCLE STALLS REQUIREMENT:
559(C)

0.1 BICYCLE PARKING STALLS – CLASS 2 PER UNIT FOR DEVELOPMENTS OF 20 UNITS OR OR MORE WITH A MINIMUM OF 2.0 STALLS
NUMBER OF BICYCLE STALLS CLASS 2 REQUIRED =5

BICYCLE STALLS PROVIDED:
CLASS 1 0 STALLS
CLASS 2 46 STALLS

LANDSCAPE-SOD
LANDSCAPE- CONCRETE /GRAVEL
00.00 PROPOSED SPOT ELEVATION
EX 00.00 EXISTING SPOT ELEVATION

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NOTE
KEY PLAN

No. | Description | Date

Project Title
SUNALTA MULTI RESIDENTIAL
Project Municipal Address
1730/1732-12TH AVE S.W
Project Legal Address
LOTS 35 &36 BLOCK 217, PLAN 5380V
MC+A file No.
2020-MC 1230
Phase
EXISTING
Date
07/14/25
Scale
As indicated
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Sheet Title
PROPOSED SITE PLAN
Sheet Number
DP0.03

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LEGEND

[redacted]

LANDSCAPING ANALYSIS

PART 6 GENERAL RULES FOR MULTI-RESIDENTIAL LAND USE DISTRICTS
GENERAL LANDSCAPED AREA RULES:

551: REQUIRED LANDSCAPED AREA= 40% PARCEL AREA

PARCEL AREA= 603.542M²
REQUIRED LANDSCAPED AREA =241.4168

HARD SURFACE LANDSCAPED AREA=50% OF THE
REQUIRED LANDSCAPED AREA

LANDSCAPED AREA REDUCTIONS:

553: THE MINIMUM LANDSCAPED AREA OF 40.0 PER CENT FOR MULTI-RESIDENTIAL DEVELOPMENT MAY BE REDUCED BY THE THREE OPTIONS AS REFERENCED IN SECTIONS 554, 555 AND 556 INDIVIDUALLY OR IN COMBINATION, TO A TOTAL AVAILABLE REDUCTION OF 10.0 PER CENT OF THE AREA OF A PARCEL

554-FIRST REDUCTION
SINCE THE PARCEL IS A SREET ORIENTED LANDSCAPED AREA MAY BE REDUCED FOR A STREET-ORIENTED MULTI-RESIDENTIAL BUILDING BY 2.0 SQUARE METRES FOR EVERY 1.0 METRES OF FRONTAGE ALONG THE PROPERTY LINE SHARED WITH A STREET
REDUCTION IS = 15.244(WIDTH OF PARCEL) X 2M²= 30.448M2

EXISTING LANDSCAPED AREA -GROUND = 236.7M²
EXISTING LANDSCAPED AREA -ROOF TOP =116.085M² (URBAN AGRICULTURE)
TOTAL LAND SCAPED AREA PROVIDED =352.785M²

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
NUMBER OF TREES REQUIRED =6TREES
NUMBER OF SHRUBS REQUIRED =12 SHRUBS
NUMBER OF TREES PROVIDED =6
NUMBER OF SHRUBS PROVIDED =12

NOTES

1. ALL SOFT SURFACE LANDSCAPING PROVIDED WITH LOW WATER IRRIGATION SYSTEM
2. CITY BOULEVARD BETWEEN PROPERTY LINE AND BACK OF WALK TO BE GRASS.
3. AN URBAN FORESTRY (UF) TECHNICIAN MUST BE ONSITE TO MITIGATE POSSIBLE ROOT DAMAGE TO ADJACENT PUBLIC TREES DURING DEEP SERVICE EXCAVATION AND WALKWAY INSTALLATION. CONTACT URBAN FORESTRY VIA 311 TO MAKE ARRANGEMENTS FOR ONSITE MEETING. URBAN FORESTRY REQUIRES MINIMUM TWO BUSINESS DAYS' NOTICE PRIOR TO MEETING ONSITE
4. ALL PLANTING BEDS ON ROOF TOP TO HAVE A MINIMUM OF 75 MM DEPTH CAHRCOAL MULCH UNLESS OTHERWISE IS NOTED

PLANTING SCHEDULE

EXISTING TREE

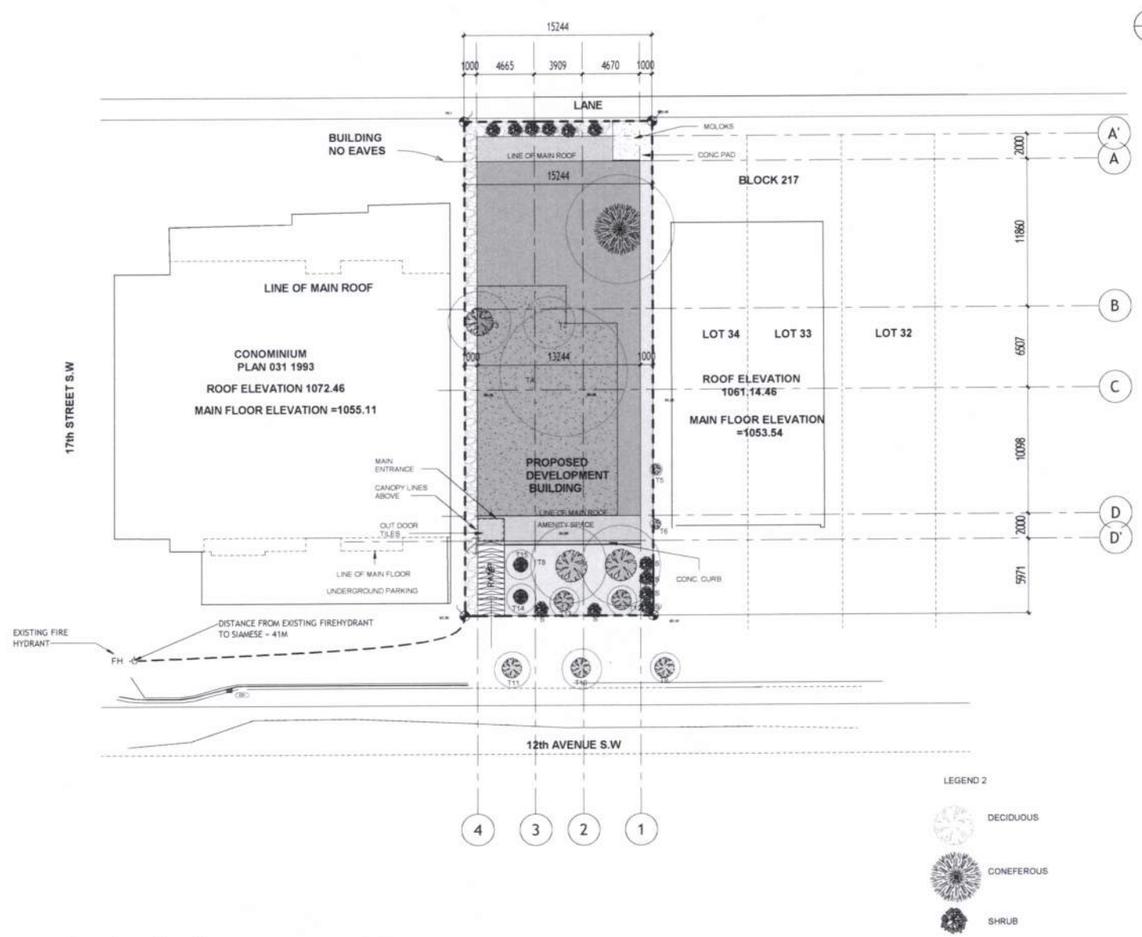
#	SPECIES	CALIPER/M	HEIGHT/M	STATUS	AMOUNT	COMMENTS
T1	CONIFEROUS TREE	0.65	8.50	REMOVED	1	IN SUBJECT PROPERTY
T2	DECIDUOUS TREE	0.9	4	REMOVED	1	IN SUBJECT PROPERTY
T3	DECIDUOUS TREE	0.9	5	REMOVED	1	IN SUBJECT PROPERTY
T4	DECIDUOUS TREE	0.5	10	REMOVED	1	IN SUBJECT PROPERTY
T5	DECIDUOUS TREE	-	-	TO STAY	1	IN SUBJECT PROPERTY
T6	DECIDUOUS TREE	-	-	TO STAY	1	IN SUBJECT PROPERTY
T7	DECIDUOUS TREE	-	-	TO BE DECIDED DURING CONST.	1	IN SUBJECT PROPERTY
T8	DECIDUOUS TREE	-	-	TO BE DECIDED DURING CONST.	1	IN SUBJECT PROPERTY
T9	DECIDUOUS TREE	0.65	0.65	TO STAY	1	IN CITY PROPERTY
T10	DECIDUOUS TREE	0.65	0.65	TO STAY	1	IN CITY PROPERTY
T11	DECIDUOUS TREE	0.65	0.65	TO STAY	1	IN CITY PROPERTY

PROPOSED PLANTS

#	SPECIES	CALIPER/M	H/M	MATRE H/M	CANOPY	AMOUNT	STATUS	COMMENTS
S	SHRUBS	0.15	0.5		0.6	12	PROPOSED	JUNIPERUS PROCUMBENS
T12	DECIDUOUS TREE	0.75	3	6.0	2.0	1	PROPOSED	PIN CHERRY
T13	DECIDUOUS TREE	0.6	3	5.5	2.0	1	PROPOSED	AMUR MAPLE
T4	CONIFEROUS	0.5	2.0	6.0	2.0		PROPOSED	BRISTLECONE PINE
T5	CONIFEROUS	0.75	2.0	6.0	2.0		PROPOSED	BRISTLECONE PINE

TOTAL NO. OF TREES PROVIDED =6
TREES AND 12 SHRUBS

TOTAL NO. OF TREES =6 (APART FROM T7& TA WHOSE AVAILABILITY IS SUBJECT TO CONSTRUCTION CONDITIONS ARE SUJECT TO CONSTRUCTION CONDITIONS)
NO. OF DECIDUOUS =4
NO. OF CANIFEROUS TREES PROPOSED=2= (50% OF AVAILABLE TREES(552-5) PLANTING REQUIREMENTS)



LEGEND 2

- DECIDUOUS
- CONEFEROUS
- SHRUB

2 Landscaping Plan
1 : 200

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NOTE

KEY PLAN

No.	Description	Date
1	LAND USE AMENDMENT	2025.02.12
2	DEVELOPMENT PERMIT	2025.07.XX

Project Title
SUNALTA MULTI RESIDENTIAL

Project Municipal Address
1730/1732-12TH AVE S.W

Project Legal Address
LOTS 35 &36 BLOCK 217, PLAN 5380V

MC+A file No
2020-MC 1230

Phase
EXISTING

Date
07/15/25

Scale
1 : 200

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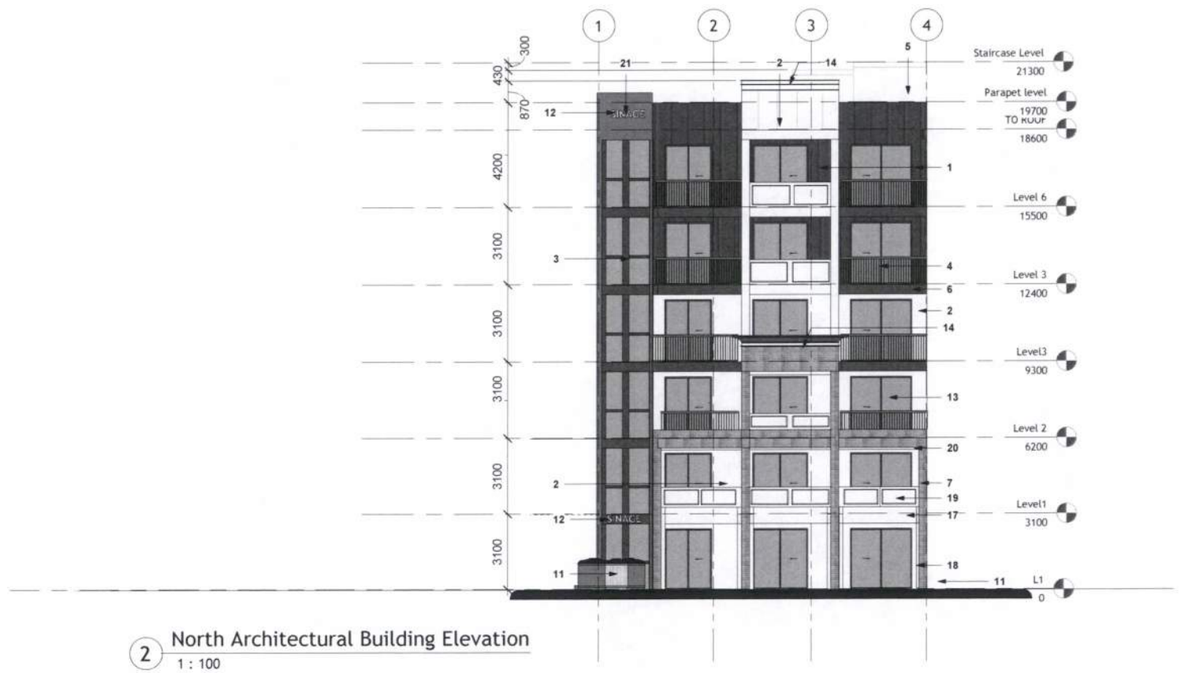
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LANDSCAPING PLAN

Sheet Number
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1 South Architectural Building Elevation
1 : 100



2 North Architectural Building Elevation
1 : 100

MATERIAL LEGEND:

1. VERTICALLY STRIPPED ACM PANEL- COLOR DARK GREY
2. ACM PANEL- COLOUR WHITE
3. ALUMINNUM WINDOWS FRAME, COLOUR - GRAY
4. EXTERIOR ALUMINNUM RAILING, COLOUR- GRAY
5. ACM PANEL, VERTICALLY STRIPPED WHITE
6. METAL PANEL, COLOR GRAY
7. SOLID BRICK COLOR ORANGE
8. RAMP STEEL RAILING
9. STEEL ELEVATOR SHAFT
10. EIFS COLOUR GRAY
11. MOLOK
12. SIGNAGE 1
13. SLIDING DOUBLE GLAZED SEALED UNIT DOOR IN DARK GRAY ALUMINUM FRAME
14. COLOUR WHITE/ DARKGREY WALL SWEEP
15. GLASS DOOR WITH ALUMINUM FRAME
16. ALUMINUM AND GLASS CANOPY COLOR GREY
17. DECORATIVE DRY WALL FACIA PANEL WHITE COLOR
18. DECORATIVE DRY WALL 100MM THICK WHITE COLOR
19. WHITE COLOR DRYWALL FOR BACLCONIES WITH DECORATIVE RECTANGULAR PANEL MODELLING RECESSING INSIDE tHE WALL BY 50 TO 70 MM
20. WHITE COLOR DRY WALL DECORATIVE CEILING
21. ACM PANELS DARK GRAY

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Scale
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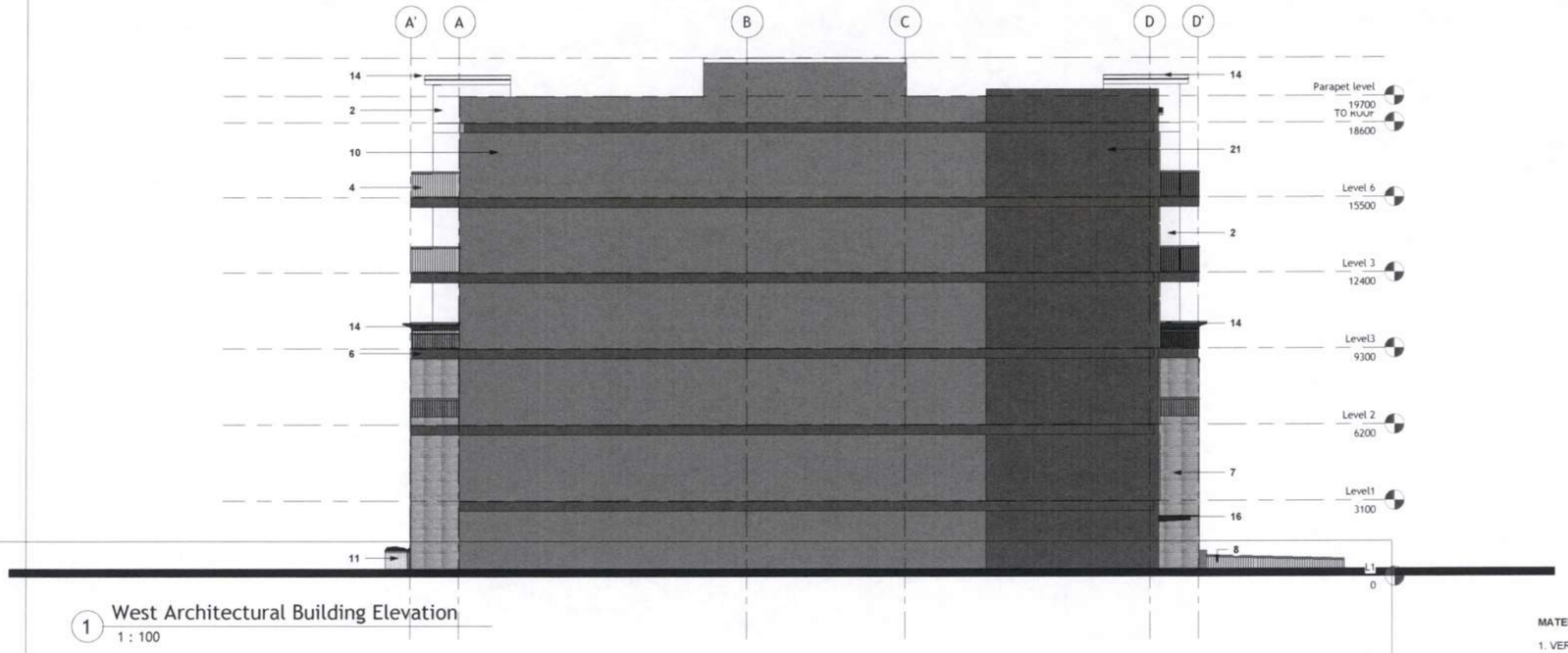
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Sheet Title
BUILDING ELEVATIONS-1
SOUTH ELEVATION
NORTH ELEVATION

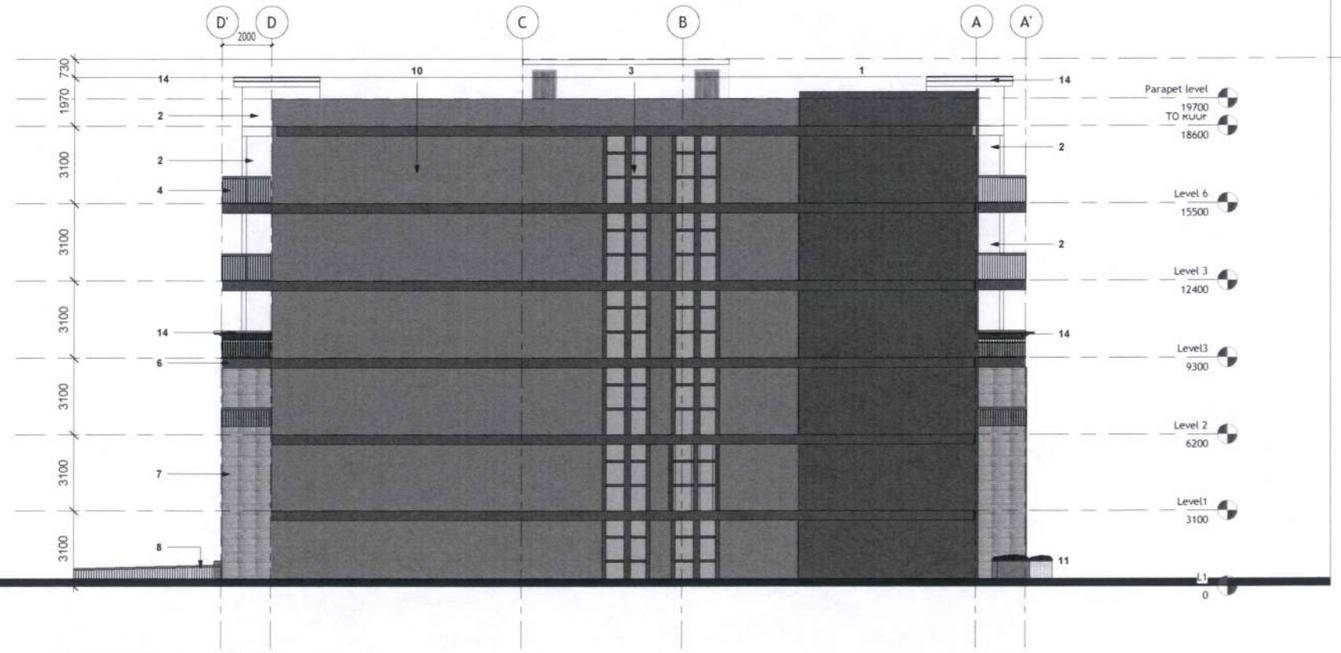
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1 West Architectural Building Elevation
1 : 100



2 East Architectural Building Elevation
1 : 100

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21. ACM PANELS DARK GRAY

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MC+A file No
2020-MC 1230

Phase
EXISTING

Date
06/25/25

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Author

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Sheet Title
BUILDING ELEVATION-2
EAST ELEVATION
WEST ELEVATION

Sheet Number
DP2.02