COVENTRY TOWNHOUSE

#101, #102 & #103 286 COVEPARK WAY N.E. CALGARY, AB

ISSUED FOR: DEVELOPMENT PERMIT

DATE : SEPTEMBER 03, 2025

SHEET LIST

SHEET NUMBER	SHEET NAME
A000DP	COVER PAGE
A015	PROJECT INFO - BYLAW
A016	PROJECT INFO - PHOTOS
A030	PROJECT INFO - AREA
A075	SCHEDULE - WINDOW
A100	SITE PLAN
A101	LANDSCAPE PLAN
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A300	BUILDING ELEVATIONS
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A302	BUILDING ELEVATIONS
A400	BUILDING SECTIONS
A600	ENLARGED BICYCLE STORAGE LAYOUT
C100	CIVIL PLANS
E100	ELECTRICAL PLANS
E101	ELECTRICAL PLANS

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CONSULTANTS:

No.	YYYY-MM-DD	ISSUED FOR	DRN	CHK
2	2025-04-17	DEVELOPMENT PERMIT	AT	RB

REVISION:

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#101, #102 & #103 286 COVEPARK WAY N.E. CALGARY, AB

LEGAL ADDRESS:
LOT 2, BLOCK 20, PLAN 881 1294
WITHIN THE S.W. 1/4 SEC. 31.
TWP.25, RGE.1, W.5THM.

PROJECT TITLE:
COVENTRY TOWNHOUSE

SHEET TITLE:
COVER PAGE

PROJECT NO.: 302

SHEET NO: A000DP

2025-09-03 3:35:19 PM

1 A015 SITE - CONTEXT PLAN

BLYLAW REVIEW
NOV 20, 2024

BYLAW:
R-G

LEGAL:
LOT 41 BLOCK 4 PLAN 031 0139

MUNICIPAL:
286 COVEPARK WAY NE, CALGARY, AB

TYPE OF AREA
A DEVELOPING AREA

LAND USE
R-G - **RESIDENTIAL - LOW DENSITY MIXED HOUSING**

SITE AREA : 4748.95 sq.ft = 441.19 sq.m

GROSS FLOOR AREA : 765.43 sq.m

PERMITED USES

547.1 THE FOLLOWING USES ARE PERMITTED USES IN THE RESIDENTIAL — LOW DENSITY MIXED HOUSING DISTRICT:

A. ROWHOUSE BUILDING;
B. BASEMENT SUITE;

PROPOSED USE
ROWHOUSE WITH BASEMENT SUITE

PARCEL COVERAGE

547.8

2 UNLESS OTHERWISE REFERENCED IN SUBSECTION (3), THE MAXIMUM PARCEL COVERAGE FOR A LANED PARCEL IS **70.0 PER CENT** OF THE AREA OF THE PARCEL.

SITE COVERAGE BREAKDOWN: 2857.65 sq.ft = 265.48 sq.m

TOTAL COVERAGE 265.48/441.19 sq.m = 60%

SITE COVERAGE:

REQUIRED:	PROPOSED:
70% MAX.	60%

BUILDING HEIGHT

547.13 THE MAXIMUM BUILDING HEIGHT IS 12 METRES.

BUILDING HEIGHT:

REQUIRED:	PROPOSED:
12 METRES	11.5 METRES

SETBACKS
547.9 - 547.12

FRONT	1.0 METERS
REAR	1.2 METERS
SIDE (DRIVEWAY)	1.0 METERS
SIDE (LANE)	0.6 METRES
SIDE (GARAGE)	3.0 METRES

MOBILITY STORAGE

546.1
1. THE MINIMUM NUMBER OF MOBILITY STORAGE LOCKERS IS CALCULATED BASED ON THE SUM OF ALL UNITS AND SUITES AT A RATE OF 0.5 LOCKERS PER UNIT OR SUITE WHERE A UNIT OR SUITE IS NOT PROVIDED A MOTOR VEHICLE PARKING STALL LOCATED IN A PRIVATE GARAGE.
2. NOTWITHSTANDING SUBSECTION (1), THERE IS NO REQUIREMENT FOR MOBILITY STORAGE LOCKERS FOR PARCELS WITH TWO OR LESS DWELLING UNITS.

OUTDOOR PRIVATE AMENITY SPACE

547.14
1. UNLESS OTHERWISE REFERENCED IN SUBSECTION (2) OR (3), FOR A DUPLEX DWELLING, ROWHOUSE BUILDING, SEMI-DETACHED DWELLING OR A SINGLE DETACHED DWELLING, EACH UNIT MUST HAVE DIRECT ACCESS TO PRIVATE AMENITY SPACE THAT:
   a. IS PROVIDED OUTDOORS;
   b. IS NOT USED FOR VEHICLE ACCESS OR AS A MOTOR VEHICLE PARKING STALL;
   c. IS NOT LOCATED IN THE BUILDING SETBACK AREA BETWEEN THE FRONT PROPERTY LINE AND A LINE PARALLEL TO THE FRONT PROPERTY LINE MEASURED AT THE CLOSEST BUILDING SETBACK FROM THE FRONT PROPERTY LINE;
   d. HAS A MINIMUM TOTAL AREA OF 22.0 SQUARE METRES; AND
   e. HAS NO DIMENSION OF LESS THAN 3.0 METRES.

BALCONIES

547.15 THE RULES OF SUBSECTIONS 340(1) AND 340(2) REGARDING BALCONY SIZE DO NOT APPLY TO A BALCONY LOCATED ENTIRELY ON THE ROOF OF THE FIRST OR SECOND STOREY OF THE MAIN RESIDENTIAL BUILDING OR A PRIVATE GARAGE ATTACHED TO THE MAIN RESIDENTIAL BUILDING.

DRIVEWAYS

547.16 IN ADDITION TO THE RULES REGARDING DRIVEWAYS IN SECTION 341 THE COMBINED WIDTH OF ALL DRIVEWAYS ACCESSING A STREET MUST NOT BE WIDER THAN THE PARCEL WIDTH LESS 3.0 METRES.

AMENITY SPACE

557
1. THE PROVISIONS OF THIS SECTION DO NOT APPLY TO PARCELS DESIGNATED MULTI-RESIDENTIAL — AT GRADE HOUSING DISTRICT.
2. A PATIO MAY BE LOCATED IN A SETBACK AREA BETWEEN A STREET ORIENTED MULTI-RESIDENTIAL BUILDING AND A PROPERTY LINE SHARED WITH A STREET.
3. AMENITY SPACE MAY BE PROVIDED AS COMMON AMENITY SPACE, PRIVATE AMENITY SPACE OR A COMBINATION OF BOTH.
4. THE REQUIRED MINIMUM AMENITY SPACE IS 5.0 SQUARE METRES PER UNIT.

AMENITY SPACE:

REQUIRED:	PROPOSED:
236 SF PER UNIT	240 SF PER UNIT

AMENITY SPACE FOR SECONDARY SUITE

SECONDARY SUITE AMENITY SPACE IS AN OUTDOOR SPACE DESIGNED FOR THE TENANTS' ACTIVE OR PASSIVE RECREATIONAL USE.
THE AREA MUST BE SHOWN ON THE SITE PLAN DRAWING, AND
THE AMENITY SPACE MUST BE AT LEAST 7.5 M2 (81 FT2), WITH NO SIDE SMALLER THAN 1.5 M (5').

AMENITY SPACE FOR BASEMENT SUITE:

REQUIRED:	PROPOSED:
81 SF PER UNIT	109 SF PER UNIT

BICYCLE PARKING STALL REQUIREMENTS IN MULTI-RESIDENTIAL DEVELOPMENT

559

THE MINIMUM NUMBER OF BICYCLE PARKING STALLS IS CALCULATED BASED ON THE SUM FOR ALL UNITS AND SUITES WHERE THE RATE IS:
a. 1.0 BICYCLE PARKING STALLS – CLASS 1 PER UNIT;
b. 1.0 BICYCLE PARKING STALLS – CLASS 1 PER SUITE; AND

BICYCLE PARKING:

	REQUIRED:	CALCULATION:	PROPOSED:
DWELLING UNITS	1 PER UNIT	1 STALL x 3 UNITS = 3 STALLS	3 BICYCLE PARKING FOR 3 PROPOSED ENCLOSED GARAGE
BASEMENT SUITE	1 PER BASEMENT SUITE		3 BICYCLE PARKING STALL - CLASS 1 FOR 3 BASEMENT SUITE

MOTOR VEHICLE PARKING STALL REQUIREMENTS

1107
1. WHERE A BUILDING CONTAINS THREE OR MORE UNITS WITH SHARED ENTRANCE FACILITIES IN A MULTI-RESIDENTIAL DEVELOPMENT, THE MINIMUM MOTOR VEHICLE PARKING STALL REQUIREMENT:
   a. FOR EACH DWELLING UNIT OR LIVE WORK UNIT IS 0.75 STALLS FOR RESIDENT PARKING;
   b. FOR EACH DWELLING UNIT IS 0.1 VISITOR PARKING STALLS PER UNIT; AND
   c. FOR EACH LIVE WORK UNIT IS 0.5 VISITOR PARKING STALLS PER UNIT.

MOTOR VEHICLE PARKING:

	REQUIRED:	CALCULATION:	PROPOSED:
DWELLING UNITS	0.75 PER UNIT	0.75 STALL x 3 UNITS = 2.25 STALLS	3 PROPOSED ENCLOSED GARAGE
BASEMENT SUITE	0.75 PER BASEMENT SUITE	0.75 STALL x 3 UNITS = 2.25 STALLS	3 ON-SITE PARKING
VISITORS	0.1 PER UNIT	0.1 STALL x 6 UNITS = 0.6 STALLS	1 ON-SITE PARKING
		TOTAL: 7 PARKING STALLS	**TOTAL: 7 PARKING STALLS**

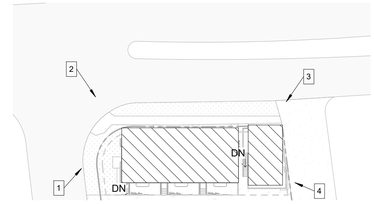
SITE - PHOTOS

1

2

3

4



3 A015 SITE PLAN - KEY - DP VIEWS
1 : 500

PROPOSED MULTI-FAMILY DWELLING
3 DWELLING UNITS &
3 SECONDARY SUITES
3 ENCLOSED GARAGE

T.O. MAIN FLOOR: 1704.76 SF
T.O. ROOF: 1704.76 SF
EAVES: 0.0

DWELLING UNIT 1	**AREA**
MAIN FLOOR	565 SF
SECOND FLOOR	565 SF
THIRD FLOOR	565 SF
TOTAL AREA	1695 SF
BASEMENT SUITE	565 SF

DWELLING UNIT 2	**AREA**
MAIN FLOOR	565 SF
SECOND FLOOR	565 SF
THIRD FLOOR	565 SF
TOTAL AREA	1695 SF
BASEMENT SUITE	565 SF

DWELLING UNIT 3	**AREA**
MAIN FLOOR	565 SF
SECOND FLOOR	565 SF
THIRD FLOOR	565 SF
TOTAL AREA	1695 SF
BASEMENT SUITE	565 SF

PROPOSED GARAGE

T.O. MAIN FLOOR: 748.11 SF
T.O. ROOF: 748.11 SF
EAVES: 0.0

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PROJECT TITLE:
COVENTRY TOWNHOUSE

SHEET TITLE:
PROJECT INFO - BYLAW

PROJECT NO.: 302

SHEET NO: A015

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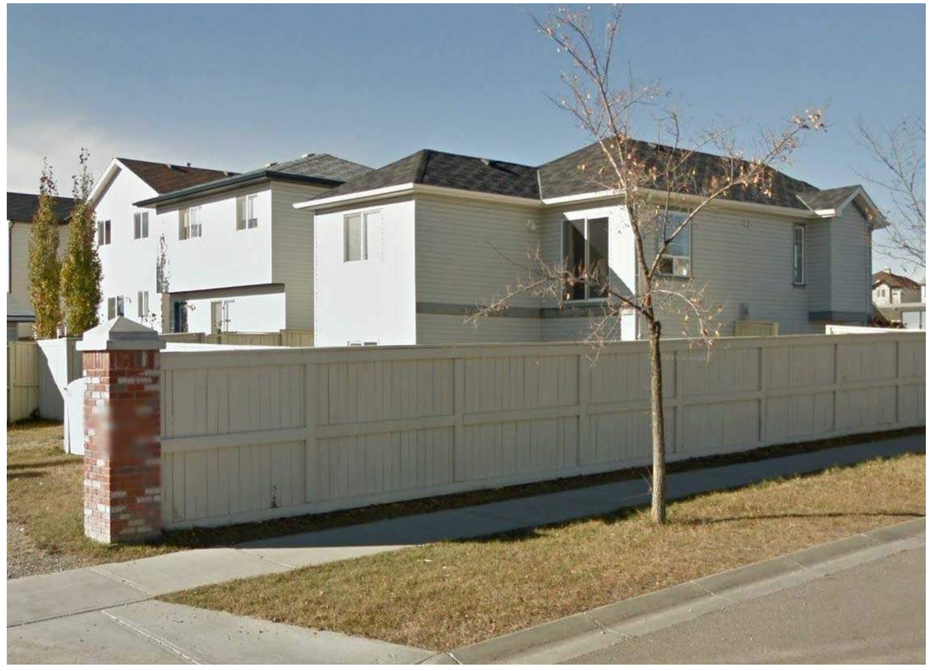
NORTH FRONT

EAST FRONT



SOUTH-EAST FRONT

SOUTH FRONT

SITE - COLOUR PHOTOGRAPHS

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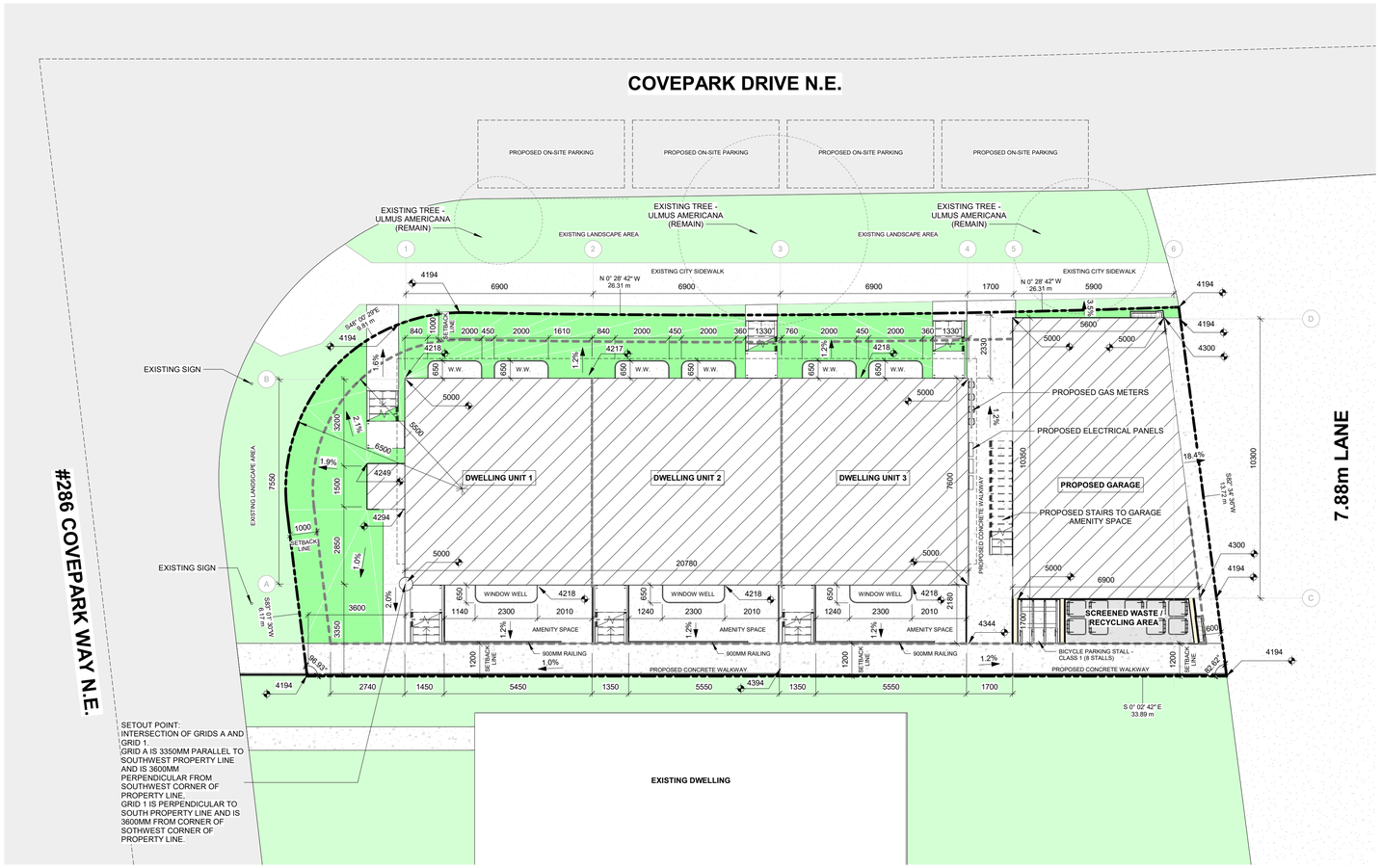
SHEET TITLE:
PROJECT INFO - PHOTOS

PROJECT NO.:	SHEET NO:	
302		A016



1 / A100 SITE PLAN - PROPOSED
1 : 100

POJECT NORTH

TRUE NORTH

- CATCH BASIN SEE CIVIL
- STREET LIGHTING
- PROPERTY LINE
- SETBACK LINE
- CHAINLINK FENCE
- DECORATIVE METAL FENCE
- ROOF/ EAVES OVERHANG
- SITE ASPHALT PAVING - LIGHT DUTY
- SITE VEGETATION - SEE LANDSCAPE DRAWING
- CONCRETE PAVING - BROOM FINISHED
- W.W. WINDOW WELL

SITE NOTES:

1. ALL DIMENSIONS TO EXTERIOR WALL IS TO THE OUTSIDE OF SHEATHING. CLADDING DIMENSIONS TO NOT EXCEED 4" (100MM).
2. ANY DIMENSIONS OF PROPERTY LINE, SIDEWALK, ADJACENT PROPERTY SHOWN IN ARCH IS FOR ROUGH INFORMAITON ONLY. SEE SITE SURVEY PLAN FOR ACTUAL DIMENSIONS OF PROPERTY LINE.
3. ANY EXISTING TOPOGOGRAPHIC ELEVATIONS IS FOR ROUGH INFORMAITON ONLY. SEE SITE TOPOGRAPHICAL SURVEY FOR ACTUAL TOPOGRAPHIC ELEVATIONS.
4. SIDEWALK EXPANSION JOINTS @ 7500 OC MAX & @ CURVES, TANGENTS & CORNERS.
5. FOR REPAIR OR CONSTRUCTION OF SIDEWALK CURB, SIDEWALK, DREIVEWAY AT CITY PROPERTY FOLLOW CITY STANDARD.
6. IF RAMP PROVIDED, PROVIDE 12.5 DEEP DRAINAGE GROOVES & 150(H) X 250(W) CONC CURB ON BOTH SIDES.
7. ENSURE PARKING IN ASPHALT OR SITE IS SLOPED NOT MORE THAN 4%.
8. REFER TO LANDSCAPE DRAWINGS FOR TREES/SHRUBS SCHEDULE AND LANDSCAPE INFORMATION.
9. FOR LOCATION OF CATCHBASINS, MANHOLES AND FIREHYDRANT SEE CIVIL.
10. ALL PAVEMENT MARKINGS AND SIGNS - ARROW, HANDICAP STALL PAVEMENT MARKING, ZEBRA CROSSING, PARKING STRIPES PER TO CITY STANDARD.
11. SITE GRADING AND DRAINAGE, ARE TO BE VERIFIED BY CONTRACTOR BEFORE EXECUTING WORK. ARCHITECTURAL DRAWINGS REPRESENT ONLY FROM LATEST AND CITY APPROVED SITE WORKS, AND WOULD NOT BE RESPONSIBLE FOR ANY DISCREPACY - SEE CIVIL DRAWINGS TO VERIFY.

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SHEET TITLE:
SITE PLAN

PROJECT NO.: 302

SHEET NO: A100

2025-09-03 2:50:49 PM

1 / A300 BUILDING ELEVATION - EAST
1 : 50

STUCCO

A.21A4
BLACK BRICK STUCCO

9.24A
WHITE

9.25A
DARK GREY

FIBRE BOARD 6" SIDING

7.44C6
SADDLE WOODGRAIN

7.44B3
DARK GREY

FIBREBOARD SIDING- JAMESHARDIE HORIZONTAL SIDING- HARDIE PLANK- LAP CEDARMILL & SMOOTH 5/6"

7.45
MEDIUM GREY

5 / A300 ELEVATION - MATERIALS
1 : 4

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SHEET TITLE:
BUILDING ELEVATIONS

PROJECT NO.: 302

SHEET NO: A300

1 / A301 BUILDING ELEVATION - WEST
1 : 50

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SHEET TITLE:
BUILDING ELEVATIONS

PROJECT NO.:	SHEET NO:	
302		A301

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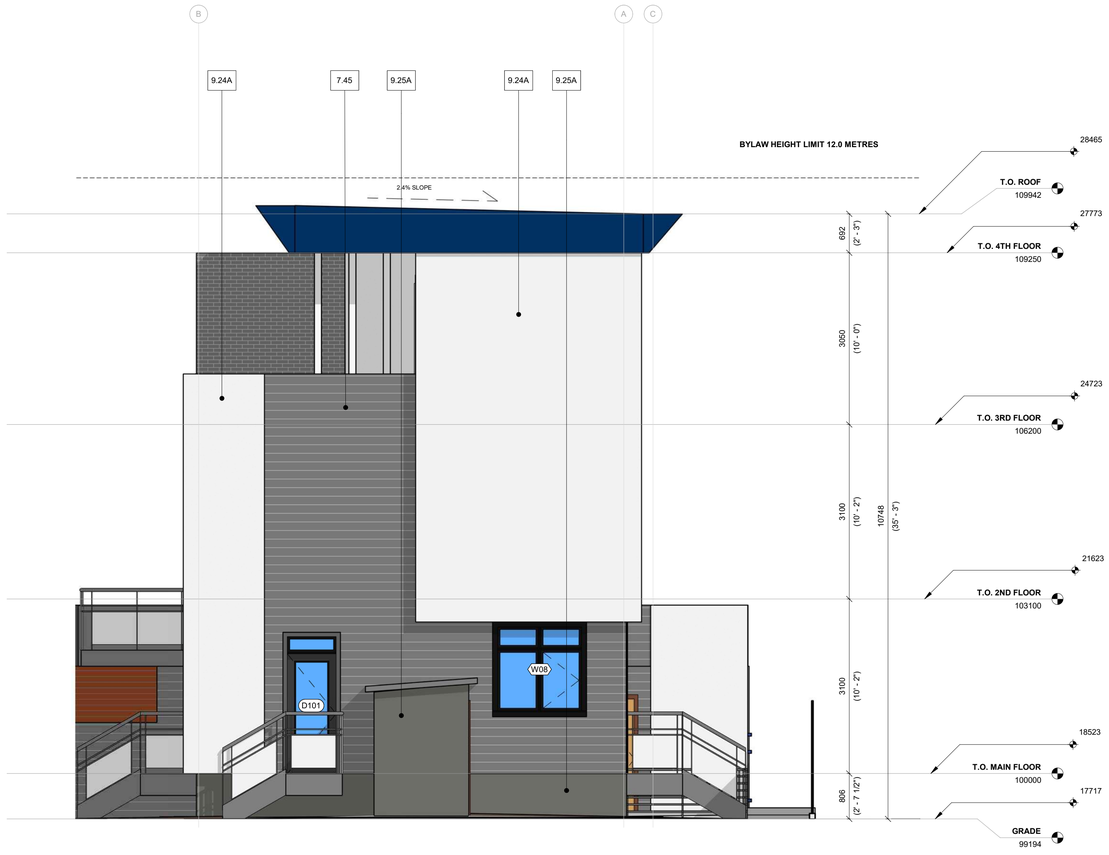
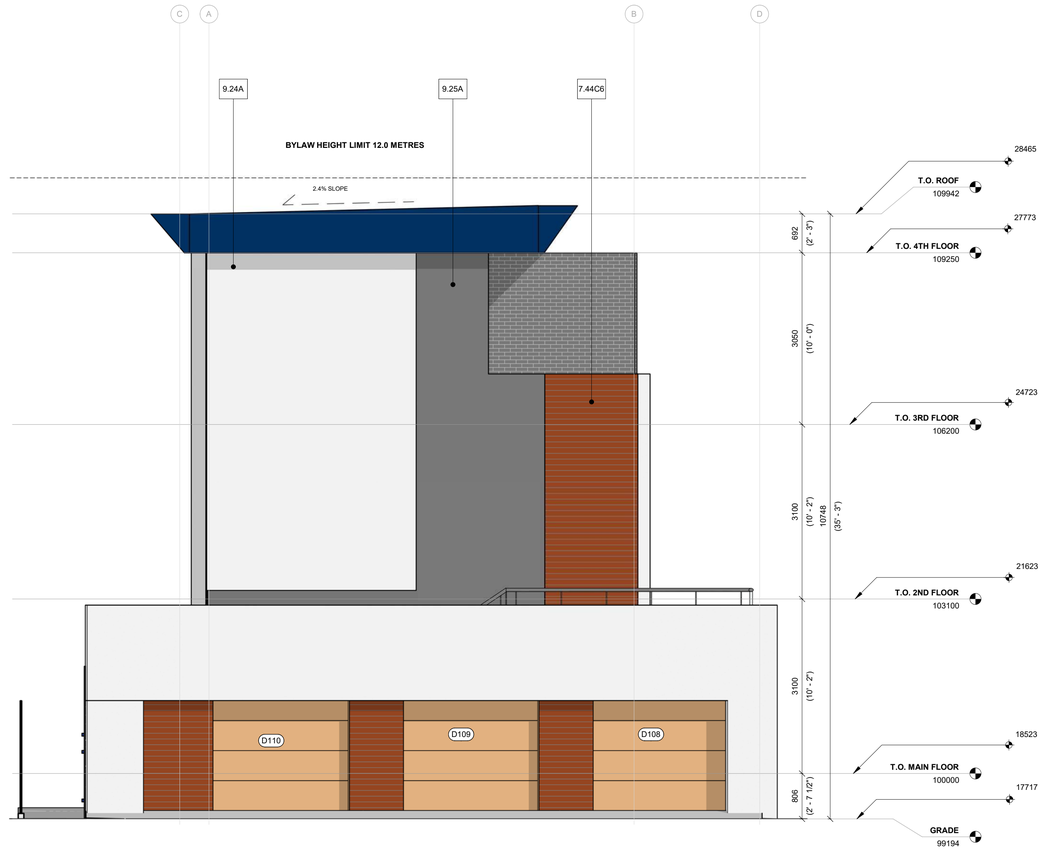


1 / A302 BUILDING ELEVATION - NORTH
1 : 50



2 / A302 BUILDING ELEVATION - SOUTH
1 : 50

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1	2023-06-28	DP COORDINATION	CP	RB

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BUILDING ELEVATIONS

PROJECT NO.: 302

SHEET NO: A302

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