

OXFORD AIRPORT BUSINESS PARK SOUTH SITE - INDUSTRIAL



PROJECT NO.: 6113

ISSUED FOR: DEVELOPMENT PERMIT

PRELIMINARY - NOT FOR CONSTRUCTION
09/26/25

DRAWING LIST

ARCHITECTURAL

- DP-01 ZONING MAP, BYLAW REVIEW AND SITE PHOTOGRAPHS
- DP-02 PROPOSED SITE PLAN
- DP-03 FLOOR PLANS
- DP-04 NORTH, EAST, AND WEST ELEVATIONS - BUILDING A
- DP-05 SOUTH ELEVATIONS - BUILDING A
- DP-06 NORTH, EAST, AND WEST ELEVATIONS - BUILDING B
- DP-07 SOUTH ELEVATIONS - BUILDING B, SIGNAGE WALL DETAILS

ELECTRICAL

- E1.00 SYMBOL LEGEND, SCHEDULES AND DETAILS
- E1.01 SITE LIGHTING AND POWER PLAN - INDUSTRIAL
- E1.02 SITE PHOTOMETRY - INDUSTRIAL

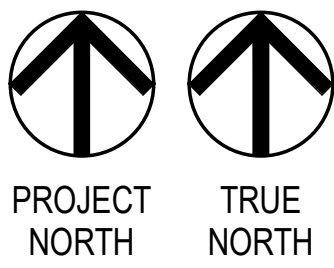
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- C-1 DEVELOPMENT SITE SERVICING PLAN
- C-2 GRADING PLAN
- C-3 GRADING DETAILS AND SECTIONS

LANDSCAPE

- DP-LA01 LANDSCAPE LAYOUT PLAN
- DP-LA02 LANDSCAPE PLANTING PLAN





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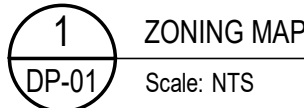
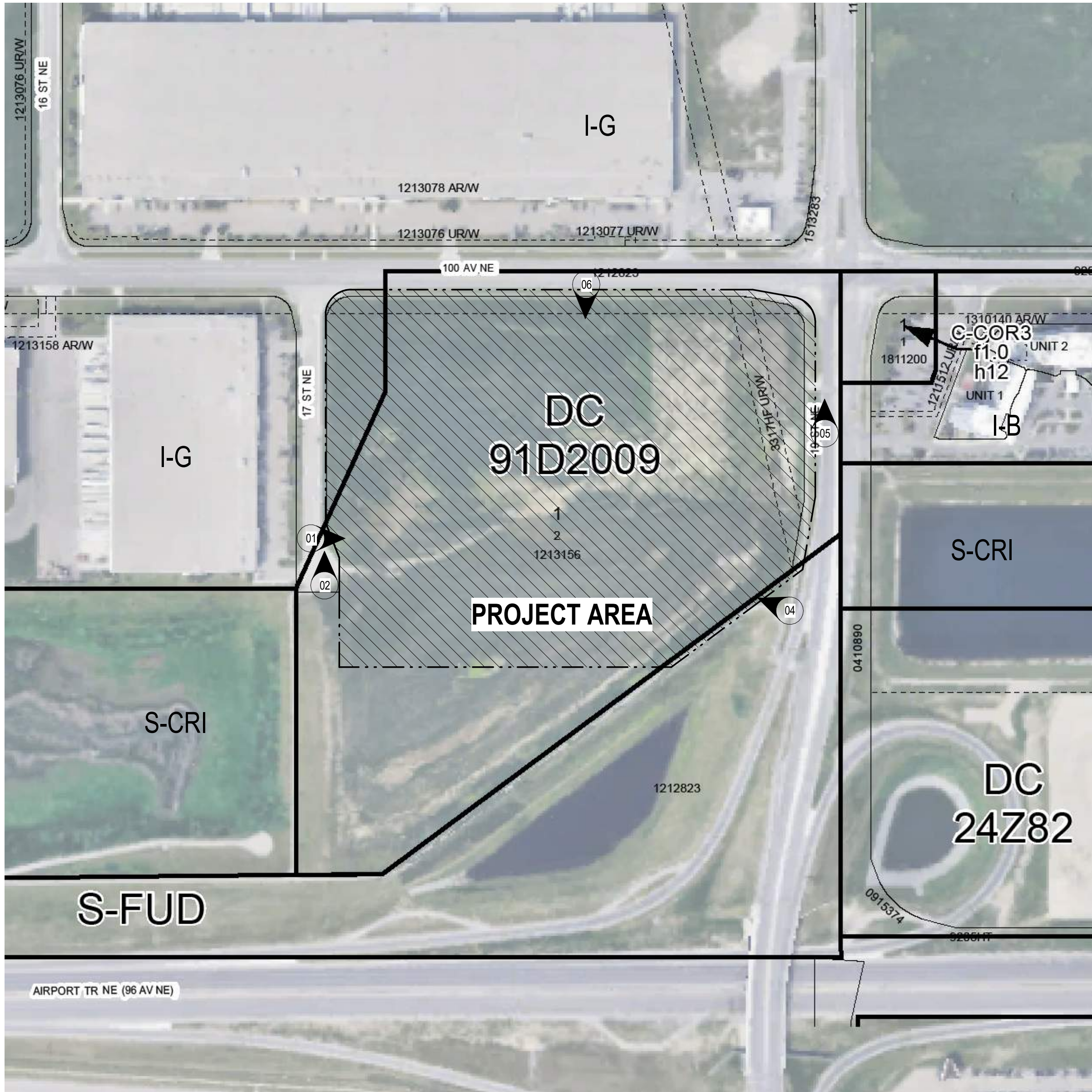
Project Team:
Prime Consultant
GEC ARCHITECTURE
Electrical Consultant
HIDI
Civil Consultant
SEDULOUS ENGINEERING INC.
Landscape Consultant
NAK DESIGN STRATEGIES

Client
OXFORD PROPERTIES GROUP



Seal & Permit

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ZONING MAP
Scale: NTS

PROJECT PROPOSAL

INDUSTRIAL SITE CONSISTS OF TWO (2) NEW LIGHT INDUSTRIAL BUILDINGS. THESE BUILDINGS ARE DESIGNED TO ACCOMMODATE A VARIETY OF USES AND UNIT SIZES, OFFERING FLEXIBILITY FOR A RANGE OF TENANTS. POSITIONED AT THE ENTRANCE OF THE OXFORD AIRPORT BUSINESS PARK (OABP), THE SITE BENEFITS FROM HIGH VISIBILITY FROM MAJOR ROADWAYS INCLUDING AIRPORT TRAIL, 19 STREET NE, AND 100 AVENUE NE. AS SUCH, IT IS INTENDED TO SERVE AS A DISTINCTIVE AND PROMINENT FEATURE OF THE OABP. TO ELEVATE THE ARCHITECTURAL PRESENCE BEYOND THAT OF A TYPICAL WAREHOUSE, THE DESIGN INCORPORATES FEATURE GLAZING AND UNIQUE ARCHITECTURAL ELEMENTS AT THE PRIMARY ENTRANCES, CREATING A VISUALLY STRIKING AND MEMORABLE IDENTITY FOR THE SITE.

ZONING: DIRECT CONTROL (91D2009)
MUNICIPAL ADDRESS: 1901 100 AVE NE
LEGAL DESCRIPTION: BLOCK 1, LOT 2, PLAN 1213156
USE: INDUSTRIAL – BUSINESS DISTRICT
• GENERAL INDUSTRIAL – LIGHT (WAREHOUSE) FOR LEASE
SITE AREA: 58,207 SQM
MAXIMUM PERMITTED F.A.R.: 0.60 AS PER 21D2009

PROPOSED GROSS FLOOR AREA:

- BUILDING A = 11,735 SQM
- BUILDING B = 12,855 SQM
- TOTAL GFA = 24,620 SQM

PROPOSED F.A.R.: 0.42

BUILDING HEIGHT: 12.0 M (MAX 40.0M PERMITTED)

EMPLOYEE AREA

- ALL DEVELOPMENTS MUST HAVE AN OUTDOOR AREA FOR USE OF EMPLOYEES, THAT IS A MIN. OF 10.0 SQM.
- AMENITY AREA PROVIDED: 43 SQM

WASTE, FOOD/YARD WASTE AND RECYCLING

ALL WASTE (INCLUDING FOOD/YARD WASTE) AND RECYCLING BINS FOR EACH TENANT TO BE STORED INSIDE THEIR RESPECTIVE TENANCIES. FUTURE TENANTS ARE RESPONSIBLE FOR MOVING CONTAINERS TO COLLECTION AREAS, WITH COLLECTION OCCURRING TWICE PER WEEK. EXACT LOCATION OF WASTE AND RECYCLING BINS WITHIN EACH TENANCY TO BE DETERMINED BY TENANT AT TIME OF 'CHANGE OF USE' PERMIT APPLICATION.

PARKING & LOADING

MOTOR VEHICLE PARKING REQUIREMENTS: 1 STALL PER 100.0 SQUARE METRES OF GROSS USABLE FLOOR AREA

- BUILDING A: 11,735 SQM
 - MIN. REQUIRED STALLS: 118
 - MIN. REQUIRED BF STALLS: 5
- BUILDING B: 12,855 SQM
 - MIN. REQUIRED STALLS: 129
 - MIN. REQUIRED BF STALLS: 5
- TOTAL REQUIRED STALLS: 247
- TOTAL PROVIDED BF STALLS: 6 (BUILDING A) + 6 (BUILDING B) = 12
- TOTAL PROVIDED STALLS: 335 (INCL. BF STALLS)

BICYCLE PARKING

- CLASS 1 BICYCLE STALLS – NOT REQUIRED
- CLASS 2 BICYCLE STALLS – 1 STALL PER PER 2,000 sqm OF GROSS USABLE FLOOR AREA
- TOTAL GROSS FLOOR AREA: 24,593 SQM / 2000 = 13 BICYCLE STALLS REQUIRED
- TOAL 20 BICYCLE STALLS PROVIDED



01 OXFORD AIRPORT BUSINESS PARK - LOOKING EAST



02 OXFORD AIRPORT BUSINESS PARK - LOOKING NORTH



03 OXFORD AIRPORT BUSINESS PARK - LOOKING NORTHEAST



04 OXFORD AIRPORT BUSINESS PARK - LOOKING NORTHWEST



05 OXFORD AIRPORT BUSINESS PARK - LOOKING NORTH



06 OXFORD AIRPORT BUSINESS PARK - LOOKING SOUTH

1	DEVELOPMENT PERMIT	2025-09-26
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NO.	ISSUED FOR	DATE
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Drawing History	Checked By
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Scale	1 : 2000
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Project	Checker
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OXFORD AIRPORT BUSINESS PARK
SOUTH SITE - INDUSTRIAL

Project Address

Drawing Title

ZONING MAP, BYLAW REVIEW AND
SITE PHOTOGRAPHS

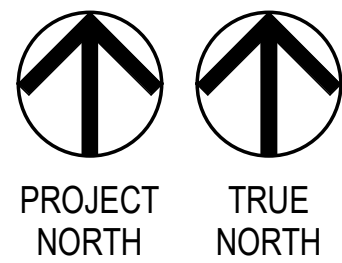
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Drawing Number

DP-01

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Landscape Consultant

NAK DESIGN STRATEGIES

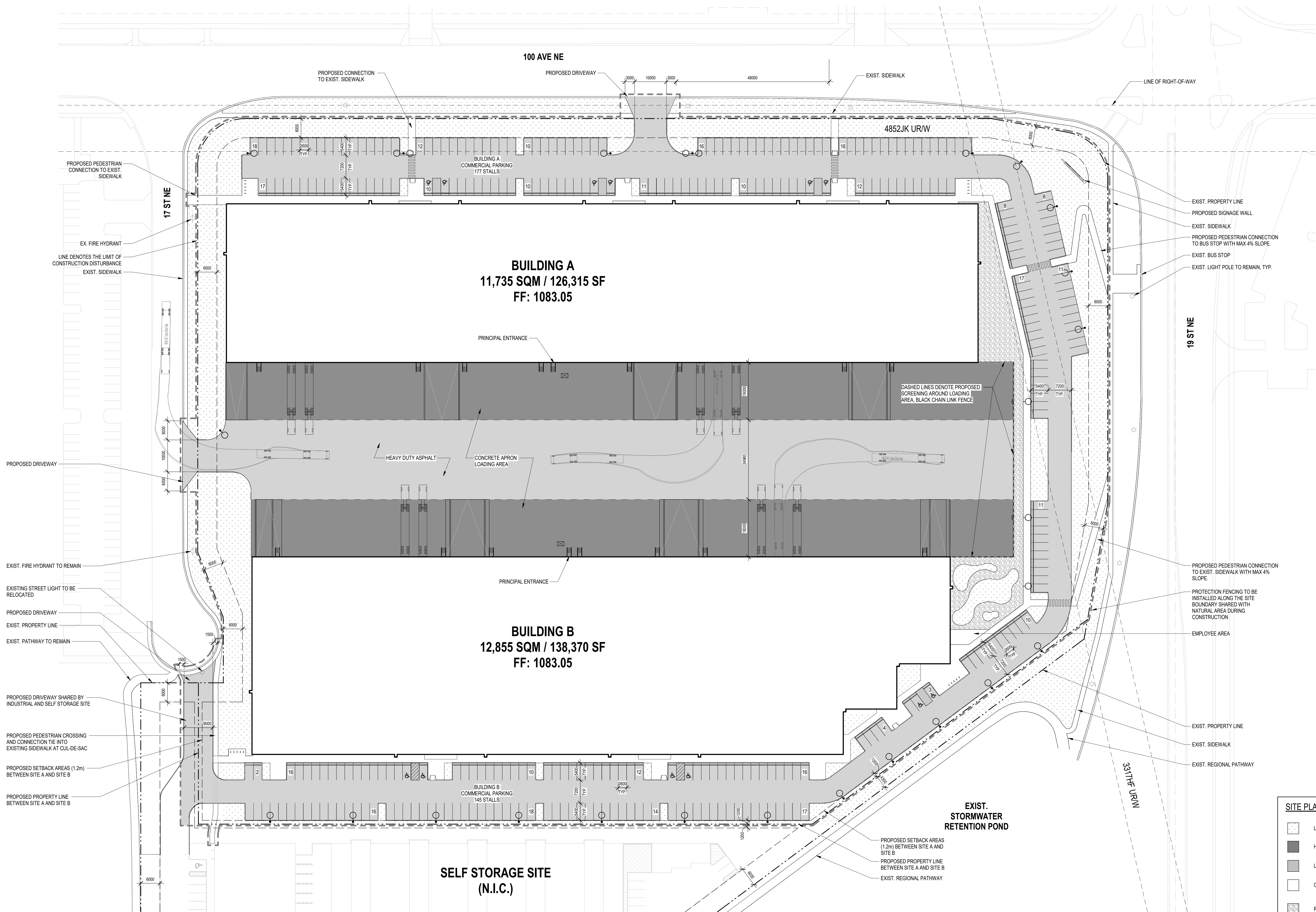
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SITE PLAN LEGEND

- LANDSCAPE AREAS
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- CONCRETE
- ROCK MULCH
- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- LIMIT OF CONSTRUCTION DISTURBANCE

1 DP - PROPOSED SITE PLAN
DP-02 Scale: 1:500

1 DEVELOPMENT PERMIT 2025-09-26

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OXFORD AIRPORT BUSINESS PARK

SOUTH SITE - INDUSTRIAL

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PROPOSED SITE PLAN

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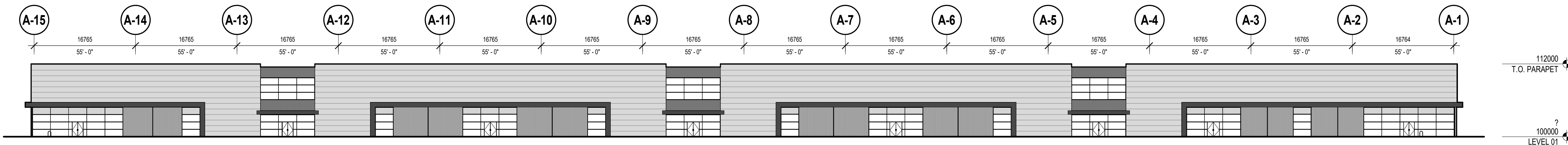
Prime Consultant
GEC ARCHITECTUREElectrical Consultant
HIDICivil Consultant
SEDULOUS ENGINEERING INC.Landscape Consultant
NAK DESIGN STRATEGIES

Client:

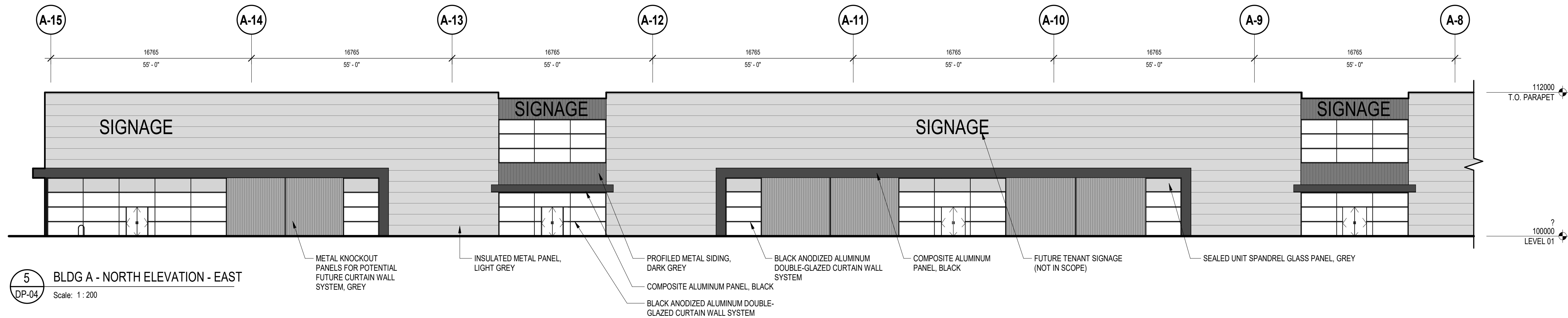
OXFORD PROPERTIES GROUP

OXFORD

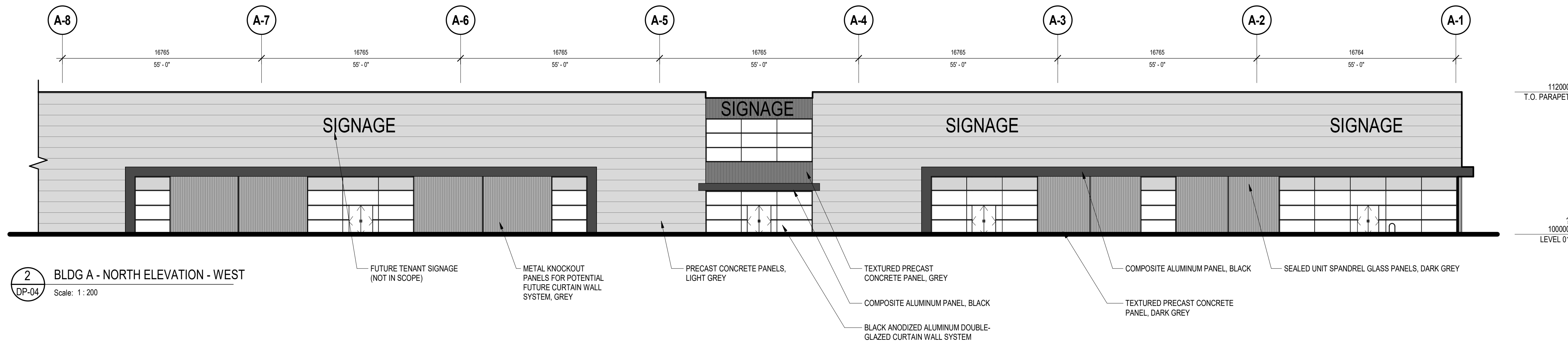
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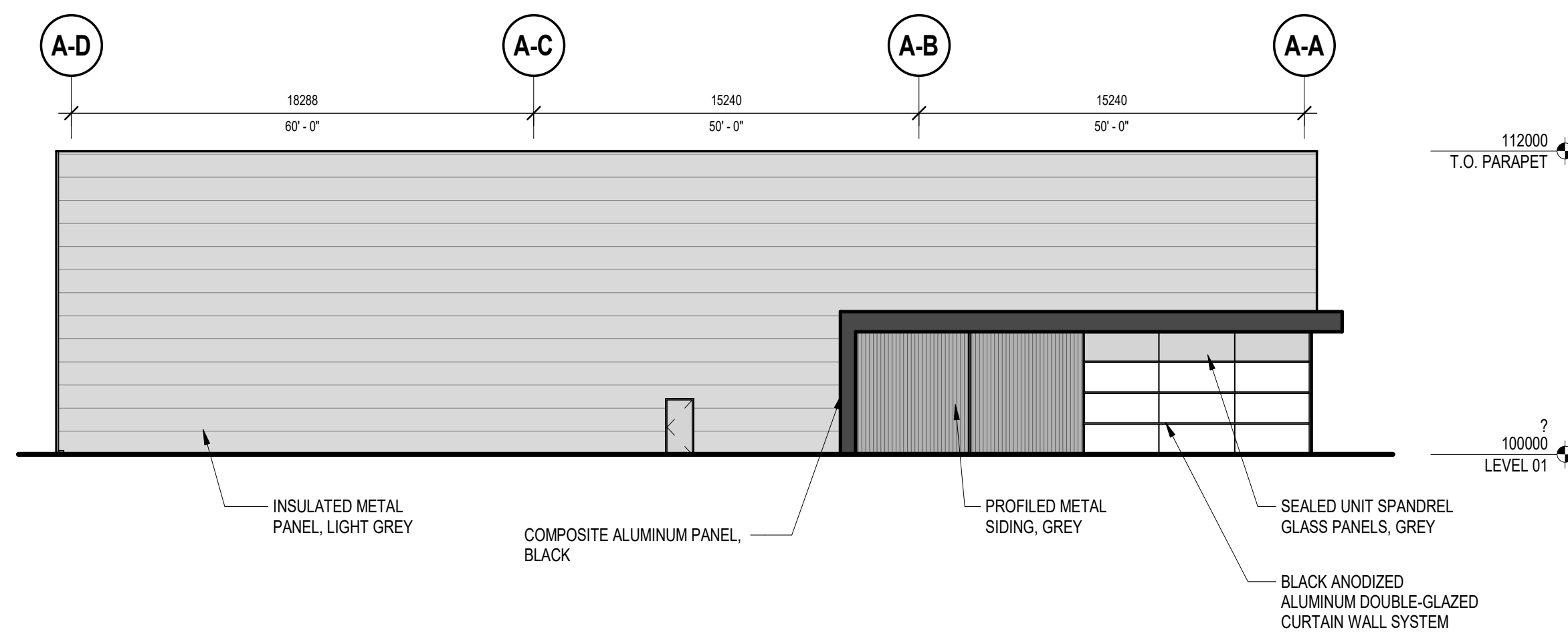
1 BLDG A - COMPOSITE NORTH ELEVATION
Scale: 1:400
DP-04



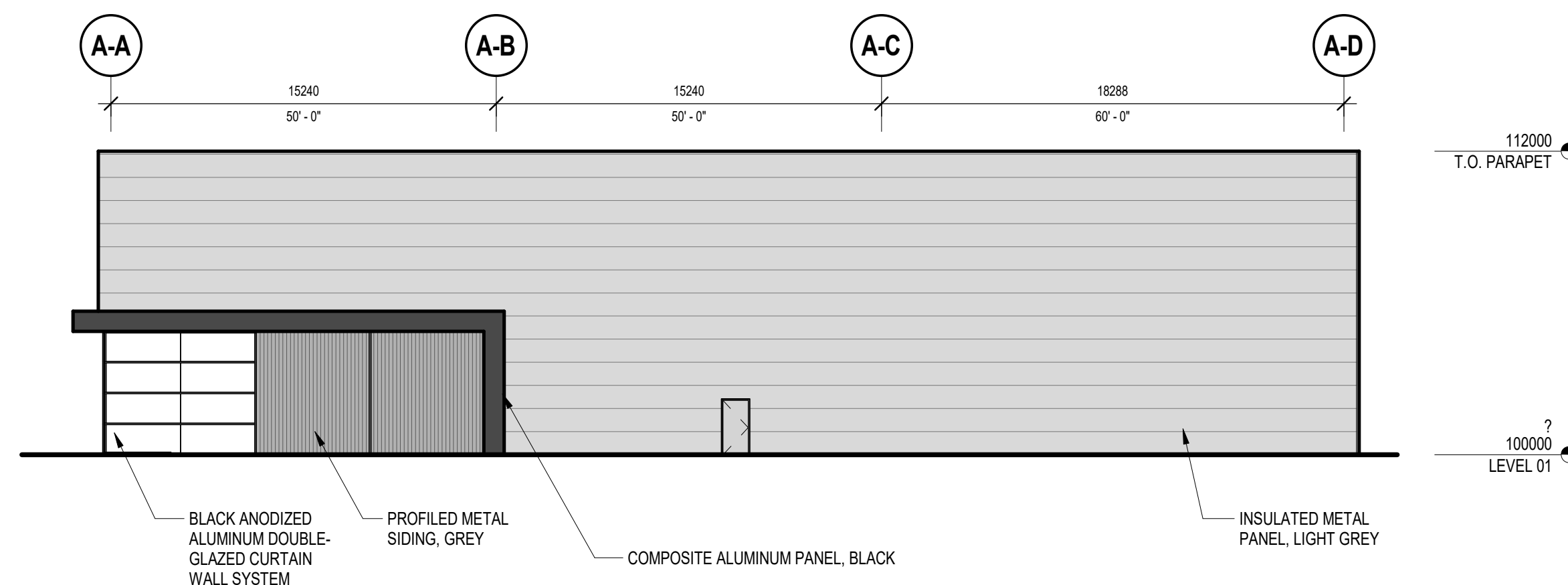
5 BLDG A - NORTH ELEVATION - EAST
Scale: 1:200
DP-04



2 BLDG A - NORTH ELEVATION - WEST
Scale: 1:200
DP-04



6 BLDG A - EAST ELEVATION
Scale: 1:200
DP-04



4 BLDG A - WEST ELEVATION
Scale: 1:200
DP-04

1 DEVELOPMENT PERMIT 2025-09-26

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Drawing History

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Project

OXFORD AIRPORT BUSINESS PARK

SOUTH SITE - INDUSTRIAL

Project Address

Drawing Title

NORTH, EAST, AND WEST

ELEVATIONS - BUILDING A

Project Number Drawing Number

6113 DP-04

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Project Team:

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Client:

OXFORD PROPERTIES GROUP

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Drawing History

Scale	Checked By
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Project

OXFORD AIRPORT BUSINESS PARK
SOUTH SITE - INDUSTRIAL

Project Address

Drawing Title

SOUTH ELEVATIONS - BUILDING A

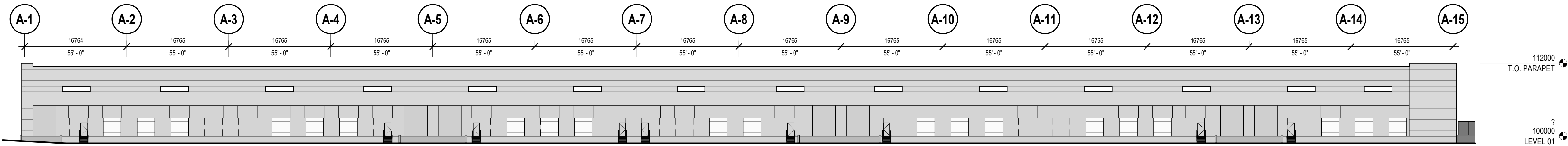
Project Number

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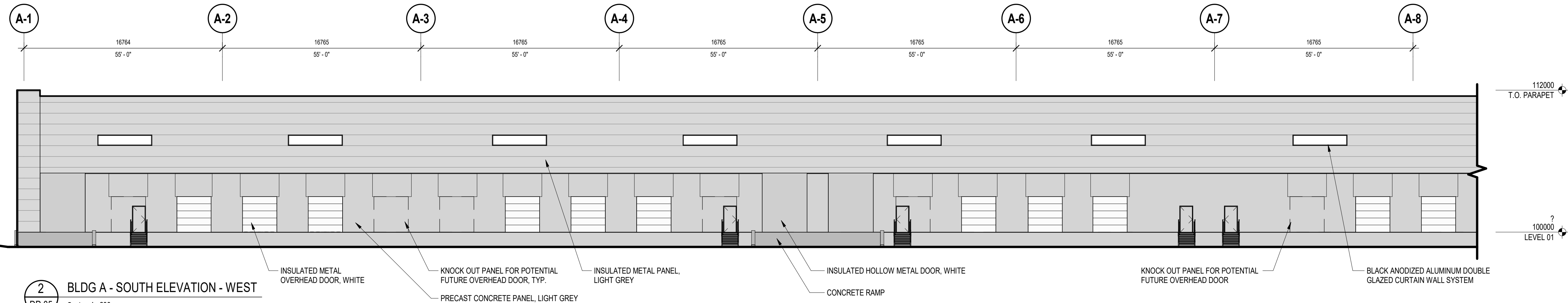
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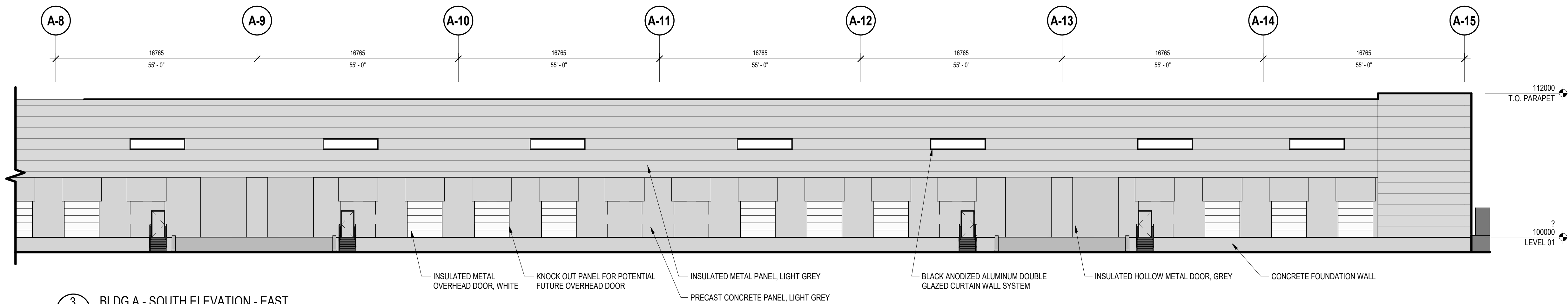
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1 BLDG A - COMPOSITE SOUTH ELEVATION
DP-05 Scale: 1:400



2 BLDG A - SOUTH ELEVATION - WEST
DP-05 Scale: 1:200



3 BLDG A - SOUTH ELEVATION - EAST
DP-05 Scale: 1:200

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OXFORD AIRPORT BUSINESS PARK
SOUTH SITE - INDUSTRIAL

Drawing Title

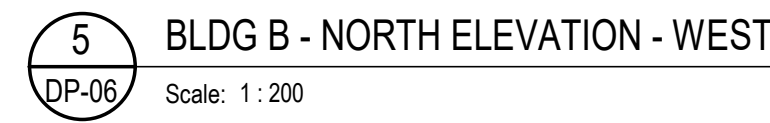
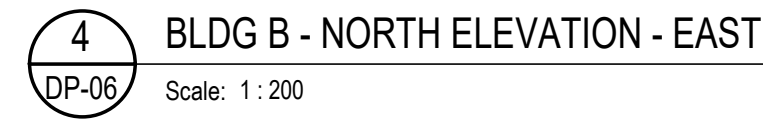
NORTH, EAST, AND WEST
ELEVATIONS - BUILDING B

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DP-06

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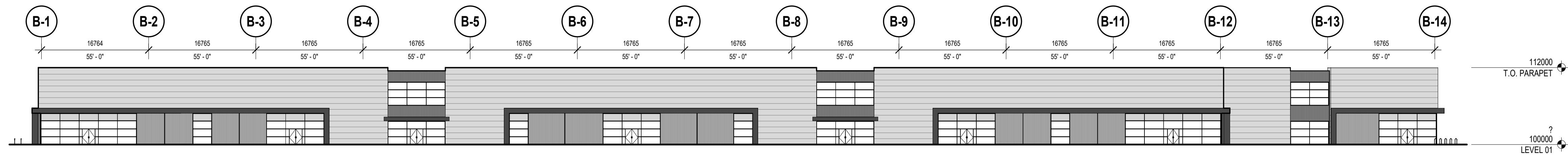
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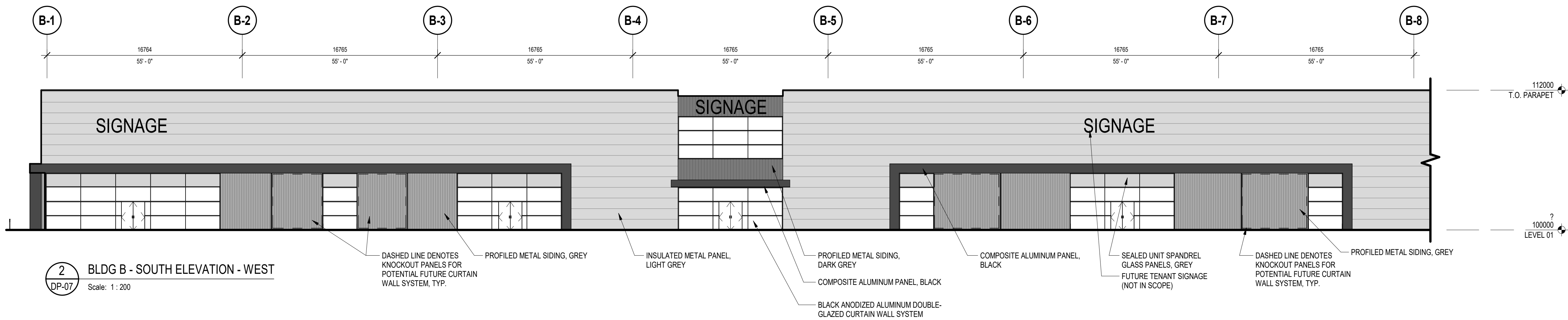
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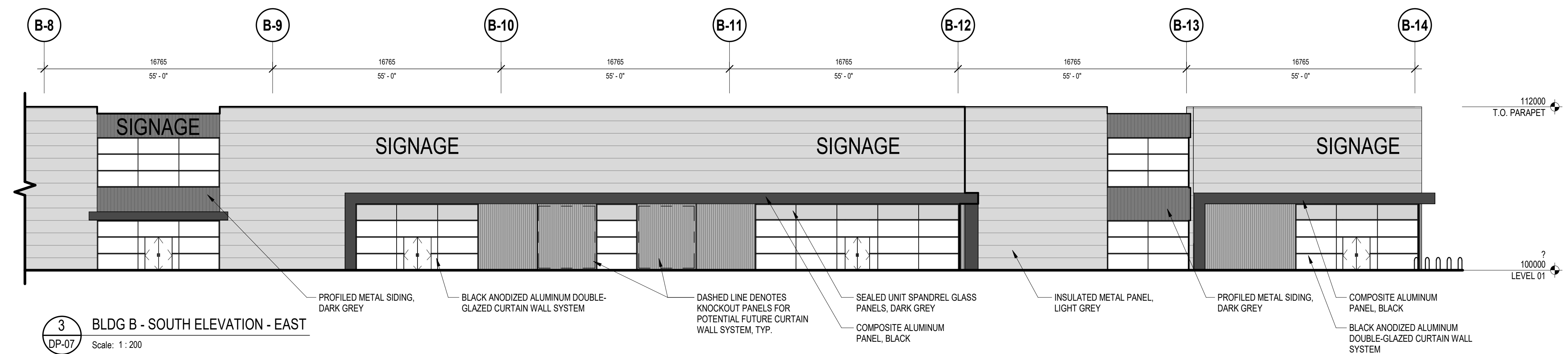
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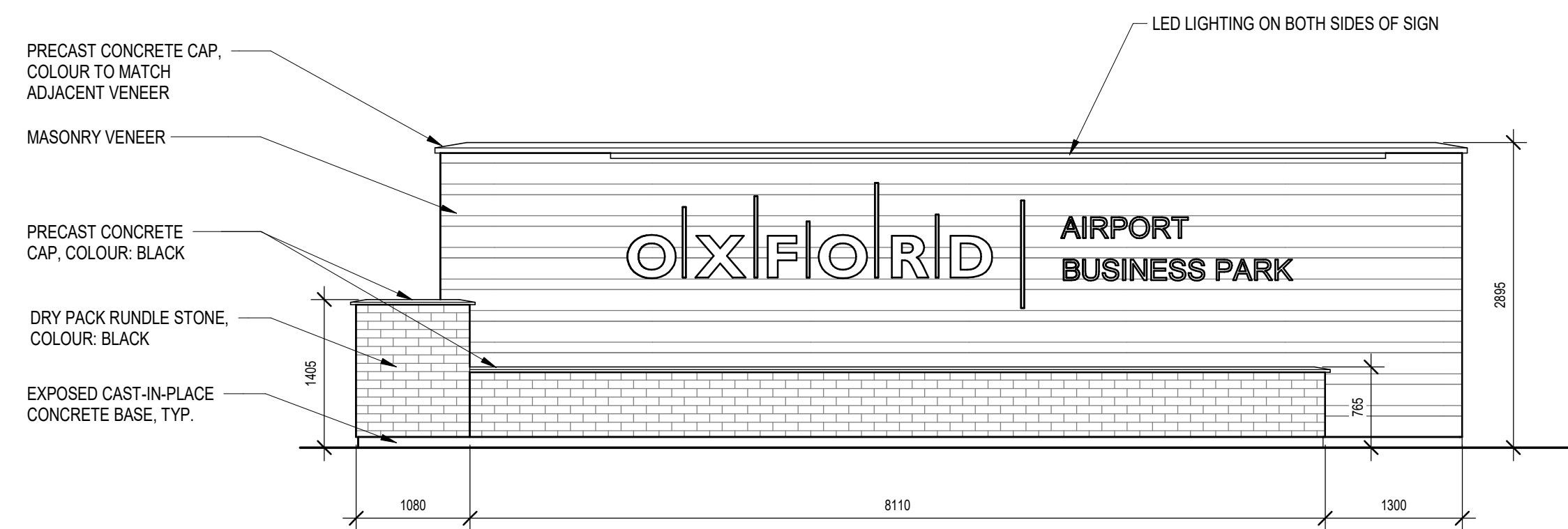
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Scale: 1:400



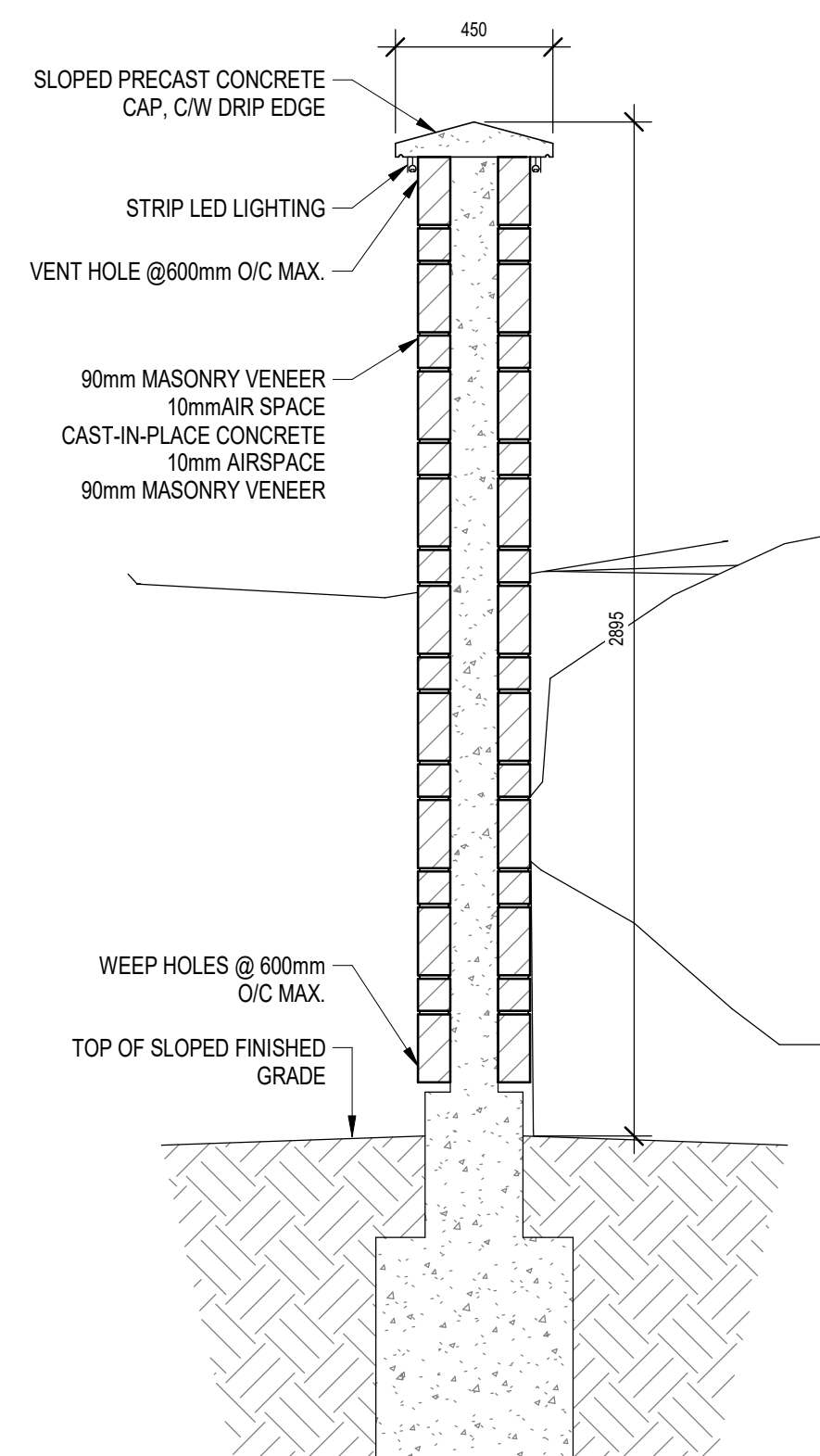
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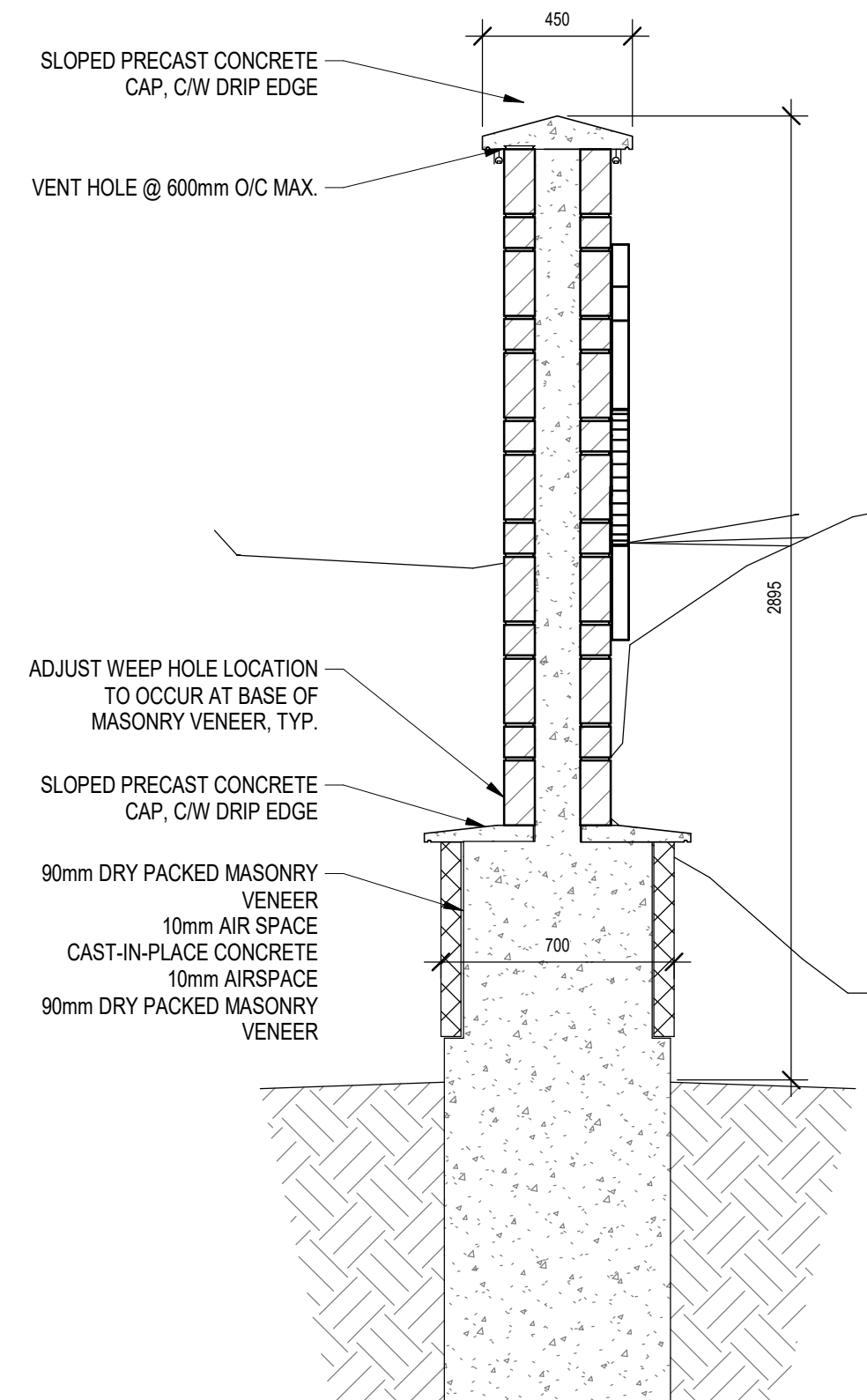
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Scale: 1:200



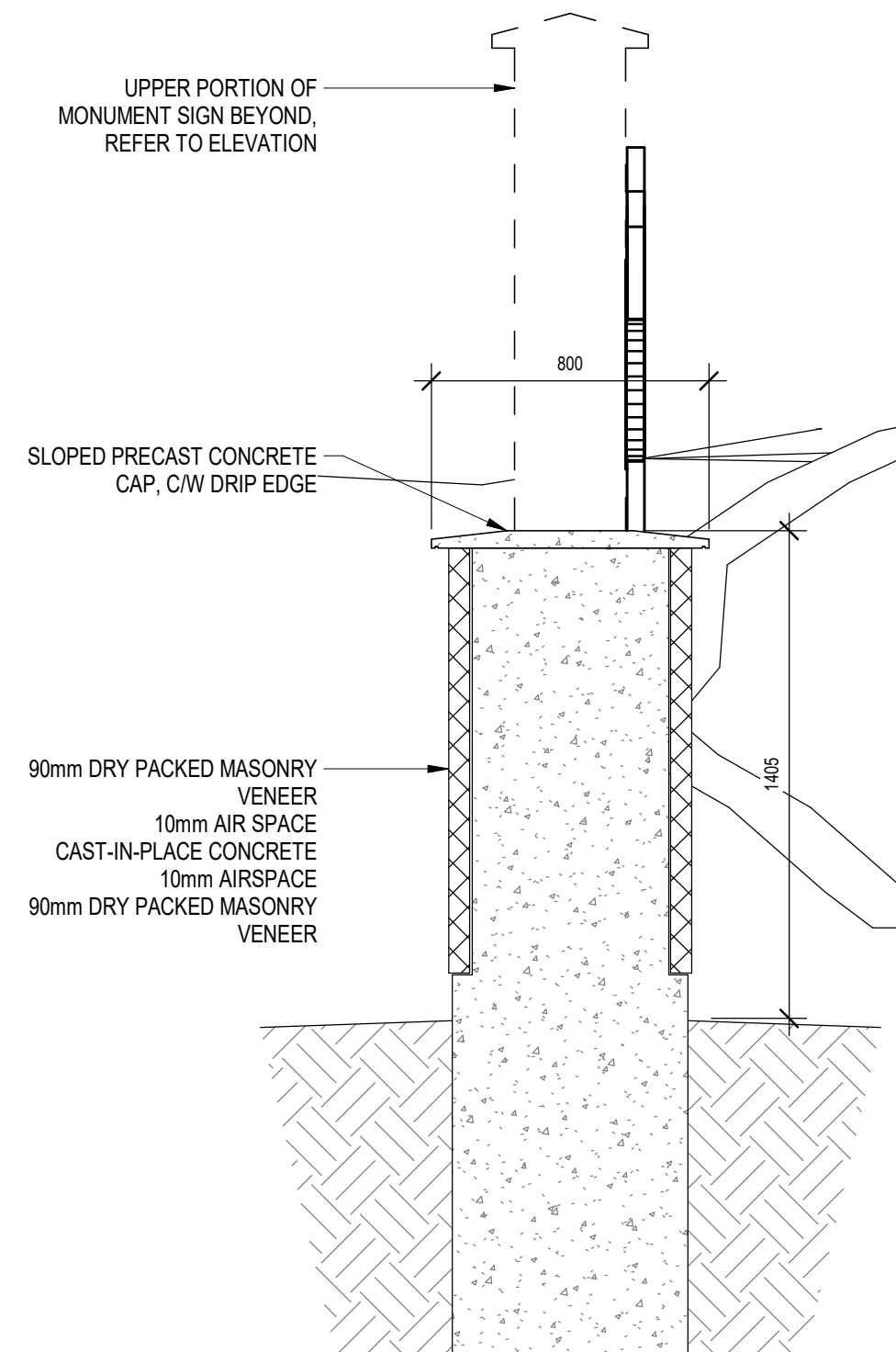
4 PROPOSED SIGNAGE WALL
Scale: 1:50



6 SECTION 1 @ PROPOSED SIGNAGE WALL
Scale: 1:20



7 SECTION 2 @ PROPOSED SIGNAGE WALL
Scale: 1:20



5 SECTION 3 @ PROPOSED SIGNAGE WALL
Scale: 1:20

1 DEVELOPMENT PERMIT 2025-09-26

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Drawing History

Scale As indicated Checked By Checker

Project

OXFORD AIRPORT BUSINESS PARK
SOUTH SITE - INDUSTRIAL

Project Address

Drawing Title

SOUTH ELEVATIONS - BUILDING B,
SIGNAGE WALL DETAILS

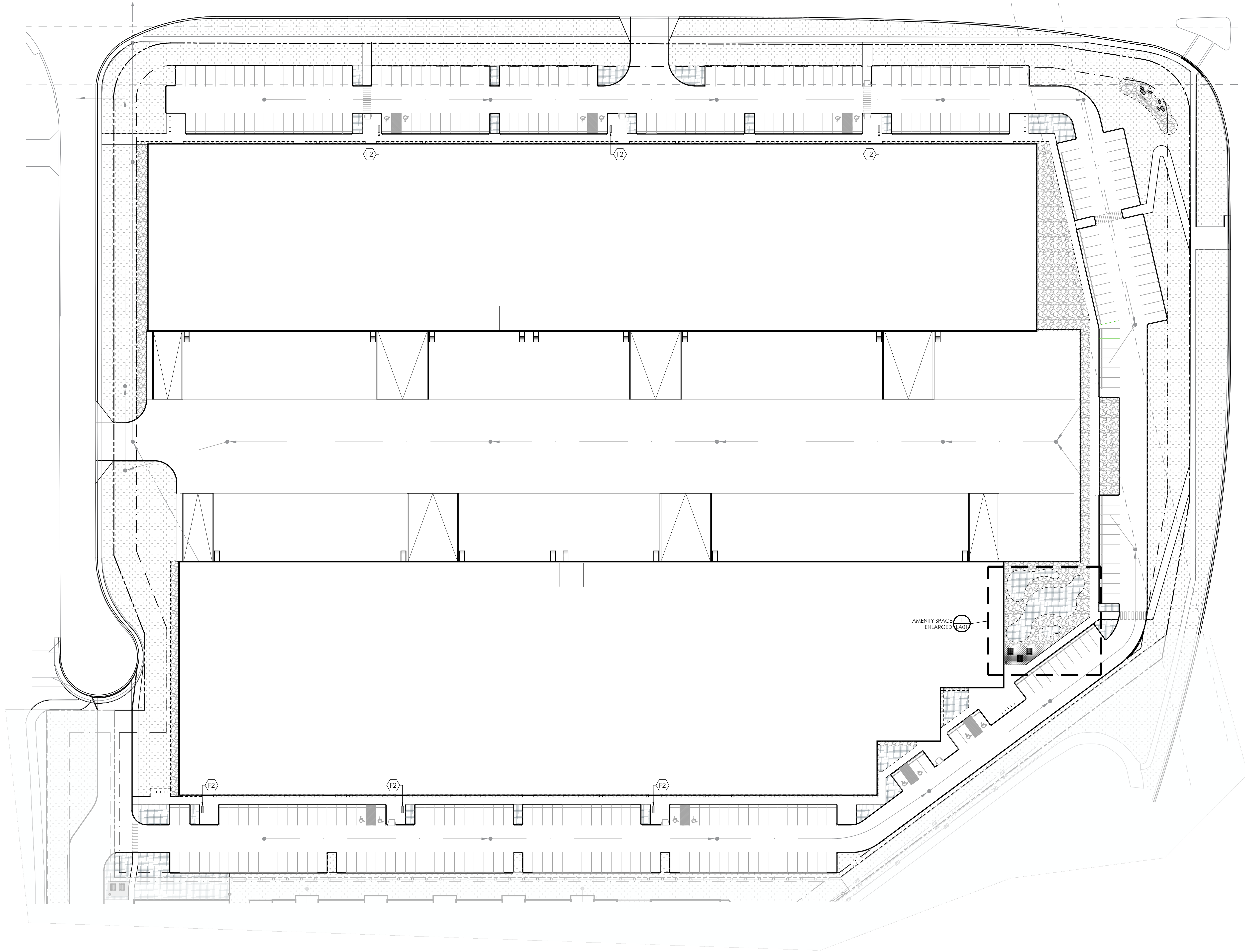
Project Number

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Drawing Number

DP-07

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SITE FURNITURE SCHEDULE						
ITEM	F#	BRAND	MODEL/SPEC	NOTE	DETAIL REF.	QTY.
Picnic Table	1	Equiparc	EP 2856-BN		L401-#6	3
Bench	2	Equiparc	EP 1303-BN		L401-#8	6
Trash Receptacle	3	Equiparc	EP 3300		L401-#7	1

PROPERTY LINE

SETBACK LINE

FENCE

AMENITIES

BENCH

PICNIC TABLE

WASTE RECEPTACLE

BOULDER

HARD SURFACING

UNIT PAVER

ROCK MULCH

SOFT SURFACING

SEED

CONIFEROUS BARK MULCH

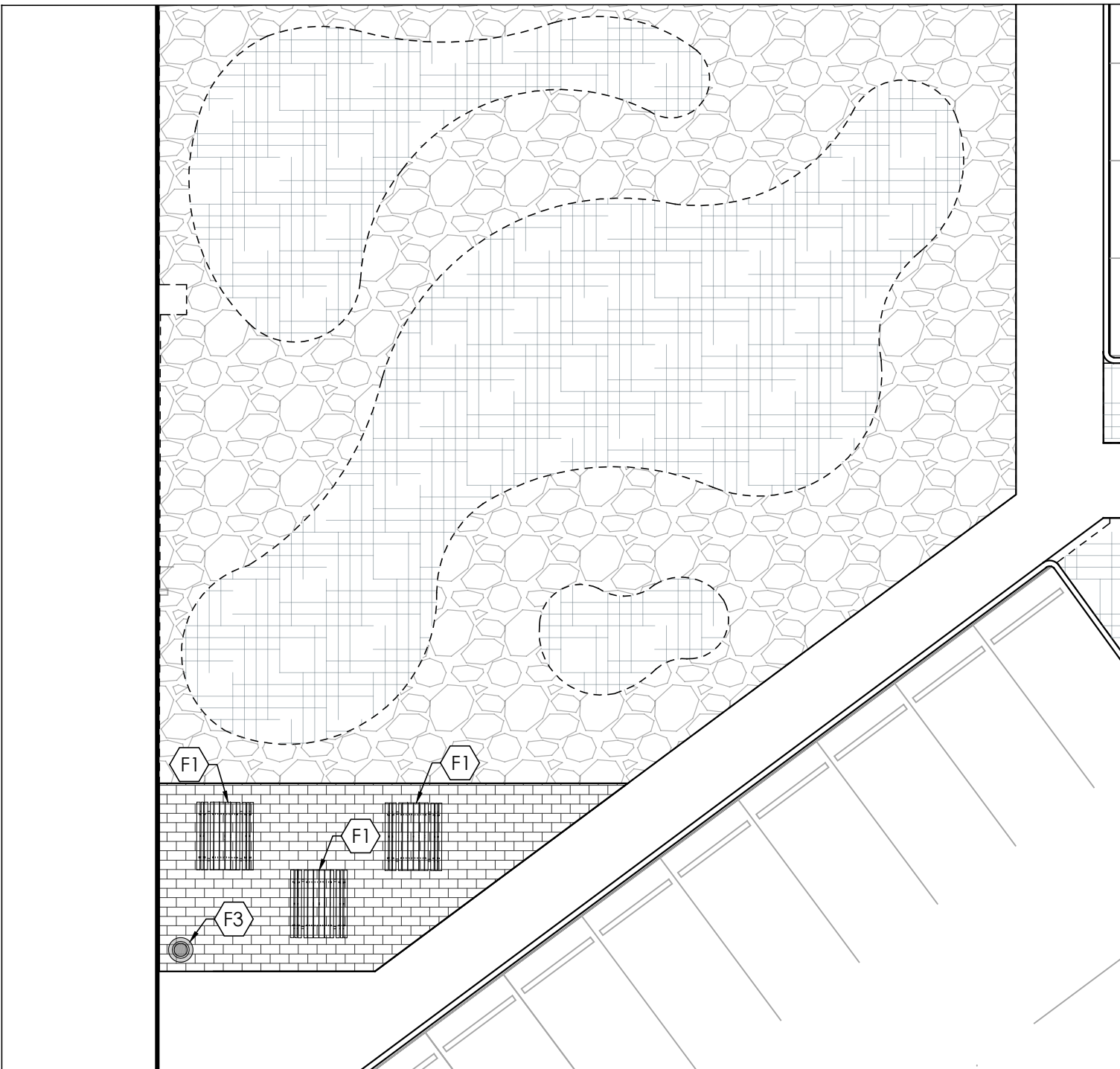
PLANTING BED EDGE

DETAIL KEY

DETAIL NO.

SHEET NO.

- GENERAL NOTES
- THE STANDARDS AND GUIDELINES APPLICABLE FOR THE WORK ARE INCLUDE ALL NECESSARY CONSTRUCTION STANDARDS AND GUIDELINES OF LANDSCAPE ENGINEERING AND ENVIRONMENTAL REGULATION.
 - WORK SHALL CONFORM TO CURRENT MUNICIPAL LAND USE BYLAW, AND STANDARD LANDSCAPE GUIDELINES & SPECIFICATIONS, CURRENT EDITION.
 - EQUIPMENT AND MATERIALS TO BE AS SPECIFIED. ANY REQUEST FOR ALTERNATES MUST CONFORM TO MUNICIPAL EQUIVALENCY SPECIFICATIONS AND BE APPROVED BY NAK AND THE MUNICIPALITY PRIOR TO BID SUBMISSION.
 - UTILITY LOCATIONS SHALL BE LOCATED IN THE FIELD AND VERIFIED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. CONTACT ALBERTA 1 CALL (1-800-242-3447) FOR LOCATES PRIOR TO ANY EXCAVATION.
 - CONDITIONS AND DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR ON SITE PRIOR TO COMMENCEMENT OF WORK.
 - LAYOUT INCLUDING PLANTING, PATHS, WALLS, FORM, WORK, FURNITURE AND EQUIPMENT SHALL BE APPROVED ON SITE BY NAK PRIOR TO CONSTRUCTION AND INSTALLATION. NAK REQUIRES 24 HOURS NOTIFICATION REQUEST PRIOR TO LAYOUT INSPECTION.
 - PATH AND HARD SURFACE AREAS SHALL BE SLOPED AS REQUIRED TO MAINTAIN POSITIVE DRAINAGE. PATH GRADIENTS SHALL NOT EXCEED 8% UNLESS APPROVED IN WRITING BY NAK.
 - DEEP AND SHALLOW UTILITIES LOCATIONS SHALL BE VERIFIED ON SITE PRIOR TO PLANTING INSTALLATION. RECORD DRAWINGS WILL BE SUBMITTED TO PARKS AND UTILITY LINE ASSIGNMENT WITHIN 30 DAYS OF ISSUANCE OF CCC IF THERE ARE ANY FIELD CHANGES TO THE TREE PLANTING LOCATIONS.
 - ALL LANDSCAPED AREAS SHALL BE SLOPED AS REQUIRED TO MAINTAIN POSITIVE DRAINAGE. MINIMUM GRADIENT SHALL BE NO LESS THAN 2.0% AND MAXIMUM GRADIENT SHALL BE NO MORE THAN 5.0%.
 - WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.



1 AMENITY SPACE ENLARGED
1:150



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Landscape Consultant
NAK DESIGN STRATEGIES

Client

OXFORD PROPERTIES GROUP



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NOT FOR
CONSTRUCTION

1 DP SUBMISSION 2025-09-26

NO. ISSUED FOR DATE

Drawing History

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Project

OXFORD AIRPORT BUSINESS PARK
SOUTH SITE - INDUSTRIAL

Project Address

Drawing Title

LANDSCAPE LAYOUT PLAN

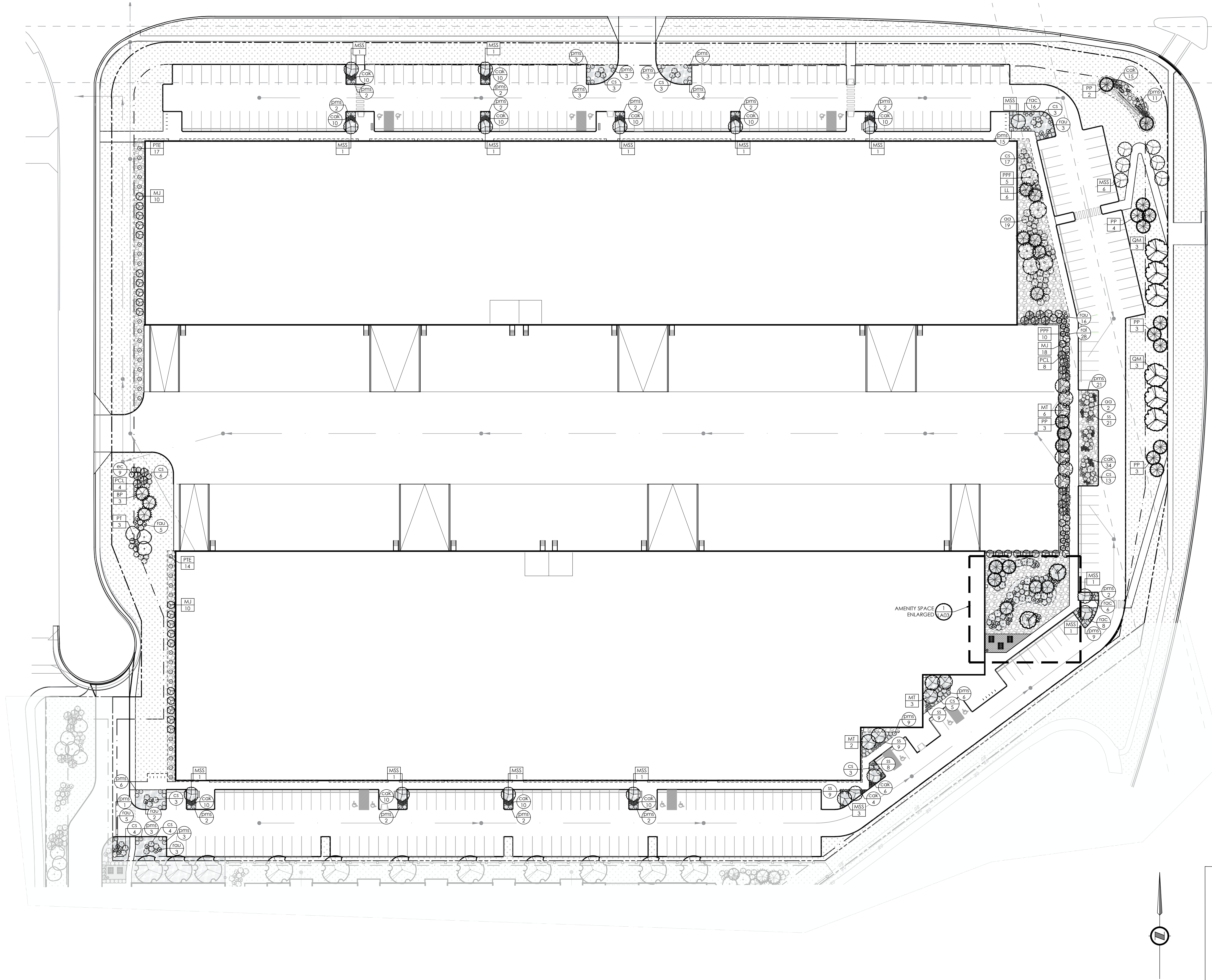
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DP-LA01

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PLANTING NOTES

1. MINIMUM SETBACKS FOR TREES (CURRENT DEVELOPMENT GUIDELINES AND STANDARD SPECIFICATIONS: LANDSCAPE CONSTRUCTION 4-1.3)

Deep Utilities	Services	Main Parallel to tree line	Services	Main Parallel to tree line	Services	Main Parallel to tree line
Sanitary	3.0 m	4.0 m	Sanitary	3.0 m	Sanitary	3.0 m
Storm (14.0 m deep)	3.0 m	4.0 m	Storm	3.0 m	Storm	3.0 m
Water	3.0 m	4.0 m	Water	3.0 m	Water	3.0 m
Hydrother	3.0 m	4.0 m	Hydrother	3.0 m	Hydrother	3.0 m

2. THE EXACT LOCATION OF TREES SHALL BE DETERMINED ON SITE AND SHALL BE SUBJECT TO DRIVEWAY LOCATIONS, SERVICING, AND STREET LIGHTING. AND OTHER FURNISHINGS WHERE APPLICABLE. RECORD DRAWINGS ARE REQUIRED IF THERE ARE MAJOR CHANGES.

3. TREES PLANTED 2.5M OR LESS FROM FENCE LINES WILL BE BEDDED.

4. BEDS AND TREE WELLS TO RECEIVE A MINIMUM OF 75mm DEPTH OF CLEAN CONIFEROUS TREE MULCH IMMEDIATELY TO ENSURE MOISTURE IS MAINTAINED IN THE ROOT ZONE TO FACILITATE EARLY ROOT DEVELOPMENT AND PROVIDE THE TREES WITH THE BEST ESTABLISHMENT OPPORTUNITY.

5. ALL PLANT MATERIAL MUST MEET THE SPECIFICATIONS SET OUT IN THE LATEST GUIDE SPECIFICATIONS FOR NURSERY STOCK, PREPARED BY THE CNRA AND ISA.

6. AT TIME OF ACCEPTANCE, ALL MATERIAL MUST BE A HEALTHY, VIGOROUS GROWING CONDITION PER CITY OF CALGARY PARKS SPECIFICATIONS AND DETAILS.

7. PLANT MATERIAL SHALL BE MAINTAINED BY THE CONTRACTOR AS OUTLINED IN THE CONTRACT AND AS PER CITY OF CALGARY PARKS LANDSCAPE GUIDELINES, SPECIFICATIONS AND DETAILS UNTIL THE DATE OF FINAL ACCEPTANCE CERTIFICATE.

8. APPLY TOPSOIL TO THE FOLLOWING MINIMUM DEPTHS, MEASURED AT RIGHT ANGLES TO THE SUBGRADE AFTER LEVELING WITH A TOLERANCE OF 25mm OVER A DISTANCE OF 2.4m:

- 125mm FOR SODDED AREAS
- 150mm FOR SEEDED AREAS
- 450mm FOR FLOWER BEDS
- 600mm FOR SHRUB BEDS

PROJECT NAME: OXFORD AIRPORT BUSINESS PARK				
CIVIC ADDRESS: 1901 100th AVE N.E., CALGARY, AB				
ZONE: RVC 1G - DC (INDUSTRIAL GENERAL - DIRECT CONTROL)				
INDUSTRIAL SITE: TOTAL AREA = 59,344 m ²				
SITE LANDSCAPE AREA REQUIREMENTS	REQUIRED IN SETBACK	SETBACK	ON-SITE	TOTAL
	4,065 m ²	4,065 m ²	5,829 m ²	9,894 m ²
SITE PLANTING REQUIREMENTS	REQUIRED	SETBACK	ON-SITE	TOTAL
			(EXTRAS)	
TREES (1 TREE PER 50.0 m ² OF SETBACK AREA WHEN LOW WATER IRRIGATION IS USED)	81	18	122	140
DECIDUOUS TREES (MIN. 30% IN LOW WATER DECIDUOUS TREE LOT)	MAX. 70%	10	92	102
CONIFEROUS TREES (MIN. 30% IN LOW WATER CONIFEROUS TREE LOT)	MIN. 30%	8	30	38
SHRUBS (2 SHRUBS PER 50.0 m ² OF SETBACK AREA WHEN LOW WATER IRRIGATION IS USED)		143	363	375
SHRUBS (MIN. 30% IN LOW WATER SHRUB LOT)				
ADDITIONAL PLANTING REQUIREMENTS				
DECIDUOUS TREES SHALL BE A MINIMUM 50mm (2") CALIPER.				
CONIFEROUS TREES SHALL BE 2m (6.5') IN HEIGHT FOR SMALL SIZED TREES, AND 2.5m (9.8') IN HEIGHT FOR LARGE SIZED TREES.				
SHRUBS SHALL BE A MINIMUM 600mm SPREAD.				

PLANTING SCHEDULE - SITE A				
SPECIFICATION	KEY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE
DECIDUOUS TREES	AG	<i>Acer glabrum</i>	AMUR MAPLE	80mm cal.
	MJ	<i>Malus 'Jehspire'</i>	COLUMNAR CRAB	80mm cal.
	MT	<i>Malus 'Thunderchild'</i>	THUNDERCHILD FLOWERING CRAB	80mm cal.
	MSS	<i>Malus 'Spring Snow'</i>	SPRING SNOW FLOWERING CRAB	80mm cal.
	PT	<i>Populus tremuloides</i>	TREMBLING ASPEN	80mm cal.
CONIFEROUS TREES	PTE	<i>Populus tremuloides 'Erecta'</i>	SWEDISH COLUMNAR ASPEN	80mm cal.
	QM	<i>Quercus macrocarpa</i>	BUR OAK	80mm cal.
	PCL	<i>Picea canadensis 'Latifolia'</i>	LOGSPOLE PINE	2.5m ht.
DECIDUOUS SHRUBS	PP	<i>Picea pungens</i>	COLORADO BLUE SPRUCE	2.5m ht.
	PPF	<i>Picea pungens 'Fastigiata'</i>	COLUMNAR COLORADO SPRUCE	2.5m ht.
	aa	<i>Amelanchier alnifolia</i>	SASKATOON	#5 pot, 1.6m OC
CONIFEROUS SHRUBS	cs	<i>Comus sericea</i>	RED OSIER DOGWOOD	#5 pot, 1.4m OC
	ec	<i>Elaeagnus commutata</i>	WOLF WILLOW	#5 pot, 1.4m OC
	rac	<i>Rosa acicularis</i>	WILD ROSE	#5 pot, 0.6m OC
GRASSES & PERENNIALS	ral	<i>Ribes alpinum</i>	ALPINE CURRANT	#5 pot, 1.0m OC
	rau	<i>Ribes aureum</i>	GOLDEN CURRANT	#5 pot, 1.0m OC
	gms	<i>Juniperus sabina 'Calgary Carpet'</i>	CALGARY CARPET JUNIPER	#5 pot, 1.0m OC
	cak	<i>Calamagrostis acutiflora 'Karl Foerster'</i>	KARL FOERSTER FEATHER REED GRASS	#2 pot, 0.6m OC
	ss	<i>Schizachyrium scoparium</i>	LITTLE BLUESTEM	#2 pot, 0.6m OC

PLANTING PLAN LEGEND

PROPERTY LINE
SETBACK LINE
FENCE

AMENITIES

BENCH
PICNIC TABLE
WASTE RECEPTACLE
BOULDER

HARD SURFACING

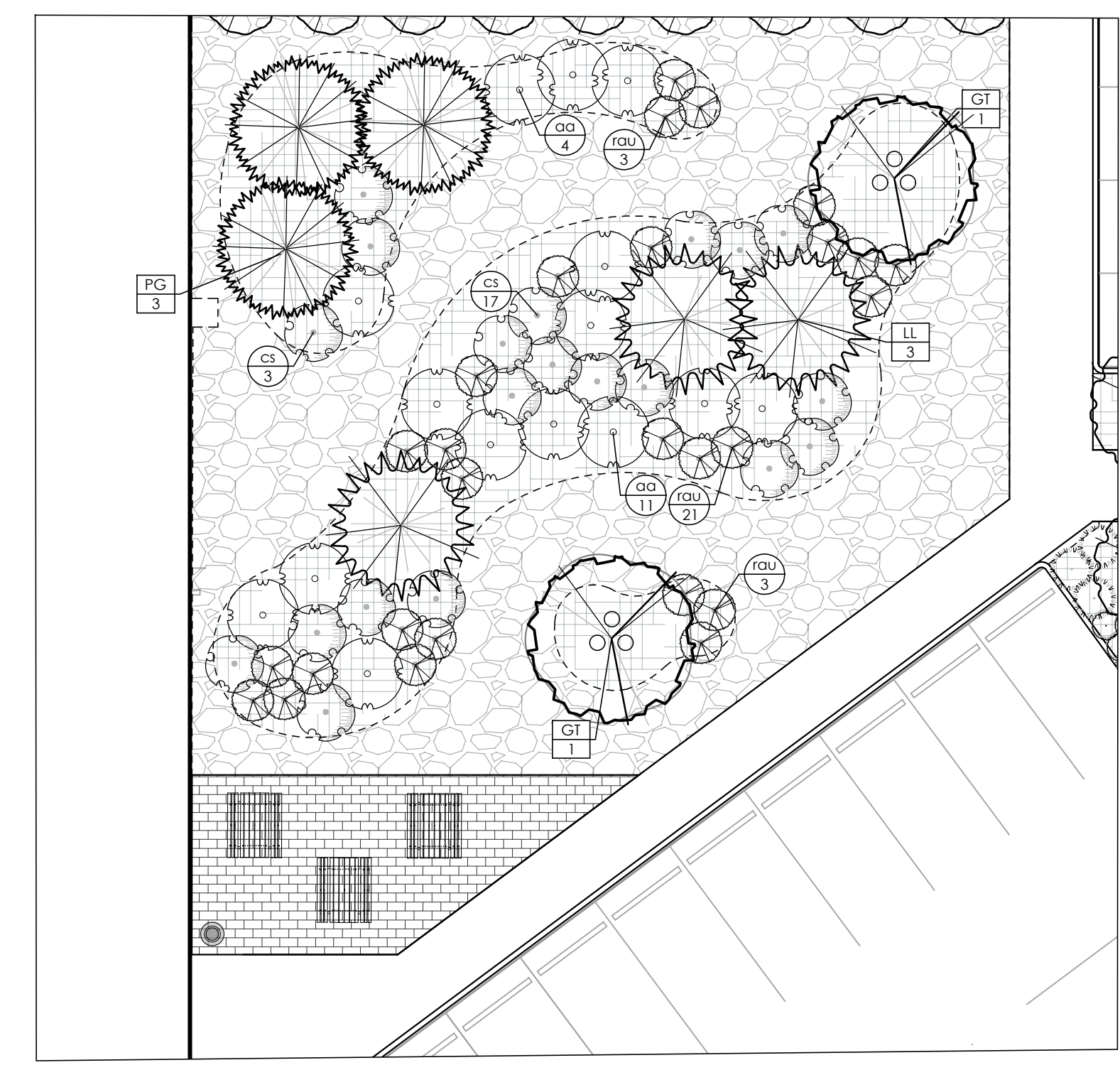
UNIT PAVEMENT
ROCK MULCH

SOFT SURFACING

SEED
CONIFEROUS BARK MULCH
PLANTING BED EDGE

PLANTING KEY

XX — TREE SPECIES
XX — SHRUB SPECIES
XX — QUANTITY



1 AMENITY SPACE ENLARGED
1:150



GEC Architecture | Partnership

Project Team:
Prime Consultant
GEC ARCHITECTURE
Electrical Consultant
HIDI
Civil Consultant
SEDULOUS ENGINEERING INC.
Landscape Consultant
NAK DESIGN STRATEGIES

Client
OXFORD PROPERTIES GROUP
OXFORD

Seal & Permit

PRELIMINARY -
NOT FOR
CONSTRUCTION

1	DP SUBMISSION	2025-09-26
NO.	ISSUED FOR	DATE
Drawing History		
Scale	1:500	Checked By CR
Project		
OXFORD AIRPORT BUSINESS PARK SOUTH SITE - INDUSTRIAL		
Project Address		
Drawing Title		
LANDSCAPE PLANTING PLAN		
Project Number		
Drawing Number		
6113	DP-LA02	