



PROJECT EMBER

CALGARY, ALBERTA



HOVE STREET
PROJECT EMBER
3939 54th Ave. SE, CALGARY, AB T2C 2L2
LOT 1, BLOCK 1, PLAN 801 0723

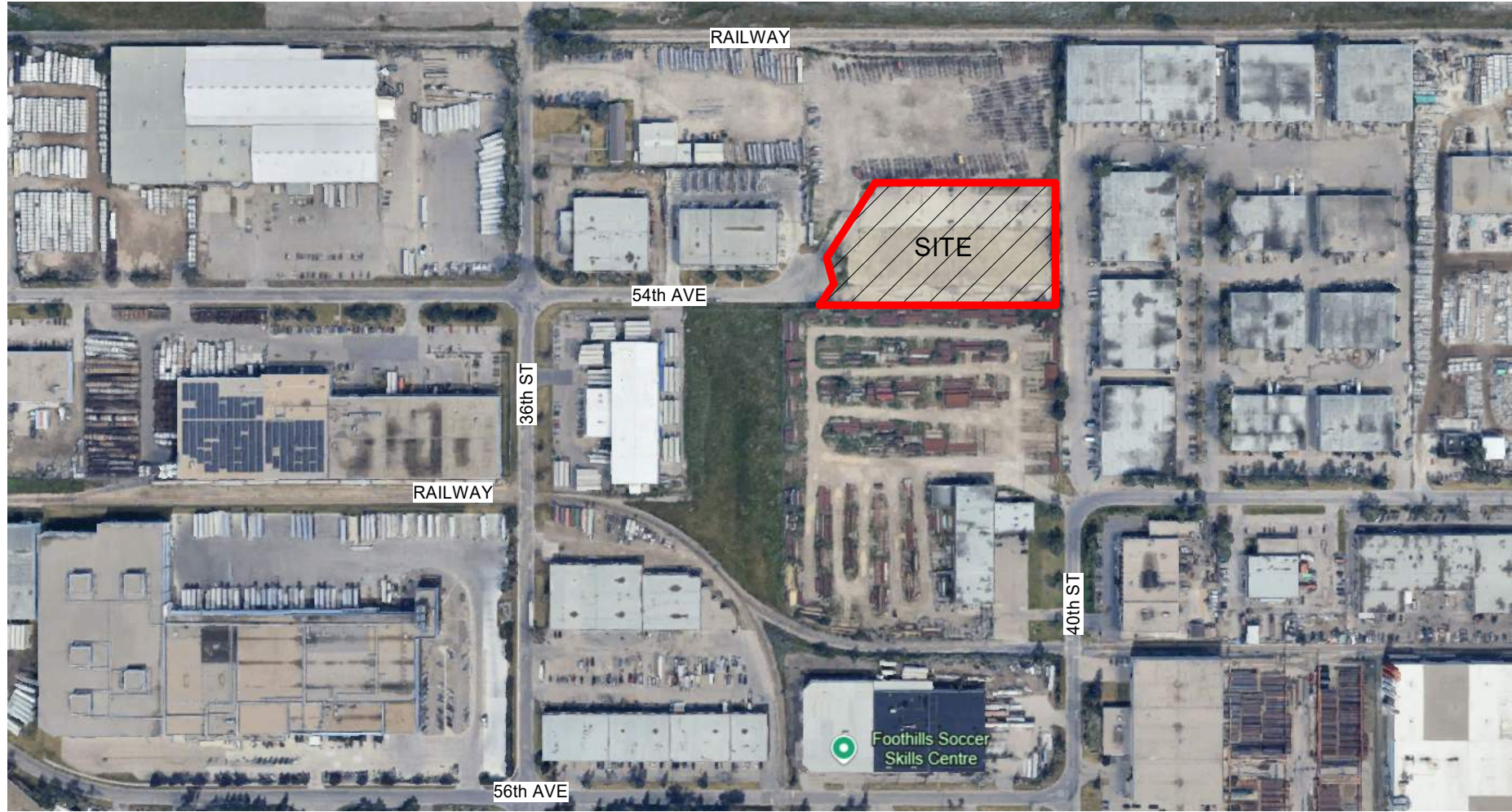
Walterfedy Architects Project No.: 2025-0641-10
ISSUED FOR DTR2 RESPONSE 2026.05.06 DP# -
DP2025-05923

SITE INFORMATION			
MUNICIPAL ADDRESS		SITE AREA	
3939 54th Ave. SE, CALGARY, AB T2C 2L2		EXISTING SITE AREA = 125,355.03 R ² = 11,645.86 m ² - 1.16 Hectare - 2.88 Acres	
LEGAL DESCRIPTION		GROSS FLOOR AREA (G.F.A)	
LOT 1, BLOCK 1, PLAN 801 0723		OFFICE AREA: 375.7m ² (4044 R ²)	
LAND USE DESIGNATION		INDUSTRIAL AREA: 4107.3m ² (42 210.6 R ²)	
I-G INDUSTRIAL - GENERAL DISTRICT		TOTAL USABLE AREA: 4483m ² (48254.61 R ²)	
APPLICABLE BY-LAW		MECH / ELEC AREA: 63.2m ² (680.3 R ²)	
CITY OF CALGARY LAND USE BYLAW 1P2007		TOTAL G.F.A = 4 546.2 m ² (48,934.97 R ²)	
MAXIMUM HEIGHT PERMITTED		GROSS USABLE FLOOR AREA (G.U.F.A)	
NO RESTRICTIONS		TOTAL USABLE AREA: 4483m ² (48254.61R ²)	
SITE SETBACKS		MECH / ELECT AREA: 63.2m ² (680.28R ²)	
FRONT: 4.0m		TOTAL G.F.A = 4 419.8 m ² (47,574.33 R ²)	
SIDE: 1.2m		FLOOR AREA RATIO	
REAR: 1.2m		MAXIMUM PERMITTED F.A.R = 1.0	
USES - PERMITTED		PROPOSED F.A.R = 4546.2 (G.F.A) DIVIDED BY 11645.86m ² (SITE AREA) = 0.39	
GENERAL INDUSTRIAL - MEDIUM		USES - DISCRETIONARY	
		OFFICE	
		PARKING / BIKE INFORMATION	
		PARKING	
		FOLLOWING THE CITY OF CALGARY ORIGINAL 1P2007 PARKING GUIDELINES.	
		GENERAL INDUSTRIAL - MEDIUM: 4483m ²	
		1 STALL PER 100m ² FOR THE FIRST 2000m ² , THEN 1 STALL PER 500m ² OF G.U.F.A	
		4483m ² - 2000m ² = 2483m ² DIVIDED BY 500m ² = 4.9 OR 5 STALLS	
		OFFICE - 63.2m ²	
		2 STALLS PER 100m ² OF G.U.F.A	
		63.2m ² DIVIDED BY 100 x 2 = 1.2 STALLS	
		48 STALL PROVIDED	
		BIKE PARKING	
		GENERAL INDUSTRIAL - MEDIUM	
		CLASS ONE: NOT REQUIRED	
		CLASS 2: 1 PER 2000m ² G.U.F.A	
		4483m ² DIVIDED BY 2000 = 2.2 STALLS	
		OFFICE	
		CLASS ONE: 1 PER 1000m ² G.U.F.A	
		63.2m ² PER 1000m ² = 0 STALLS	
		CLASS 2: 1 PER 1000m ² G.U.F.A	
		63.2m ² PER 1000m ² = 0 STALLS	

DEVELOPMENT
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AMENDED DRAWINGS
DP No Date Received
DP2025-05923 JUN 15 2026
THESE DRAWINGS REFER TO THE
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WALTERFEDY
TORONTO | CALGARY | EDMONTON | KITCHENER | HAMILTON
800.665.1378 walterfedy.com



2 BIRDSEYE SITE CONTEXT
DP001 Scale: 1 : 200



1 NORTH SITE CONTEXT
DP001 Scale: 1 : 150



3 EAST SITE CONTEXT
DP001 Scale: 1 : 150



6 LANDUSAGE
DP001 Scale: NTS

VIEW NOTE:
I-G - INDUSTRIAL DISTRICT DIVISION 2



4 SOUTH SITE CONTEXT
DP001 Scale: 1 : 150



5 WEST SITE CONTEXT
DP001 Scale: 1 : 150

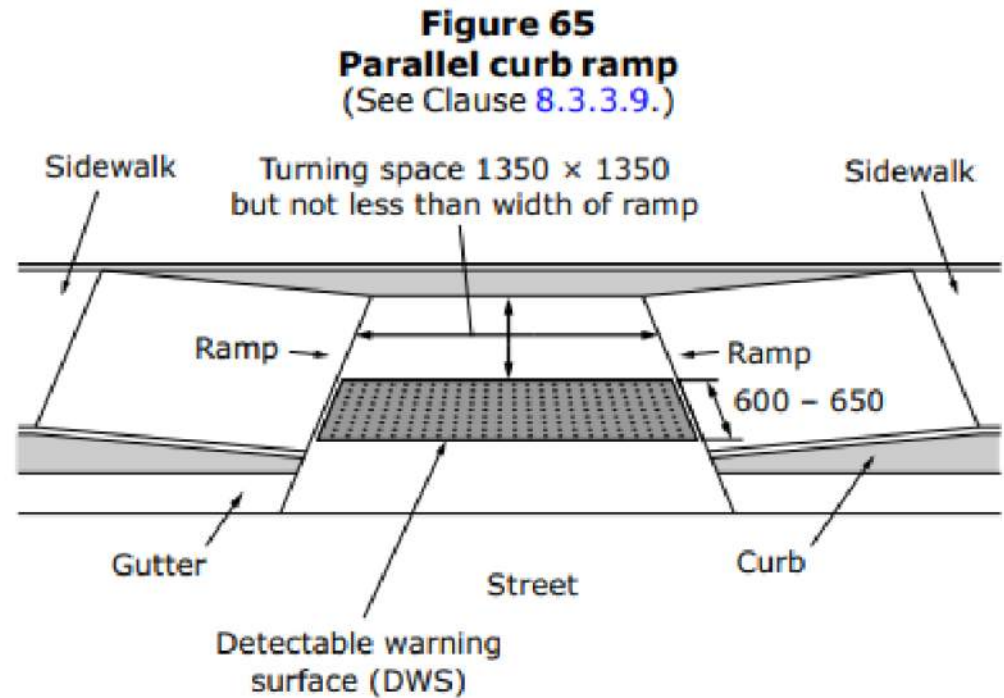


7 ABANDON WELL PLAN
DP001 Scale: NTS

VIEW NOTE:
NO ABANDON WELLS WITHIN SITE

Project Description:

This Development Permit application is for a new industrial warehouse building located in the Foothills Industrial Area of Calgary. The proposed building replaces a previous structure that was destroyed by fire. The project consists of a single-storey warehouse with office areas located at the south corners, situated on a 2.88-acre site. The building is oriented to face south to maximize natural sunlight and includes staff parking and landscaping along the frontage. Truck marshalling and loading areas are located on the north side of the site, screened from view from the street.



8.3.4 Crosswalks

- 8.3.4.1 Surface**
A crosswalk shall
- a) be at least 1800 mm wide between pavement markings (where provided);

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Division B A-3.9.2.1.(1)

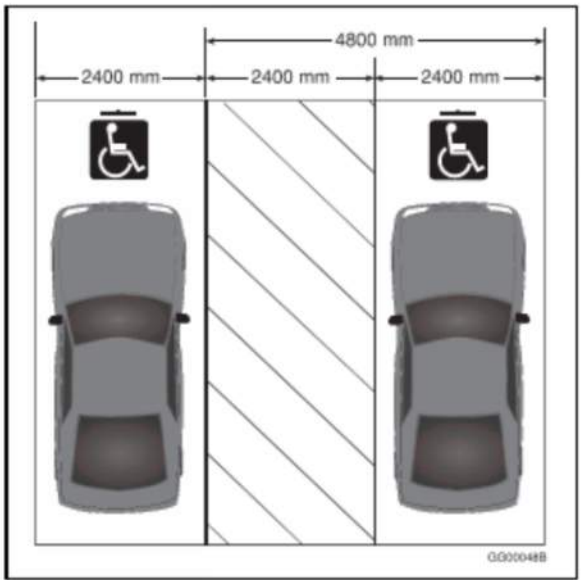


Figure A-3.8.3.23.(1)-A
Common access aisle

CLIENT LOGO

No.	ISSUANCE	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2025-10-01
2	REVISED PER CITY COMMENTS 01	2025-11-07
3	DR1	2026-02-09
4	ISSUED FOR DTR2 RESPONSE	2026-05-06

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

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CLIENT

HOVE STREET

PROJECT

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3939 54th Ave. SE, CALGARY, AB T2C 2L2
LOT 1, BLOCK 1, PLAN 801 0723
DEVELOPMENT PERMIT #: DP2025-05923 BUILDING PERMIT #:

TITLE

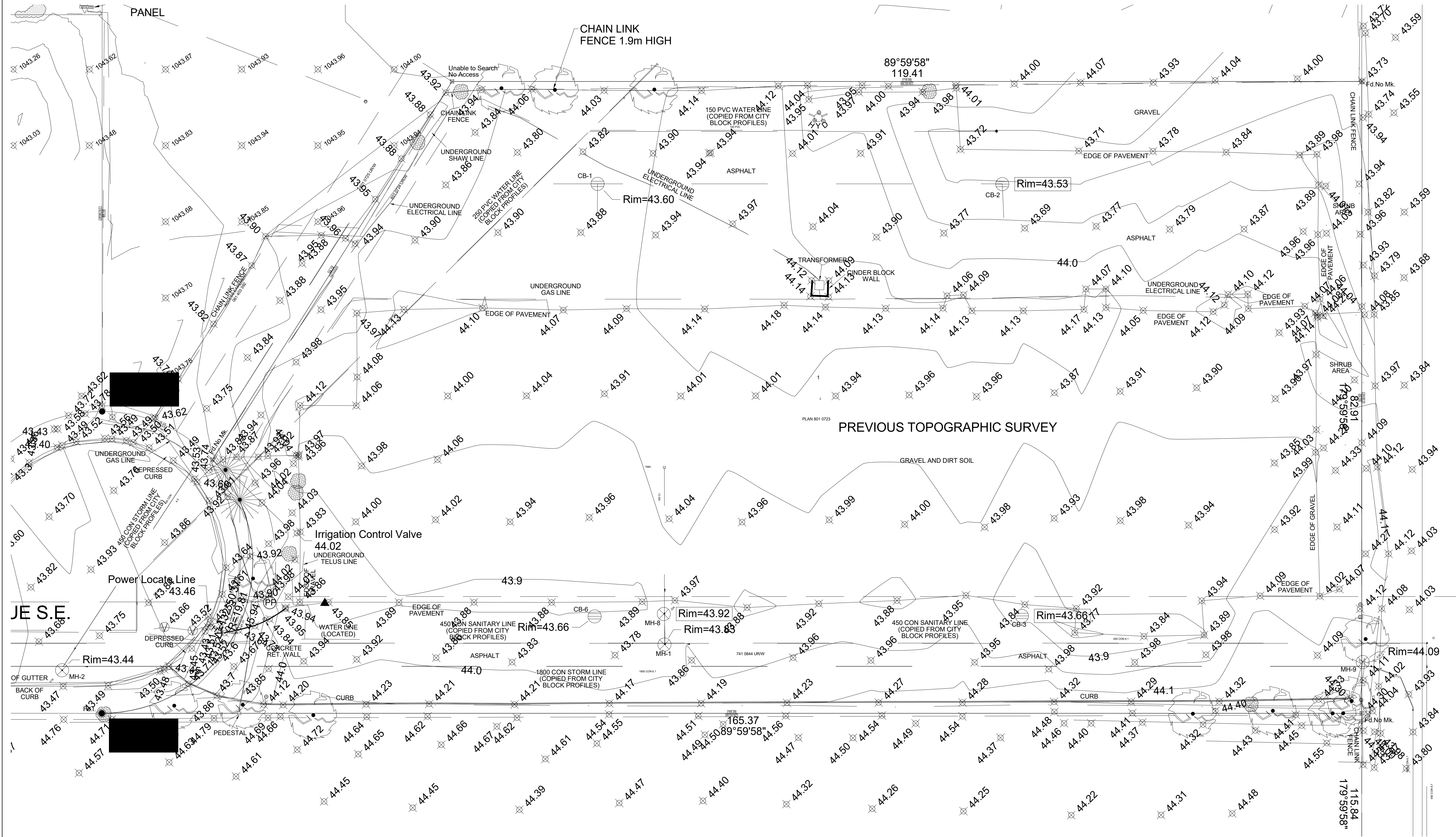
SITE CONTEXT & PROJECT DESCRIPTION

WALTERFEDY
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800.685.1378 walterfedy.com

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TITLE
SITE SURVEY
PROVIDED BY WATT CONSULTING GROUP

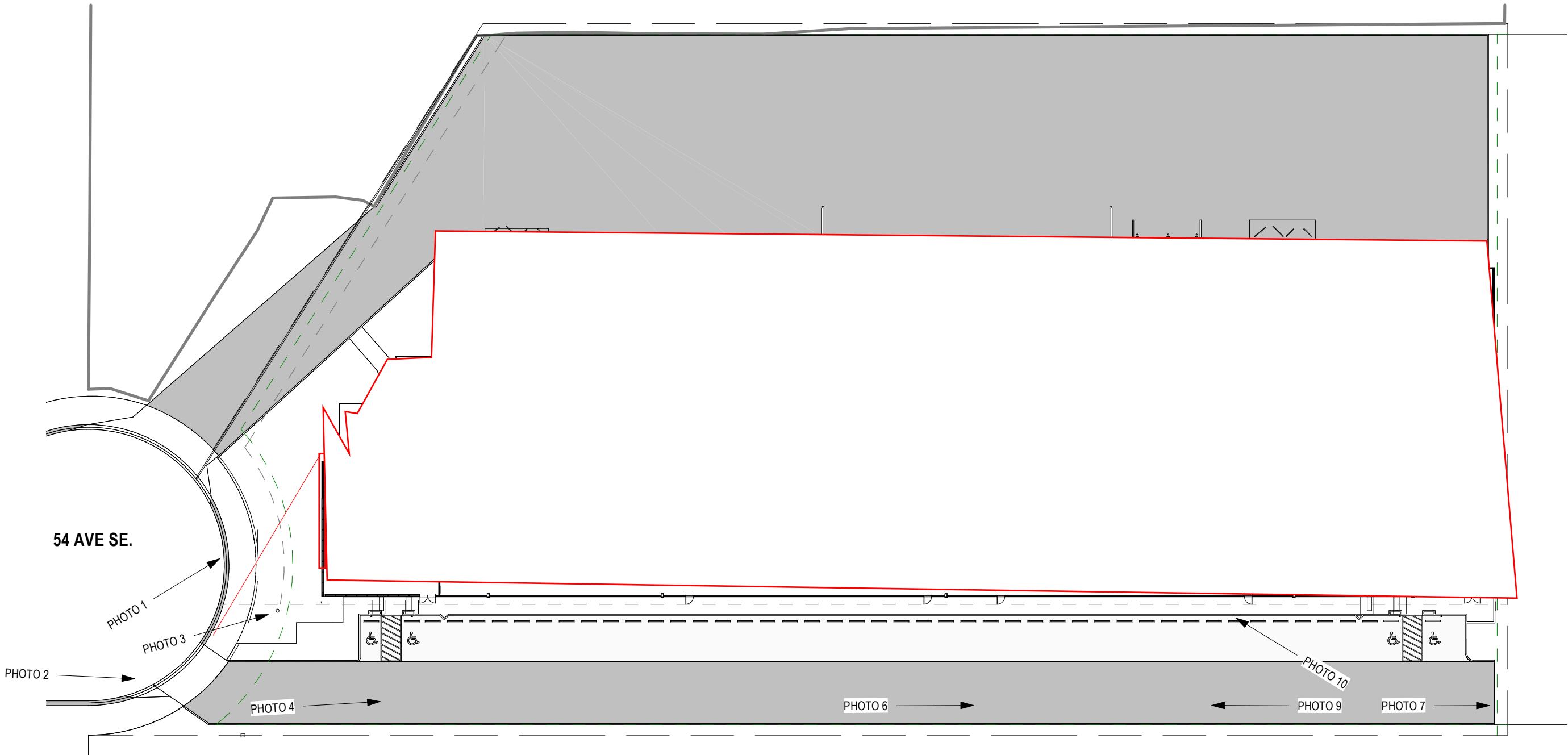
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DP101



1 KEY SITE PLAN
DP103 Scale: 1 : 500



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7



PHOTO 8



PHOTO 9



PHOTO 10



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TITLE
SITE PHOTOS

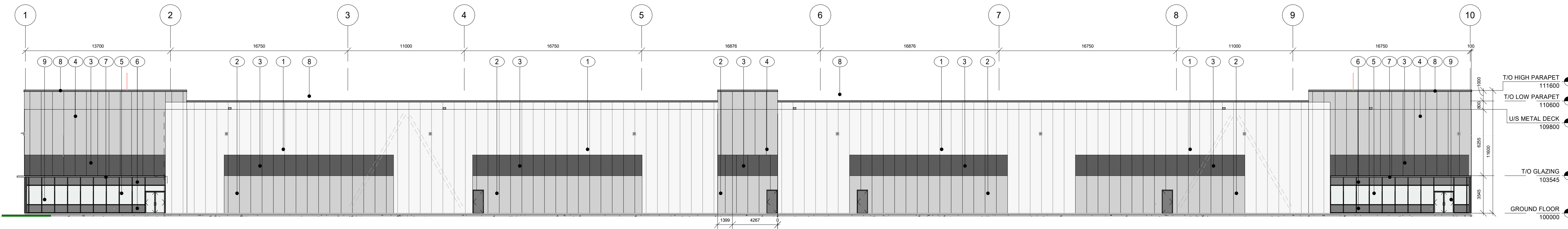
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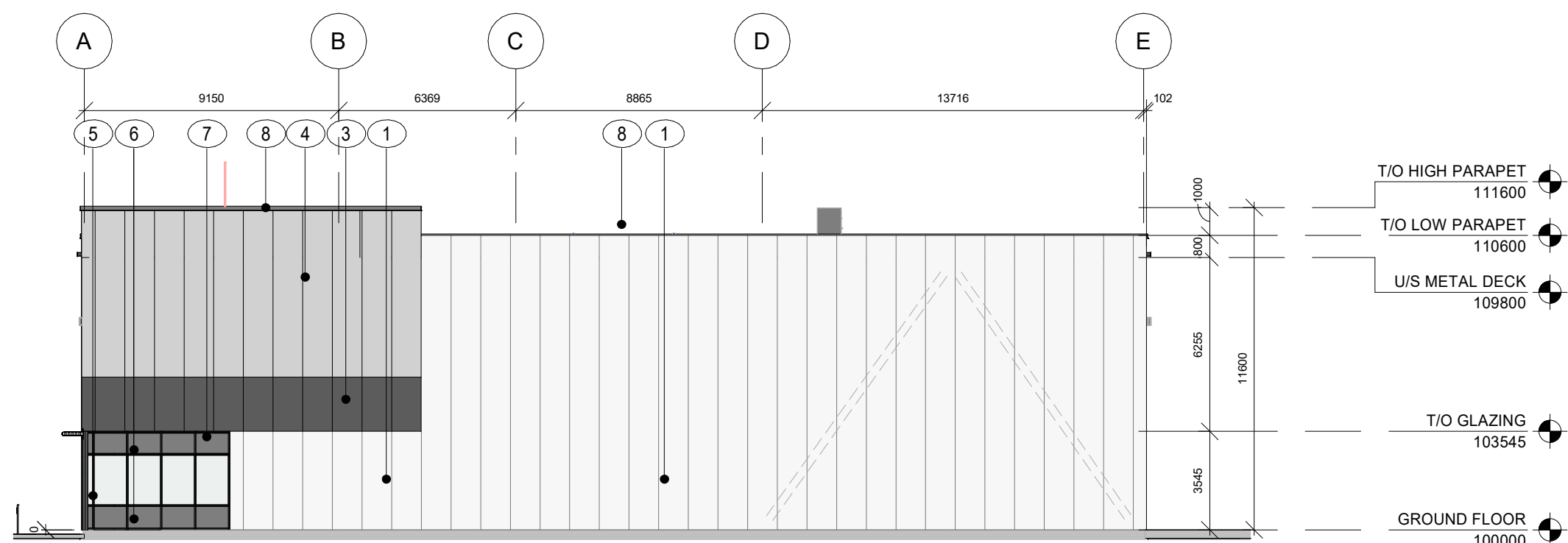
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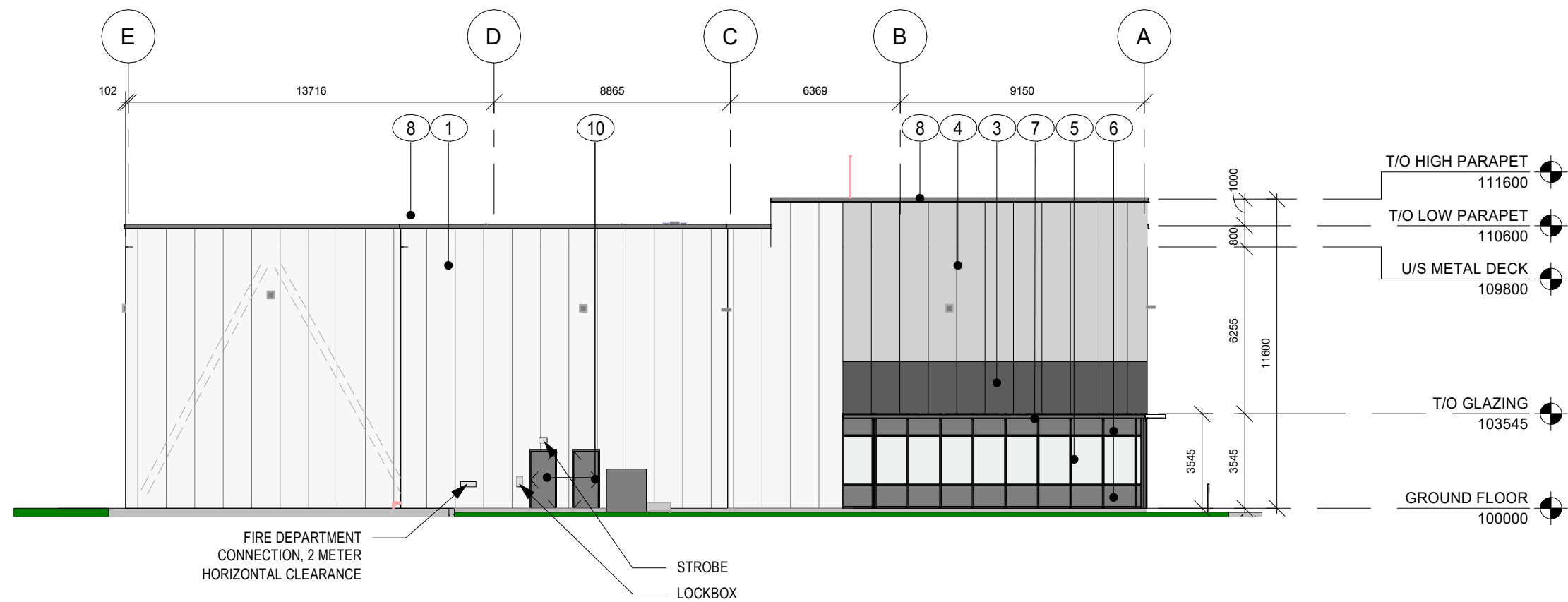
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DATE:	09/18/25	
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1 SOUTH ELEVATION
DP400 Scale: 1 : 200

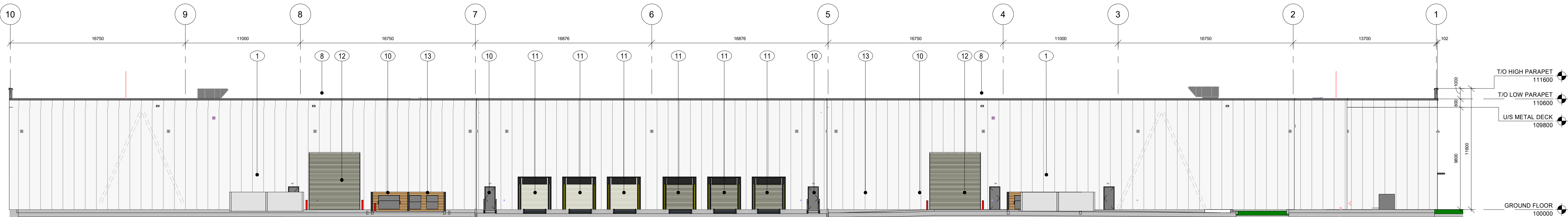


2 EAST ELEVATION
DP400 Scale: 1 : 200



3 WEST ELEVATION
DP400 Scale: 1 : 200

MATERIAL LEGEND	
1 1067mm WIDE INSULATED METAL PANEL, COLOUR: WHITE	8 PARAPET CAP, COLOUR: MATCH ASSOCIATED IMP
2 1067mm WIDE INSULATED METAL PANEL, COLOUR: LIGHT GREY	9 STORE FRONT DOUBLE DOOR, FINISH TO MATCH MULLION ON EXTERIOR & CLEAR ANODIZED ON THE INSIDE
3 1067mm WIDE INSULATED METAL PANEL, COLOUR: DARK GREY	10 EXTERIOR DOOR, COLOUR: MATCH ASSOCIATED IMP
4 1067mm WIDE INSULATED METAL PANEL, COLOUR: MEDIUM GREY	11 2743mm x 3048mm INSULATED SECTIONAL OVERHEAD DOOR c/w DOCK LEVELERS, BUMPERS, AND PADS, R-VALUE AS PER NECB CONSULTANT COLOUR: TO MATCH ASSOCIATED IMP
5 STORE FRONT CURTAIN WALL GLAING SYSTEM	12 4270mm x 4270mm INSULATED SECTIONAL OVERHEAD DOOR R-VALUE AS PER NECB CONSULTANT COLOUR: TO MATCH ASSOCIATED IMP
6 STORE FRONT CURTAIN WALL SPANDREL PANEL SYSTEM, COLOUR: DARK GREY	13 GARBAGE ENCLOSURE TO HOUSE TWO 3yrd BINS AND ONE 4yrd BIN, DOOR NOT SHOWN FOR GRAPHICAL PURPOSES
7 610mm OR 915mm DEEP SOLAR SHADE PART OF THE GLAZING SYSTEM, COLOR: RED	14 203mm STEEL BOLLARD PAINTED RED



4 NORTH ELEVATION
DP400 Scale: 1 : 200

GLAZING SCHEDULE LEGEND / ACRONYMS	
	GLASS
	GLAZING: 1/4" TINTED GRAY TEMPERED 1/2" ARGON W/ BLACK WARM EDGE SPACER 1/4" SOLARBAN6 LOW-E ON #3
	FRAME: 64 mm x 191 mm EXTRUDED ALUMINUM FRAME FRAME COLOUR: BLACK MULLION CAPS CLEAR ANODIZED FRAME
	BACK PAINTED GLASS SPANDREL PANELS
	COLOUR: GRAY FRAME: 64 mm x 191 mm EXTRUDED ALUMINUM FRAME FRAME COLOUR: BLACK MULLION CAPS CLEAR ANODIZED FRAME
R.O	ROUGH OPENING / ROUGH SIZED OPENING



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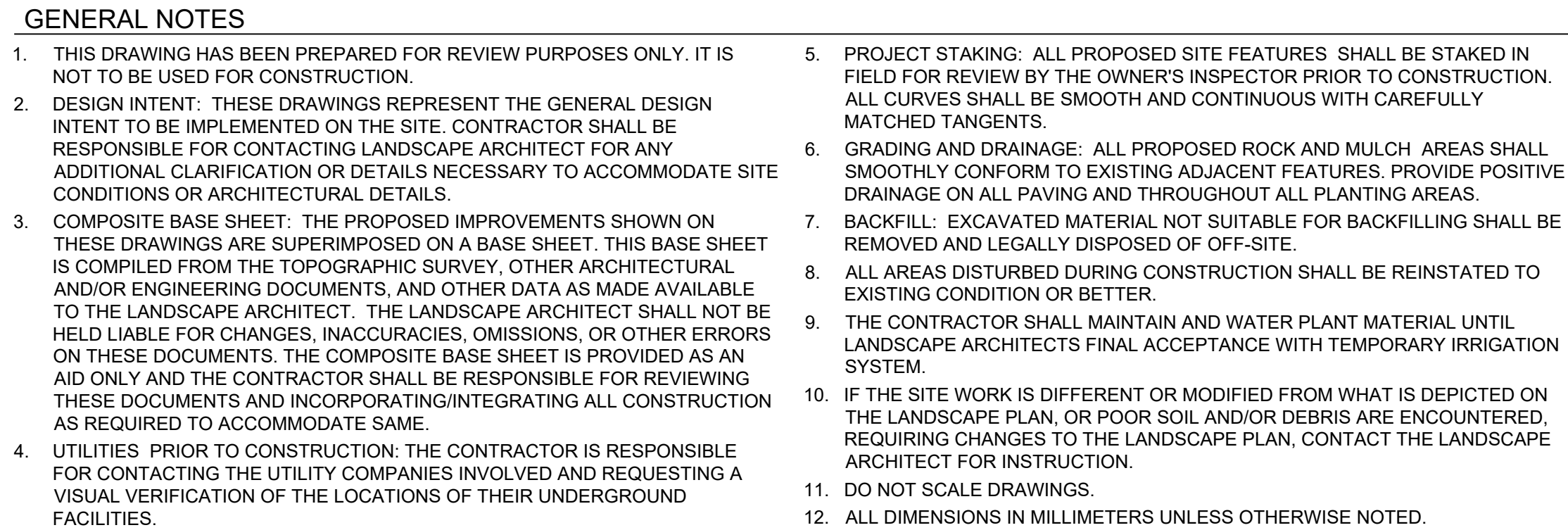
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PROPOSED BUILDING ELEVATIONS

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PROJECT EMBER LANDSCAPE PLAN

Drawing No.

L101

Project Number

Rev.	ESTROY ALL PRINTS READING PREVIOUS EDITION
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SCALE NTS



SCALE



SCALE NTS

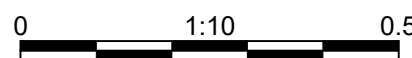


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ORIGINAL DWG SIZE: ANSI D (22" x 34")



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PROJECT EMBER LANDSCAPE DETAILS

Drawing No.

L201

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2431-60132-00

Rev.