

HAYSBORO Seniors Development

CALGARY, ALBERTA

ISSUE FOR DEVELOPMENT PERMIT, October 17, 2025



ARCHITECTURE SHEETS	
SHEET NUMBER	SHEET NAME
DP-0.00	COVER SHEET
DP-1.01	SITE CONTEXT
DP-1.02	SITE PLAN
DP-1.03	SITE DETAILS
DP-1.04	SITE SECTION
DP-2.01	PARKING LEVEL P3
DP-2.02	PARKING LEVEL P2
DP-2.03	PARKING LEVEL P1
DP-2.04	LEVEL 01 MAIN FLOOR PLAN
DP-2.05	LEVEL 02 ASSISTED LIVING FLOOR PLAN
DP-2.06	LEVEL 03 SENIORS APARTMENT / INDEPENDENT LIVING SUITES FLOOR PLAN
DP-2.07	LEVEL 04-13 SENIORS APARTMENT / INDEPENDENT LIVING SUITES FLOOR PLAN
DP-2.08	LEVEL 14 AMENITY SPACE
DP-2.09	LEVEL 15 ROOFTOP AMENITY SPACE
DP-2.10	OVERALL ROOF PLAN
DP-2.11	UNIT PLANS
DP-2.12	ASSISTED LIVING - SLEEPING ROOMS
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DP-3.02	BUILDING ELEVATIONS
DP-4.01	BUILDING SECTIONS
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DP-4.03	BUILDING SECTIONS
DP-5.01	SHADOW STUDIES

LANDSCAPE SHEETS	
SHEET NUMBER	SHEET NAME
L1.1	LANDSCAPE AND TREE PROTECTION PLAN
L1.2	PLANTING PLAN
L1.3	AMENITY LANDSCAPE PLAN
L2.1	AMENITY LANDSCAPE PLAN
L3.1	AMENITY LANDSCAPE PLAN

CIVIL SHEETS	
SHEET NUMBER	SHEET NAME
C1.0	UNDERGROUND & UTILITIES PLAN
C2.0	GRADING PLAN
C3.0	DETAILS

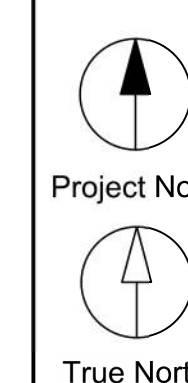
ELECTRICAL SHEETS	
SHEET NUMBER	SHEET NAME
E1.0	ELECTRICAL SITE PLAN
E1.1	SITE LIGHTING CALCULATION



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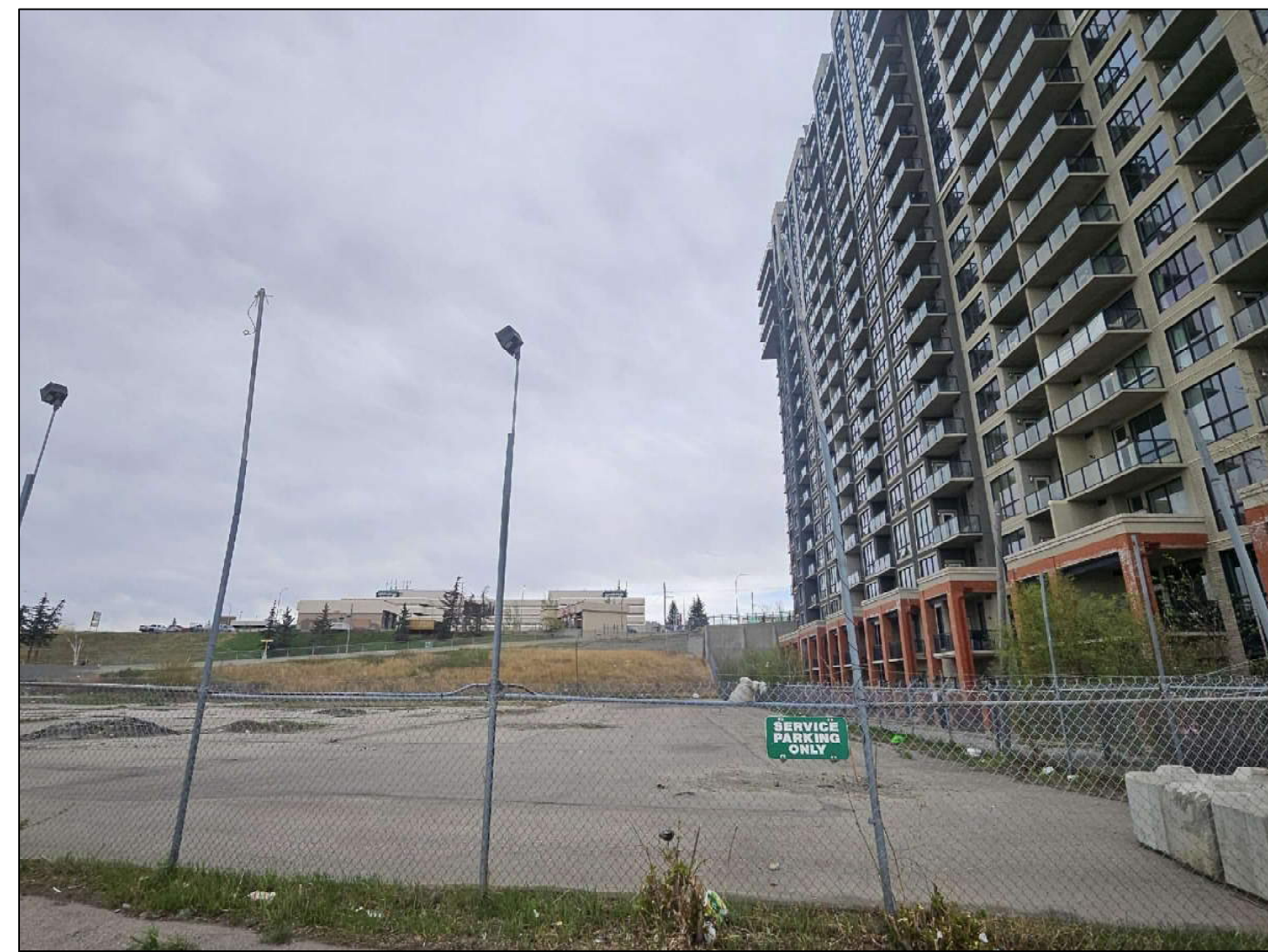
ARCADIS ARCHITECTS (CANADA) INC.
 PERMIT No. AC 14551
 ISSUED PURSUANT TO THE
 ARCHITECTS ACT OF ALBERTA

COVER SHEET
HAYSBORO Seniors Development
 8610 HORTON Rd. SW, Calgary, AB

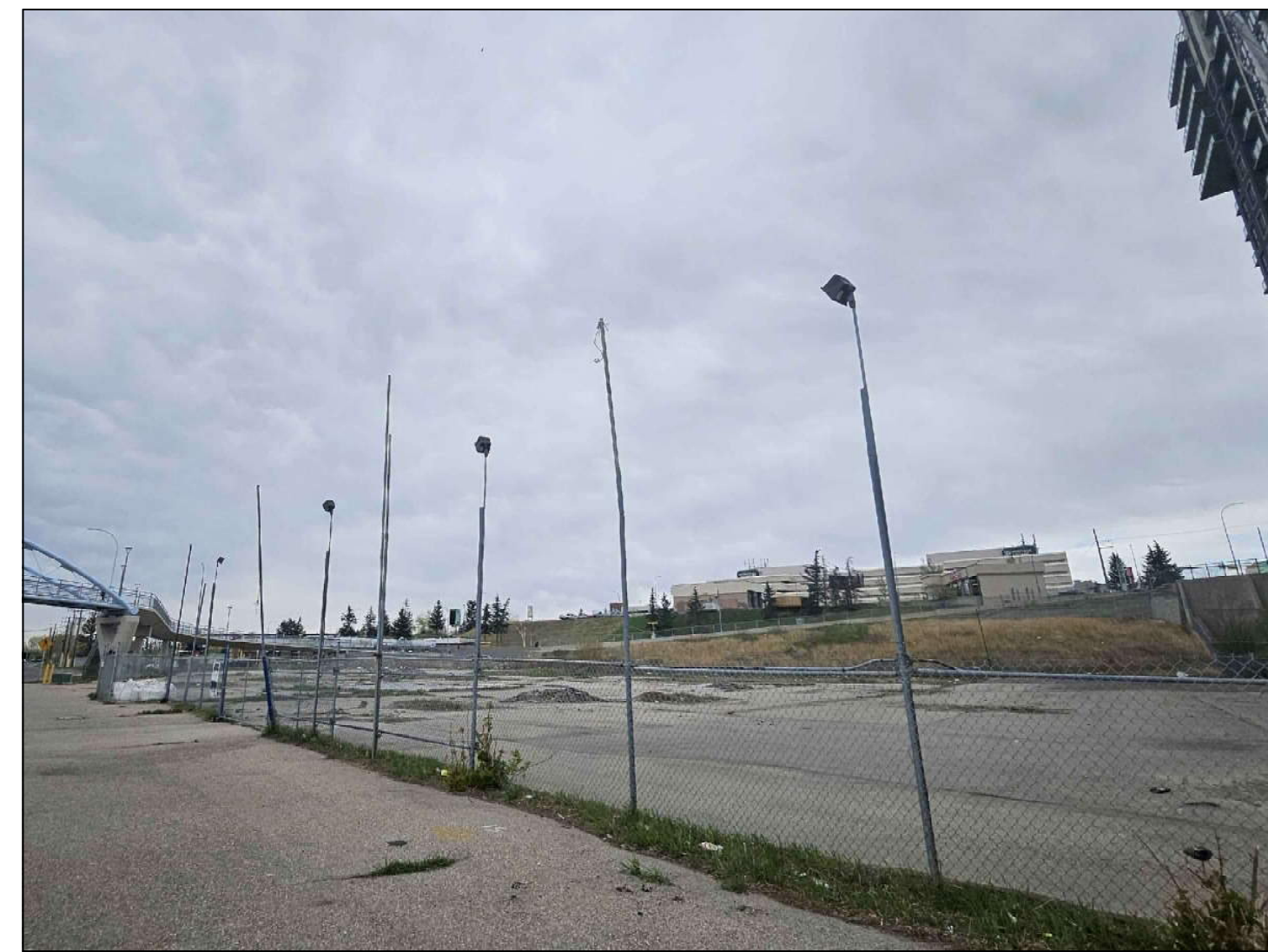


Issue: **DEVELOPMENT PERMIT**
 Date: **2025-11-12**
 Project No: **30282023**
 Scale: **N.T.S.**

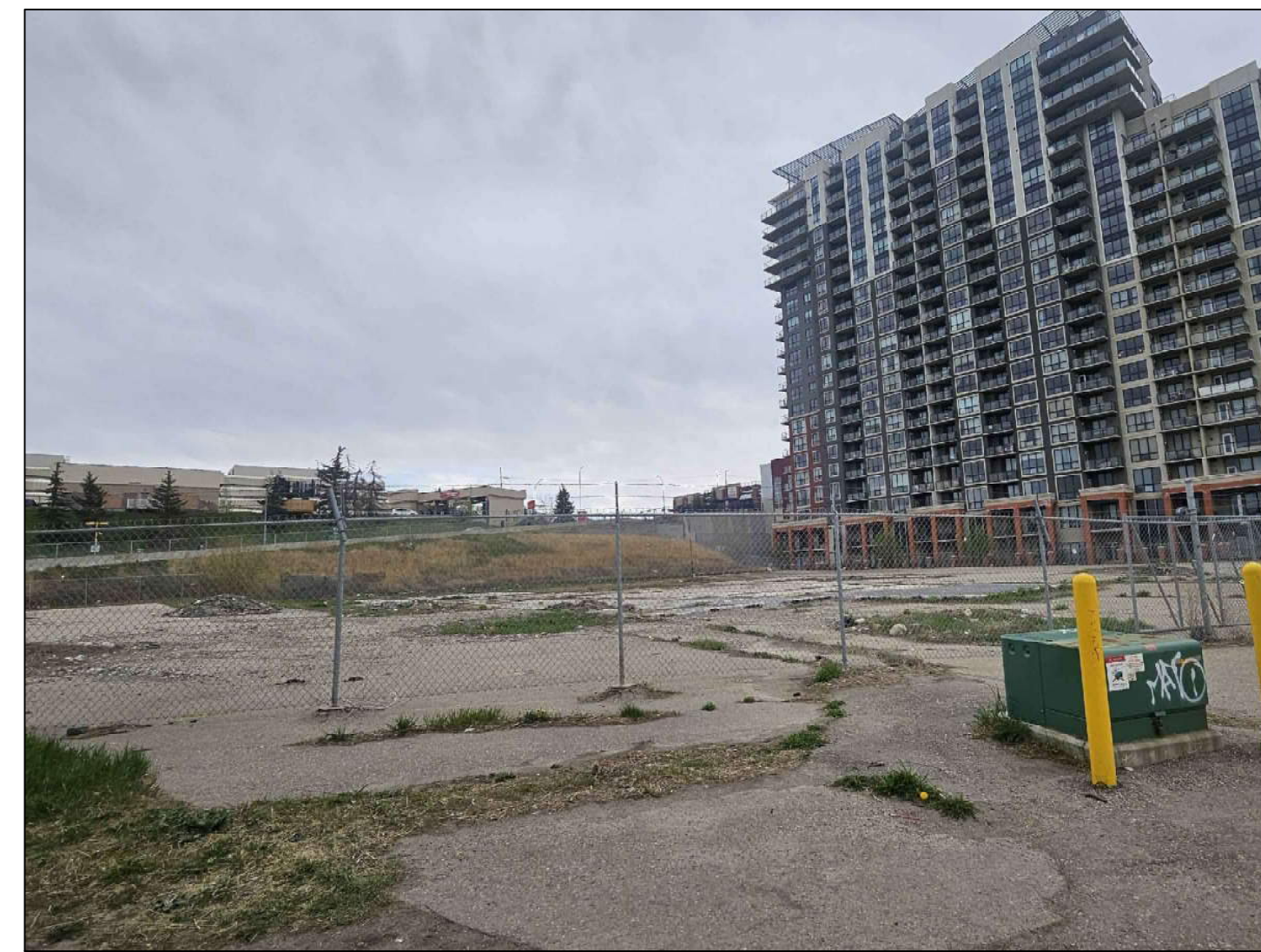
DP-0.00



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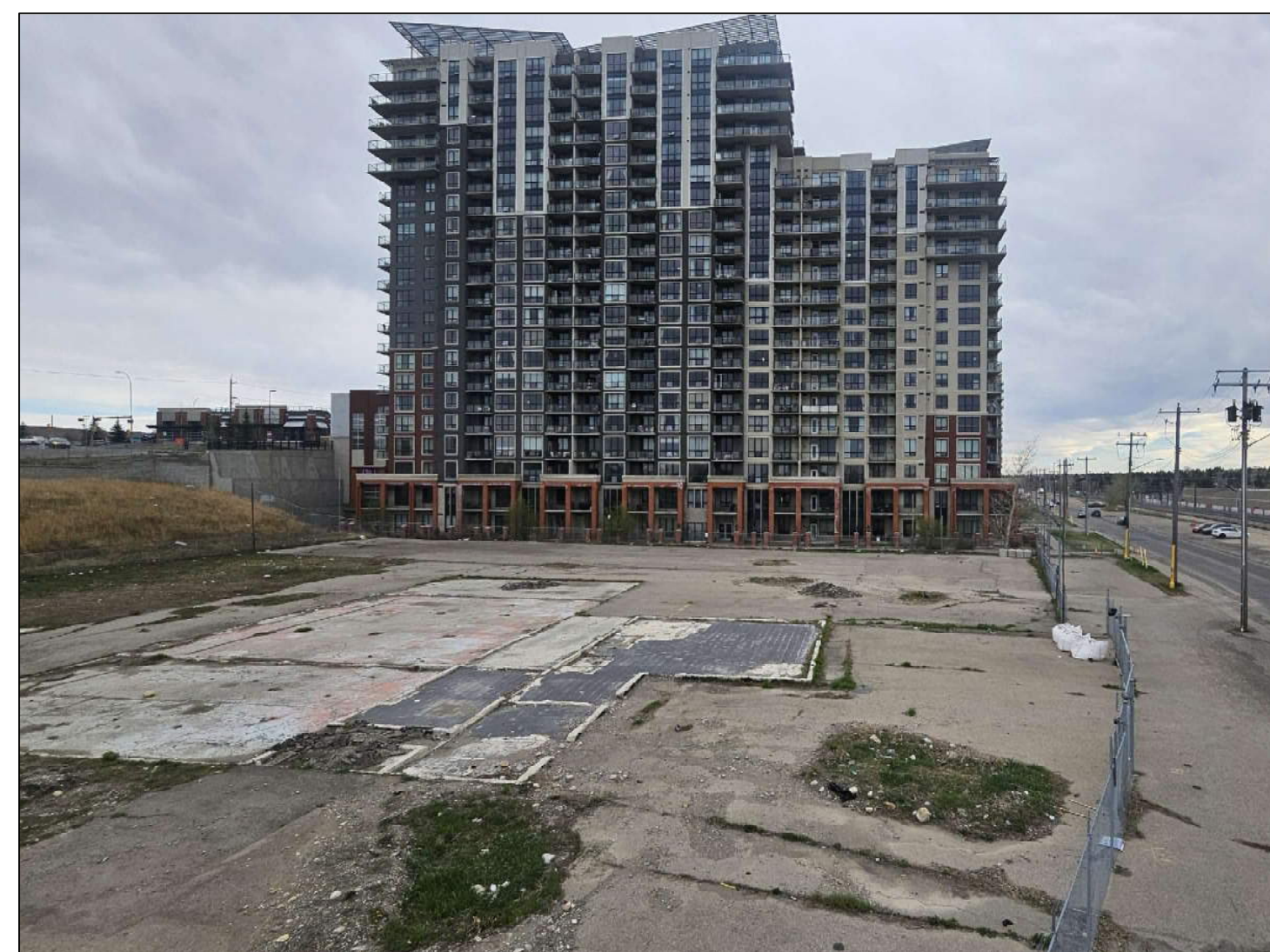
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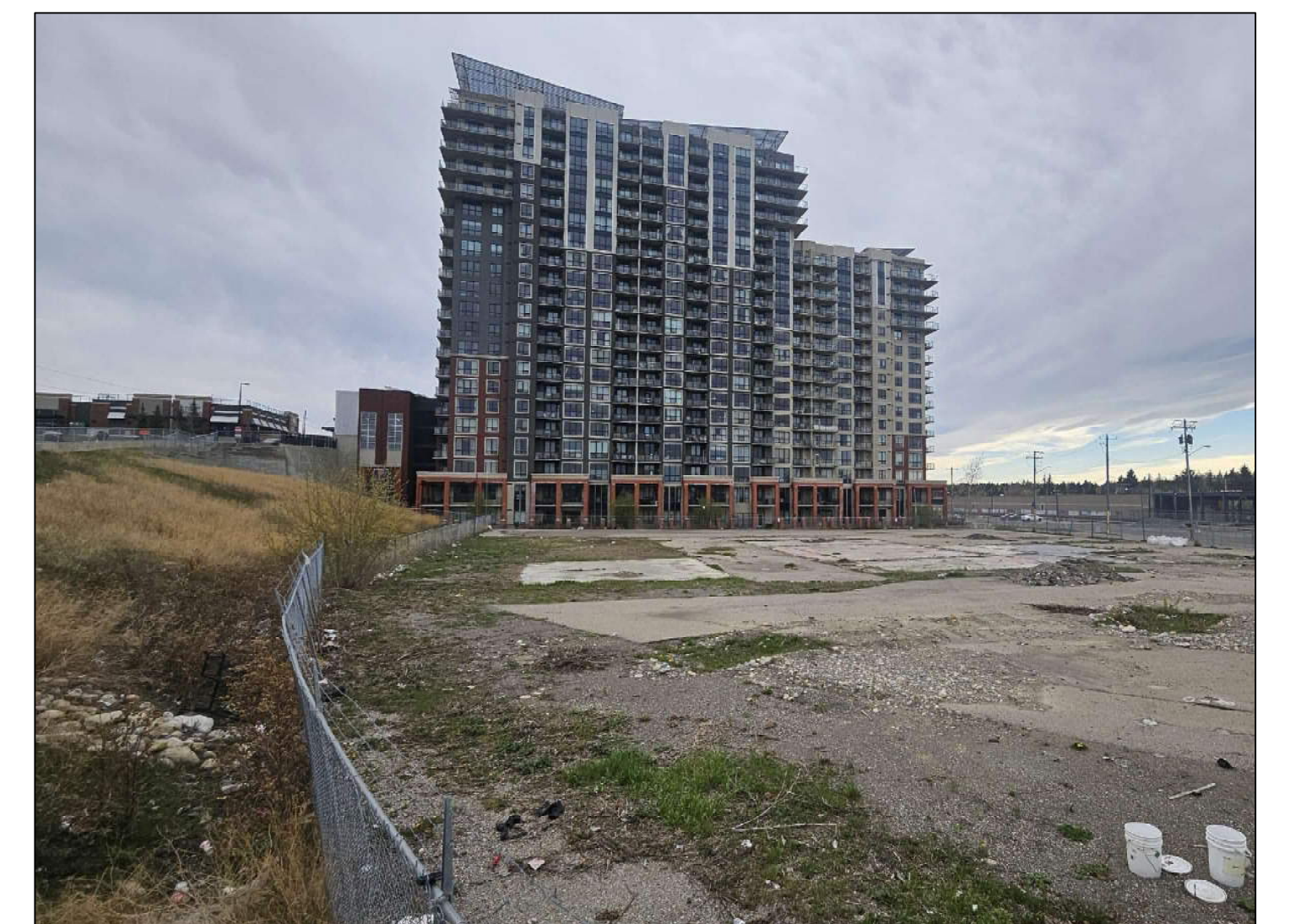
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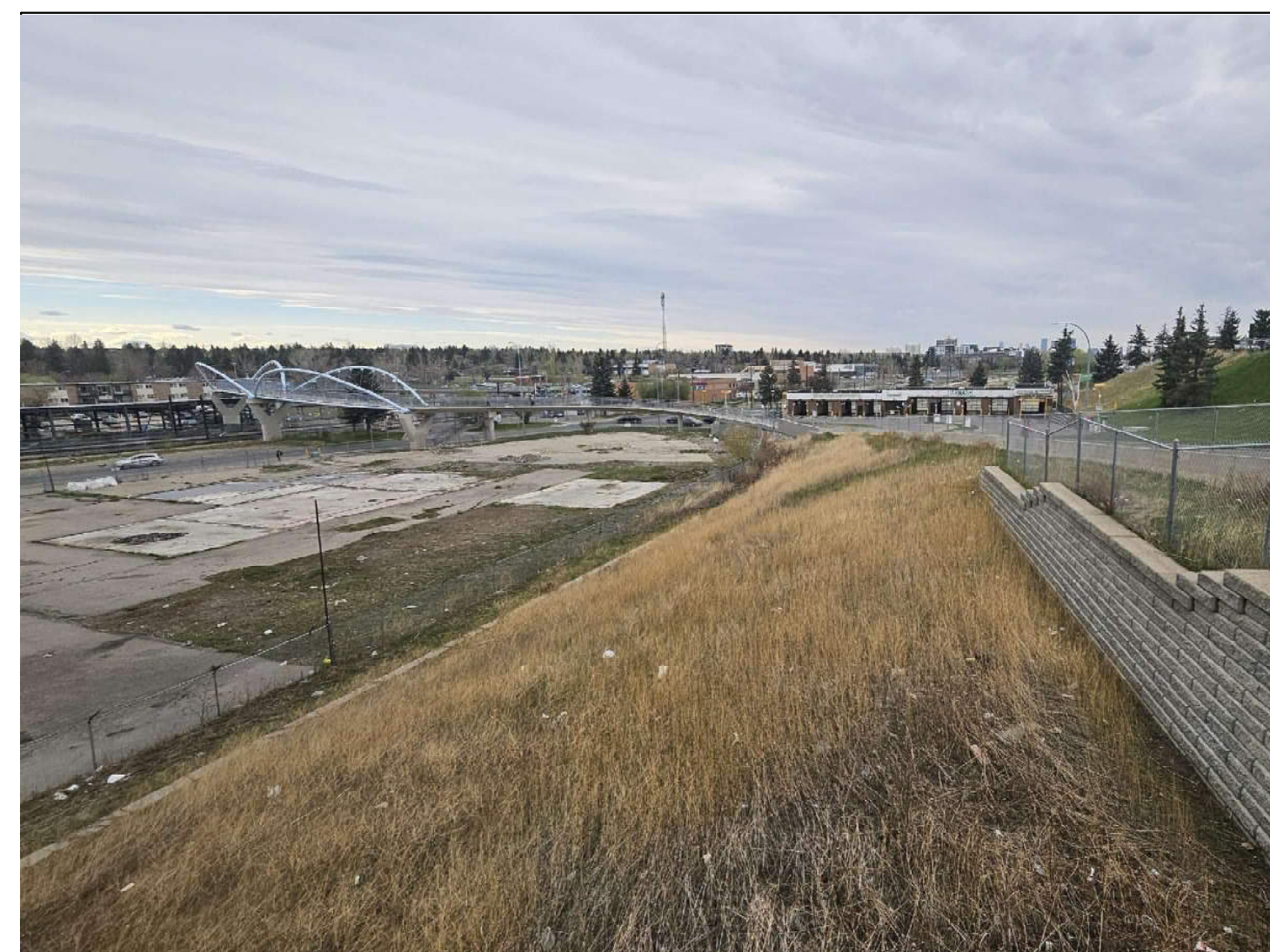
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PROJECT LOCATION



6



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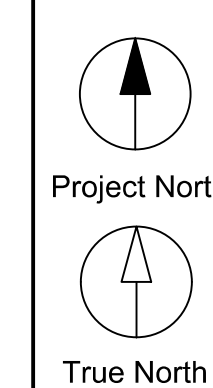
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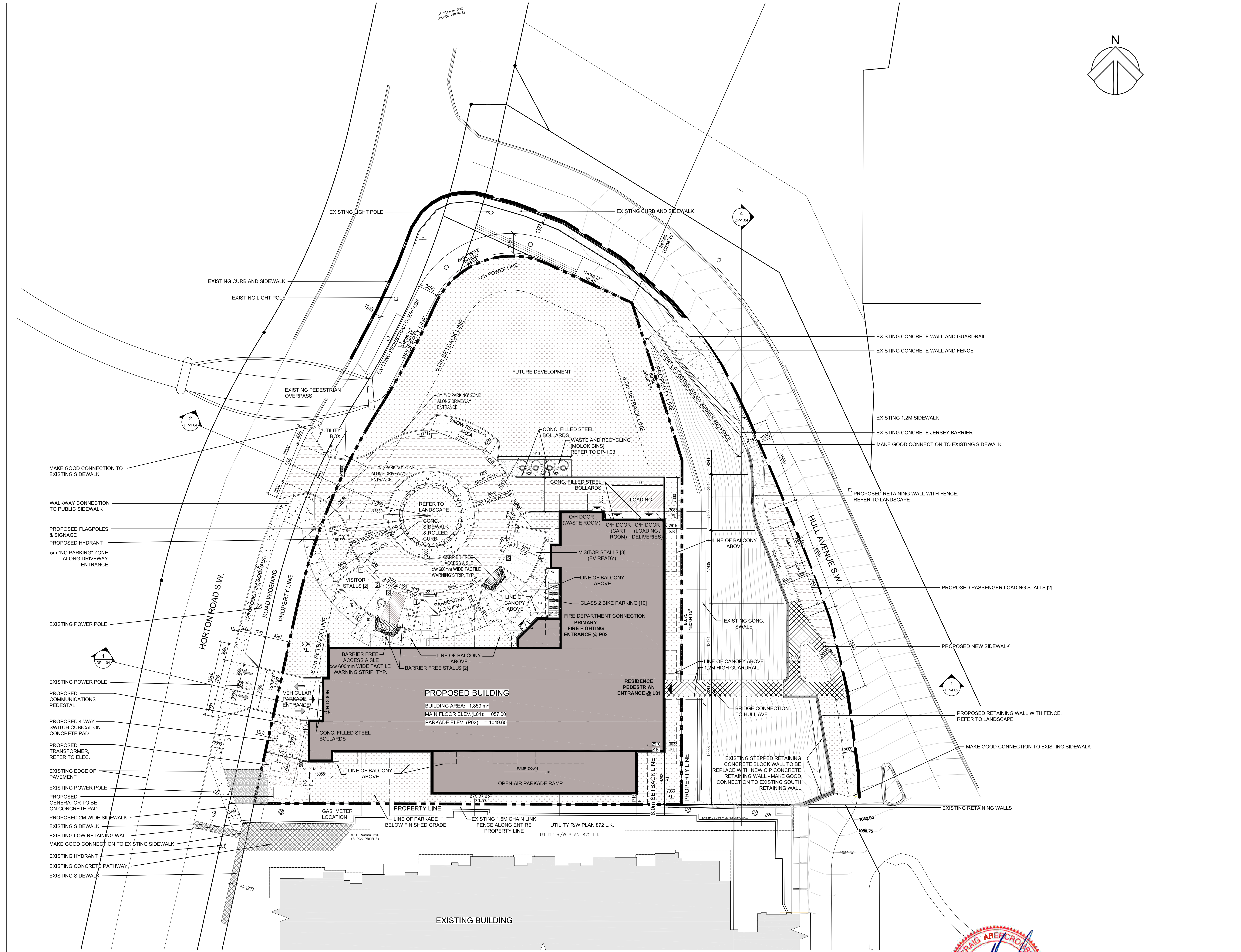
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SITE CONTEXT
HAYSBORO Seniors Development
8610 HORTON Rd. SW, Calgary, AB



Issue: **DEVELOPMENT PERMIT**
Date: **2025-11-12**
Project No: **30282023**
Scale: **N/A**

DP-1.01



SITE STATISTICS

MUNICIPAL ADDRESS: 8610 HORTON ROAD S.W., CALGARY
 LEGAL ADDRESS: LOT 4, BLOCK 03, PLAN 021 3832

CURRENT LAND USE ZONING: M-H3F6.0H90
 SITE AREA: 1.39 ACRES, (6,611 SM; 0.56 HECTARES)
 [PARKING/DRIVEWAYS/RAMPS] : 942 SM
 [BUILDING FOOTPRINT] : 1,869 SM
 SITE COVERAGE AREA: 2,811 SM

SITE COVERAGE PROVIDED: 50.1%
 LANDSCAPE AREA PROVIDED: 49.1% (2,800 SM)

FLOOR AREAS	SM	SF
L15	407.0	4,381
L14	1,395.0	15,016
L13	1,547.4	16,656
L12	1,547.4	16,656
L11	1,547.4	16,656
L10	1,547.4	16,656
L09	1,547.4	16,656
L08	1,547.4	16,656
L07	1,547.4	16,656
L06	1,547.4	16,656
L05	1,547.4	16,656
L04	1,547.4	16,656
L03	1,547.4	16,762
L02	1,557.2	16,762
L01	1,557.6	16,768
P01	1,547.6	16,658
P02	1,868.7	20,115

GFA ABOVE GRADE: 25,354.5 272,914

BELOW GRADE P03: 1,966.9 21,172

TOTAL GFA: 27,321.4 294,086

DENSITY REQUIREMENT: 169 UNITS MINIMUM
 DENSITY PROVIDED: 210 + 22 = 232
 MAX. FAR PERMITTED: 6.0
 33,666 SM 362,377 SF

FAR PROVIDED: 4.52
 BALANCE: 25,349.3SM 272,858 SF
 FAR REMAINING: 8,316.7 SM 89,520 SF

AMENITY AREA REQUIRED: 5 SM/UNIT X 210 = 1,050 SM
 (A MIN. OF 50% OF REQUIRED AMENITY SPACE MUST BE PROVIDED OUTDOORS)

INDOOR RESIDENT AMENITY AREA PROVIDED:
 L01: 203 SM 2,189 SF
 L14: 704 SM 7,577 SF
 L15: 181 SM 1,950 SF
 TOTAL: 1,088 SM 11,715 SF

OUTDOOR RESIDENT AMENITY AREA PROVIDED:
 L1 - 147.63 SM PRIVATE BALCONIES
 L2 - 28.25 SM PUBLIC BALCONIES
 L3 - 246.19 SM PRIVATE BALCONIES
 L4-L13 - 203.86 SM PRIVATE BALCONIES
 L14 - 139.53 SM PUBLIC ROOFTOPS
 L15 - 334.34 SM PUBLIC ROOFTOPS
 TOTAL: 2,933 SM 31,566 SF

MAX. BUILDING HEIGHT PERMITTED: 90.0M
 BUILDING HEIGHT PROPOSED: 58.1M

PARKING, LOADING, AND ACCESS:

MOTOR VEHICLE - MINIMUM MOTOR VEHICULAR STALLS REQUIRED: 210 UNITS x 0.625 = 132
 - REDUCTION OF TRANSIT SUPPORTIVE MULTI-RESID. DEVELOPMENT: 25% REDUCTION = -33
 - CARE OCCUPANCY REQUIRED STALLS: 22 x 0.33 = 8

TOTAL REQUIRED VEHICULAR STALLS: (INCLUDING 7 STALLS FOR ELECTRIC CARS) 107

PARKING PROVIDED: 5 STANDARD VISITOR STALLS
 SURFACE PARKING: 2 BARRIER-FREE STALLS

P01: 40 STANDARD STALLS
 2 BARRIER-FREE STALLS

P02: 34 STANDARD STALLS
 2 BARRIER-FREE STALLS

P03: 42 STANDARD STALLS

TOTAL PROVIDED VEHICULAR STALLS: (INCLUDING 7 STALLS FOR ELECTRICAL CARS) 127

BICYCLE PARKING REQUIRED
 CLASS 1: 210 STALLS
 CLASS 2: 21 STALLS

BICYCLE PARKING PROVIDED
 CLASS 1: 0 STALLS
 CLASS 2: 10 STALLS

LEGEND

- PROPOSED DRIVE AISLE AND PARKING ASPHALT SURFACE
- PROPOSED FIRE ACCESS AND LOADING ROUTE - HEAVY DUTY ASPHALT CAPABLE OF SPORTING MIN. 38,556 KG (85,000LBS) LOAD AND NFPA 1901 POINT LOAD OF 517 KPA OVER 24'X24' AREA
- PROPOSED CONCRETE SIDEWALKS, CURBS, PADS
- PAINTED LOCATIONS
- PROPOSED SOFT LANDSCAPING
- PROPOSED SERVICE GRAVEL AREA
- PROPOSED RIBBED COLORED CONCRETE
- EXISTING BOLLARD
- EXISTING POWER POLES
- EXISTING LIGHT POST
- FIRE HYDRANT
- BARRIER-FREE PARKING SIGN
- LOADING ZONE, NO PARKING SIGN
- VISITOR PARKING SIGN
- EV PLUG-IN STALL
- FENCE
- LIP OF GUTTER
- SET BACK



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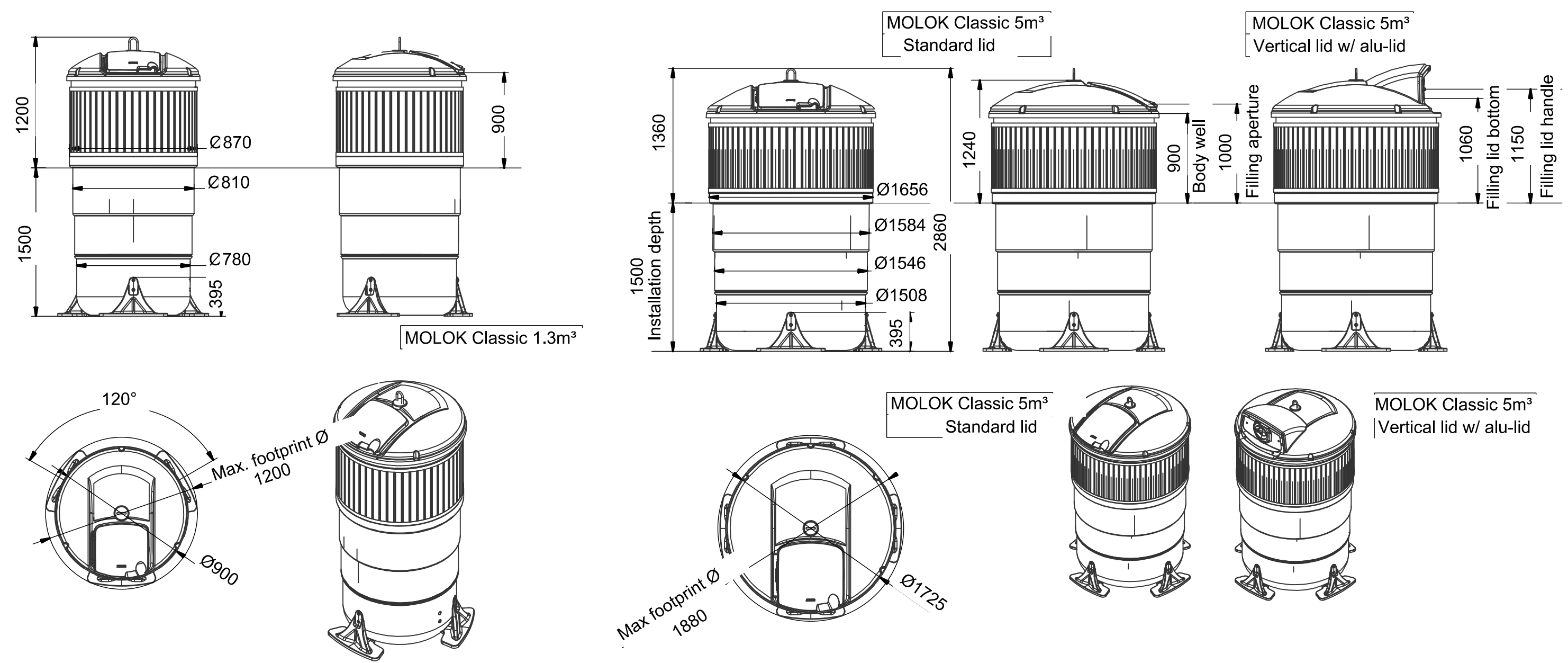
SITE PLAN
HAYSBORO Seniors Development
 8610 HORTON Rd. SW, Calgary, AB



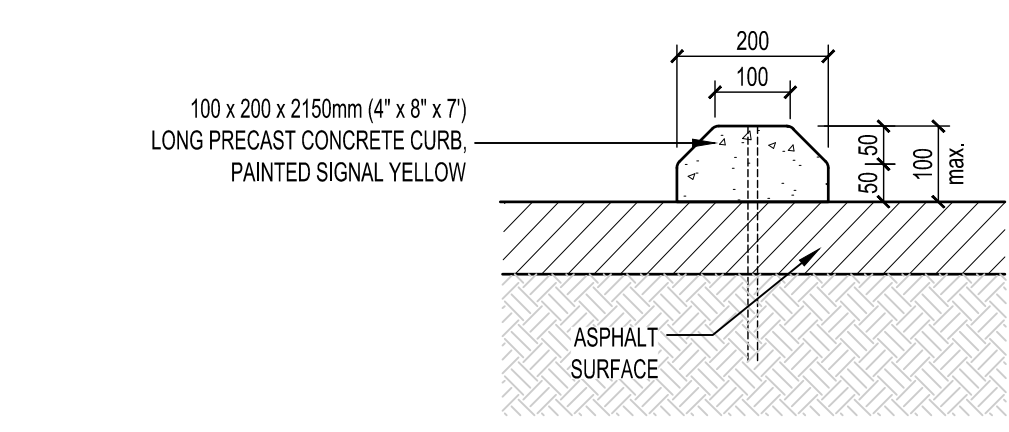
Issue: **DEVELOPMENT PERMIT**
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 Scale: **1 : 250**

DP-1.02

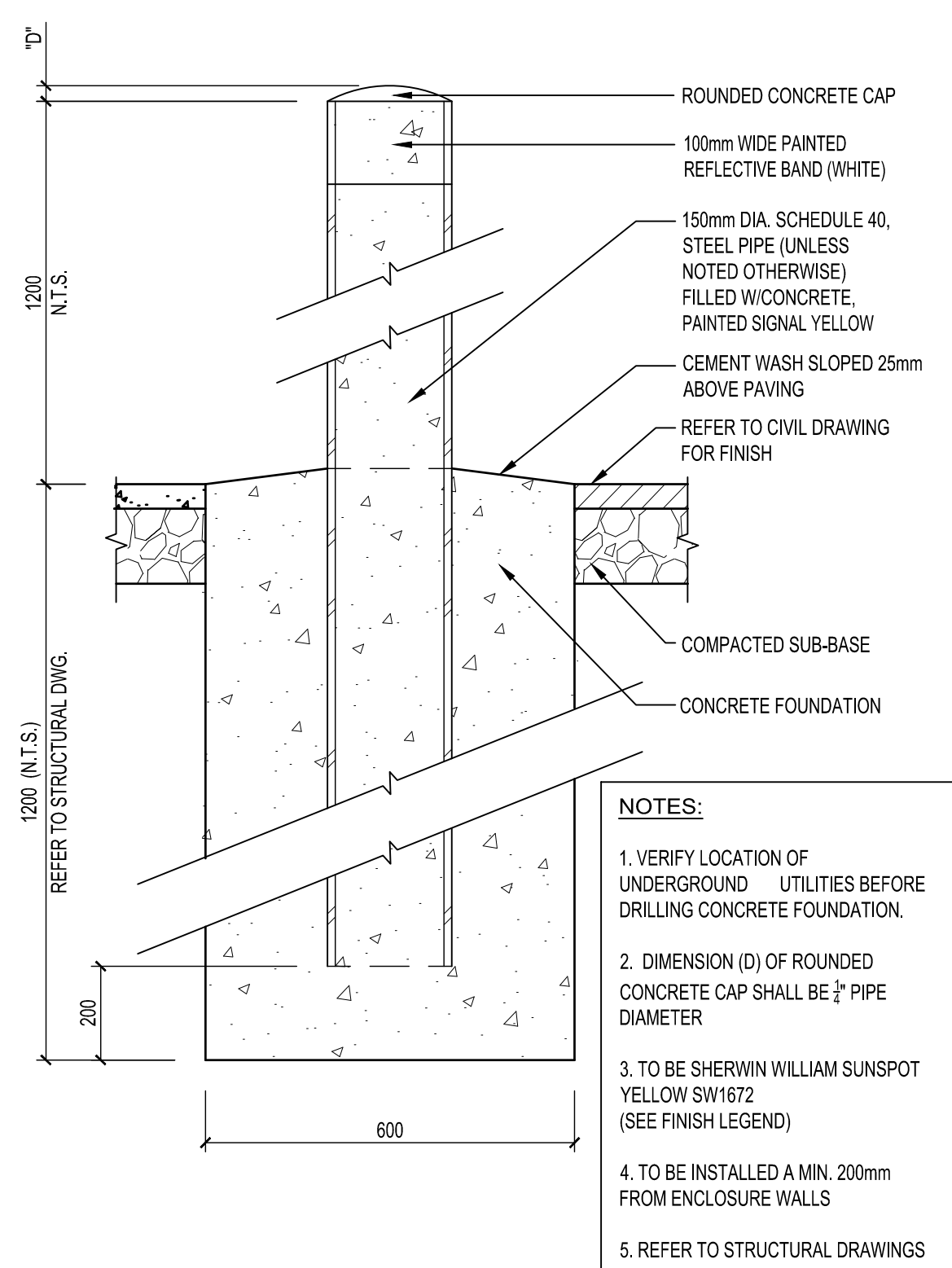
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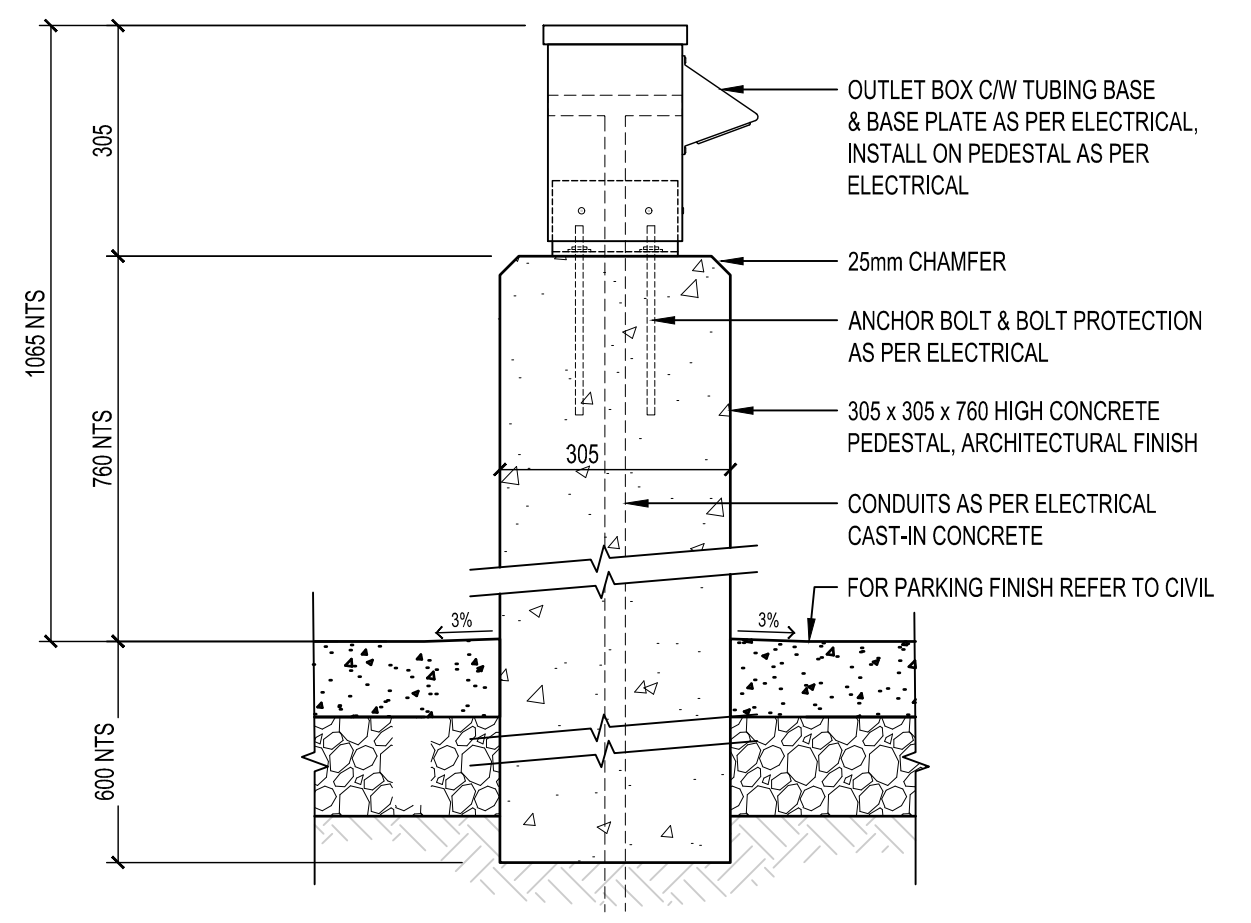
1 MOLOK SYSTEM
DP-1.03 SCALE: N.T.S.



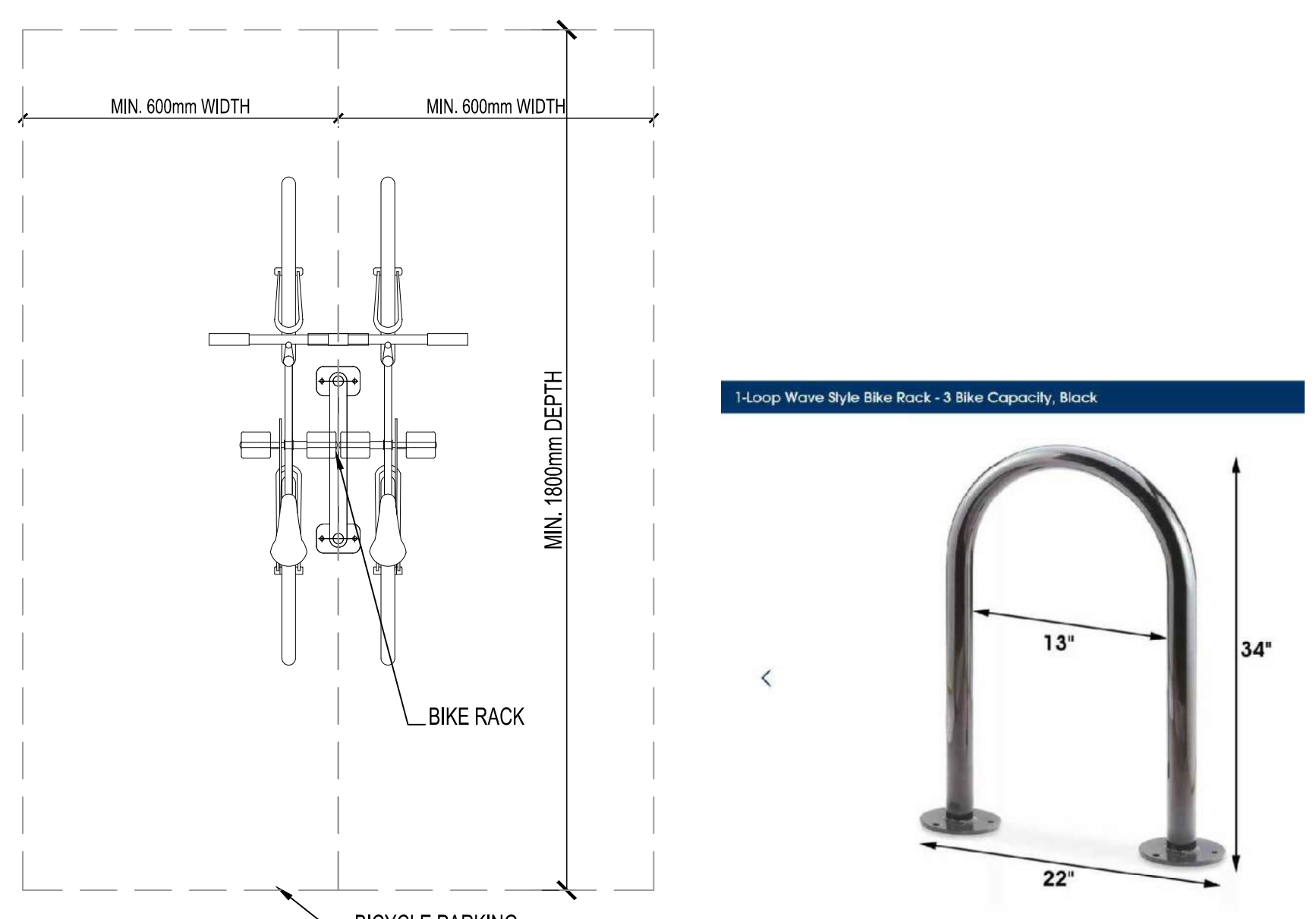
2 TYP. WHEEL STOP
DP-1.03 SCALE: 1:10



3 BOLLARD SECTION DETAIL
DP-1.03 SCALE: 1:10

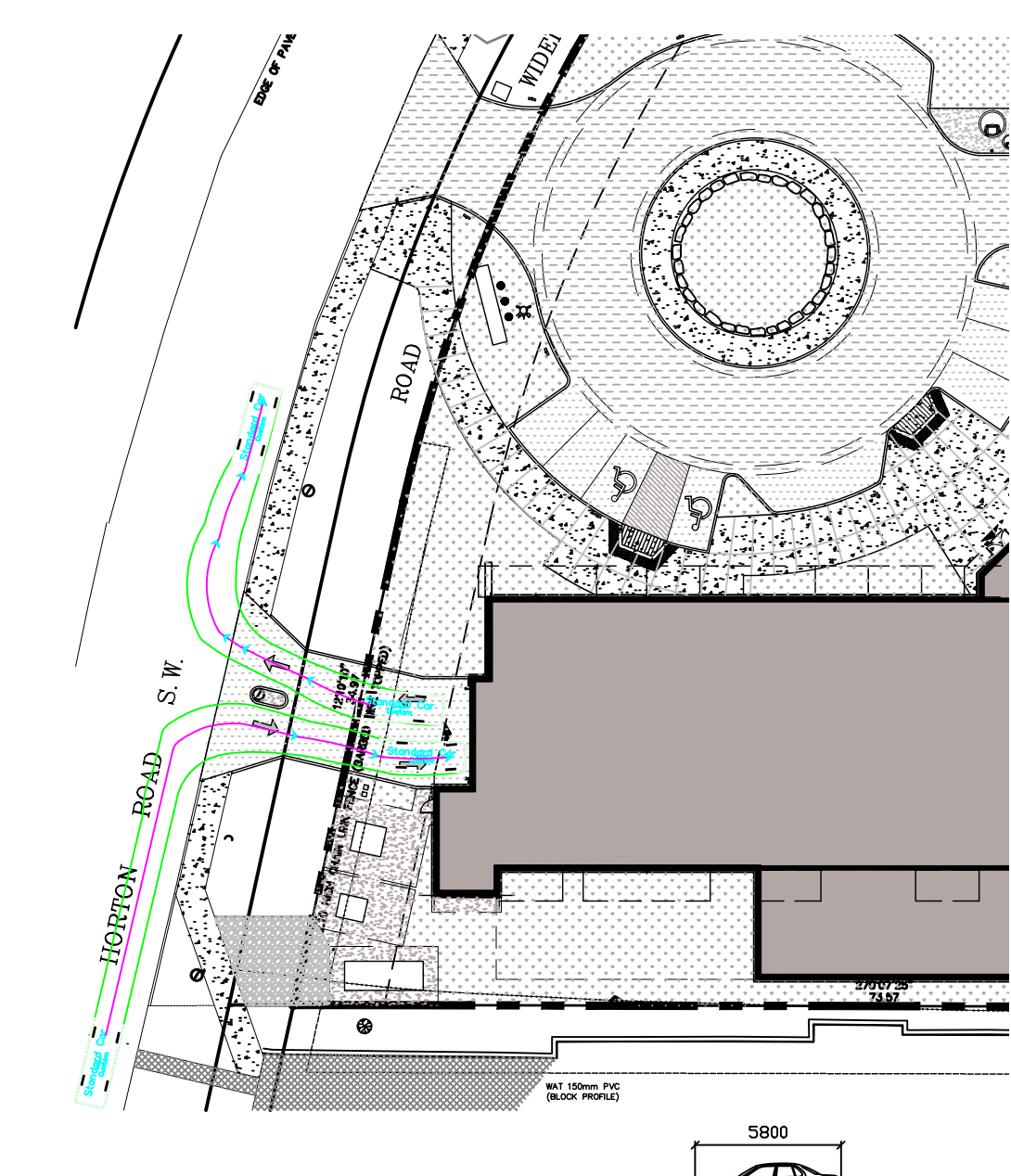


4 POWER OUTLET PEDESTAL - SECTION
DP-1.03 SCALE: 1:10



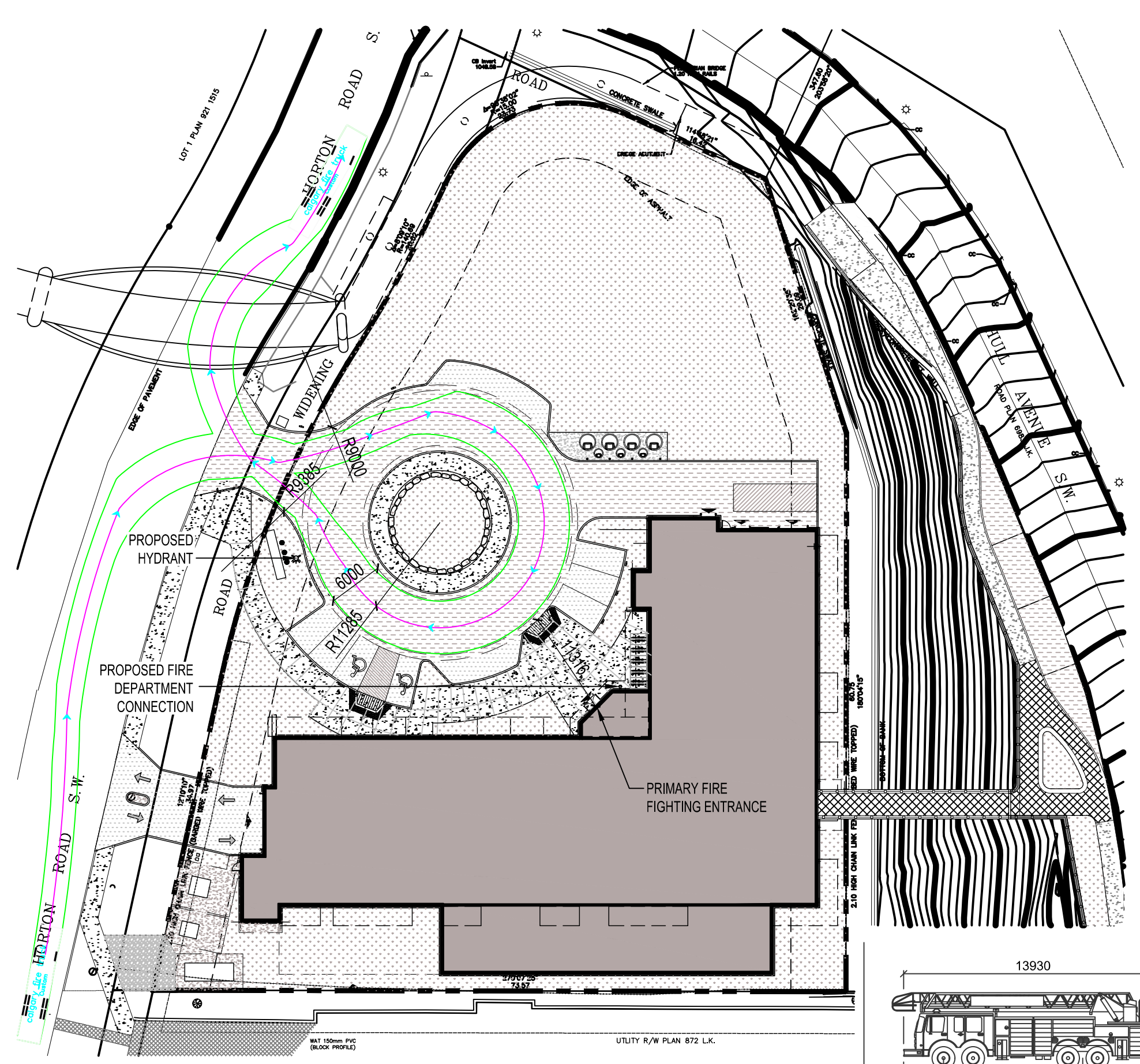
5 CLASS 2 BIKE PARKING SPACE
DP-1.03 SCALE: N.T.S.

6 EXAMPLE HORIZ. BIKE RACK
DP-1.03 SCALE: N.T.S.



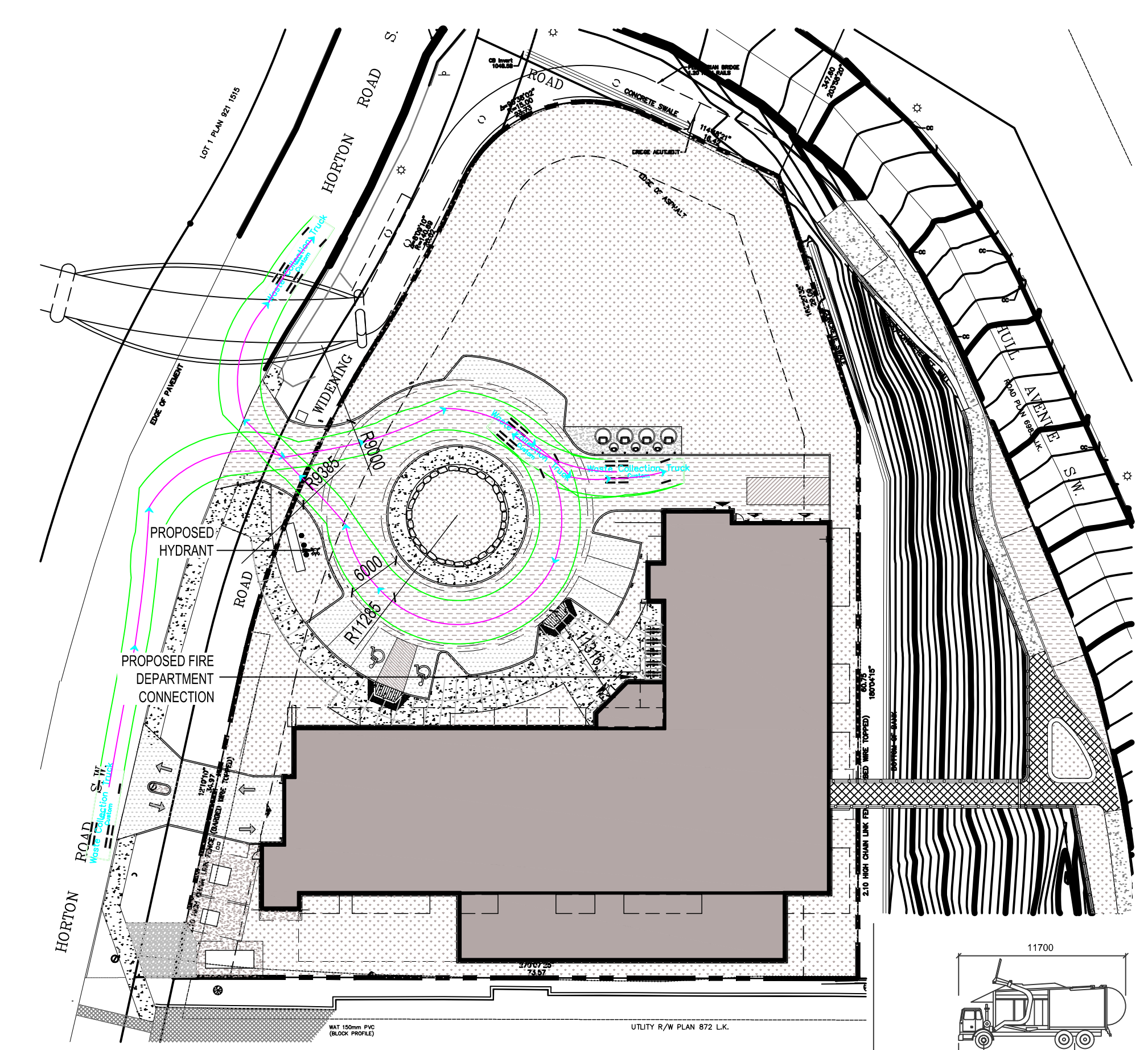
11 TRUCK TURN - PASSENGER CAR
DP-1.03 SCALE: N.T.S.

Standard Passenger Car	
Width	2000
Track	1500
Lock to Lock Time	5.0
Steering Angle	33.9



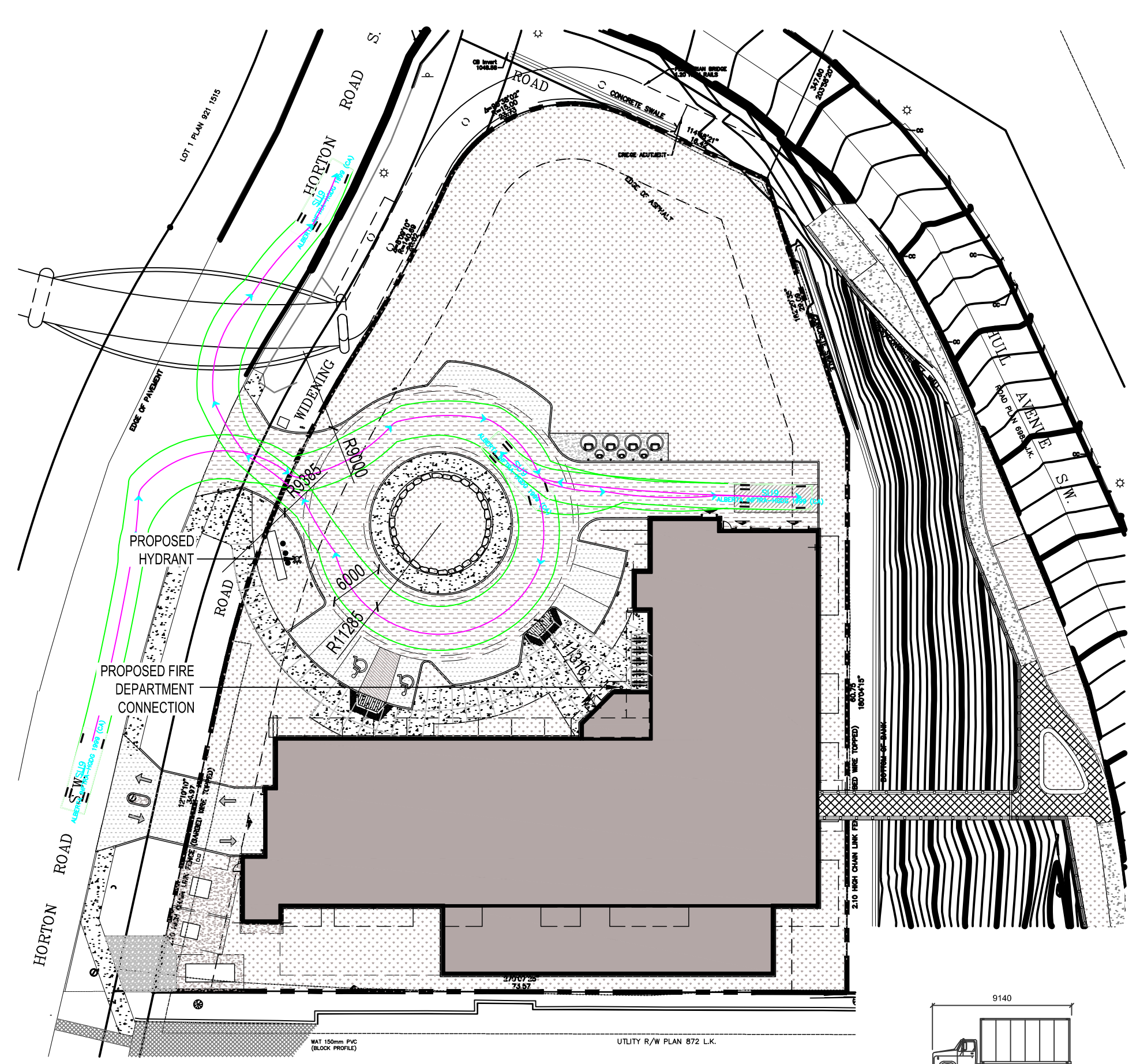
7 TRUCK TURN - FIRE DEPARTMENT
DP-1.03 SCALE: N.T.S.

FIRE TRUCK	
Width	2270
Track	6765
Lock to Lock Time	6.0
Steering Angle	47.5



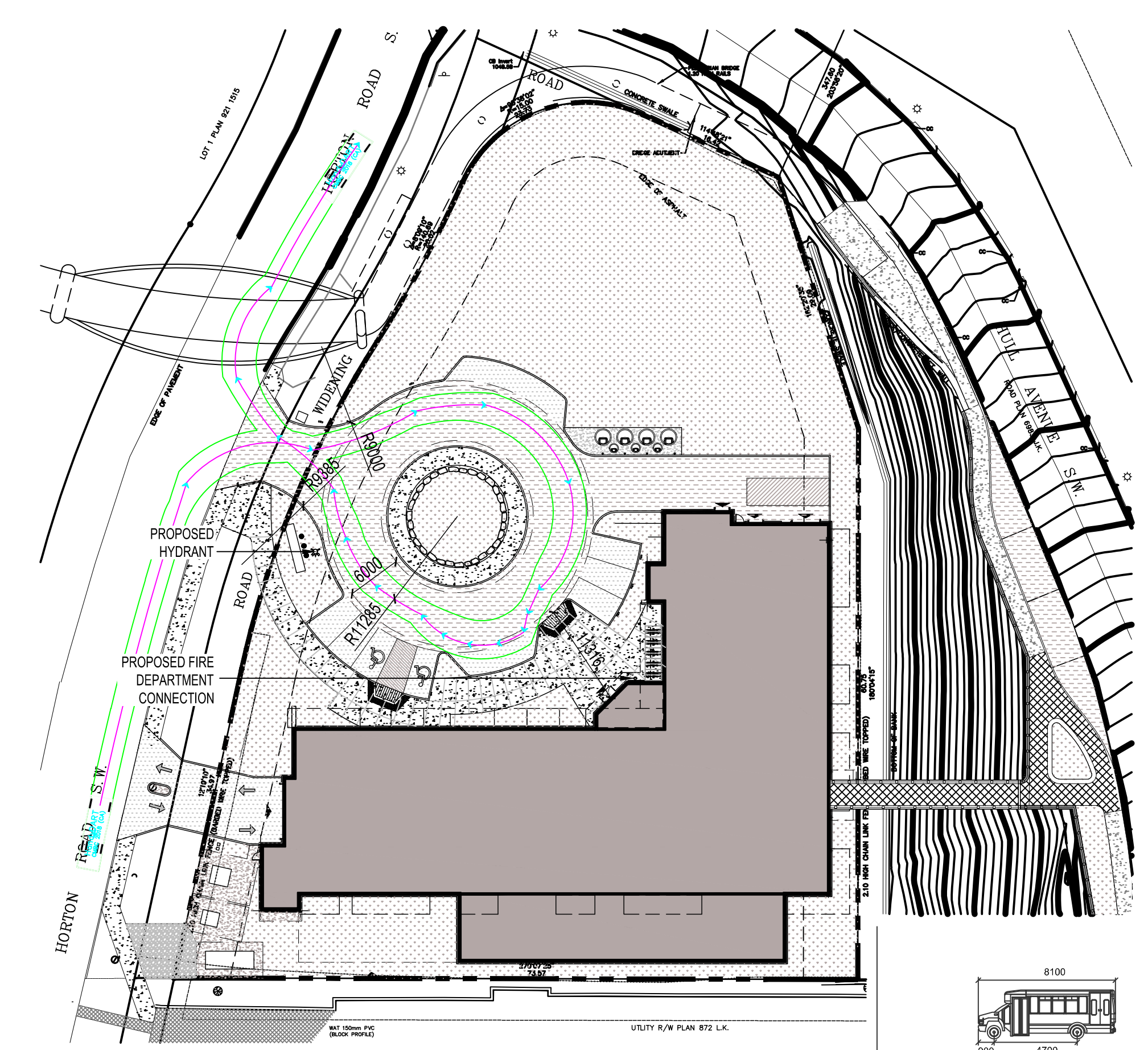
8 TRUCK TURN - MOLOK / WASTE
DP-1.03 SCALE: N.T.S.

MoloK Collection truck	
Width	2470
Track	2470
Lock to Lock Time	6.00
Steering Angle	33.1



9 TRUCK TURN - SU9M
DP-1.03 SCALE: N.T.S.

SU-9M	
Width	2442
Track	2442
Lock to Lock Time	5.5
Steering Angle	33.2



10 TRUCK TURN - SHUTTLE BUS
DP-1.03 SCALE: N.T.S.

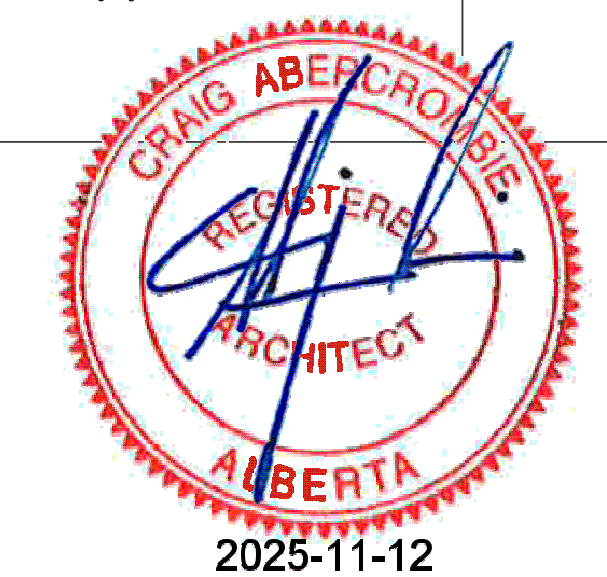
HandyDART	
Width	2400
Track	2400
Lock to Lock Time	6.00
Steering Angle	35.5



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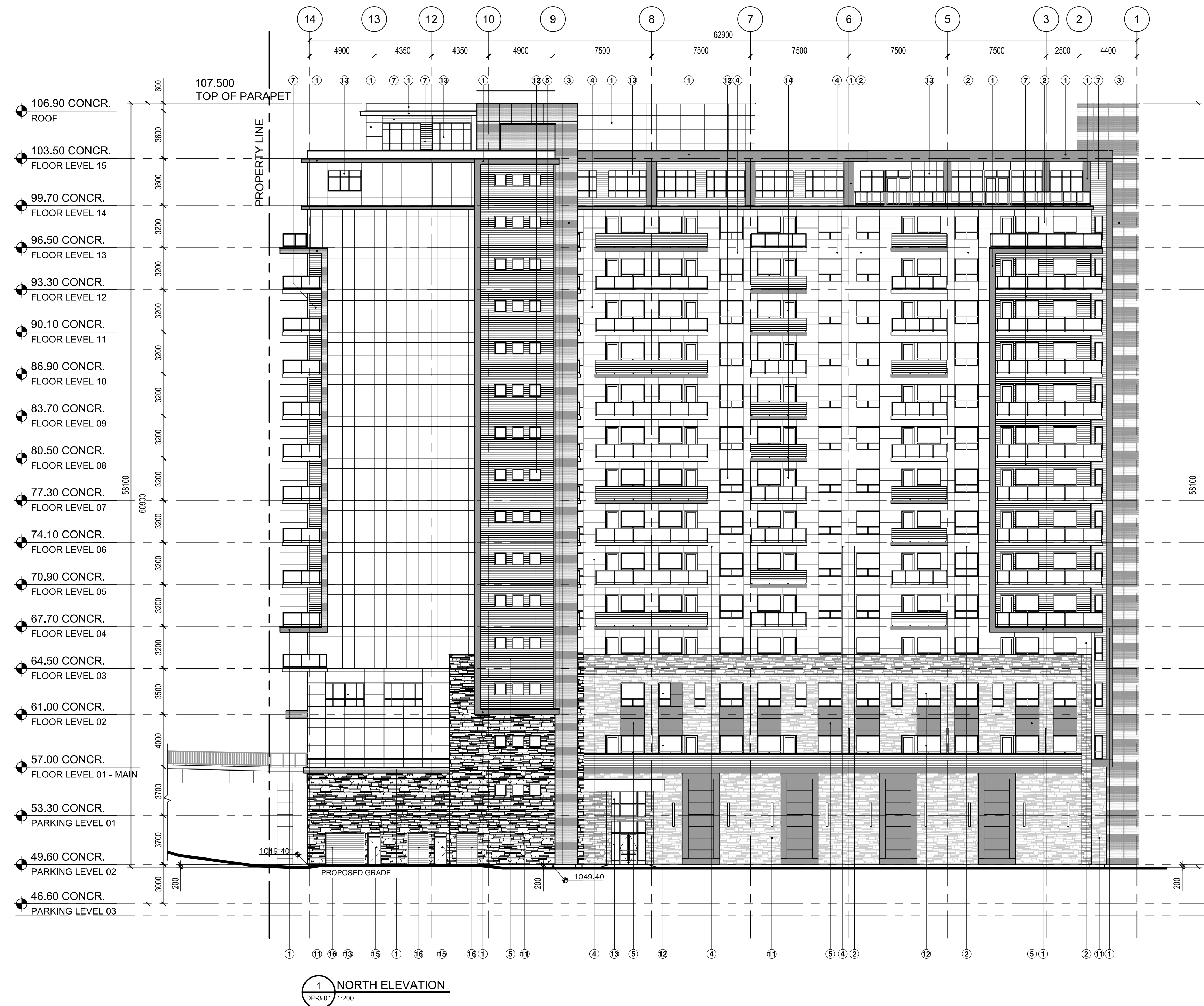
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SITE DETAILS
HAYSBORO Seniors Development
8610 HORTON Rd. SW, Calgary, AB



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Scale: **AS SHOWN**

DP-1.03



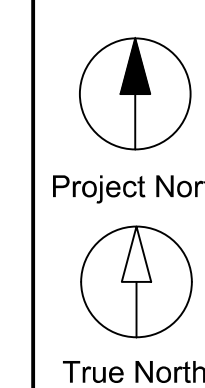
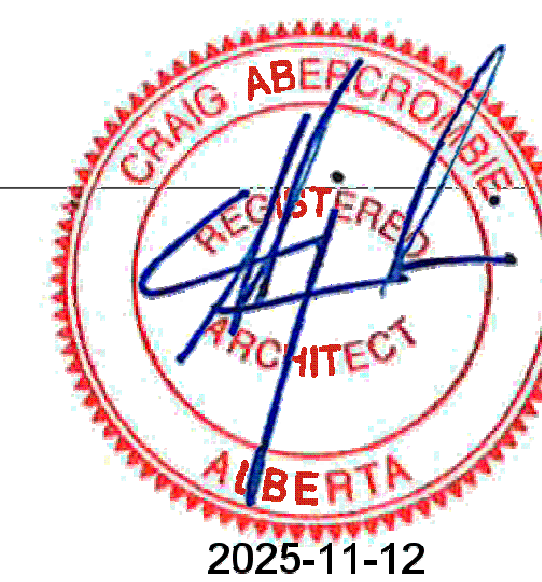
MATERIAL LEGEND					
NO.	MATERIAL	COLOUR/FINISH	NO.	MATERIAL	COLOUR/FINISH
1	METAL COMPOSITE PANEL	DARK GREY	13	ALUMINUM GLAZING SYSTEM	CLEAR GLAZING; BLACK FRAME
2	METAL COMPOSITE PANEL	GREY	14	GLAZED PATIO DOOR	CLEAR GLAZING; BLACK
3	METAL COMPOSITE PANEL	MEDIUM TAUPE	15	METAL MAN DOOR	MATCH ADJACENT COLOR
4	METAL COMPOSITE PANEL	LIGHT TAUPE	16	OVERHEAD DOOR	BLACK
5	METAL COMPOSITE PANEL	DARK BROWN	17		
6	METAL COMPOSITE PANEL	MEDIUM BROWN	18		
7	METAL SIDING	BROWN	19		
8	METAL SIDING	BLACK	20		
9	SCREENED GUARD RAIL	BROWN METAL SIDING			
10	GLAZED GUARD RAIL	CLEAR GLAZED PANELS; BLACK METAL RAILING			
11	MASONRY VENEER	BEIGE			
12	VINYL WINDOW	CLEAR GLAZING; BLACK FRAME			



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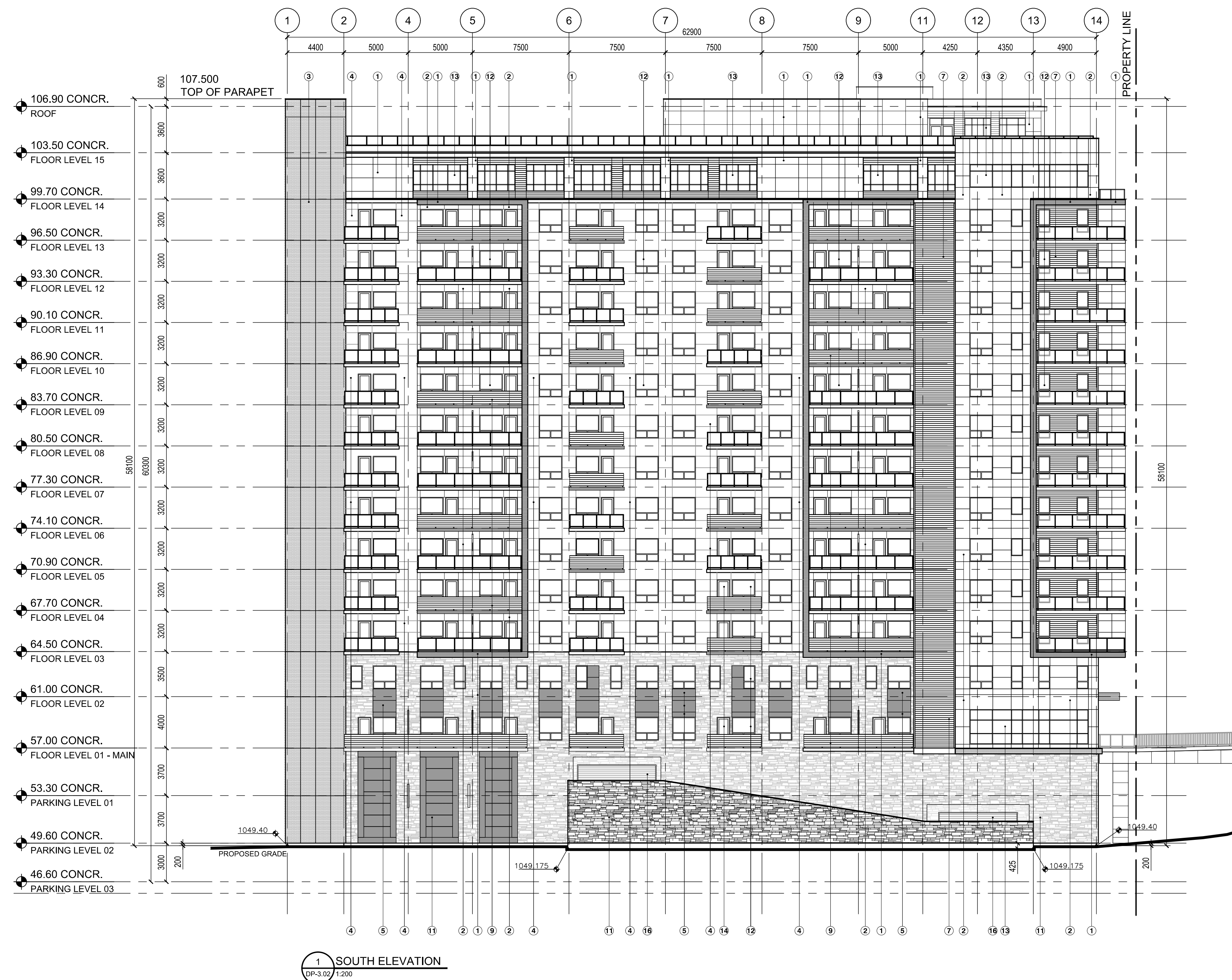
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BUILDING ELEVATIONS
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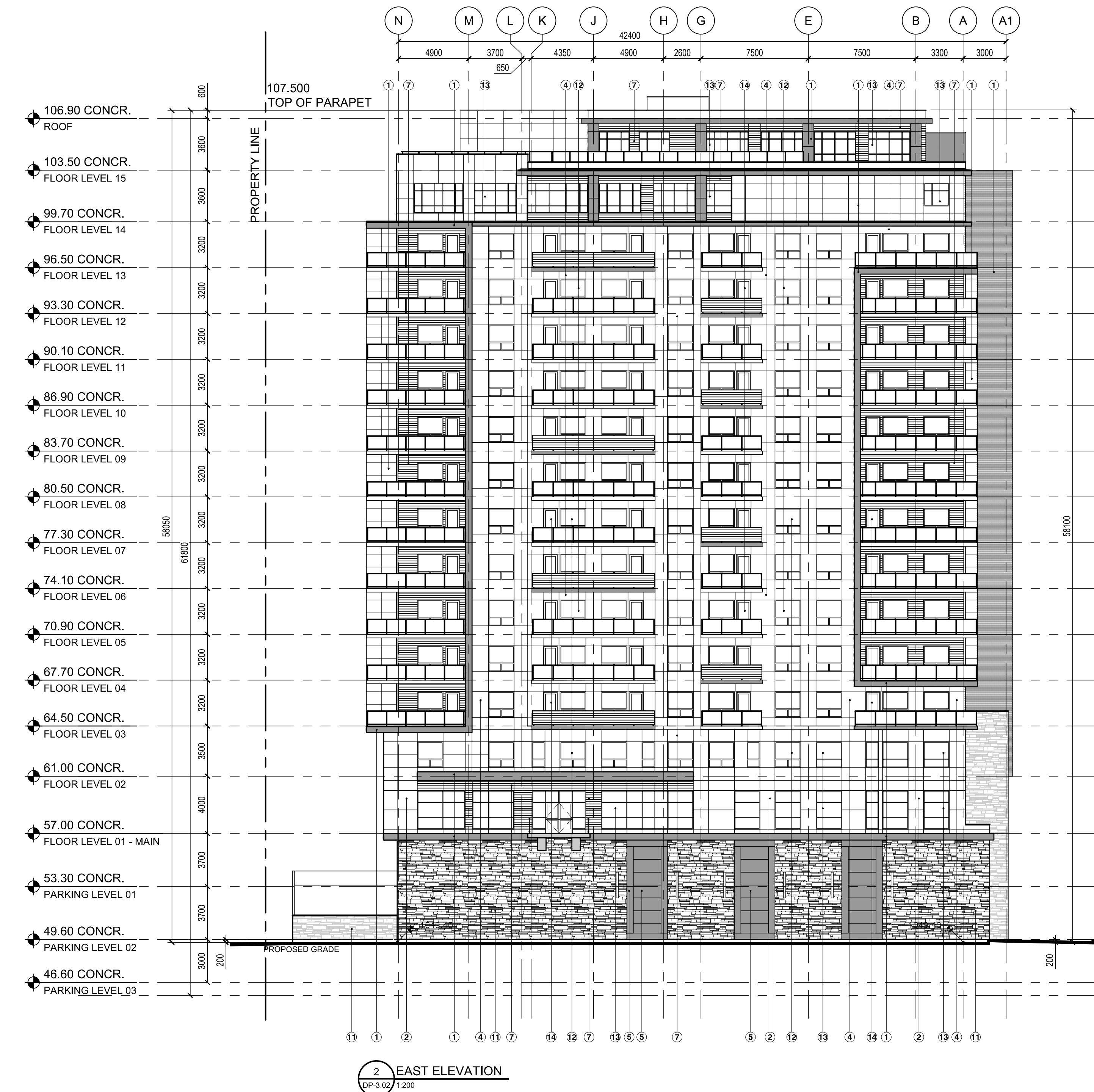


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 Scale: **1 : 200**

DP-3.01



1 SOUTH ELEVATION
DP-3.02 1:200



2 EAST ELEVATION
DP-3.02 1:200

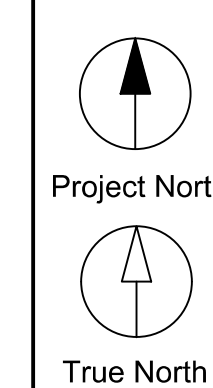
MATERIAL LEGEND					
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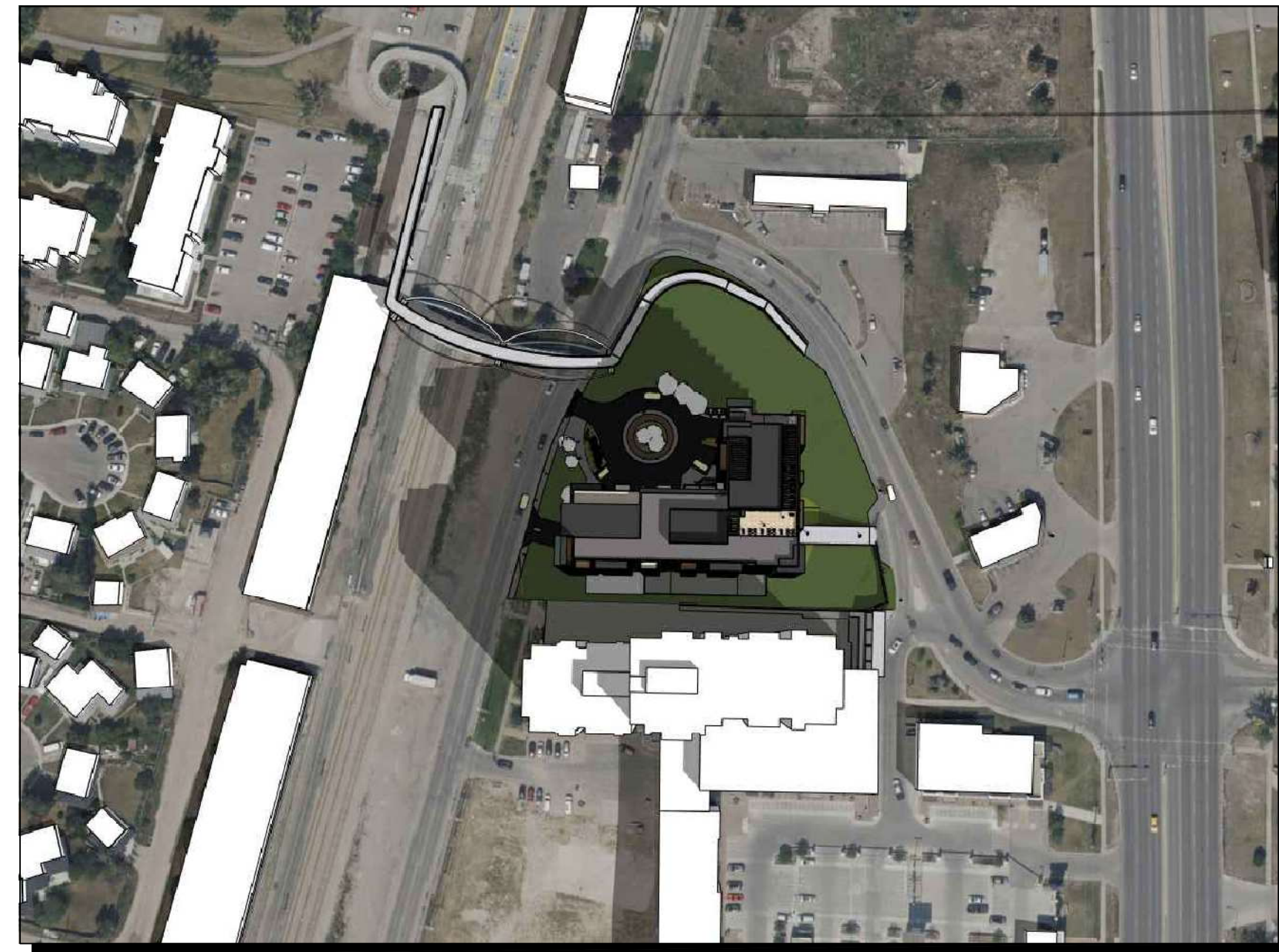
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DP-3.02



MARCH 21 10AM



MARCH 21 12PM



MARCH 21 4PM



JUNE 21 10AM



JUNE 21 12PM



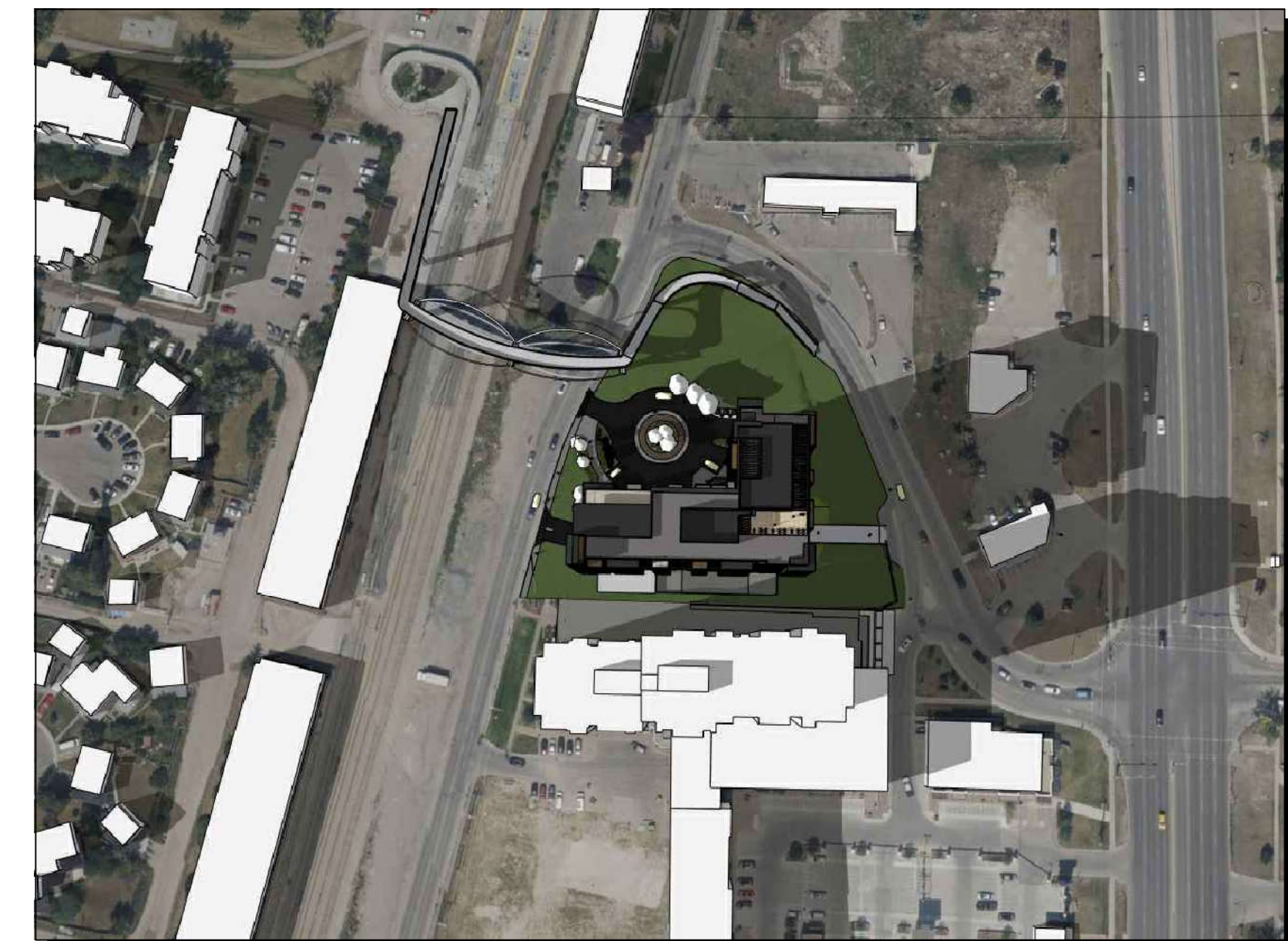
JUNE 21 4PM



SEPTEMBER 21 10AM



SEPTEMBER 21 12PM



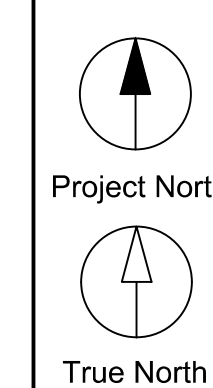
SEPTEMBER 21 4PM



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SHADOW STUDIES
HAYSBORO Seniors Development
8610 HORTON Rd. SW, Calgary, AB



Issue: **DEVELOPMENT PERMIT**
Date: **2025-11-12**
Project No: **30282023**
Scale: **N/A**

DP-5.01

SITE STATISTICS

LAND USE BYLAW: M-H3

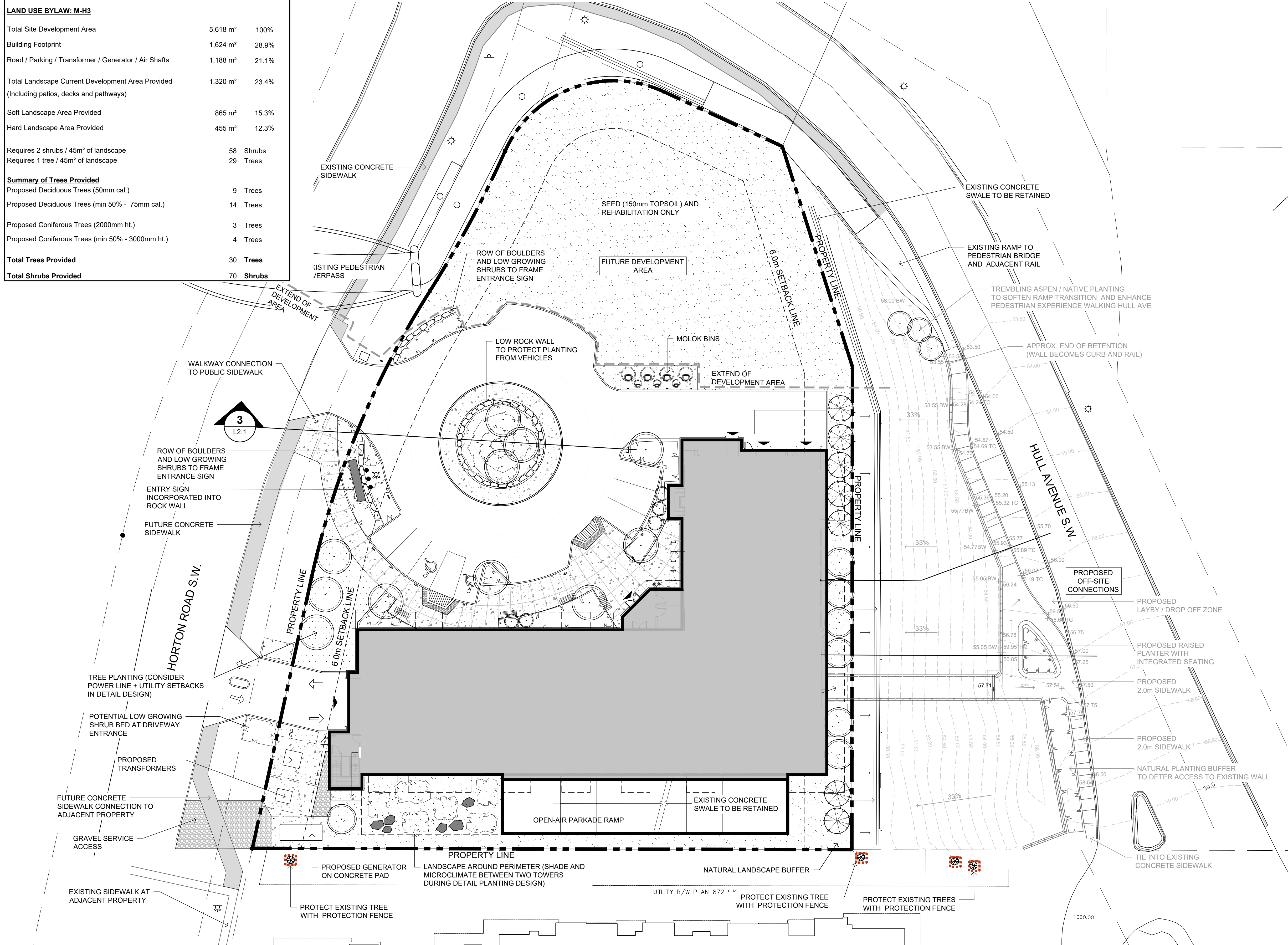
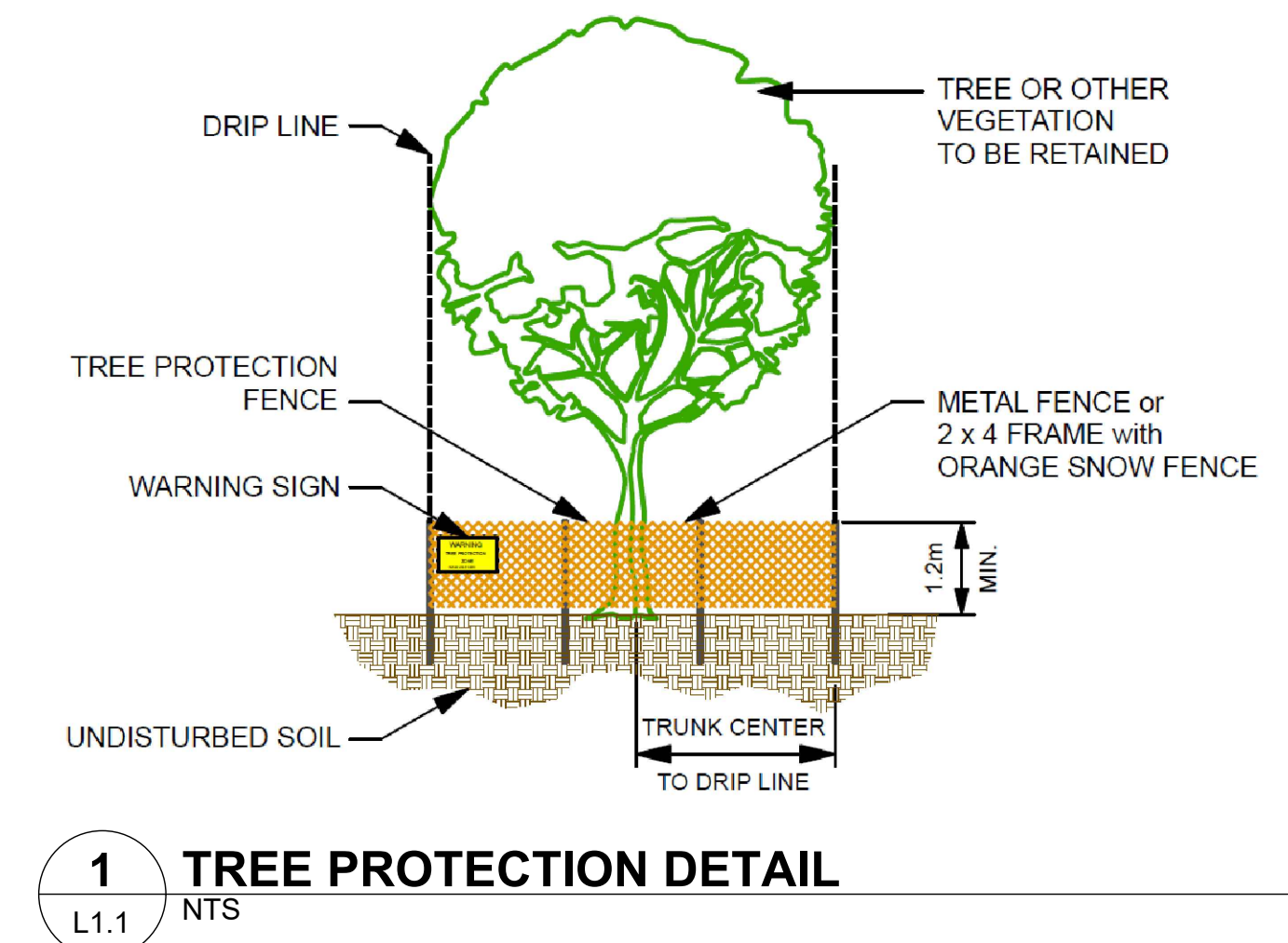
Total Site Development Area	5,618 m ²	100%
Building Footprint	1,624 m ²	28.9%
Road / Parking / Transformer / Generator / Air Shafts	1,188 m ²	21.1%
Total Landscape Current Development Area Provided (Including patios, decks and pathways)	1,320 m ²	23.4%
Soft Landscape Area Provided	865 m ²	15.3%
Hard Landscape Area Provided	455 m ²	12.3%
Requires 2 shrubs / 45m ² of landscape	58 Shrubs	
Requires 1 tree / 45m ² of landscape	29 Trees	
Summary of Trees Provided		
Proposed Deciduous Trees (50mm cal.)	9 Trees	
Proposed Deciduous Trees (min 50% - 75mm cal.)	14 Trees	
Proposed Coniferous Trees (2000mm ht.)	3 Trees	
Proposed Coniferous Trees (min 50% - 3000mm ht.)	4 Trees	
Total Trees Provided	30 Trees	
Total Shrubs Provided	70 Shrubs	

LEGEND

	PROPERTY LINE		GRAVEL SERVICE ACCESS
	PROPOSED CONIFEROUS TREE		BENCH
	PROPOSED DECIDUOUS TREE		BIKE RACK
	TREE PROTECTION FENCE		33% LANDSCAPE GRADE (SLOPE) - ACCESSIBLE PATH
	PROPOSED SHRUBS, PERENNIALS AND GRASSES		CONCRETE SIDEWALK
	IRRIGATED SOD WITH 300mm TOP SOIL		L3.1
	150mm TOPSOIL & SEED		

NOTES

- TREE SURVEY INFORMATION PROVIDED BY ARCADIS GROUP AND BASED ON CITY OF CALGARY APPROVED LINE ASSIGNMENT DRAWINGS
- TREE PROTECTION MEASURES AS PER CITY OF CALGARY TREE PLAN GUIDELINES. (SEE PAGE 62 CURRENT EDITION OF THE CITY OF CALGARY PARKS DEVELOPMENT GUIDELINES AND STANDARD SPECIFICATIONS LANDSCAPE CONSTRUCTION
- TEMPORARY TREE PROTECTION FENCING OR BARRIER MATERIAL SHALL BE A BRIGHT OR CONTRASTING COLOUR AND BE DURABLE. FENCE POSTS SHALL BE COMPARABLE TO METAL T-POSTS OR HEAVIER. FENCE WILL BE MAINTAINED IN AN UPRIGHT POSITION THROUGHOUT THE DURATION OF THE PROJECT, AS PER CITY OF CALGARY PARKS TREE PROTECTION PLAN SPECIFICATIONS.
- TREE PROTECTION FENCING TO REMAIN IN PLACE FOR DURATION OF SITE CONSTRUCTION
- ALL TREES WITHIN 6.0m OF THE PROJECT BOUNDARY SHALL BE PROTECTED BY FENCING DESCRIBED IN THE NOTES ABOVE.
- PRIOR TO CONSTRUCTION, AND AFTER TEMPORARY FENCE INSTALLATION, THE CONTRACTOR SHALL CONTACT CITY OF CALGARY URBAN FORESTRY AND ARRANGE AN ON SITE MEETING PRIOR TO COMMENCING CONSTRUCTION.
- THE CONTRACTOR SHALL ADHERE TO ALL CITY OF CALGARY URBAN FORESTRY REQUIREMENTS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.
- (SEE CITY OF CALGARY "TREE PROTECTION PLANS FOR CAPITAL PROJECTS" BROCHURE.)
- NO STORAGE OF CONSTRUCTION MATERIALS SHALL OCCUR WITHIN FENCED TREE PROTECTION ZONES.



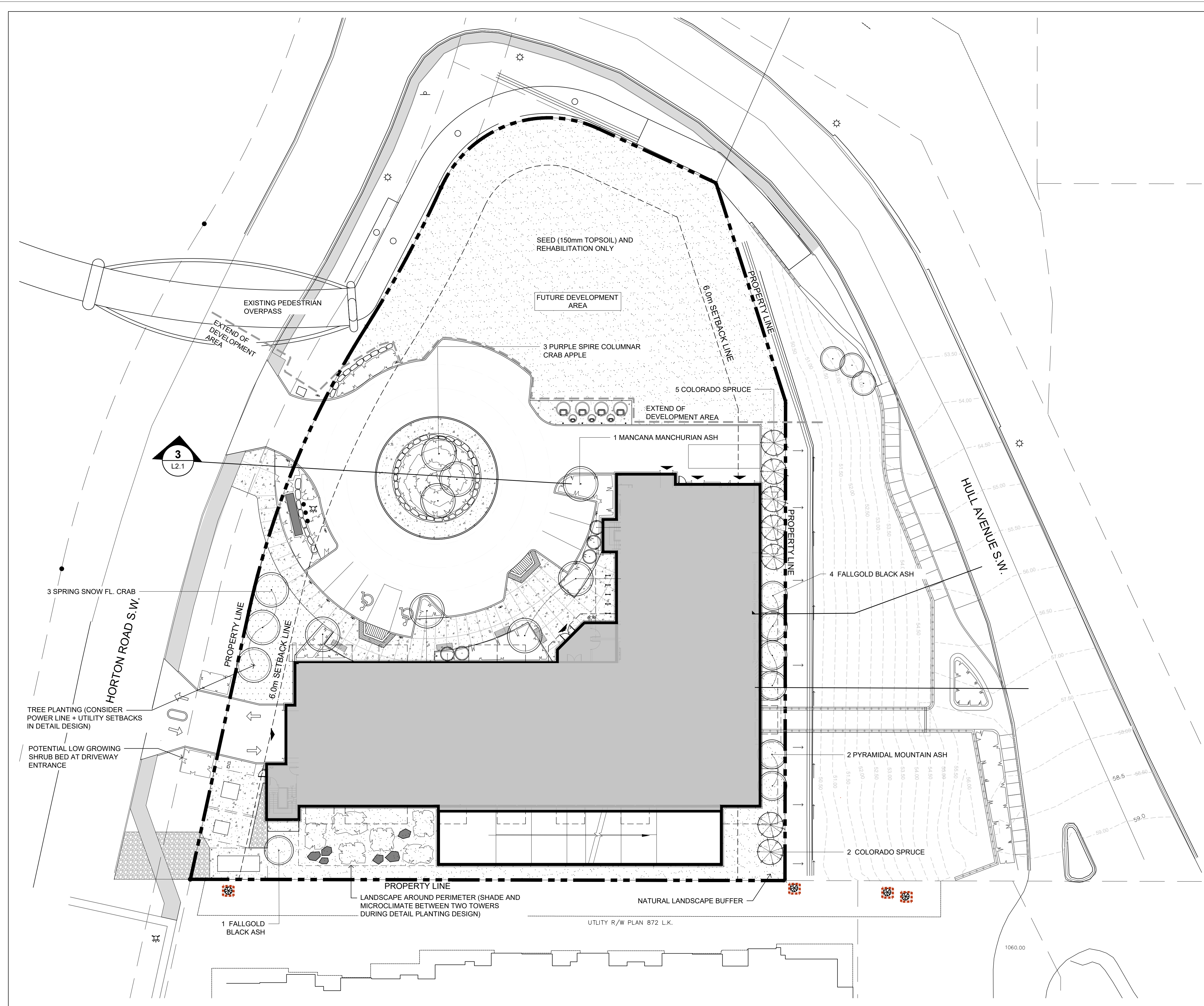
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 Calgary AB T2R 1R9 Canada
 tel 403 270 5600
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LANDSCAPE & TREE PROTECTION PLAN
HAYSBORO SENIORS DEVELOPMENT
 Calgary, AB

Issue: **Development Permit**
 Date: **2025-10-17**
 Project No: **30285284**
 Scale: **1:250**

L1.1

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LEGEND

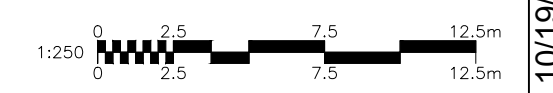
- PROPERTY LINE
- - - TREE PROTECTION FENCE
- PROPOSED CONIFEROUS TREE 1
L1.1 3
L3.1
- PROPOSED DECIDUOUS TREE 2
L3.1
- PROPOSED SHRUBS, PERENNIALS AND GRASSES 4
L3.1 5
L3.1
- IRRIGATED SOD WITH 300mm TOP SOIL
- 150mm TOP SOIL AND SEED WITH CITY OF CALGARY URBAN F SEED MIX

GENERAL NOTES

1. ALL AREAS OF SOFT LANDSCAPING SHALL BE PROVIDED WITH AN UNDERGROUND SPRINKLER IRRIGATION SYSTEM (EXCLUDING THE NATURALIZED SEED AREA)
2. ALL CONSTRUCTION AND PLANTING DETAILS TO BE IN ACCORDANCE WITH THE CITY OF CALGARY PARKS AND RECREATION, STANDARD SPECIFICATIONS FOR LANDSCAPE CONSTRUCTION, CURRENT EDITION.
3. ALL PLANT MATERIALS TO BE HIGH QUALITY / SPECIMEN.
4. DRAINAGE FLOWS TO BE DIRECTED AWAY FROM ALL BUILDINGS AT A MINIMUM GRADE OF 2% (SEE ENGINEERING DRAWING FOR GRADING PLAN)
5. ALL CONIFEROUS TREES AND SHRUBS SHALL BE PLANTED IN BEDS WITH A MINIMUM 75mm DEPTH OF CLEAN WOOD FIBRE MULCH (MAXIMUM 100mm)
6. LIGHT BOLLARDS & COLUMNS TO BE SURFACE MOUNTED ON CONCRETE PAVING / OR SONO TUBE CONCRETE PILE IN SOFT LANDSCAPE AREAS (SEE ELECTRICAL DWGS)
7. ALL SUBSOIL TO BE PRE-SCARIFIED TO A DEPTH OF 300mm OR MORE AT ALL LOCATIONS WHERE TOPSOIL IS TO BE APPLIED.
8. SEE ENGINEERING DRAWINGS FOR GRADING INFORMATION.

TREE PLANTING SCHEDULE

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
CONIFEROUS TREES				
3	PICEA PUNGENS	COLORADO SPRUCE	2000mm HT.	B&B
4	PICEA PUNGENS	COLORADO SPRUCE	3000mm HT.	B&B
DECIDUOUS TREES				
5	FRAXINUS NIGRA 'FALLGOLD'	FALLGOLD BLACK ASH	50mm CAL.	B&B
5	FRAXINUS MANDSHURICA 'MANCANA'	MANCANA MANCHURIAN ASH	80mm CAL.	B&B
2	MALUS x 'DURBY'	AMBASSADOR FLOWERING CRAB	50mm CAL.	B&B
1	MALUS x 'DURBY'	AMBASSADOR FLOWERING CRAB	80mm CAL.	B&B
3	MALUS x 'SPRING SNOW'	SPRING SNOW FLOWERING CRAB	80mm CAL.	B&B
2	SORBUS AUCUPARIA	PYRAMIDAL MOUNTAIN ASH	50mm CAL.	B&B
5	POPULUS TREMULA 'ERECTA'	COLUMNAR SWEDISH ASPEN	80mm CAL.	B&B



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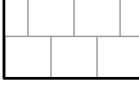

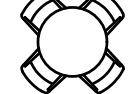
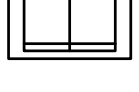

PLANTING PLAN
HAYSBORO SENIORS DEVELOPMENT
 Calgary, AB

Issue: **Development Permit**
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 Project No: **30285284**
 Scale: **1:250**

L1.2

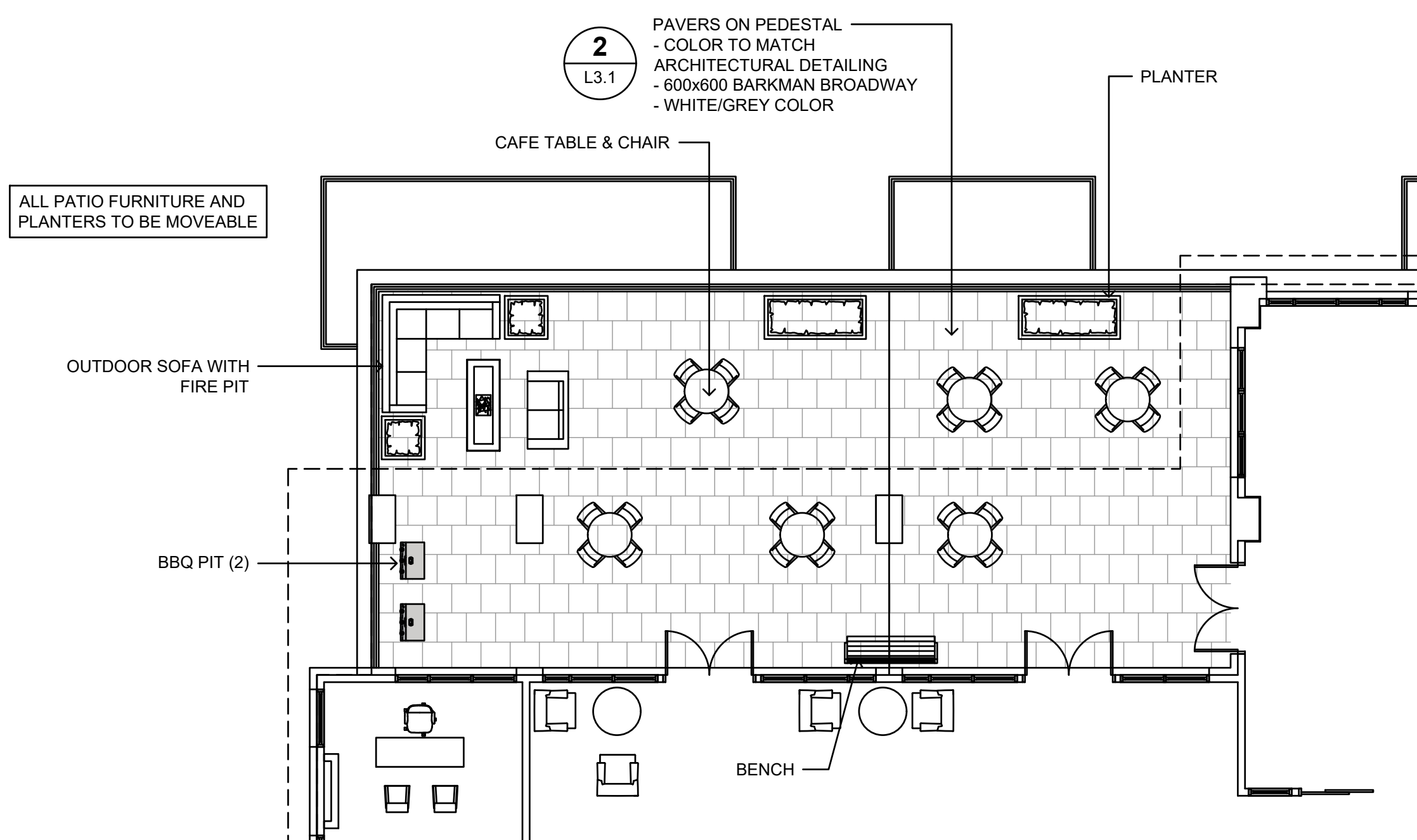
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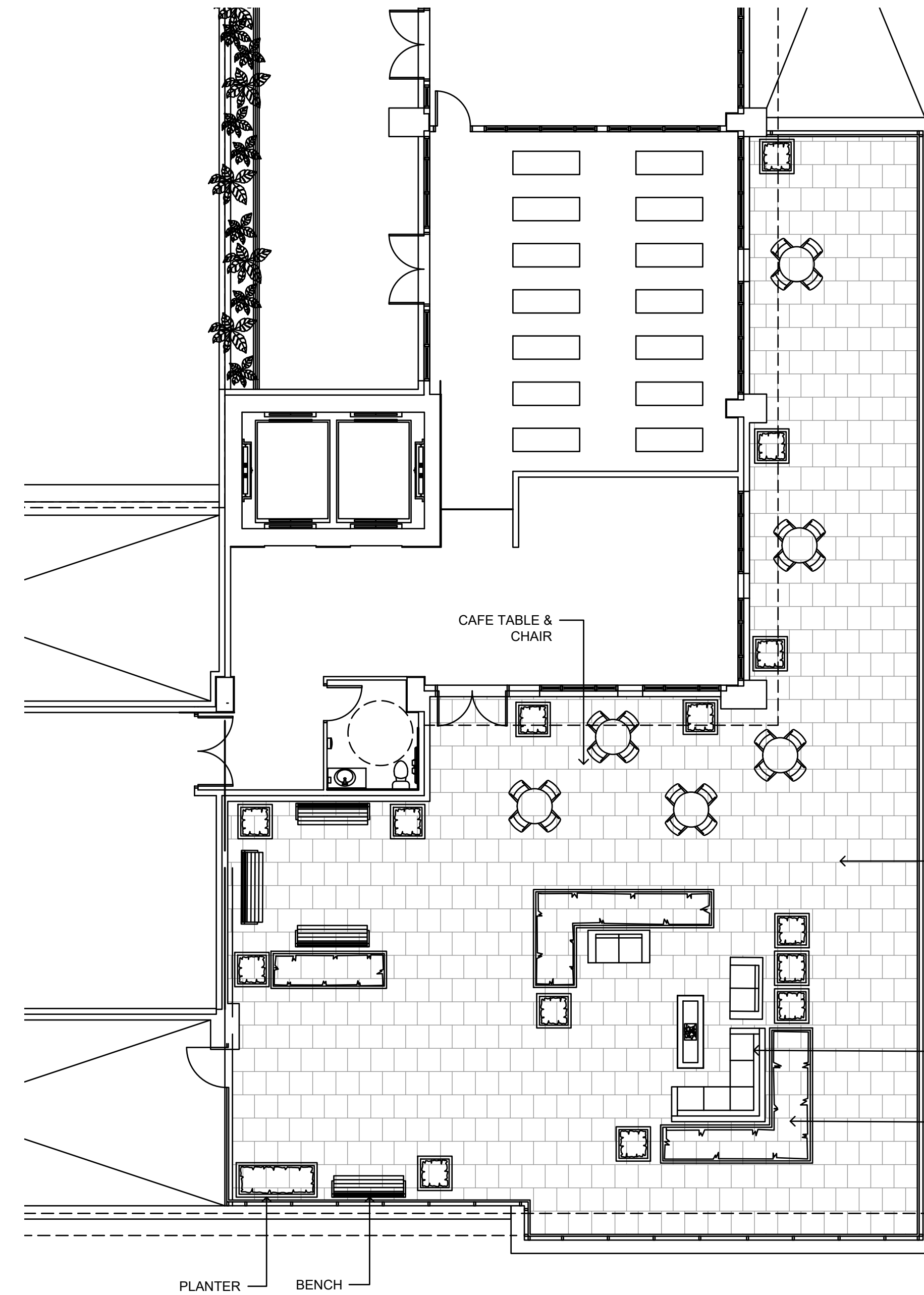
-  PAVERS ON PEDESTAL
 • COLOR TO MATCH
 • ARCHITECTURAL DETAILING
 • 600x600 BARKMAN BROADWAY
 • WHITE/GREY COLOR
-  BENCH
-  MOVABLE TABLE / CHAIR
-  OUTDOOR SOFA
-  PORTABLE BBQ

2
L3.1

2
L3.1



1 LEVEL 14 - AMENITY LANDSCAPE
L1.3 SCALE 1:100





2 LEVEL 15 - AMENITY LANDSCAPE
L1.3 SCALE 1:100



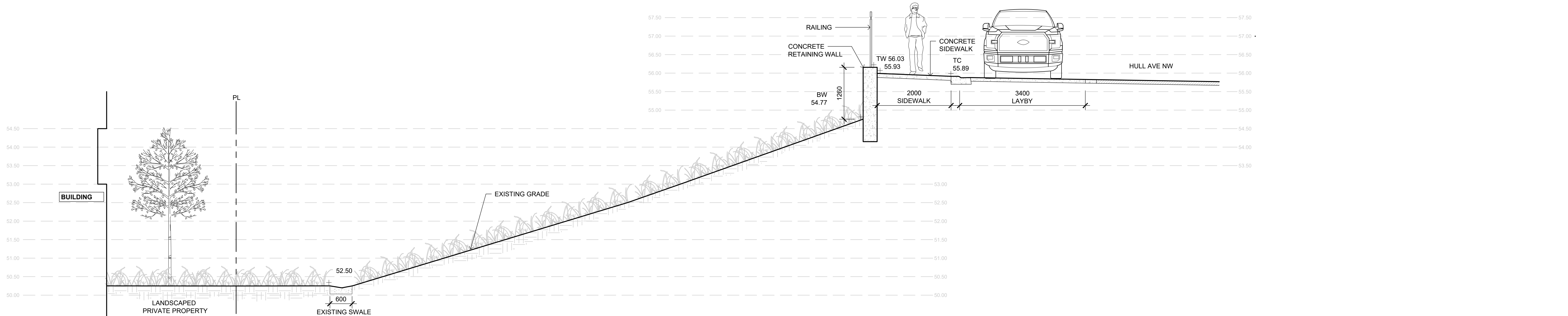
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AMENITY LANDSCAPE PLAN
HAYSBORO SENIORS DEVELOPMENT
 Calgary, AB

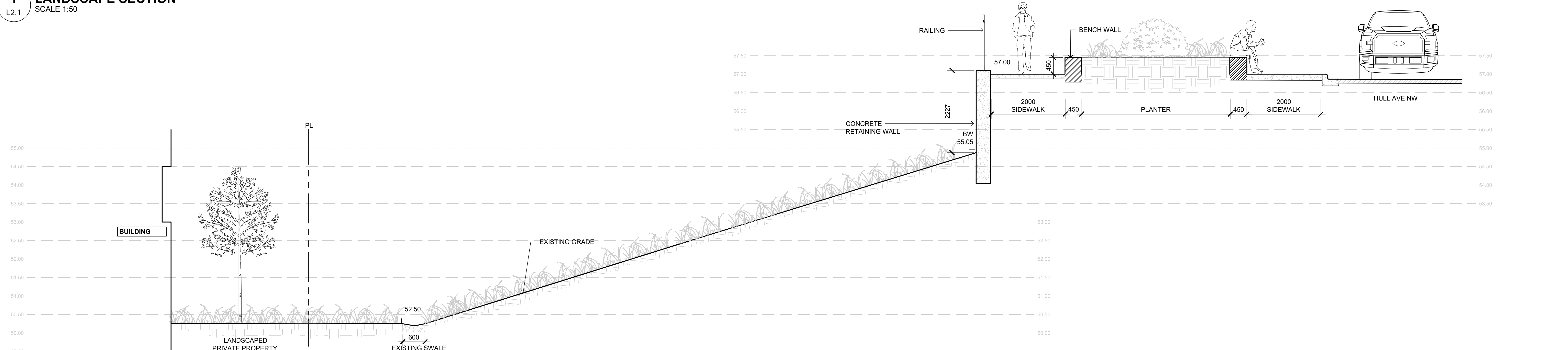
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Project North	Date:	2025-10-17
	Project No:	30285284
True North	Scale:	1:100

L1.3

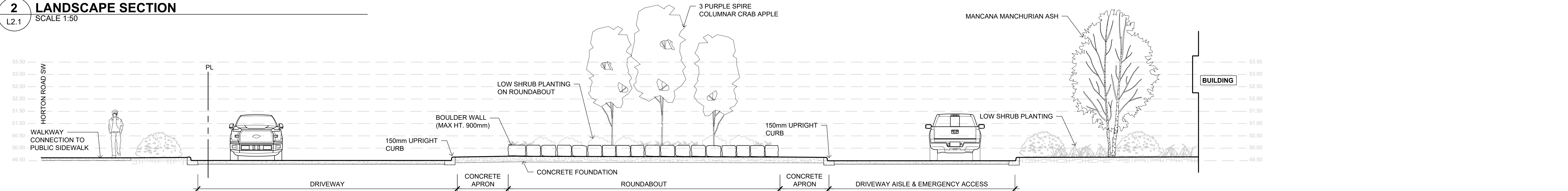
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1 LANDSCAPE SECTION
SCALE 1:50



2 LANDSCAPE SECTION
SCALE 1:50



3 SECTION AT ROUNDABOUT
SCALE 1:75



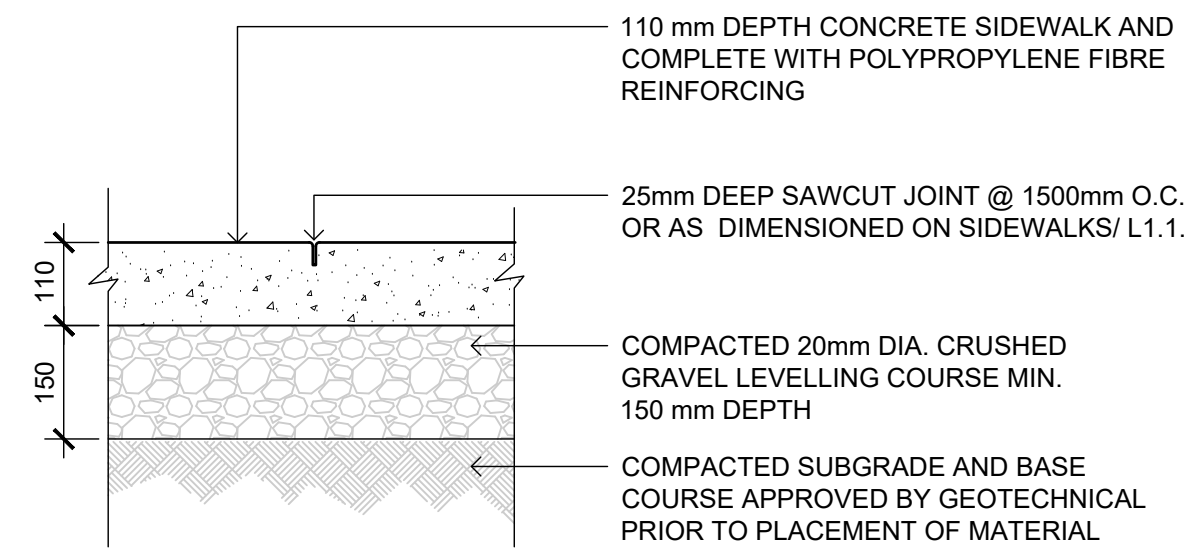
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LANDSCAPE SECTIONS
HAYSBORO SENIORS DEVELOPMENT
Calgary, AB

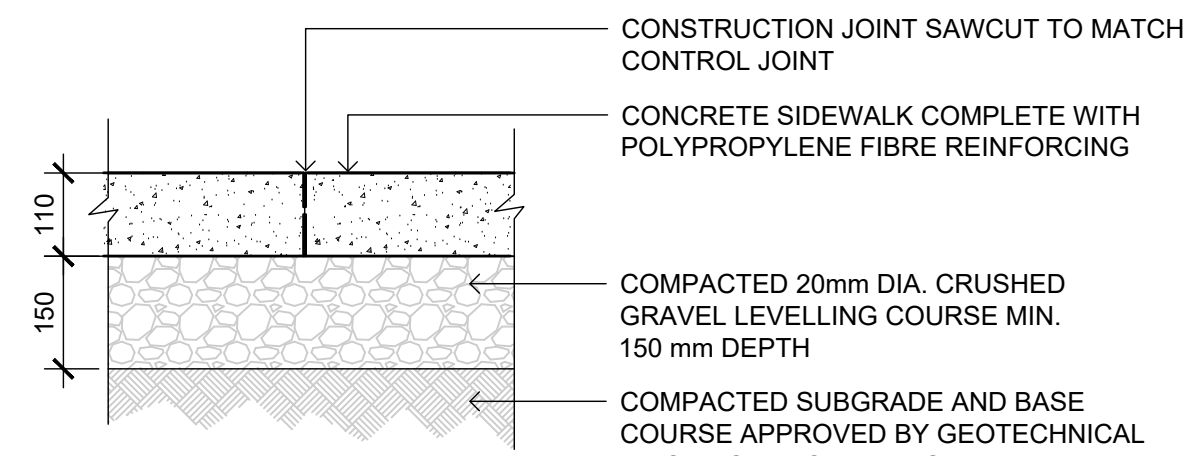
Issue: **Development Permit**
Date: **2025-10-17**
Project No: **30285284**
Scale: **AS NOTED**

L2.1

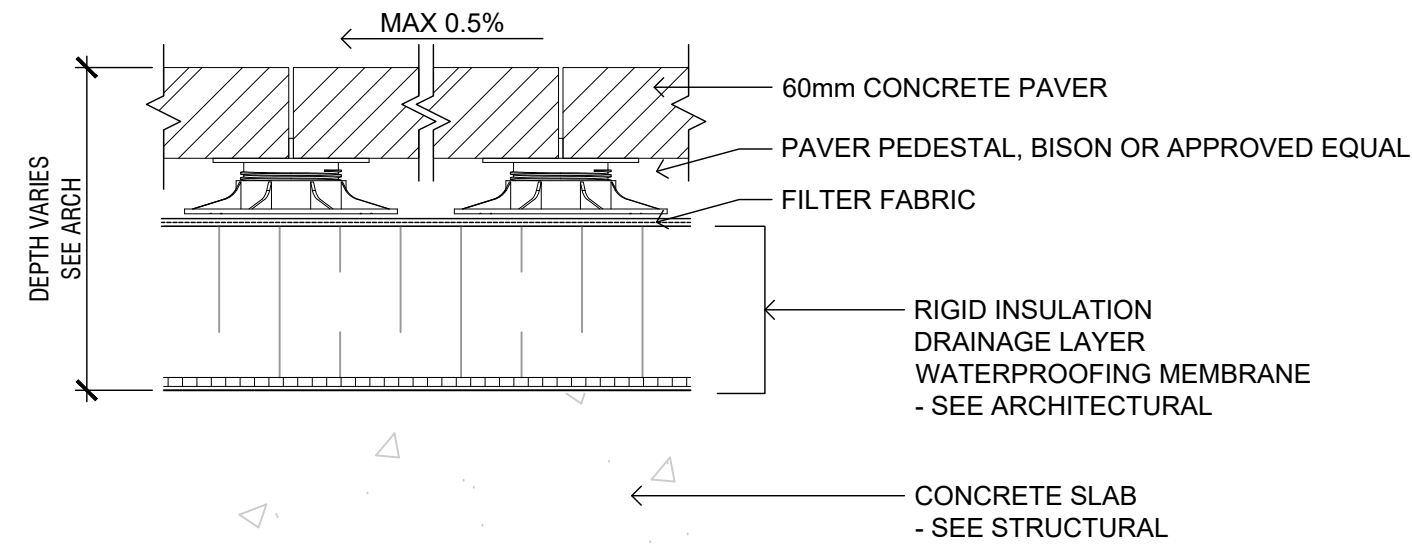
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CONTROL JOINT



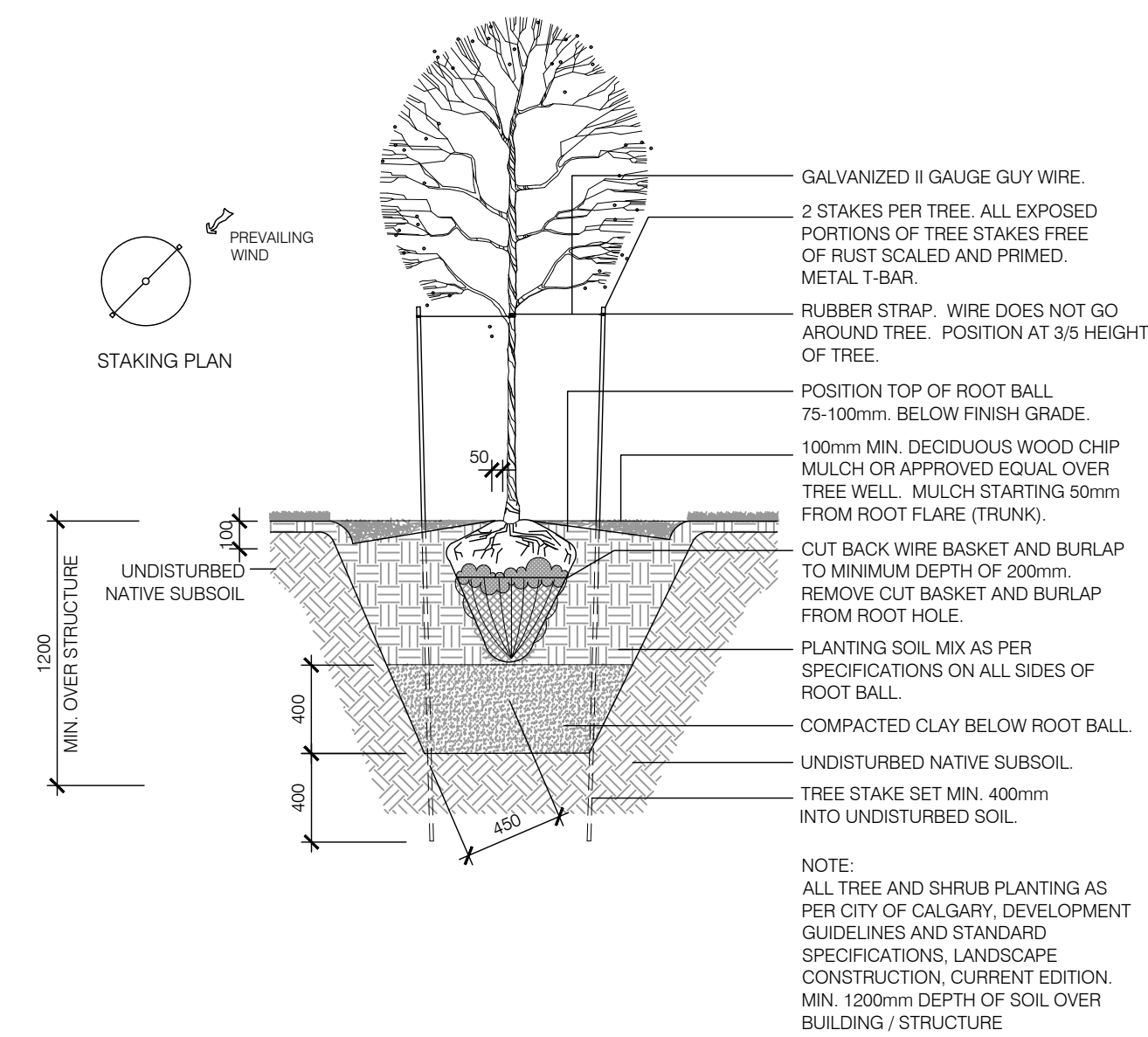
CONSTRUCTION JOINT



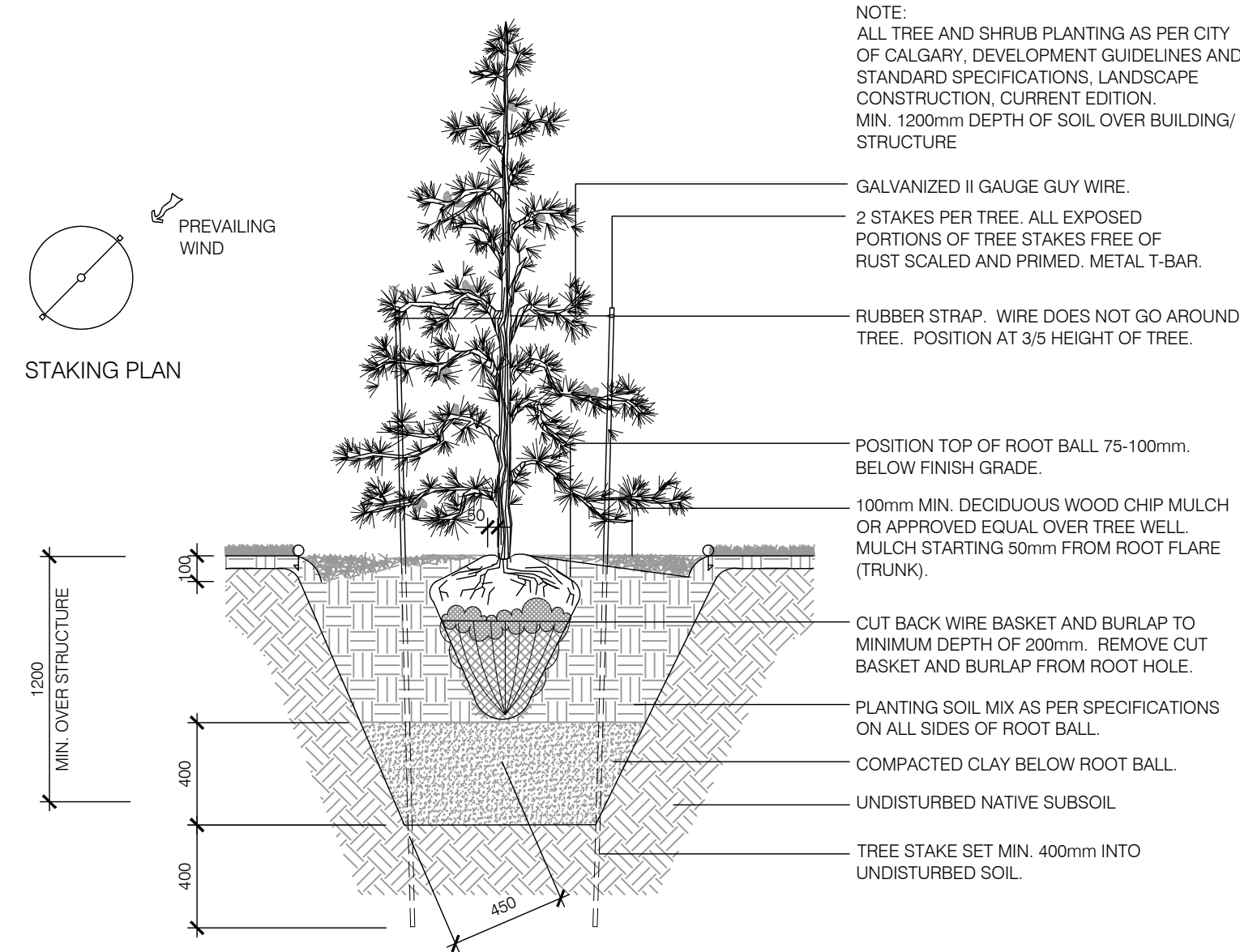
**NOTE: RIGID INSULATION & PEDESTAL TO VARY IN DEPTH. SEE ARCHITECTURAL FOR SLAB EDGE PLAN

1 CIP CONCRETE PAVING ON GRADE
L3.1 SCALE 1:10

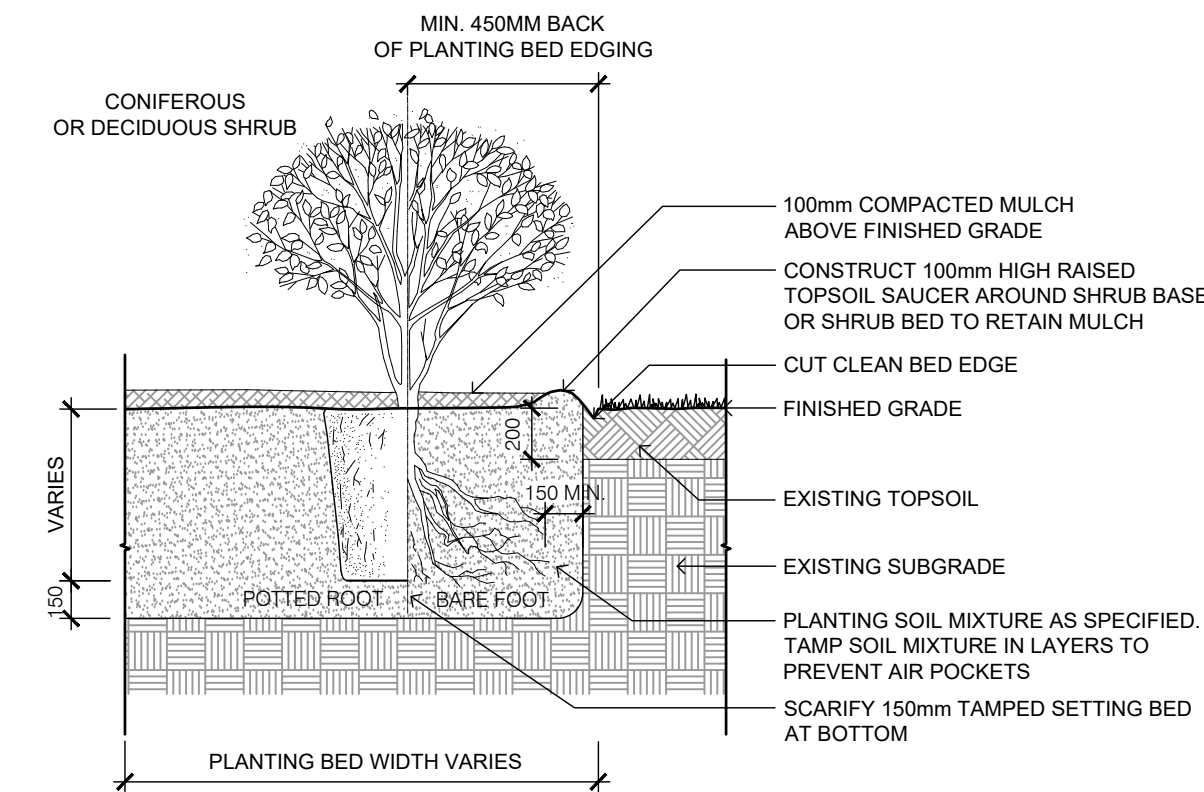
2 CONCRETE PAVERS ON PEDESTAL - AMENITY TERRACES
L3.1 SCALE 1:5



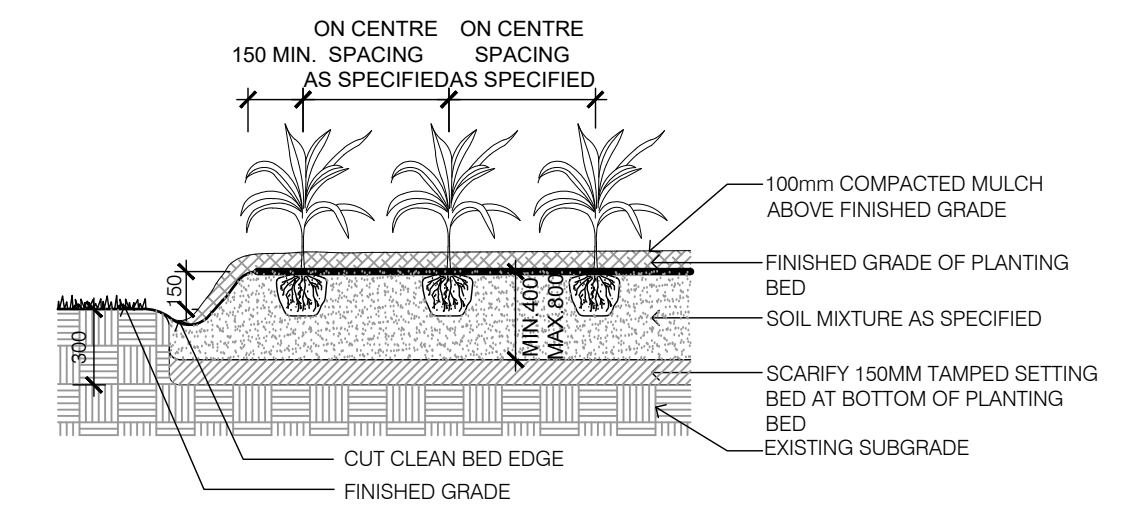
3 DECIDUOUS TREE PLANTING
L3.1 NTS



4 CONIFEROUS TREE PLANTING
L3.1 NTS



5 SHRUB PLANTING
L3.1 NTS



6 PERENNIAL PLANTING
L3.1 NTS



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LANDSCAPE DETAILS
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L3.1