

MUNICIPAL ADDRESS  
1041216 41 AVE SW  
CALGARY ALBERTA  
LEGAL DESCRIPTION  
LOTS 21 & 22, 23 & 24, 25 & 26  
BLOCK 21  
PLAN 3550 AJ

SITE PLAN  
SCALE: 1:150

DISPOSAL BIN CONTACT:  
KATIE BERTRAM  
BLUPLANET RECYCLING INC.  
403-243-0800 EXT 1

GROSS FLOOR AREA  
24696 SQ. FT.  
FLOOR AREA RATIO  
24696 SQ. FT / 16551 SQ. FT = 1.33%

PARCEL COVERAGE  
PARCEL AREA = 1723.47 M<sup>2</sup>  
BUILDING AREA = 633.46 M<sup>2</sup>  
BICYCLE LOCKERS AREA = 26.56 M<sup>2</sup>  
TOTAL BUILDING COVERAGE = 690.02 M<sup>2</sup>  
(40.06% OF PARCEL)

GARAGE / RECYCLING  
SECTION 566 (A)  
INDIVIDUAL GARAGE CANS TO BE STORED BY  
GARAGE AND PICKED UP AT LANE  
SECTION 567  
INDIVIDUAL RECYCLING CANS TO BE STORED BY  
GARAGE AND PICKED UP AT LANE

PARKING  
SECTION 558 (1) (2)  
TOTAL REQUIRED PARKING STALLS = 0.625 x 8 = 5  
THIS SITE IS WITH IN 600 METERS OF AN LRT STATION  
THEREFORE A 25% PARKING REDUCTION IS  
AVAILABLE. (5 STALLS X 25% REDUCTION = 3.75 STALLS)  
TOTAL PROVIDED PARKING STALLS = 4  
TOTAL REQUIRED VISITOR PARKING STALLS = 0  
TOTAL PROVIDED VISITOR PARKING STALLS = 0

SECTION 559 (a)  
TOTAL REQUIRED BICYCLE STALLS = 8  
TOTAL PROVIDED BICYCLE STALLS = 8 BICYCLE LOCKER STALLS  
LOT AREA = 1723.47 M<sup>2</sup>

ITEMS NOT INCLUDED IN LANDSCAPE CALCULATION (BYLAW 551(1))  
GARAGE APRON AREA = 341.29 M<sup>2</sup>  
TOTAL AREA = 341.29 M<sup>2</sup>

LANDSCAPE CALCULATION  
EQUATION 1: 1723.47 M<sup>2</sup> X 40% = 689.39 M<sup>2</sup>  
EQUATION 2: 689.39 M<sup>2</sup> - 341.29 M<sup>2</sup> = 348.10 M<sup>2</sup> (REQUIRED LANDSCAPING)  
LANDSCAPING REQUIREMENTS:  
BYLAW 551

SUBSECTION (3)  
REQUIRED:  
THE MAXIMUM HARD SURFACED LANDSCAPE AREA IS:  
(B) 40% OF THE REQUIRED LANDSCAPED AREA

EQUATION 4: 348.10 M<sup>2</sup> X 40% = 139.24M<sup>2</sup>  
THEREFORE, THE MAXIMUM HARD SURFACE IS 139.24 M<sup>2</sup>  
PROVIDED HARD LANDSCAPING: 195.33 = 59.11%  
BYLAW 552

SUBSECTION (2)  
A MINIMUM OF 1.0 TREES AND 2.0 SHRUBS MUST BE  
PLANTED FOR EVERY 45 M<sup>2</sup> OF LANDSCAPED AREA PROVIDED

EQUATION 1: 508.25 M<sup>2</sup> / 45 M<sup>2</sup> = 11.29 TREES, 22.58 SHRUBS REQUIRED  
PROVIDED: 24 TREES, 36 SHRUBS

SUBSECTION (3)  
REQUIRED:  
A MINIMUM OF 25% OF ALL TREES MUST BE CONIFEROUS  
REQUIRED: 12 TREES, 3 CONIFEROUS (25%)  
PROVIDED: 4 CONIFEROUS TREES, 15 DECIDUOUS TREES

PROVIDED LANDSCAPING  
PROVIDED SOD LANDSCAPING: 161.61 M<sup>2</sup>  
PROVIDED MULCH LANDSCAPING: 135.43 M<sup>2</sup>  
TOTAL SOFT LANDSCAPING: 297.04 M<sup>2</sup>  
PROVIDED HARD LANDSCAPING: 139.24 M<sup>2</sup>  
TOTAL LANDSCAPING PROVIDED: 436.28 M<sup>2</sup> = 112.38% OF REQUIRED LANDSCAPING

NOTES:  
1. UNDERGROUND IRRIGATION SYSTEM TO BE PROVIDED TO SOD, TREE AND SHRUB LOCATIONS  
2. MINIMUM TOP SOIL DEPTH OF 800MM FOR PLANTING BEDS WITH SHRUBS AND TREES AND 300MM IN SODDED AREAS  
3. SODDED AREAS TO BE PLANTED WITH DROUGHT TOLERANT SPECIES  
4. AN URBAN FORESTRY TECHNICIAN MUST BE ON-SITE TO MITIGATE POSSIBLE  
ROOT DAMAGE TO ADJACENT PUBLIC TREE DURING EXCAVATION OF AND THE INSTALLATION OF THE PROPOSED  
WALKWAYS WITH A CONFIRMED MEETING. PRIOR TO CONSTRUCTION, CONTACT  
URBAN FORESTRY AT 311 AND ASK TO SPEAK TO AN URBAN FORESTRY TECHNICIAN.  
URBAN FORESTRY REQUIRES MINIMUM TWO BUSINESS DAYS' NOTICE PRIOR TO  
MEETING ON-SITE.

LOWER WATER	CITY REF	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE
YES	5 A	PICEA PUNGENS 'FASTIGIATA'	COLUMBIAN BLUE SPRUCE	3.0M HT

LOWER WATER	CITY REF	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE
YES	10 B	CARAGANA ARBORESCENS	WEeping CARAGANA	60mm CAL
YES	5 C	CARAGANA ARBORESCENS	WEeping CARAGANA	75mm CAL
YES	4 D	CARAGANA ARBORESCENS	DAKOTA PINNACLE BIRCH	75mm CAL

LOWER WATER	CITY REF	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE
YES	48 E	CORNUS ALBA BAUHALD'	WOR HALD DOGWOOD	MIN. 600 SPR

DISPOSITION	REF	VARIETY	CAL (M)	CAN (M)	HT (M)	LOCATION
REMAIN	T1-T2	Coniferous Tree	0.60	10.00	20.00	IN CITY PROPERTY
REMOVE	T3	Bush	---	2.50	2.00	IN CITY PROPERTY
REMOVE	T4	Bush	---	2.50	2.00	IN CITY PROPERTY
REMOVE	T5-T6	Coniferous Tree	0.30	1.00	6.00	IN PROPERTY
REMOVE	T7	Bush	---	1.50	2.00	IN PROPERTY
REMOVE	T8	Coniferous Tree	0.10	5.00	6.00	IN PROPERTY
REMOVE	T9	Deciduous Tree	0.10	4.00	5.00	IN PROPERTY
REMOVE	T10	Bush	---	1.00	1.00	IN PROPERTY
REMOVE	T11	Deciduous Tree	0.50	10.00	7.00	IN PROPERTY
REMOVE	T12	Deciduous Tree	1.00	5.00	7.00	IN PROPERTY
REMOVE	T13	Bush	---	2.00	1.00	IN PROPERTY
REMOVE	T14	Bush	---	5.00	6.00	IN PROPERTY
REMOVE	T15	Bush	---	3.00	3.00	IN PROPERTY
REMOVE	T16	Bush	---	3.00	4.00	IN PROPERTY
REMOVE	T17	Deciduous Tree	0.30	4.00	5.00	IN PROPERTY
REMOVE	T18	Coniferous Tree	0.30	4.00	6.00	IN PROPERTY
REMOVE	T19	Deciduous Tree	0.30	3.00	6.00	IN PROPERTY
REMOVE	T20	Tree Line	0.15	4.00	10.00	IN PROPERTY
REMOVE	T21	Deciduous Tree	0.45	6.00	10.00	IN PROPERTY
REMOVE	T22	Deciduous Tree	0.42	6.00	10.00	IN CITY PROPERTY
REMAIN	T23	Coniferous Tree	0.20	4.50	10.00	IN CITY PROPERTY
REMAIN	T24	Deciduous Tree	0.57	10.00	10.00	IN CITY PROPERTY

DEVELOPMENT  
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AMENDED DRAWINGS  
DP No  
DP2025-05971  
Date Received  
APR 21 2026  
THESE DRAWINGS REFER TO THE  
ABOVE DEVELOPMENT PERMIT NO.

ADDRESS:  
104 41 AVE SW  
CALGARY, AB

DWG. TITLE:  
SITE PLAN/ LANDSCAPE PLAN  
& STREET SCAPE

REVISIONS:

SCALE:

1:150

DATE:

APRIL 20, 2025

DRAWN BY:

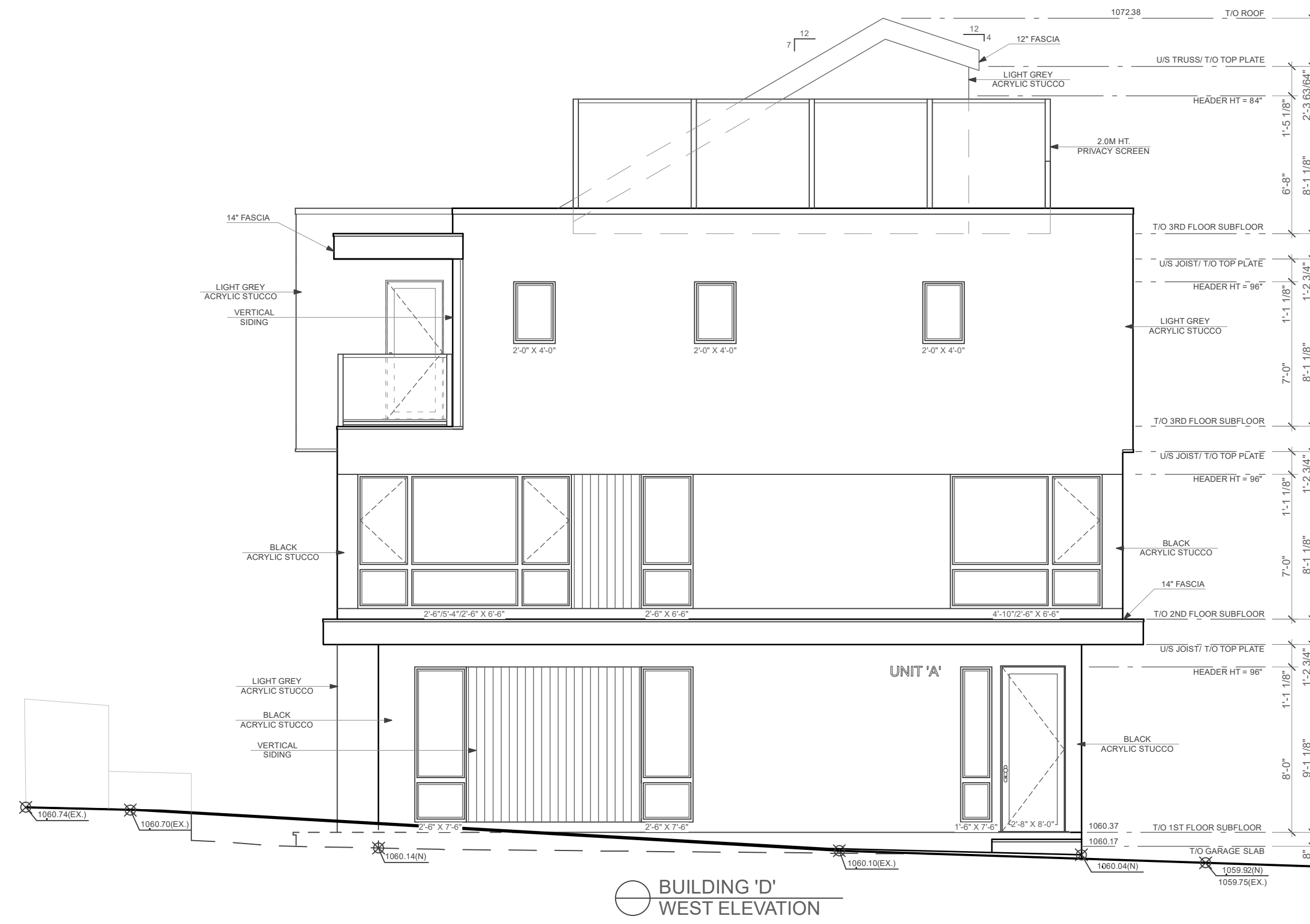
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SHEET NO.:

1



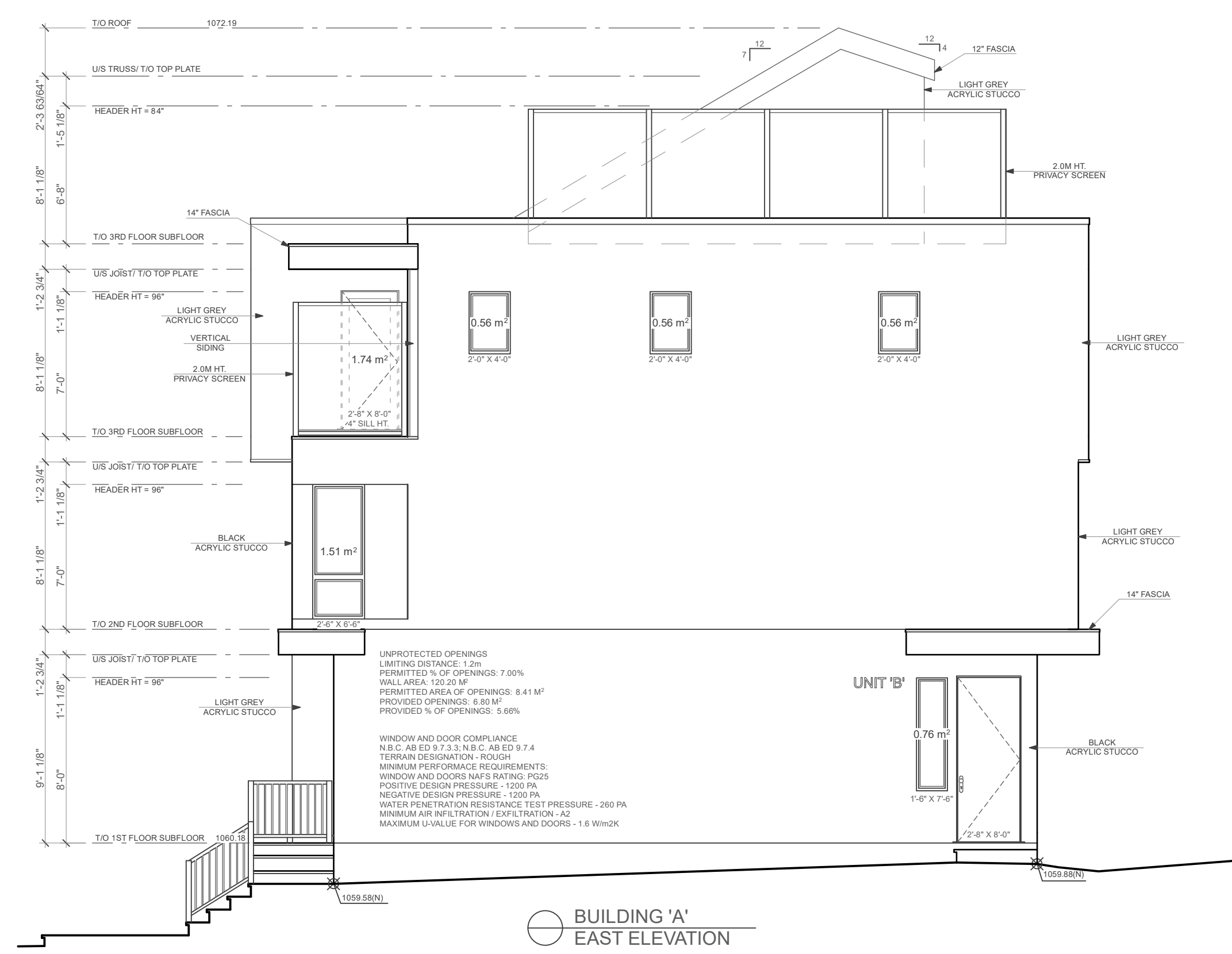




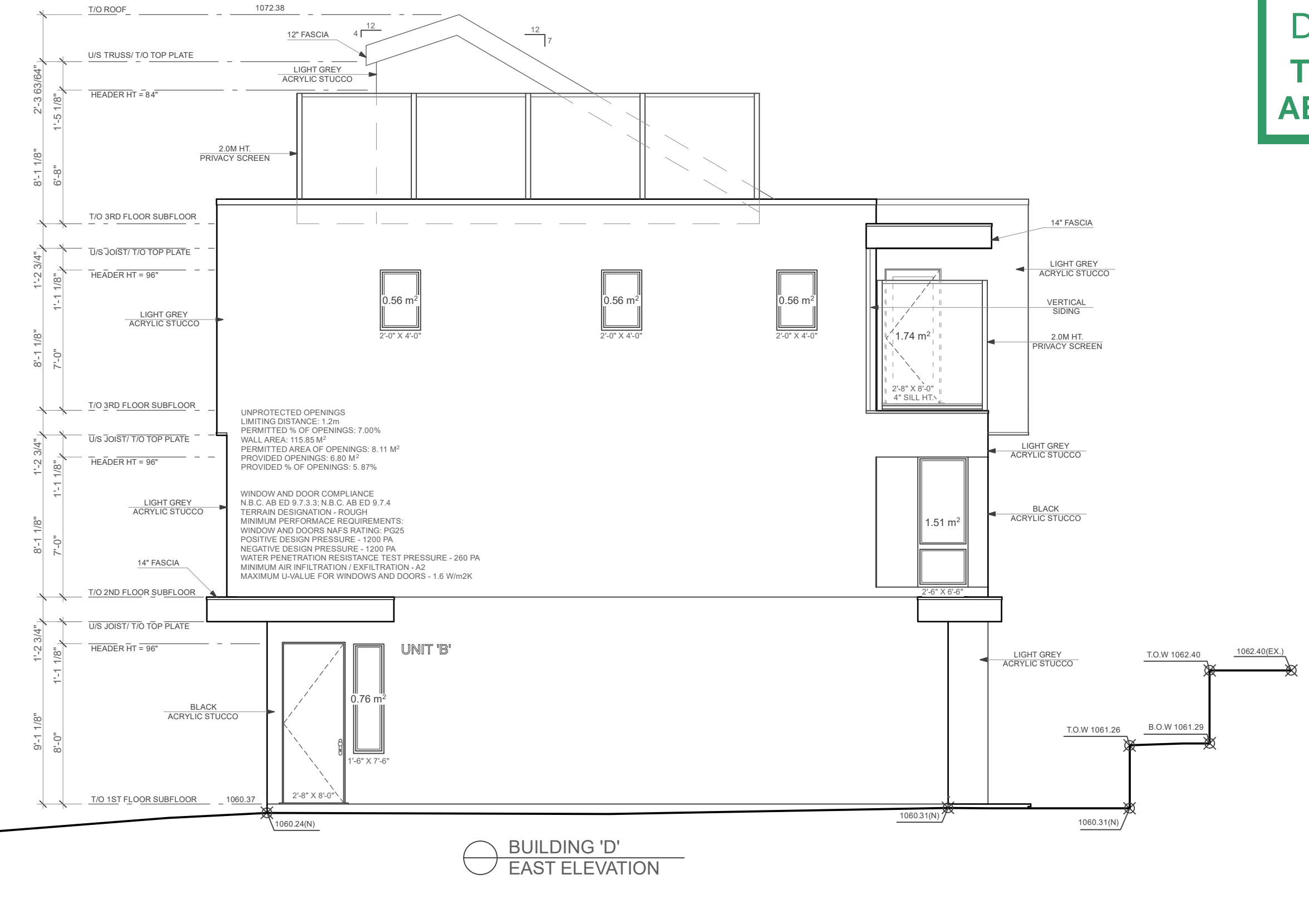
BUILDING 'D'  
WEST ELEVATION



BUILDING 'A'  
WEST ELEVATION



BUILDING 'A'  
EAST ELEVATION



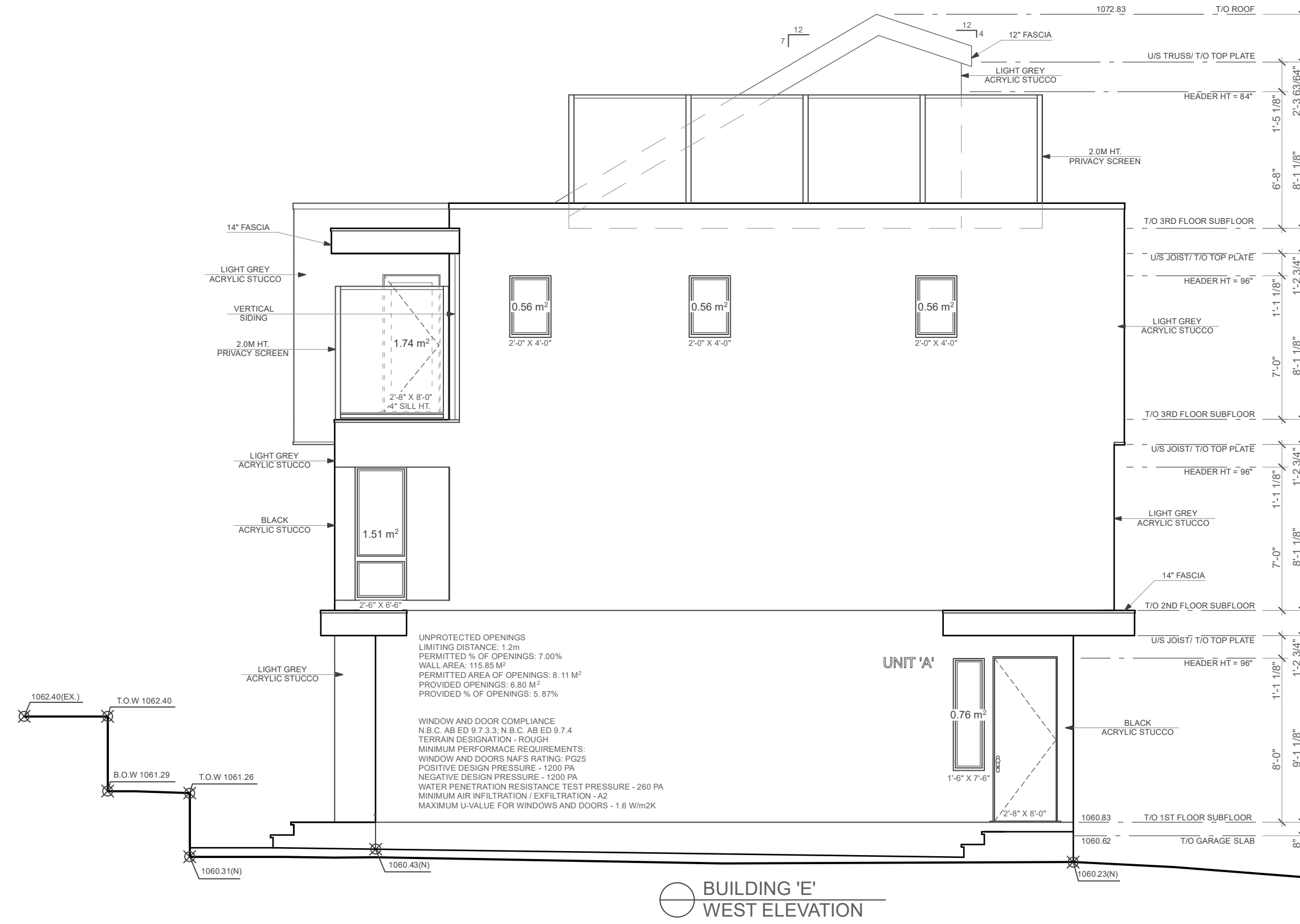
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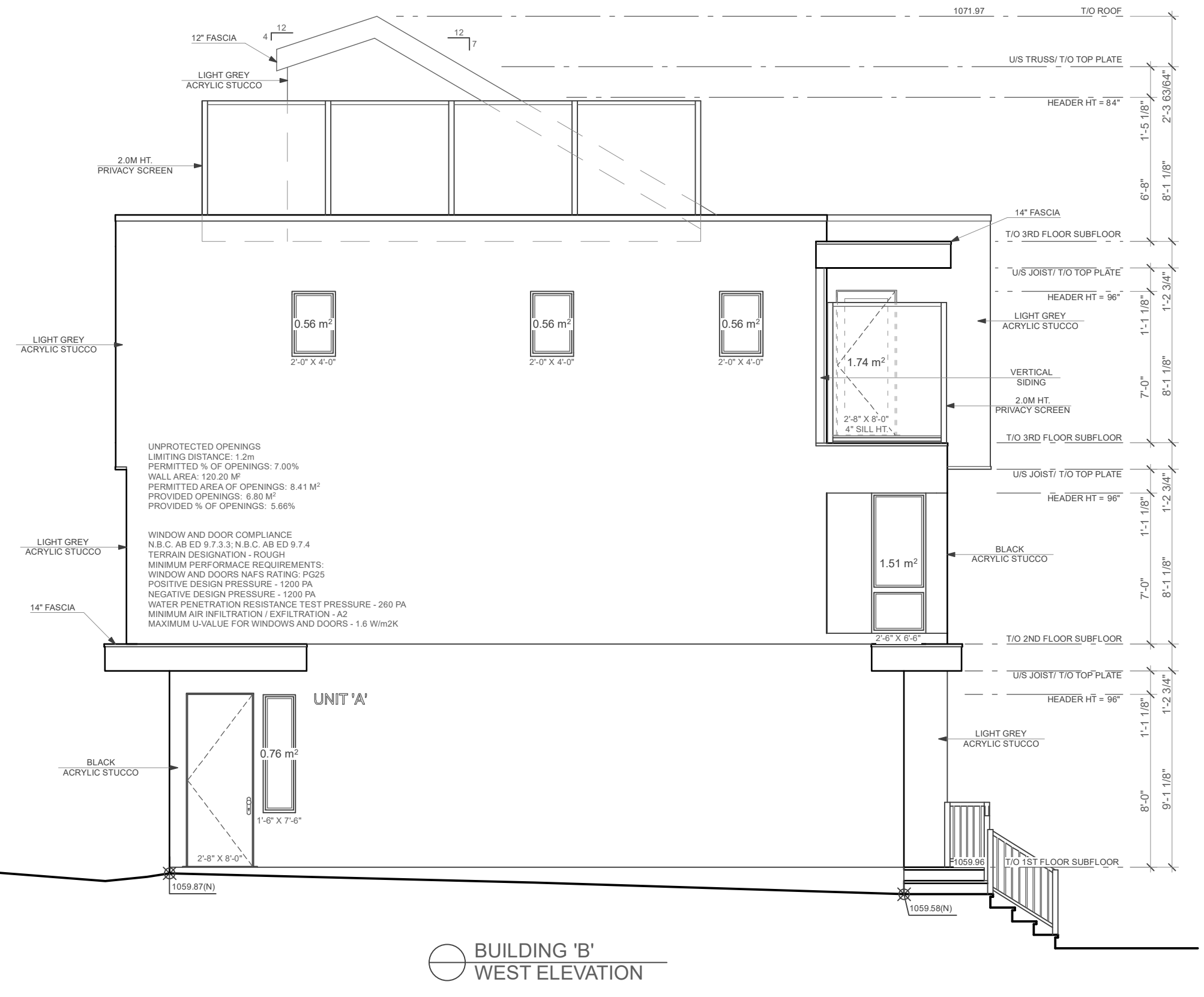
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TERMS OF POSSESSION OF THESE DRAWINGS & GENERAL NOTES:

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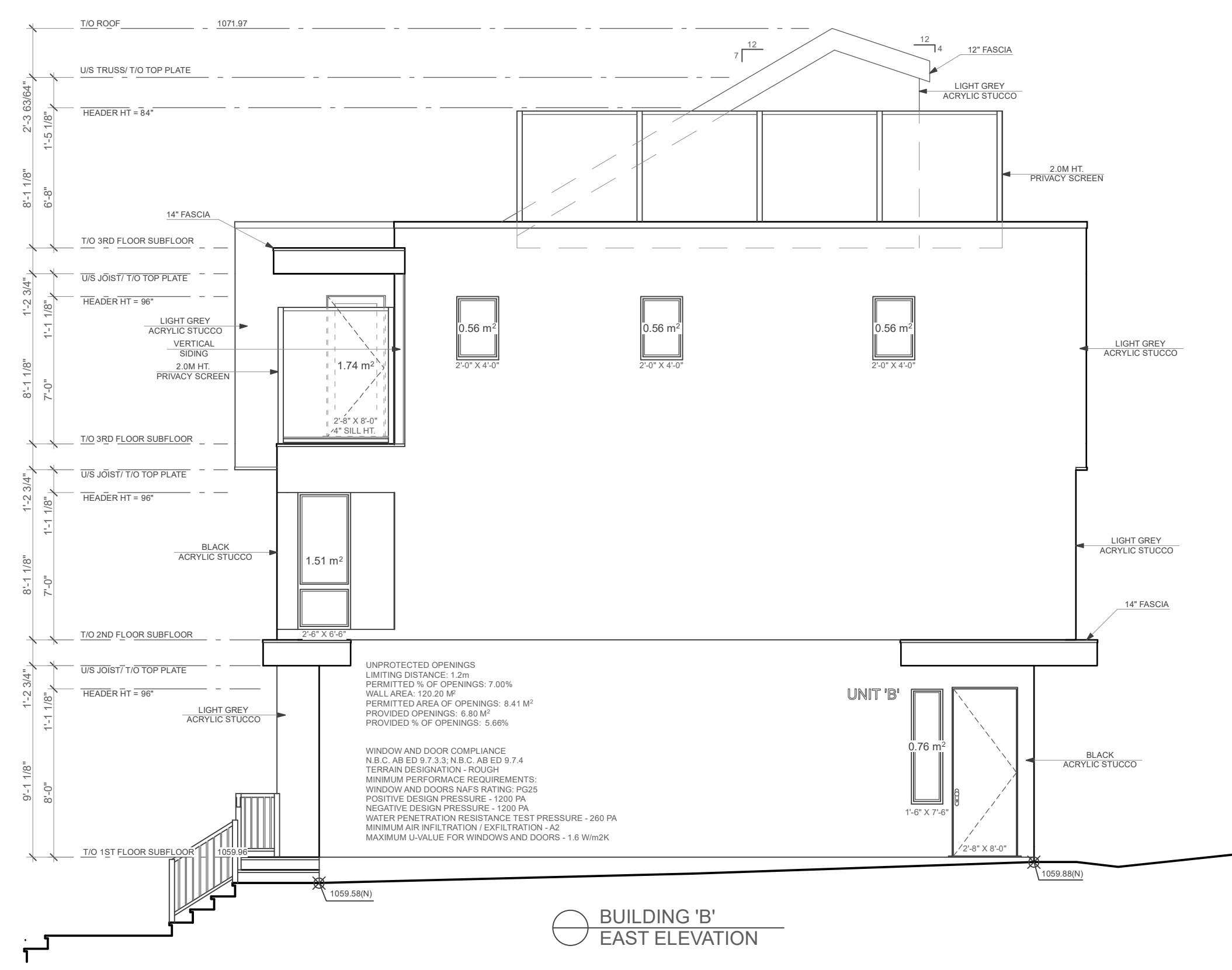
BUILDING 'E'  
WEST ELEVATION



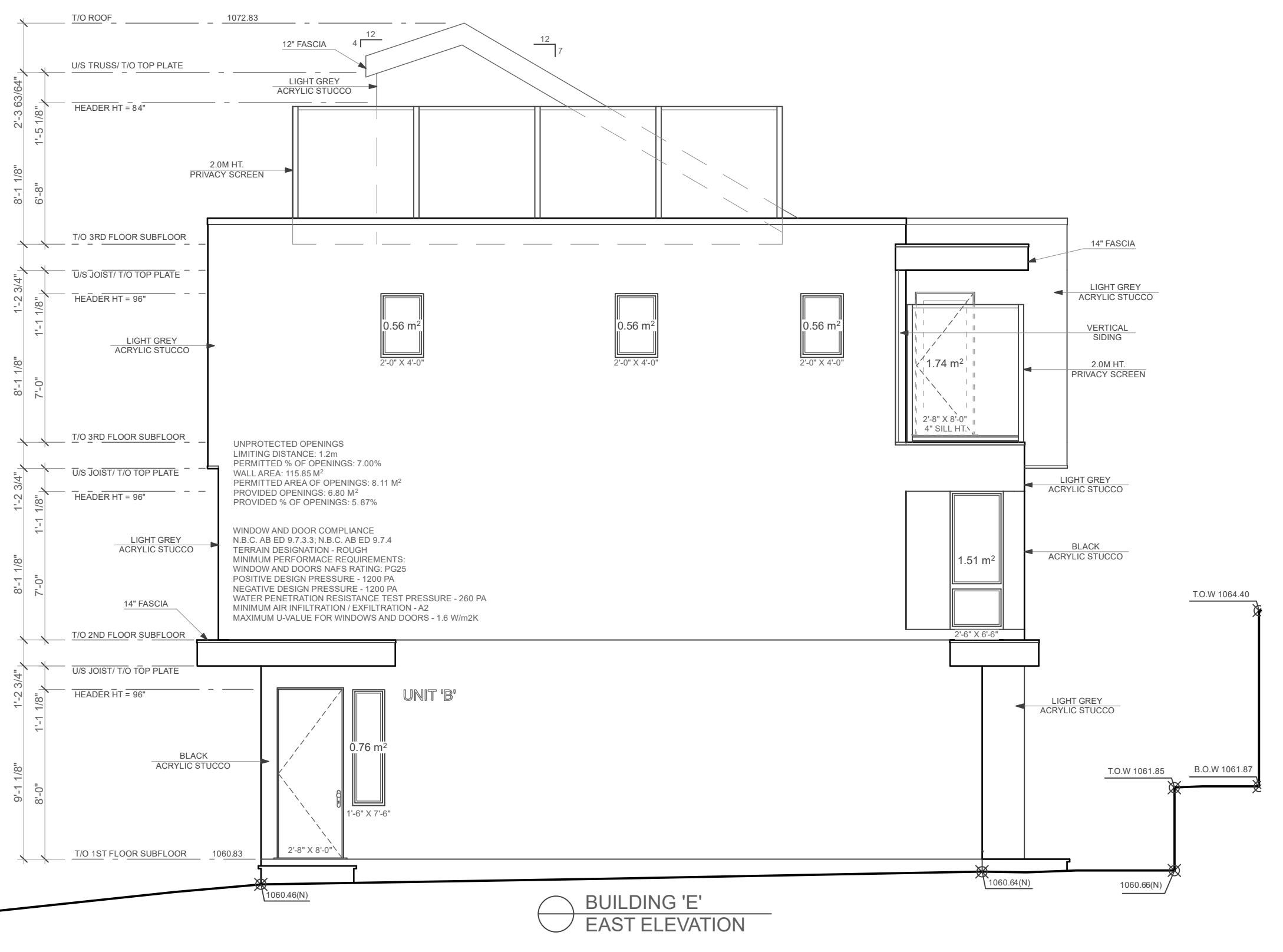
BUILDING 'B'  
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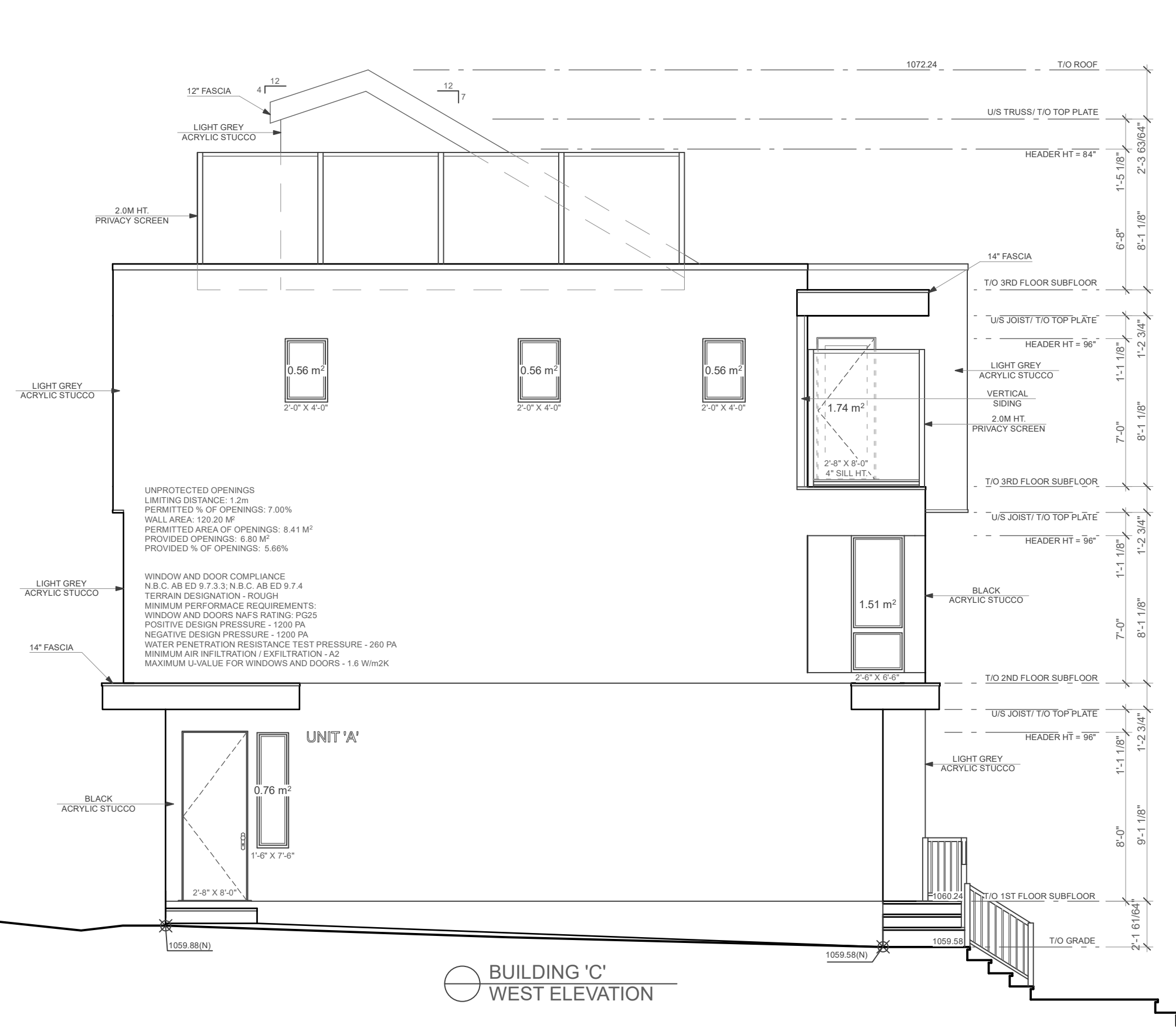
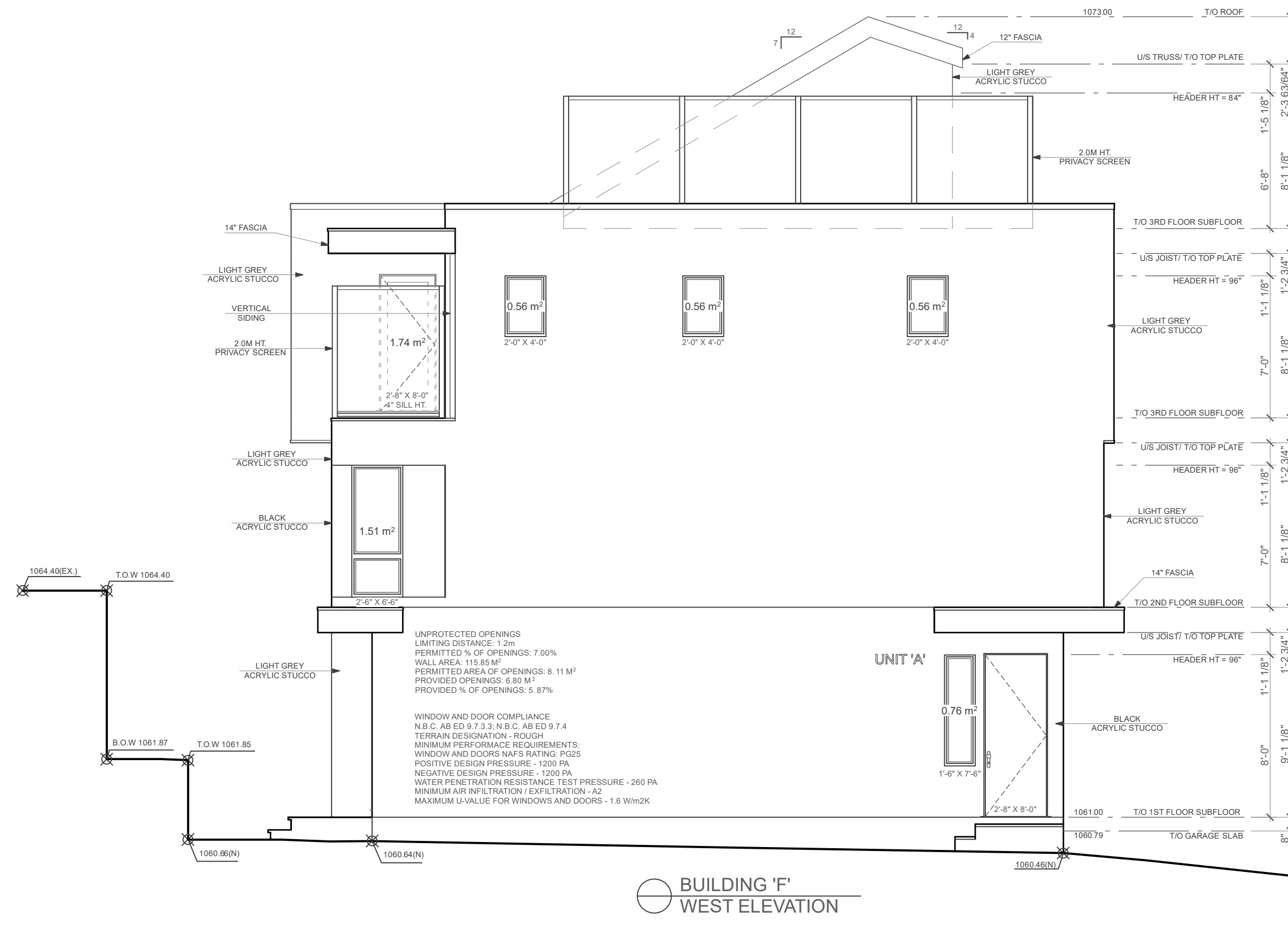
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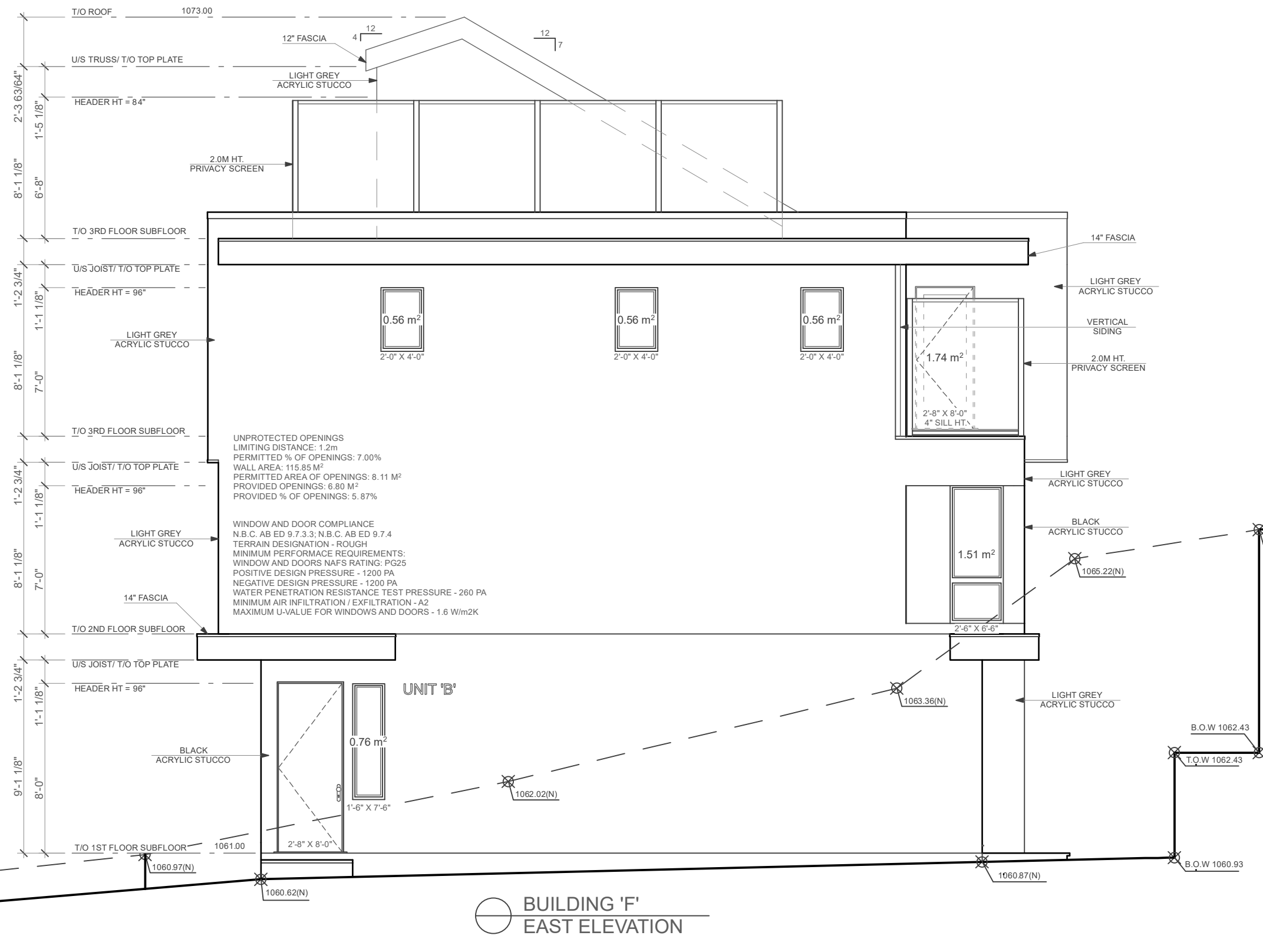
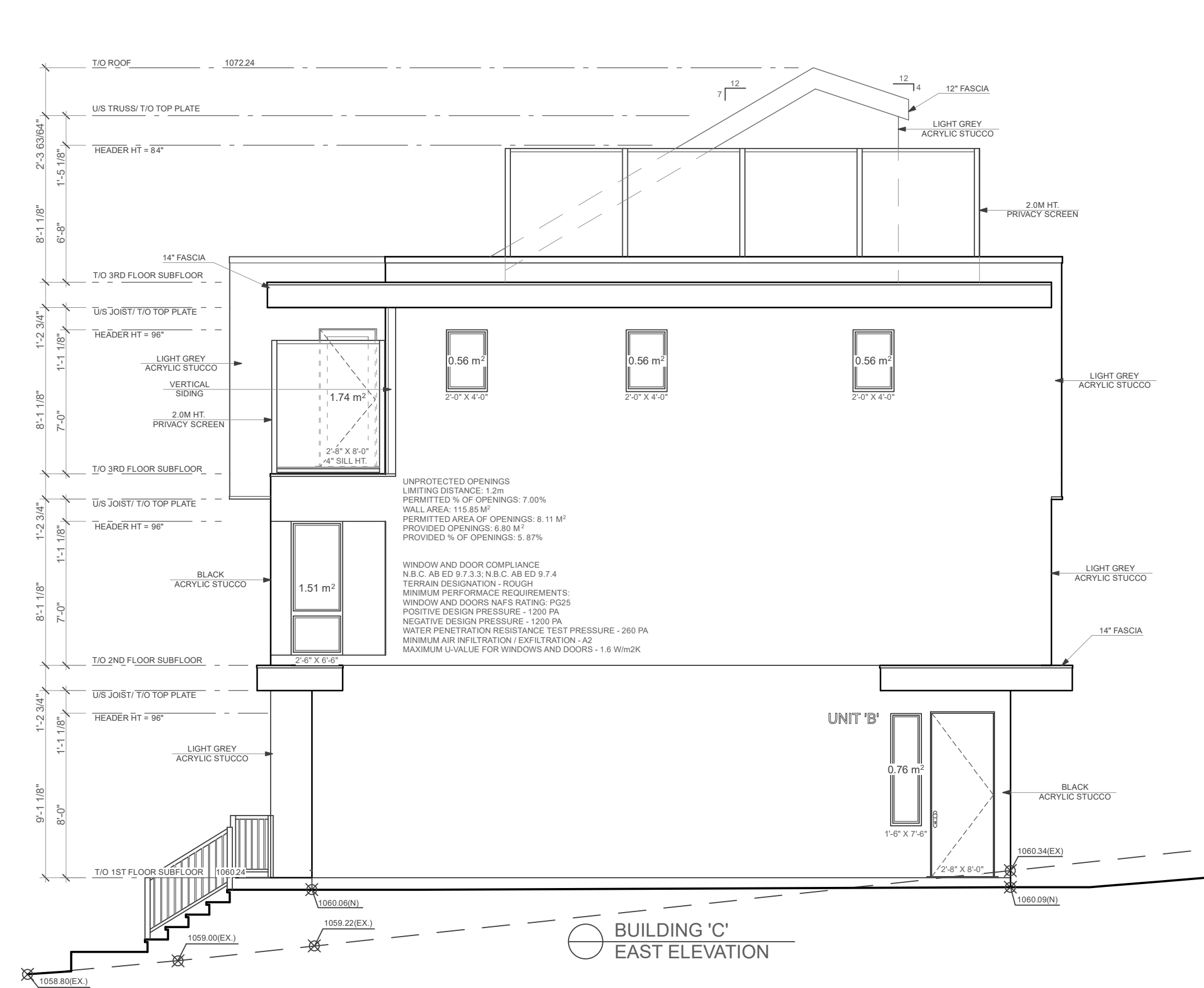
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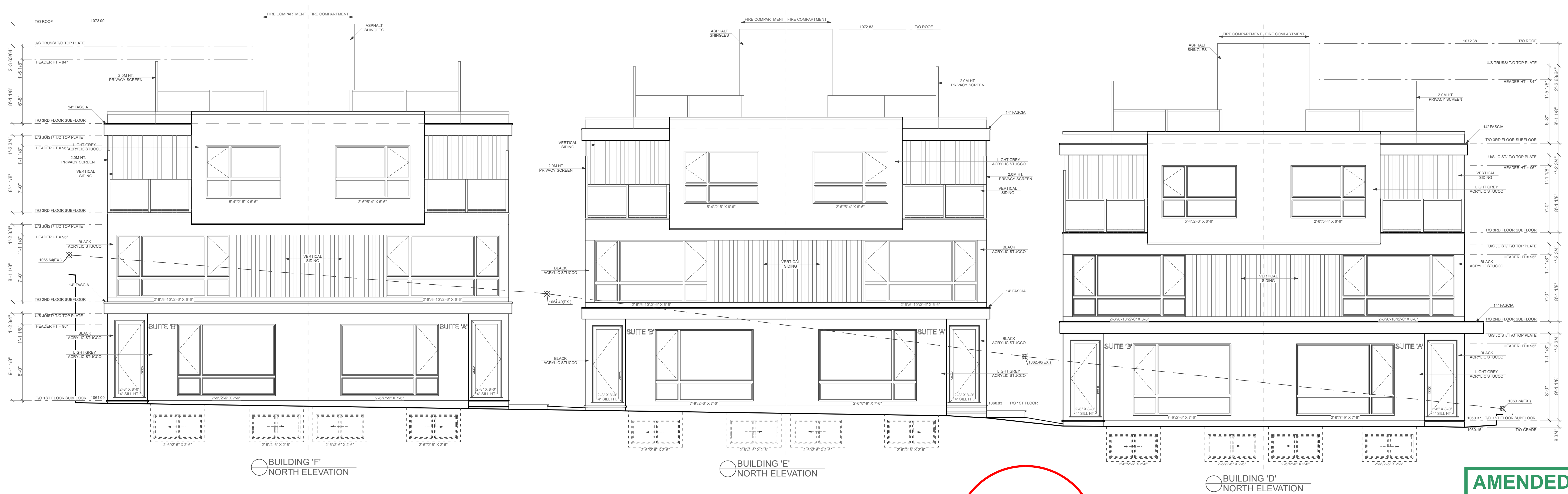


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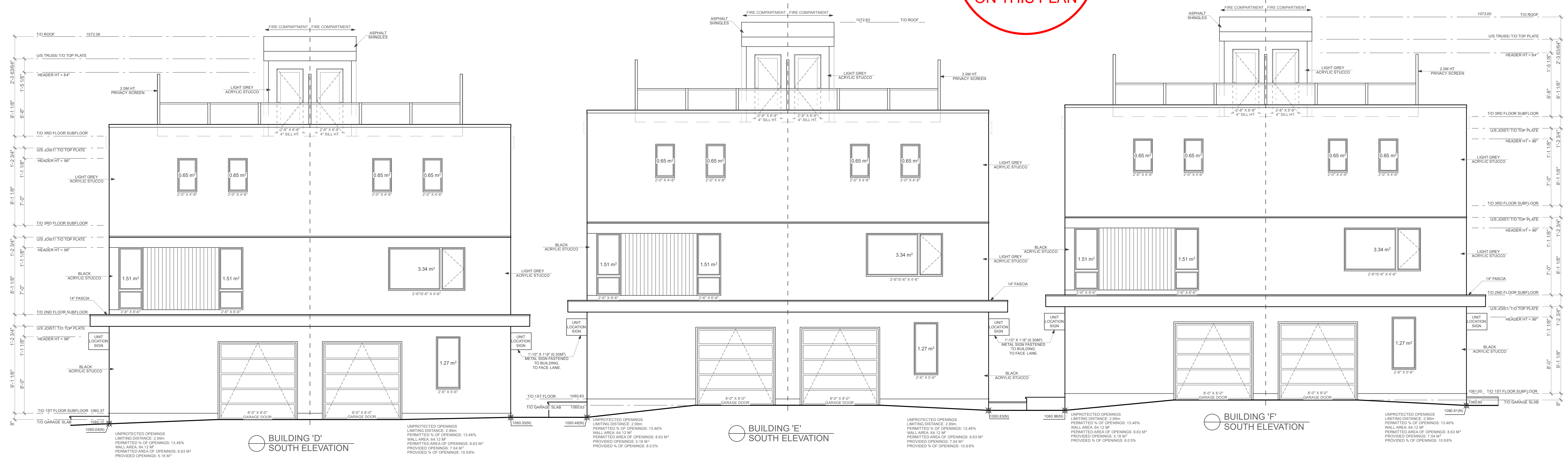


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