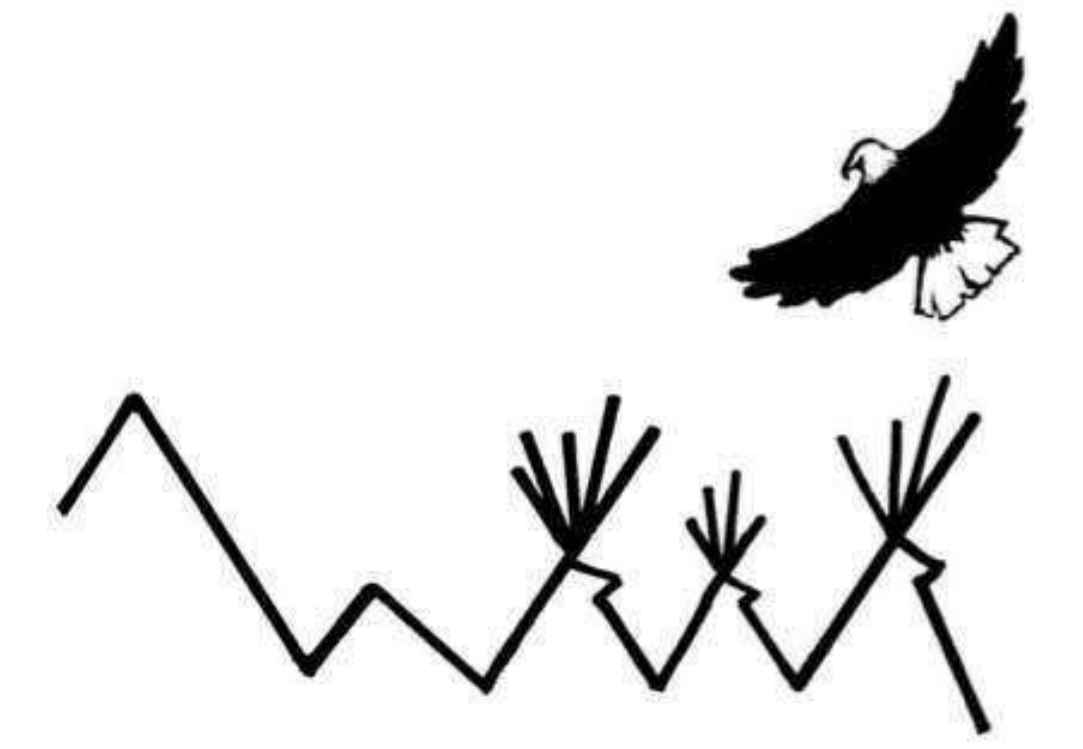


MCFS ERIN WOODS



METIS CALGARY FAMILY SERVICES



1130, 140 - 4th AVENUE S.W.
CALGARY, ALBERTA, CANADA
T2P 3N3

15 ERIN WOODS DR. SE, CALGARY, AB;
19 ERIN WOODS DR. SE, CALGARY, AB;
T2B 2W3

CTZN24-0019

ISSUED FOR: DEVELOPMENT PERMIT

2025-10-22

PRELIMINARY - NOT FOR CONSTRUCTION



S1 - SITE PHOTO - VIEW FROM NORTHWEST



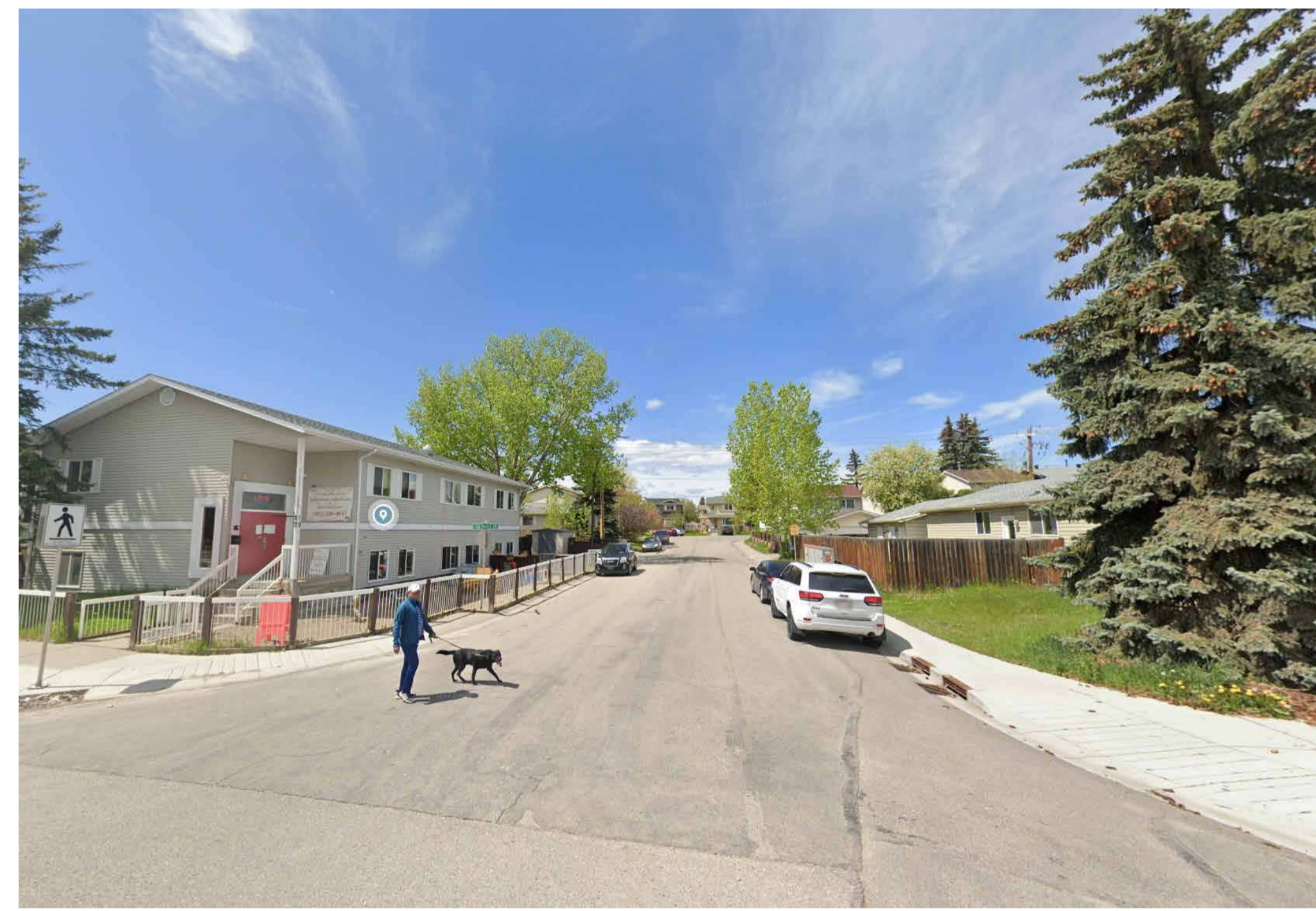
S2 - SITE PHOTO - VIEW FROM NORTHWEST



S3 - SITE PHOTO - VIEW FROM NORTH



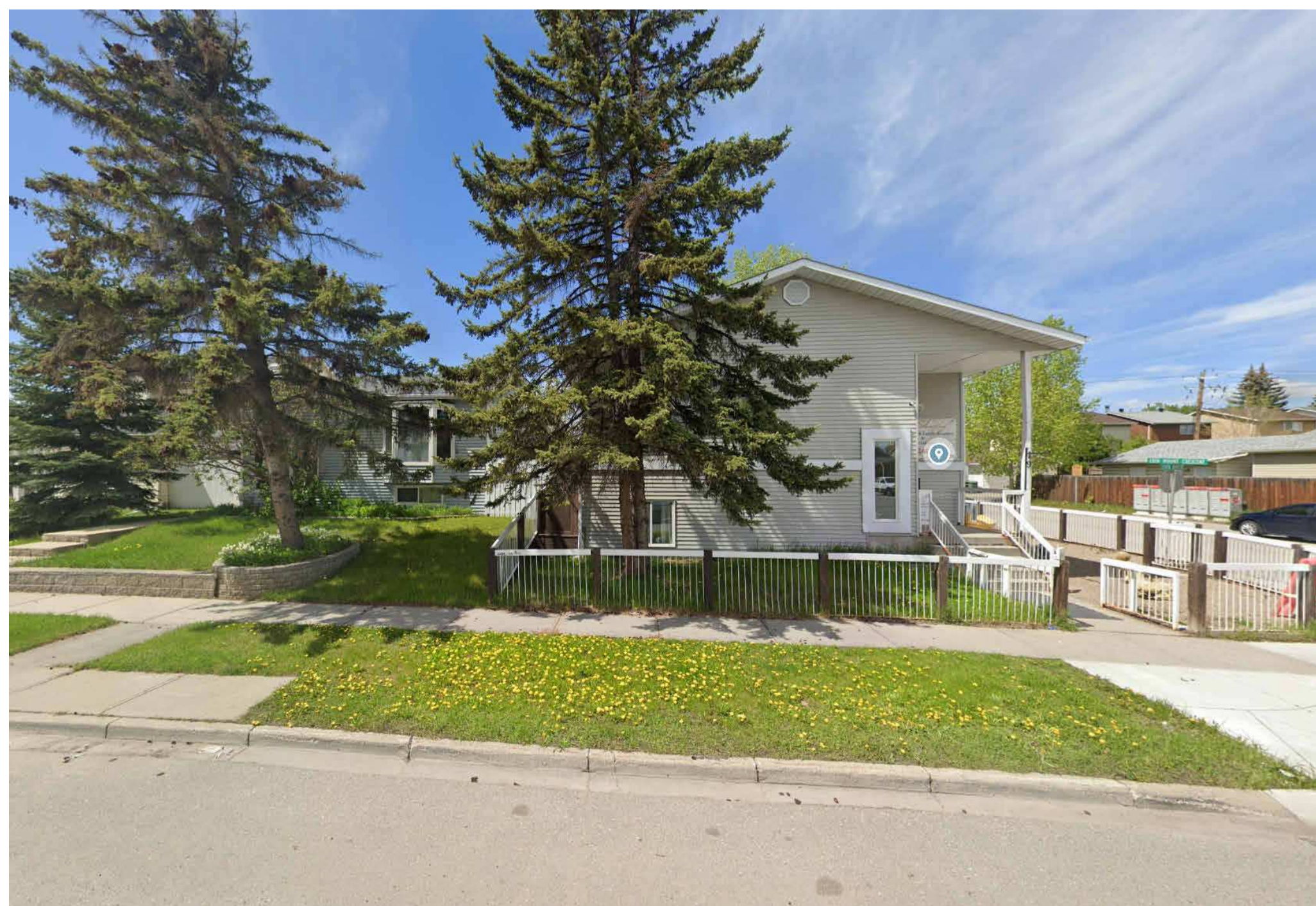
S4 - SITE PHOTO - VIEW FROM NORTHEAST



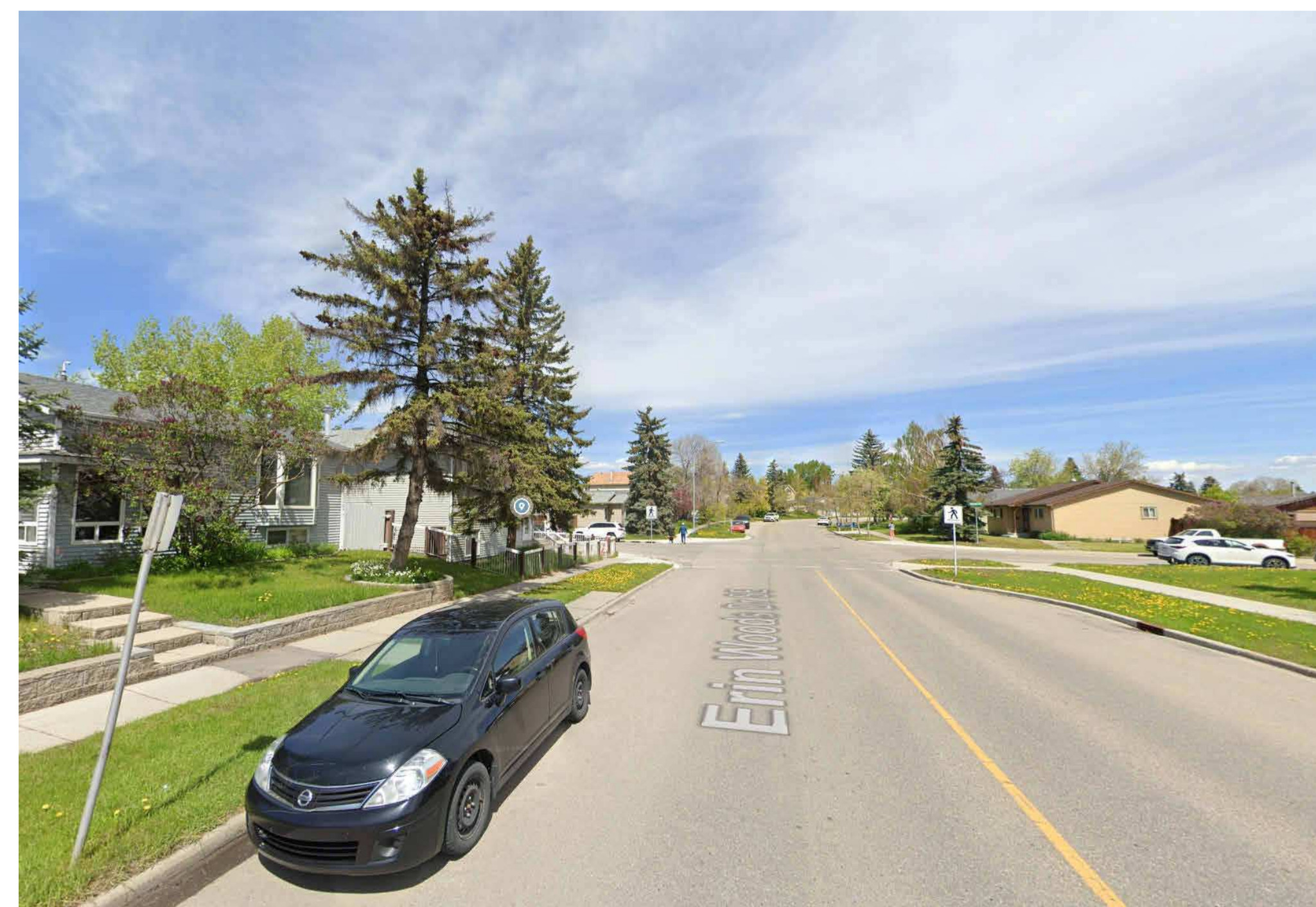
S5 - SITE PHOTO - VIEW FROM NORTHEAST



S6 - SITE PHOTO - VIEW FROM NORTHEAST



S7 - SITE PHOTO - VIEW FROM EAST



S8 - SITE PHOTO - VIEW FROM SOUTHEAST



SITE PHOTO - KEY PLAN

NOTES:
 - DIMENSION TO FACE OF STUD (INTERIOR PARTITIONS), CONCRETE, CONCRETE BLOCK, EXTERIOR WALL SHEATHING - UNLESS NOTED OTHERWISE
 - NOTE WHEN REQUIRED MINIMUM CLEAR DIMENSIONS WILL BE IDENTIFIED
 - VERIFY ALL DIMENSIONS, ELEVATIONS, AND DATUM; REPORT ANY ERRORS AND/OR DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION
 - DO NOT SCALE DRAWINGS.
 - THIS DRAWING SUPERCEDES PREVIOUS ISSUES.

Project Component
Key Plan
Seal(s)

2025-10-22	DEVELOPMENT PERMIT	A
DATE	ISSUED FOR	REV
Client		
METIS CALGARY FAMILY SERVICES SOCIETY		
352 SUNVALE DR. SE, CALGARY, AB T2X 3E3		
Project		
MCFS ERIN WOODS		
15 ERIN WOODS DR. SE, CALGARY, AB; 19 ERIN WOODS DR. SE, CALGARY, AB; T2B 2W3		
Drawing Title		
SITE PHOTOS		
Project Manager		
N.TRAHAN		
Project Leader		
N.TRAHAN		
Scale		
1 : 10		
Project No.		
CTZN24-0019		
Drawing No.		
DP00.01		



PRELIMINARY - NOT FOR CONSTRUCTION



1



2



3



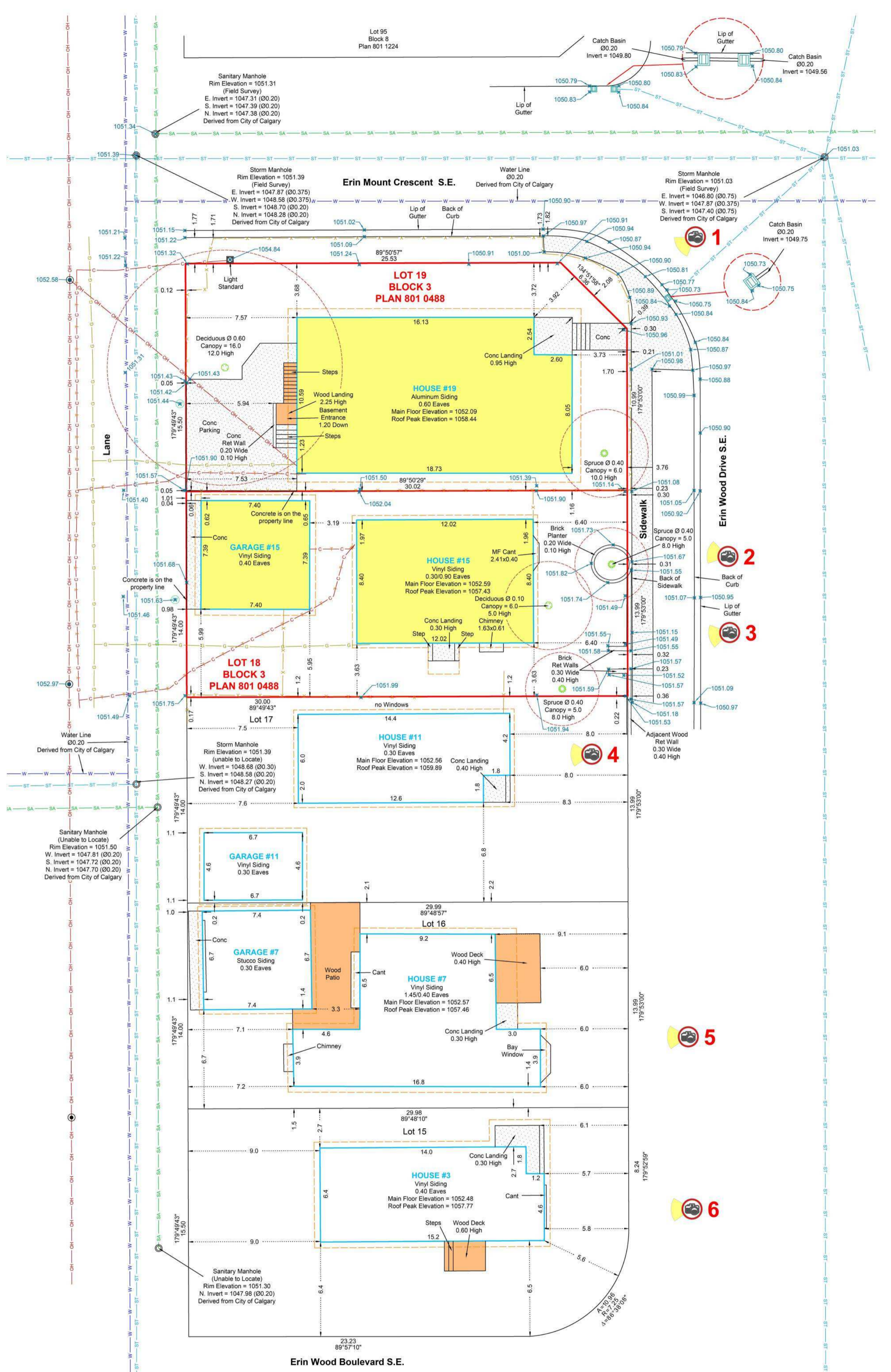
4



5

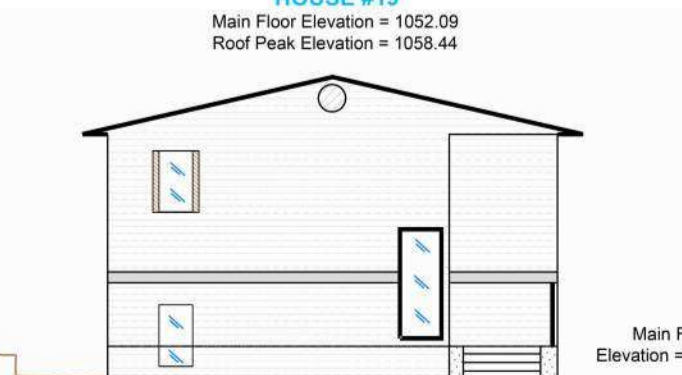
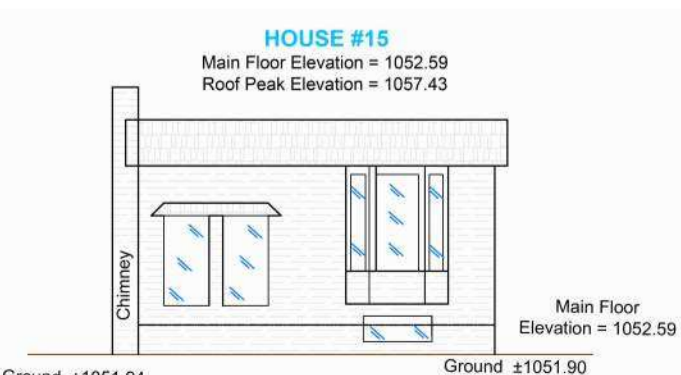
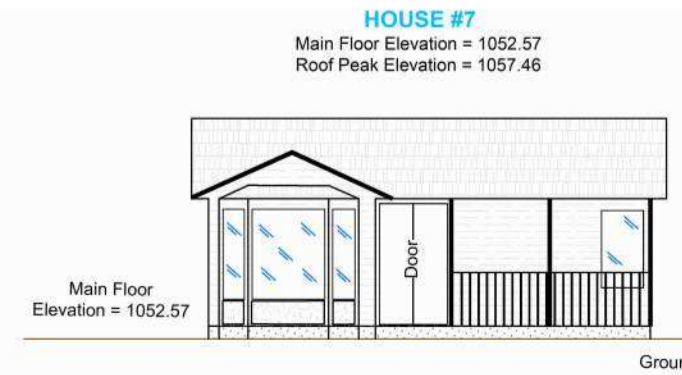
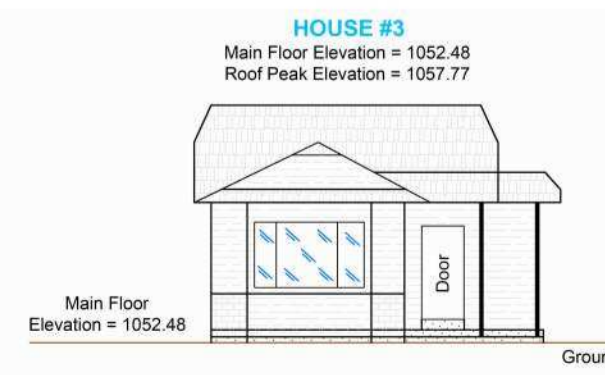


6



STREETSCAPE DETAIL

SCALE 1:150



- DIMENSION TO FACE OF STUD INTERIOR PARTITIONS, CONCRETE, CONCRETE BLOCK, EXTERIOR WALL SHEATHING - UNLESS NOTED OTHERWISE
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Project Component
Key Plan

Seal(s)

2025-10-22	DEVELOPMENT PERMIT	A
DATE	ISSUED FOR	REV

Client
METIS CALGARY FAMILY SERVICES SOCIETY

352 SUNVALE DR. SE, CALGARY, AB T2X 3E3

Project
MCFS ERIN WOODS

15 ERIN WOODS DR. SE, CALGARY, AB; 19 ERIN WOODS DR. SE, CALGARY, AB; T2B 2W3

Drawing Title
SITE SURVEY

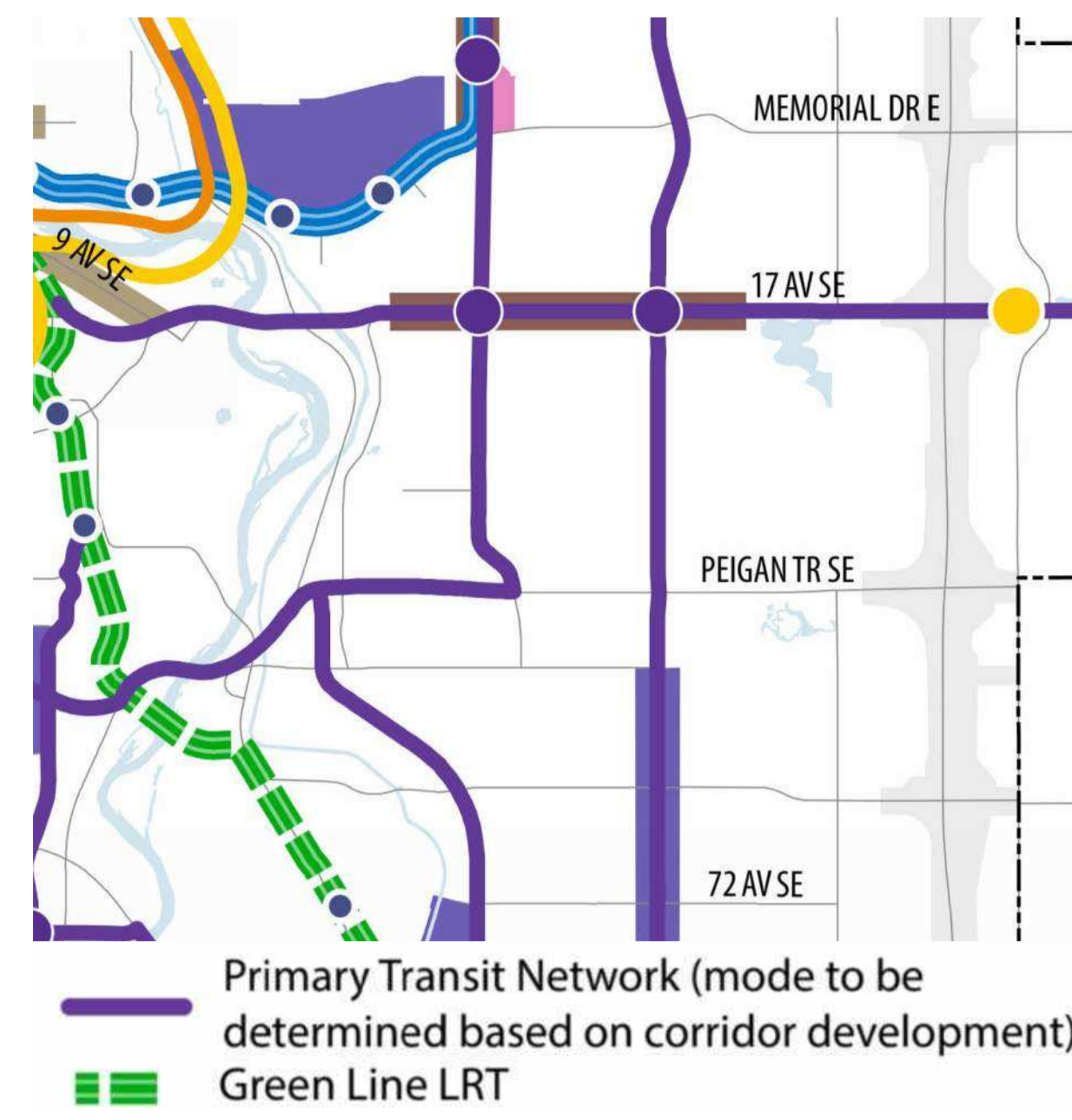
Project Manager	Drawn
N.TRAHAN	Author
Project Leader	Checked
N.TRAHAN	Checker
Scale	

Project No.
CTZN24-0019

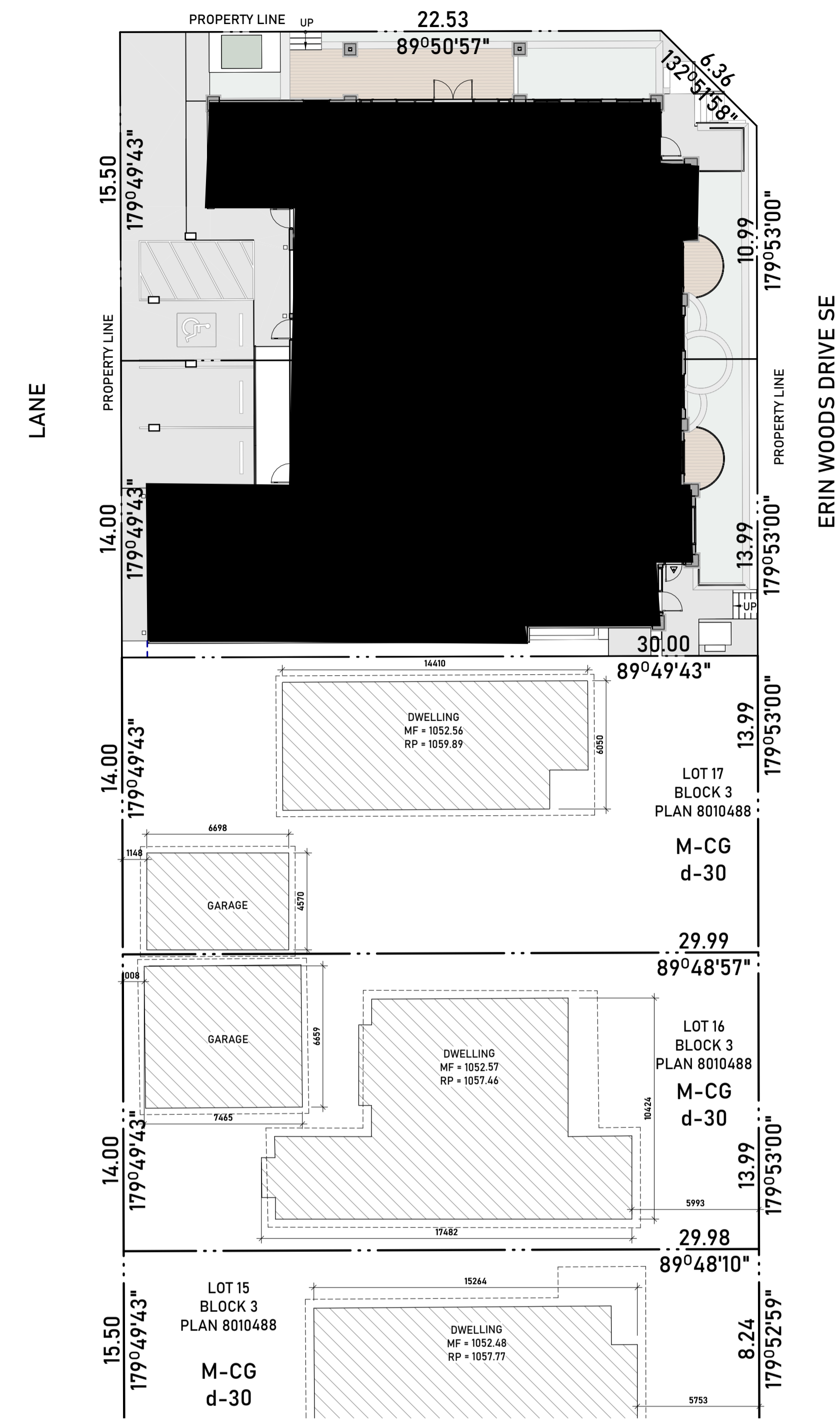
Drawing No.
DP01.01



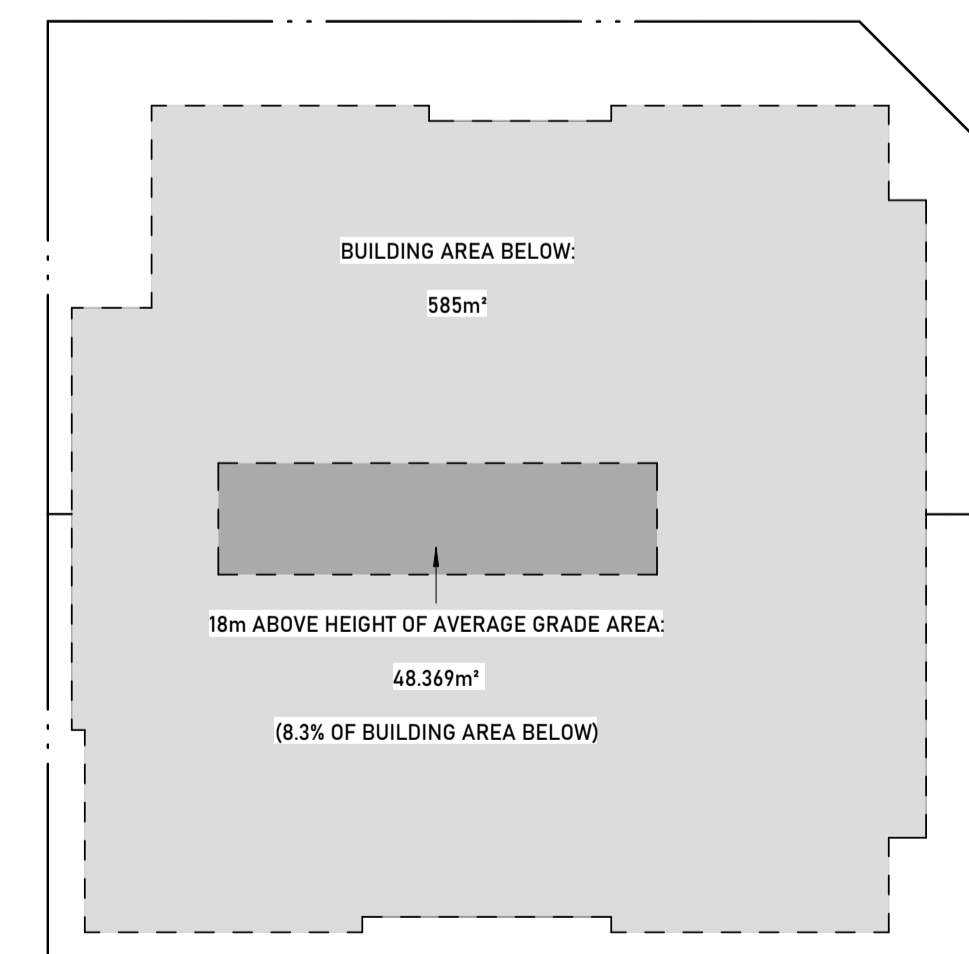
PRELIMINARY - NOT FOR CONSTRUCTION



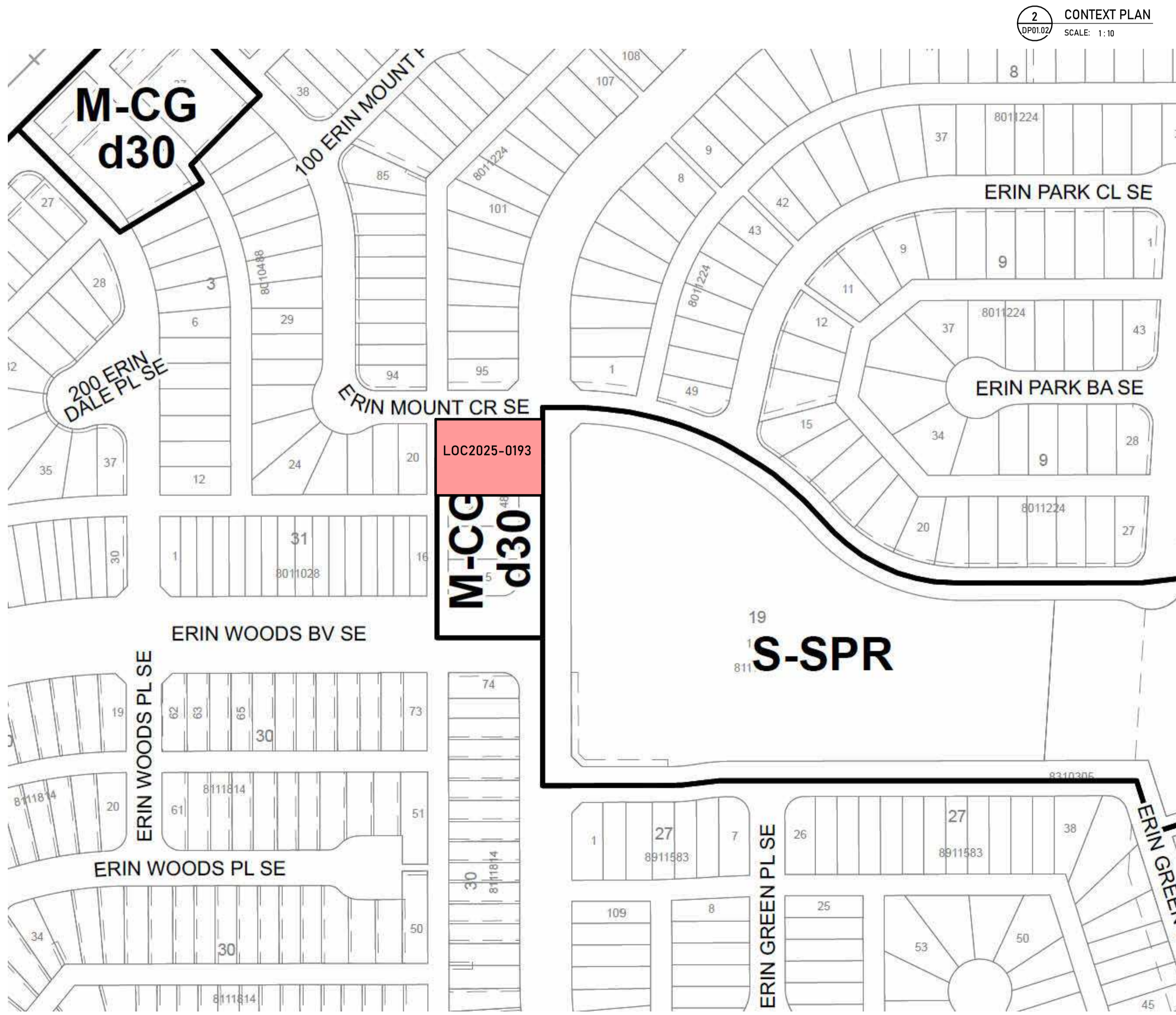
ERIN MT CRESCENT SE



1 BLOCK PLAN
SCALE: 1:150



4 18m ABOVE GRADE CROSS SECTION
SCALE: 1:200



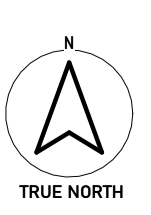
3 VICINITY PLAN
SCALE: 1:10

NOTES:
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Project Component
Key Plan
Seal(s)

2025-10-22	DEVELOPMENT PERMIT	A
DATE	ISSUED FOR	REV
Client		
METIS CALGARY FAMILY SERVICES SOCIETY		
Project		
MCFS ERIN WOODS		
Drawing Title		
BLOCK PLAN, CONTEXT PLAN, LAND USE MAP		
Project Manager	Drawn	
N.TRAHAN	Author	
Project Leader	Checked	
N.TRAHAN	Checker	
Scale	As indicated	
Project No.	CTZN24-0019	
Drawing No.	DP01.02	

PRELIMINARY - NOT FOR CONSTRUCTION

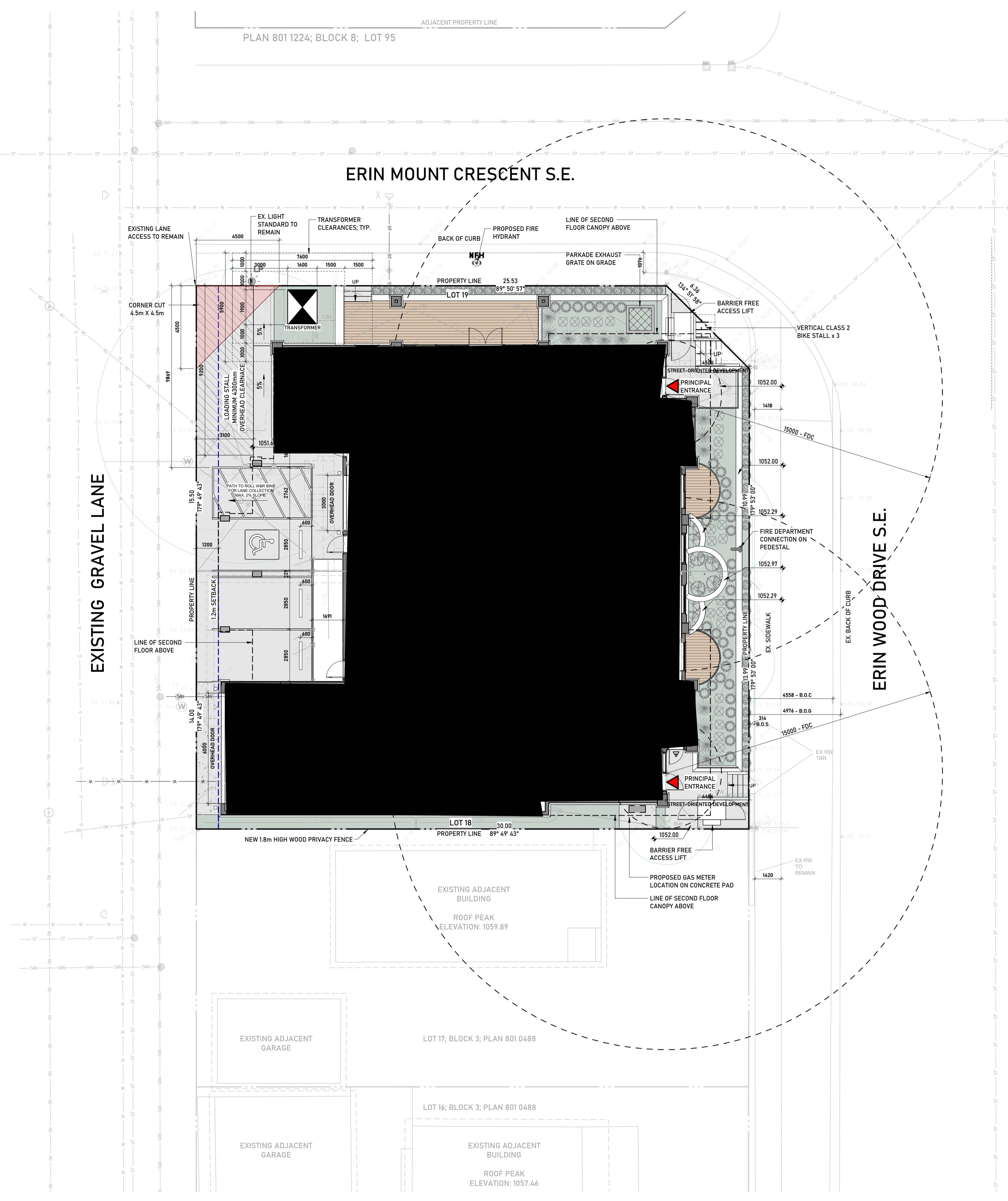


PROJECT INFORMATION	
MUNICIPAL ADDRESS	15 & 19, ERIN WOODS DRIVE SE, CALGARY, AB, T2B 2W3
LEGAL ADDRESS	LOTS 18 & 19, BLOCK 3, PLAN 8010488
TOTAL PARCEL AREA	874 m ² 9,422 ft ²
TOTAL PARCEL DIMS	APPROX. 30 m x 29.5 m 98'-5" x 96'-9 2/5"
LAND USE DISTRICT	DIRECT CONTROL (DC), BASE DISTRICT M-X2
DISCRETIONARY USE	MULTI-RESIDENTIAL DEVELOPMENT, SERVICE ORGANIZATION

BUILDING STATISTICS - UNIT COUNT GROSS FLOOR AREAS (GFA)					
LEVEL	UNIT COUNTS			GROSS FLOOR AREAS (GFA)	
	1 BED	2 BED	3 BED	m ²	ft ²
1	0	0	0	535	5759
2	4	1	3	585	6297
3	4	1	3	585	6297
4	4	1	3	585	6297
5	0	0	0	150	1615
TOTAL	12	3	9	2440 m²	26265 ft²
UNIT %	50%	12.5%	37.5%	SUBGRADE AREAS	
TOTAL UNITS	24			761 m ²	8191 ft ²
GROSS FLOOR AREA REQUIREMENT (GFA)					
ALLOWABLE				NOTES	
2625 m ²	2440 m ²				

BYLAW REQUIREMENTS PROVISIONS					
MOTOR VEHICLE PARKING REQUIREMENT					
TYPE	PER UNIT	PER BUILDING	TOTAL	NOTES	
RESIDENT	0.625	15	15		
VISITOR	-	-	-		
LOADING STALL	-	1	1	1 STALL / 9300 m ² GFA	
REQUIRED BARRIER FREE STALLS	2			2 / (11-25) REQUIRED STALLS	
MOTOR VEHICLE PARKING PROVIDED					
SURFACE	-	3	15	1 BARRIER FREE STALL PROVIDED @ GRADE / 9300 m ² GFA	
UNDERGROUND	-	12	15		
RESIDENT	0.625	15	15		
VISITOR	-	-	-		
LOADING STALL	-	1	1		
BICYCLE PARKING REQUIREMENT					
CLASS 1	0.5	20	20		
CLASS 2	0.1	2	2		
BICYCLE PARKING PROVIDED					
CLASS 1	1.0	24	24	SECURED IN BIKE ROOM	
CLASS 2	0.125	3	3	AT GRADE	
WASTE PRODUCED					
CUBIC YARDS (yd ³)	0.3	7.2 RES. + 1.09 COMMERCIAL	8.29	8.88yd ³ PROVIDED	
FLOOR AREA RATIO REQUIREMENT (FAR)					
ALLOWABLE	ACHIEVED			NOTES	
3.0	2.79				

AMENITY SPACE CALCULATIONS					
AMENITY AREA REQUIRED (m ²)			NOTES		
120 m ²			5.0 m ² / UNIT REQUIRED		
LEVEL	PRIVATE AMENITY SPACE (m ²)	COMMON AMENITY SPACE (m ²)	TOTAL AMENITY AREA PROVIDED PER FLOOR (m ²)		
1	-	-	26	OUTDOOR - PATIO AMENITY SPACE	
2	PRIVATE PATIO	28	28		
3	PRIVATE PATIO	30	30		
4	PRIVATE PATIO	30	30		
5	-	-	358	OUTDOOR - ROOFTOP AMENITY SPACE	
TOTAL	88	358	446 m²		



SITE PLAN LEGEND

- CONCRETE, WALKING SURFACE
- CONCRETE, DRIVING SURFACE
- LANDSCAPED AREA, REFER TO LANDSCAPING FOR FURTHER INFORMATION
- PATIO SURFACE, WOOD LIKE FINISH
- EXISTING TREES / BUSHES TO REMAIN
- EXISTING TREES / BUSHES TO BE REMOVED
- PROPOSED PLANTING; REFER TO LANDSCAPING FOR FURTHER INFORMATION
- TRANSFORMER
- PROPERTY LINE
- SETBACK LINE
- PROPOSED FENCELINE
- EXISTING FENCELINE
- EXISTING GRADES
- PROPOSED DESIGN ELEVATION
- PROPOSED BUILDING GRADES
- EXISTING WATER LINE
- EXISTING SANITARY LINE
- EXISTING STORM LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND POWER / COMMUNICATION LINES
- EXISTING OVERHEAD UTILITIES

GENERAL NOTES

1. SITE CONFIRM ALL DIMENSIONS

NOTES:

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Project Component

Key Plan

Seal(s)

TRUE NORTH PROJECT NORTH

1 SITE PLAN
DP01.03
SCALE: 1:100

2025-10-22	DEVELOPMENT PERMIT	A
DATE	ISSUED FOR	REV
Client		
METIS CALGARY FAMILY SERVICES SOCIETY		
Project		
MCFS ERIN WOODS		
15 ERIN WOODS DR. SE, CALGARY, AB; 19 ERIN WOODS DR. SE, CALGARY, AB; T2B 2W3		
Drawing Title		
PROPOSED SITE PLAN, SITE STATISTICS, BYLAW REVIEW		
Project Manager		
N.TRAHAN		
Project Leader		
N.TRAHAN		
Scale		
1:100		
Project No.		
CTZN24-0019		
Drawing No.		
DP01.03		

PRELIMINARY - NOT FOR CONSTRUCTION

MATERIAL LEGEND		
ABBREV.	MATERIAL TYPE	COLOUR
SH-1	ASPHALT SHINGLES	DARK GREY
ST-1	STONE VENEER	MEDIUM GREY
STC-1	STUCCO	LIGHT GREY/OFF WHITE
STC-2	MURAL 1	TBD
STC-3	MURAL 2	TBD
WD-1	CEMENTITIOUS FIBRE	WOODLIKE
WD-2	COMPOSITE WOOD - FASCIA & BEAM	WOODLIKE

NOTES:
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Project Component

Key Plan

Seal(s)



2 NORTH ELEVATION
 SCALE: 1:100



1 EAST ELEVATION
 SCALE: 1:100



4 SOUTH ELEVATION
 SCALE: 1:100



3 WEST ELEVATION
 SCALE: 1:100

2025-10-22	DEVELOPMENT PERMIT	A
DATE	ISSUED FOR	REV
Client		
METIS CALGARY FAMILY SERVICES SOCIETY		
Project		
MCFS ERIN WOODS		
15 ERIN WOODS DR. SE, CALGARY, AB; 19 ERIN WOODS DR. SE, CALGARY, AB; T2B 2W3		
Drawing Title		
EXTERIOR ELEVATIONS		
Project Manager	Drawn	
N. TRAHAN	Author	
Project Leader	Checked	
N. TRAHAN	Checker	
Scale	1:100	
Project No.	CTZN24-0019	
Drawing No.	DP03.01	

PRELIMINARY - NOT FOR CONSTRUCTION