

BOWNESS MIXED-USE

24.021.KFH_8539



FOR ARTISTIC REFERENCE ONLY

DEVELOPMENT PERMIT

SEPTEMBER 29, 2025

DRAWING LIST: ARCHITECTURE

- DP.000 COVER
- DP.001 SITE INFORMATION
- DP.002 SITE DETAILS
- DP.100 SITE PLAN
- DP.101 PARKADE PLAN
- DP.102 MAIN FLOOR PLAN
- DP.103 2nd FLOOR PLAN
- DP.104 3rd FLOOR PLAN
- DP.105 4th FLOOR PLAN
- DP.106 5th FLOOR PLAN
- DP.107 6th FLOOR PLAN
- DP.108 ROOF PLAN
- DP.200 SOUTH AND NORTH ELEVATION
- DP.201 EAST AND WEST ELEVATION
- DP.202 NORTH STREET ELEVATION
- DP.300 BUILDING SECTION
- DP.400 SHADOW STUDY
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- S.01 SURVEY PLAN

LANDSCAPE

- L-01 OVERALL LANDSCAPE PLAN
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CIVIL

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- E.102 LIGHT CALCULATION
- E 103 SITE LIGHTING RENDERINGS

PROJECT INFORMATION

PARCEL ADDRESS:

LEGAL:	LOTS 1-3, BLOCK 1, PLAN 2660AP
MUNICIPAL:	8539 48 AVENUE N.W., CALGARY, AB
ZONING:	MU-2 14.0h23

PROPOSED GROSS BUILDING AREA

FLOOR	GROSS AREA:
MAIN	8,682.5 SF [806.63SM]
SECOND	10,361.00 SF [962.57SM]
THIRD	10,837.00 SF [1006.79SM]
FOURTH	10,837.00 SF [1006.79SM]
FIFTH	10,217.22 SF [949.21SM]
SIXTH	7,775.15 SF [722.34SM]
TOTAL:	58,709.87 SF [5,454.33 SM]

HEIGHT:

21.51 M / 70' 7"

DENSITY:

PARCEL AREA:	18,024.91 SF (1674.57 SM)
PROPOSED F.A.R.:	3.26
TOTAL PROPOSED UNITS:	64 DWELLING UNITS

PARCEL COVERAGE:

PARCEL COVERAGE:	8,682.5 SF [806.63SM]
PARCEL COVERAGE %:	48.2%

COMMUNITY:

BOWNESS

AMENITY:

PRIVATE:	5 SQM x 56 units = 280 SQM (NO BALCONY ON EAST UNITS)
COMMON (6TH FLOOR):	INDOOR: 39 SQM OUTDOOR: 116 SQM
TOTAL:	435 SQM

SETBACKS:

	PERMITTED	PROPOSED
NORTH (48 AVE N.W.)	0.0M	0.0M
EAST(RC-G)	3.0M	4.0M
SOUTH (LANE)	0.0M	1.4M
WEST (85 ST N.W.)	0.0M	5.0M
PUBLIC REALM R.O.W	5.182M	5.182M

BYLAW PARKING REQUIREMENTS

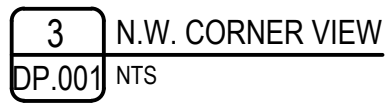
VEHICLE PARKING	REQUIRED	PROPOSED
VEHICLE STALLS (RESIDENT) MIN. 0.75 / UNIT 25% TRANSIT REDUCTION 0.25 PER EXTRA CLASS 1 STALL	36 STALLS	38 STALLS
VEHICLE STALLS (VISITOR) MIN. 0.10 / UNIT 25% TRANSIT REDUCTION	5 STALLS	5 STALLS
VEHICLE STALLS (COMMERCIAL)	-	2 STALLS
TOTAL VEHICULAR STALLS PROVIDED	45 STALLS PROPOSED (38 RESIDENTIAL + 5 VISITOR + 2 COMMERCIAL)	
BICYCLE PARKING		
BICYCLE (CLASS 1) MIN. 0.50 / UNIT	32 STALLS	51 STALLS
COMMERCIAL (NO REQUIREMENT)	-	-
TOTAL CLASS 1 STALLS PROVIDED	= 51 STALLS PROPOSED	
BICYCLE (CLASS 2) MIN. 0.10 / UNIT	6.4 STALLS	
COMMERCIAL (5% OF VEHICLE SUPPLY)	0.1 STALLS	
TOTAL CLASS 2 STALLS PROVIDED	= 10 STALLS PROPOSED	
LOADING STALL		
MIN. 1.0 / RESIDENTIAL BUILDING COMMERCIAL (1 / 9,300 m ² GFA)	1.0 STALLS 0.1 STALLS	1.0 STALLS -
TOTAL LOADING STALLS PROVIDED	= 1 STALL PROPOSED	

WASTE AND RECYCLING

REQUIRED : 0.24m ³ X 64 UNITS = 15.36 m ³
PROPOSED : 4 WASTE RECEPTICALS X 3 m ³ = 12m ³
GARBAGE 50%
RECYCLE 30%
ORGANICS 20%
PICK UP TWICE A WEEK



FORMED ALLIANCE ARCHITECTURE STUDIO

[illegible]

PROJECT NAME

CIPAL ADDRESS

1948 Ave NW, Calgary, AB

in 2660AP; Block 1; Lots 1-3;

021 KFH_8539

MAN CHECKED
JB

SCALE
AS NOTED

RING NUMBER.

RING NUMBER.

DP.001

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N.01	PROPOSED ENMAX TRANSFORMER LOCATION
N.02	PRIMARY ENTRANCE TO RESIDENTS. FIRE

- GENERAL NOTES

- A. ALL EXISTING STRUCTURES, RETAINING WALLS AND LANDSCAPING TO BE REMOVED WITHIN COMBINED DEVELOPMENT PARCELS.
- B. REFER TO SURVEY PLANS FOR GEODETIC ELEVATIONS ADJACENT TO DEVELOPMENT PERIMETER.
- C. ALL SITE REHABILITATION OF SIDEWALKS, BUS ZONE APRONS AND PAVED LANES ARE TO BE COMPLETED AT THE OWNER'S EXPENSE.
- D. WASTE AND RECYCLING TO BE COLLECTED TWICE A WEEK BY PRIVATE SIDE LOADING PICK UP

RELEASER

[illegible]

01	ISSUED FOR DP SUBMISSION	02.14.2025
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PROJECT NAME

BOWNESS

MUNICIPAL ADDRESS

8539 48 Ave NW, Calgary, AB

LEGAL ADDRESS

Plan 2660AP; Block 1; Lots

PROJECT NO.

24.021 KFH_8539

OPINION

AC

DATE _____

2025.

OF/AIN

SITE PLAN

OPENING

DP.100

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[illegible]

PROJECT NAME

8539 48 Ave NW, Calgary, AB

LEGAL ADDRESS
Plan 2660AP; Block 1; Lots 1-3;

PROJECT NO.
24.021 KFH_8539

OPMAN	CHECKED
AC	JB

DATE	SCALE
2025.09.29	AS NOTED

DRAWING TITLE

NORTH STREET
ELEVATION

DRAWING NUMBER: _____

DP.202

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

An aerial map of a neighborhood in Seattle, Washington, centered on the intersection of 48th Avenue NW and 85th Street NW. The map displays building footprints in white with black roofs. A specific parcel at the intersection is highlighted in purple. The map includes street names '48 AVE NW' and '85 ST NW' and a north arrow in the top right corner.

EXISTING

EXISTING BYLAW ENVELOPE

NET ADDITIONAL

RELEASES

[illegible]

1	ISSUED FOR DP SUBMISSION	02.14.2025
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DOWNNESS

1948 Ave NW, Calgary, AB

in 2660AP; Block 1; Lots 1-3;

PROJECT NO. 021 KFH_8539

JB

5.09.29	AS NOTED
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WORKING TITLE

CP 401

— — — — —

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NET ADDITIONAL



RELEASES

[illegible]

JECT NAME

OWNNESS

CIPAL ADDRESS

1948 Ave NW, Calgary, AB

ACCESS

in 2660AP; Block 1; Lots 1-3;

PROJECT NO. _____

021 KFH_8539

104

15.09.29

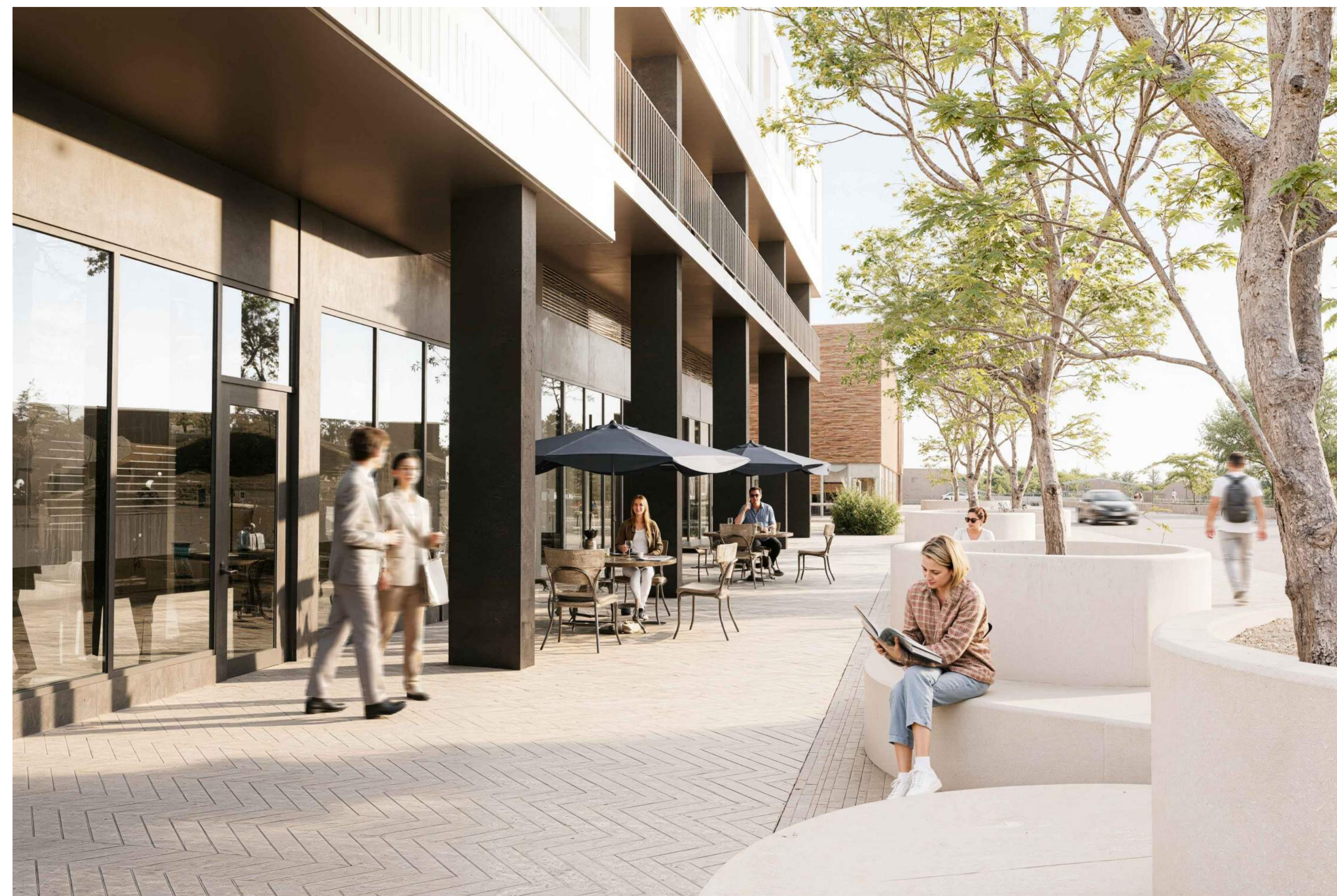
ENDING TITLE

SHADOW STUDY

THE MURDER

DP.400

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RELEASES

[illegible]

01	ISSUED FOR DP SUBMISSION	02.14.2025
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PROJECT NAME

OWNNESS

539 48 Ave NW, Calgary, AB

Plan 2660AP; Block 1; Lots 1-3;

PROJECT NO.
4.021 KFH_8539

THAM	CHECKED
AC	JB

DATE	SCALE
025.09.29	AS NOTED

DRAWING TITLE

RENDERS

ENDERS

DRAWING NUMBER

DP.500

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1

Overall Plan
Scale: 1:175

Site Information

Address:	8539 – 48 AVE NW Calgary, AB
City of Calgary Zoning:	MU-2 Mixed Use

Landscape Statistics

Site Area	1,674.55 sq m
Landscape area provided	0.00 sq m
Soft Landscape area	0.00 sq m
Tree requirements	provided
Total	23
Deciduous Trees	13.00
75mm cal	7
50mm cal	6
Coniferous Trees	10.00
3m height	7.00
2m height	3.00
Shrub Requirements	provided
Total	43
Coniferous	20.00
Ornamental Grass	23.00



Arqueicos Group Ltd.
Design and Development Consultants
8-121 Village Heights SW
Calgary, Alberta T3H 2L2
p. 403.618.44.27
e. info@arqueicos.com

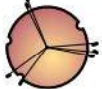
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- Contractor must adhere to municipal, provincial and federal regulations, guidelines and by-laws including but not limited to the most recent versions of the Canadian Standards for Nursery Stock as well as municipal Landscape and Roads Construction Standards. Any discrepancies between municipal standards and details presented in these drawings must be reported immediately. Municipal Construction standards rule over these drawings.

Irrigation Notes

- All landscape areas shall be watered by an automatic underground irrigation system as per municipal standards.
- Water delivery to be limited to trees and shrub beds.
- Contractor is responsible for coordination with other trades and subconsultants regarding the specifics of the system, including location of power and water sources. Ensure power and water meters are properly installed and operating prior to utilization of the system.

Trees

- Dakota Pinnacle Birch
- Ivory Silk Japanese Tree Lilac
- Red Rocket Red Maple
- Columnar Spruce
- Lodgepole Pine

Shrubs

- Blue Carpet Juniper

Groundcovers and Grasses

- Flame Grass
- Foerster's Feather Reed Grass
- Prairie Fire Red Switch Grass

Plant List

Qty	Common Name	Botanical Name	Size
5	Flame Grass	Miscanthus sinensis 'Purpurascens'	#2 pot
9	Foerster's Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	#2 pot
9	Prairie Fire Red Switch Grass	Panicum virgatum 'Prairie Fire'	#2 pot

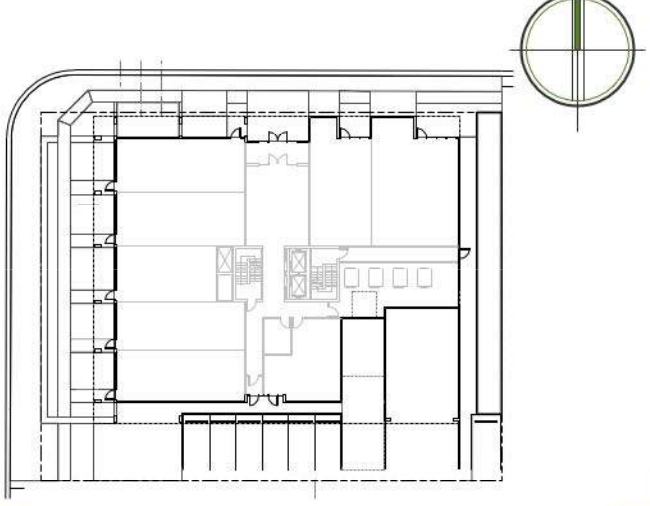
Shrubs

Coniferous			
20	Blue Carpet Juniper	Juniperus squamata 'Blue Carpet'	min 600mm
Deciduous			

Trees

Coniferous			
7	Columnar Spruce	Picea pungens 'Fastigiata'	3m ht
3	Lodgepole Pine	Pinus contorta 'var. latifolia'	2m ht
Deciduous			
2	Dakota Pinnacle Birch	Betula platyphylla 'Fargo'	75mm cal
5	Red Rocket Red Maple	Acer rubrum 'Red Rocket'	75mm cal
6	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	50mm cal

Key Plan



3	development permit	25.09.18
2	development permit	25.02.10
1	review and coordination	25.02.07
Issued for:		Date, (yy.mm.dd)

Project No. 42-004

Project Title:
Bowness Mixed-Use

Calgary, A.B.

Drawing Title:
Overall Landscape Plan

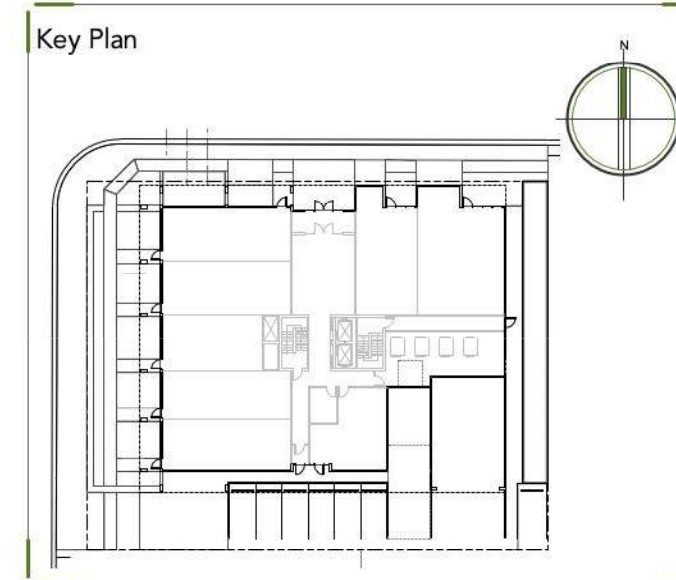
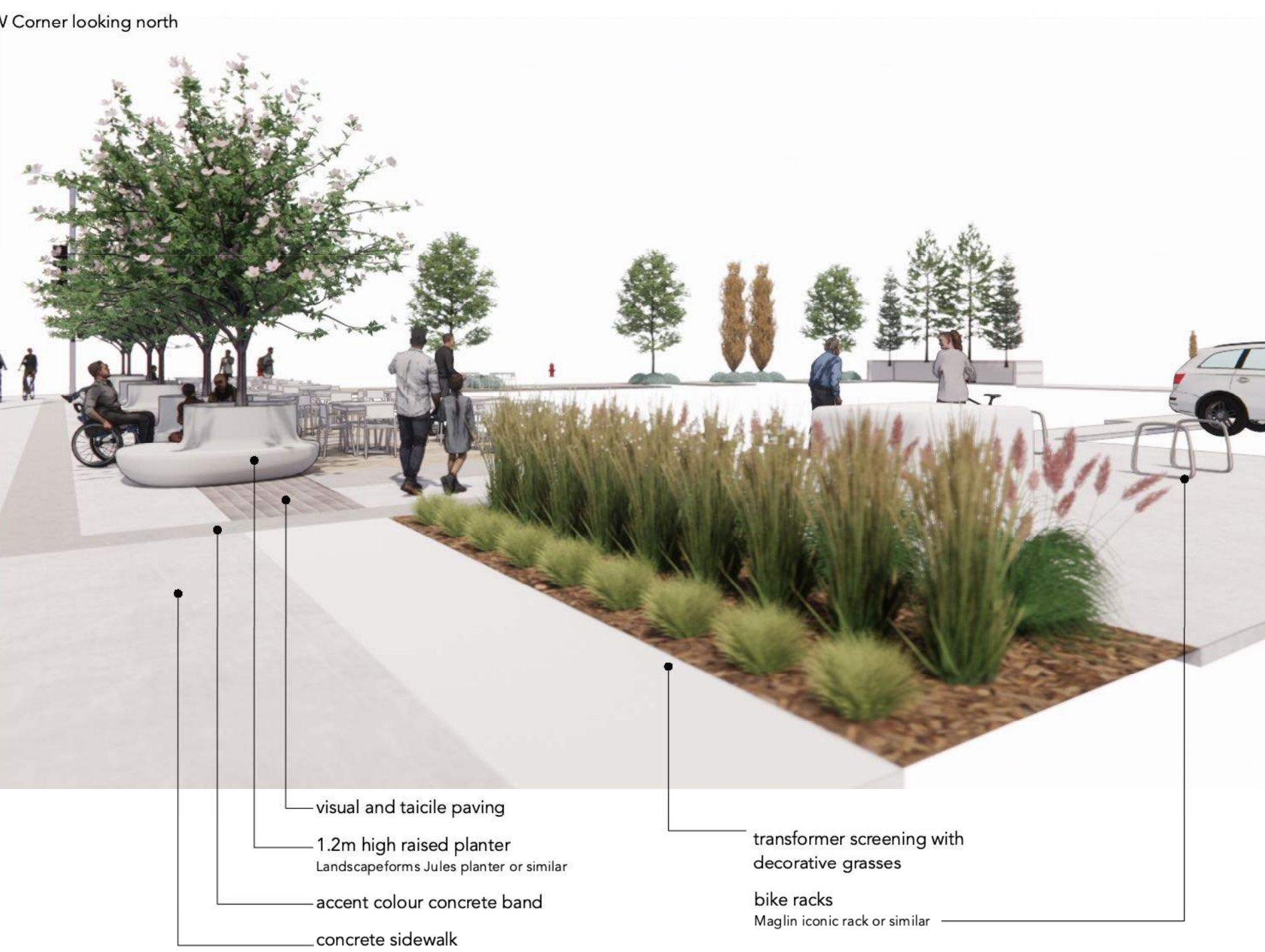
Drawn by: cmp	Drawing No. L-01
Checked by: cmp	
Scale: 1:1	



- Trees**
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 - Red Rocket Red Maple
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 - Lodgepole Pine
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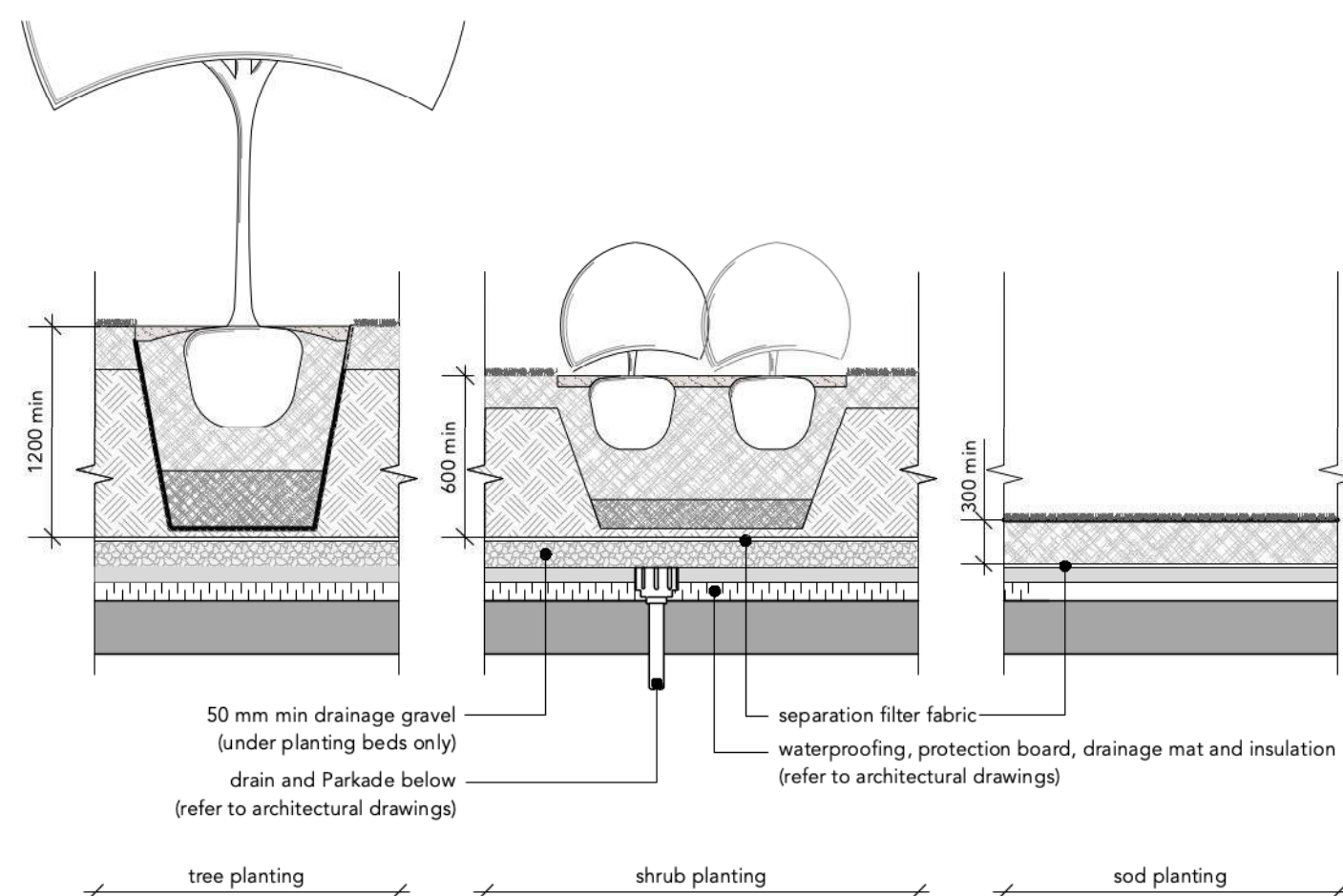
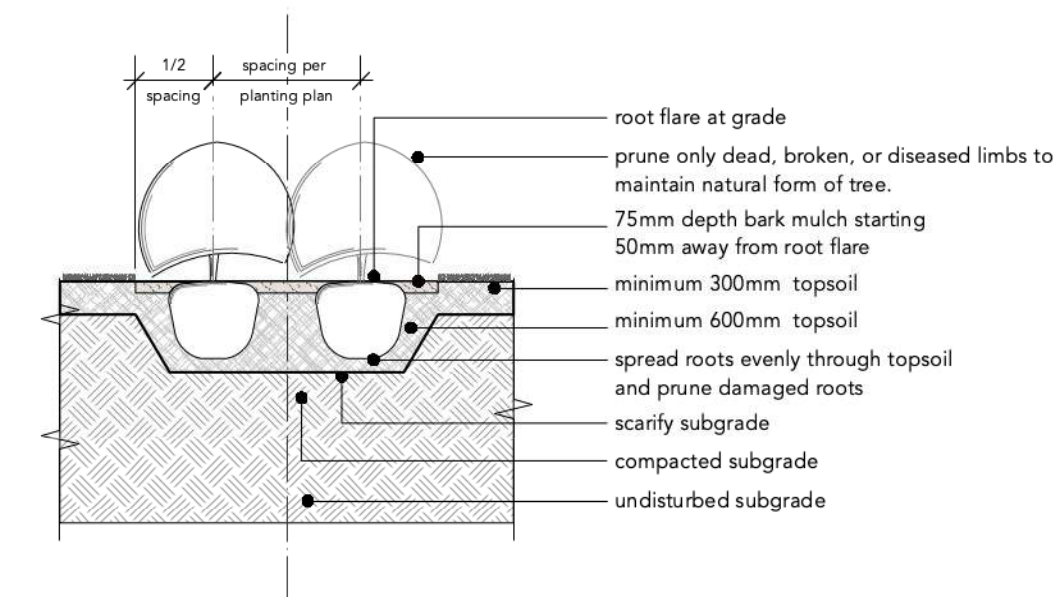
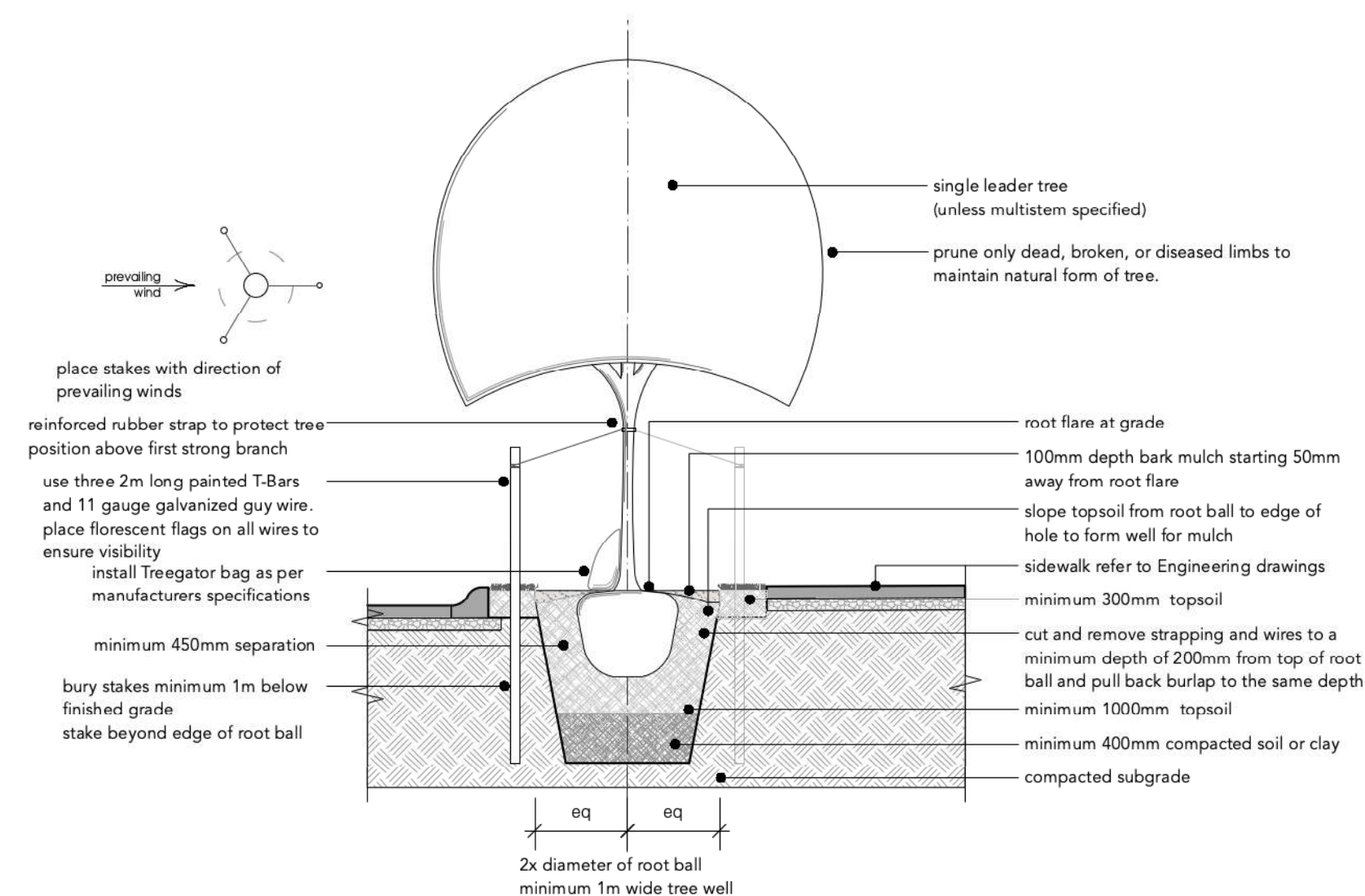
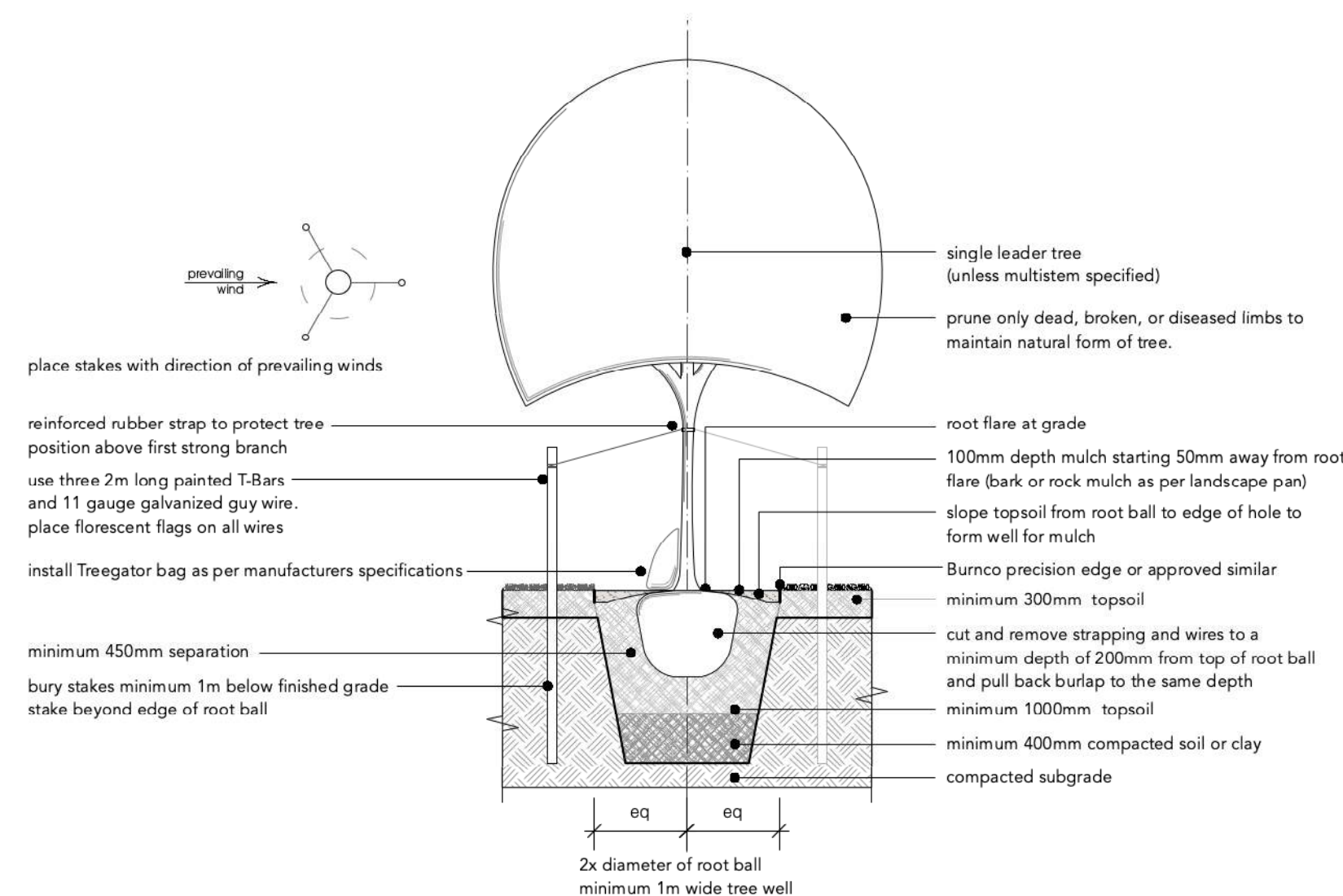


3	development permit	25.09.18
2	development permit	25.02.10
1	review and coordination	25.02.07
Issued for:		Date: (yy.mm.dd)

Project No. 42-004
Project Title: **Bowness Mixed-Use**
Calgary, A.B.

Drawing Title: **Landscape Plan**

Drawn by: cmp	Drawing No. L-02
Checked by: cmp	
Scale: 1:1	



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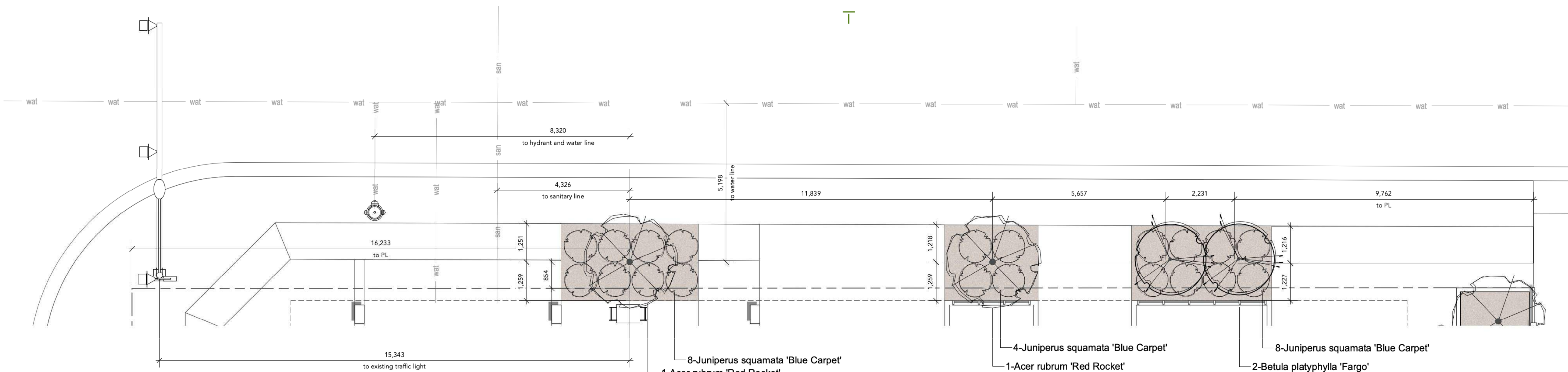
Irrigation Notes

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- Ensure power and water meters are properly installed and operating prior to utilization of the system.

Key Plan



3	development permit	25.09.18
2	development permit	25.02.10
1	review and coordination	25.02.07
Issued for:		Date: (yy.mm.dd)



- Trees**
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 - Ivory Silk Japanese Tree Lilac
 - Red Rocket Red Maple
- Shrubs**
- Blue Carpet Juniper

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General Notes

- ALL WORK AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CITY OF CALGARY DEVELOPMENT GUIDELINES AND STANDARD SPECIFICATIONS, CURRENT EDITION AND THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD) REQUIREMENTS.
- THE LANDSCAPE ARCHITECT WILL BE NOTIFIED MIN. 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR TO COMPLY WITH ALL APPLICABLE MINISTRY OF ENVIRONMENT AND DEPARTMENT OF FISHERIES + OCEANS CANADA REQUIREMENTS AT ALL TIMES DURING CONSTRUCTION.
- CONTRACTOR TO CONFIRM LOCATION OF ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. ENSURE ALL UTILITY INSTALLATIONS HAVE BEEN COMPLETED PRIOR TO PLANTING. CONTACT ALBERTA 1-CALL (1-800-242-3447).
- CONTRACTOR TO CONFIRM ELEVATION, LOCATION, AND GRADIENT OF SURROUNDING GRADES AND PROVIDE A SMOOTH TRANSITION.
- CONTRACTOR MUST BE COMPLIANT WITH ALL ALBERTA OCCUPATIONAL HEALTH AND SAFETY (OHS) REGULATIONS.
- CONTRACTOR TO ABIDE BY SITE REGULATIONS AS NOTED IN CONTRACT DOCUMENTS AND CONSULTANT DRAWINGS.
- ANY AND ALL WORK SHALL BE MAINTAINED WITHIN THE LIMIT OF DISTURBANCE. THE CONTRACTOR IS RESPONSIBLE FOR ANY INTRUSION OR DAMAGE TO ADJACENT PROPERTY.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A CLEAN JOB SITE AT ALL TIMES AND REMOVING DEBRIS ON A REGULAR BASIS. ALL LOOSE TRASH WILL BE MAINTAINED ON SITE AND/OR CLEANED UP BY THE CONTRACTOR, THIS IS INCIDENTAL TO THE WORK.
- ALL LANDSCAPE AREAS ARE TO BE SLOPED TO ENSURE POSITIVE DRAINAGE DRAINAGE UNLESS NOTED OTHERWISE.
- ALL LOCATIONS AND ELEVATIONS OF EXISTING GRADES AND UTILITIES ARE TO BE CONFIRMED PRIOR TO CONSTRUCTION.
- DATA SOURCES: INFORMATION PROVIDED BY FAAS ARCHITECTURE AND RICHVIEW ENGINEERING.

Topsoil Notes

- GROWING MEDIUM FOR ALL TREE AND SHRUB BEDS IS TO MEET THE LATEST EDITION OF THE CANADIAN LANDSCAPE SPECIFICATION UNDER THE DESIGNATION 2P.
- GROWING MEDIUM SHOULD BE CERTIFIED TO ITS ORIGIN AND VIRTUALLY FREE OF INVASIVE PLANT SEEDS, THEIR REPRODUCTIVE PARTS AND ROOTS, BUILDING MATERIALS, INVASIVE OR NOXIOUS PLANTS, NON COMPOSTED WOOD, WOOD WASTE, INSECT PESTS, PLANT PATHOGENIC ORGANISMS, CHEMICAL POLLUTANTS OR SUBSTANCES AT LEVELS TOXIC TO PLANTS, AND OTHER EXTRANEIOUS MATERIALS THAT DETRACT FROM DESIRABLE PHYSICAL AND CHEMICAL PROPERTIES REQUIRED FOR LANDSCAPING PURPOSES.

Planting Notes

- REFER TO PLANT SCHEDULE FOR DETAILED SPECIES INFORMATION.
- PLANT MATERIAL SHALL MEET ALL REQUIREMENTS OF THE LATEST EDITION OF THE CANADIAN NURSERY TRADES ASSOCIATION GUIDE SPECIFICATIONS FOR NURSERY STOCK UNLESS OTHERWISE SPECIFIED.
- SUPPLY MINIMUM OF 75mm OF NATURAL COLOUR CEDAR OR FIR BARK MULCH TO ALL PROPOSED TREE AND SHRUB BEDS.
- TREES AND SHRUBS TO BE GUARANTEED FOR 2 GROWING SEASONS BY CONTRACTOR.
- ALL REPLACEMENTS TO BE AT CONTRACTOR'S EXPENSE. SUBSTITUTIONS TO BE APPROVED BY LANDSCAPE ARCHITECT.

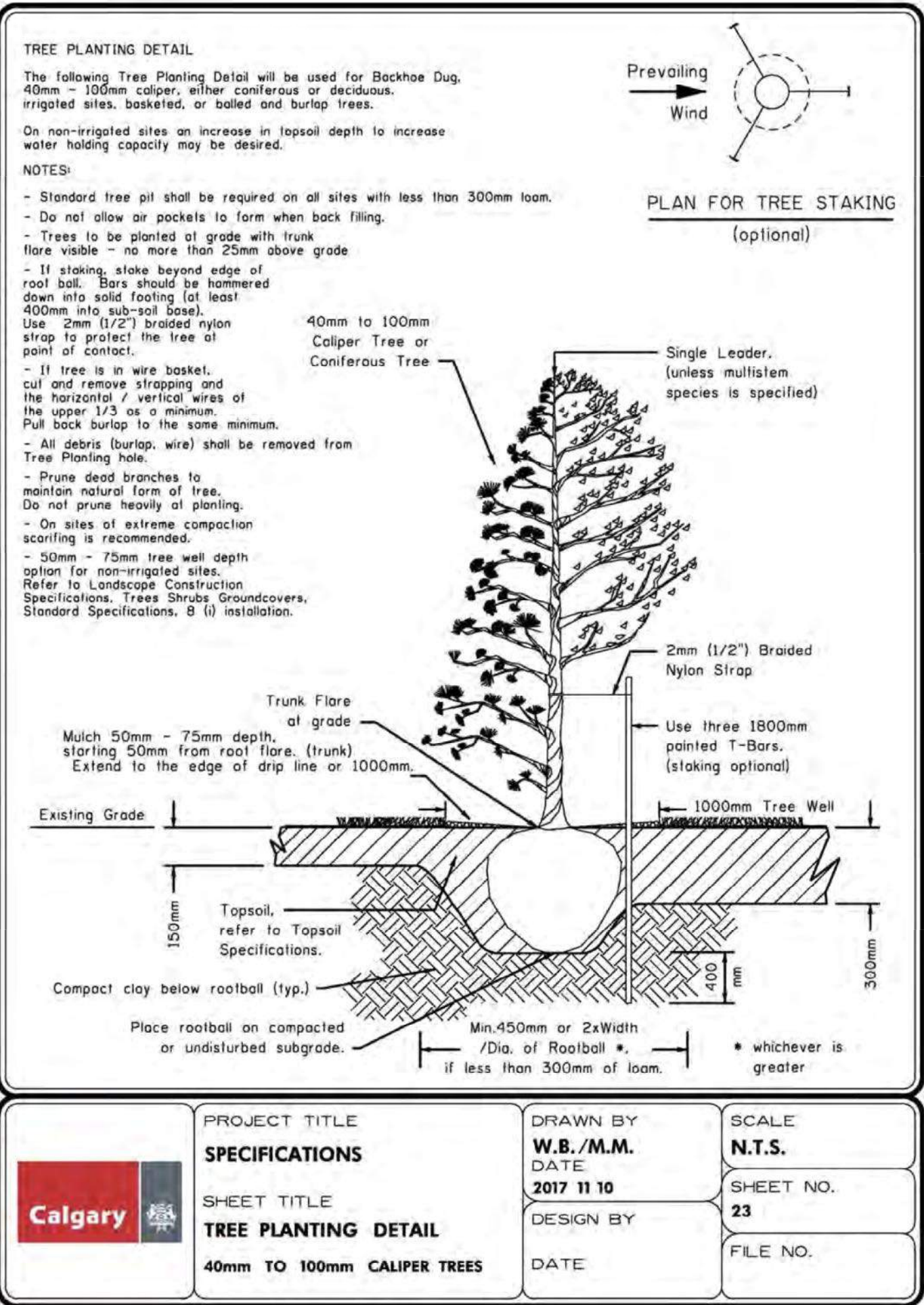
Irrigation Notes

- ALL LANDSCAPE AREAS INCLUDING TREES, SHRUBS, GRASSES WILL REQUIRE HAND WATERING VIA WATER TRUCK FOR A MINIMUM OF ONE FULL GROWING SEASON OR UNTILL PLANT MATERIAL IS FULLY ESTABLISHED.

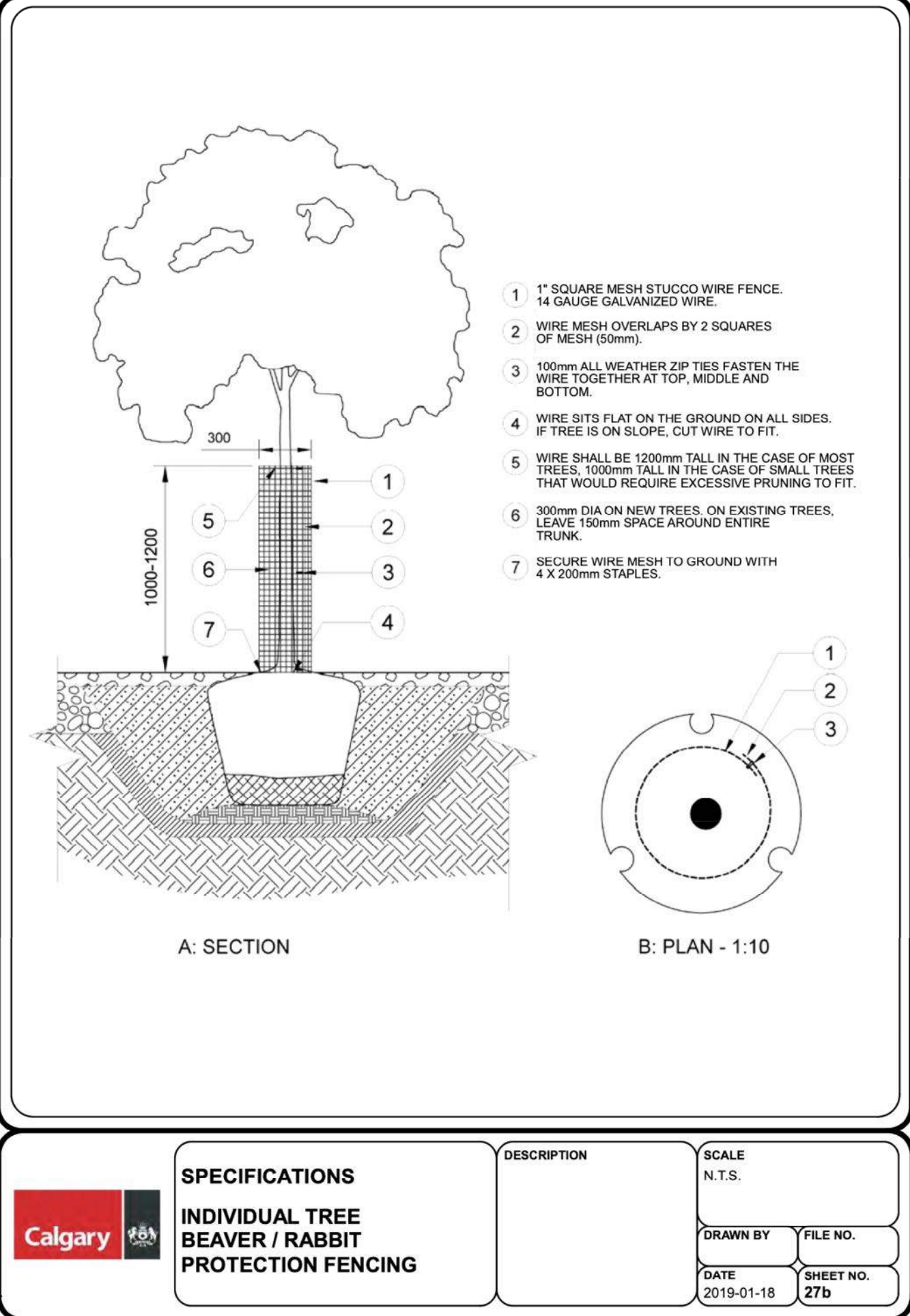
Grading Notes

- REFER TO DSSP PLANS PREPARED BY RICHVIREW ENGINEERING FOR GRADING INFORMATION.

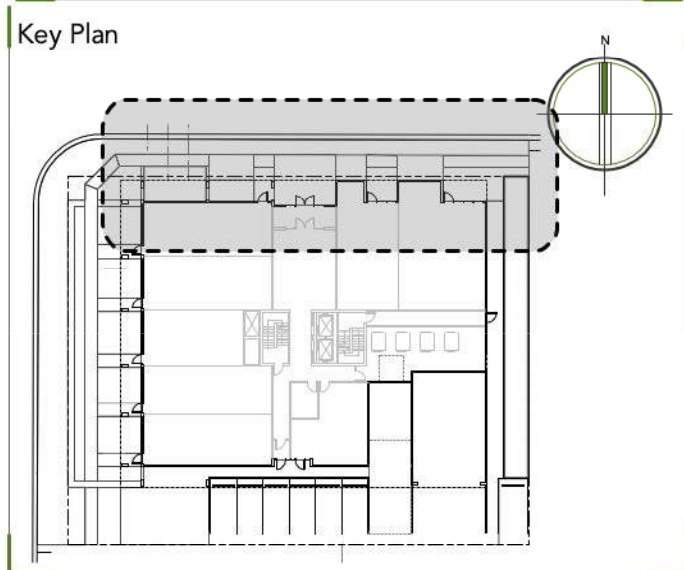
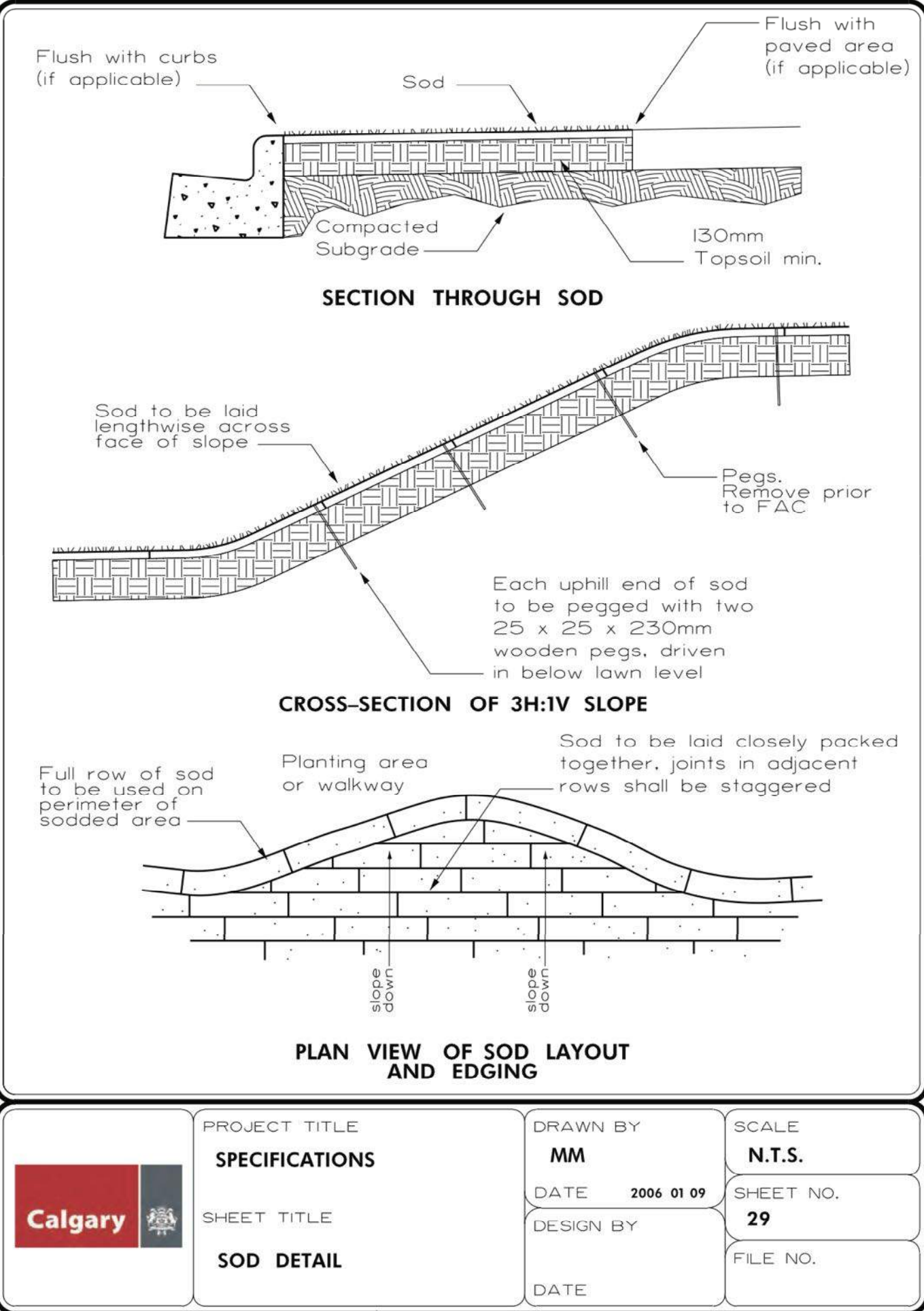
Detail Sheet 23: Tree Planting - 40 mm to 100 mm Caliper Trees



Detail Sheet 27b: Tree Planting - Protection Fencing



Detail Sheet 29: Sod



3	development permit	25.09.18
2	development permit	25.02.10
1	review and coordination	25.02.07
Issued for:		Date: (yy.mm.dd)

Project No. 42-004

Project Title.

**Bowness
Mixed-Use**

Calgary, A.B.

Drawing Title:

Line Assignment Plan

Drawn by:

cmp

Checked by:

cmp

Scale: 1:1

Drawing No.

L-04

2 City of Calgary Planting Detail

Scale: n.t.s.

3 City of Calgary Tree Protection Fencing

Scale: n.t.s.

4 City of Calgary Sod Detail

Scale: n.t.s.

DO NOT PASS THIS LINE



01 RENDERING #1
E103 SCALE : NTS



02 RENDERING #2
E103 SCALE : NTS



03
E103



FORMED ALLIANCE ARCHITECTURE STUDIO

[illegible]

PROJECT NAME _____

BOWNESS

MUNICIPAL ADDRESS
8539 48 Ave NW, Calgary, AB

LEGAL ADDRESS

Plan 2660AP; Block 1; Lots 1-3;

PROJECT NO.
25308

OPEN	CHECKED
JG	JL

DATE	SOLIC
25/09/25	AS NOTED

ORIGIN TITLE

SITE LIGHTING RENDERINGS

 STUDENT NAME

E103

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