



MARDA LOOP

MIXED USE DEVELOPMENT

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AMENDED DRAWINGS
DP No Date Received
DP2025-06202 08 17 2026
**THESE DRAWINGS REFER TO THE
ABOVE DEVELOPMENT PERMIT NO**

DEVELOPMENT
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RENDERED
ON THIS PLAN

CLIENT / OWNER

BOARDWALK

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STRUCTURAL

TRL ENGINEERING

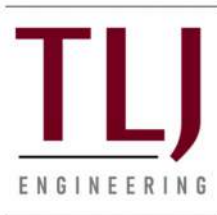
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MARDA LOOP MIXED USE DEVELOPMENT

2222 33rd AVENUE SW, CALGARY, AB

CLIENT
BOARDWALK

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PROJECT NO. 224035

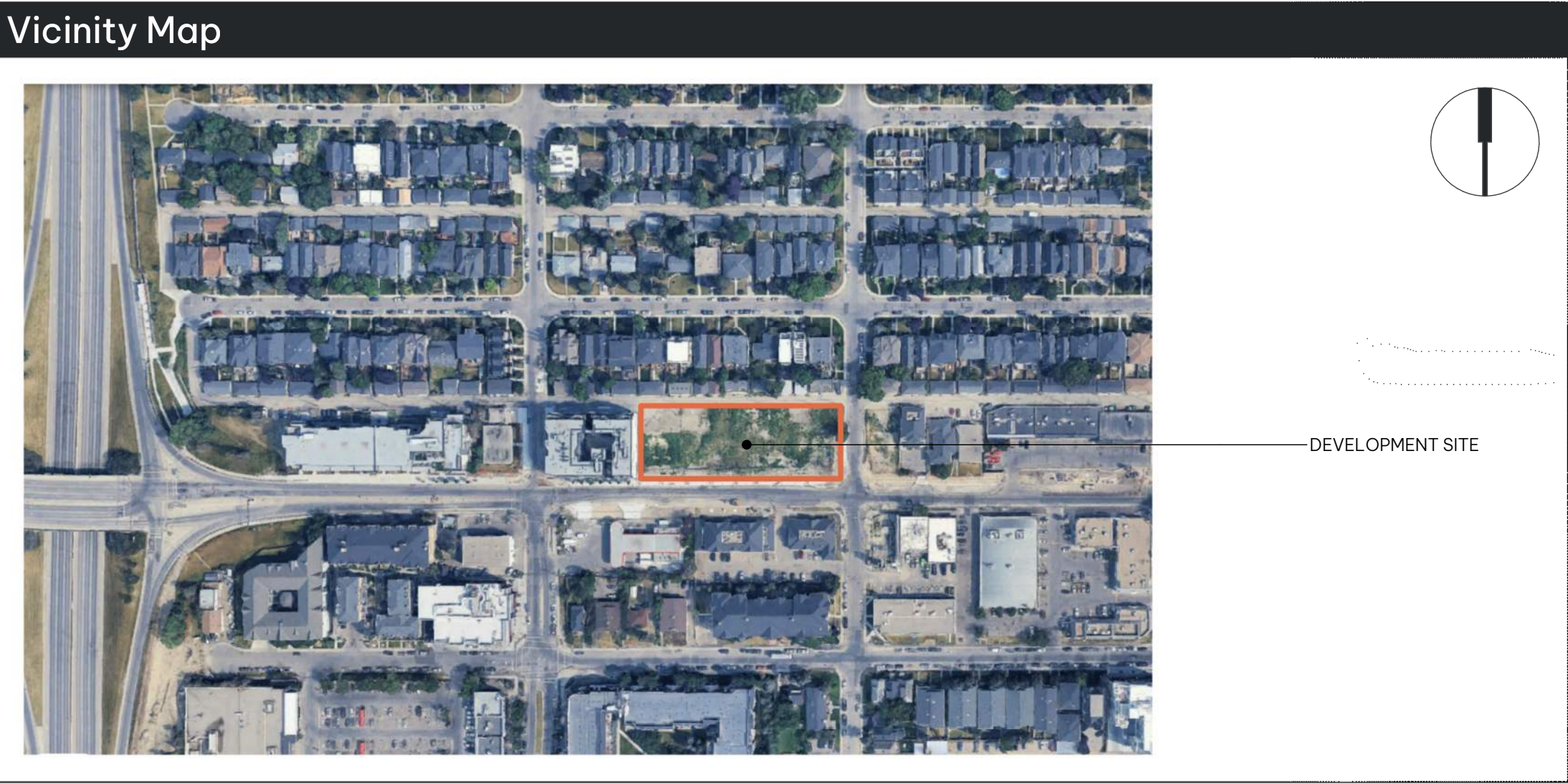
DRAWING TITLE

COVER SHEET

DRAWING NO.

DP0.00

Drawing List	
Architecture	
DP0.00	COVER SHEET
DP0.01	SITE STATISTICS
DP0.02	SITE PHOTOS
DP0.03	SITE SURVEY
DP1.00	SITE PLAN
DP1.01	FIRE ACCESS PLAN
DP1.02	LOADING ACCESS PLAN
DP1.03	WASTE & RECYCLING ACCESS PLAN
DP1.04	W&R AND STORAGE ROOM DETAILS
DP1.05	SIGNAGE DETAILS
DP1.06	SITE DETAILS
DP1.07	PARKADE RAMP PLAN & SECTION DETAIL
DP2.00	PARKADE PLAN - P1 & P2
DP2.01	MAIN FLOOR PLAN
DP2.02	TYPICAL FLOOR PLAN - LEVEL 2 TO 5
DP2.03	FLOOR PLAN - LEVEL 6
DP2.04	ROOF PLAN
DP3.00	BUILDING SECTIONS
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DP5.00	SHADOW STUDY
DP6.00	RENDERING
Civil	
SP1	SITE SERVICING PLAN
SP2	SITE GRADING PLAN
Landscape	
L0	COVER SHEET
L1	GROUND LAYOUT PLAN
L2	LEVEL 6 LAYOUT PLAN
L3	GROUND PLANTING PLAN
L4	DETAILS
	RENDERED GROUND LEVEL LANDSCAPE PLAN
	RENDERED ROOF TOP LANDSCAPE PLAN
Electrical	
E1	SITE PLAN SITE LIGHTING LAYOUT



Municipal Address
2222 33rd AVENUE SW CALGARY, AB COMMUNITY OF RICHMOND

Legal Address
LOT 1-14, BLOCK 56, PLAN 4479P

Site Summary

PARCEL AREA:			
4,064 m ²	43,745 ft ²	1.00 acres	0.41 ha

By-Law Zoning
PART 14, DIVISION 1 & 3 MU-2 f4.0 h22 (MIXED USE ACTIVE FRONTAGE)

By-Law Setback
MINIMUM SETBACK AREAS FRONT: 0.0m FROM PL - WHERE A PARCEL SHARES A PROPERTY LINE WITH A STREET [...] THERE IS NO REQUIREMENT FOR A SETBACK AREA 4.5m FOR THE STOREY CLOSEST TO GRADE. THE MAXIMUM BUILDING SETBACK FROM A PROPERTY LINE SHARED WITH A STREET IS 4.5m FOR 60% OF THE LENGTH OF THE BUILDING FACADE THAT FACES THE STREET REAR: 7.5m FROM ADJACENT PARCEL PL (ACROSS LANE) - WHERE A PARCEL SHARES A PROPERTY LINE WITH A LANE THAT SEPARATES THE PARCEL FROM A PARCEL DESIGNATED AS A RESIDENTIAL DISTRICT [...] THE SETBACK AREA MUST HAVE A MINIMUM DEPTH OF 7.5m MEASURED FROM THE PROPERTY LINE THAT THE ADJACENT PARCEL DESIGNATED AS A RESIDENTIAL DISTRICT [...] SHARES WITH THE LANE SIDE: 0.0m FROM PL - WHERE A PARCEL SHARES A PROPERTY LINE WITH A STREET [...] THERE IS NO REQUIREMENT FOR A SETBACK AREA

Proposed Development
MIXED-USE DEVELOPMENT MULTI-RESIDENTIAL COMMERCIAL RETAIL RESTAURANT
BUILDING CLASSIFICATION AS PER ALBERTA BUILDING CODE: RESIDENTIAL - GROUP C RETAIL - GROUPE PARKADE - GROUP F3

Dwelling Unit Count

UNIT SUMMARY								
UNIT NAME	UNIT AREA	L1	L2	L3	L4	L5	L6	QUANTITY
STD	530 ft²	1	1	1	1			4
1BD	612 - 660 ft²	8	8	8	8	8		40
1BD + D	670 - 735 ft²	4	4	4	4	4		20
2BD	780 - 886 ft²	11	11	11	11	9		54
2BD + D	921 - 923 ft²	1	1	1	1	1		5
3BD	1100 ft²	1	1	1	1			4
TOTAL		26	26	26	26	22		126

Density

DENSITY (UNITS PER HECTARE)		
MIN. PERMITTED	MAX. PERMITTED	PROPOSED
N/A	N/A	307 UNITS / HA

Area Summary

NOTE: BALCONY, PATIO, TERRACE, AND DECK AREAS; MECHANICAL PENTHOUSES; AND ABOVE GRADE PARKING AREAS ARE NOT INCLUDED.

GROSS FLOOR AREA	
Level	Area
Level 1	2313 m ²
Level 2	2093 m ²
Level 3	2094 m ²
Level 4	2093 m ²
Level 5	2094 m ²
Level 6	1876 m ²
Total Gross Area	12563 m ²

Net Program Summary			
Occupancy		Area	
Residential		Commercial	
1BD	25,087 ft²	CRU 01	1,476 ft²
1BD - D	13,210 ft²	CRU 02	1,358 ft²
2 BD	41,355 ft²	CRU 03	1,238 ft²
2 BD - D	5,392 ft²	CRU 04	1,172 ft²
3 BD	4,418 ft²	CRU 05	1,172 ft²
STD	2,120 ft²	CRU 06	1,238 ft²
	91,581 ft²	CRU 07	1,238 ft²
		CRU 08	1,206 ft²
Shared		CRU 09	1,544 ft²
Residential Amenity	3,725 ft²	CRU 10	911 ft²
Residential Support	2,939 ft²	CRU 11	3,865 ft²
Services	1,059 ft²		
	7,723 ft²		16,418 ft²

Building Height

MAXIMUM BUILDING HEIGHT	h=22.0m
• WHERE THE PARCEL SHARES A PROPERTY LINE WITH A LANE THAT SEPARATES THE PARCEL DESIGNATED AS A LOW DENSITY RESIDENTIAL DISTRICT ... THE MAXIMUM BUILDING HEIGHT: a. INCREASES AT A 45° ANGLE TO A DEPTH OF 11.0m FROM THE PROPERTY LINE SHARED WITH THE LANE OR TO THE NUMBER FOLLOWING THE LETTER "h" INDICATED ON THE LAND USE DISTRICT MAP, WHICHEVER RESULTS IN THE LOWER BUILDING HEIGHT MEASURED FROM GRADE; AND b. INCREASES TO THE NUMBER FOLLOWING THE LETTER "h" INDICATED ON THE LAND USE DISTRICT MAPS MEASURED FROM GRADE AT A DISTANCE GREATER THAN 11.0m FROM THE PROPERTY LINE SHARED WITH THE LANE.	
6 STOREY	PROPOSED: 22.0m

Floor Area Ratio

MAXIMUM PERMITTED F.A.R.	PROPOSED F.A.R.
4.0	3.09

Motor Vehicle Parking Requirements				
RESIDENTIAL - UNIT PARKING				
DESCRIPTION	QUANTITY	FACTOR (STALL PER UNIT)	REQUIRED	PROVIDED
DWELLING (PARKADE)	126	0.75	95	134
VISITOR (SURFACE)	126	0.1	13	19
TOTAL			108	153
PARKING REQUIREMENTS				
BF STALLS:	2 REQUIRED	2 PROVIDED (PARKADE) 1 PROVIDED (AT GRADE)		
LOADING :	2 REQUIRED	2 PROVIDED (COMM. + RES.)		
EV READY STALLS:	0	0		

Bicycle Parking Requirements				
RESIDENTIAL - CLASS 1 PARKING				
DESCRIPTION	QUANTITY	FACTOR (STALL PER UNIT)	REQUIRED	PROVIDED
BIKE STALLS (PARKADE)	126	0.50	63	65
RESIDENTIAL - CLASS 2 PARKING				
DESCRIPTION	QUANTITY	FACTOR (STALL PER UNIT)	REQUIRED	PROVIDED
BIKE STALLS	126	0.10	13	14

Waste & Recycling Requirements						
RESIDENTIAL - WASTE & RECYCLING						
		NO. OF BINS (3 yd ³)		STORAGE		
DESCRIPTION	QUANTITY	REQD	PROVD	REQD	PROVD	STAGING
DWELLING UNIT	126	4	4	36m ²	36m ²	12m ²
CRU's	10	4	4	34m ²		12m ²
RESTAURANT	1	1	1	3m ²	61m ²	1m ²
CALCULATIONS:						
*NUMBERS BASED ON RETAINED PRIVATE VENDOR COLLECTION SERVICE						
RESIDENTIAL 126 Units x 0.3yd ³ = 37.8yd ³ TOTAL WASTE & RECYCLING PRODUCED 37.8yd ³ / 3 yd ³ = 12.6 BINS 12.4 / 3 = 4.2 = 4 BINS (TRI-WEEKLY COLLECTION) 4 BINS x 9m ² = 36m² STORAGE AREA 36m ² STORAGE AREA / 3 = 12m² STAGING AREA						
COMMERCIAL 10 CRU x 1m ³ = 10m ³ WASTE & RECYCLING 13.1yd ³ / 4yd ³ BIN = 3.3 = 4 BINS 10 CRU / 3 BAYS = 3.7 x 9m ² = 34m² STORAGE AREA 34m ² STORAGE AREA / 3 = 12m² STAGING AREA						
1 RESTAURANT x 1m ³ = 1m ³ WASTE & RECYCLING 1.3yd ³ / 4yd ³ BIN = 0.3 = 1 BIN 1 RESTAURANT / 3 BAYS = 0.3 x 9m ² = 3m² STORAGE AREA 3m ² STORAGE AREA / 3 = 1m² STAGING AREA						

Amenity Schedule	
PRIVATE AMENITY SPACE	
REQUIRED:	MINIMUM AMENITY SPACE OF 5.0m ² PER UNIT MUST NOT HAVE A DIMENSION LESS THAN 2.0m
PROVIDED:	125 UNITS WITH COMPLIANT BALCONIES
COMMON AMENITY SPACE	
REQUIRED:	- MUST HAVE A CONTINUOUS AREA OF NOT LESS THAN 50.0m² - MUST NOT HAVE A DIMENSION LESS THAN 6.0m - MINIMUM OF 50% OF AMENITY SPACE MUST BE PROVIDED OUTDOORS - COMMON AMENITY SPACE OUTDOORS MUST PROVIDE A BALCONY, DECK OR PATIO AND AT LEAST ONE OF THE FOLLOWING AS PERMANENT FEATURE: A BARBEQUE OR SEATING
PROVIDED:	- INDOOR AMENITY COMMUNITY ROOM (98m²) PROVIDED ON LEVEL 6 - INDOOR AMENITY RESIDENTIAL FITNESS ROOM (100m²) PROVIDED ON MAIN LEVEL - OUTDOOR AMENITY ROOFTOP PATIOS (SOUTH 77m² + NORTH 72m²)

Landscape Summary
SEE LANDSCAPE DRAWINGS FOR LANDSCAPING INFORMATION

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2222 33rd AVENUE SW, CALGARY, AB

CLIENT
BOARDWALK

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PROJECT NO. 224035

DRAWING TITLE

SITE STATISTICS

DRAWING NO.

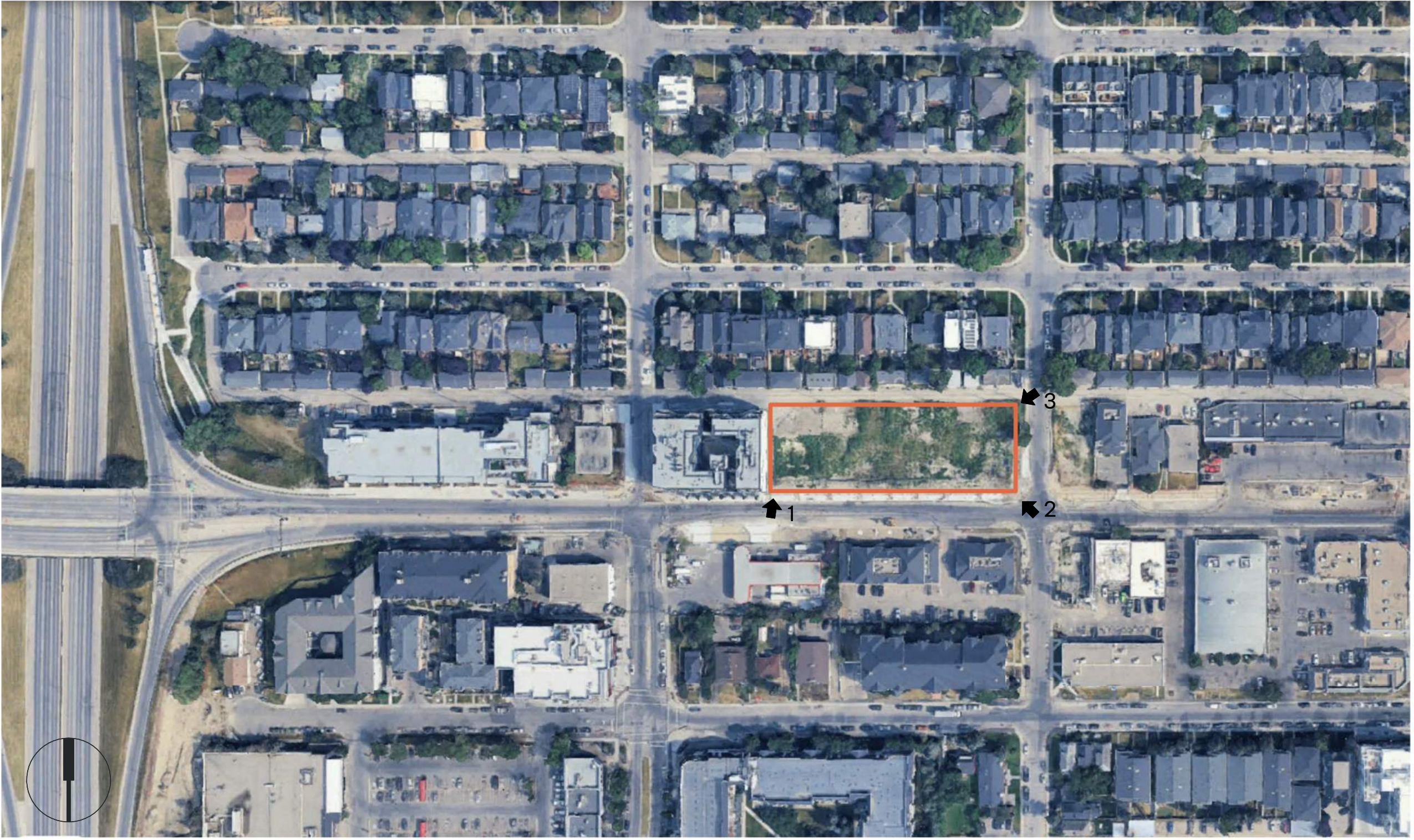
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Aerial View from Southwest



Site Map



1 - View from Southwest Corner



2 - View from Southeast Corner



3 - View from Northeast Corner

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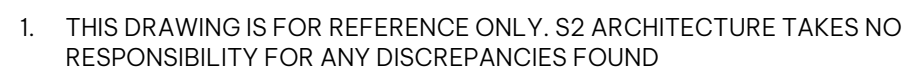
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DRAWING TITLE

SITE PHOTOS

DRAWING NO.

DP0.02



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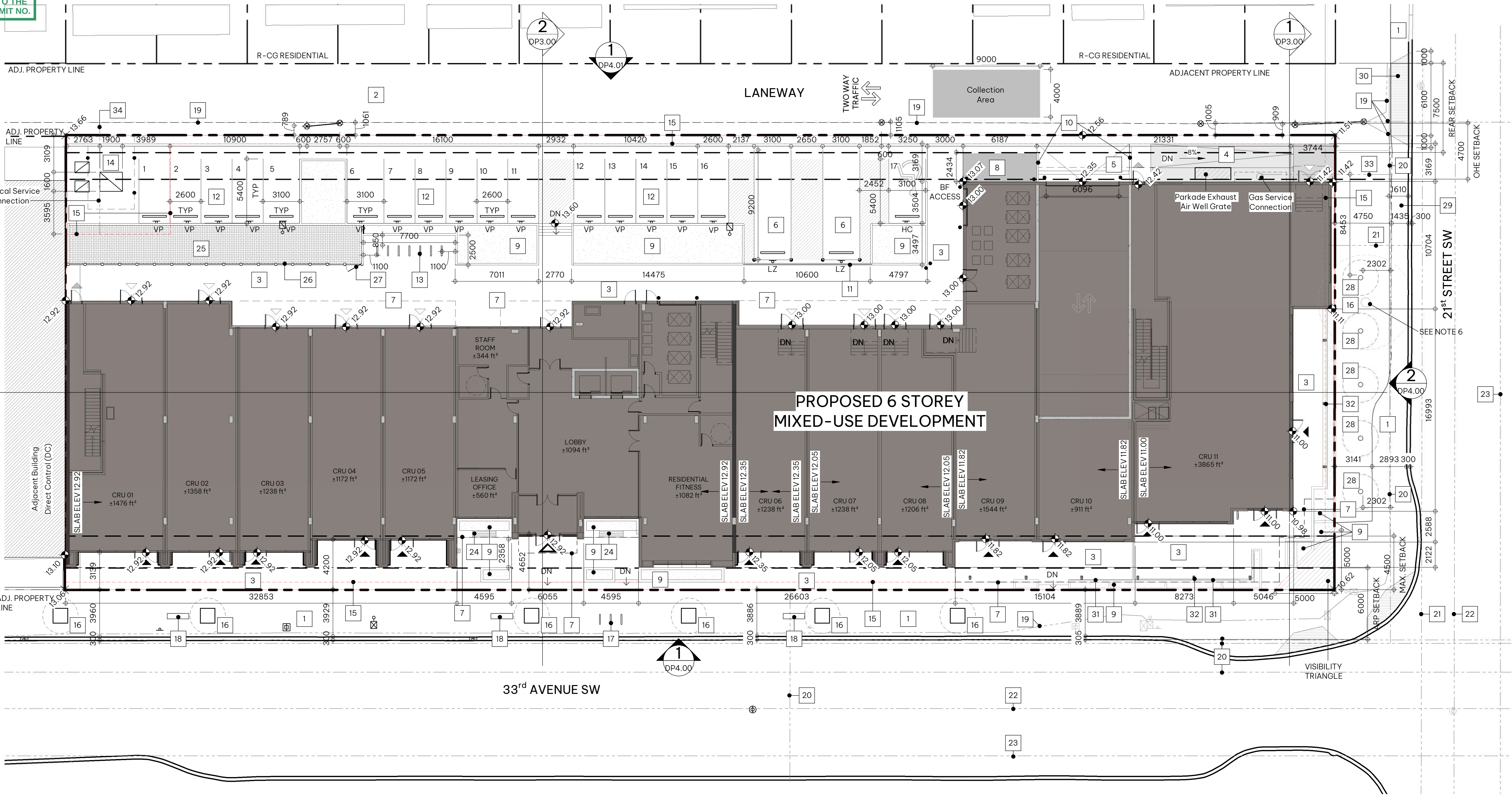
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1 DP - Site Plan

DP1.00 SCALE: 1: 200

Site Plan - Symbol Legend

	INDICATES EXTENT AND LOCATION OF PROPOSED BUILDING		INDICATES LOCATION OF PROPOSED POWER POLE		INDICATES EXISTING GEODETIC SPOT ELEVATION
	INDICATES EXTENT AND LOCATION OF PROPOSED LANDSCAPED AREA		INDICATES LOCATION OF PROPOSED POWER POLE ANCHOR		INDICATES PROPOSED GEODETIC SPOT ELEVATION
	INDICATES EXTENT AND LOCATION OF PROPOSED NO PARKING ZONE		INDICATES LOCATION OF EXISTING POWER POLE		INDICATES MAIN ENTRANCE
	INDICATES PROPERTY LINE (SCALED DOWN FOR CLARITY)		INDICATES LOCATION OF EXISTING POWER POLE ANCHOR		INDICATES REAR ENTRANCE
	INDICATES SETBACK LINE (SCALED DOWN FOR CLARITY)		INDICATES LOCATION OF EXISTING LIGHT BOLLARD		INDICATES CRU PUBLIC ENTRANCE
	INDICATES LOCATION OF PROPOSED CATCH BASIN		INDICATES LOCATION OF EXISTING LIGHT BOLLARD		INDICATES EXIT
	INDICATES LOCATION OF EXISTING CATCH BASIN		INDICATES LOCATION OF PROPOSED CAR PLUG POST		INDICATES PROJECT SCOPE BOUNDARY
	INDICATES LOCATION OF PROPOSED MANHOLE		INDICATES LOCATION OF PROPOSED CONCRETE WHEEL STOP		INDICATES PARKADE BELOW
	INDICATES LOCATION OF EXISTING MANHOLE		INDICATES HANDICAP PARKING SYMBOL PAINTED ON ASPHALT SURFACE		INDICATES UTILITY LINE
	INDICATES LOCATION OF PROPOSED FIRE HYDRANT		INDICATES PARKING LINE PAINTED ON ASPHALT		
	INDICATES LOCATION OF EXISTING FIRE HYDRANT		INDICATES LOCATION OF PROPOSED GUARD BOLLARD		
	INDICATES LOCATION OF BUILDING SIAMESE CONNECTION		INDICATES LOCATION OF BIKE RACK		
	INDICATES LOCATION OF PROPOSED TRANSFORMER / PEDESTAL		INDICATES "HANDICAP PARKING SYMBOL" POLE MOUNTED SIGNAGE		
	INDICATES LOCATION OF EXISTING TRANSFORMER / PEDESTAL / VAULT		INDICATES "LOADING ZONE" POST MOUNTED SIGNAGE		
	INDICATES LOCATION OF PROPOSED LIGHT STANDARD		INDICATES "VISITOR PARKING" POST MOUNTED SIGNAGE		
	INDICATES LOCATION OF EXISTING LIGHT STANDARD				

Site Plan - General Notes

- REFER TO SITE SERVICING PLAN FOR SPECIFIC RELATED REQUIREMENTS
- REFER ALSO TO THE LANDSCAPE PLAN, CIVIL PLAN, AND LIGHTING PLAN
- ALL EXISTING FENCING TO BE REMOVED UNLESS OTHERWISE INDICATED
- ALL EXISTING TREES TO REMAIN UNLESS OTHERWISE INDICATED
- ALL AREAS NOT INDICATED AS PAVED/HARD SURFACING TO BE GRASSED
- EXISTING TREE TO BE REMOVED AND REPLACED

Site Plan - Code Legend

1	EXISTING CITY SIDEWALK	19	EXISTING ELECTRICAL LINES
2	PROPOSED PAVED LANE	20	EXISTING GAS LINE
3	PROPOSED CONCRETE WALKWAY	21	EXISTING STORM LINE
4	PROPOSED CONCRETE RAMP	22	EXISTING SANITARY LINE
5	PROPOSED PARKADE RAMP	23	EXISTING WATER LINE
6	PROPOSED LOADING STALL	24	PROPOSED BENCH
7	LINE OF PROPOSED CANOPIES & BALCONIES ABOVE	25	PROPOSED DOG RUN
8	PROPOSED WASTE & RECYCLING STAGING AREA	26	PROPOSED FENCE
9	PROPOSED CONCRETE PLANTERS	27	PROPOSED GATE
10	PROPOSED CONCRETE CURB	28	PROPOSED TREE
11	PROPOSED RAILING	29	EXISTING SIDEWALK TO BE REMOVED AND REPLACED WITH SHOWN WIDENED SIDEWALK
12	PROPOSED SURFACE PARKING STALLS	30	EXISTING CURB CUT TO BE REMOVED AND REPLACED WITH SHOWN
13	PROPOSED CLASS 2 BIKE RACKS	31	PROPOSED CONCRETE AND METAL PATIO WALL
14	PROPOSED TRANSFORMER AND PEDESTALS	32	PROPOSED CANOPY COLUMNS
15	LINE OF PROPOSED PARKADE BELOW	33	PROPOSED GAS LINE SERVICE CONNECTION
16	EXISTING TREE	34	PROPOSED ELECTRICAL SERVICE CONNECTION
17	EXISTING BIKE RACKS		
18	EXISTING BENCH		

SEALS

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DRAWING TITLE

SITE PLAN

DRAWING NO.

DP1.00

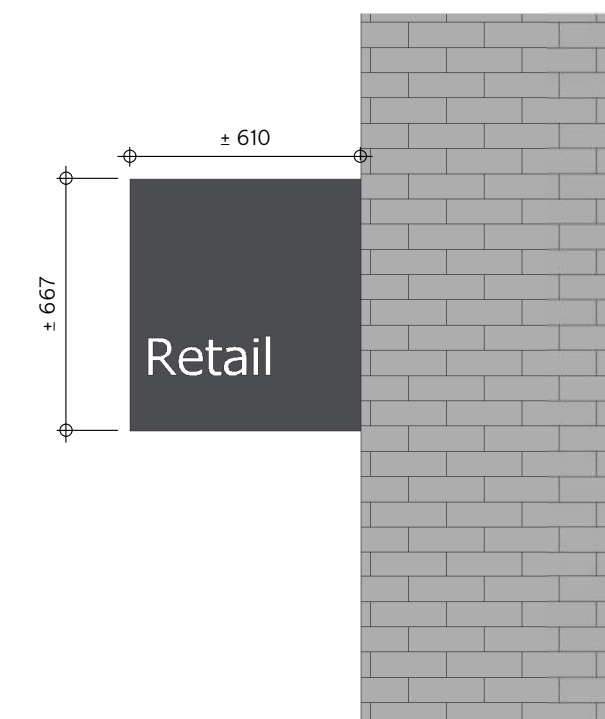
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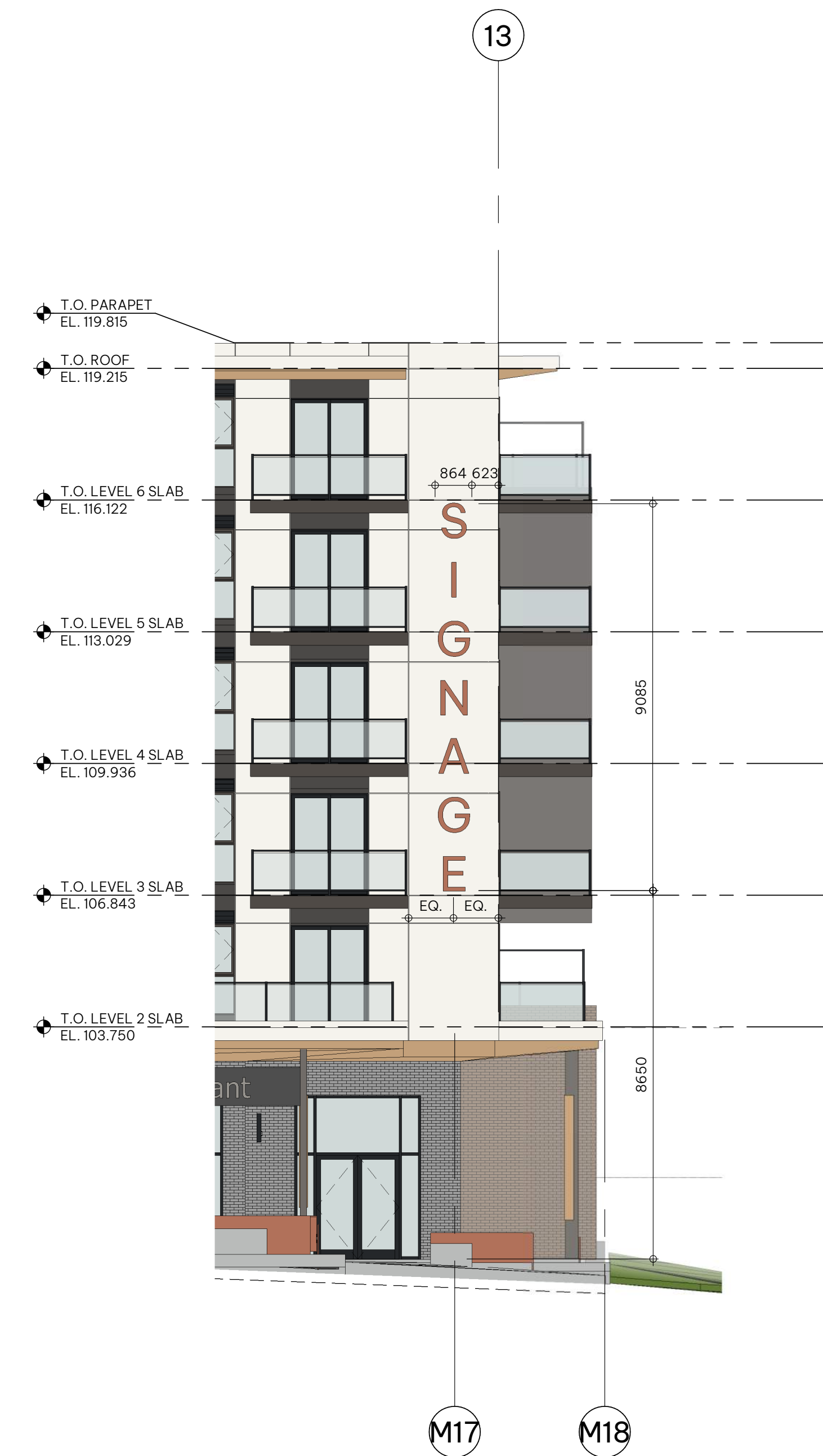
1 Front Entry Signage
DP4.00 | DP1.05 SCALE: 1:50



2 Typical CRU Banner Signage
DP4.00 | DP1.05 SCALE: 1:50



3 Typical CRU Blade Signage
DP4.00 | DP1.05 SCALE: 1:20



4 Corner Vertical Signage
DP2.02 | DP1.05 SCALE: 1:100

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SIGNAGE DETAILS

DRAWING NO.

DP1.05

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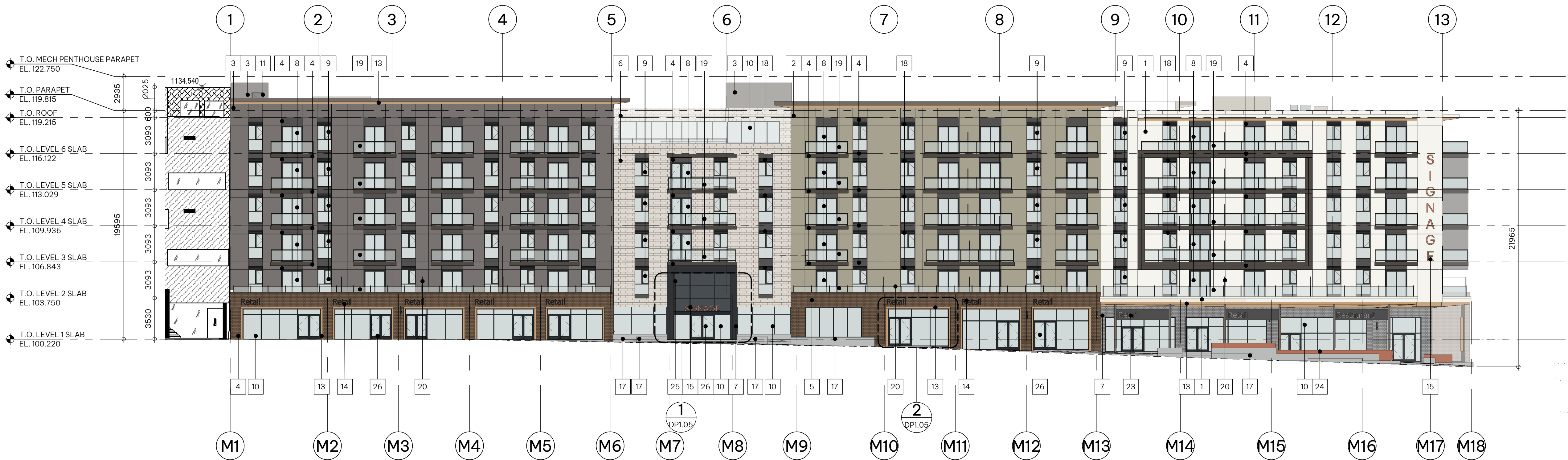
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ELEVATIONS

DRAWING NO.

DP4.00



1 DP - South Elevation

DP4.00 SCALE: 1: 200

Elevation - Code Legend

- | | |
|----|--|
| 1 | PANEL - WHITE |
| 2 | PANEL - TAUPE |
| 3 | PANEL - GREY |
| 4 | PANEL - DARK GREY |
| 5 | MASONRY - BROWN |
| 6 | MASONRY - TAN |
| 7 | MASONRY - GREY |
| 8 | GLASS BALCONY DOORS |
| 9 | BLACK FRAME WINDOWS |
| 10 | STOREFRONT GLAZING SYSTEM - CLEAR GLAZING - BLACK FRAME |
| 11 | METAL DOOR AND FRAME |
| 12 | METAL PANEL - DARK GREY |
| 13 | ALUMINUM PANEL - WARM WOOD LOOK - BROWN |
| 14 | SIGNAGE - BLACK METAL |
| 15 | SIGNAGE - COPPER METAL |
| 16 | METAL OVERHEAD DOOR AND FRAME - DARK GREY |
| 17 | CONCRETE PLANTERS |
| 18 | MECHANICAL LOUVRE - DARK GEY |
| 19 | GLASS GUARD RAIL WITH METAL FRAME - BLACK |
| 20 | GLASS PRIVACY PANEL |
| 21 | SCREEN - WHITE |
| 22 | PANEL - TAN |
| 23 | SIGNAGE - DARK GREY METAL |
| 24 | CONCRETE AND METAL PATIO WALL |
| 25 | CURTAIN WALL GLAZING SYSTEM - TINTED GLAZING - BLACK FRAME |
| 26 | GLASS STOREFRONT DOOR |

Elevation - General Notes

- ALL ALUMINUM SOFFT, EAVES & RAINWATER LEADERS TO MATCH ADJACENT CLADDING COLOUR
- ALL PRE-FINISHED METAL FLASHING TO MATCH ADJACENT FINISH



2 DP - East Elevation

DP4.00 SCALE: 1: 200

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1 DP - North Elevation
DP4.01 SCALE: 1:200



2 DP - West Elevation
DP4.01 SCALE: 1:200

Elevation - Code Legend

1	PANEL - WHITE
2	PANEL - TAUPE
3	PANEL - GREY
4	PANEL - DARK GREY
5	MASONRY - BROWN
6	MASONRY - TAN
7	MASONRY - GREY
8	GLASS BALCONY DOORS
9	BLACK FRAME WINDOWS
10	STOREFRONT GLAZING SYSTEM - CLEAR GLAZING - BLACK FRAME
11	METAL DOOR AND FRAME
12	METAL PANEL - DARK GREY
13	ALUMINUM PANEL - WARM WOOD LOOK - BROWN
14	SIGNAGE - BLACK METAL
15	SIGNAGE - COPPER METAL
16	METAL OVERHEAD DOOR AND FRAME - DARK GREY
17	CONCRETE PLANTERS
18	MECHANICAL LOUVRE - DARK GEY
19	GLASS GUARD RAIL WITH METAL FRAME - BLACK
20	GLASS PRIVACY PANEL
21	SCREEN - WHITE
22	PANEL - TAN
23	SIGNAGE - DARK GREY METAL
24	CONCRETE AND METAL PATIO WALL
25	CURTAIN WALL GLAZING SYSTEM - TINTED GLAZING - BLACK FRAME
26	GLASS STOREFRONT DOOR

Elevation - General Notes

- ALL ALUMINUM SOFFT, EAVES & RAINWATER LEADERS TO MATCH ADJACENT CLADDING COLOUR
- ALL PRE-FINISHED METAL FLASHING TO MATCH ADJACENT FINISH

**MARDA LOOP
MIXED USE DEVELOPMENT**

2222 33rd AVENUE SW, CALGARY, AB

CLIENT
BOARDWALK

NOTE

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DRAWING TITLE
ELEVATIONS

DRAWING NO.
DP4.01

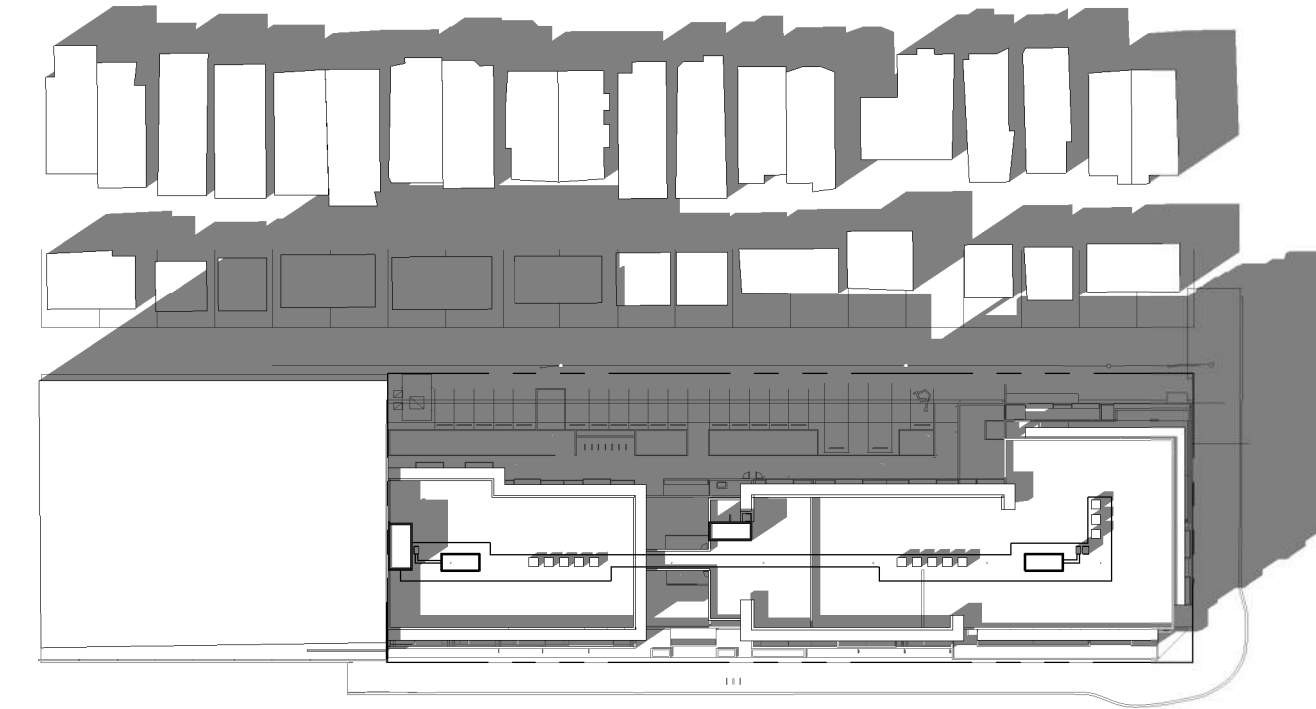
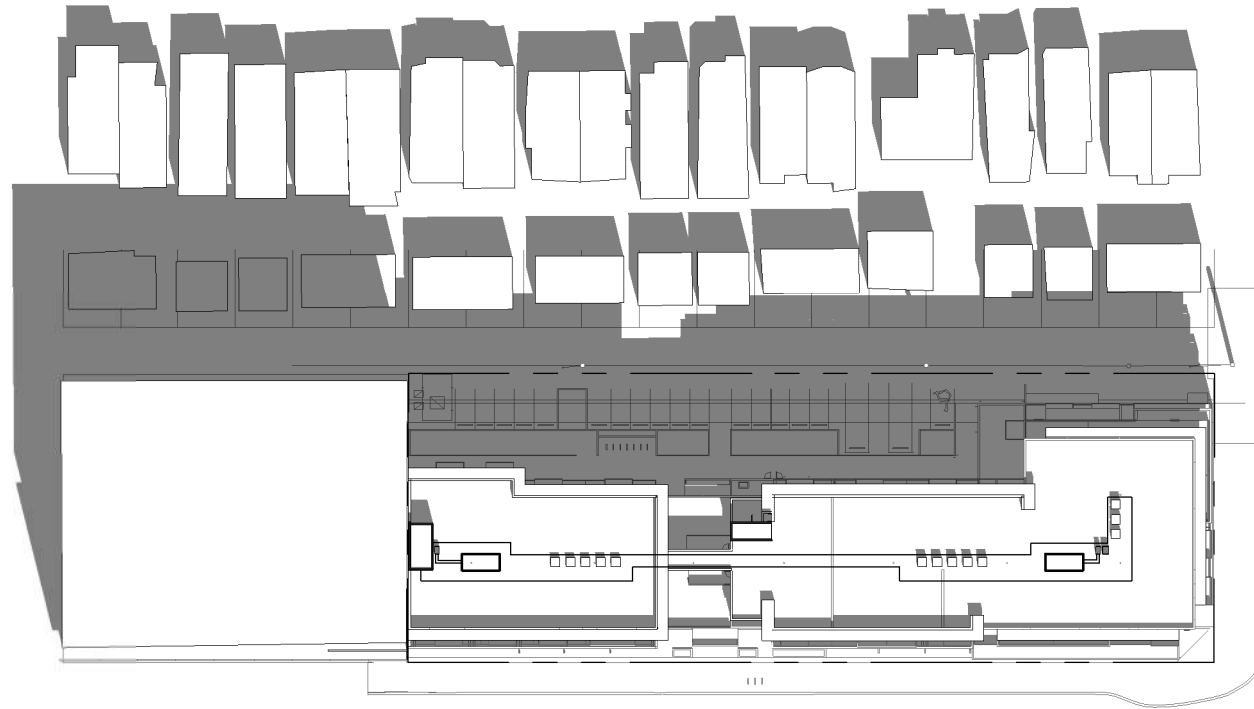
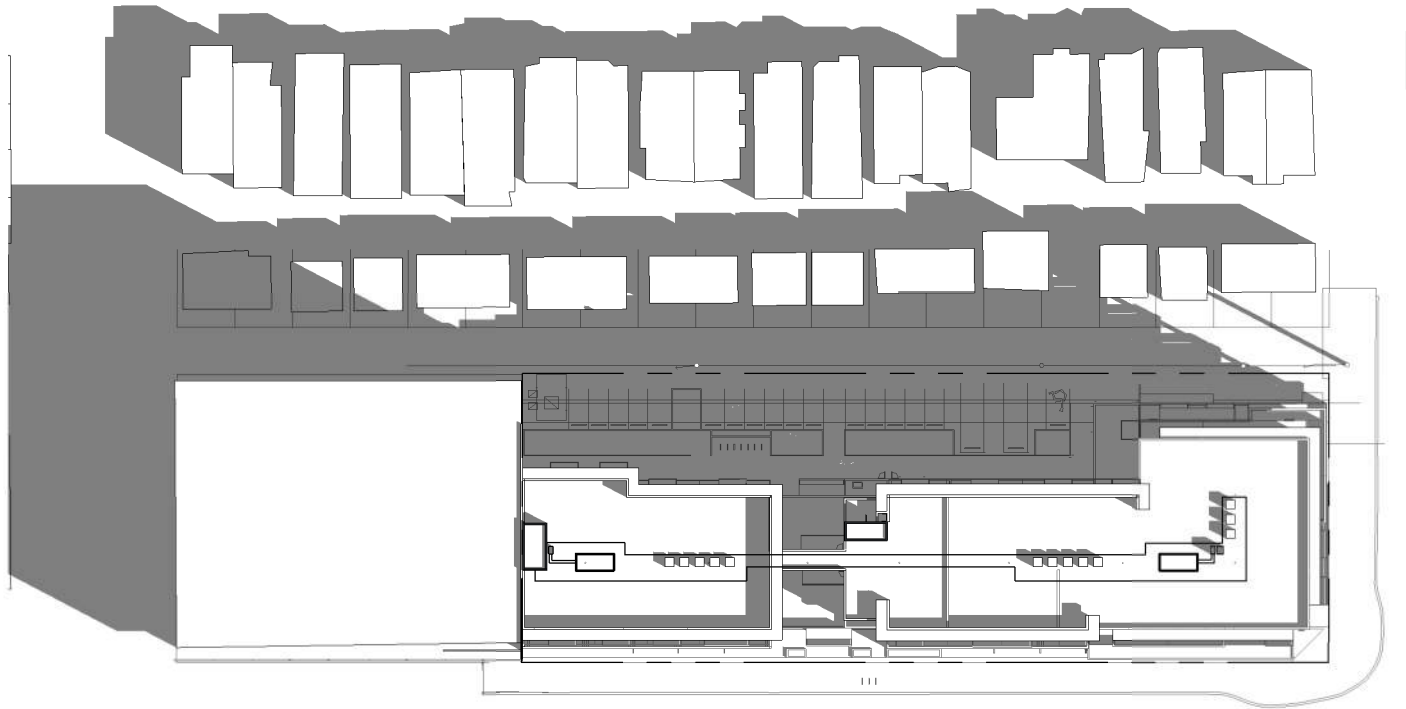
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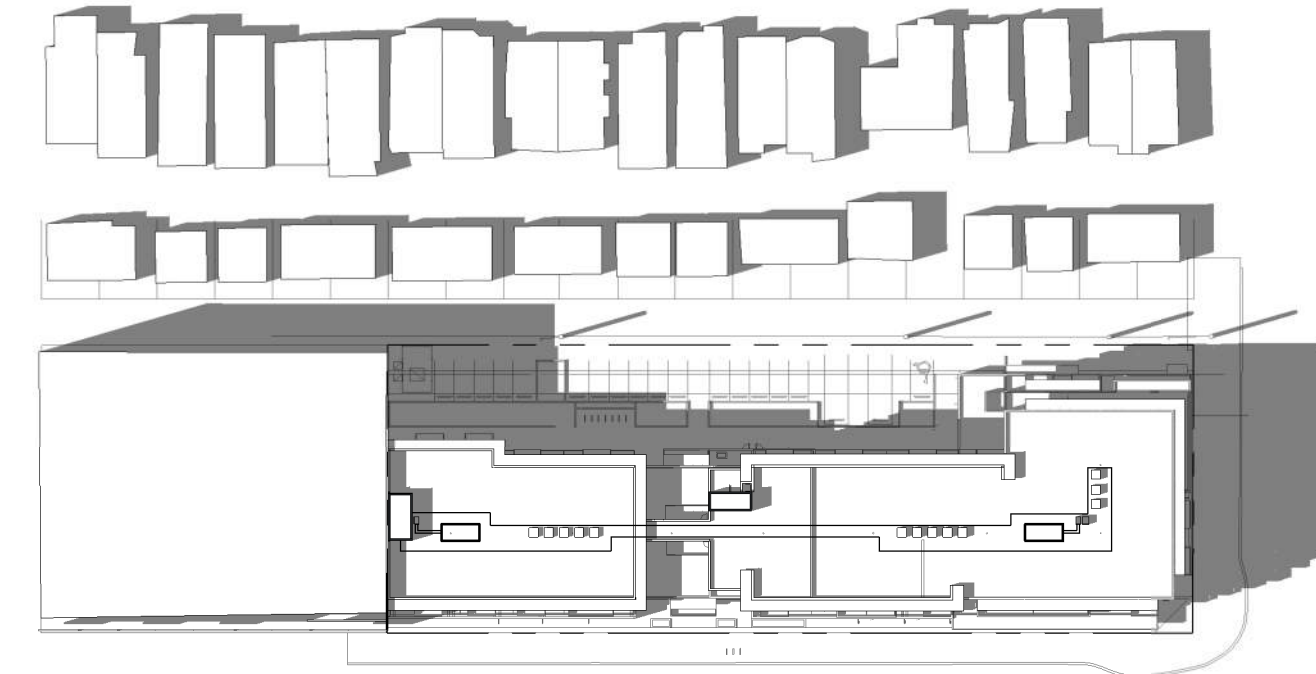
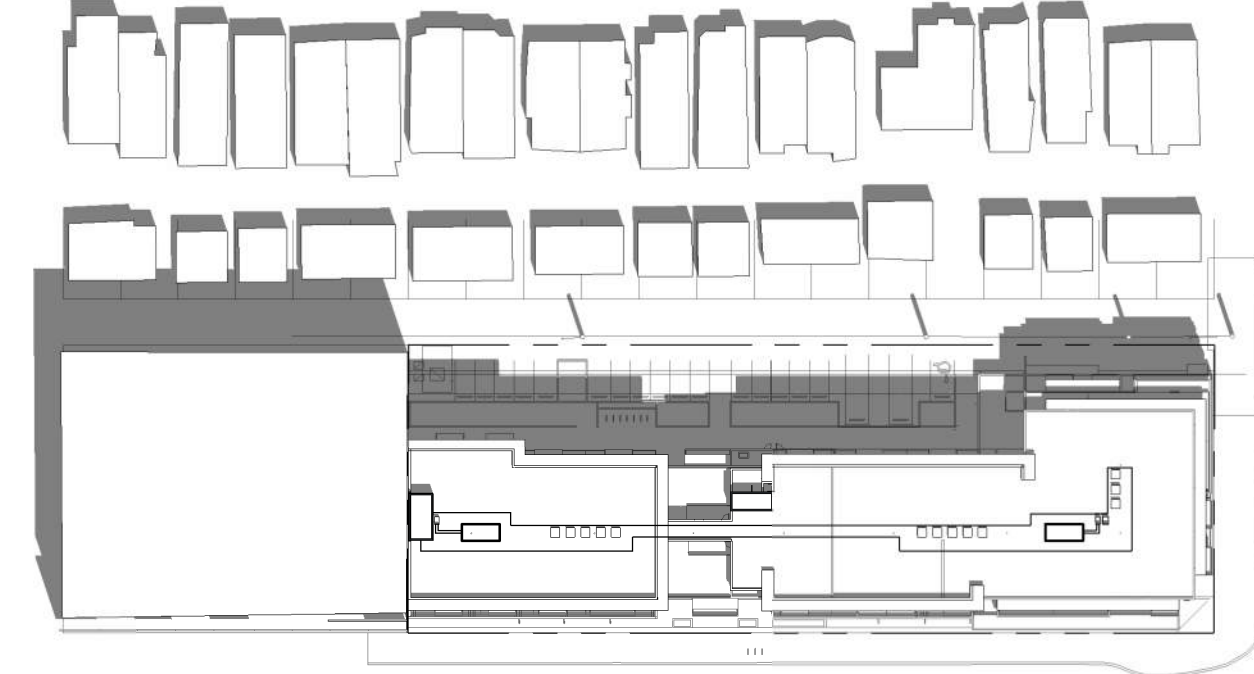
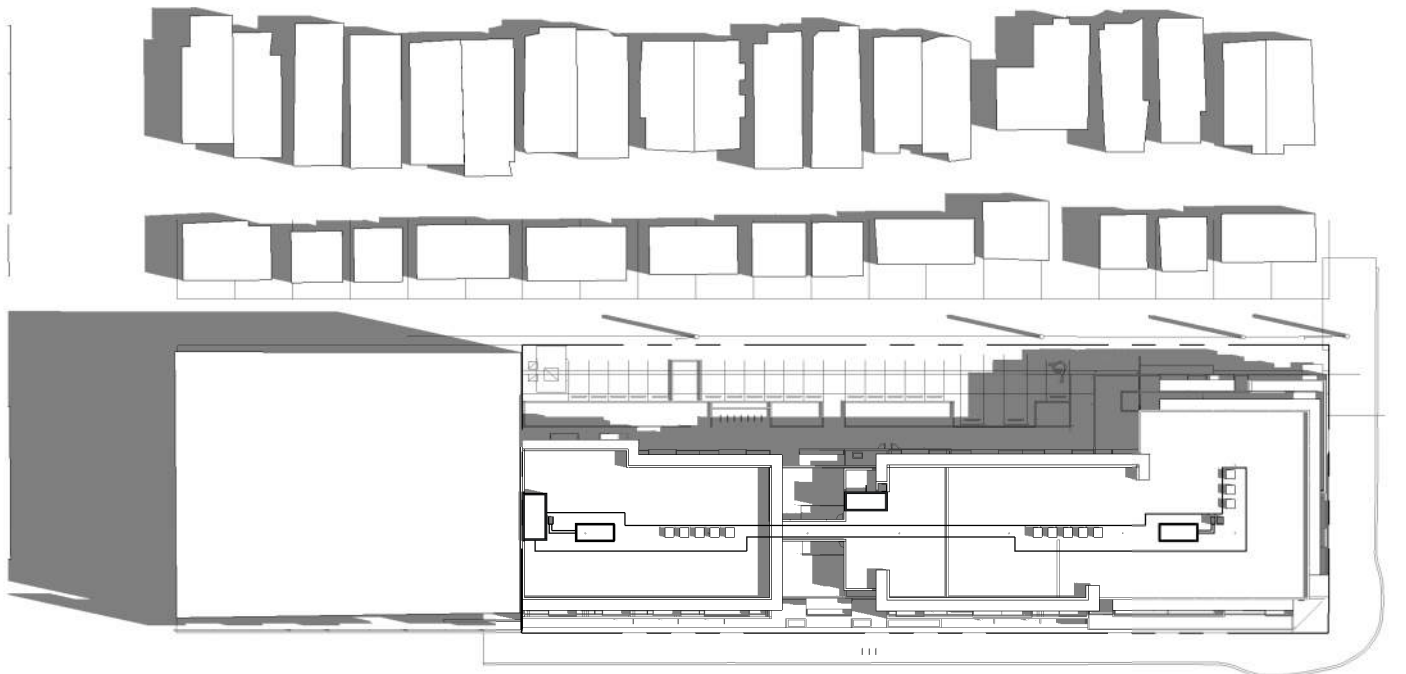
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Spring Equinox
March 21st

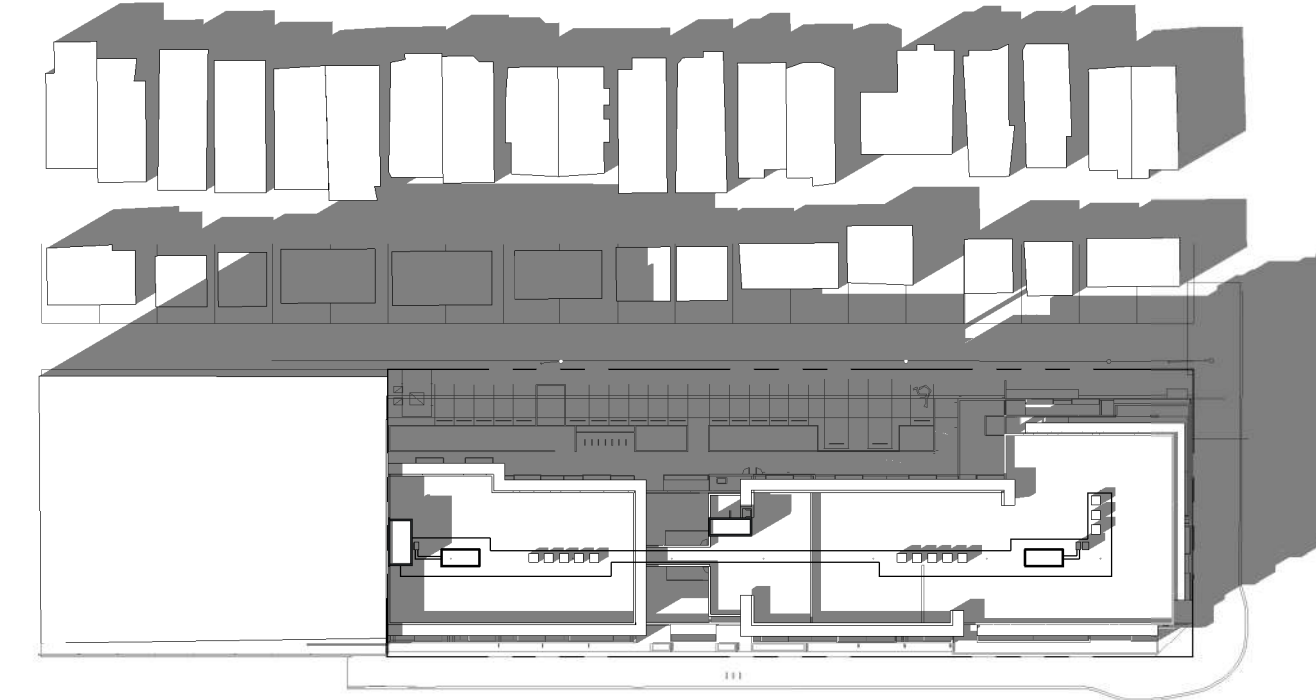
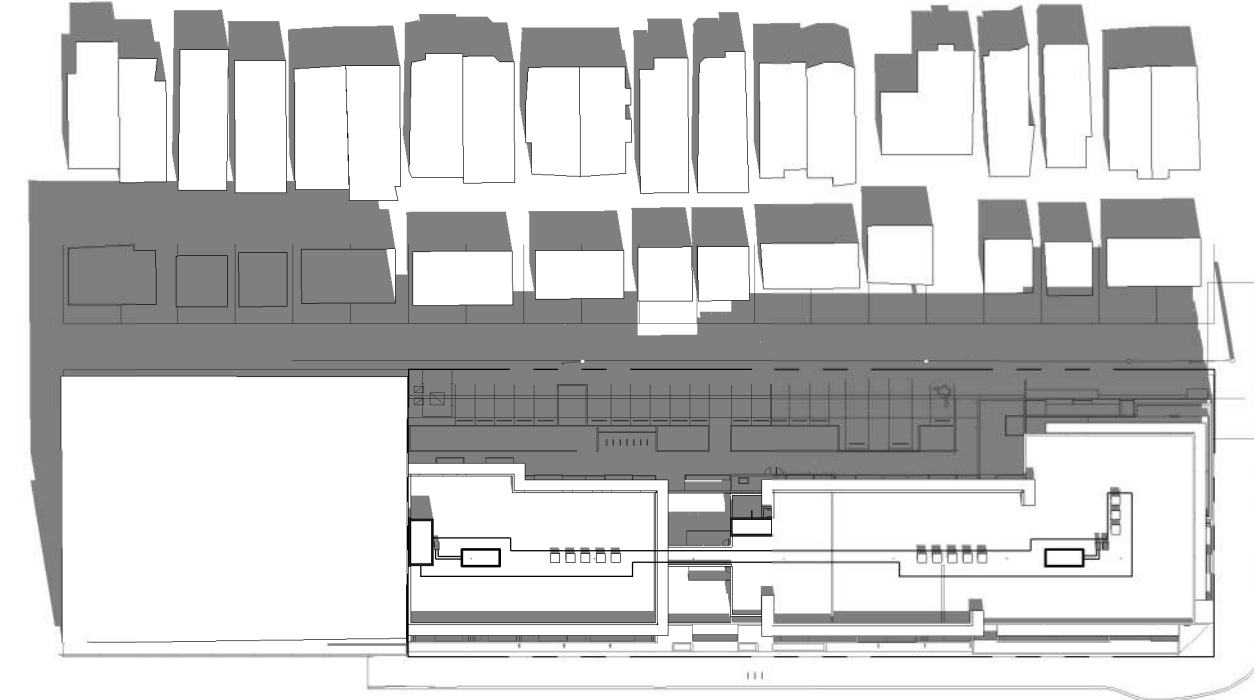
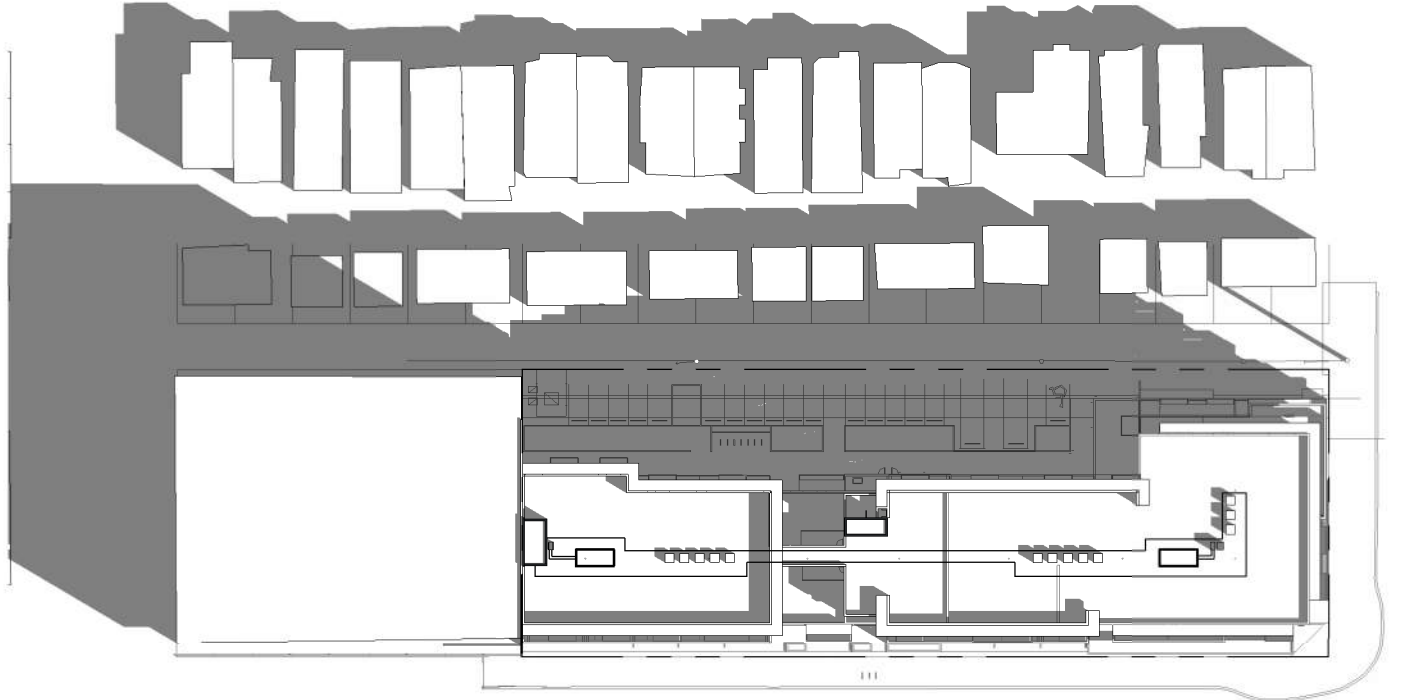
DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN



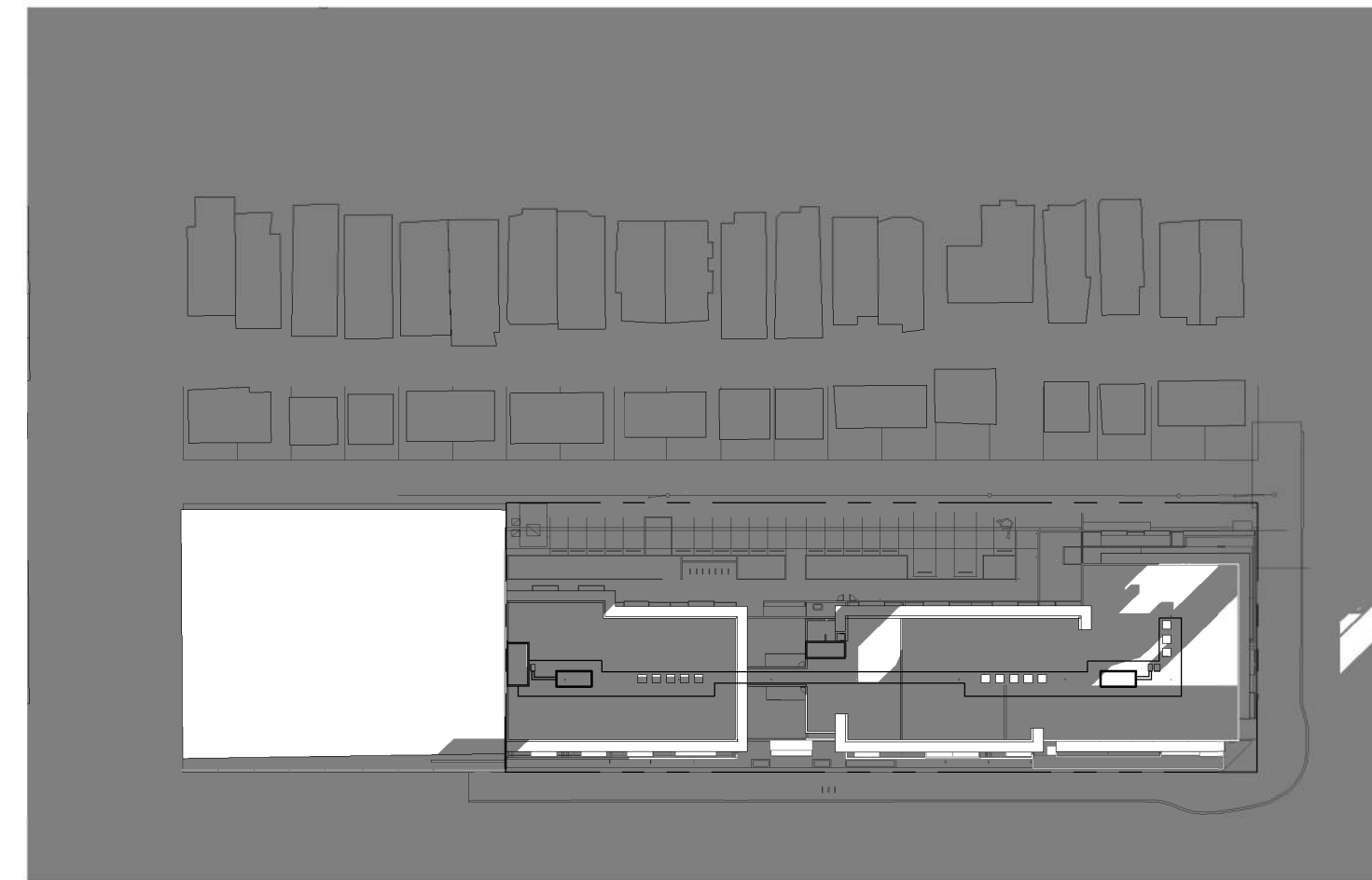
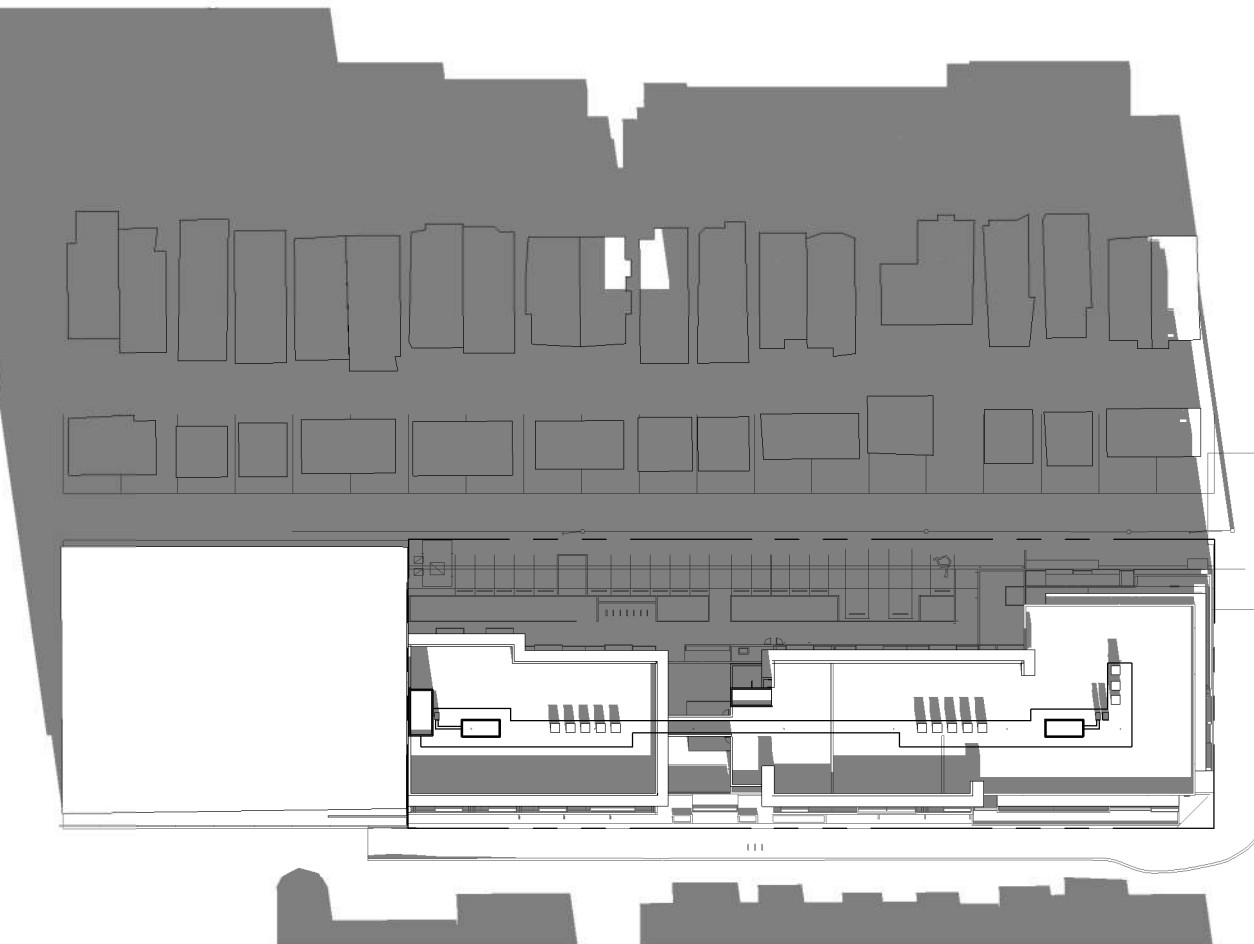
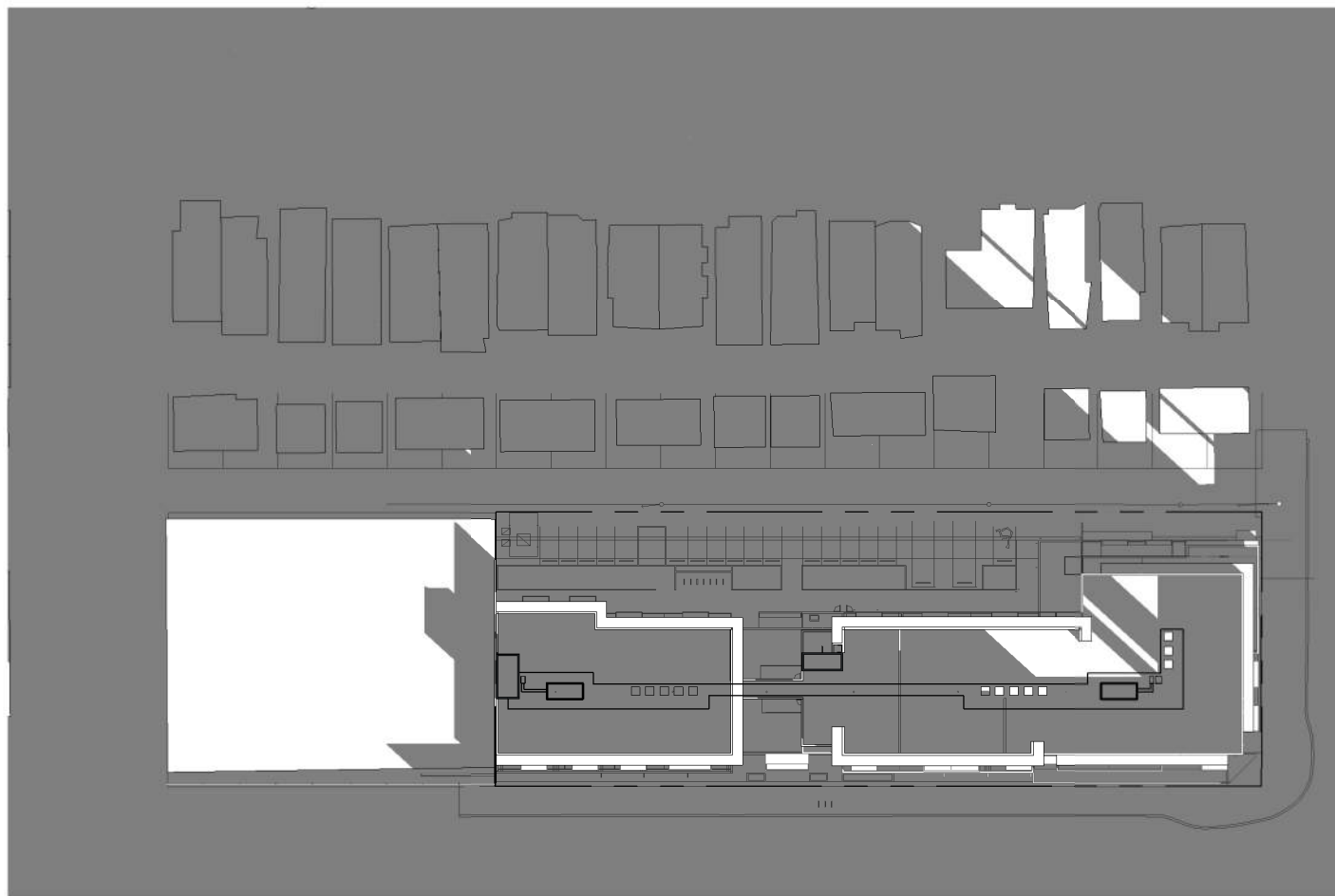
Summer Solstice
June 21st



Autumn Equinox
September 21st



Winter Solstice
December 21st



MARDA LOOP
MIXED USE DEVELOPMENT

2222 33rd AVENUE SW, CALGARY, AB

CLIENT
BOARDWALK

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SHADOW STUDY

DRAWING NO.

DP5.00

MARDA LOOP
MIXED USE DEVELOPMENT

2222 33rd AVENUE SW, CALGARY, AB

CLIENT
BOARDWALK

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DP6.00



SE Corner View - 33rd Ave. and 21 St. SW



Main Entrance View - 33rd Ave. SW



SE Corner Restaurant View - 33rd Ave. and 21 St. SW

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