

ISSUED FOR DEVELOPMENT PERMIT



PERPECTIVE VIEW OF THE BUILDING

Sheet List - DP	
Sheet Number	Sheet Name
D0.0	COVER PAGE
D0.01	SURVEY
D1.00	SITE INFORMATION
D1.01	AREA PLAN
D1.02	LANDSCAPE PLAN
D1.03	LANDSCAPE PLAN
D1.04	WASTE TRUCK MOVEMENT
D2.00	PARKING LEVEL
D2.01	MAIN FLOOR
D2.02	SECOND FLOOR
D2.03	TYPICAL FLOOR
D2.04	ROOF PLAN
D3.00	BUILDING ELEVATIONS
D3.01	BUILDING ELEVATIONS
D4.00	BUILDING SECTIONS
D4.01	BUILDING SECTIONS
D5.00	PERSPECTIVES

professional seal
prime consultant



401, 1040 - 7 Ave. Sw Calgary, Alberta, Canada
Tel: 403 - 269 - 5959 Fax: 403 - 233 - 8149
www.mcplusa.ca

client
Client Name

consultants

NOTES:

KEY PLAN

Description	Date
ISSUED FOR DEVELOPMENT PERMIT	2025.11.11
No.	1

Project Title
MIXED USE DEVELOPMENT

Project Municipal Address
1112/1124 17 Avenue SW,
Calgary AB

Project Legal Address
Plan:A1;Block:118;Lot:10-14

MC+A file No.
MCA 1299

Phase
DEVELOPMENT PERMIT

Date
2025.11.11

Scale

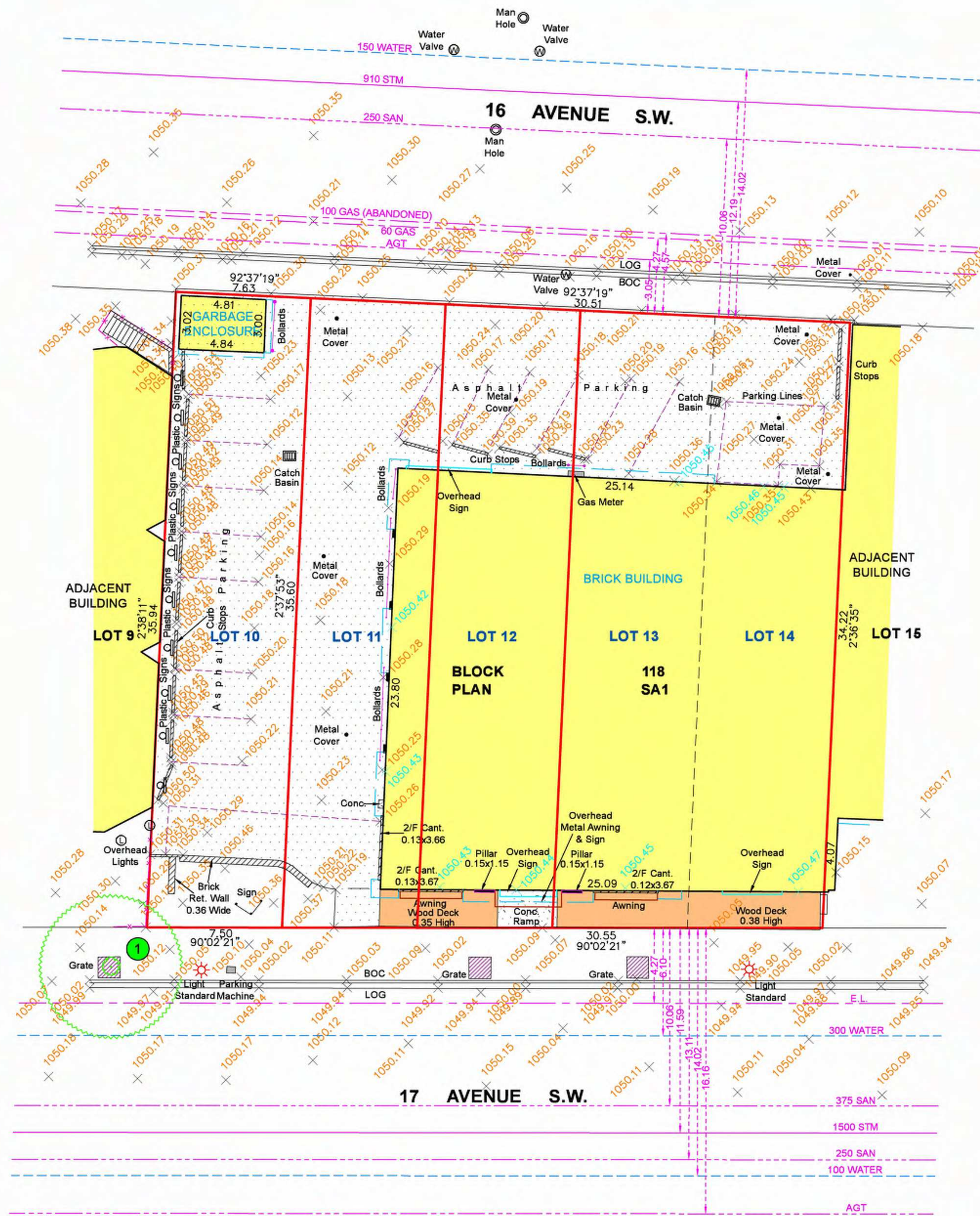
Drawn By
GMNB

Checked By
MC

Sheet Title
COVER PAGE

Sheet Number
D0.0

2025-11-10 7:42:26 PM

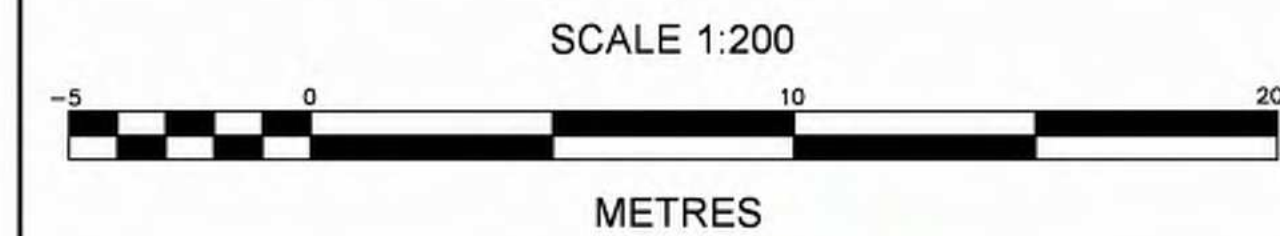


**CITY OF CALGARY
ALBERTA**

**PLAN SHOWING
SITE SURVEY**
AFFECTING
LOT 10-14, BLOCK 118, PLAN SA1
WITHIN
S.W. 1/4 SEC.16-24-1-W5M

NOTES:
Distances shown are in metres and decimals thereof.
Location of underground utilities are copied from City of Calgary Block Profile sheets.
All elevations are geodetic elevations and are derived from ASCM 97268 Elevation = 1058.927

PROPERTY DESCRIPTION:
CLIENT: STRATEGIC
MUNICIPAL ADDRESS: 1112 /1120 - 17 AVENUE S.W. CALGARY, ALBERTA
DATE OF SURVEY: APRIL 10-11, 2025



LEGEND

Spot elevations are shown thus	+
New elevations are shown thus	+
Subject Property is shown thus	—
Eave Fascia are shown thus	—
Fences are shown thus	—
Building foundation shown thus	—
Overhead Utilities shown thus	—
Gas line shown thus	—
Sanitary Lines shown thus	—
Storm lines shown thus	—
Water lines shown thus	—
AGT Lines shown thus	—
E.L. Lines shown thus	—
Coniferous trees are shown thus	●
Deciduous trees are shown thus	●
Shrubs are shown thus	●
Tree Canopy shown thus	●
Power Poles shown thus	●
Manhole shown thus	●
Light Standards shown thus	●
Sign shown thus	●
Catch Basins shown thus	●
Water valve shown thus	●

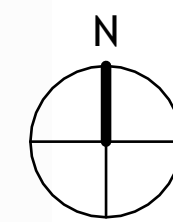


REVISED: September 30, 2025
REVISED: July 23, 2025

NITIN BANSAL A.L.S.	TOTAL GEOMATICS & CONSULTING INC.	DATE: May 16, 2025
DWN BY:CD	93 ROYAL CREST VIEW N.W., CALGARY	JOB NO: TG25-0083
CK'D BY:NB	T3G 5W5, ALBERTA, PH.:(403) 478 3635	ACAD FILE NO: TG25-0083SS

NOTE: THE INFORMATION ON THE SURVEY / REAL PROPERTY REPORT IS TO BE READ AND NOT MEASURED OR SCALED.

DISCLAIMER:
This plan represents best information at the time of Survey. Total Geomatics and Consulting Inc. and its employees take no responsibility for the location of any Underground Conduits, Pipes or any other facilities whether shown on or Omitted from this plan. All underground installation should be located by the respective authorities prior to Construction.
CALL ALBERTA ONE CALL: 1-800-242-3447



professional seal
prime consultant



401, 1040 - 7 Ave. Sw Calgary, Alberta, Canada
Tel:403 - 269 - 5959 Fax:403 - 233 - 8149
www.mcplusa.ca
client
Client Name

consultants

NOTES:

KEY PLAN

Date	Description
2025.11.11	ISSUED FOR DEVELOPMENT PERMIT

Project Title
MIXED USE DEVELOPMENT

Project Municipal Address
1112/1124 17 Avenue SW,
Calgary AB

Project Legal Address
Plan:A1;Block:118;Lot:10-14

MC+A file No.
MCA 1299

Phase
DEVELOPMENT PERMIT

Date
2025.11.11

Scale

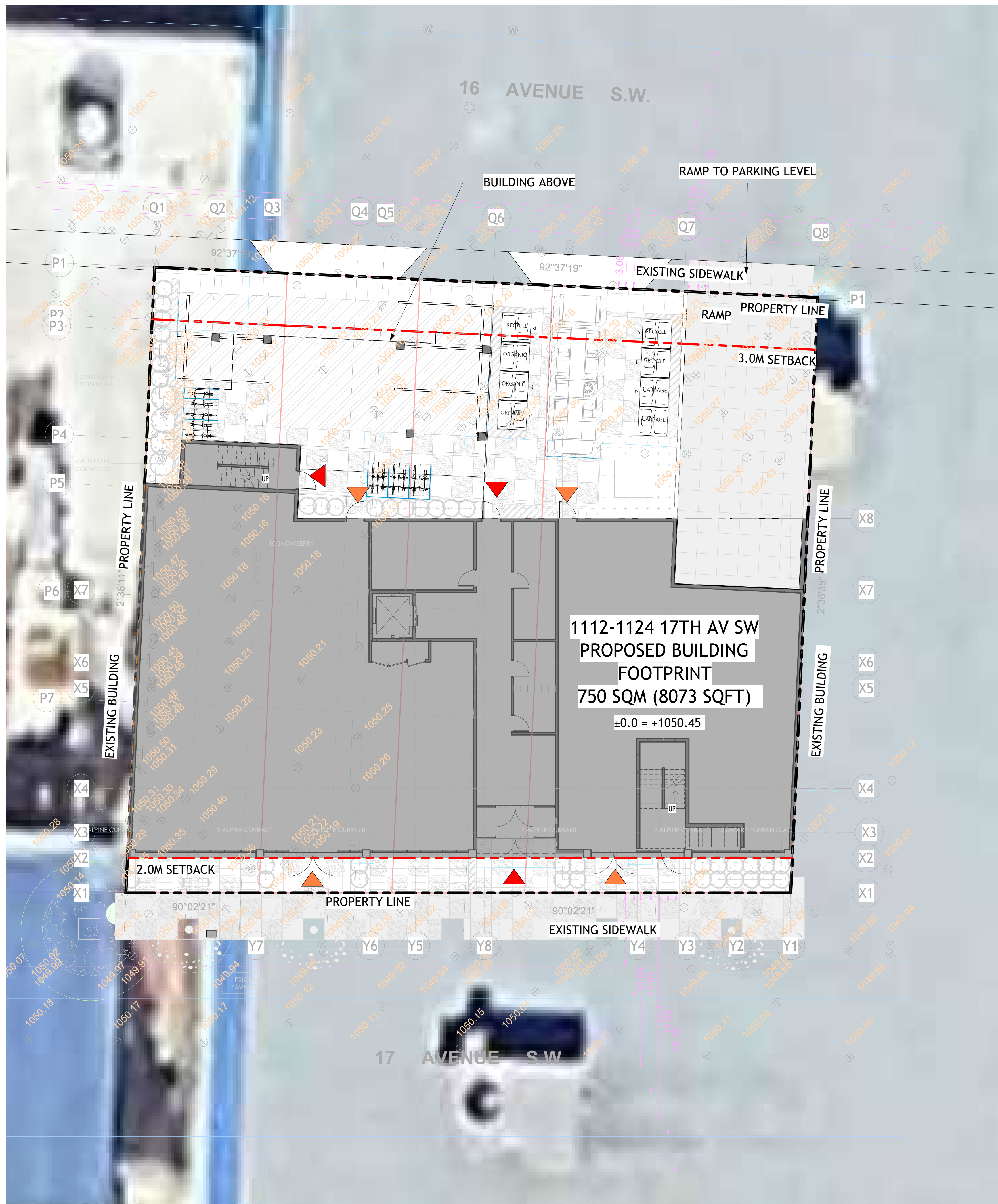
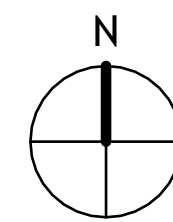
Drawn By
GMNB

Checked By
MC

Sheet Title
SURVEY

Sheet Number

D0.01



PROPOSED MULTI-RESIDENTIAL

- ADDRESS : 1112/1124 17 Avenue SW, Calgary AB
- LEGAL ADDRESS : Plan:A1;Block:118;Lot:10-14
- LAND USE DESIGNATION : C-COR1f4.0h24 Commercial - Corridor 1
- SITE/PARCEL AREA : 1,338sqm/ 14,403sqft/ 0.13 ha
- PARCEL COVERAGE : (Building Coverage/ Parcel Area) x100
750 sqm/ 1338sqm x100 = 56%
- MAX BUILDING HEIGHT : 24 metres
- PROPOSED GFA : 4525 sqm/ 48,707 sqft
- FLOOR AREA RATIO : 4.0 ALLOWED (3.38 PROVIDED)

- FRONT SETBACK AREA(SOUTH)
REQUIRED- NONE; MAX ALLOWED 3M, PROVIDED 2M
- REAR SETBACK AREA (NORTH)
REQUIRED 3M, PROVIDED 3M
- SIDE SETBACK AREA
EAST SIDE - NONE REQUIRED. WEST SIDE - NONE REQUIRED
- NUMBER OF UNITS: 75 ; RETAIL AREA : 566 SQM (12.5% OF GFA)
- BICYCLE PARKING
CLASS 1 FOR @0.5/UNIT = 37.5: 38 STALLS (54 PROVIDED)
CLASS 2 FOR @0.1/UNIT = 7.5 : 8 STALLS (11 PROVIDED)
EXCES CLASS 1BIKE PARKING- 16
- MOTOR VEHICLE PARKING STALLS
RESIDENT PARKING @0.75 STALLS PER UNIT :56.25
VISITOR PARKING STALLS @0.1 STALLS PER UNIT :7.5
RETAIL PARKING @ 4PER 100 SQM GFA :22.64
TOTAL PARKING DEMAND: 86.39 = 87 STALLS
TOTAL PARKING PROVIDED: 29[24 BASEMENT+5 MAIN FLOOR]
RELAXATION REQUESTED: 58
- AMENITY SPACE
NUMBER OF UNITS WITHOUT BALCONIES: 34
REQUIRED @ 5.0 SQM/UNIT = 170 SQM
ROOFTOP GARDEN COMMON AMENITY PROVIDED: 185.59 SQM

LEGEND

- PROPERTY LINE
- - - SETBACK
- - - CRANE REACH(7.0 M MAX)
- ▲ RETAIL ENTRY/EXIT
- ▲ RESIDENTIAL ENTRY/EXIT
- BALCONY

Parking Schedule-VEHICLE PARKING		
Level	Type	Count
PARKING LEVEL	PARKING 2500 X 5400	14
PARKING LEVEL	PARKING-2850 X 5400	8
PARKING LEVEL	PARKING- ADA- 2400 x 5500	2
MAIN LEVEL	PARKING 2500 X 5400	5
Grand total:		29

Parking Schedule-BIKE PARKING				
Level	Type	STALLS	Comments	No. Of Bikes
PARKING LEVEL				
PARKING LEVEL	CLASS 1-BIKE STALL (2PAX)	27	2 BIKES PER STALL	54
MAIN LEVEL				
MAIN LEVEL	CLASS 2 BIKE STALL- (1 pax)	1	1 BIKES PER STALL	1
MAIN LEVEL	CLASS 2-BIKE STALL (2PAX)	5	2 BIKES PER STALL	10

professional seal
prime consultant



401, 1040 - 7 Ave. Sw Calgary, Alberta, Canada
Tel:403-269-5959 Fax:403-233-8149
www.mcplusa.ca

client
Client Name

consultants

NOTES:

KEY PLAN

Date	Description
2025.11.11	ISSUED FOR DEVELOPMENT PERMIT

Project Title
MIXED USE DEVELOPMENT

Project Municipal Address
1112/1124 17 Avenue SW,
Calgary AB

Project Legal Address
Plan:A1;Block:118;Lot:10-14

MC+A file No.
MCA 1299

Phase
DEVELOPMENT PERMIT

Date
2025.11.11

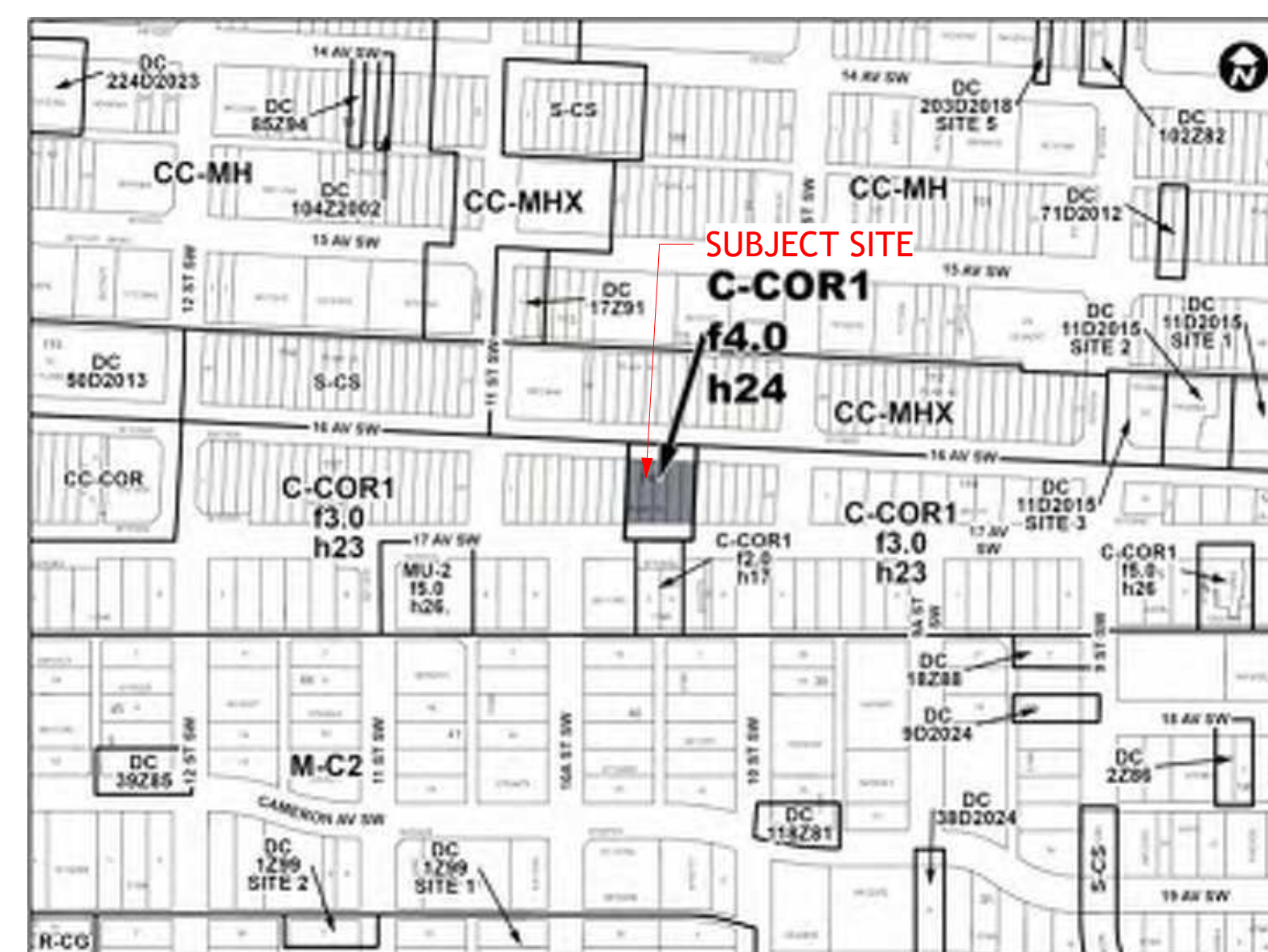
Scale
As indicated

Drawn By
GMNB

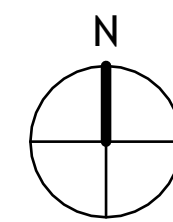
Checked By
MC

Sheet Title
SITE INFORMATION

Sheet Number
D1.00



2025-11-10 7:42:32 PM



professional seal
prime consultant



401, 1040 - 7 Ave. Sw Calgary, Alberta, Canada
Tel: 403 - 269 - 5959 Fax: 403 - 233 - 8149
www.mcplusa.ca

client
Client Name

consultants

NOTES:

KEY PLAN

No.	Description	Date
1	ISSUED FOR DEVELOPMENT PERMIT	2025.11.11

Project Title
MIXED USE DEVELOPMENT

Project Municipal Address
1112/1124 17 Avenue SW,
Calgary AB

Project Legal Address
Plan:A1;Block:118;Lot:10-14

MC+A file No.
MCA 1299

Phase
DEVELOPMENT PERMIT

Date
2025.11.11

Scale
1:10

Drawn By
GMNB

Checked By
MC

Sheet Title
LANDSCAPE PLAN
MAIN FLOOR

Sheet Number

D1.02

GENERAL NOTES

- THIS DRAWING HAS BEEN PREPARED FOR DEVELOPMENT PERMIT PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
- ALL PLANT MATERIAL TO CONFORM TO THE CANADIAN NURSERY TRADES ASSOCIATION STANDARDS.
- ALL PLANT MATERIAL SIZES SHOWN ARE MINIMUM SIZES.
- ALL PLANTING BEDS TO HAVE A MINIMUM OF 75MM DEPTH CHARCOAL MULCH UNLESS OTHERWISE NOTED.
- ALL SOFT SURFACE LANDSCAPE AREAS TO BE IRRIGATED WITH UNDERGROUND IRRIGATION SYSTEM.
- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.
- DO NOT SCALE DRAWINGS.
- TOPSOIL AVAILABLE FOR PLANTINGS OVER PARKADE*
TREES 1200MM
SHRUBS 600MM
GRASS & PERENNIALS 300MM

LANDSCAPE ANALYSIS

SITE AREA: 1332.38 SQ.M.
SOFTSCAPE AREA: 91.22 SQ.M.
ROOFTOP AMENITY AREA: 185.59 SQ.M.
TOTAL TREES PROVIDED IN BOULEVARD = 3
TOTAL SHRUBS PROVIDED AT GROUND LEVEL = 43

LEGEND

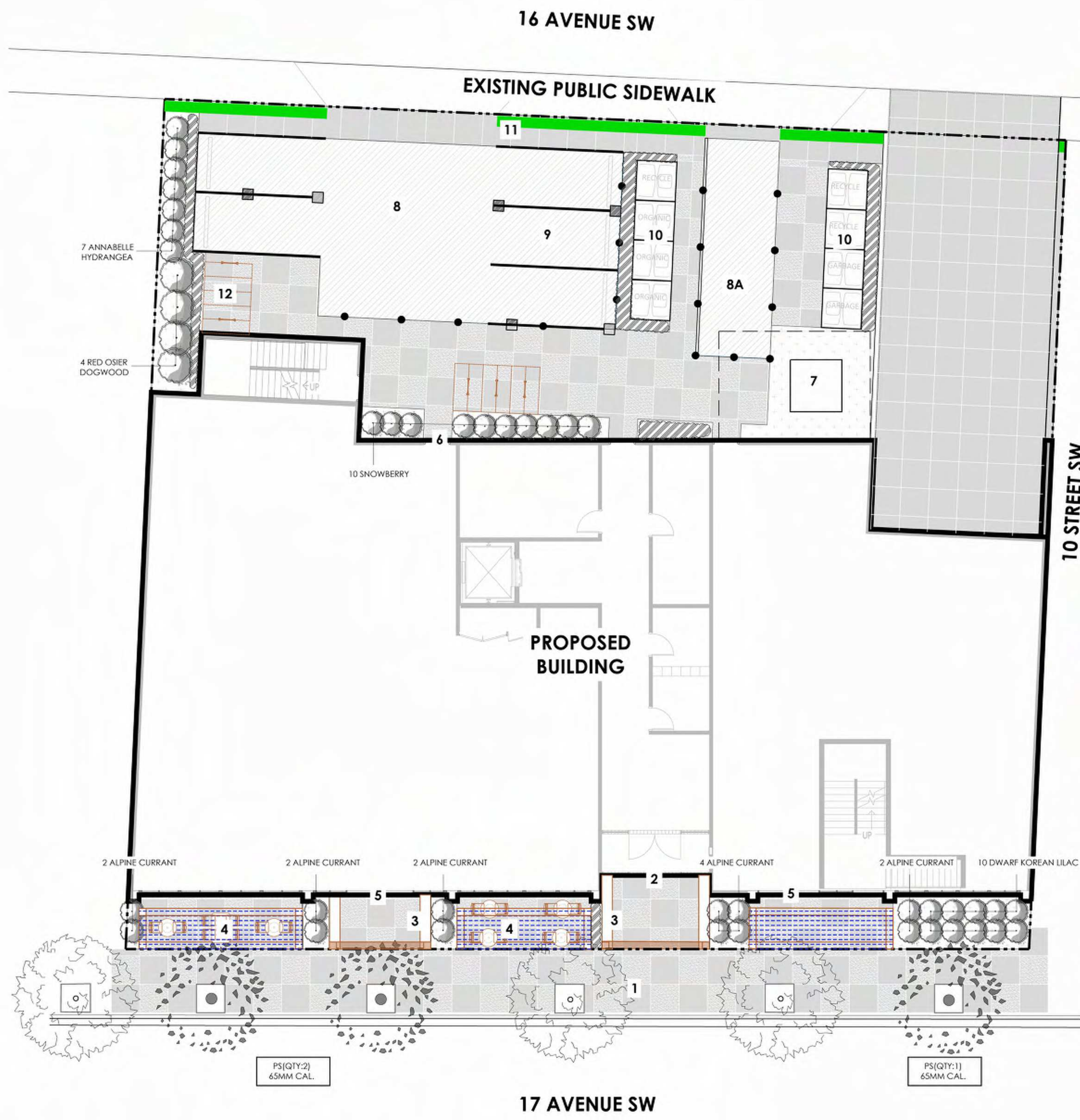
- REGULAR GREY COLOR CONCRETE
- REGULAR GREY COLOR LIGHT SANDBLAST FINISH CONCRETE
- ASPHALT FOR DRIVEWAY
- PLANTING BED WITH PARKLAND PREMIUM MULCH
- PROPOSED DECIDUOUS TREES IN BOULEVARD
- EXISTING TREE TO REMAIN
- PROPOSED DECIDUOUS SHRUB
- PERENNIALS/ GRASSES
- BENCH
- CLASS 2 BIKE PARKING
6 RACKS: 11 STALLS
- DECORATIVE SCREEN
- BOLLARDS
- MOVABLE OUTDOOR FURNITURE
- TWINKLE LIGHT (OPTIONAL)

DESIGN ELEMENTS

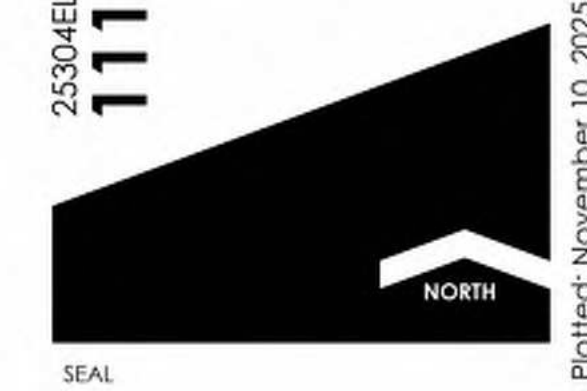
- PUBLIC SIDEWALK WITH BOULEVARD TREES
- MAIN ENTRANCE
- PLANTING BED WITH BENCH
- PATIO WITH CHAIR AND TABLE
- COMMERCIAL ENTRANCE
- BACK DOOR
- TRANSFORMER
- DRIVEWAY
- LOADING ZONE
- VEHICLE PARKING
- MOLOK BINS
- 2400MM HEIGHT DECORATIVE SCREEN
- BIKE PARKING

PLANTING SCHEDULE

common name	latin name	size/ spread	quantity	comments
deciduous trees in boulevard (TOTAL QUANTITY: 3)				
PAIMORE SPIRE GREEN ASH	FRANKIUS PENNSYLVANICA 'RUGBY'	65MM CAL.	3	B&B, SPECIMEN
deciduous shrubs (TOTAL QUANTITY: 43)				
RED OSIER DOGWOOD	CORNUS SERICEA	600MM HT.	4	MIN 5-7 STEMS
ANNABELLE HYDRANGEA	HYDRANGEA ARBORESCENS 'ANNABELLE'	600MM HT.	7	MIN 5-7 STEMS
SNOWBERRY	SYMPHORICARPOS ALBUS	600MM HT.	10	MIN 5-7 STEMS
DWARF KOREAN LILAC	SYRINGA MEYERI 'PALIBIN'	600MM HT.	10	MIN 5-7 STEMS
ALPINE CURRANT	RIBES ALPINUM	600MM HT.	12	MIN 5-7 STEMS



25304ELTW
1112 - 1124 17 AVENUE SW



ISSUED FOR COORDINATION
REVIEW
DP REVISION

DATE
250815
250902
251110

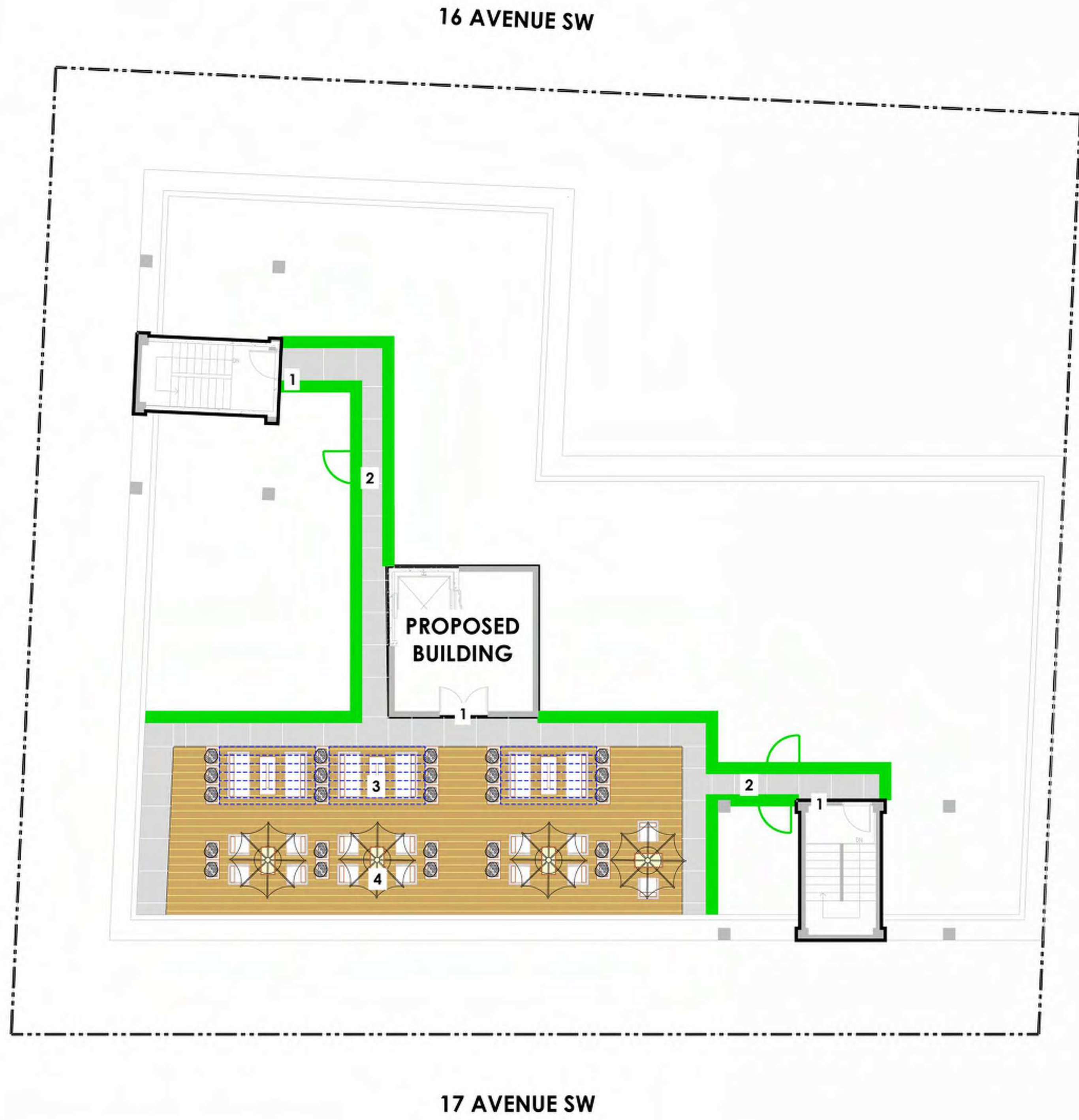
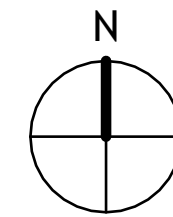
SCALE
DATE
DRAWN BY
CHECKED BY

1:100
251110
JC
YN



THIS DRAWING SUPERSEDES PREVIOUS ISSUES. DO NOT SCALE THE DRAWING. ALL LANDSCAPE DRAWINGS REMAIN THE PROPERTY OF THE LANDSCAPE ARCHITECT. THE DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE ARCHITECT.

File Location: N:\Projects\Current\25304ELTW_1112\1124 17 Avenue SW\01_Current\25304ELTW_Site Landscape Plan_251110.dwg Plotted: November 10, 2025 2:56:16 PM by Jocelyn Choi



GENERAL NOTES

- THIS DRAWING HAS BEEN PREPARED FOR DEVELOPMENT PERMIT PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
- ALL PLANT MATERIAL TO CONFORM TO THE CANADIAN NURSERY TRADES ASSOCIATION STANDARDS.
- ALL PLANT MATERIAL SIZES SHOWN ARE MINIMUM SIZES.
- ALL PLANTING BEDS TO HAVE A MINIMUM OF 75MM DEPTH CHARCOAL MULCH UNLESS OTHERWISE NOTED.
- ALL SOFT SURFACE LANDSCAPE AREAS TO BE IRRIGATED WITH UNDERGROUND IRRIGATION SYSTEM.
- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.
- DO NOT SCALE DRAWINGS.
- TOPSOIL AVAILABLE FOR PLANTINGS OVER PARKADE:
 - TREES 1200MM
 - SHRUBS 400MM
 - GRASS & PERENNIALS 300MM

LANDSCAPE ANALYSIS

SITE AREA: 1332.38 SQ.M.
 SOFTSCAPE AREA: 91.22 SQ.M.
 ROOFTOP AMENITY AREA: 185.59 SQ.M.
 TOTAL TREES PROVIDED IN BOULEVARD = 3
 TOTAL SHRUBS PROVIDED AT GROUND LEVEL = 43

LEGEND

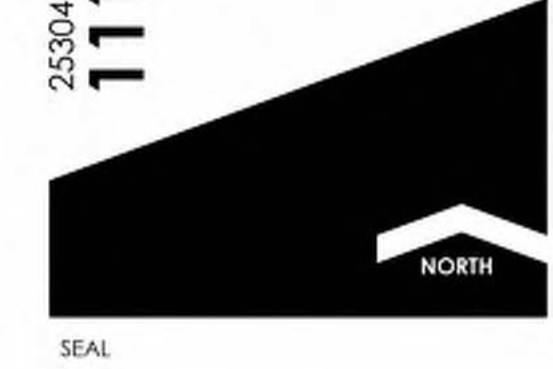
- LIGHT COLOR PAVER
- WOOD OR PAVER DECK
- MOVEABLE OUTDOOR SOFA/ CHAIR
- MOVEABLE OUTDOOR TABLE
- TWINKLE LIGHT (OPTIONAL)
- MOVEABLE UMBRELLA
- 1800MM HEIGHT WOOD SCREEN
- MOVEABLE PLANTER

DESIGN ELEMENTS

- ROOFTOP ENTRANCE
- WALKWAY
- OUTDOOR LOUNGING ZONE WITH SOFAS AND TABLES
- OUTDOOR SEATING NODE WITH FURNITURE AND UMBRELLA



25304ELTW
1112 - 1124 17 AVENUE SW



ISSUED FOR	DATE
COORDINATION	250815
REVIEW	250902
DP REVISION	251110

Project Title
MIXED USE DEVELOPMENT

Project Municipal Address
 1112/1124 17 Avenue SW,
 Calgary AB

Project Legal Address
 Plan:A1;Block:118;Lot:10-14

MC+A file No.
 MCA 1299

Phase
DEVELOPMENT PERMIT

Date
 2025.11.11

Scale
 1:10

Drawn By
 GMNB

Checked By
 MC

NOT FOR CONSTRUCTION
L-2 DP

THIS DRAWING SUPERCEDES PREVIOUS ISSUES. DO NOT SCALE THE DRAWING.
 ALL LANDSCAPE DRAWINGS REMAIN THE PROPERTY OF THE LANDSCAPE ARCHITECT. THE DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE ARCHITECTS.

File Location: N:\Project\Current\25304ELTW - 1112\1124 17 Avenue SW\01 - Current\25304ELTW_site Landscape Plan_251110.dwg Plotted: November 10, 2025 2:56:32 PM by Jocelyn Choi

professional seal
 prime consultant



client
 Client Name

consultants

NOTES:

KEY PLAN

No.	Description	Date
1	ISSUED FOR DEVELOPMENT PERMIT	2025.11.11

Project Title
MIXED USE DEVELOPMENT

Project Municipal Address
 1112/1124 17 Avenue SW,
 Calgary AB

Project Legal Address
 Plan:A1;Block:118;Lot:10-14

MC+A file No.
 MCA 1299

Phase
DEVELOPMENT PERMIT

Date
 2025.11.11

Scale
 1:10

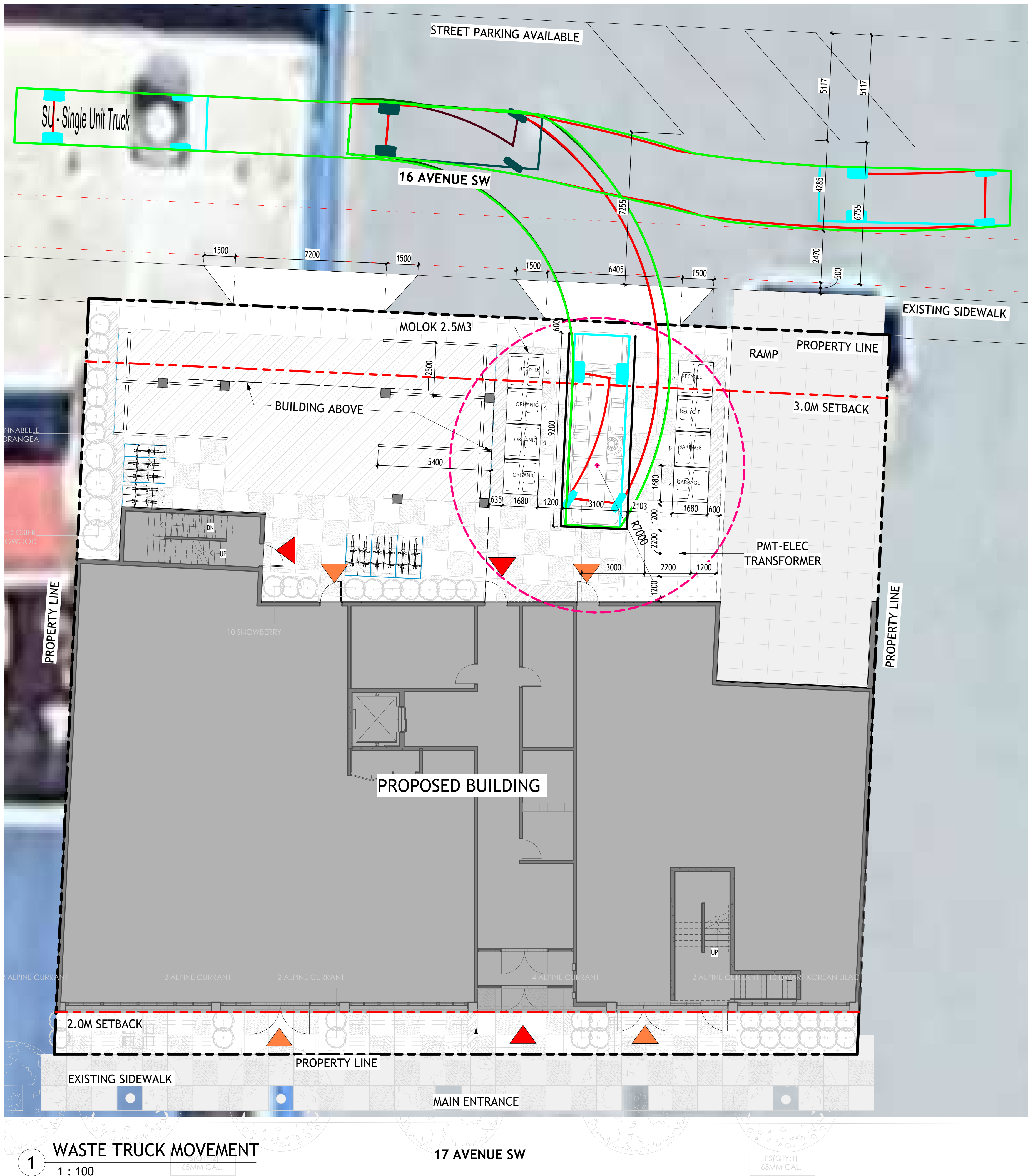
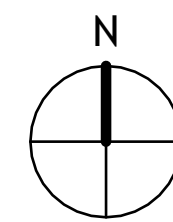
Drawn By
 GMNB

Checked By
 MC

Sheet Title
LANDSCAPE PLAN

MAIN FLOOR

Sheet Number
D1.03



GARBAGE CALCULATION

RESIDENTIAL COMPONENT

TOTAL OF UNITS : 75 UNITS
 WASTE PRODUCED PER WEEK PER UNIT : 0.24 M³ (0.3 YD³)
 WASTE PRODUCED : 18M³

RETAIL COMPONENT

TOTAL RETAIL AREA (2 BAYS) : 566 M²
 WASTE GENERATED = GREATER OF 1 M³ PER BAY: 2M³
 OR 3M³ PER 1000.SQM OF DEVELOPMENT : 1.69M³
 WASTE PRODUCED : 2M³

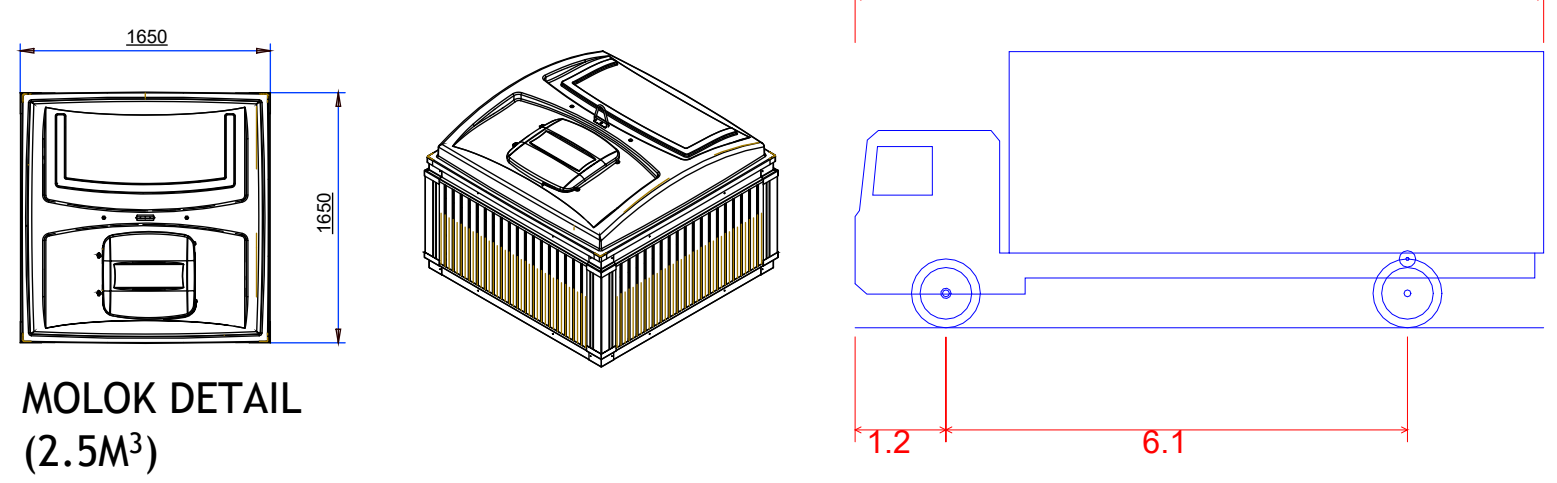
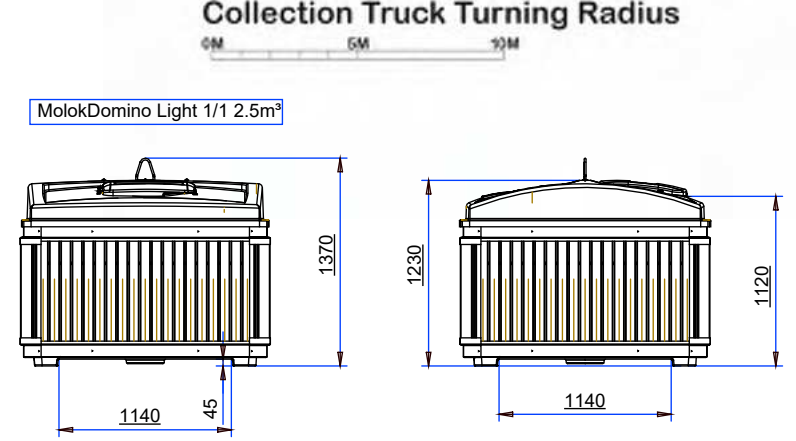
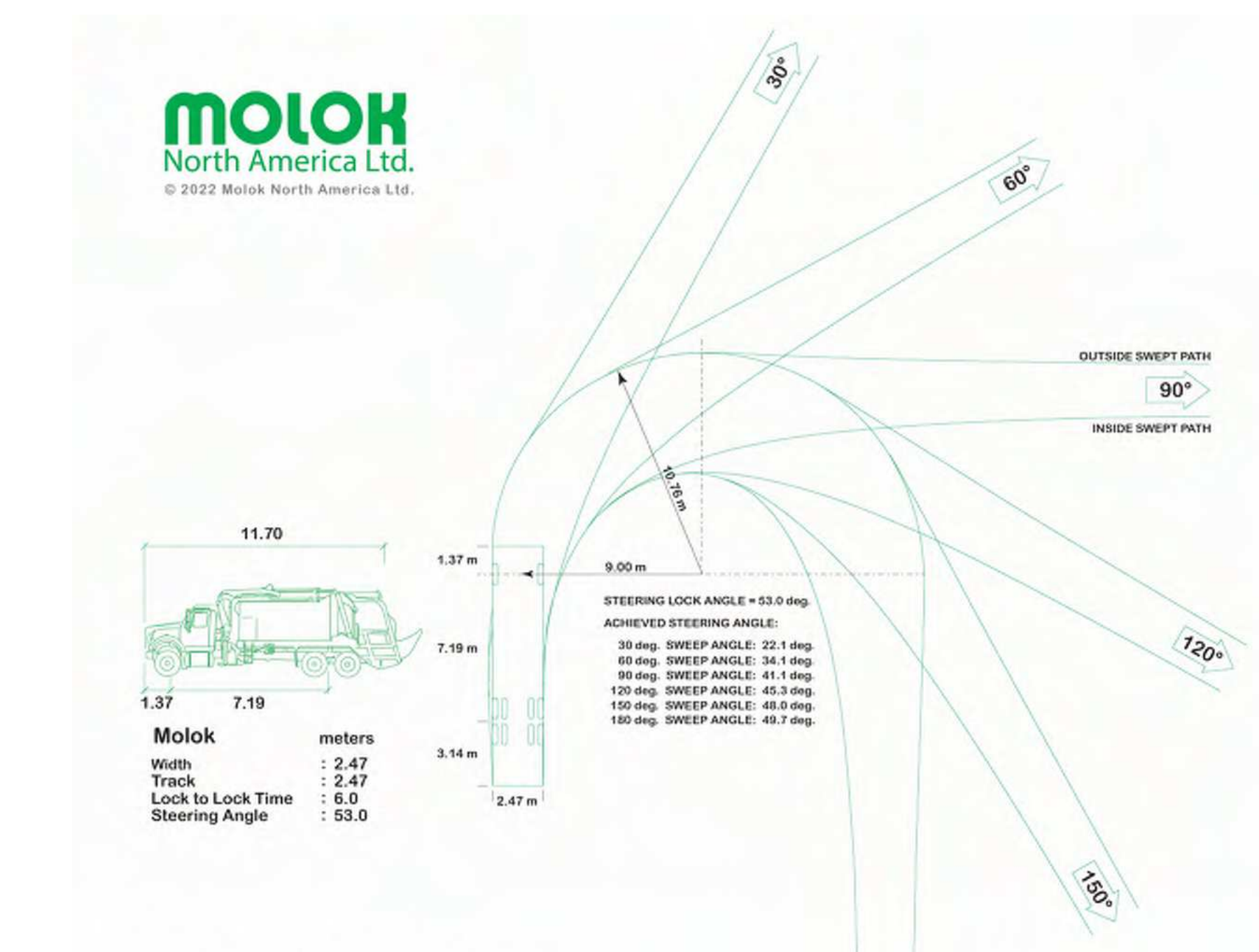
TOTAL WASTE PRODUCED PER WEEK : 20M³

RECOMMENDATION:
 8 UNITS OF MOLOK DOMINO LIGHT (2.5M³ CAPACITY EACH)
 ORGANIC (3) ; GARBAGE(2); RECYCLE (3)

SITE CONSIDERATIONS

- a. ALL MOLOK® CONTAINERS MUST BE A MINIMUM OF 300MM (1 FOOT) FROM ANY WALL OR OTHER STRUCTURE
- b. IT IS RECOMMENDED MOLOK® CONTAINERS BE APPROXIMATELY 300MM (1 FOOT) FROM EACH OTHER.
- c. ALL MOLOK® CONTAINERS MUST BE LOCATED NO MORE THAN 7.0 METRES (23 FEET) FROM WHERE THE COLLECTION TRUCK WILL ACCESS THEM.
- d. THE AREA ABOVE MOLOK® CONTAINERS MUST BE FREE OF ANY OVERHEAD OBSTACLES, INCLUDING TREES, ELECTRICAL LINES, LIGHTING, ETC.
- e. THERE MUST NOT BE ANY UNDERGROUND UTILITIES OR SERVICES WITHIN 300MM (1 FOOT) OF MOLOK® CONTAINERS.

Molok® Domino Light	2,5 m ³	1/1	500 x 500 mm	Lifting bag	Body material
1 m ³	1/2	430 x 370 mm	Reinforced lifting bag	HDPE	
1,5 m ³	2/3	500 x 500 mm	lifting bag for glass	1/3 always with lifting container	
0,5 m ³	1/3	290 x 390 mm	Lifting containers		



- LEGEND**
- PROPERTY LINE
 - SETBACK
 - CRANE REACH(7.0 M MAX)
 - RETAIL ENTRY/EXIT
 - RESIDENTIAL ENTRY/EXIT
 - BALCONY

- SU - Single Unit Truck
- Overall Length 9.100m
- Overall Width 2.600m
- Overall Body Height 3.650m
- Min Body Ground Clearance 0.445m
- Track Width 2.600m
- Lock-to-lock time 4.00s
- Curb to Curb Turning Radius 12.800m

1 WASTE TRUCK MOVEMENT
1 : 100

2 SU-9 VEHICLE
1 : 100



401, 1040 - 7 Ave. Sw Calgary, Alberta, Canada
 Tel:403 - 269 - 5959 Fax:403 - 233 - 8149
 www.mckplusa.ca

client
 Client Name

consultants

NOTES:

KEY PLAN

Date	Description
2025.11.11	ISSUED FOR DEVELOPMENT PERMIT

Project Title
MIXED USE DEVELOPMENT

Project Municipal Address
 1112/1124 17 Avenue SW,
 Calgary AB

Project Legal Address
 Plan:A1;Block:118;Lot:10-14

MC+A file No.
 MCA 1299

Phase
 DEVELOPMENT PERMIT

Date
 2025.11.11

Scale
 As indicated

Drawn By
 GMNB

Checked By
 MC

Sheet Title
 WASTE TRUCK MOVEMENT

Sheet Number
D1.04

2025-11-10 7:43:11 PM



1 Elevation WEST
1 : 100



2 Elevation SOUTH
1 : 100

MATERIAL LEGEND

1. ACM
2. REFLECTIVE GLASS PANEL
3. CLEAR GLASS PANEL ON STEEL FRAME
4. CLEAR GLASS RAILING
5. ACM PARAPET
6. MOUNTAIN CEDAR BELLARA STEEL CEILING
7. BELLARA STEEL SIDING

professional seal
prime consultant



401, 1040 - 7 Ave. Sw Calgary, Alberta, Canada
Tel: 403 - 269 - 5959 Fax: 403 - 233 - 8149
www.mcplusa.ca

client
Client Name

consultants

NOTES:

KEY PLAN

Date	Description	No.
2025.11.11	ISSUED FOR DEVELOPMENT PERMIT	1

Project Title
MIXED USE DEVELOPMENT

Project Municipal Address
1112/1124 17 Avenue SW,
Calgary AB

Project Legal Address
Plan:A1;Block:118;Lot:10-14

MC+A file No.
MCA 1299

Phase
DEVELOPMENT PERMIT

Date
2025.11.11

Scale
1 : 100

Drawn By
GMNB

Checked By
MC

Sheet Title
BUILDING ELEVATIONS

Sheet Number
D3.00

2025-11-10 7:43:51 PM



1 PERSPECTIVE 01



2 PERSPECTIVE 02



3 PERSPECTIVE 03

professional seal
prime consultant



401, 1040 - 7 Ave. Sw Calgary, Alberta, Canada
Tel: 403 - 269 - 5959 Fax: 403 - 233 - 8149
www.mcplusa.ca

client
Client Name

consultants

NOTES:

KEY PLAN

No.	Description	Date
1	ISSUED FOR DEVELOPMENT PERMIT	2025.11.11

Project Title
MIXED USE DEVELOPMENT

Project Municipal Address
1112/1124 17 Avenue SW,
Calgary AB

Project Legal Address
Plan:A1;Block:118;Lot:10-14

MC+A file No.
MCA 1299

Phase
DEVELOPMENT PERMIT

Date
2025.11.11

Scale

Drawn By
GMNB

Checked By
MC

Sheet Title
PERSPECTIVES

Sheet Number

D5.00

2025-11-10 7:46:19 PM