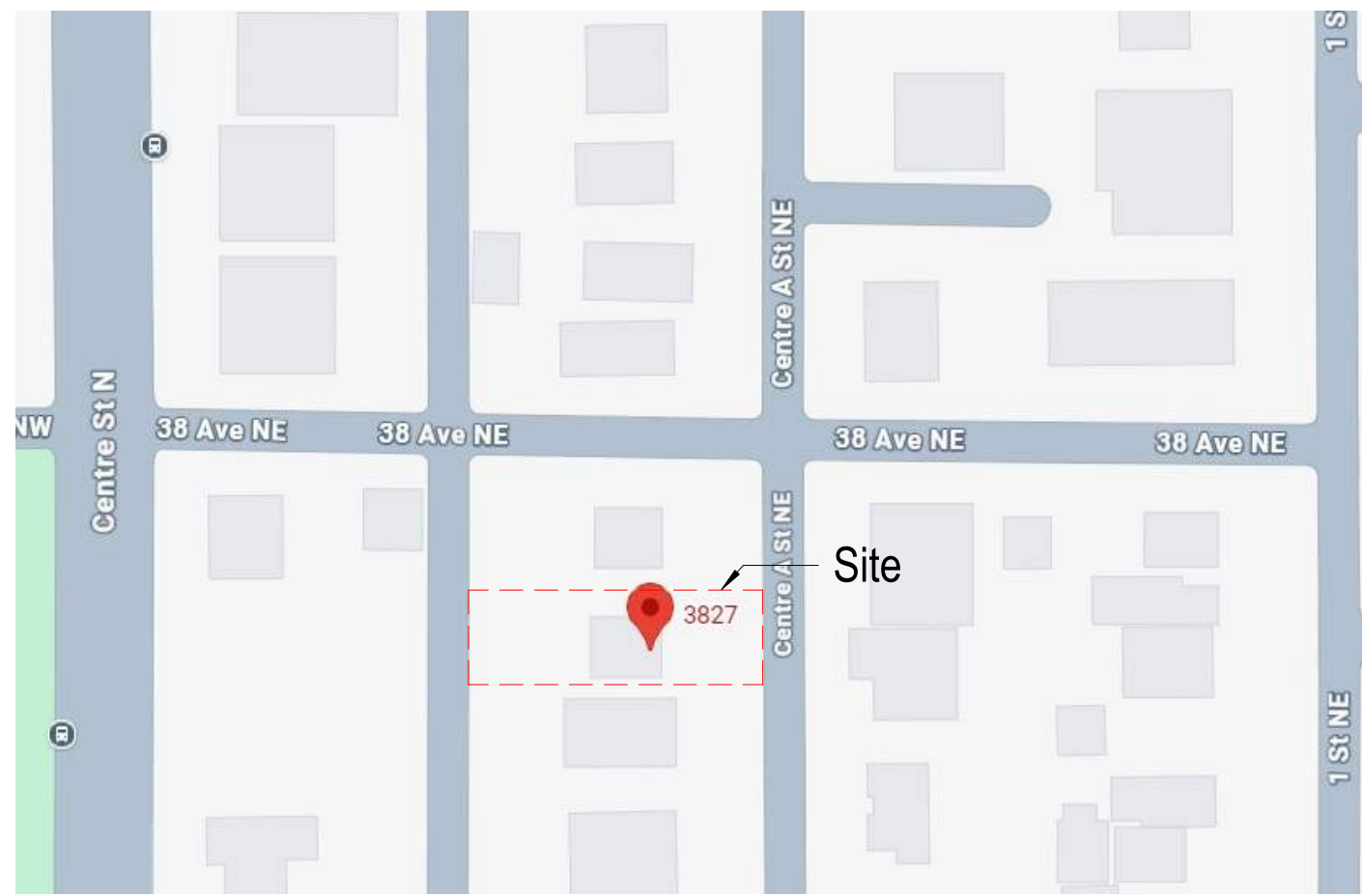
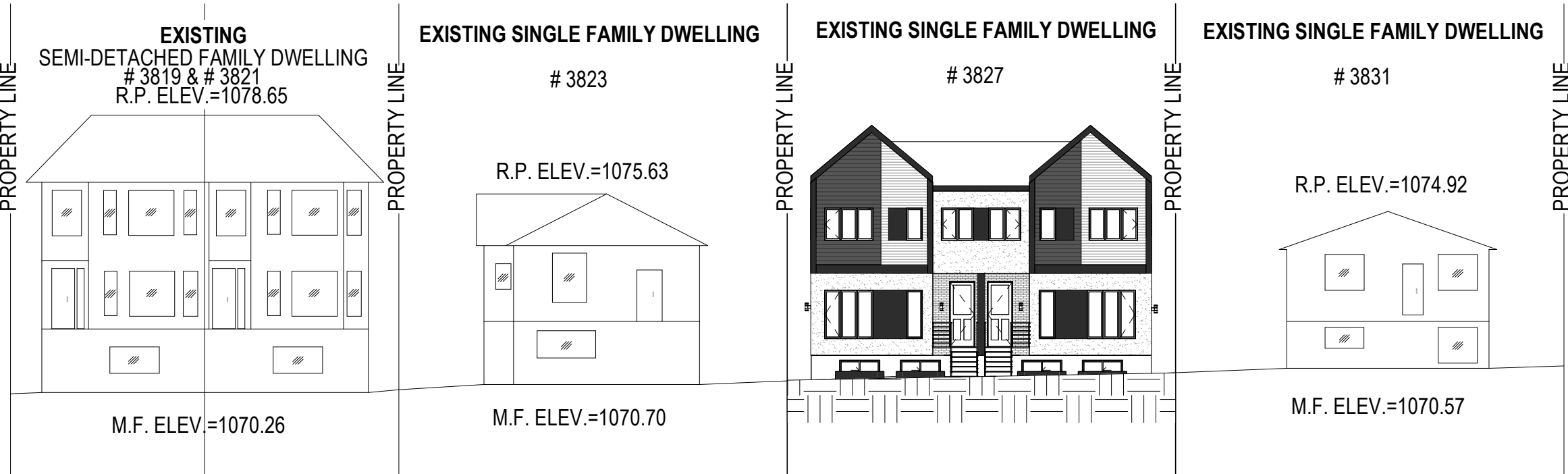


PROPOSED 4 + 4 UNITS TOWNHOUSE DEVELOPMENT

ISSUED FOR DEVELOPMENT PERMIT :



1 LOCATION PLAN
1" = 100'-0"

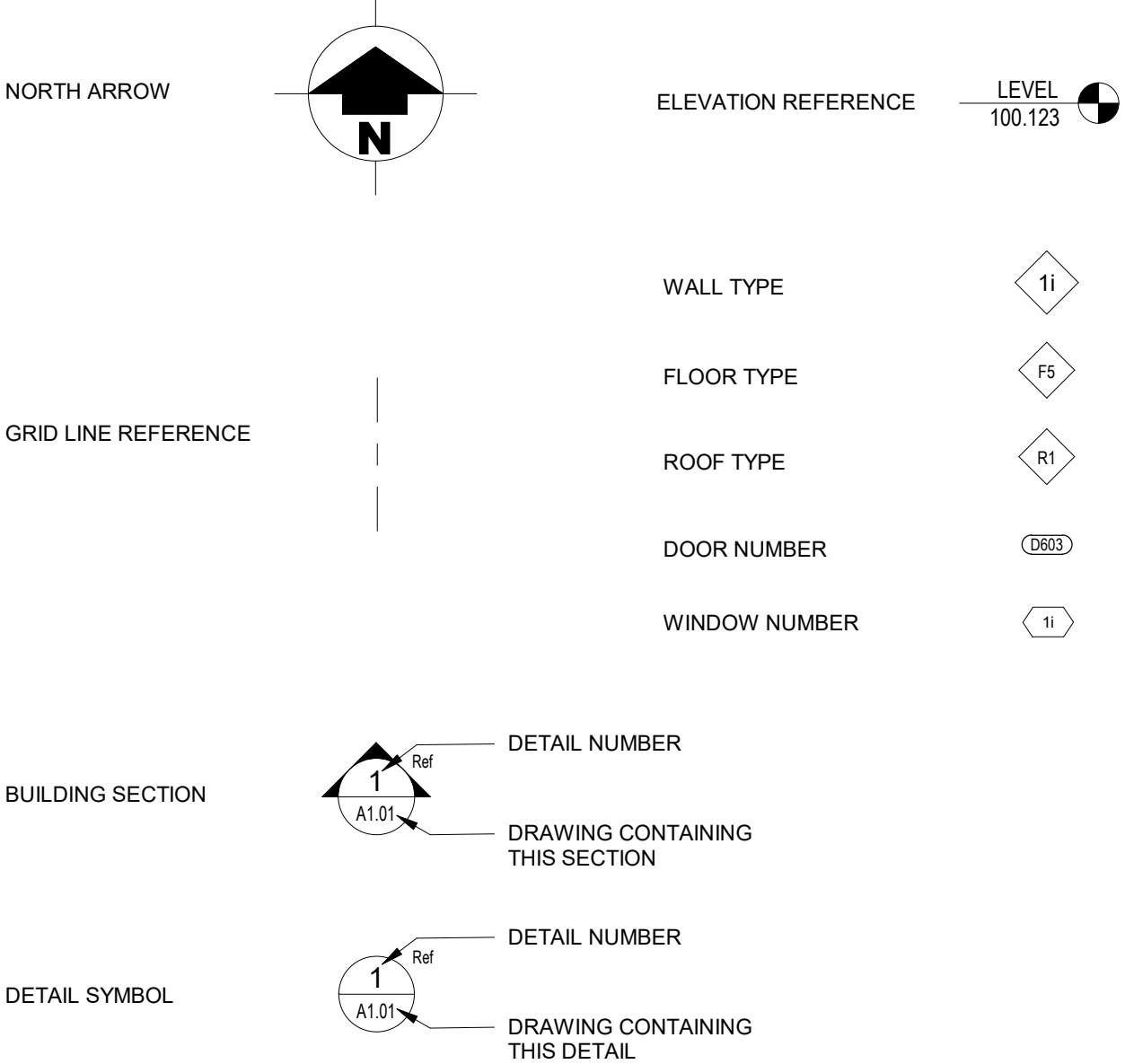


2 STREETScape
1 : 200

AREA SCHEDULE

	METRIC (SQ.M)	IMPERIAL (SQ.FT)
UNIT A		
FIRST FLOOR	61.09	657.54
SECOND FLOOR	62.77	675.65
THIRD FLOOR	NA	NA
ABOVE GROUND	123.86	1333.19
BASEMENT	64.18	690.85
UNIT B		
FIRST FLOOR	61.09	657.54
SECOND FLOOR	62.77	675.65
THIRD FLOOR	NA	NA
ABOVE GROUND	123.86	1333.19
BASEMENT	64.18	690.85
UNIT C		
FIRST FLOOR	63.18	680.04
SECOND FLOOR	62.77	675.65
THIRD FLOOR	NA	NA
ABOVE GROUND	125.95	1355.69
BASEMENT	62.56	673.39
UNIT D		
FIRST FLOOR	63.18	680.04
SECOND FLOOR	62.77	675.65
THIRD FLOOR	NA	NA
ABOVE GROUND	125.95	1355.69
BASEMENT	62.56	673.39

SYMBOL LEGEND



LAND USE BYLAW ANALYSIS BASED ON 1P2007

LAND USE DESIGNATION

- M-CG RESIDENTIAL – MULTI-RESIDENTIAL - CONTEXTUAL GRADE-ORIENTED (M-CG) DISTRICT
- NEIGHBOURING LOTS' DESIGNATIONS: R-CG

PART 6: MULTI-RESIDENTIAL DISTRICTS

- DIV. 1: GENERAL RULES FOR MULTI-RESIDENTIAL LAND USE DISTRICTS
- DIV. 2: MULTI-RESIDENTIAL - CONTEXTUAL GRADE-ORIENTED (M-CG) DISTRICT

551 LANDSCAPING

- MINIMUM 40% OF THE PARCEL AREA MUST BE LANDSCAPED AREA
- MAXIMUM 40% OF THE REQUIRED LANDSCAPED AREA MAY BE HARD SURFACED
- MINIMUM 30% OF THE REQUIRED LANDSCAPED AREA MUST BE COVERED BY SOFT SUFRACED

552 PLANTING (REFER TO LANDSCAPE PLAN CALCULATION)

- MINIMUM 1 TREE & 2 SHRUBS PER 45.0M² OF LANDSCAPED AREA
- MINIMUM 25% (2) OF ALL TREES MUST BE CONIFEROUS
- 50% (1) MUST BE ≥ 3.0M IN HEIGHT
- REMAINDER (1) MUST BE ≥ 2.0M IN HEIGHT
- MINIMUM 50% OF DECIDUOUS TREES (2) MUST HAVE A CALIPER ≥ 75MM
- REMAINDER (1) MUST HAVE A CALIPER OF ≥ 50MM
- SHRUBS (10) MUST BE ≥ 0.6M IN HEIGHT OR SPREAD AT TIME OF PLANTING

554 STREET-ORIENTED MULTI-RESIDENTIAL LANDSCAPING OPTION

- REQUIRED 40.0 PER CENT LANDSCAPED AREA MAY BE REDUCED FOR A STREET-ORIENTED MULTI-RESIDENTIAL BUILDING BY 2.0 SQUARE METRES FOR EVERY 1.0 METRES OF FRONTAGE ALONG THE PROPERTY LINE SHARED WITH A STREET , NOT INCLUDING MOTOR VEHICLE ACCESS DRIVEWAYS, TO A MAXIMUM OF 4.0 PER CENT OF THE AREA OF THE PARCEL.

557 COMMON AMENITY SPACE

- MAY BE PROVIDED AS COMMON AMENITY SPACE - INDOORS AND AS COMMON AMENITY SPACE - OUTDOORS
- MUST BE ACCESSIBLE FROM ALL THE UNITS
- MUST HAVE A CONTIGUOUS AREA OF NOT LESS THAN 50.0 SQUARE METERS, WITH NO DIMENSION LESS THAN 6.0 METERS
- MUST NOT BE OCATED IN A REQUIRED SETBACK AREA AND
- WHEN PROVIDED AS PART OF A MULTI-RESIDENTIAL DEVELOPMENT-MINOR , MUST BE LOCATED AT GRADE.

558 MOTOR VEHICLE PARKING STALLS

- 0.625 RESIDENT PARKING STALLS PER DWELLING UNIT OR LIVE-WORK UNIT
- 0.5 VISITOR PARKING STALLS

565 - 571 DRIVEWAYS, GARBAGE & RECYCLING, FENCING

- DRIVEWAY MUST NOT HAVE DIRECT ACCESS TO A MAJOR STREET
- DRIVEWAY CONNECTING TO A LANE MUST BE ≥ 0.6M IN LENGTH
- GARBAGE CONTAINERS ARE TO BE STORED IN AN ENCLOSURE APPROVED BY THE DEVELOPMENT AUTHORITY.
- GARBAGE CONTAINER ENCLOSURES MUST NOT BE LOCATED BETWEEN THE BUILDING AND A PUBLIC STREET OR SETBACK AREA UNLESS- THE WALL OF THE ENCLOSURE IS CONSTRUCTED OF MAINTENANCE FREE MATERIALS.
- RECYCLING FACILITIES MUST BE PROVIDED
- COLLECTION LOCATION, STYLE, AND PICKUP SERVICE DETERMINED AT THE DISCRETION OF THE BUILDING OWNER OR MANAGER.
- FENCES TO BE ≤ 1.2M IN HEIGHT BEYOND THE FOREMOST PORTION OF ALL BUILDINGS
- FENCES TO BE ≤ 2.0M IN HEIGHT ELSEWHERE
- GATEWAYS TO BE ≤ 2.5M IN HEIGHT OR LENGTH

DIV. 2: M-CG MULTI-RESIDENTIAL - CONTEXTUAL GRADE-ORIENTED DISTRICT

576 PURPOSE

- IS INTENDED TO APPLY TO THE DEVELOPED AREA;
- HAS MULTI-RESIDENTIAL DEVELOPMENT THAT WILL TYPICALLY HAVE HIGHER NUMBERS OF DWELLING UNITS AND TRAFFIC GENERATION THAN LOW DENSITY RESIDENTIAL DWELLINGS AND M-CG DISTRICT;
- PROVIDES FOR MULTI-RESIDENTIAL DEVELOPMENT IN A VARIETY OF FORMS;
- HAS MULTI-RESIDENTIAL DEVELOPMENT OF LOW HEIGHT AND LOW DENSITY;
- ALLOWS FOR VARIED BUILDING HEIGHT AND FRONT SETBACK AREAS IN A MANNER THAT REFLECTS THE IMMEDIATE CONTEXT;
- IS INTENDED TO BE IN CLOSE PROXIMITY OR ADJACENT TO LOW DENSITY RESIDENTIAL DEVELOPMENT;
- PROVIDES OUTDOOR SPACE FOR SOCIAL INTERACTION; AND
- PROVIDES LANDSCAPING TO COMPLEMENT THE DESIGN OF THE DEVELOPMENT AND TO HELP SCREEN AND BUFFER ELEMENTS OF THE DEVELOPMENT THAT MAY HAVE IMPACTS ON RESIDENTS OR NEARBY PARCELS.

579 RULES

- IN ADDITION TO THE RULES IN THIS DISTRICT, ALL USES IN THIS DISTRICT MUST COMPLY WITH:
- THE GENERAL RULES FOR MULTI-RESIDENTIAL LAND USE DISTRICTS REFERENCE IN PART 6, DIVISION 1;
- THE RULES GOVERNING ALL DISTRICTS REFERENCED IN PART 3;
- THE APPLICABLE USES AND USE RULES REFERENCED IN PART 4.

580 DENSITY

- THE MAXIMUM DENSITY FOR PARCELS DESIGNATED M-CG DISTRICT IS 111 UNITS PER HECTARE

582 SETBACKS

- FRONT SETBACK IS THE CONTEXTUAL MULTI-RESIDENTIAL BUILDING SETBACK, OR 3.0M
- REAR SETBACK IS 2.0M FROM THE LANE
- SIDE SETBACKS ARE 1.2M EACH

585 BUILDING HEIGHT AND CROSS SECTION

- MAXIMUM BUILDING HEIGHT IS 12.0M
- THE MAXIMUM AREA OF A HORIZONTAL CROSS SECTION THROUGH A BUILDING AT 10.5 METRES ABOVE AVERAGE GRADE MUST NOT BE GREATER THAN 40.0 PER CENT OF THE MAXIMUM AREA OF A HORIZONTAL CROSS SECTION THROUGH THE BUILDING BETWEEN AVERAGE GRADE AND 9.0 METRES.

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DATE	No.	REVISION	BY
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SEALS

SCALE	FILE
AS NOTED	Project Number

DATE 2025-12-09 9:46:41 AM

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AT	NH

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PROJECT

4+4 Units Townhouse

3827 Centre A St NE

DRAWING

COVER SHEET

DWG No.

A000

Calgreen Living

Design & Build Consulting
Tel: 587-578-1425

MUNICIPAL ADDRESS:
3827 CENTRE A STREET NE, CALGARY, AB

LEGAL ADDRESS:
LOT 31, BLOCK 18, PLAN 3674S

LAND USE DESIGNATION:
MULTI-RESIDENTIAL - CONTEXTUAL GRADE-ORIENTED (MCG) DISTRICT

BYLAW REQUIREMENT:

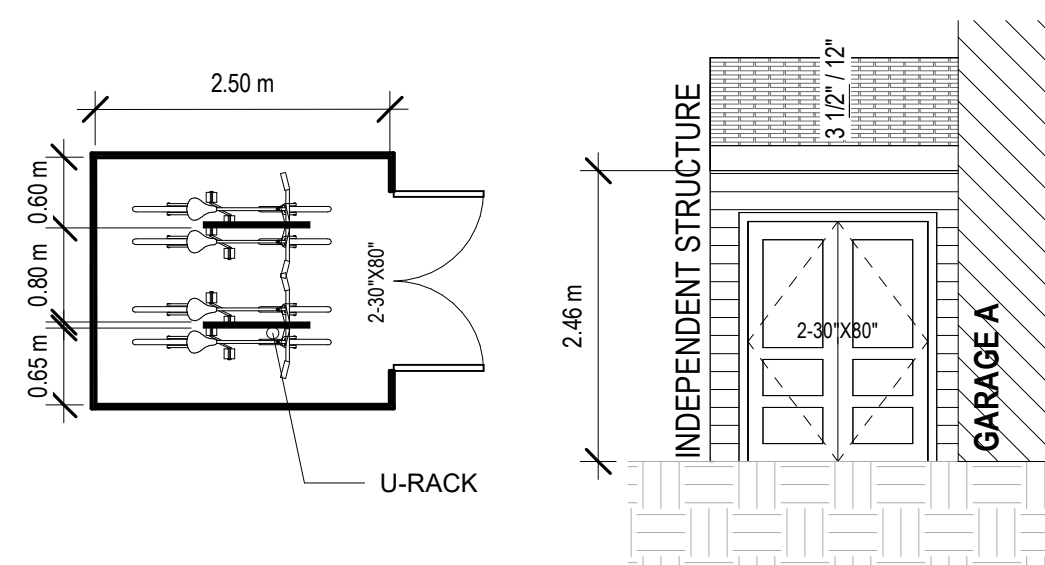
SITE AREA: 557.70 SQ.M (6002.99 SQ.FT)

PERMITTED COVERAGE: 60% = 334.62 SQ.M

PROPOSED BUILDING COVERAGE = 243.99 SQ.M (2626.29 SQ.FT)

PROPOSED GARAGE COVERAGE = 77.42 SQ.M (833.36 SQ.FT)

PROPOSED COVERAGE = 321.41 (57.63%)



① BIKE STORAGE
3/16" = 1'-0"

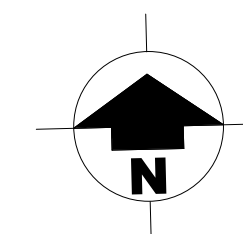
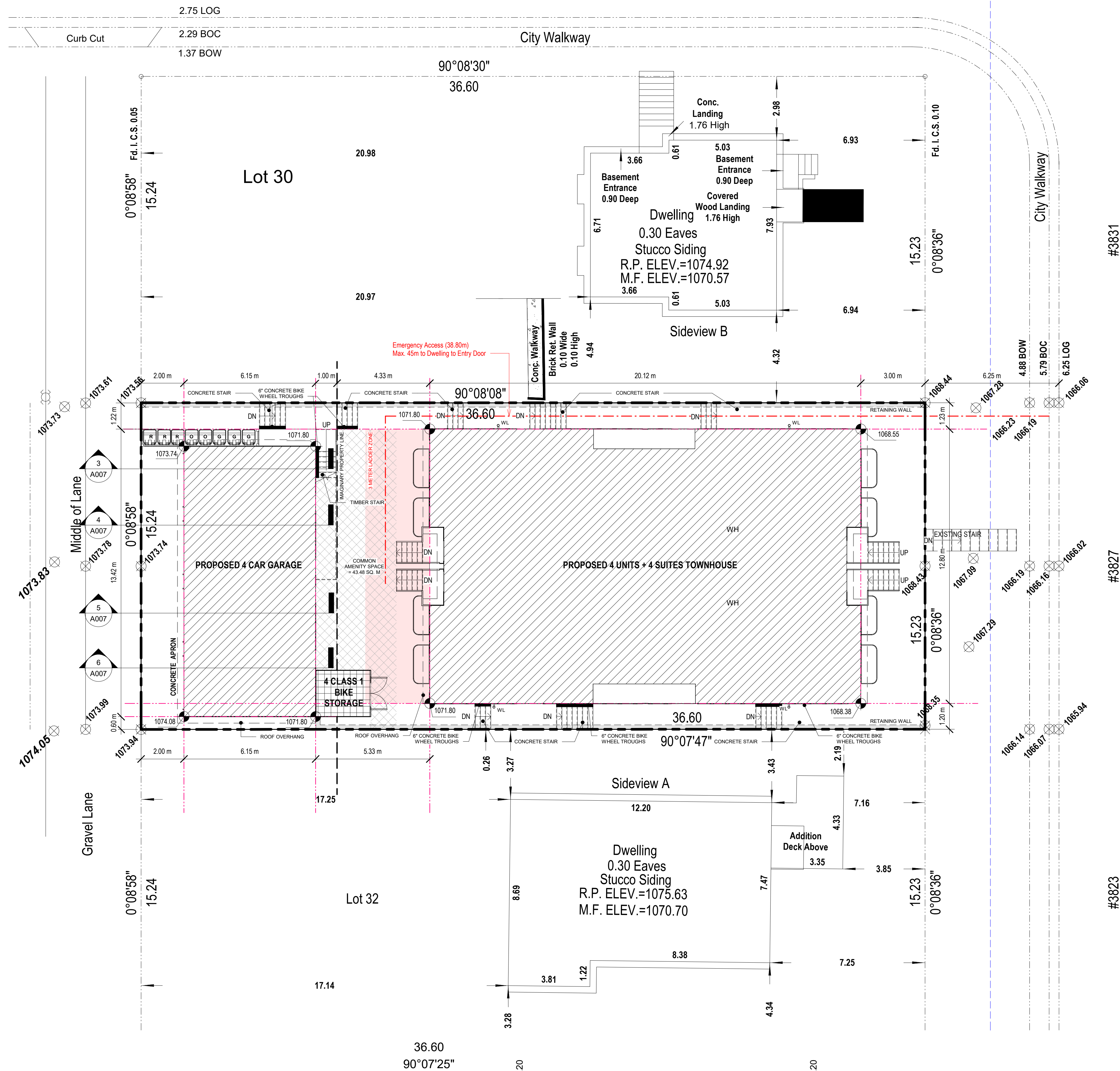
② BIKE STORAGE
 $\frac{3}{16}'' = 1'-0''$

	PROPERTY LINES		EXISTING LEVEL
	SETBACKS		PROPOSED LEVEL
	ROOF OVERHANG		
	STORM/SEWERAGE		
	WATER		
	GAS		
	FIRE/EMERGENCY ACCESS ROUTE		
	PROPOSED BUILDING		
	PROPOSED AMENITY AREA		
	3 METER LADDER ZONE		

WASTE LEGEND

G	GARBAGE CONTAINER
R	RECYCLABLE MATERIAL CONTAINER
O	YARD WASTE MATERIAL CONTAINER

38 Avenue N.E.



Centre A Street N.E.

#3831

#3827

#3823

③ SITE PLAN
1 : 100

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DATE	2025-12-09 9:46:43 AM
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CLIENT

PROJECT

4+4 Units Townhouse

3827 Centre A St NE

DRAWING	DWG No
SITE PLAN & BIKE STORAGE PLAN AND ELEVATION	A001

Calgreen
Living
Design & Build Consulting
Tel: 587-578-1425

TOTAL SITE AREA:	557.70 SQ.M (6002.99 SQ.FT)
BUILDING FOOTPRINT:	321.41 SQ.M (3,459.62 SQ.FT)
GARBAGE & RECYCLING FACILITIES:	11.10 SQ.M (119.51 SQ.FT)
DRIVEWAY:	25.26 SQ.M (271.98 SQ.FT)
CLASS 1 BIKE STORAGE:	5.29 SQ.M (56.94 SQ.FT)
REQUIRED LANDSCAPE AREA(40%):	223.08 SQ.M
REQUIRED HARD LANDSCAPE AREA:	156.15 SQ.M
REQUIRED SOFT LANDSCAPE AREA:	66.92 SQ.M
PROPOSED LANDSCAPE AREA:	00.00 SQ.M

TOTAL HARD LANDSCAPE AREA	= 126.97 SQ.M
CONCRETE (NOT INCL. DRIVEWAY):	= 110.00 SQ.M
GRAVEL	= 10.92 SQ.M
WOOD DECKING	= 6.05 SQ.M

TOTAL SOFT LANDSCAPE AREA	= 68.86 SQ.M (12.34 %)
MULCH:	= 56.50 SQ.M
SOD:	= 12.36 SQ.M

6 TREES + 16 SHRUBS

PROPOSED TREE

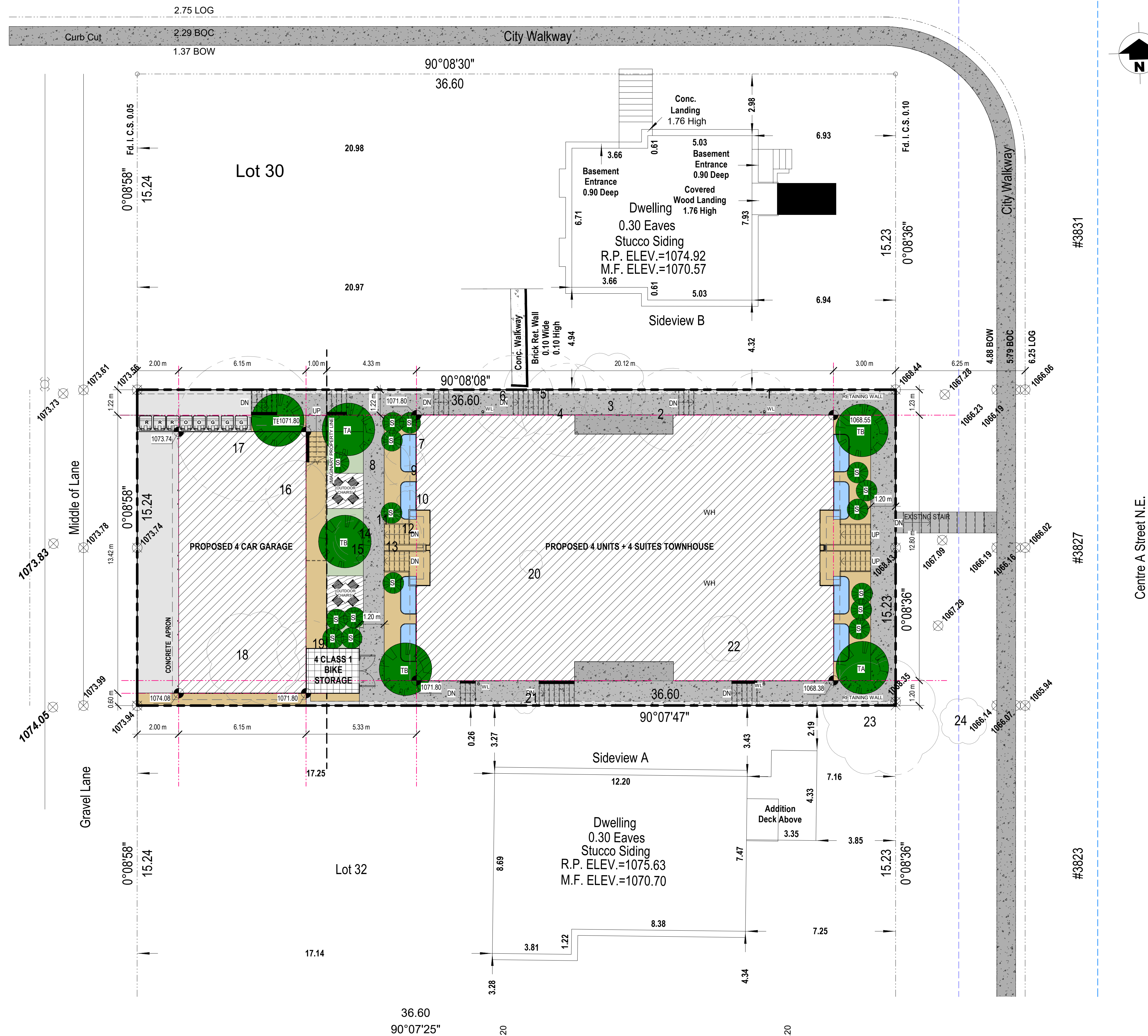
TREE NO.	VARIETY	CALIPER (±)	CANOPY (±)	HEIGHT (±)	QTY
TA	CONIFEROUS TREE (BLUE SPRUCE)	0.85	3.00	3.50	2
TB	DECIDUOUS TREE (MAYDAY)	0.38	3.00	8.00	4
S	SHRUB (SASKATOON BERRY)	0.15	1.00	2.00	16

TREE NO.	VARIETY	CALIPER (")	SPREAD (")	HEIGHT (")	LOCATION
T1	CONIFEROUS TREE	0.30	3.00	12.00	IN PROPERTY
T2	CONIFEROUS TREE	0.30	4.00	12.00	IN PROPERTY
T3	BUSH	--	2.00	3.00	IN PROPERTY
T4	DECIDUOUS TREE	0.20	5.00	4.50	IN PROPERTY
T5	DECIDUOUS TREE	0.20	4.00	5.00	IN PROPERTY
T6	DECIDUOUS TREE	0.20	4.00	5.00	IN PROPERTY
T7	DECIDUOUS TREE	0.10	2.00	4.00	IN PROPERTY
T8	DECIDUOUS TREE	0.10	2.00	4.00	IN PROPERTY
T9	DECIDUOUS TREE	0.10	2.00	4.00	IN PROPERTY
T10	BUSH	--	1.00	2.50	IN PROPERTY
T11	BUSH	--	1.00	2.50	IN PROPERTY
T12	DECIDUOUS TREE	0.10	2.00	4.50	IN PROPERTY
T13	DECIDUOUS TREE	0.10	2.00	4.50	IN PROPERTY
T14	DECIDUOUS TREE	0.10	2.00	4.50	IN PROPERTY
T15	DECIDUOUS TREE	0.10	2.00	4.50	IN PROPERTY
T16	DECIDUOUS TREE	0.10	3.00	4.00	IN PROPERTY
T17	DECIDUOUS TREE	0.40	7.00	8.00	IN PROPERTY
T18	BUSH	--	4.00	3.00	IN PROPERTY
T19	DECIDUOUS TREE	0.10	3.00	5.00	IN PROPERTY
T20	BUSH	--	1.00	2.00	IN PROPERTY
T21	BUSH	--	1.00	2.00	IN PROPERTY
T22	BUSH	--	2.00	3.00	IN PROPERTY
T23	BUSH	--	5.00	2.00	IN PROPERTY
T24	BUSH	--	2.00	3.00	IN CITY PROPERTY

1. ALL LANDSCAPE MATERIALS AND EXECUTION OF LANDSCAPE WORK SHALL CONFORM TO THE CITY BYLAW 1P2007 SECTION 556.
2. ALL MATERIALS AND EXECUTION OF LANDSCAPE WORKS SHALL CONFORM TO THE CLS/BCNTA LANDSCAPE STANDARD.
3. ALL SOFT SURFACED LANDSCAPED AREA WILL BE IRRIGATED BY AN UNDERGROUND IRRIGATION SYSTEM;
4. PROVIDE 6" BICYCLE CONCRETE WHEEL TROUGH ALONG SIDE STAIRS GOING TO BIKE STORAGE

	PROPERTY LINES
	SETBACKS
	ROOF OVERHANG
	PROPOSED CONC. PATHWAY
	PROPOSED BUILDING
	PROPOSED SOD
	PROPOSED MULCH
	PROPOSED WOOD DECKING
	PROPOSED CONCRETE APPROACH WASTE AND RECYCLING FACILITY

38 Avenue N.E.



① LANDSCAPE PLAN
1 : 100

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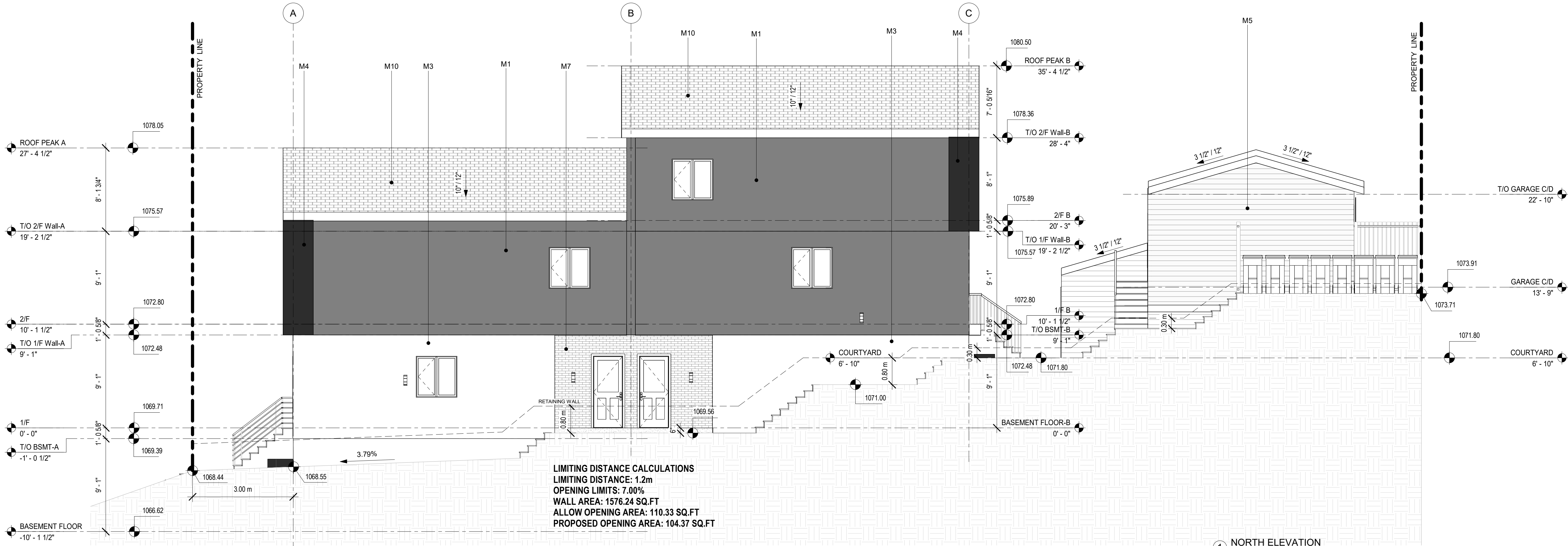
PROJECT

4+4 Units Townhouse

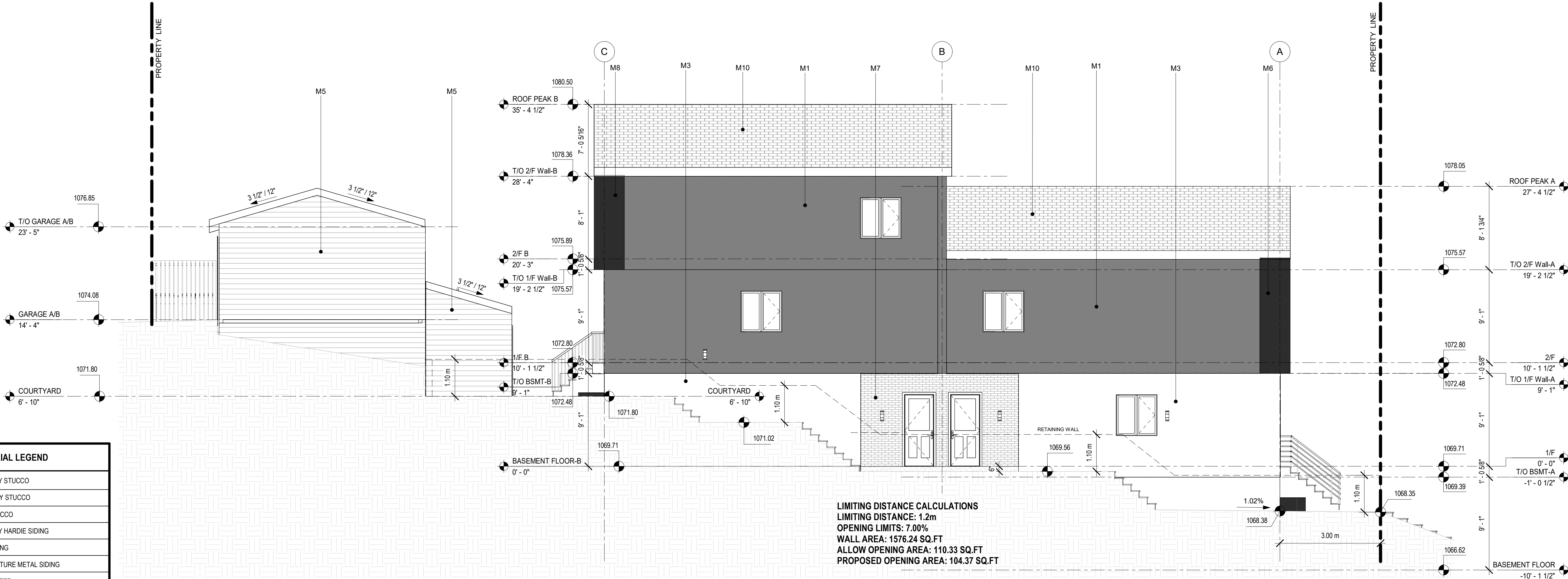
3827 Centre A St NE

DRAWING	DWG No
LANDSCAPE PLAN	

Calgreen
Living
Design & Build Consulting
Tel: 587-578-1425



① NORTH ELEVATION
3/16" = 1'-0"



② SOUTH ELEVATION
3/16" = 1'-0"

MATERIAL LEGEND	
M1	DARK GREY STUCCO
M2	LIGHT GREY STUCCO
M3	WHITE STUCCO
M4	DARK GREY HARDIE SIDING
M5	WHITE SIDING
M6	WOOD TEXTURE METAL SIDING
M7	BRICK VENEER
M8	DARK GREY HARDIE BOARD
M9	PARGING
M10	ASPHALT SHINGLE

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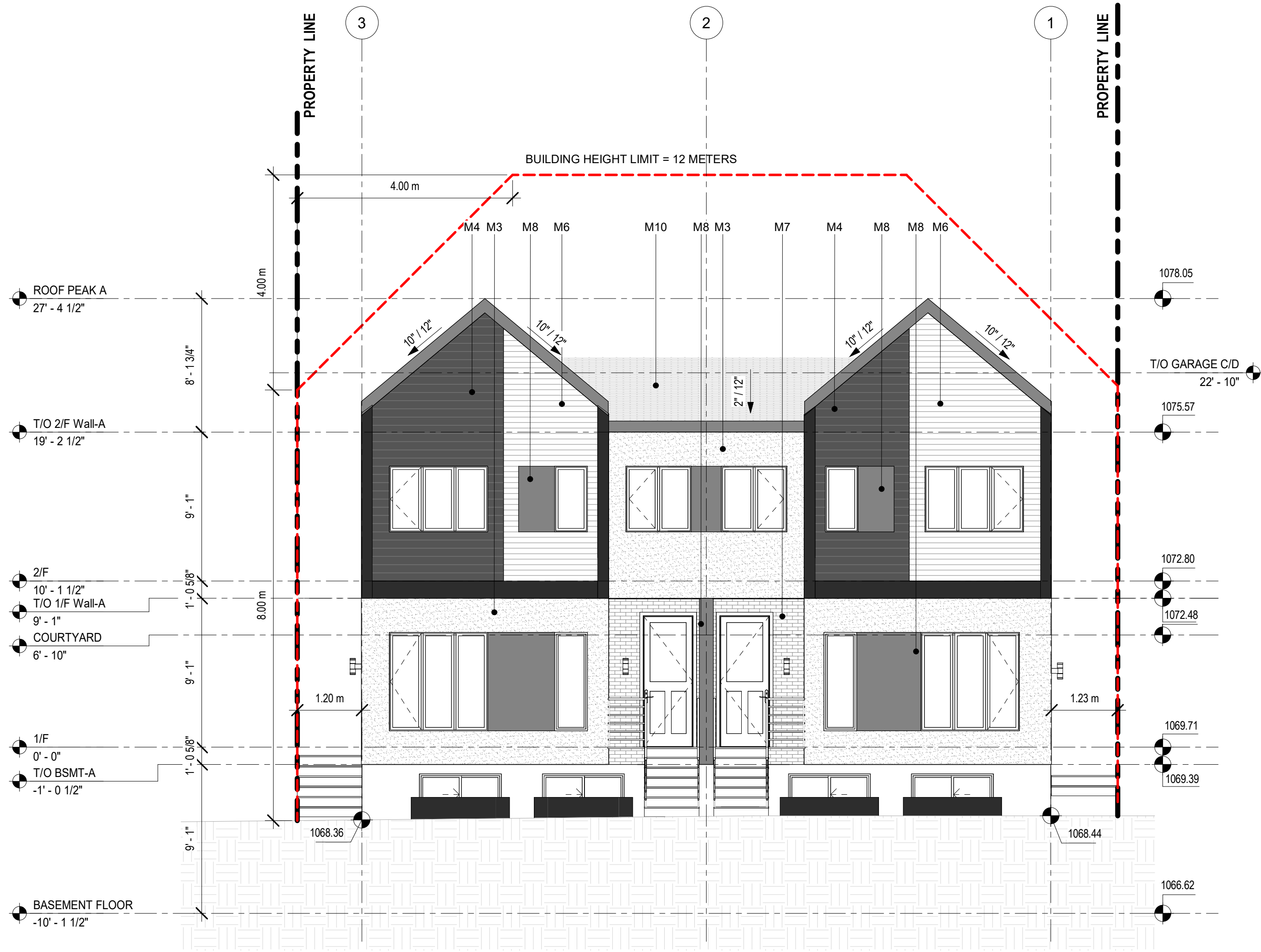
PROJECT

4+4 Units Townhouse

3827 Centre A St NE

DRAWING	DWG No.
ELEVATION-1	A005

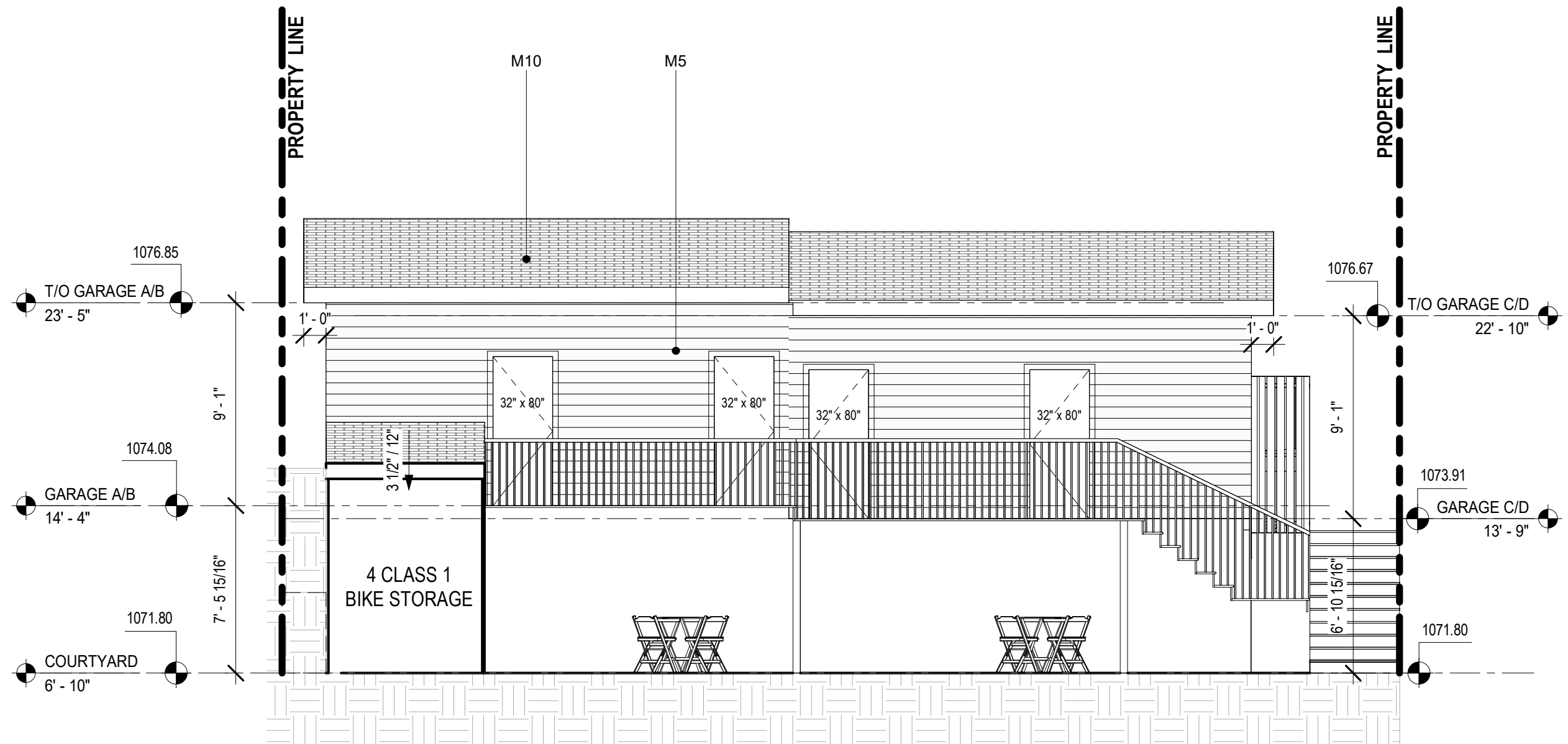
Calgreen Living
Design & Build Consulting
Tel: 587-578-1425



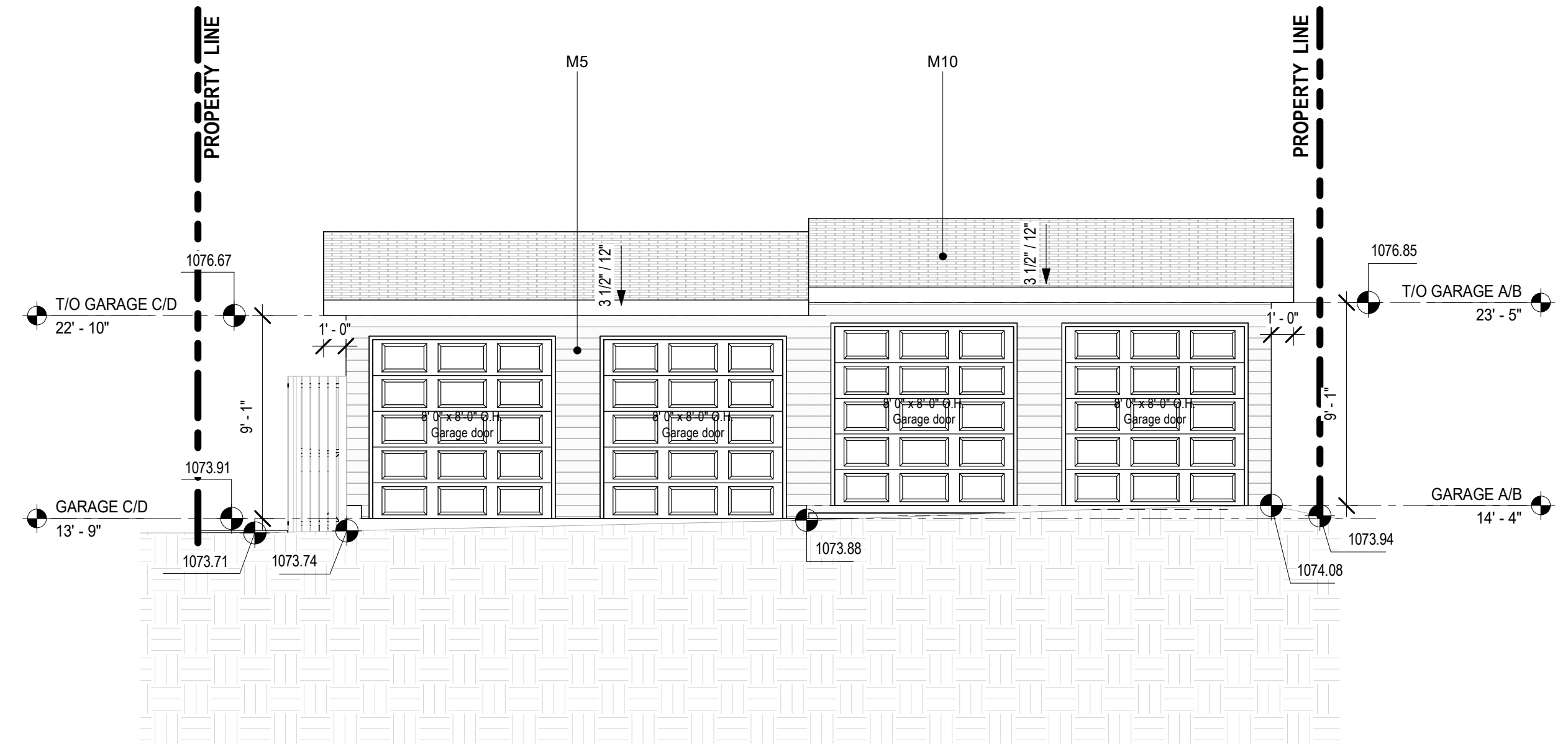
1 EAST ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"



3 GARAGE EAST ELEVATION
3/16" = 1'-0"



4 GARAGE WEST ELEVATION
3/16" = 1'-0"

MATERIAL LEGEND	
M1	DARK GREY STUCCO
M2	LIGHT GREY STUCCO
M3	WHITE STUCCO
M4	DARK GREY HARDIE SIDING
M5	WHITE SIDING
M6	WOOD TEXTURE METAL SIDING
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M8	DARK GREY HARDIE BOARD
M9	PARGING
M10	ASPHALT SHINGLE

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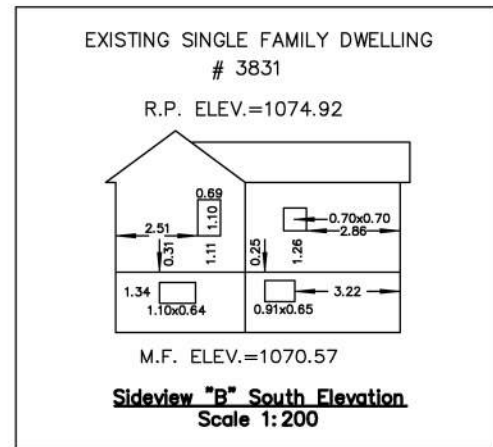
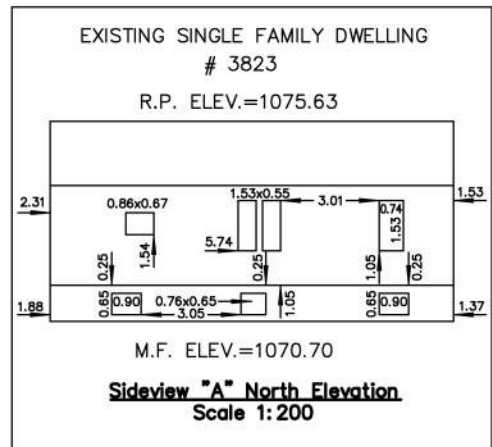
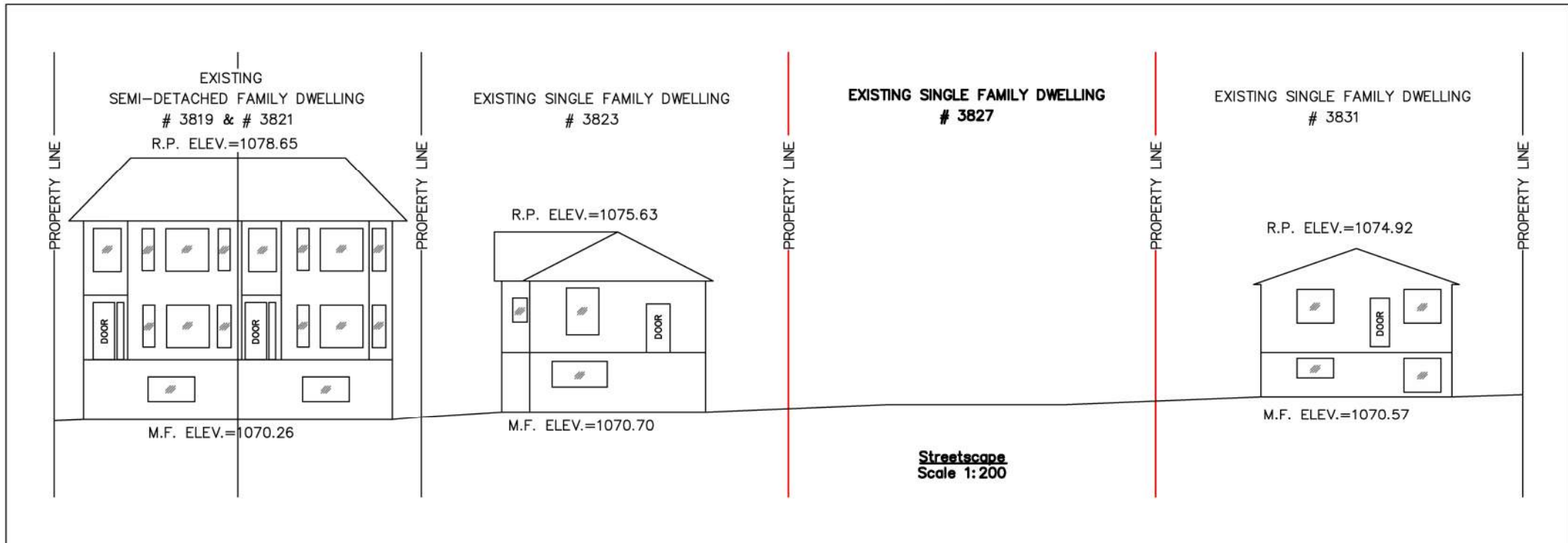
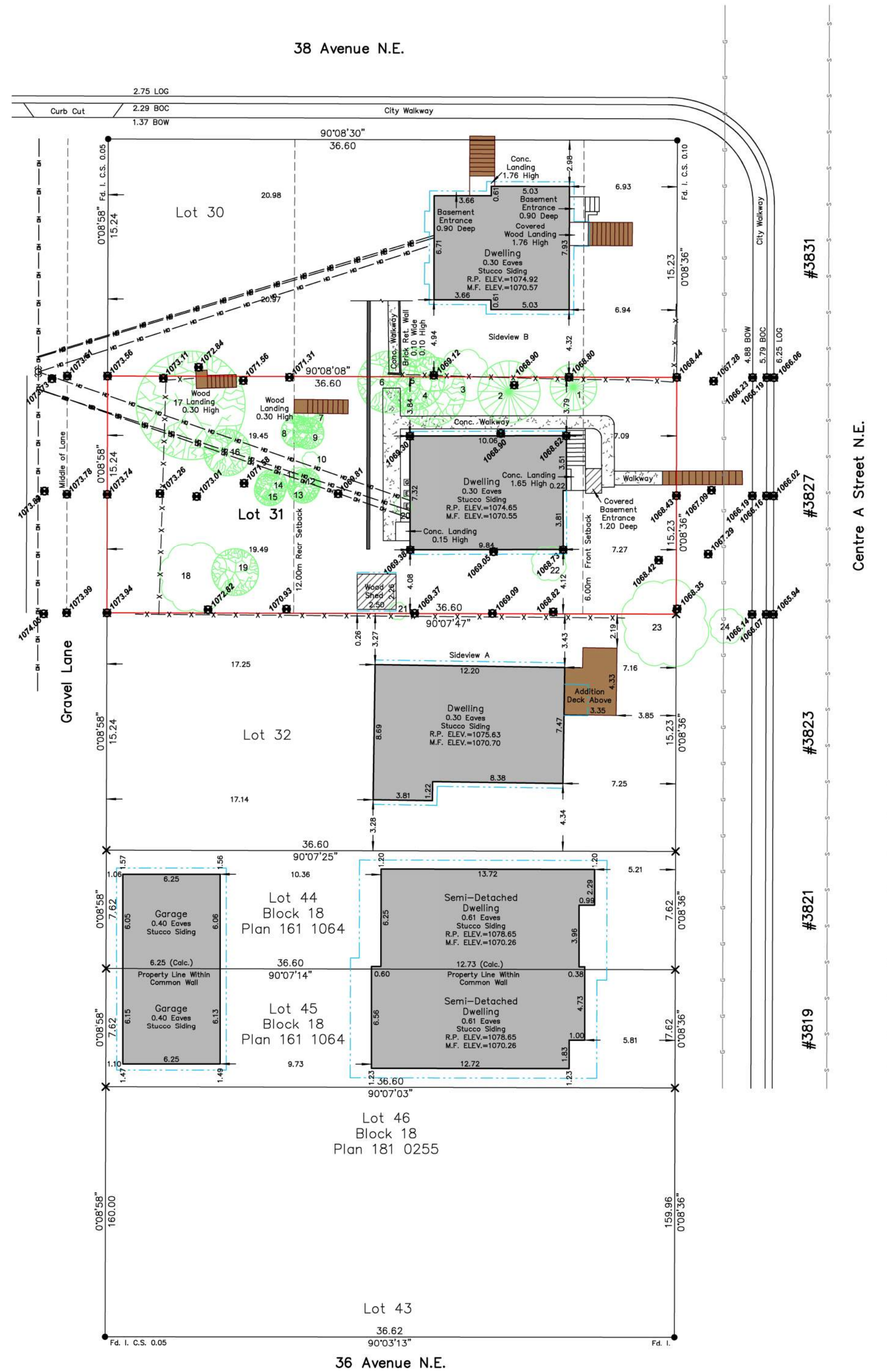
PROJECT
4+4 Units Townhouse

3827 Centre A St NE

DRAWING
ELEVATION-2

DWG No.
A006

Calgreen Living
Design & Build Consulting
Tel: 587-578-1425



DEVELOPMENT PERMIT PLAN

LEGAL DESCRIPTION: Lot 31
Block 18
Plan 3674S

MUNICIPAL ADDRESS: 3827 Centre A Street N.E.
Calgary, Alberta

DATE OF SURVEY: September 11th, 2025.

SCALE: 1:200

NOTES:

Elevations are shown thus: $\square$ = 1000.00 metres. (Geodetic)
Elevations are geodetic and derived from ASCM. **39461 ELEV: 1075.62**
All dimensions are ground in metres and decimals thereof unless otherwise shown.
All distances on curves are arc distances.
Bearings are grid (3TM, CM14) and derived from GNSS Observations.
All fences are within 0.2 metres of the property lines unless otherwise shown.
All eaves are measured to fascia unless otherwise shown.
Unless noted otherwise, lines outside of property are not to scale.

LEGEND:

Acc. - Accessory
A/C - Air Conditioner
Bldg - Building
BOC - Back of Curb
BOW - Back of Walk
Calc. - Calculated
Cont. - Cantilever
Conc. - Concrete
C.S. - Countersunk
DH - Drill Hole
Enc. - Encroaches
ELEV. - Elevation
Fd. - Found
I. - Iron Post
LOG - Lip of Gutter
M.A. - Maintenance Access
M.F. - Main Floor
Mk. - Mark
O.D. - Overland Drainage
Ret. - Retaining
R.P. - Roof Peak
R/W - Right of Way
W/O - Walkout Basement
W.W. - Window Well

Calculation points shown thus: $\times$
Elevations shown thus: $\bullet$
Found Iron Posts shown thus: $\circ$
Fire Hydrants shown thus: $\square$
Lamp Standards shown thus: $\square$
Manholes shown thus: $\square$
Power Poles shown thus: $\square$
Street Signs shown thus: Δ
Electrical Meter shown thus: $\square$
Gas Meter shown thus: $\square$
Property Lines shown thus: $\square$
Right of Ways shown thus: $\square$
Eaves shown thus: $\square$
Fences shown thus: $\square$
Overhead Lines shown thus: $\square$
Gasline shown thus: $\square$
Sanitaryline shown thus: $\square$
Stormline shown thus: $\square$
Waterline shown thus: $\square$

Coniferous Tree $\square$ Deciduous Tree $\square$

This plan represents the best information at the time of survey
ZOOM SURVEYS LTD. and its employees take no responsibility for the
location of any underground conduits, pipes or other facilities whether
shown on or omitted from this plan.
All Underground Installations should be located by the respective
authorities prior to construction.
CALL UTILITY SAFETY PARTNERS: 1-800-242-3477

Tree Schedule				
Tree	Type	ϕ	Spread	Height
1	Coniferous	0.30	3.00	12.00
2	Coniferous	0.30	4.00	12.00
3	Bush	---	2.00	3.00
4	Deciduous	0.20	5.00	4.50
5	Deciduous	0.20	4.00	5.00
6	Deciduous	0.20	4.00	5.00
7	Deciduous	0.10	2.00	4.00
8	Deciduous	0.10	2.00	4.00
9	Deciduous	0.10	2.00	4.00
10	Bush	---	1.00	2.50
11	Bush	---	1.00	2.50
12	Deciduous	0.10	2.00	4.50
13	Deciduous	0.10	2.00	4.50
14	Deciduous	0.10	2.00	4.50
15	Deciduous	0.10	2.00	4.50
16	Deciduous	0.10	3.00	4.00
17	Deciduous	0.40	7.00	8.00
18	Bush	---	4.00	3.00
19	Deciduous	0.10	3.00	5.00
20	Bush	---	1.00	2.00
21	Bush	---	1.00	2.00
22	Bush	---	2.00	3.00
23	Bush	---	5.00	2.00
24	Bush	---	2.00	3.00

ZOOM
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Calgary, Alberta T2E 2V7
Phone: 403-637-8509
E-mail: office@zoomsurveys.ca
Website: www.zoomsurveys.ca
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Job: 25-0679 | Surveyed: HW | Drawn: VH | Checked by: AB

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PERMIT NUMBERS:

DATE	No.	REVISION	BY
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SEALS

SCALE	FILE
AS NOTED	Project Number

DATE	2025-12-09 9:47:05 AM
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DRAWN	AC	CHECKED	NH
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CLIENT

PROJECT

4+4 Units Townhouse

3827 Centre A St NE

DRAWING	SURVEY RECORD	DWG No.	A008
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Calgreen
Living
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