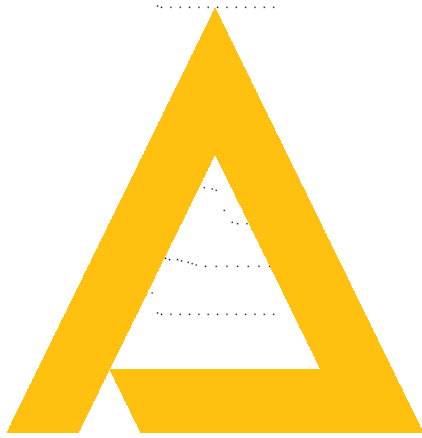


SAGE HILL CROSSING BANK

PROJECT NUMBER: 25-049

35 SAGE HILL GA NW



SHEET LIST_DP	
SHEET NO.	SHEET NAME
DP-00	COVER PAGE
DP-02	ENLARGED SITE PLAN
DP-03	FLOOR PLAN & ROOF PLAN
DP-04	ELEVATIONS / SECTIONS
DP-05	SITE DETAILS
DP-01	OVERALL SITE PLAN
DP-06	VEHICLE ACCESS STUDY
C-200-DP	SITE GRADING PLAN
L1	LANDSCAPE PLAN

ISSUED FOR DEVELOPMENT PERMIT

25-12-17



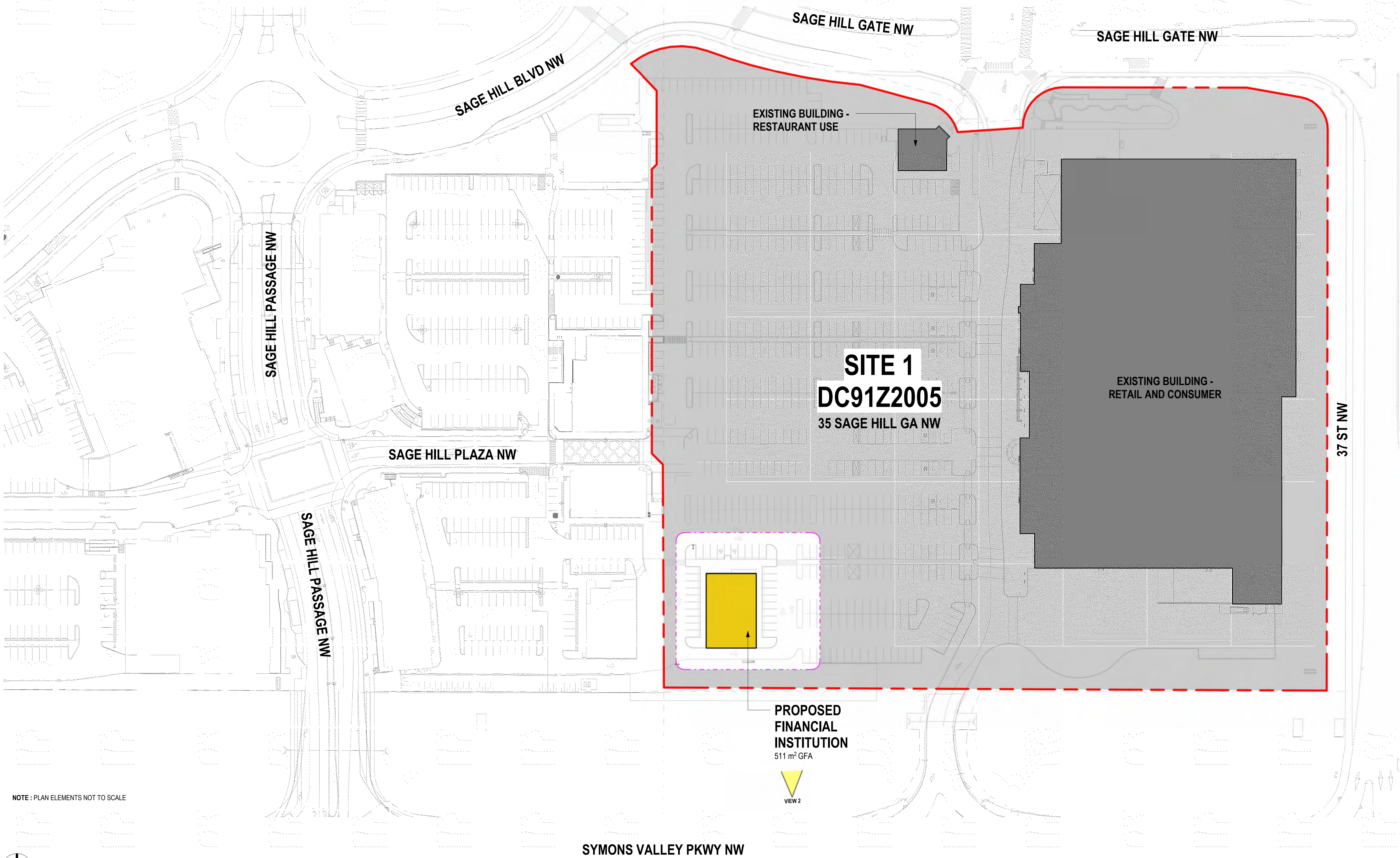
OWNER / CLIENT
RioCan REIT
RioCan Yonge Eglinton Centre
2300 Yonge St, Suite 2200
1-800-465-2733



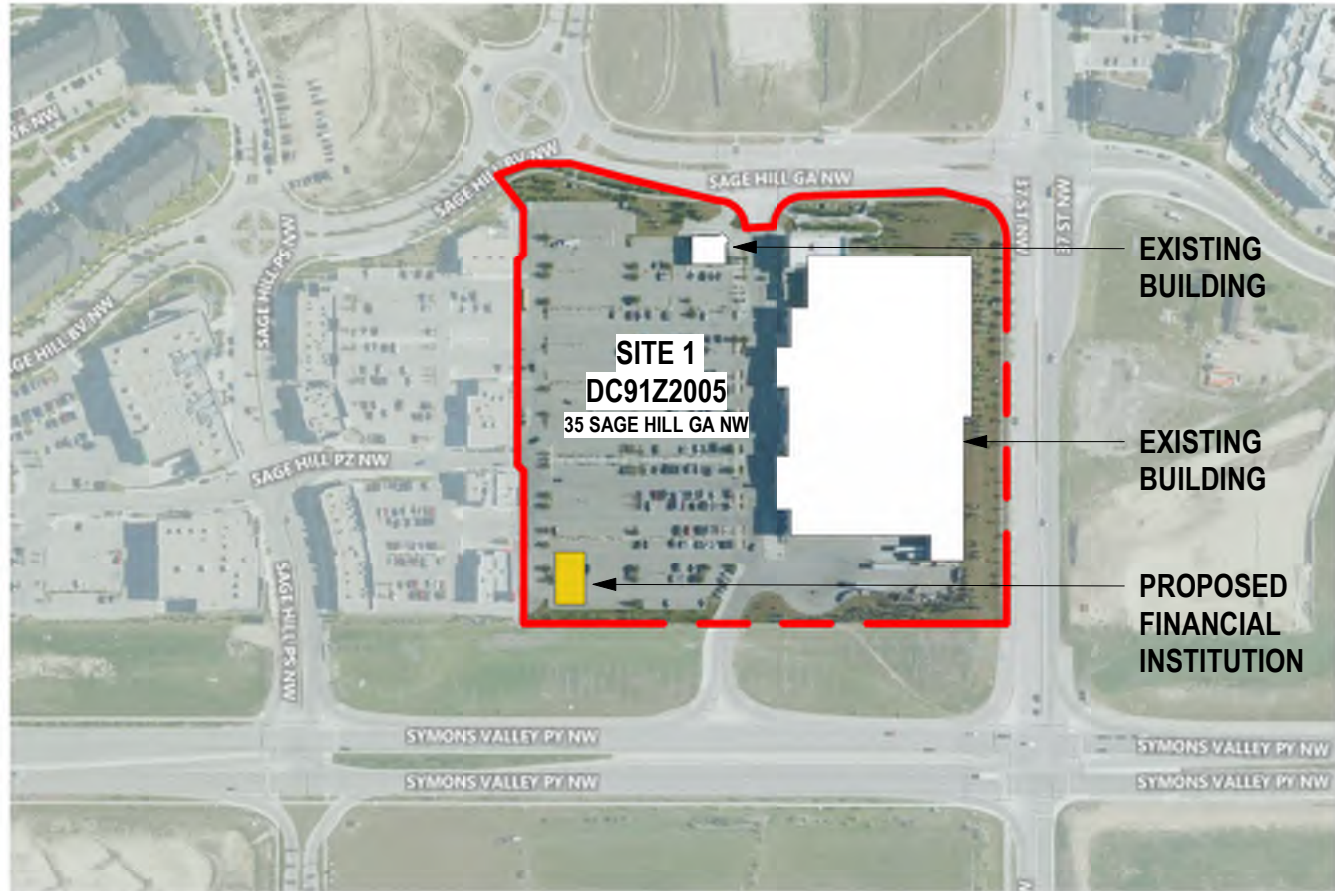
ARCHITECTURE
Ace Architecture Inc.
209, 255 - 17 Avenue SW
Calgary, AB T2H 2T8
403-212-0626



LANDSCAPE / CIVIL
URBAN SYSTEMS
101, 134 11th Avenue SE
Calgary, Alberta T2G 0X5
403-291-1193



SITE DEVELOPMENT PLAN
SCALE: 1: NTS



SITE CONTEXT PLAN
SCALE: N.T.S.



VIEW 1



VIEW 2



VIEW 3

SITE LEGEND

PROPERTY LINE

SCOPE OF WORK
BOUNDARY LINE

OVERALL SITE STATISTICS

MUNICIPAL ADDRESS:
LEGAL ADDRESS:
NEIGHBORHOOD:
SITE ZONING:
ZONING BYLAW:
TOTAL SITE 1 AREA:

35 SAGE HILL GA NW
LOT 6, BLOCK 4, PLAN 1611590
SAGE HILL
DIRECT CONTROL DISTRICT
CALGARY LANDUSE BYLAW 2P80
DC91Z2005
± 5.54 HAs

BYLAW OVERVIEW

DC91Z2005

PERMITTED USES: SHOPPING CENTRE COMMERCIAL DISTRICT (C-5)

MAX BUILDING HEIGHT: MAX. @ 15.0m

SETBACKS YARD (ALL SIDES): 6m

MAX FLOOR AREA RATIO: 0.27

EXISTING FAR: 0.256

PROPOSED FAR: 0.266

GROSS FLOOR AREA: OVERALL EXISTING GFA: 14200 m²
OVERALL PROPOSED GFA: 14711 m²

BUILDING STATISTICS

GROSS FLOOR AREA: 511 m²

USE: FINANCIAL INSTITUTION

BUILDING HEIGHT: 8.5m

PARKING CALCULATION

EXISTING: 683

REMOVED: 80

PROPOSED & RELOCATED: 39

TOTAL: 642

WASTE CALCULATION

GROSS FLOOR AREA: 511 m² (5500 ft²)

USE: FINANCIAL INSTITUTION

BUILDING HEIGHT: 8.5m (27.9 ft)

COMMERCIAL WASTE CALCULATION

NOTE: PROPOSED BUILDING TO USE ADJACENT BUILDING'S WASTE ENCLOSURE

PROPOSED BUILDING (FINANCIAL INSTITUTION): 511 m² x 3 m³ / 1000 m² = 1.533 m³ OR 2.00 yd³ WASTE PER WEEK

EXISTING BUILDING (RESTAURANT USE): ±505 m² x 3 m³ / 1000 m² = 1.515 m³ OR 1.98 yd³ WASTE PER WEEK

TOTAL WASTE: 3.98 yd³ WASTE PER WEEK

PROVIDED: 2 x 240L BIN FOR COMPOSTABLE
1 x 3 YD BIN FOR RECYCLING
1 x 3 YD BIN FOR GARBAGE

NBC AE ACCESSIBLE PARKING REQUIREMENTS

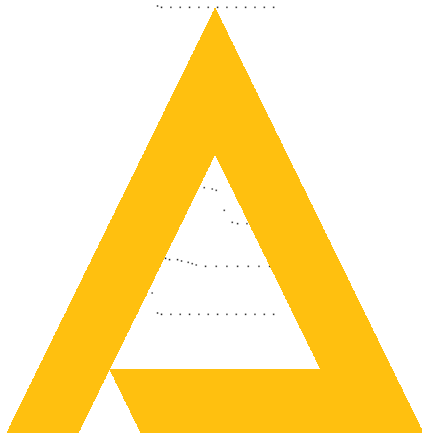
ACCESSIBLE PARKING REQUIREMENTS

FINANCIAL INSTITUTION REQUIRED PARKING RATIO (PER CALGARY LAND USE BYLAW 2007): 4/100 m²

511 m² x (4/100 m²) = 21 PARKING STALLS

REQUIRED ACCESSIBLE STALLS PER NBC AE 2023: 11-25 REQUIRES 2 ACCESSIBLE PARKING STALLS.

PROVIDED ACCESSIBLE PARKING STALLS: 2



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ISSUED PURSUANT TO
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Revisions:

No.	Description	Date
A	ISSUED FOR DEVELOPMENT PERMIT	25-12-17

Legends:

Client:

R RioCan REIT
RioCan Yonge Eglinton Centre
2300 Yonge St, Suite 2200
1-800-465-2733

Project:

SAGE HILL CROSSING BANK

Address:

35 SAGE HILL GA NW

Sheet Name:

OVERALL SITE PLAN

Project Number:

25-049

Date:

2025-12-17 2:46:54 PM

Drawn by:

MD

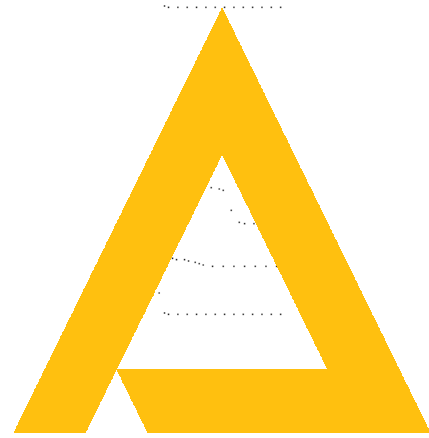
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TM

DP-01

Scale:

As indicated



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Project:

SAGE HILL CROSSING BANK

Address:

35 SAGE HILL GA NW

Sheet Name:

ENLARGED SITE PLAN

Project Number:

25-049

Date:

2025-12-17 2:47:01 PM

Drawn by:

MD

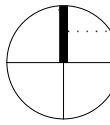
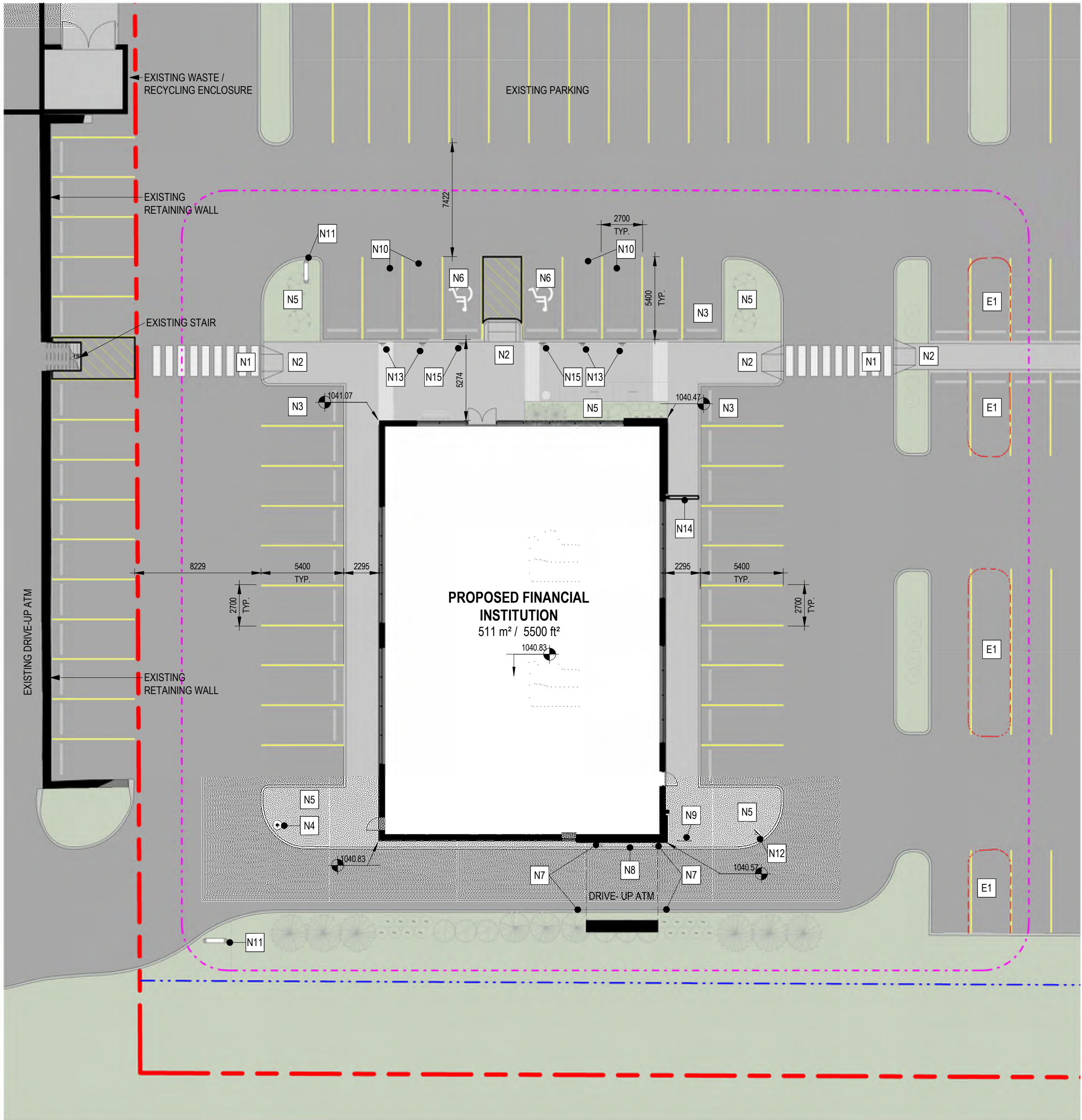
Checked by:

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DP-02

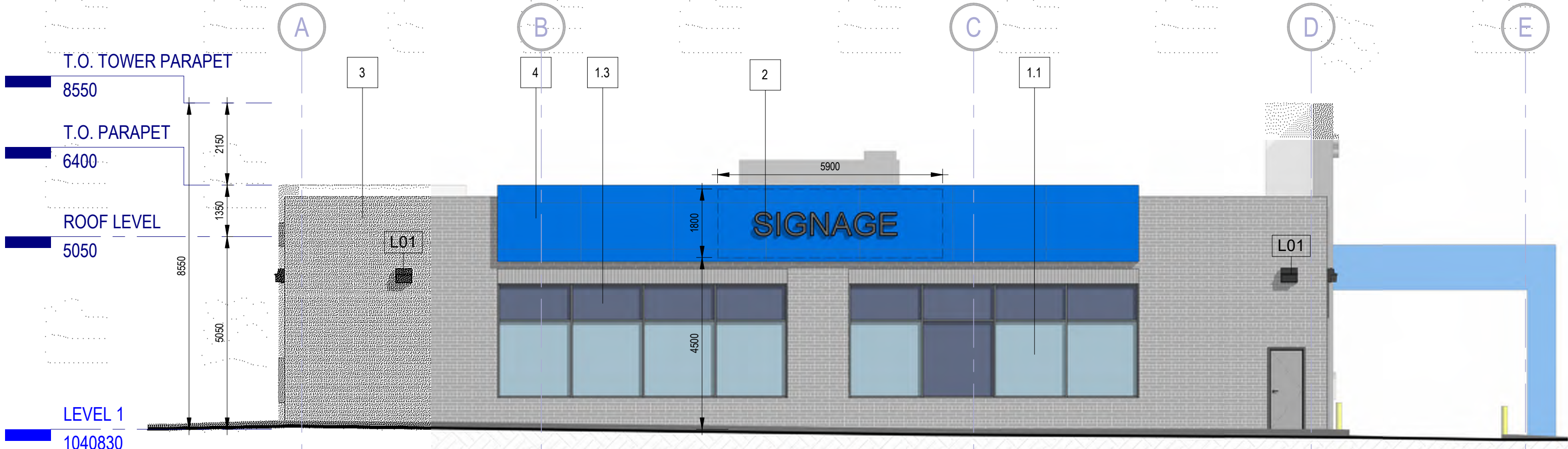
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1 : 200



1
DP-02

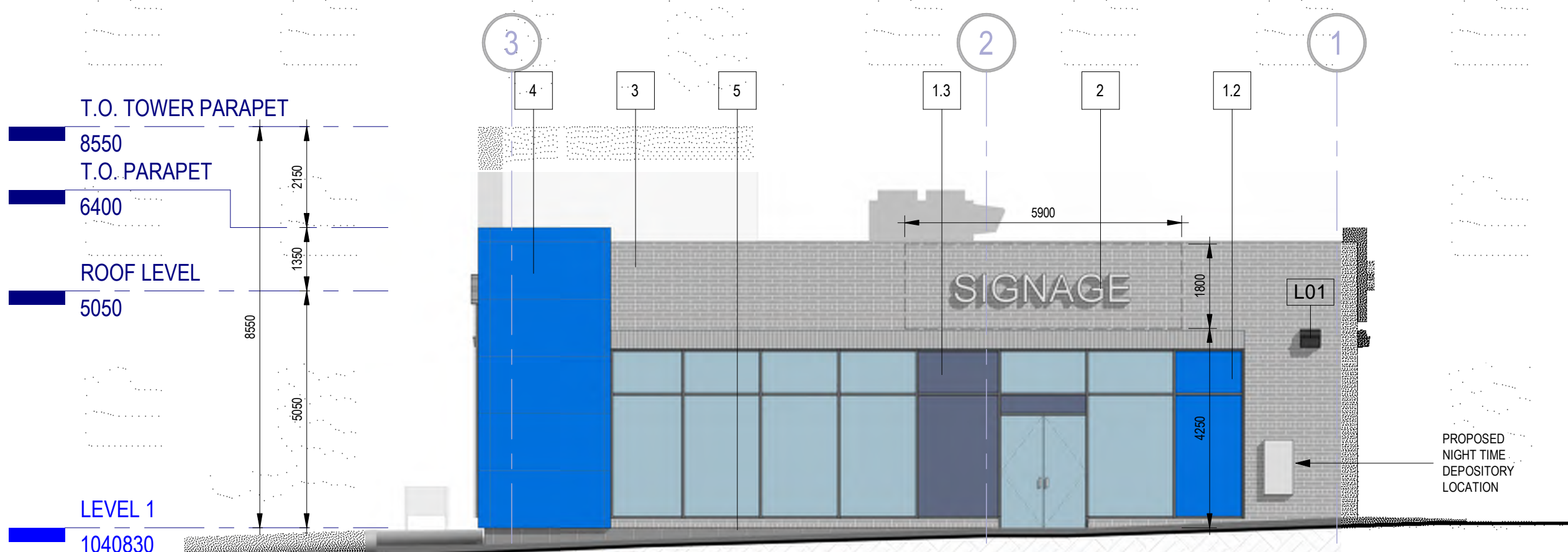
ENLARGED SITE PLAN_DP
SCALE: 1 : 200



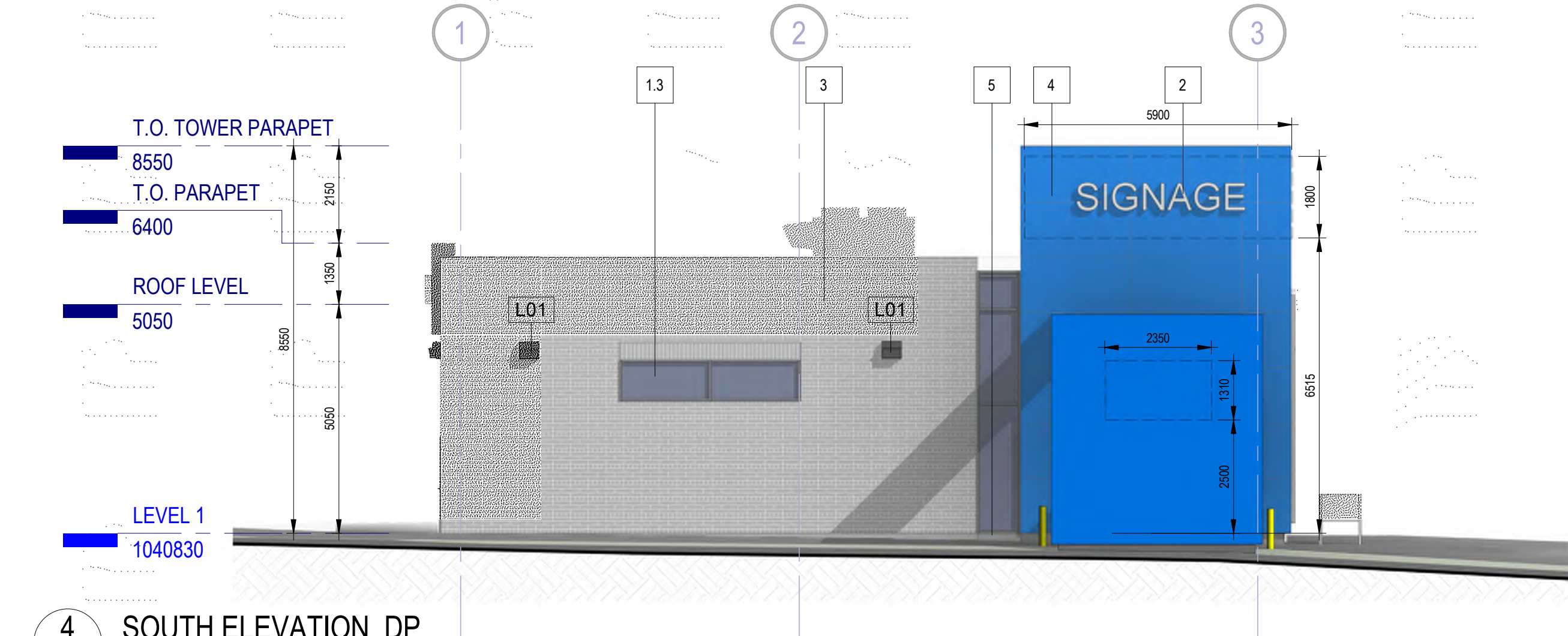
1 WEST ELEVATION_DP
SCALE: 1 : 100



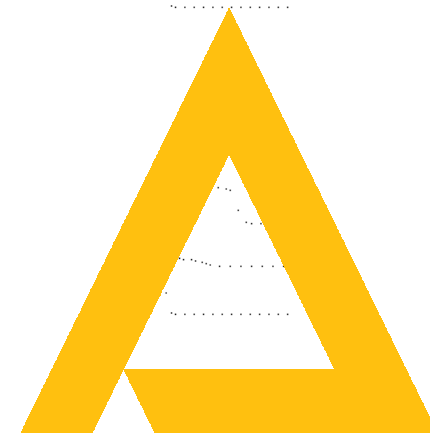
3 EAST ELEVATION_DP
SCALE: 1 : 100



2 NORTH ELEVATION_DP
SCALE: 1 : 100



4 SOUTH ELEVATION_DP
SCALE: 1 : 100



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RioCan Yonge Eglinton Centre
2300 Yonge St, Suite 2200
1-800-465-2733

Project:

SAGE HILL CROSSING BANK

Address:

35 SAGE HILL GA NW

Sheet Name:

ELEVATIONS / SECTIONS

Project Number:

25-049

Date:

2025-12-17 2:47:24 PM

Drawn by:

MD

Checked by:

TM

DP-04

Scale:

As indicated