

9-UNIT TOWNHOUSE DEVELOPMENT

ISSUED FOR DEVELOPMENT PERMIT

MUNICIPAL ADDRESS
1601&1609 Bowness Rd N.W., Calgary, AB

LEGAL DESCRIPTION
LOT 55-58, BLOCK 19, PLAN 5151 O

LAND USE DESIGNATION
R-CG Residential - Grade-Oriented Infill

PARCEL SIZE
13626.98 ft² / 1266.99m²

DENCITY
9/0.126699=71.34Unit/Ha

COVERAGE
7241.87/13626.98=53.14%



AMENDED DRAWINGS
DP No Date Received
DP2026-00277 April 17, 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

DATE	No.	REVISION	BY

9-Unit Townhouse Development

1601/1609 Bowness Rd N.W., Calgary, AB



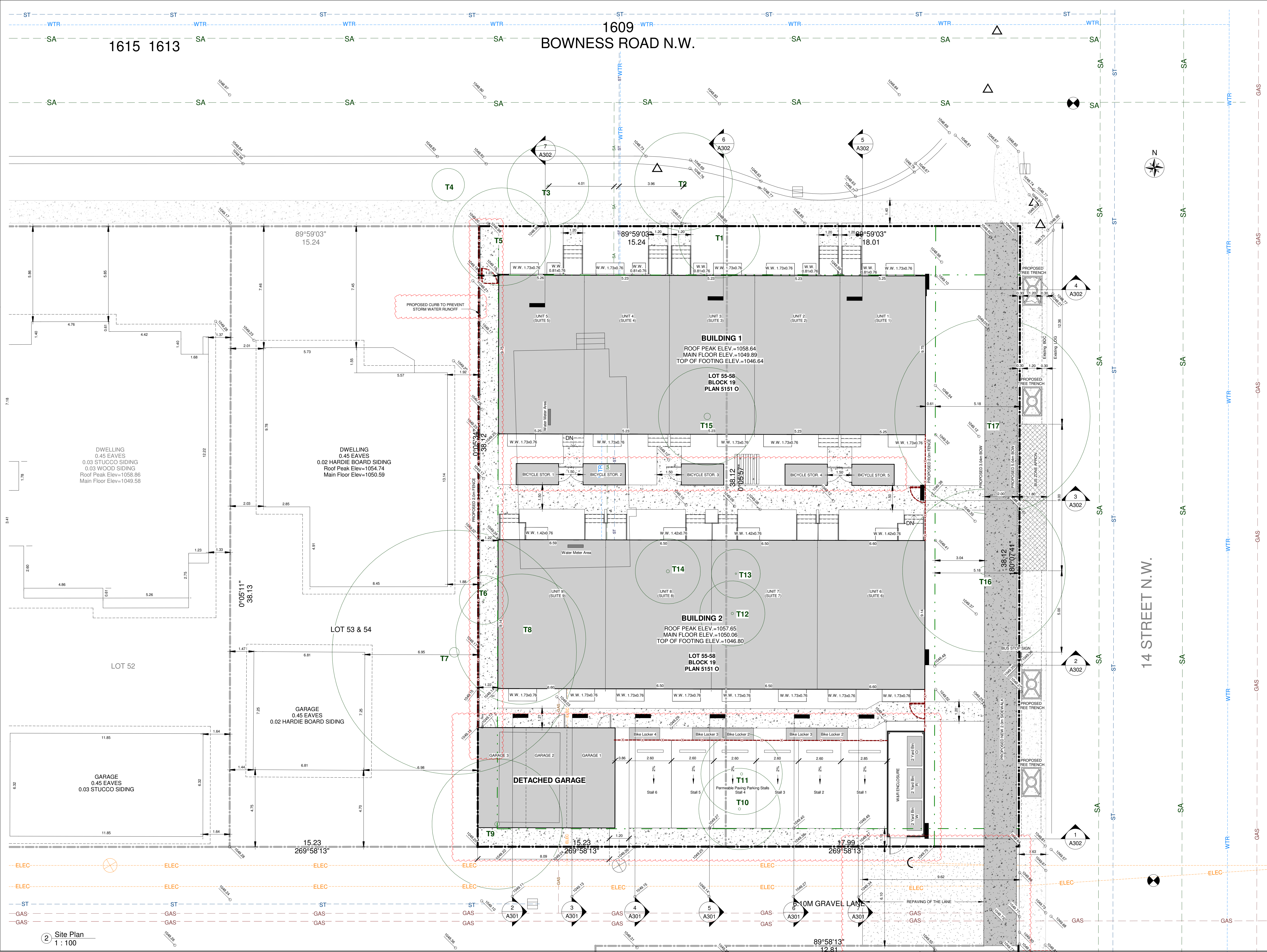
PROJECT

CLIENT
Owner

PROGRESS	DP
SCALE	3/32" = 1'-0"
DRAWN	ML
CHECKED	TB
FILE	20251203
DATE	4/16/2026 6:31:14 PM

Title Page

A000



AMENDED DRAWINGS
DP No. DP2026-00277
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April 12, 2026	1	DR1	
DATE	No.	REVISION	BY

9-Unit Townhouse Development

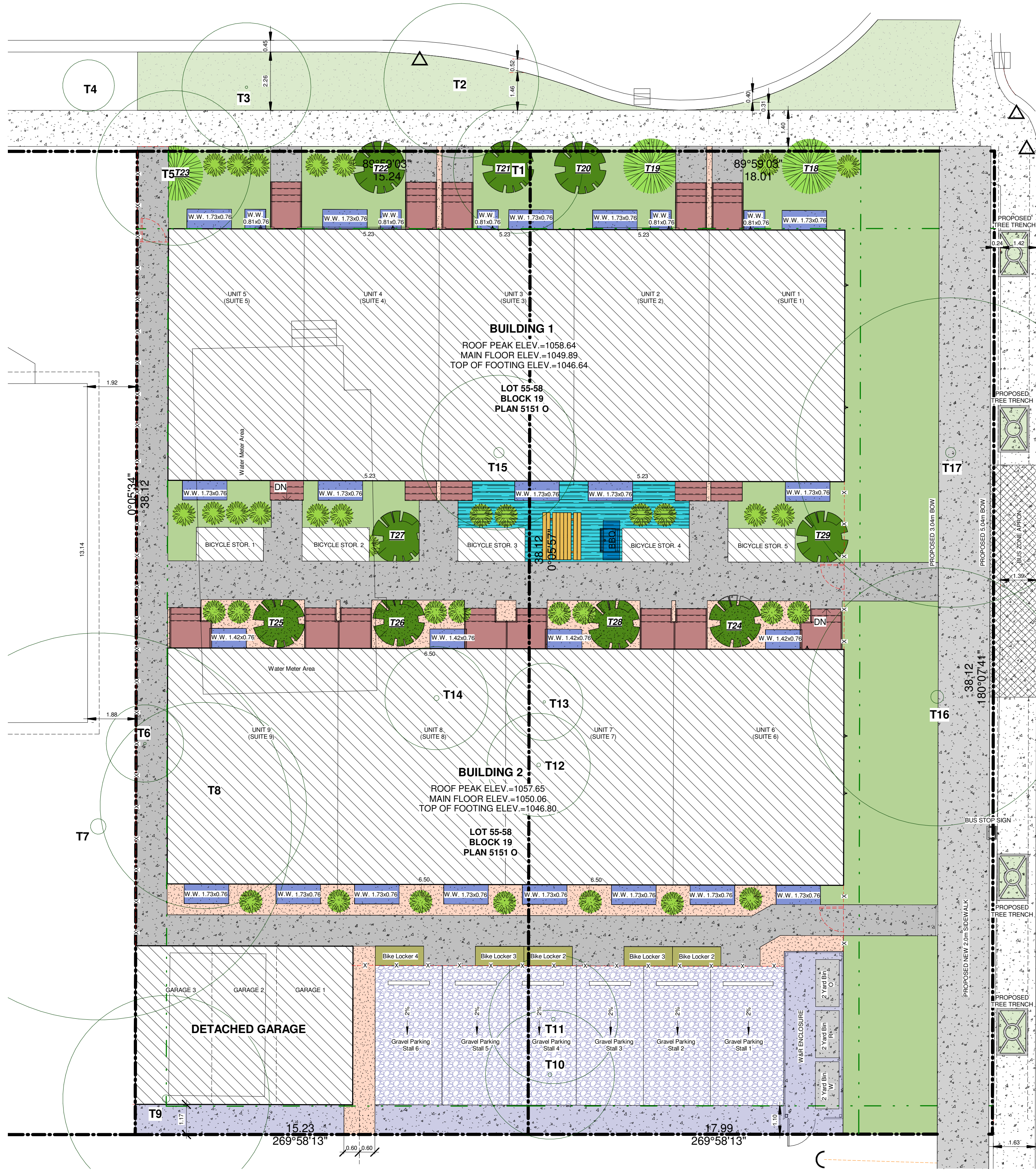
1601/1609 Bowness Rd N.W., Calgary, AB

PROJECT	
CLIENT	Owner
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SCALE	1 : 100
DRAWN	ML
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Site/Block Plan

A003

1609
BOWNESS ROAD N.W.



1 Landscaping Plan
1 : 100

PLANTING SCHEDULE

PROPOSED TREE						
#	SPECIES	CALIPER	CANOPY	HEIGHT		AMOUNT
S	SHRUB	0.15m	0.6m	1m		18
T18	SIBERIAN LARCH	75mm	2m	3m	CONIFEROUS	1
T19	SIBERIAN LARCH	75mm	2m	3m	DECEDIOUS	1
T20	PRINCESS KAY PLUM	60mm	2m	2m	DECEDIOUS	1
T21	PRINCESS KAY PLUM	60mm	2m	2m	DECEDIOUS	1
T22	SIBERIAN LARCH	60mm	2m	2m	CONIFEROUS	1
T23	SIBERIAN LARCH	75mm	2m	3m	DECEDIOUS	1
T24	PRINCESS KAY PLUM	60mm	2m	3m	DECEDIOUS	1
T25	PRINCESS KAY PLUM	60mm	2m	3m	DECEDIOUS	1
T26	PRINCESS KAY PLUM	60mm	2m	3m	DECEDIOUS	1
T27	PRINCESS KAY PLUM	60mm	2m	3m	DECEDIOUS	1
T28	PRINCESS KAY PLUM	60mm	2m	3m	DECEDIOUS	1
T29	PRINCESS KAY PLUM	60mm	2m	3m	DECEDIOUS	1

EXISTING TREES						
#	SPECIES	CALIPER	CANOPY	HEIGHT	STATUS	COMMENTS
T1	BUSH	-	5.00	3.00	TO BE REMOVED	ON PROPERTY LINE
T2	BUSH - CARAGANA ARBORESCENS	-	6.00	4.00	RETAIN	IN CITY PROPERTY
T3	DECIDUOUS - QUERCUS MACROCARPA	0.10	5.00	4.00	RETAIN	IN CITY PROPERTY
T4	BUSH - COTONEASTER	-	2.00	1.00	RETAIN	IN CITY PROPERTY
T5	BUSH	-	6.00	3.00	TO BE REMOVED	IN SUBJECT PROPERTY
T6	DECIDUOUS	0.10	3.00	3.00	TO BE REMOVED	IN SUBJECT PROPERTY
T7	DECIDUOUS	0.60	15.00	12.00	RETAIN	IN ADJACENT PROPERTY
T8	DECIDUOUS	0.50	8.00	6.00	TO BE REMOVED	IN SUBJECT PROPERTY
T9	DECIDUOUS	0.30	8.00	8.00	TO BE REMOVED	IN SUBJECT PROPERTY
T10	DECIDUOUS	0.15	5.00	8.00	TO BE REMOVED	IN SUBJECT PROPERTY
T11	DECIDUOUS	0.15	5.00	8.00	TO BE REMOVED	IN SUBJECT PROPERTY
T12	DECIDUOUS	0.15	4.00	6.00	TO BE REMOVED	IN SUBJECT PROPERTY
T13	DECIDUOUS	0.10	3.00	4.00	TO BE REMOVED	IN SUBJECT PROPERTY
T14	DECIDUOUS	0.20	4.00	3.00	TO BE REMOVED	IN SUBJECT PROPERTY
T15	DECIDUOUS	0.40	6.00	7.00	TO BE REMOVED	IN SUBJECT PROPERTY
T16	CONIFEROUS	0.50	10.00	15.00	TO BE REMOVED	IN SUBJECT PROPERTY
T17	DECIDUOUS	0.40	12.00	15.00	TO BE REMOVED	IN SUBJECT PROPERTY

LANDSCAPING NOTE:

- All soft surface landscaping provided with low water irrigation system
- All sodded areas are planted with a drought tolerant grass species
- All soft surfaced landscaped area will be irrigated by an underground irrigation system.
- A minimum depth of 300mm topsoil for all sodded areas and 600mm for shrub and tree beds.
- City boulevard between property line and back of walk to be grass.
- An Urban Forestry (UF) Technician must be onsite to mitigate possible root damage to adjacent Public trees during deep service excavation and walkway installation. Contact Urban Forestry via 311 to make arrangements for onsite meeting. Urban Forestry requires minimum two business days' notice prior to meeting onsite.
- The dwelling units will be solar ready and able to accommodate solar photovoltaic panels for electricity eneration.
- Rough in EV chargers in the garage.

CONIFEROUS TREE	PROPOSED BUILDING
	CONC. FLOOR & RETAINING WALL
	AMENITY SPACE
	CONC. FLOOR
	CONC. WALKWAY
DECIDUOUS TREE	CONC. PAVING
	W&R Area and Garage Apron
	SOD
	EXTERIOR STAIRS
	CONC.
	WINDOW WELL
	Gravel
SHRUB	MULCH
	BIKE LOCKERS
	Metal Lockers
	CITY LAND
	PARKING PAD
	Permeable Paving

PARCEL LANDSCAPING AREA CALCULATION			
	SQ.M.	SQ.FT	%
PARCEL AREA	1266.99	13626.98	
BUILDING FOOTPRINT	577.79	6219.3	
PARKING PAD	19m ² x5=95m ²		
PARCEL COVERAGE	(577.79+95)/1266.99		53.1
DENSITY	71.03 Units per hectare		
NON-LANDSCAPED	128.14	1379.35	
PARKING PAD/ APRON, W&R	112.94	1215.74	
BIKE STORAGE/LOCKERS	15.2	163.61	
PROVIDED LANDSCAPING AREA	561.06	6039.2	44.28%
HARD LANDSCAPING AREA	192.09	2067.68	34.23%
BIKE STORAGE/LOCKERS	368.97	3971.52	65.77%
12 TREES AND 36 SHRUBS PROVIDED			



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Landscaping Plan

A005

DATE	No.	REVISION	BY

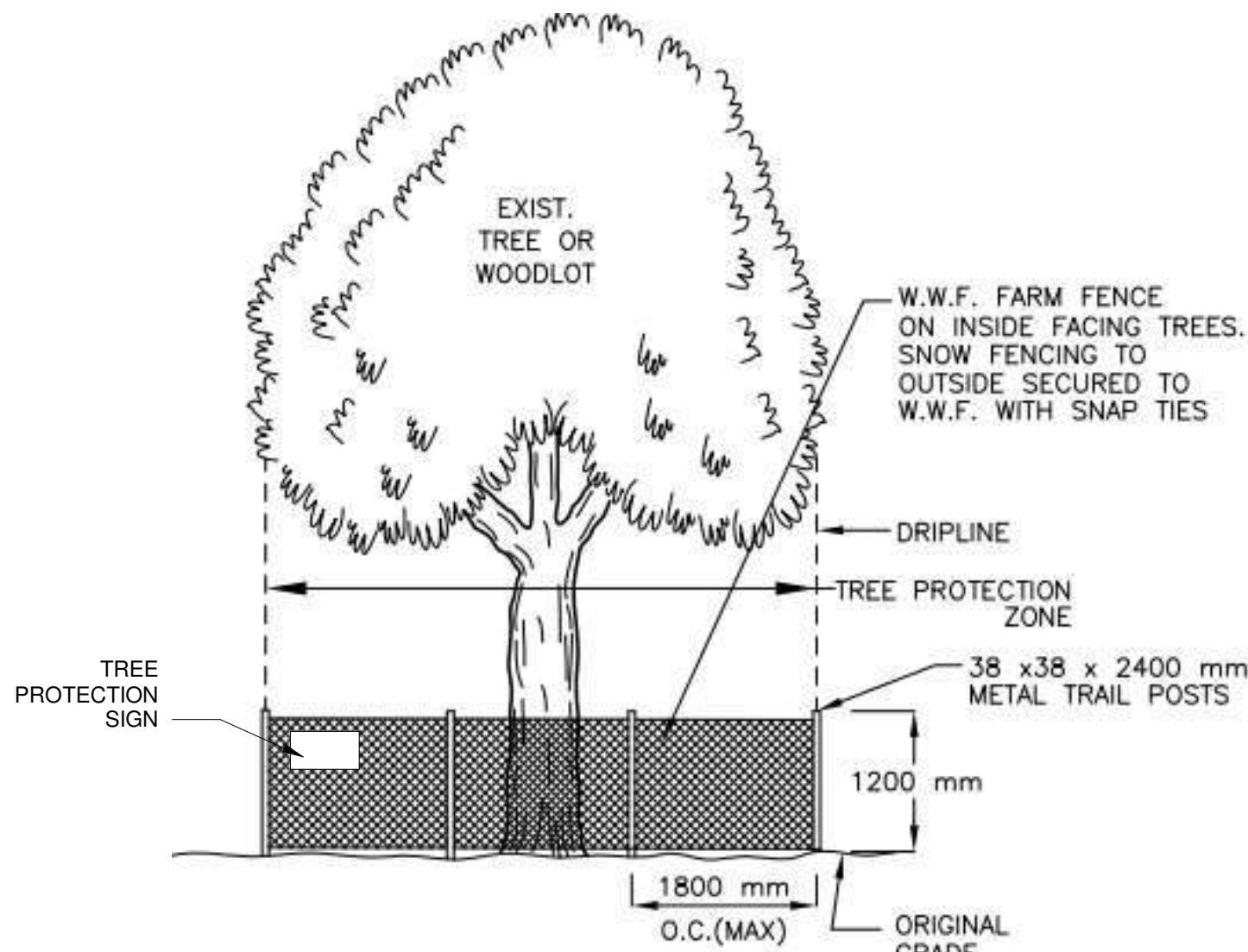
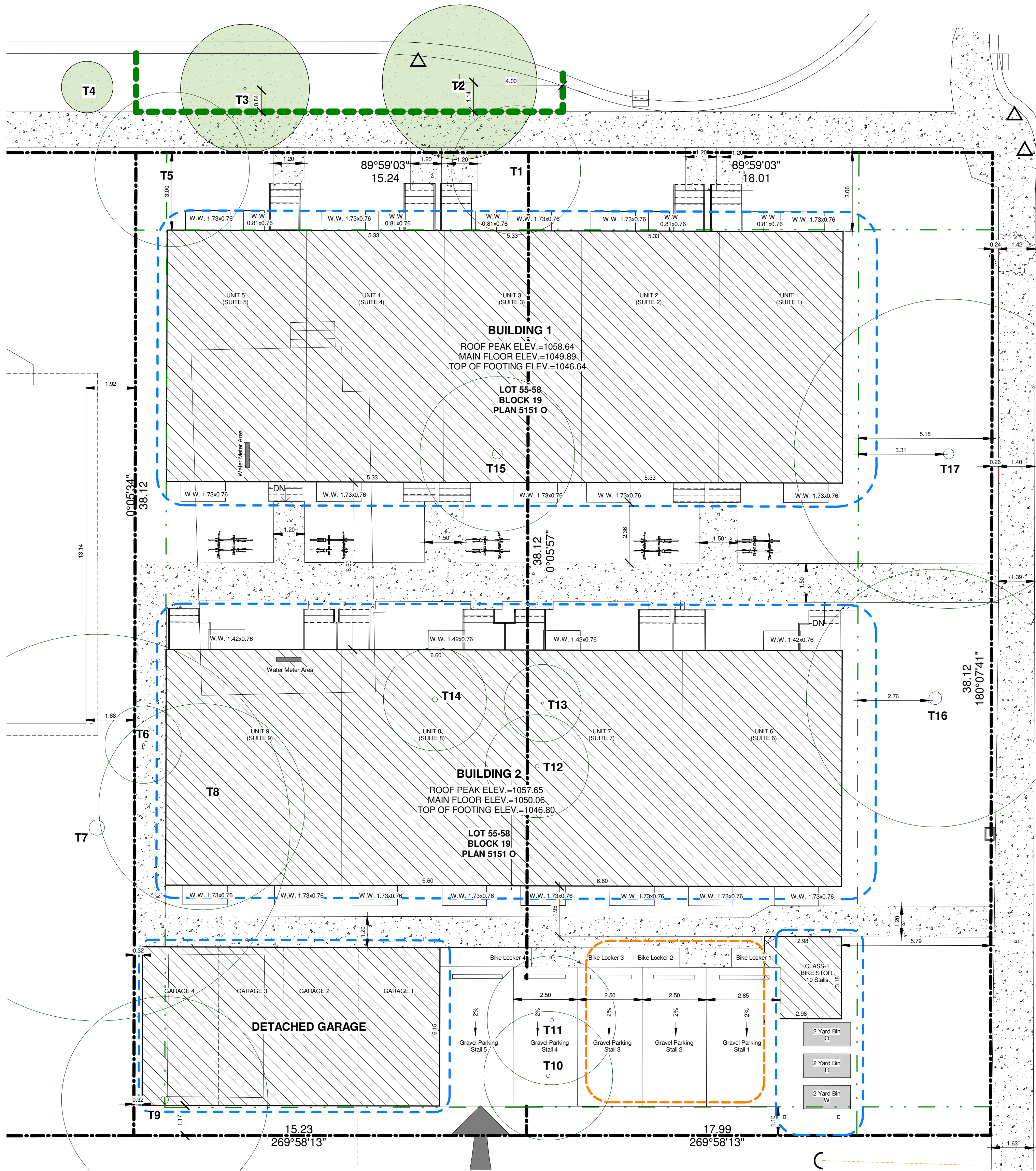
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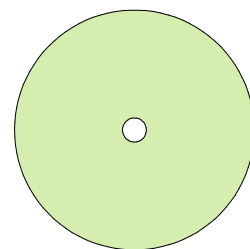
Tree Protection Plan

A006



TREE PROTECTION FENCING
-REQUIRED FOR ALL TREES.

LEGEND



TREES TO BE PROTECTED



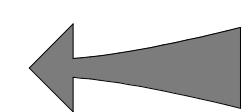
TREES PROTECTION BARRIER



CONSTRUCTION MATERIAL STORAGE AREA



LIMIT OF LAND DISTERBANCE



SITE ACCESS ROUTE

EXISTING PUBLIC TREES						
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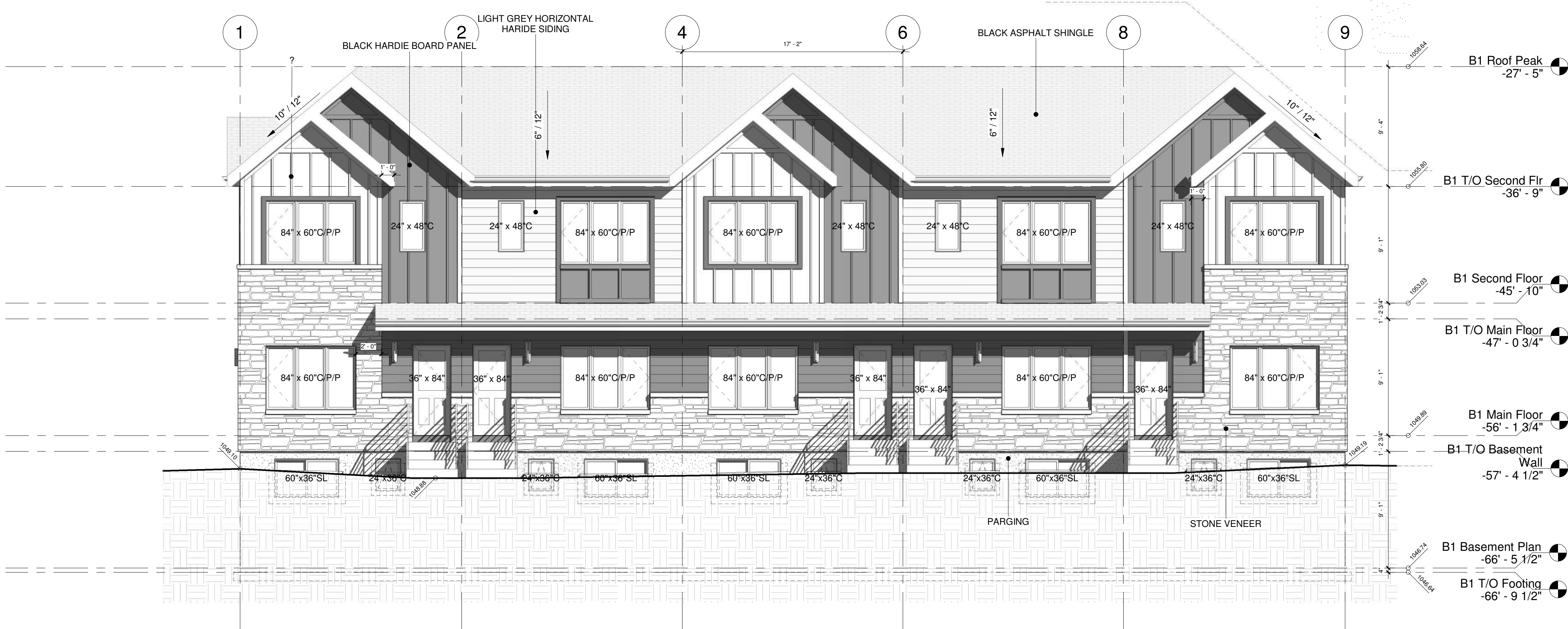
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B1 North & South Elevations
A201



1 Building 1 North Elevation
3/16" = 1'-0"



2 Building 1 South Elevation
3/16" = 1'-0"



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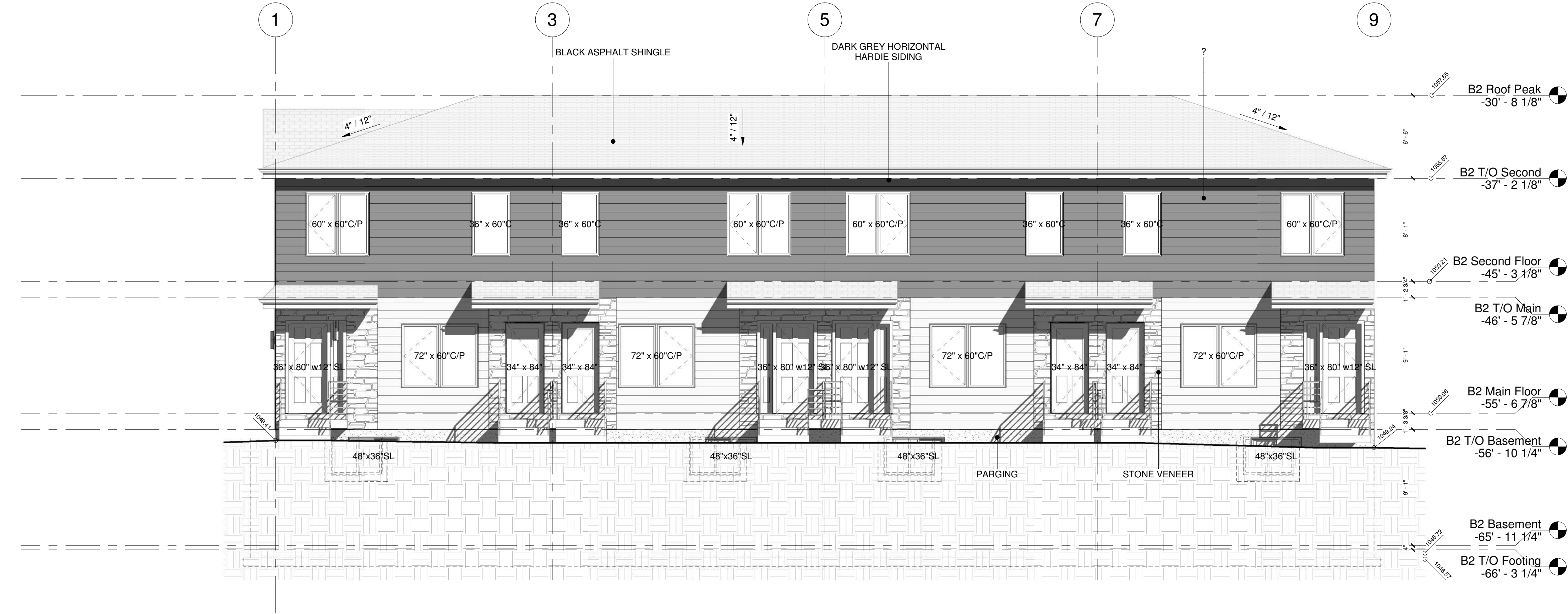
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PROJECT

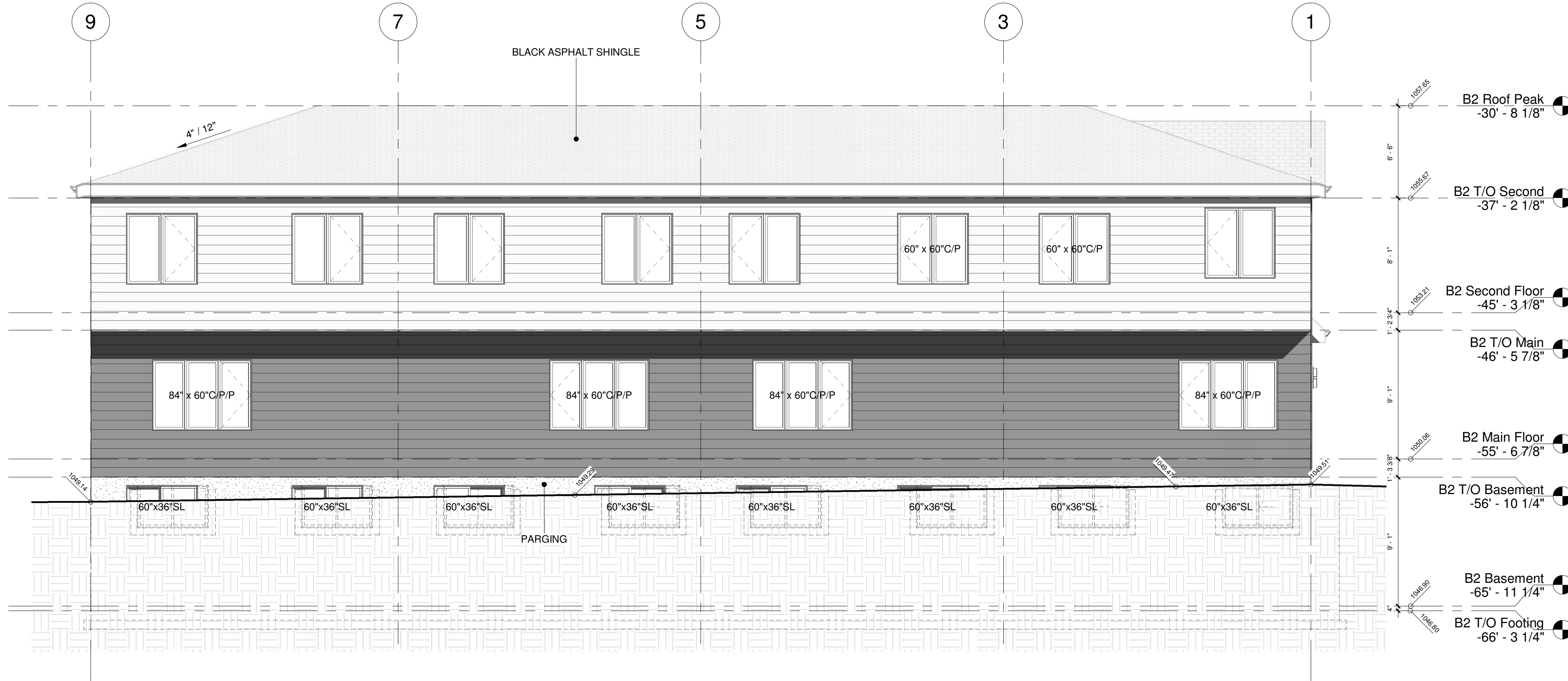
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DRAWN	Author	CHECKED	Checker
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DATE		4/16/2026 6:31:49 PM	

B2 North & South Elevations
A202



1 Building 2 North Elevation
3/16" = 1'-0"



2 Building 2 South Elevation
3/16" = 1'-0"

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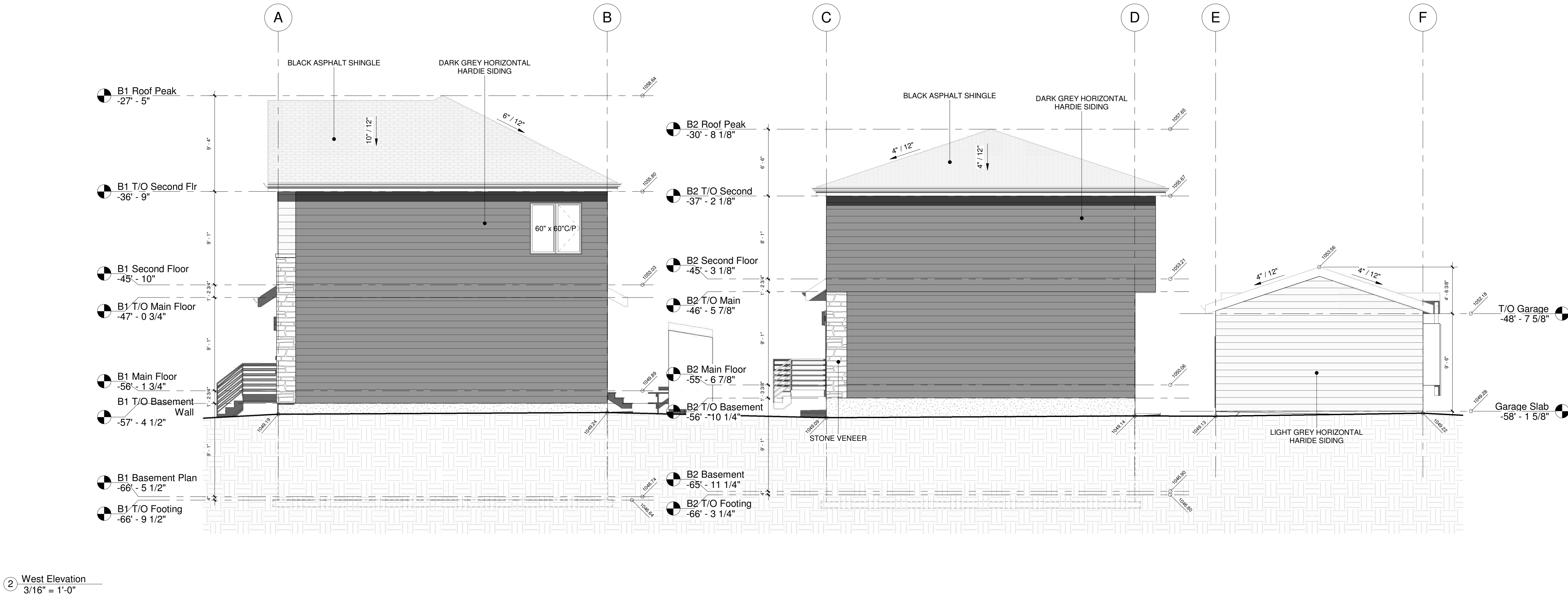
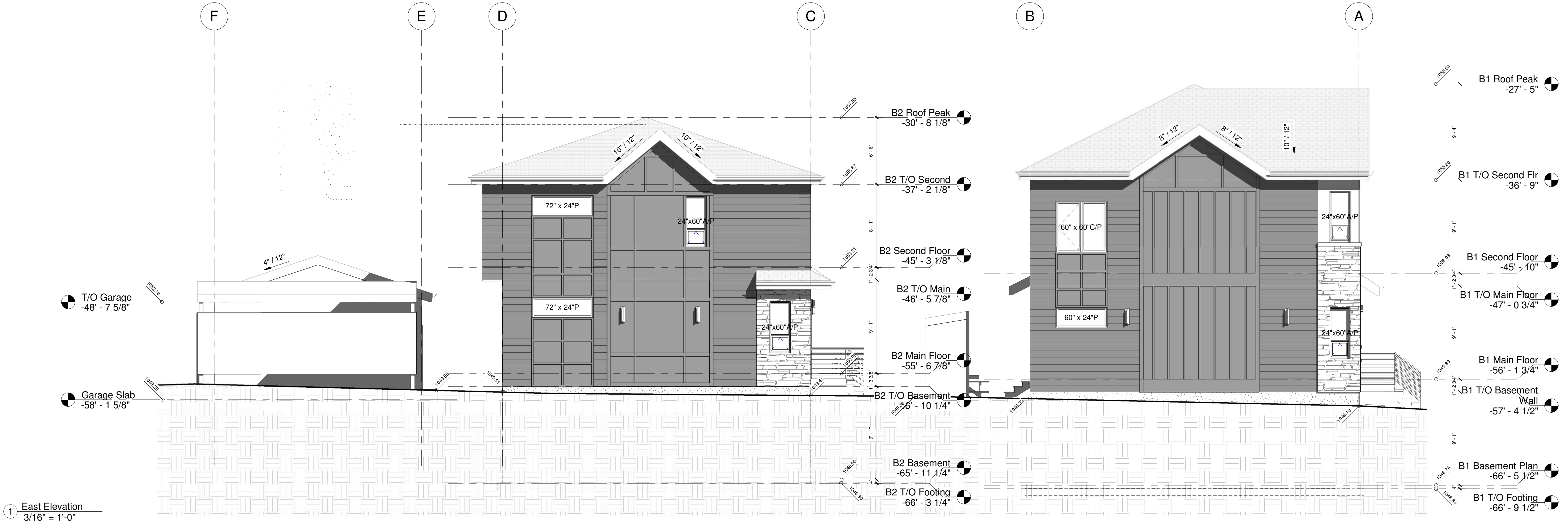
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East & West
Elevations
A203



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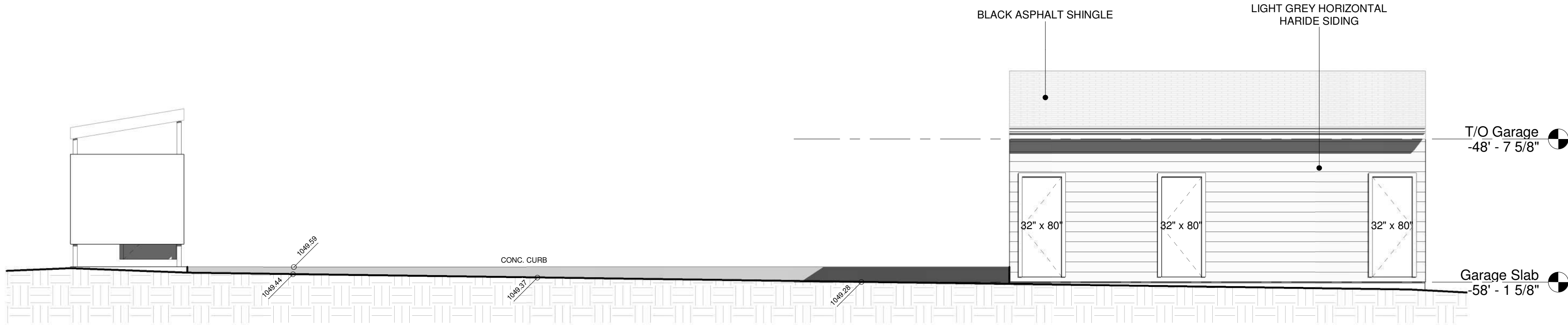
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CLIENT
Owner

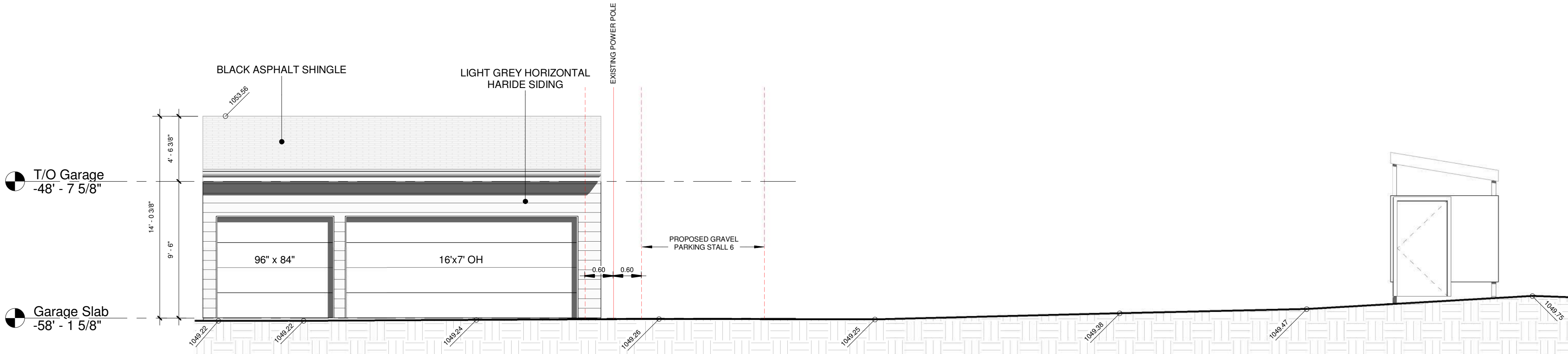
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Garage Elevations
& Bike Locker
Detail 204

1 Garage North Elevation
3/16" = 1'-0"



2 Garage South Elevation
3/16" = 1'-0"



Bike-Shell™
Model 301

NEW design, one piece FRP Composite bike locker
NO ASSEMBLY required



All lockers are shipped assembled and can be stand alone or grouped – NO COMMON WALLS. Lockers easily relocated.

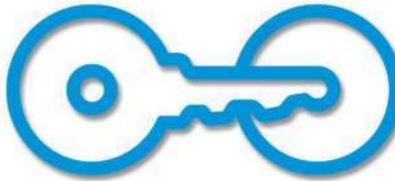
Specify the 300 Series lockers for the highest customer satisfaction from the no-assembly ready-to-use delivery through years of trouble free operation.

Architects, designers and government agencies specify the 300 Series due to the high quality manufacturing which means virtually no installation costs!

•The 300 Series is the first one piece locker available that is not molded of soft and flammable HDPE plastic material.

•The construction of fiberglass reinforced plastic is highly resistant to impact, stains and will not corrode.

•Designed after our very popular 350 Series lockers and available in 6 styles providing flexibility for site locations.



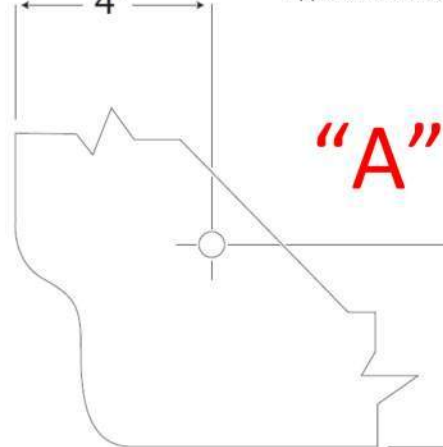
American Bicycle Security Company
P.O. Box 7359
Ventura, CA 93006
Ph: (800) 245-3723 or (805) 933-3688
Fax: (805) 933-1865
www.ameribike.com
Email: turtle@ameribike.com

Bike-Shell™ Model 301

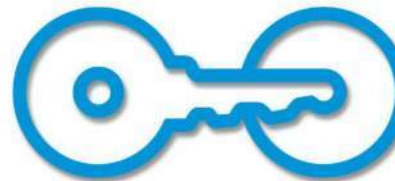
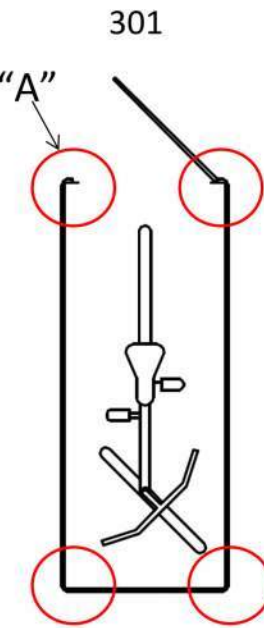
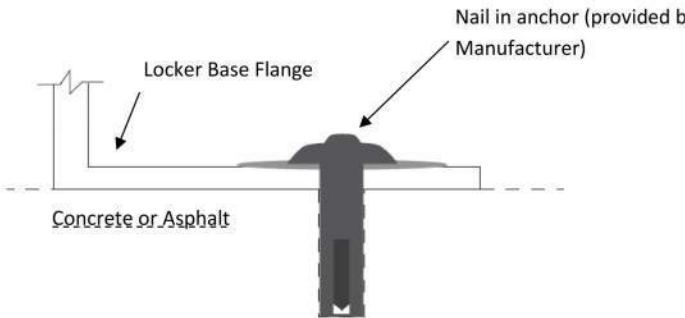


Anchoring Information

NOTE: Hole position is only approximate and not critical.



Top View Anchoring Flange Inside Locker



American Bicycle Security Company
P.O. Box 7359
Ventura, CA 93006
Ph: (800) 245-3723 or (805) 933-3688
Fax: (805) 933-1865
www.ameribike.com
Email: turtle@ameribike.com

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