

ISSUED FOR DEVELOPMENT PERMIT

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

LOT 55-58, BLOCK 19, PLAN 5151 O

R-CG Residential - Grade-Oriented Infill

13626.98 ft² / 1266.99m²

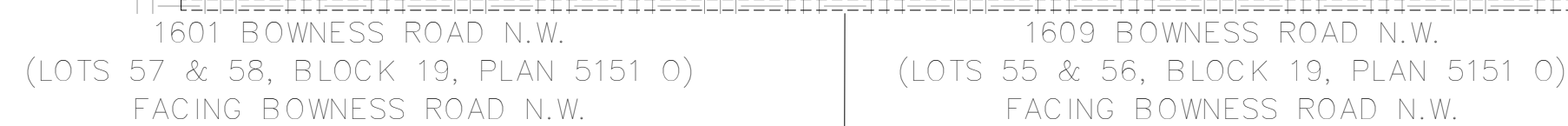
$9/0.126699=71.34\text{Unit/Ha}$

$$7241.87/13626.98=53.14\%$$


DP No Date Received
DP2026-00277 JUL 9, 2026

THESE DRAWINGS REFER TO THE
ABOVE DEVELOPMENT PERMIT NO.

14 STREET N.W.



LANE



BOWNESS ROAD N.W.

PROJECT

CLIENT
Owner

PROGRESS		DP	
SCALE		3/32" = 1'-0"	
DRAWN	ML	CHECKED	TB
FILE		20251203	
DATE		6/17/2026 6:41:05 PM	

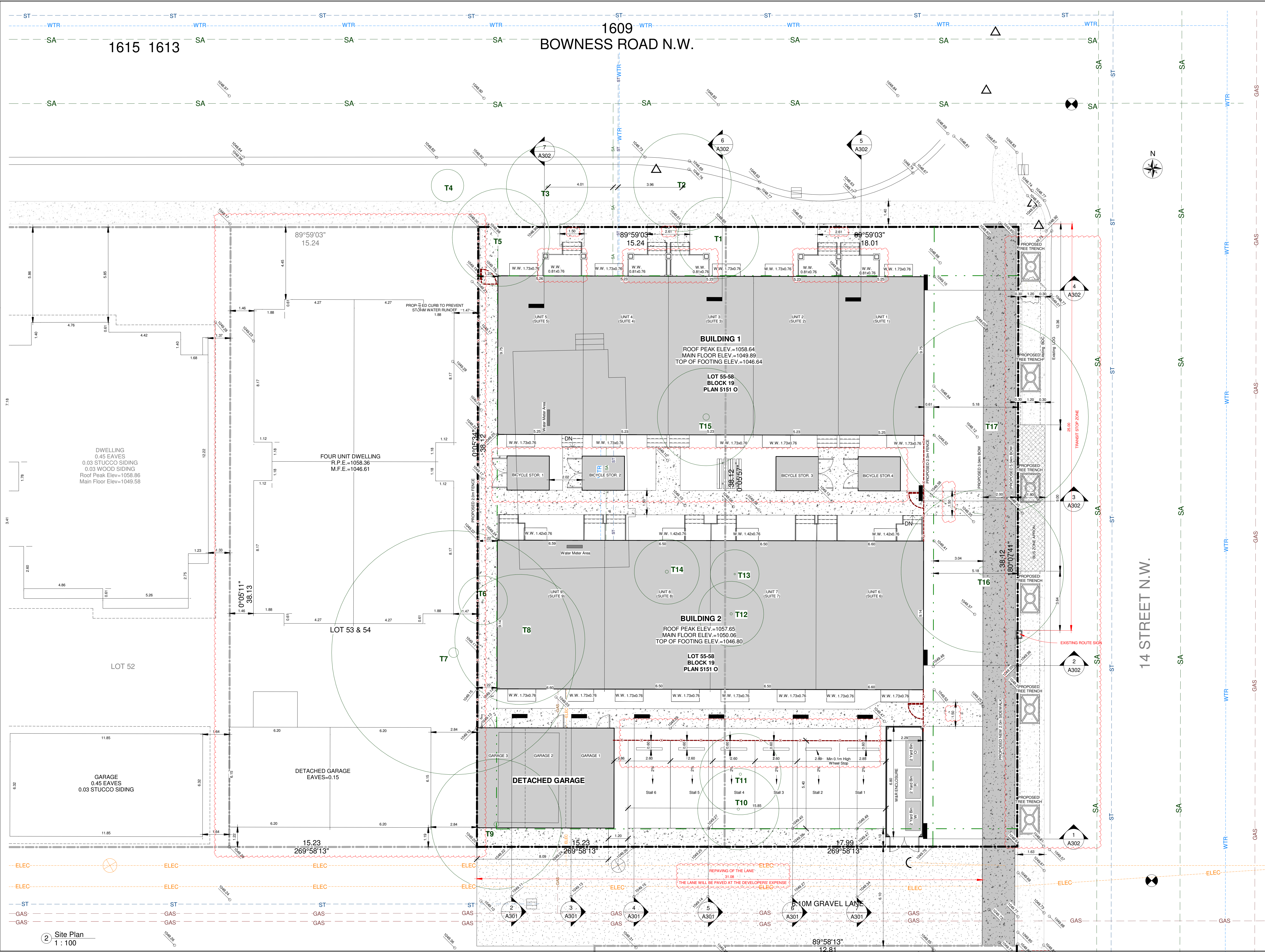
Title Page

A000

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

Title Page

A000



DEVELOPMENT
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DECISION
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AMENDED DRAWINGS
DP No. DP2026-00277 Date Received JUL 9, 2026
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ABOVE DEVELOPMENT PERMIT NO.

June 16, 2026	2	DR2	
April 12, 2026	1	DR1	
DATE	No.	REVISION	BY

9-Unit Townhouse Development

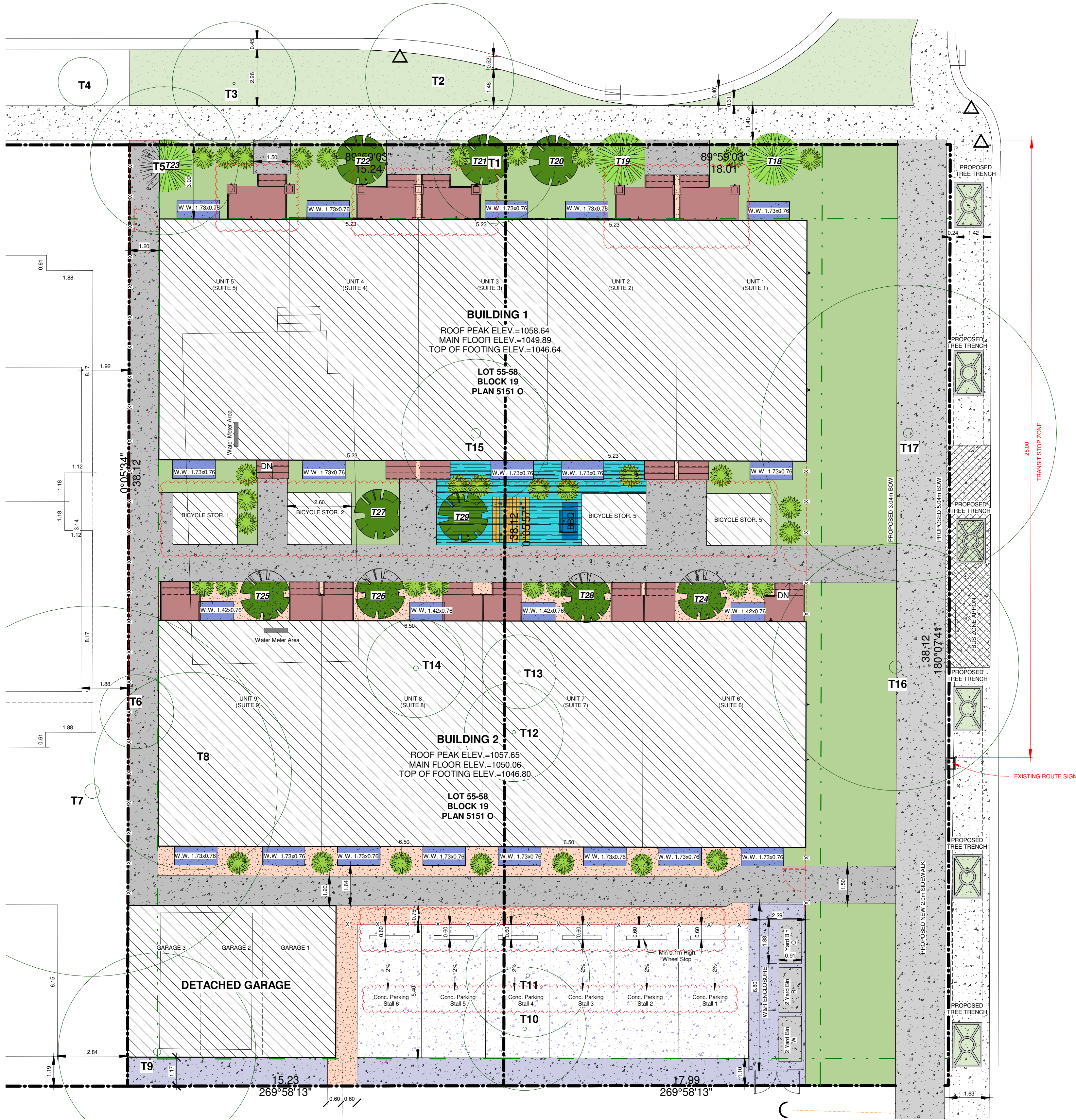
1601/1609 Bowness Rd N.W., Calgary, AB

PROJECT	
CLIENT	Owner
PROGRESS	DP
SCALE	1 : 100
DRAWN	ML
CHECKED	TB
FILE	20251203
DATE	6/17/2026 6:41:14 PM

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:

1. All soft surface landscaping provided with low water irrigation system
2. All sodded areas are planted with a drought tolerant grass species.
3. All soft surfaced landscaped area will be irrigated by an underground irrigation system.
4. A minimum depth of 300mm topsoil for all sodded areas and 600mm for shrub and tree beds.
5. City boulevard between property line and back of walk to be grass.
6. 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.
7. The dwelling units will be solar ready and able to accommodate solar photovoltaic panels for electricity eneration.
8. Rough in EV chargers in the garage.

CONIFEROUS TREE	PROPOSED BUILDING
DECIDUOUS TREE	CONC. FLOOR & RETAINING WALL
SHRUB	AMENITY SPACE
	CONC. FLOOR
	CONC. WALKWAY
	CONC. PAVING
	W&R Area and Garage Apron
	SOD
	EXTERIOR STAIRS
	CONC.
	WINDOW WELL
	Gravel
	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	569.03	6125.05	
W&R ENCLOSURE	15.58	167.68	
PORCH CANOPY	20.12	216.54	
PARKING PAD	19m ² x6=114m ²		
PARCEL COVERAGE	(718.73)/1266.99		56.73
DENSITY	71.03 Units per hectare		
NON-LANDSCAPED	112.89	1215.16	
PARKING PAD	85.59	921.28	
APRON	27.3	293.88	
PROVIDED LANDSCAPING AREA	568.48	6119.09	44.9%



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9-Unit Townhouse Development

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

PROJECT

CLIENT
Owner

PROGRESS	DP
SCALE	As indicated
DRAWN	Author
CHECKED	Checker
FILE	20251203
DATE	6/17/2026 6:41:25 PM

Landscaping Plan

A005

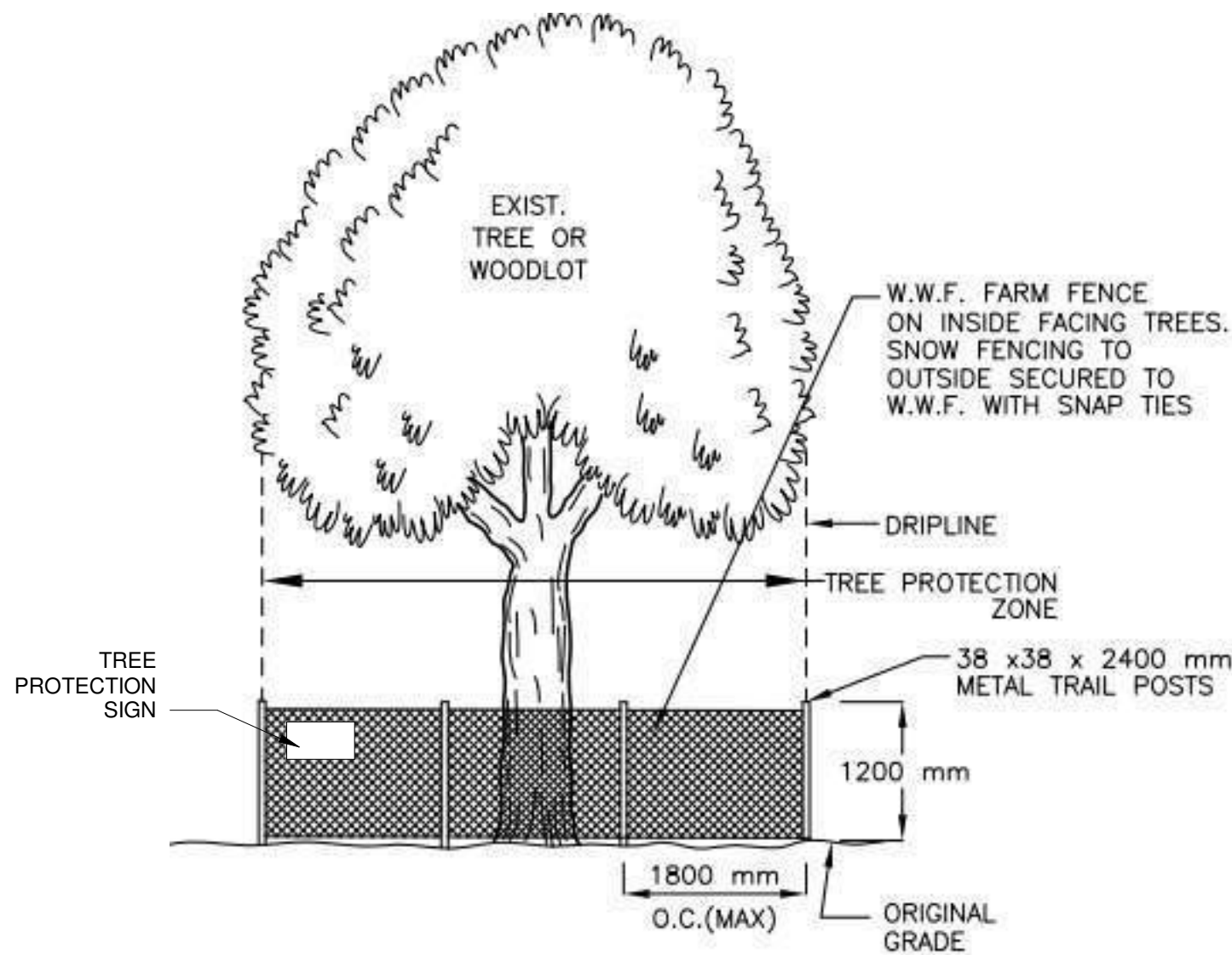
1609
BOWNESS ROAD N.W.



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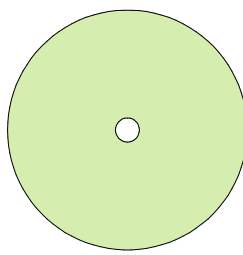
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TREE PROTECTION FENCING
-REQUIRED FOR ALL TREES.

LEGEND



TREES TO BE PROTECTED



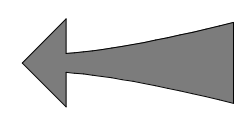
TREES PROTECTION BARRIER



CONSTRUCTION MATERIAL STORAGE AREA



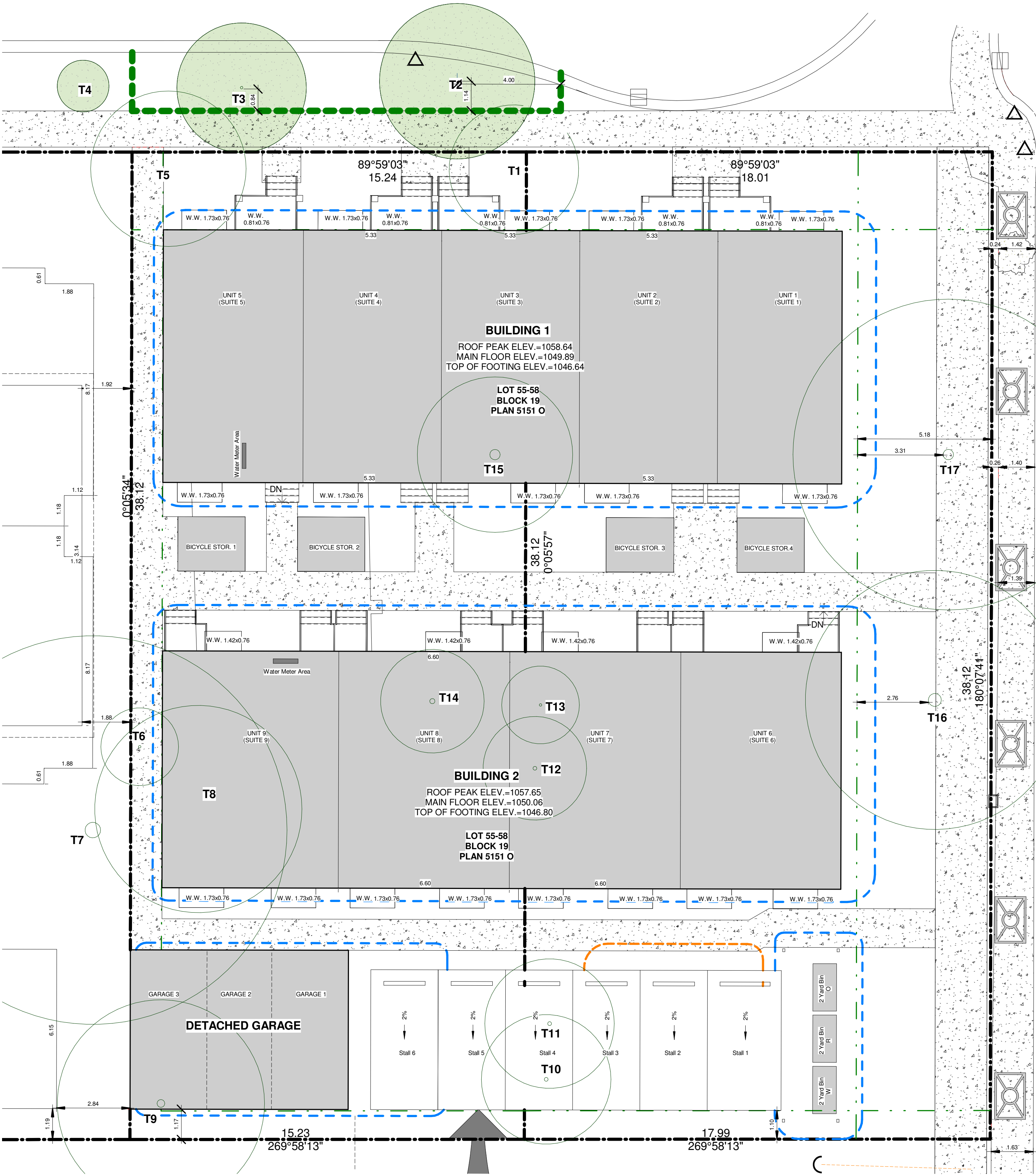
LIMIT OF LAND DISTERBANCE



SITE ACCESS ROUTE

14 STREET N.W.

EXISTING PUBLIC TREES						
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Tree Protection
Plan

A006



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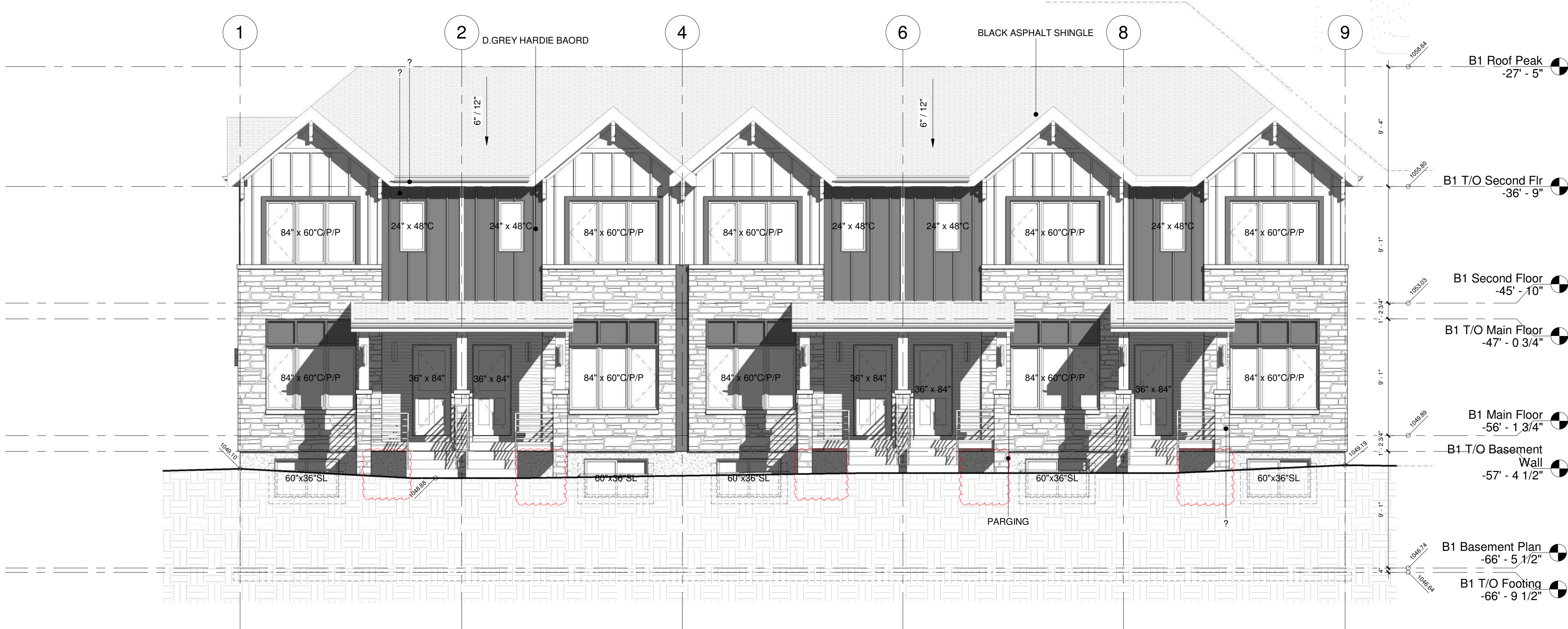
1601/1609 Bowness Rd N.W., Calgary, AB

PROJECT

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Owner

PROGRESS		DP	
SCALE		3/16" = 1'-0"	
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DATE		6/17/2026 6:41:49 PM	

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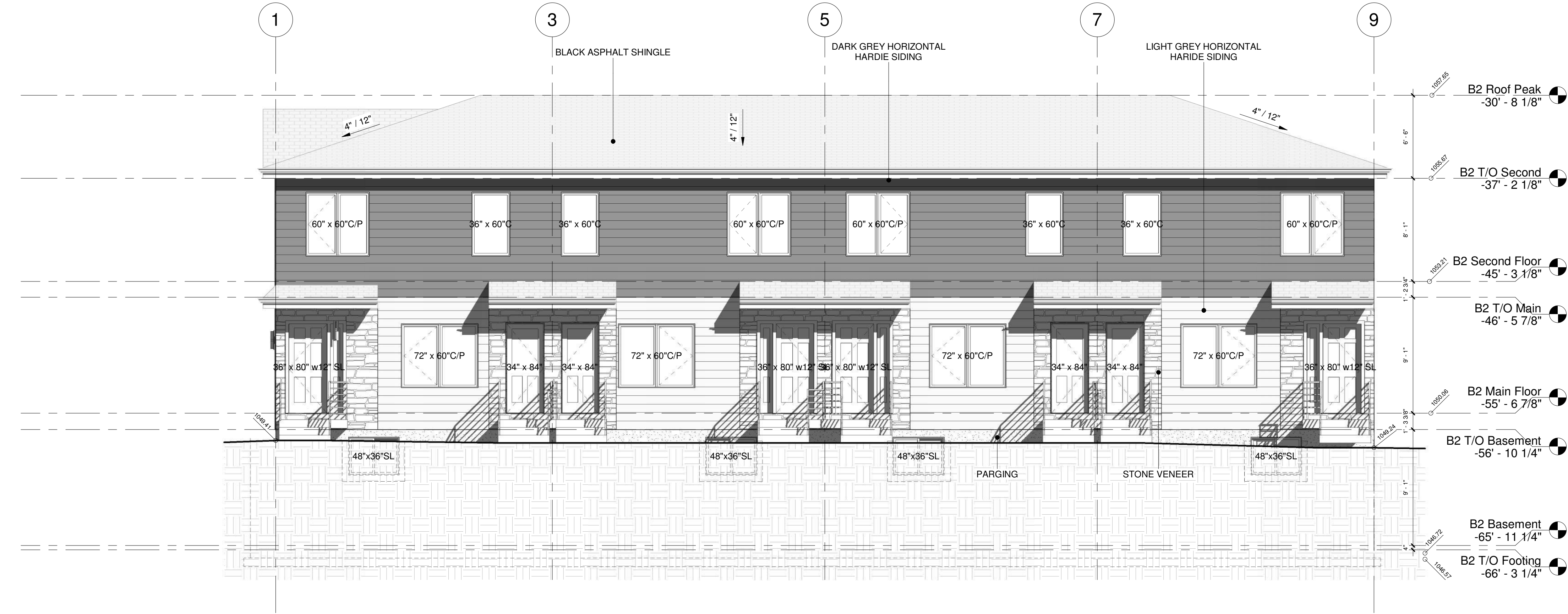
1601/1609 Bowness Rd N.W., Calgary, AB

PROJECT

CLIENT
Owner

PROGRESS		DP	
SCALE	3/16" = 1'-0"		
DRAWN	Author	CHECKED	Checker
FILE	20251203		
DATE	6/17/2026 6:41:52 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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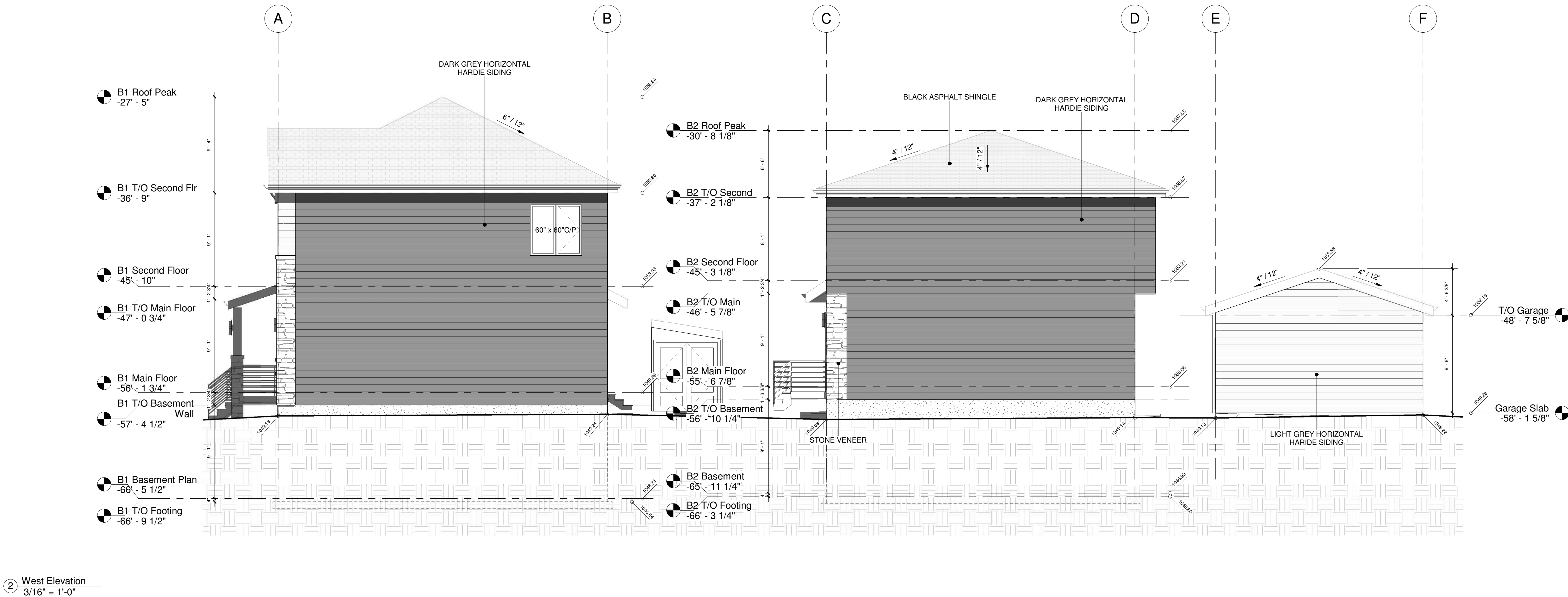
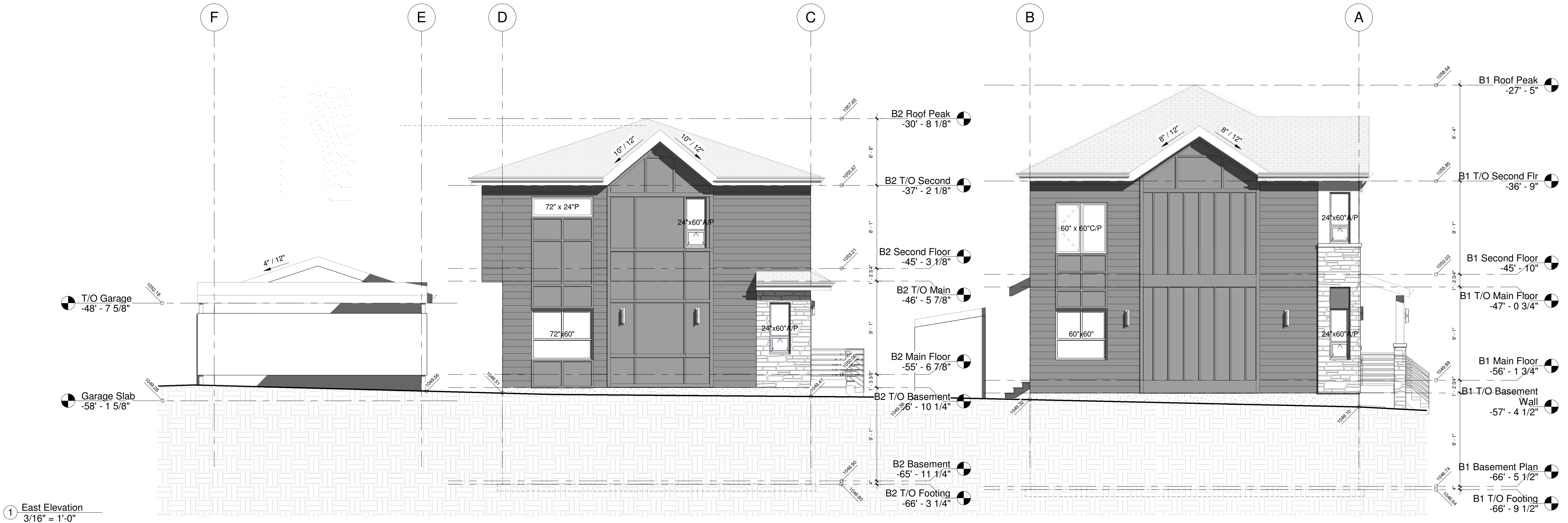
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PROJECT

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Owner

PROGRESS	DP
SCALE	3/16" = 1'-0"
DRAWN	Author
FILE	20251203
DATE	6/17/2026 6:41:59 PM

East & West
Elevations
A203





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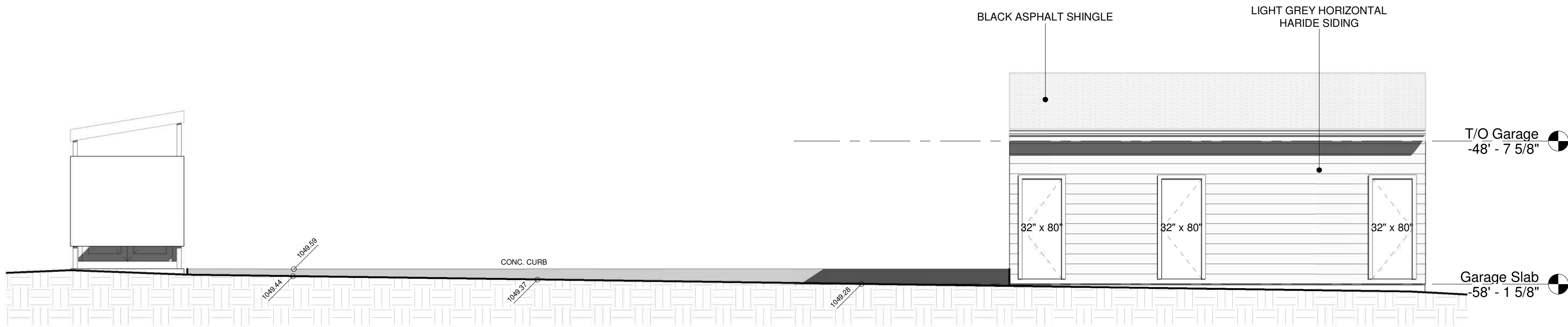
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PROJECT

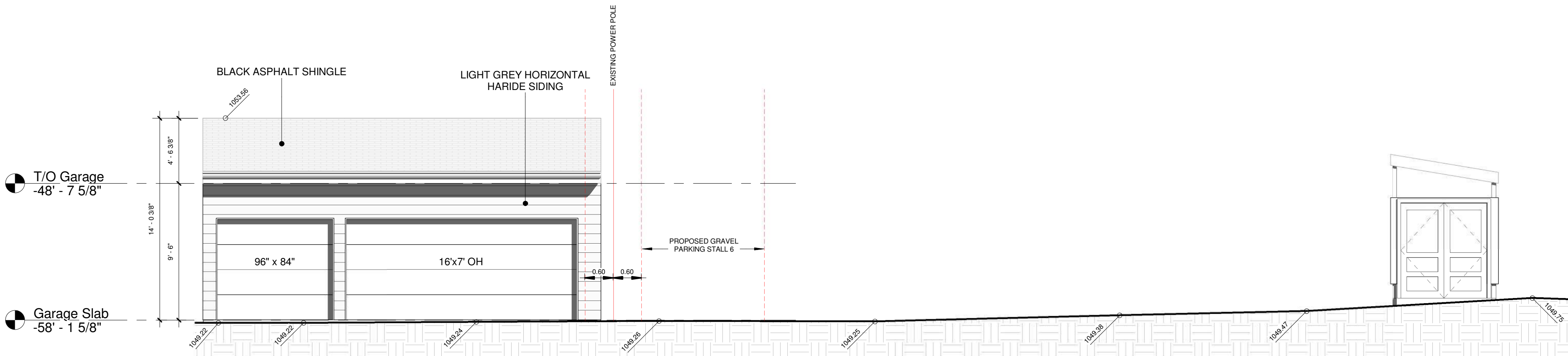
CLIENT
Owner

PROGRESS		DP	
SCALE		3/16" = 1'-0"	
DRAWN	Author	CHECKED	Checker
FILE		20251203	
DATE		6/17/2026 6:42:00 PM	

Garage Elevations
& Bike Locker
Detail 204



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



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