

Hong Kong Food Market Phase 1

Project Description
10450 MACLEOD TRAIL SE
CALGARY, ALBERTA

ISSUED FOR DEVELOPMENT PERMIT - 2026-02-03



1 AERIAL SITE PLAN
DP0.1
N.T.S.

Consultants:

Architectural & Interior Design

T.i. Studios Architecture Inc.

#201, 1902 11th Street SE
Calgary, AB T2G 3G2
Contact: Project Lead Name
Contact Info: Email or Phone#

Architectural DP

- DP0.1 COVER PAGE
- DP0.2 PROJECT INFORMATION & GENERAL NOTES
- DP0.3 BUILDING CODE SUMMARY, EGRESS & FIRE SEPARATION PLANS
- DP1.1 SITE PLAN
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- DP2.1 EXISTING / DEMOLITION MAIN FLOOR PLAN

Architectural DP

- DP2.2 EXISTING / DEMOLITION SECOND FLOOR PLAN
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- DP2.4 PROPOSED MAIN FLOOR PLAN
- DP2.5 PROPOSED SECOND FLOOR PLAN
- DP2.6 PROPOSED ROOF PLAN

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1 - ISSUED FOR INTERNAL COORDINATION	2025-12-02
3 - ISSUED FOR SITE VISIT	2025-12-11
4 - ISSUED FOR CLIENT REVIEW	2025-12-18
12 - ISSUED FOR DEVELOPMENT PERMIT	2026-02-03

CLIENT / OWNER

HKFM
GROUP

DEVELOPMENT PERMIT #:

BUILDING PERMIT #:

PRIME CONSULTANT

T.I. STUDIOS
ARCHITECTURE inc

201 - 1902 11 St SE, Calgary, AB, T2G 3G2
(403) 806-0556 info@tistudios.ca

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Hong Kong Food Market
Phase 1

10450 MACLEOD TRAIL SE
CALGARY, ALBERTA

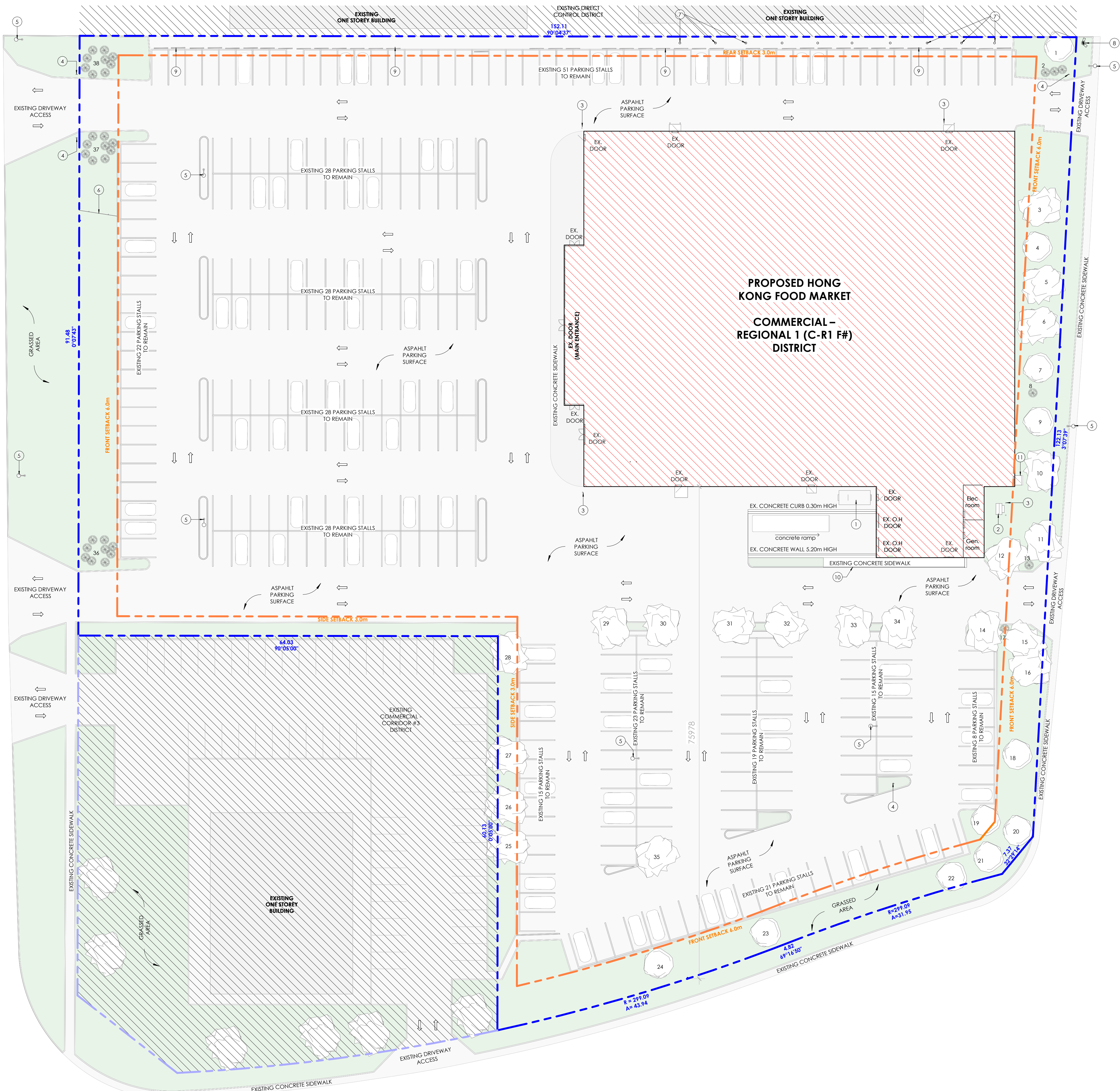
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COVER PAGE

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DP0.1



SITE INFORMATION

LEGAL ADDRESS (P. 8, L)					
PLAN:	6946JK	BLOCK:	7	LOT:	--
ZONING:		C-R1F1.0 COMMERCIAL - REGIONAL 1			
SITE AREA					
HECTARES (ha):		1.804 HA			
SQUARE METERS (sq.m.):		18,044.813 SQ M			
ACRES (acre):		4.46 ACRES			
MAIN FLOOR AREA:		3,909.43 SQ M			
SECOND FLOOR AREA:		1,187.054 SQ M			
GROSS FLOOR AREA (GFA sq.m.):		5,096.484 SQ M			
FLOOR AREA RATIO CALCULATION (F.A.R.)					
SITE AREA: 18,044.813 SQ M					
TOTAL GFA: 5,096.484 SQ M					
FAR = 5,096.484 ÷ 18,044.813					
FAR = 0.28					

EXISTING SITE FEATURES TO REMAIN

- EXISTING LANDSCAPING AREAS TO REMAIN AS IS
 - EXISTING TREES AND SHRUBS TO REMAIN AS IS
 - EXISTING PARKING LAYOUT TO REMAIN AS IS
 - EXISTING PARKING STALLS TO REMAIN AS IS, TOTAL OF 286 STALLS
 - EXISTING GARBAGE FACILITIES TO REMAIN AS IS
- U.N.O.

SITE LEGEND

- EXISTING GRASSED AREA
- EXISTING ASPHALT / CONCRETE ISLANDS / SIDEWALKS
- EXISTING BUILDING "PROPOSED HONG KONG FOOD MARKET"
- EXISTING ADJACENT BUILDING / SITEMOT IN SCOPE OF WORK

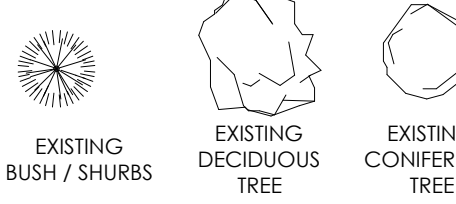
EXISTING PLANTING SCHEDULE

Tree #	Type	Ø	Spread	Height
1	Coniferous	0.40	6.00	17.00
2	Bush	---	---	---
3	Deciduous	0.20	6.00	8.00
4	Coniferous	0.35	6.00	15.00
5	Deciduous	0.25	6.00	7.00
6	Deciduous	0.20	6.00	8.00
7	Coniferous	0.35	6.00	15.00
8	Bush	---	---	---
9	Coniferous	0.25	3.50	11.00
10	Deciduous	0.15	5.00	6.00
11	Deciduous	0.15	5.00	6.00
12	Deciduous	0.20	6.00	6.00
13	Bush	---	---	---
14	Coniferous	0.10	4.00	5.00
15	Deciduous	0.20	5.00	7.00
16	Deciduous	0.20	5.00	6.00
17	Bush	---	---	---
18	Coniferous	0.25	3.50	12.00
19	Coniferous	0.35	3.50	13.00
20	Coniferous	0.30	3.50	13.00
21	Coniferous	0.15	3.50	12.00
22	Coniferous	0.20	3.50	9.00
23	Coniferous	0.30	2.00	3.00
24	Coniferous	0.10	2.00	3.00
25	Deciduous	0.20	6.00	8.00
26	Deciduous	0.20	6.00	8.00
27	Deciduous	0.20	6.00	8.00
28	Deciduous	0.20	6.00	13.00
29	Deciduous	0.20	6.00	6.00
30	Deciduous	0.20	6.00	6.00
31	Deciduous	0.25	5.00	6.00
32	Deciduous	0.15	4.50	6.00
33	Deciduous	0.20	4.00	6.00
34	Deciduous	0.20	4.00	6.00
35	Deciduous	0.30	6.00	6.00
36	Bush	---	---	---
37	Bush	---	---	---
38	Bush	---	---	---

Tree Count Summary

Type	Quantity
Coniferous	17
Deciduous	18
Bush	8
Total Trees: 43	

LEGEND



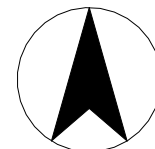
SITE LINETYPES LEGEND

- PROPERTY LINE
- SITE SETBACK

EXISTING SITE PLAN KEYNOTES

- EXISTING DUMPSTER TO REMAIN
- EXISTING UTILITY BOX TO REMAIN
- EXISTING BOLLARDS TO REMAIN
- EXISTING SIGNAGE TO REMAIN
- EXISTING LIGHT STANDARD TO REMAIN
- EXISTING FREESTANDING SIGN TO REMAIN
- EXISTING POWER PLUG TO REMAIN
- EXISTING FIRE HYDRANT TO REMAIN
- EXISTING CONCRETE WHEEL STOPS
- EXISTING RAILING TO REMAIN
- EXISTING CONCRETE LANDING TO REMAIN

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CLIENT / OWNER

HKFM GROUP

DEVELOPMENT PERMIT #:

BUILDING PERMIT #:

PRIME CONSULTANT

TI STUDIOS ARCHITECTURE inc

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(403)-806-0556 info@tistudios.ca

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10450 MACLEOD TRAIL SE
CALGARY, ALBERTA

LEGAL ADDRESS: BLOCK 7, PLAN 6946JK

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SITE PLAN

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DP1.1

MACLEOD TRAIL S.E

BONAVENTURE DRIVE S.E

WILLOW PARK DRIVE S.E

SITE PLAN WITH LAND USE BYLAW COMPLIANCE

1 : 300

1
DP1.2

LAND USE BYLAW COMPLIANCE REVIEW
COMMERCIAL – REGIONAL 1 (C-R1 F#) DISTRICT

PROJECT DESCRIPTION
THE PROPOSED DEVELOPMENT IS THE CONVERSION OF AN EXISTING RETAIL TENANT SPACE PREVIOUSLY OCCUPIED BY TOYS“R”US INTO A HONG KONG FOOD SUPERMARKET. THE USE REMAINS WITHIN THE RETAIL CATEGORY AND IS FULLY CONTAINED WITHIN THE EXISTING BUILDING.

USE
“SUPERMARKET” IS A DISCRETIONARY USE WITHIN THE COMMERCIAL – REGIONAL 1 (C-R1 F#) DISTRICT. THE PROPOSED USE MEETS THE DEFINITION OF A SUPERMARKET UNDER LAND USE BYLAW 13P2008, INCLUDING THE SALE OF FRESH AND PACKAGED FOOD, DAILY HOUSEHOLD NECESSITIES, AND FOOD PREPARATION FOR HUMAN CONSUMPTION.

PARCEL AREA
MINIMUM PARCEL AREA REQUIRED: 0.5 HECTARES
MAXIMUM PARCEL AREA PERMITTED: 6.0 HECTARES
PROVIDED PARCEL AREA: 1.804 HECTARES

FLOOR AREA RATIO (F.A.R.)
SITE AREA: 18,044.813 SQ M
TOTAL GROSS FLOOR AREA: 5,096.484 SQ M
F.A.R. = 5,096.484 ÷ 18,044.813
F.A.R. = 0.28

BUILDING HEIGHT
MAXIMUM PERMITTED BUILDING HEIGHT: 15.0 M
EXISTING BUILDING HEIGHT: 7.8M

BUILDINGS ON PARCEL
MINIMUM REQUIREMENT:
* ONE BUILDING WITH A MINIMUM GROSS FLOOR AREA OF 3,600.0 SQ M
PERMITTED:
* UP TO THREE BUILDINGS PER PARCEL
* NO ADDITIONAL BUILDING TO EXCEED 360.0 SQ M GROSS FLOOR AREA
EXISTING CONDITION:
* ONE EXISTING BUILDING EXCEEDING 3,600.0 SQ M

USE AREA REQUIREMENTS
* ONLY ONE USE AREA PER BUILDING MAY BE EQUAL TO OR GREATER THAN 3,600.0 SQ M
* MAXIMUM OFFICE USE AREA: 360.0 SQ M
* MAXIMUM PUBLIC AREA FOR “RESTAURANT; FOOD SERVICE ONLY”: 300.0 SQ M

SUPERMARKET-SPECIFIC REQUIREMENTS
MINIMUM REQUIRED GROSS FLOOR AREA: GREATER THAN 465.0 SQ M
PROVIDED GROSS FLOOR AREA: 5,096.484 SQ M

THE SUPERMARKET MAY INCLUDE:
* FOOD PREPARATION AND NON-ALCOHOLIC BEVERAGES
* A LIMITED SEATING AREA NOT EXCEEDING 15.0 SQ M

ANY ADDITIONAL USES INCORPORATED WITHIN THE SUPERMARKET SHALL:
* BE LOCATED WITHIN THE SUPERMARKET USE AREA
* NOT EXCEED 10 PERCENT OF THE SUPERMARKET USE AREA
* HAVE NO DIRECT EXTERIOR CUSTOMER ACCESS

SETBACK REQUIREMENTS
-FRONT SETBACK
MINIMUM REQUIRED FRONT SETBACK: 6.0 M
-REAR SETBACK
* 0.0 M WHEN ABUTTING COMMERCIAL – REGIONAL 1
* 3.0 M WHEN ABUTTING OTHER COMMERCIAL OR INDUSTRIAL DISTRICTS
* 6.0 M WHEN ABUTTING RESIDENTIAL OR SPECIAL PURPOSE DISTRICTS
* 6.0 M WHEN ABUTTING A STREET OR LRT CORRIDOR
* 6.0 M WHEN ABUTTING A LAINE SEPARATING A RESIDENTIAL DISTRICT
-SIDE SETBACK
* 0.0 M WHEN ABUTTING COMMERCIAL – REGIONAL 1
* 3.0 M WHEN ABUTTING OTHER COMMERCIAL OR INDUSTRIAL DISTRICTS
* 6.0 M WHEN ABUTTING RESIDENTIAL OR SPECIAL PURPOSE DISTRICTS
* 6.0 M WHEN ABUTTING A STREET OR LRT CORRIDOR
* 6.0 M WHEN ABUTTING A LAINE SEPARATING A RESIDENTIAL DISTRICT

LANDSCAPING REQUIREMENTS
PER LAND USE BYLAW SECTION 854, ALL REQUIRED SETBACK AREAS SHALL BE SOFT SURFACED LANDSCAPED AND PROVIDE TREES AND SHRUBS AT RATES BASED ON ADJACENT PROPERTY LINES AND IRRIGATION TYPE.
-THE PROJECT PROPOSES TO RETAIN ALL EXISTING LANDSCAPING. NO NEW LANDSCAPING IS PROPOSED.
-EXISTING TREE COUNT TO REMAIN:
CONIFEROUS: **17**
DECIDUOUS: **18**
BUSHES: **8**
TOTAL TREES: **43**

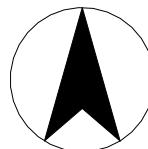
NOTE: REFER TO DP1.1 FOR EXISTING PLANTING SCHEDULE.

MOTOR VEHICLE PARKING REQUIREMENTS “GROUP B USE – SUPERMARKET”
MINIMUM PARKING REQUIREMENT:
4.0 MOTOR VEHICLE PARKING STALLS PER 100.0 SQ M OF GROSS USABLE FLOOR AREA
PARKING CALCULATION
GROSS FLOOR AREA: 5,096.484 SQ M
5,096.484 ÷ 100.0 = 50.9648
50.9648 × 4.0 = 203.86
MINIMUM REQUIRED MOTOR VEHICLE PARKING STALLS: 204 STALLS
EXISTING MOTOR VEHICLE PARKING PROVIDED ON SITE: **286 STALLS**

BICYCLE PARKING REQUIREMENTS
CLASS 1 BICYCLE PARKING - NOT REQUIRED
CLASS 2 BICYCLE PARKING - REQUIRED AT A RATE OF 5.0 PERCENT OF THE REQUIRED NUMBER OF MOTOR VEHICLE PARKING STALLS.
BICYCLE PARKING CALCULATION
REQUIRED MOTOR VEHICLE PARKING STALLS: 204
204 × 5.0 PERCENT = 10.2
MINIMUM REQUIRED CLASS 2 BICYCLE PARKING STALLS: 11 STALLS
BICYCLE PARKING PROVIDED: **11 STALLS**

BARRIER-FREE PARKING REQUIREMENTS “NBC 2023 AE – TABLE 3.8.2.5”
TOTAL MOTOR VEHICLE PARKING STALLS PROVIDED: 286 STALLS
BARRIER-FREE PARKING CALCULATION
FIRST 100 STALLS: 4 BARRIER-FREE STALLS
-ADDITIONAL STALLS: 286 STALLS = TWO ADDITIONAL INCREMENTS OF 100 STALLS
-ADDITIONAL REQUIRED STALLS: 2
MINIMUM REQUIRED BARRIER-FREE PARKING STALLS: 6 STALLS
BARRIER-FREE PARKING EXISTING PROVIDED: **6 STALLS**

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SITE PLAN WITH LAND USE BYLAW COMPLIANCE

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DP1.2



EXISTING BUILDING CONDITION SOUTH-WEST CORNER



EXISTING BUILDING CONDITION NORTH-WEST CORNER



EXISTING BUILDING CONDITION SOUT-EAST ALONG
BONAVENTURE DR SE



EXISTING BUILDING CONDITION NORTH-EAST ALONG
BONAVENTURE DR SE



EXISTING BUILDING CONDITION WEST (NORTH WING)



EXISTING BUILDING CONDITION WEST (SOUTH WING)



EXISTING BUILDING CONDITION SOUTH-WEST ALONG
MACLEOD TRAIL

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**SITE PHOTOGRAPHS - EXISTING
CONDITIONS**

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DP1.3