



For Review
06/29/2026 11:18:07 AM

170 DENSITY TOWN HOUSES

145 WASKATENAU CRES. SW. CALGARY AB.



DRAWING LIST

- DP0.0 - TITLE PAGE

DP1.0 - KEY PLAN & PROJECT INFORMATION

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DP1.2 - LANDSCAPE PLAN

DP2.0 - BASEMENT FLOOR PLAN

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DP4.0 - ELEVATIONS

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DP5.0 - SECTIONS

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CONSTRUCTION

SLVGD ARCHITECTURE INC.
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CALGARY, AB T3B 0E4
587.351.1950
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LEGAL DESCRIPTION:
PLAN: 4994HN
BLOCK: 1
LOT: 1

ISSUE/REVISION:

26-02-18	DEVELOPMENT PERMIT
26-05-14	DR RESPONSE
26-06-29	DR 2 RESPONSE
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JOB TITLE:

145 WASKATENAU CRES. SW.
CALGARY AB.

JOB #:	DATE:	26-06-29
170	SCALE:	AS SHOWN
DESIGN BY:	SLVGD	DRAWN BY: ABC

DRAWING TITLE:

TITLE PAGE

PAGE:

DP0.0



PROJECT INFORMATION

MUNICIPAL ADDRESS:
145 WASKATENAU CRES. SW
CALGARY, AB

LEGAL DESCRIPTION:
LOT: 1
BLOCK: 1
PLAN: 4994HN

ZONING: R-CG
RESIDENTIAL-GRADE ORIENTED INFILL

PROJECT CONTACT:
JEFFREY RIEDL -
SLVGD ARCHITECTURE INC.
(587) 351-1950

SURVEY INFORMATION:
THIRD ROCK GEOMATICS LTD.
PO BOX 216, SUITE 104
1240 KENSINGTON ROAD NW.
CALGARY, AB, T2N 1Z1 3P7
PH: 587-333-4413

DATE OF SURVEY: NOV. 21 AND 25 2025
FILE #: 25-0646 4994HN;1

LOT AREA:
547.81 M SQ (\$896.59 SQ FT)

LOT COVERAGE:
ALLOWABLE PARCEL COVERAGE:
60.0% = 3537.954

4 UNIT BUILDING FOOTPRINT: 2258.375Q FT
CANTILEVER FLOOR ABOVE: 494.29.00 SQ FT
NEW GARAGE: 746.54 SQ FT
TOTAL: 3,499.20 SQ FT
OR 59.34%

DESIGN RATIONALE:
THIS DESIGN ALLOWS FOR MAXIMUM DENSITY
ALLOWED BY THE R-CG BYLAW. IT CONSISTS
OF 4 TOWNHOUSES WITH 4 BASEMENT
SUITES ON A SQUARE CORNER LOT. EVERY
EFFORT MADE TO MAKE TOWNHOUSE DOORS
DIRECTLY ACCESSIBLE AND VISIBLE FROM
CITY SIDEWALK AND STREETS

A MINOR RELAXATION IS REQUIRED FOR
BYLAW 541 (2). A PORTION OF THE EAVE IS
WITHIN THE ENVELOPE PRESCRIBED BY THIS
ARTICLE OF THE BYLAW.

NOTES:
1. DWELLING UNITS WILL BE
"SOLAR READY" AND ABLE TO
ACCOMMODAT SOLAR PHOTOVOLTAIC
(PV) PANELS TO GENERATE
ELECTRICITY

2. PARKING STALLS CONSIDERED
EV CAPABLE (CAPABLE OF
SUPPORTING A MINIMUM OF 40 AMPS
AT 208 VOLTS FOR ELECTRIC VEHICLE
CHARGING)

3. ROOFING MATERIALS WILL MEET
OR EXCEED THE IMPACT RESISTANCE
OF CLASS 4 RATED ROOFING SYSTEM
WITH IMPACT RATING FOR UL2218 OR
FM4473

LOCATION AND SITING OF BUILDINGS CALGARY LUB 1P2007
PART 5 DIV .11

529 DENSITY: THE MAX DENSITY FOR PARCELS
DESIGNATED R-CG IS 75 UNITS PER HA.

534 (2)(d) PARCEL COVERAGE:
60.0 PER CENT OF THE AREA OF THE PARCELS SUBJECT
TO A SINGLE DEVELOPMENT PERMIT FOR A
DEVELOPMENT WITH A DENSITY OF 60 UNITS PER HA. OR
GREATER.

535 (1) BUILDING DEPTH AND SEPARATION:
UNLESS OTHERWISE REFERENCED IN SUBSECTIONS (2)
AND (3) THE MAX BUILDING DEPTH IS 65.0 PER CENT OF
THE PARCEL DEPTH FOR A BUILDING CONTAINING A UNIT.

537 BUILDING SETBACK FROM FRONT PROPERTY LINE:
THE MIN. BUILDING SETBACK FROM THE FRONT PROPERTY
LINE IS 3.0 METRES.

539 BUILDING SETBACK FROM SIDE PROPERTY LINE:
(1) Subject to subsections (3) through (9), the minimum
building setback from any side property line is 1.2 metres.
(6) For a corner parcel, the minimum building setback from a
side property line shared with a street is 0.6 metres.
(8) Unless otherwise referenced in subsection (9), on a
laned parcel the minimum building setback from a side
property line for a private garage attached to a main
residential building is 0.6 metres.
(9) On a laned parcel, the minimum building setback for a
private garage attached to a main residential building that
does not share a side or rear property line with a street
may be reduced to zero metres where the wall of the
portion of the building that contains the private garage is
constructed of maintenance-free materials and there is no
overhang of eaves onto an adjacent parcel.

540 (2) On a laned or corner parcel, the minimum building
setback from a rear property line is 1.2 metres.

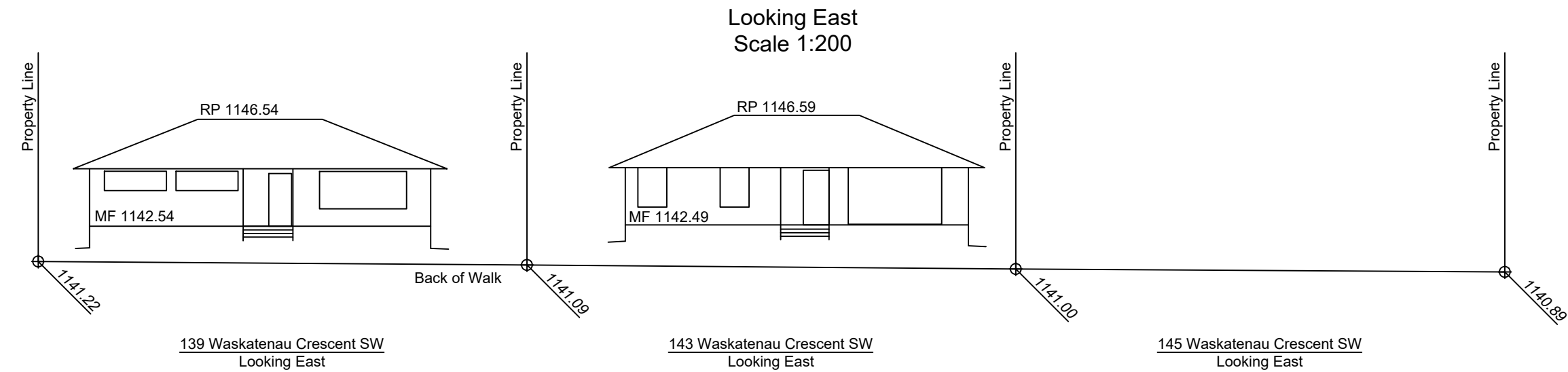
BUILDING HEIGHT
541 (1) Unless otherwise referenced in subsections (2), (3) and (4),
the maximum building height is 11.0 metres measured from
grade.
(2) Where a building setback is required from a property line
shared with another parcel designated with a low density
residential district or, the M-CG or H-G0 District, the
maximum building height:
(a) is the greater of:
(i) the highest geodetic elevation of a main residential
building on the adjoining parcel; or
(ii) 7.0 metres from grade; measured at the shared
property line; and
(b) increases at a 45 degree angle to a maximum of 11.0
metres measured from grade.
(3) On a corner parcel, the maximum area of a horizontal cross
section through a building at 9.5 metres above average
grade must not be greater than 75.0 per cent of the
maximum area of a horizontal cross section through the
building between average grade and 8.6 metres.

SITE PLAN SYMBOLS & MARKERS

	NORTH ARROW
	PROPERTY LINE
	OVERHEAD POWER LINE
	UNDERGROUND POWER LINE
	UNDERGROUND GAS LINE
	STORM SEWER LINE
	DENOTES UTILITY POST
	DENOTES MAIN FLOOR WINDOW
	DENOTES 2ND FLOOR WINDOW
	DENOTES 3RD FLOOR WINDOW
	DENOTES BASEMENT WINDOW
	DENOTES BACK OF SIDEWALK
	DENOTES BACK OF CURB
	DENOTES LIP OF GUTTER
	DENOTES CONCRETE
	DENOTES RETAINING
	DENOTES TOP OF WALL
	DENOTES BOTTOM OF WALL
	EXISTING GRADE DATUM
	PROPOSED GRADE DATUM

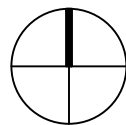
LINE TYPE LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINES
	EXISTING BUILDING TO BE REMOVED



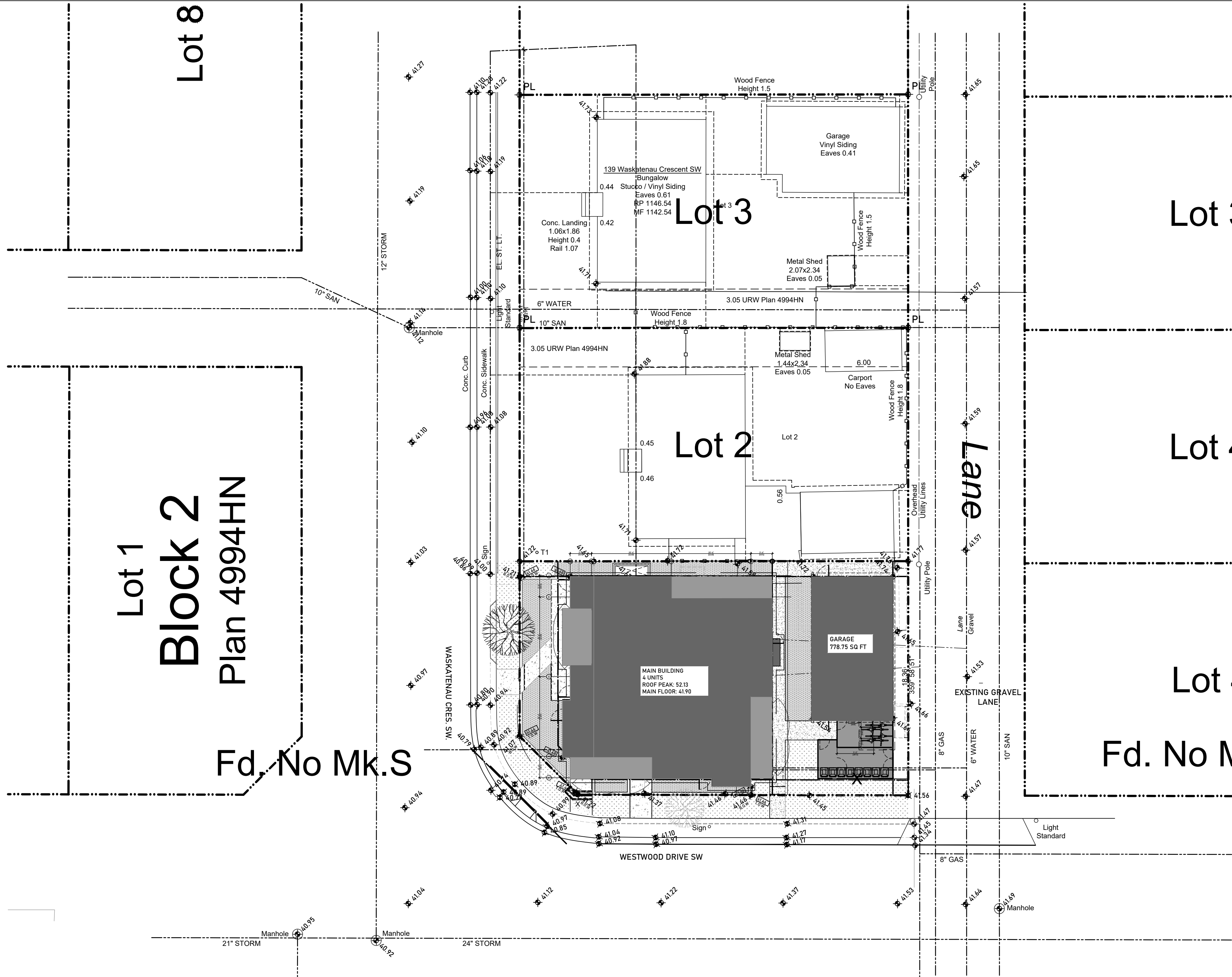
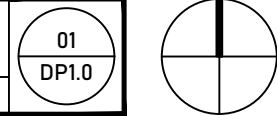
STREET SCAPE

SCALE: 1/16" = 1'-0"
SHEET NO. 170



KEY PLAN

SCALE: 1/16" = 1'-0"
SHEET NO. 170



NORTHWEST CORNER



SOUTHEAST CORNER



SOUTHWEST CORNER

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SLVGD	ABC

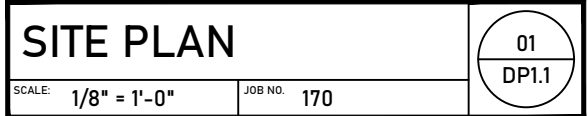
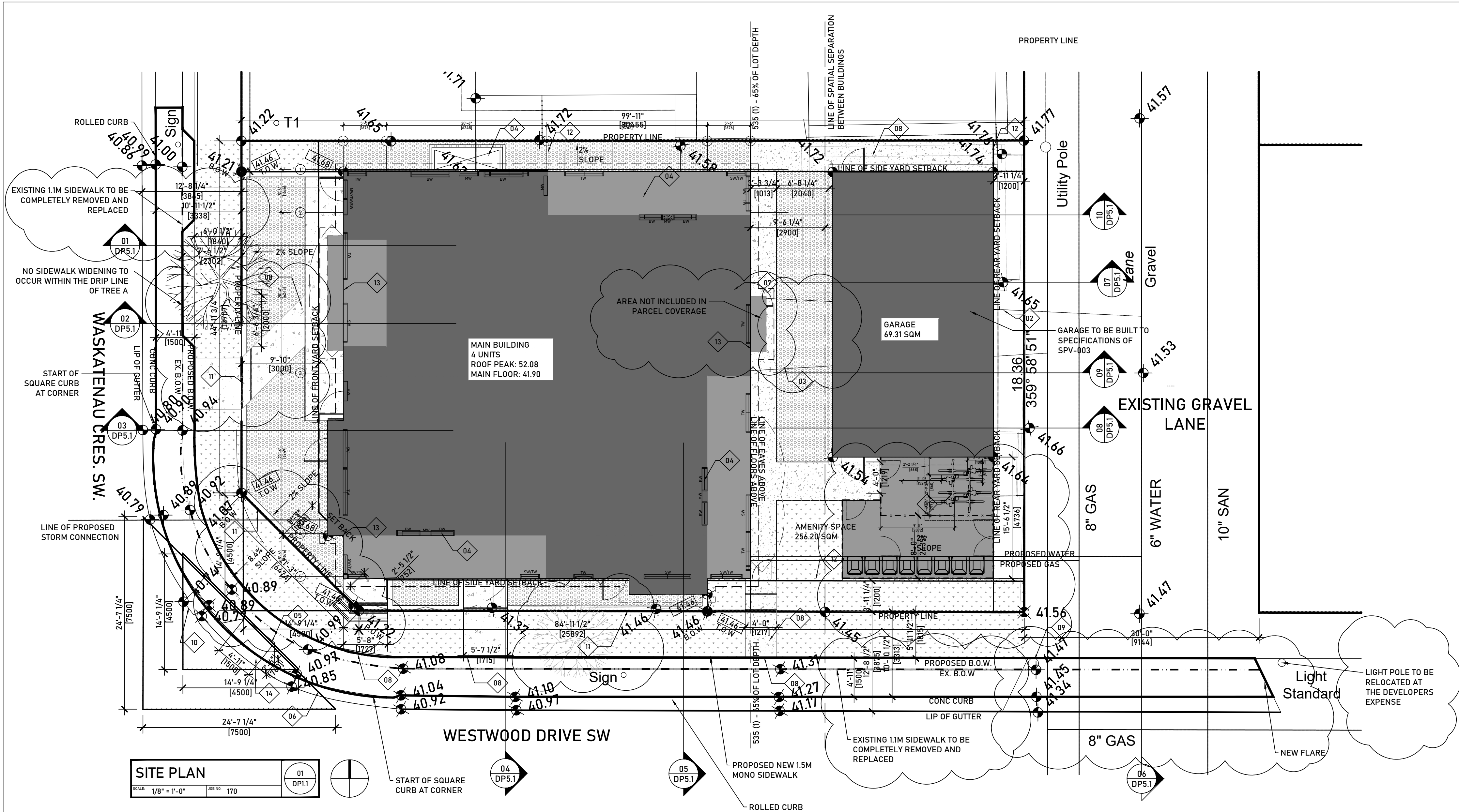
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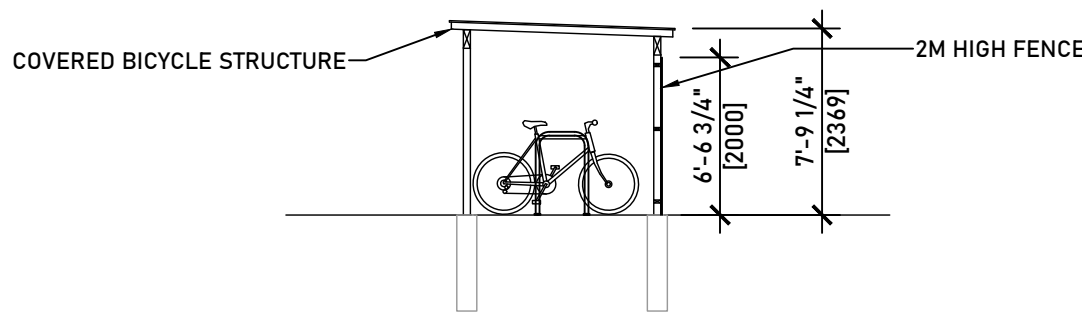
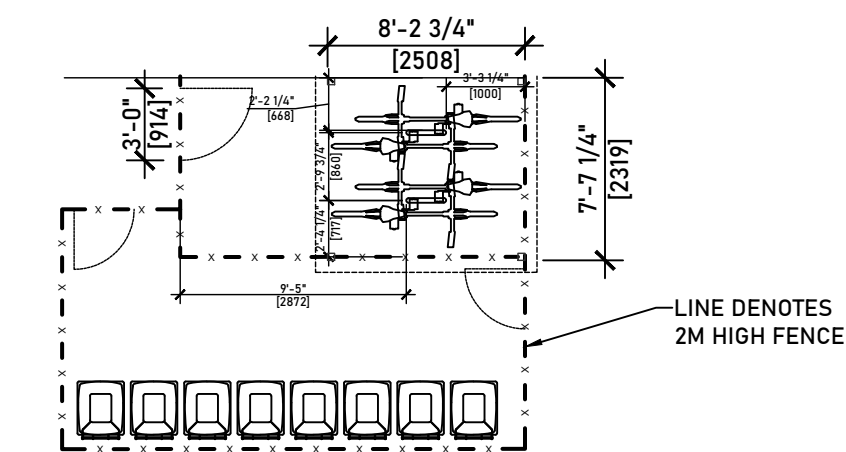
PAGE:

DP1.0





- GENERAL NOTES FOR DWG DP1.1:**
- ALL STORM WATER TO BE COLLECTED FROM THE ROOF AND REDIRECTED INTO EXISTING DEVELOPMENT SITE SERVICE PLAN. SEE CIVIL.
 - PRIOR TO CONSTRUCTION, URBAN FORESTRY TO BE CONTACTED TO HAVE AN URBAN FORESTRY TECHNICIAN ON SITE TO MITIGATE POSSIBLE ROOT DAMAGE TO ADJACENT PUBLIC TREES DURING EXCAVATION OF THE FOUNDATION



MOTOR VEHICLE PARKING STALL REQUIREMENTS
546 (2) Notwithstanding subsection (1), the minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 0.5 stalls per unit or suite for the area listed in Table 2.1 (COMMUNITY OF WESTGATE).

(3) Notwithstanding subsection (1), and (2) the minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 0.5 stalls per unit or suite for development within 600.0 metres of an existing LRT platform or BRT bus stop.

REQUIRED PARKING STALLS:
4 UNITS X 0.5 = 2 STALLS
4 SUITES X 0.5 = 2 STALLS
TOTAL = 4 STALLS

BICYCLE PARKING STALL REQUIREMENTS R-C6:

546.2 (1) The minimum number of bicycle parking stalls - class 1 is calculated based on the sum of all units and suites at a rate of 1.0 stall per unit or suite where a unit or suite is not provided a motor vehicle parking stall located in a private garage.

REQUIRED BICYCLE STALLS:
UNITS X 1.0 = 4 GARAGE SPACES
4 SUITES X 1.0 = 4 STALLS - CLASS 1
TOTAL = 4 STALLS - CLASS 1

DESIGN STANDARDS FOR THE STORAGE AND COLLECTION OF WASTE

1.2 MULTI-FAMILY DEVELOPMENTS
1.2.1 GENERAL REQUIREMENTS
(4) THE ANTICIPATED TOTAL VOLUME OF WASTE PRODUCED PER WEEK IS CALCULATED USING 0.24m³ (0.3yd³) MULTIPLIED BY THE TOTAL NUMBER OF DWELLING UNITS.
(5) THE MAXIMUM GRADE WHERE CONTAINERS ARE STORED, MANEUVERED, OR COLLECTED IS 2% IN ALL DIRECTIONS
NUMBER OF DWELLING UNITS: 4 UNITS
VOLUME OF WASTE PRODUCED: 0.24m³
TOTAL VOLUME OF WASTE PRODUCED PER WEEK: 0.96m³

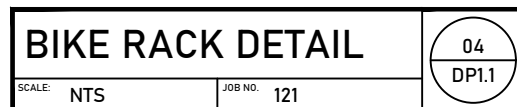
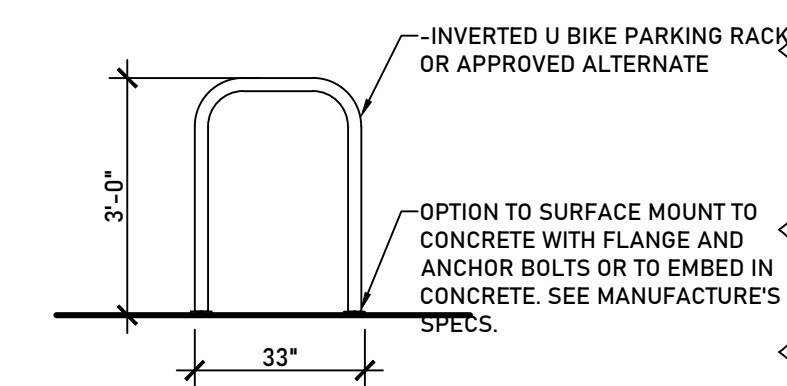
KEYNOTES FOR DWG DP2.0:

SHOWN AS THUS: G.C. TO READ ALL KEYNOTES PRIOR TO CONSTRUCTION

- 01 PROPOSED ENCLOSED CLASS 1 BICYCLE PARKING. 2m HEIGHT FENCE. INVERTED U BIKE PARKING. SEE DETAIL
- 02 PROPOSED UNDERGROUND WATER LINE IN EXISTING LOCATION
- 03 PROPOSED UNDERGROUND GAS LINE IN EXISTING LOCATION
- 04 WINDOW WELL LOCATION
- 05 4.5M VISIBILITY TRIANGLE MEASURED FROM BACK OF SIDEWALK
- 06 7.5M VISIBILITY TRIANGLE MEASURED FROM EXISTING CURB
- 07 WATER METER LOCATION IN BASEMENT
- 08 PROPOSED CONCRETE SIDEWALK
- 09 FIRE HYDRANT LOCATION
- 10 EXISTING CATCH BASIN LOCATION
- 11 RETAINING WALL AT PROPERTY LINE
- 12 LINE OF 2M HIGH CEDAR FENCE C/W GATE
- 13 LINE OF FACE OF STRUCTURE
- 14 NEW WHEELCHAIR RAMP

BW - BASEMENT WINDOW
MW - MAIN FLOOR WINDOW
SW - SECOND FLOOR WINDOW
TW - THIRD FLOOR WINDOW
41.46 B.O.W.
41.60 T.O.W.

LEGEND FOR DWG DP1.1:	
	BUILDING FOOTPRINT
	CANTILEVERED AREAS



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145 WASKATENAU CRES. SW.
CALGARY AB.

JOB #:	DATE: 26-06-29
170	SCALE: AS SHOWN
DESIGN BY: SLVGD	DRAWN BY: ABC

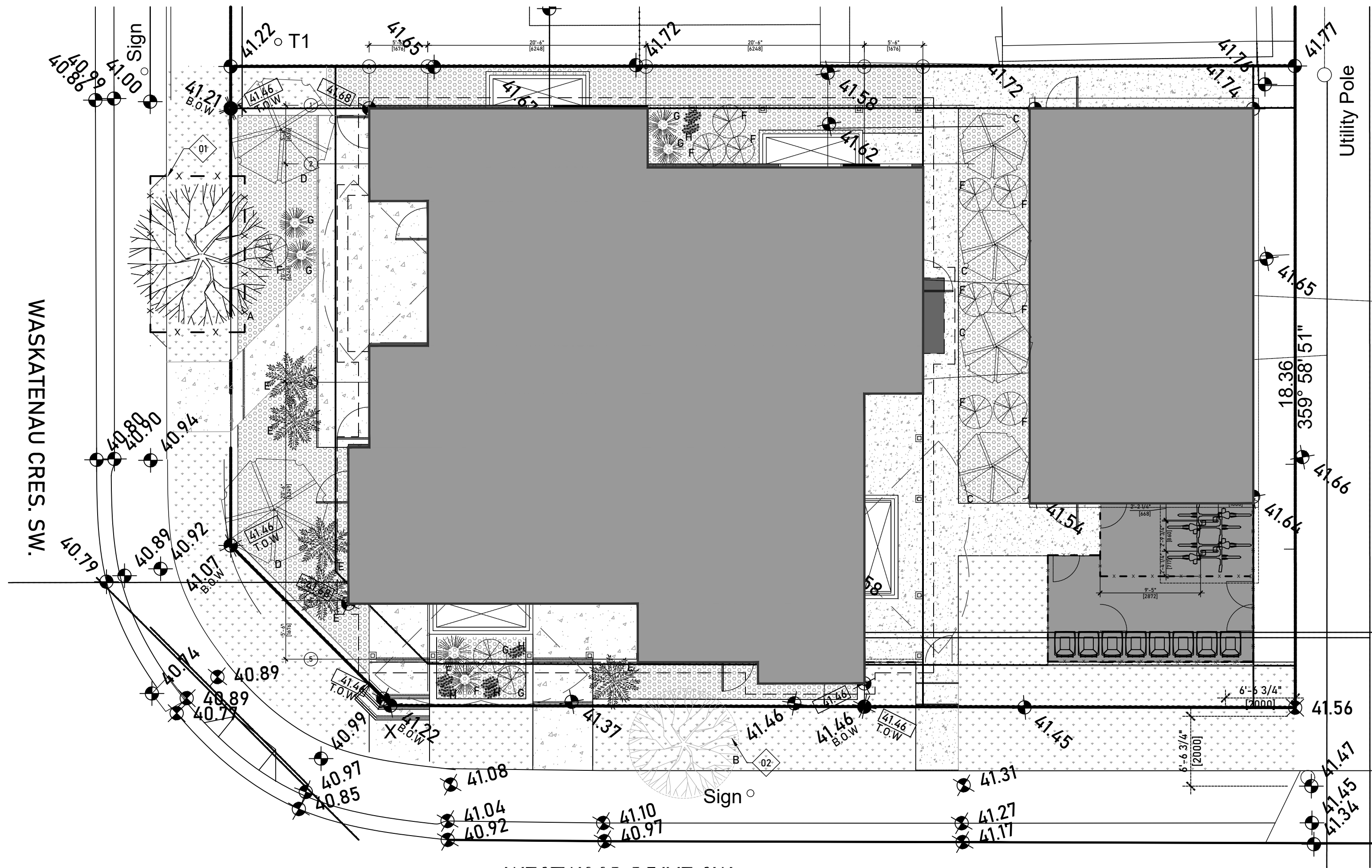
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SITE PLAN

PAGE:

DP1.1

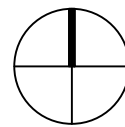




LANDSCAPE PLAN

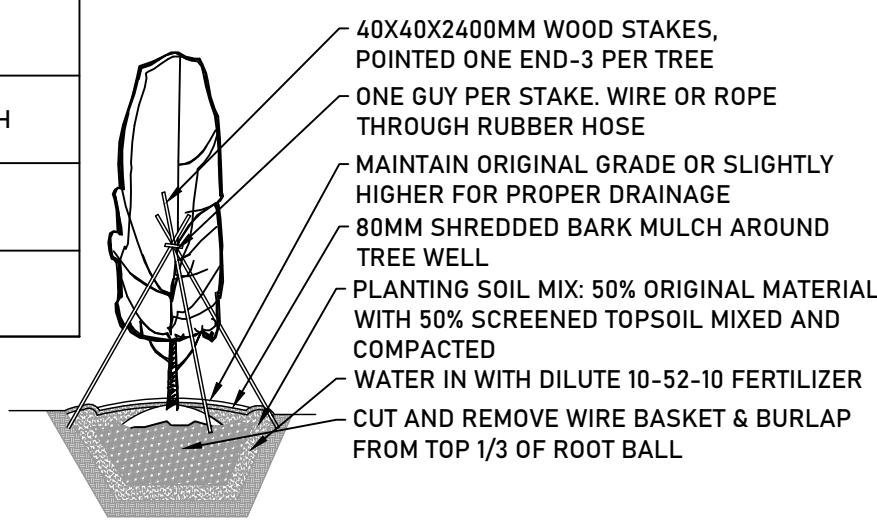
SCALE: 1/8" = 1'-0" JOB NO: 170

01
DP1.2



SITE FINISH LEGEND

	CONCRETE
	BARK MULCH
	SOD
	ASPHALT



CONIFEROUS TREE

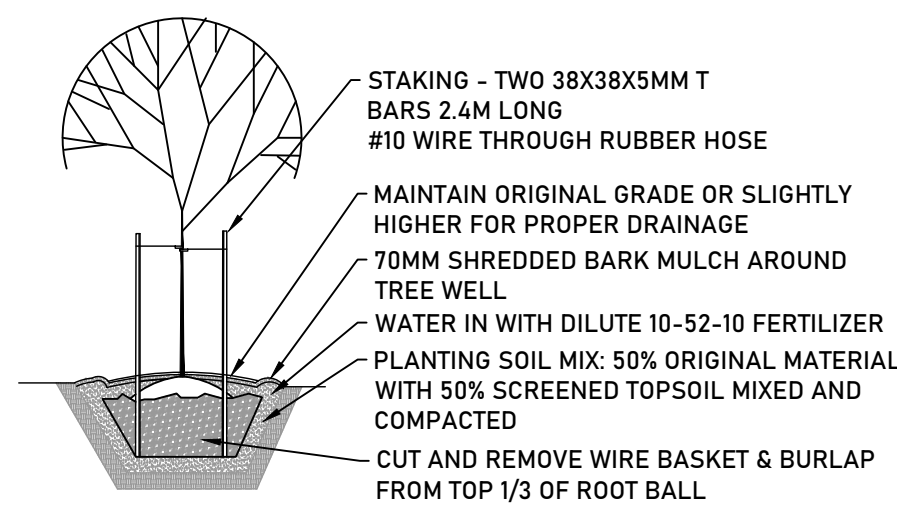
SCALE: 1/8" = 1'-0" JOB NO: 090

03
DP1.2

NOTE (TYP. FOR CONIFEROUS AND DECIDUOUS TREES):
PRUNING OF DAMAGED OR OBJECTIONABLE BRANCHES BY QUALIFIED PERSONEL ONLY. DO NOT PRUNE LEADER.

STAKES NOT TO BE IN DIRECT CONTACT WITH THE TRUNK OR BRANCHES.

REMOVE STAKING AFTER SECOND GROWING SEASON.



DECIDUOUS TREE

SCALE: 1/8" = 1'-0" JOB NO: 083

02
DP1.2

KEYNOTES FOR DWG DP1.2:

SHOWN AS THUS: --> G.C. TO READ ALL KEYNOTES PRIOR TO CONSTRUCTION

01

TREE PROTECTION FENCE

02

EXISTING TREE PROPOSED FOR REMOVAL

GENERAL NOTES FOR DWG DP1.2:

1. ALL SOFT SURFACED LANDSCAPED AREAS TO BE IRRIGATED BY AN UNDERGROUND IRRIGATION SYSTEM BY OWNER.
2. PRIOR TO CONSTRUCTION, URBAN FORESTRY TO BE CONTACTED TO HAVE AN URBAN FORESTRY TECHNICIAN ON SITE TO MITIGATE POSSIBLE ROOT DAMAGE TO ADJACENT PUBLIC TREES DURING EXCAVATION OF THE FOUNDATION

EXISTING TREES

NO.	QTY.	VARIETY TREE/SHRUB	CANOPY (+/-)	HEIGHT (+/-)	NOTES
A	1	FRAXINUS PENNSYLVANICA	7m	12m	
B	1	FRAXINUS PENNSYLVANICA	4m	10m	PROPOSED REMOVAL

PLANTING SCHEDULE

NO.	QTY.	VARIETY TREE/SHRUB	MATURE CANOPY (+/-)	MATURE HEIGHT (+/-)	MINIMUM SIZE AT PLANTING
C	6	PARKLAND PILLAR BIRCH	2M	7M	CALIPER OF 60 MM
D	2	BIG RIVER FLOWERING CRAB TREE	3M	4.8M	CALIPER OF 60 MM
E	5	CONIFEROUS SHORB SAVIN JUNIPER - JUNIPERUS SABINA	1.8M	1M	MINIMUM HEIGHT OR SPREAD OF 0.6 M
F	12	DECIDUOUS SHRUB POTENTILLA CINQUEFOIL SHRUB	.9 m	1.5 m	MINIMUM HEIGHT OR SPREAD OF 0.6 M
G	6	DECIDUOUS SHRUB SPIRAEA JAPONICA JAPANESE SPIREA	1m	.7 m	MINIMUM HEIGHT OR SPREAD OF 0.6 M

PLANTING REQUIREMENTS (542.1 (1,2,3,4))

TREES REQUIRED: MIN 1 PER 110 SQ M. TOTAL SITE AREA/110SQ M = 547.85Q M / 110 SQ M = 4.98, THEREFORE 5 TREES.
DECIDUOUS TREES MUST HAVE A CALIPER OF 60 MM.
CONIFEROUS TREES MUST BE 2m IN HEIGHT AT TIME OF PLANTING.

TREES PROVIDED: 8 TREES

SHRUBS REQUIRED: 3.0 SHRUBS PER 110 SQ M = (547.85M/110)*3= 14.94 THEREFORE 15 SHRUBS.
SHRUBS MUST BE A MINIMUM HEIGHT OR SPREAD OF 0.6 M AT THE TIME OF PLANTING

SHRUBS PROVIDED: 24 SHRUBS

ORNAMENTAL GRASS

NO.	QTY.	SPECIFIC NAME	COMMON NAME	PLANT SIZE
H	2	CALAMAGROSTIS ACUTIFLORA 'KAL FORESTER'	KARL FOERSTER FEATHER REED GRASS	MIN. 200mm HEIGHT #2 CONT. 1 FT SPREAD

LANDSCAPE REQUIREMENTS:

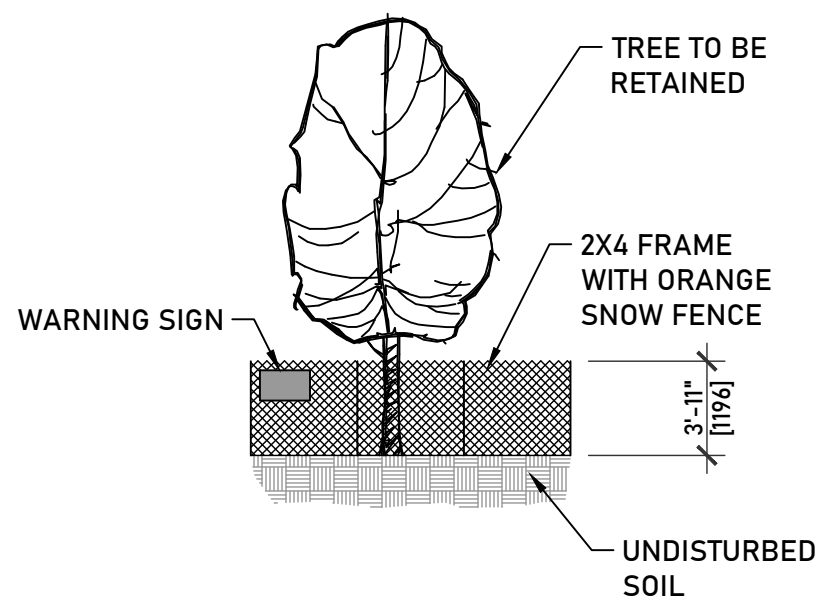
542(7) A MINIMUM OF 30 PERCENT OF LANDSCAPED AREA MUST BE COVERED WITH SOFT SURFACED LANDSCAPING.

SOFT SURFACE LANDSCAPE: 113.24 SQM

HARD SURFACE LANDSCAPE: 88.25 SQM

TOTAL LANDSCAPE: 201.49 SQM

SOFT SURFACE LANDSCAPE = 113.24/201.49 * 100% = 56.2%



TREE PROTECTION

SCALE: 1/8" = 1'-0" JOB NO: 090

04
DP1.2

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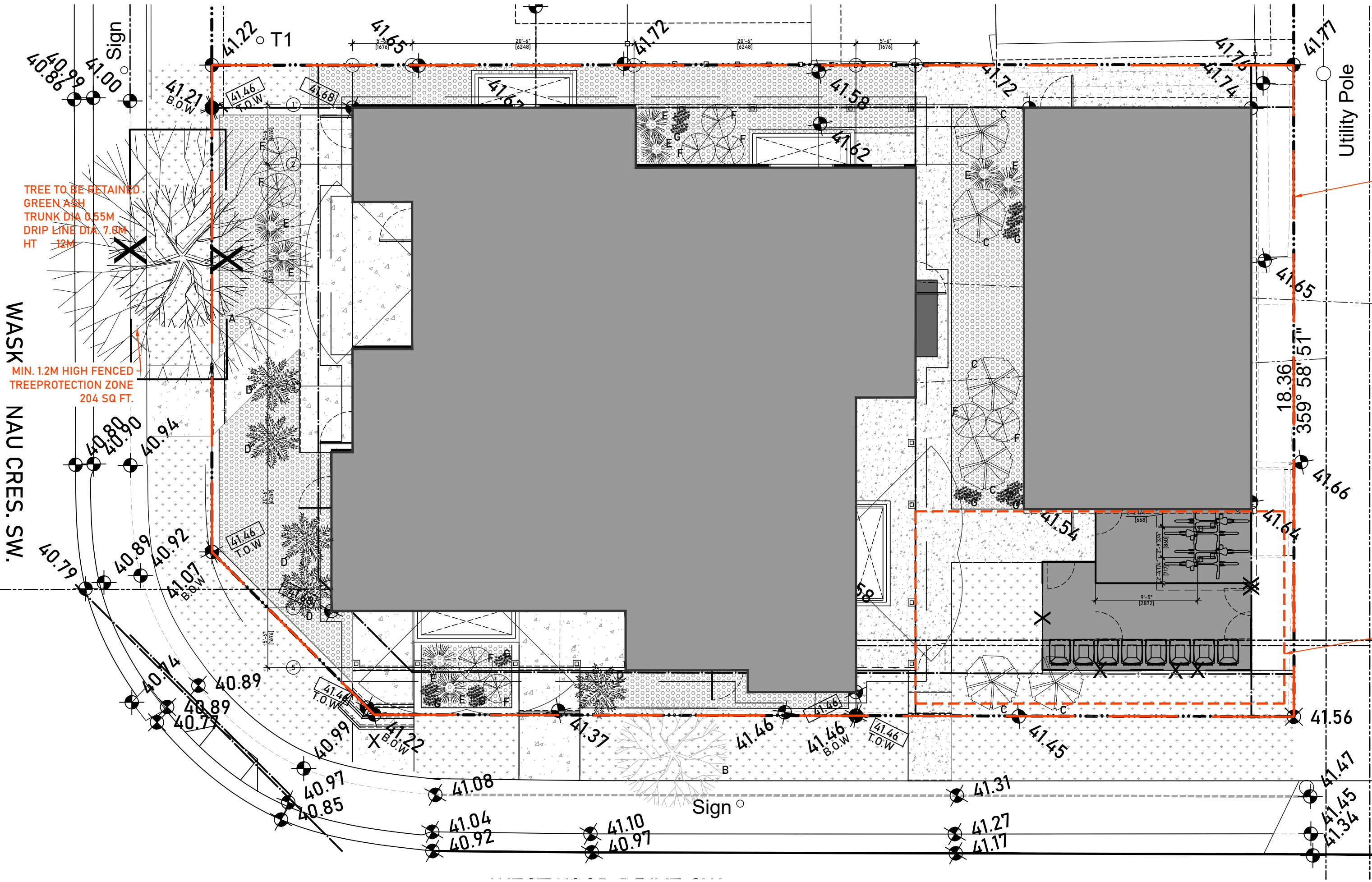
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LANDSCAPE PLAN

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DP1.2





TREE PROTECTION

1/8" = 1'-0"

170

01

DP1.3

SITE FINISH LEGEND	
	CONCRETE
	BARK MULCH
	SOD
	ASPHALT



SOUTHWEST CORNER VIEW SHOWING THE 2 GREEN ASH TREES TO BE RETAINED

WHERE POSSIBLE THE FENCE SHOULD EXTEND TO THE DRIP LINE OF THE TREE CANOPY

WARNING SIGN TO BE POSTED FOR DURATION OF CONSTRUCTION ACTIVITIES

TREE PROTECTION

1/8" = 1'-0"

090

04

A1.3

GENERAL NOTES FOR DWG DP1.3:

1. TREE PROTECTION PLAN MUST BE IMPLEMENTED AND MAINTAINED FOR THE DURATION OF THE PROJECT.
2. NO WORK, MATERIALS STORAGE OR SITE DISTURBANCE OF ANY KIND IS TO BE CARRIED OUT INSIDE THE TREE PROTECTION ZONE.
3. ANY REMOVAL, BRANCH OR ROOT PRUNING REQUIRES WRITTEN AUTHORIZATION FROM THE CITY OF CALGARY PARKS & OPEN SPACES URBAN FORESTRY OFFICE. ANY BRANCH OR ROOT PRUNING HAS TO BE CARRIED OUT BY A TREE CONTRACTOR WHO HAS MET THE CITY OF CALGARY'S MIN. STANDARDS.

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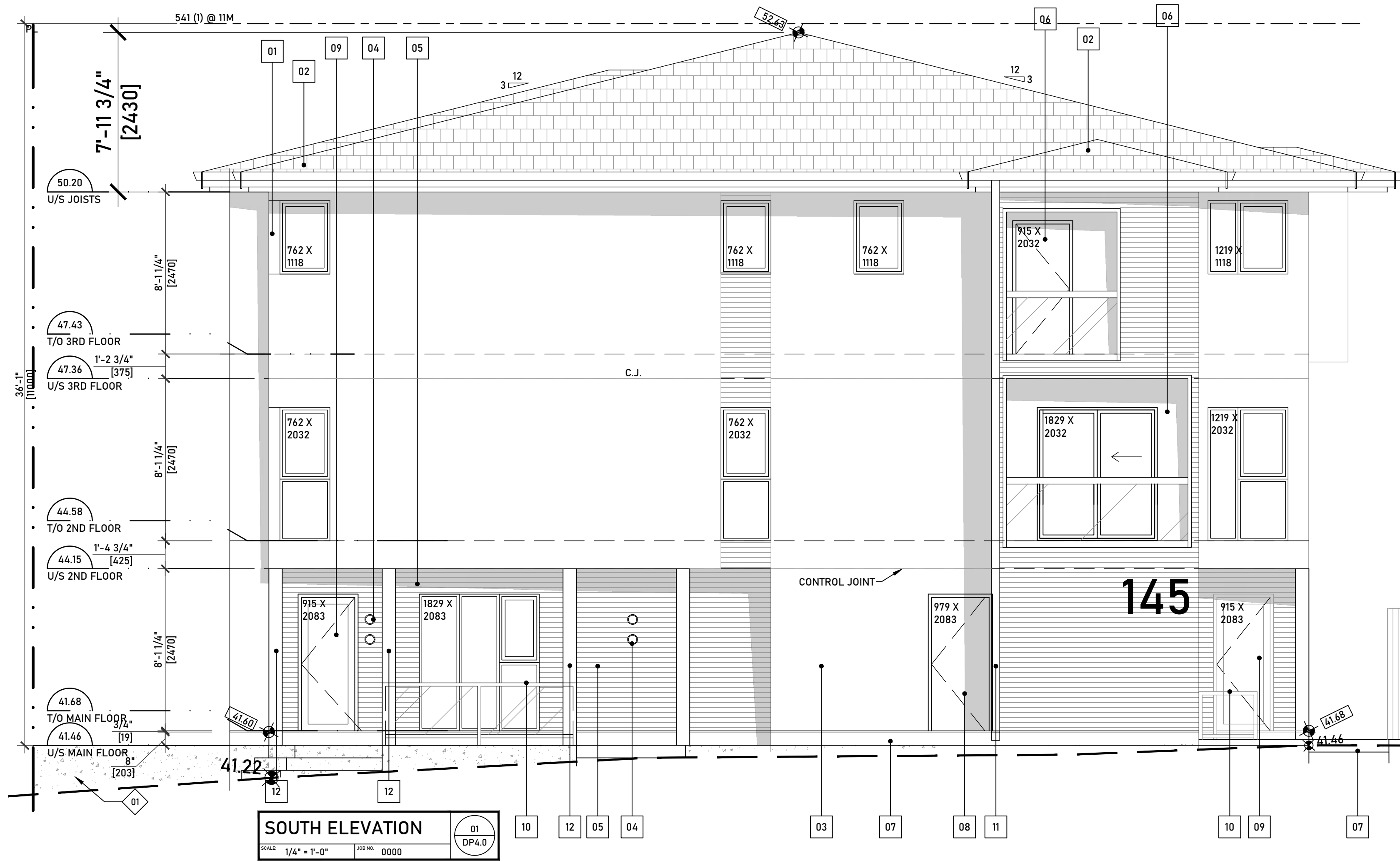
DRAWING TITLE:

TREE PROTECTION PLAN

PAGE:

DP1.3





MATERIALS LEGEND:

01	PRE-MANUFACTURED WINDOW	07	PARGING
02	ASPHALT SHINGLES	08	PRE-MANUFACTURED METAL DOOR
03	WHITE STUCCO	09	PRE-MANUFACTURED GLAZED DOOR
04	EXTERIOR WALL SCENCE	10	METAL RAILING
05	METAL SIDING, WOOD LOOK	11	RAIN WATER LEADER
06	PAINTED STUCCO, EARTH TONE	12	POST LOCATION

LAND USE BYLAW 541 (2)
WHERE THE PROPERTY LINE IS SHARED WITH ANOTHER LOW DENSITY RESIDENTIAL, M-C6 OR H-60 DISTRICT THE
MAXIMUM BUILDING HEIGHT IS 7M FROM GRADE, AND INCREASES AT A 45 DEGREE ANGLE.

KEYNOTES FOR DWG A--.:

SHOWN AS THUS:  G.C. TO READ ALL KEYNOTES PRIOR TO CONSTRUCTION

01 ALLAN BLOCK RETAINING WALL AT PROPERTY LINE

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CONSTRUCTION

SLVGD ARCHITECTURE INC.
201, 6323 BOWNESS RD. NW
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LEGAL DESCRIPTION:
PLAN: 4994HN
BLOCK: 1
LOT: 1

ISSUE/REVISION:

26-02-18	DEVELOPMENT PERMIT
26-05-14	DR RESPONSE
26-06-29	DR 2 RESPONSE
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JOB TITLE:

145 WASKATENAU CRES. SW.
CALGARY AB.

JOB #: 170
DATE: 26-06-29
SCALE: AS SHOWN
DESIGN BY: SLVGD
DRAWN BY: ABC

DRAWING TITLE:

ELEVATIONS

PAGE:

DP4.0



QUADRANT 1

LIMITING DISTANCE (M) AS PER TABLE 9.10.15.4			
	2.0	2.9	4.0
MAX AREA (m ²)	AREA OF UNPROTECTED OPENINGS %		
40	11	20.45	32
47.61	10.24	18.66	28.96
50	10	18.10	28

SUMMARY	
LIMITING DISTANCE (M)	2.90
AREA OF EX. BUILDING FACE M 2	47.61
MAX AREA OF UNPROTECTED OPENINGS %	18.66
MAX AREA OF UNPROTECTED OPENINGS M 2	8.88
PLANNED AREA OF UNPROTECTED OPENINGS %	16.91
PLANNED AREA OF UNPROTECTED OPENINGS M 2	8.05

QUADRANT 3

LIMITING DISTANCE (M) AS PER TABLE 9.10.15.4			
	4.0	4.58	6.0
MAX AREA (m ²)	AREA OF UNPROTECTED OPENINGS %		
20	39	53.21	88
22.60	39.00	53.21	88.00
30	39	53.21	88

SUMMARY	
LIMITING DISTANCE (M)	4.58
AREA OF EX. BUILDING FACE M 2	22.60
MAX AREA OF UNPROTECTED OPENINGS %	53.21
MAX AREA OF UNPROTECTED OPENINGS M 2	12.03
PLANNED AREA OF UNPROTECTED OPENINGS %	25.22
PLANNED AREA OF UNPROTECTED OPENINGS M 2	5.700

QUADRANT 2

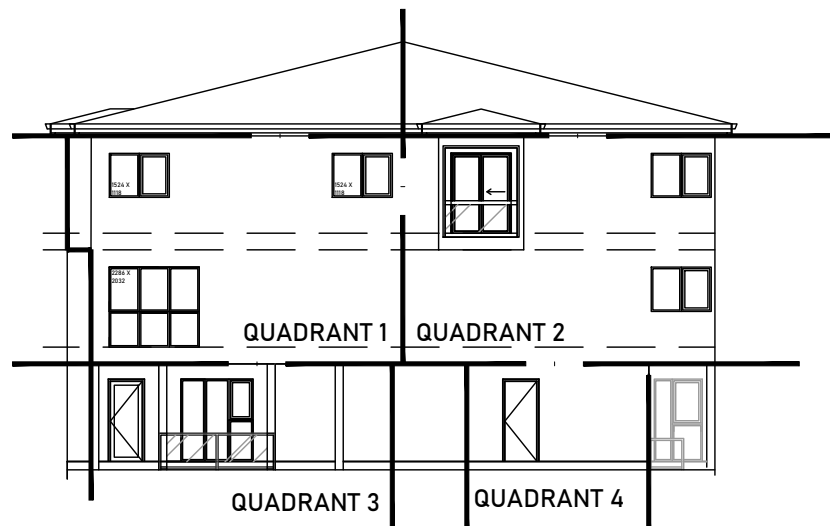
LIMITING DISTANCE (M) AS PER TABLE 9.10.15.4			
	2.0	2.9	4.0
MAX AREA (m ²)	AREA OF UNPROTECTED OPENINGS %		
40	11	20.45	32
45.8	10.42	19.09	29.68
50	10	18.10	28

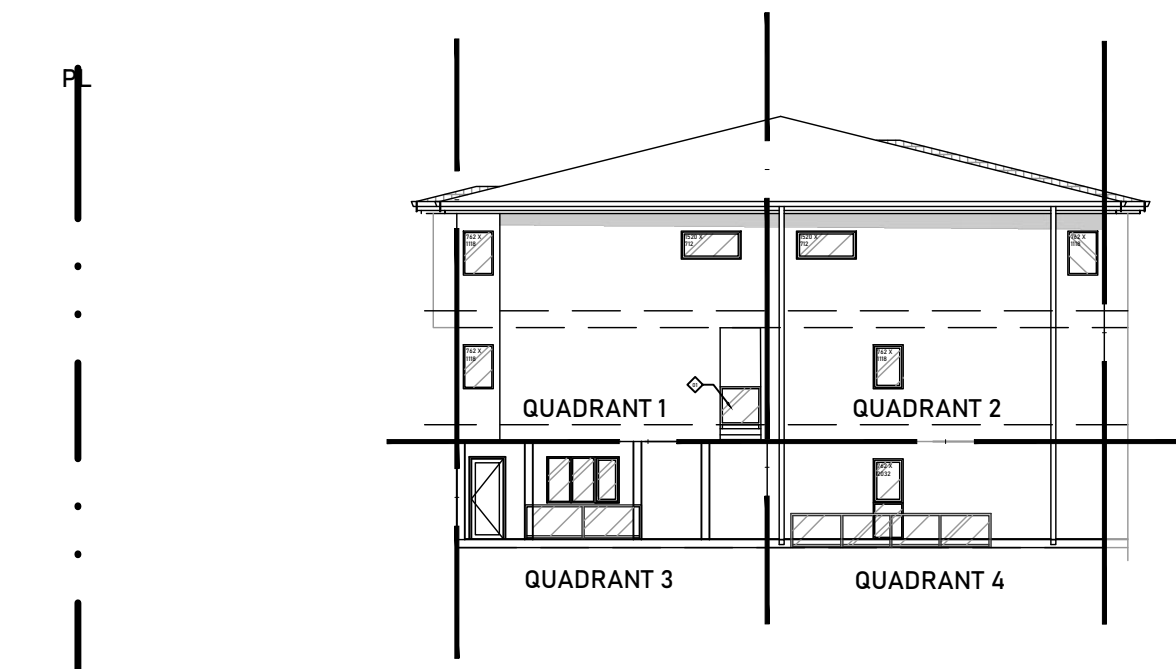
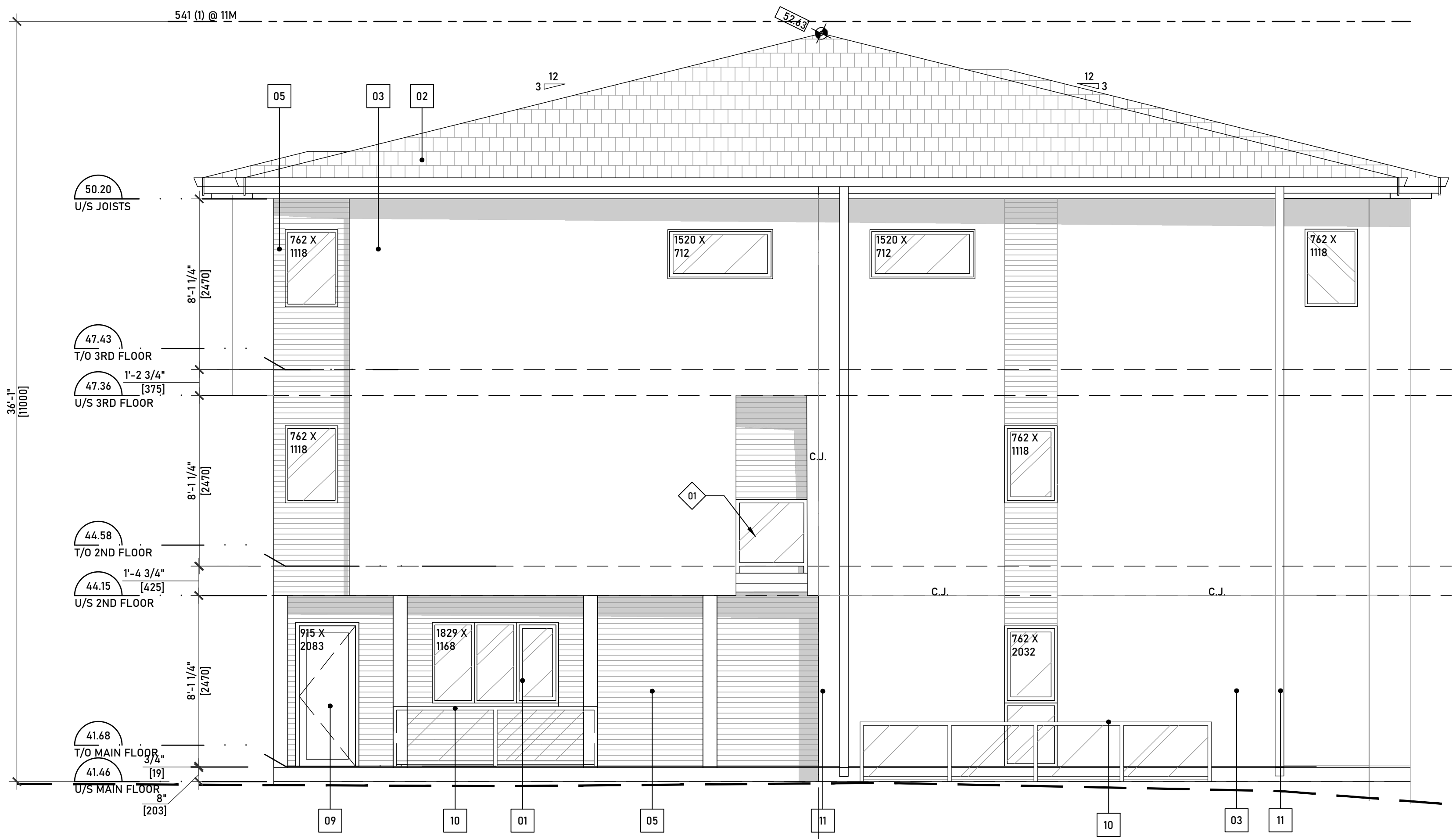
SUMMARY	
LIMITING DISTANCE (M)	2.90
AREA OF EX. BUILDING FACE M 2	45.80
MAX AREA OF UNPROTECTED OPENINGS %	19.09
MAX AREA OF UNPROTECTED OPENINGS M 2	8.74
PLANNED AREA OF UNPROTECTED OPENINGS %	14.21
PLANNED AREA OF UNPROTECTED OPENINGS M 2	6.51

QUADRANT 4

LIMITING DISTANCE (M) AS PER TABLE 9.10.15.4			
	2.0	2.88	4.0
MAX AREA (m ²)	AREA OF UNPROTECTED OPENINGS %		
10	12	23.88	39
10.58	12.00	23.88	39.00
20	12	23.88	39

SUMMARY	
LIMITING DISTANCE (M)	2.88
AREA OF EX. BUILDING FACE M 2	10.58
MAX AREA OF UNPROTECTED OPENINGS %	23.88
MAX AREA OF UNPROTECTED OPENINGS M 2	2.53
PLANNED AREA OF UNPROTECTED OPENINGS %	0.00
PLANNED AREA OF UNPROTECTED OPENINGS M 2	0.000





QUADRANT 1			
LIMITING DISTANCE (M) AS PER TABLE 9.10.15.4			
	1.2	1.2	1.5
MAX AREA (m ²)	AREA OF UNPROTECTED OPENINGS %		
40	7	7.00	8
45.65	7.00	7.00	8.00
50	7	7.00	8
SUMMARY			
LIMITING DISTANCE (M)	1.20		
AREA OF EX. BUILDING FACE M 2	45.65		
MAX AREA OF UNPROTECTED OPENINGS %	7.00		
MAX AREA OF UNPROTECTED OPENINGS M 2	3.20		
PLANNED AREA OF UNPROTECTED OPENINGS %	6.09		
PLANNED AREA OF UNPROTECTED OPENINGS M 2	2.78		

MATERIALS LEGEND:			
01	PRE-MANUFACTURED WINDOW	06	PAINTED STUCCO, GREEN
02	ASPHALT SHINGLES	07	CONCRETE
03	WHITE STUCCO	08	PRE-MANUFACTURED METAL DOOR
04	EXTERIOR WALL SCENCE	09	PRE-MANUFACTURED GLAZED DOOR
05	COMPOSITE WOOD SIDING	10	METAL RAILING

QUADRANT 2			
LIMITING DISTANCE (M) AS PER TABLE 9.10.15.4			
	1.2	1.2	1.5
MAX AREA (m ²)	AREA OF UNPROTECTED OPENINGS %		
40	7	7.00	8
46.16	7.00	7.00	8.00
50	7	7.00	8
SUMMARY			
LIMITING DISTANCE (M)	1.20		
AREA OF EX. BUILDING FACE M 2	46.16		
MAX AREA OF UNPROTECTED OPENINGS %	7.00		
MAX AREA OF UNPROTECTED OPENINGS M 2	3.23		
PLANNED AREA OF UNPROTECTED OPENINGS %	6.04		
PLANNED AREA OF UNPROTECTED OPENINGS M 2	2.79		

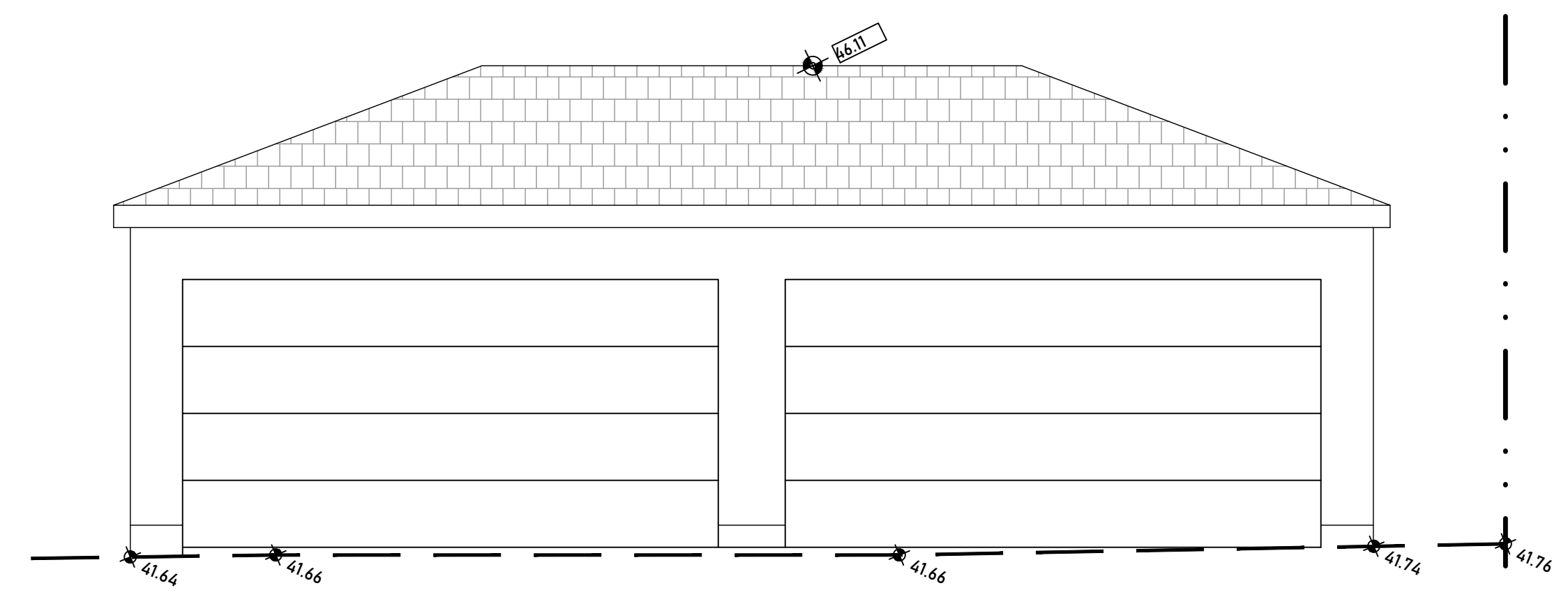
QUADRANT 4			
LIMITING DISTANCE (M) AS PER TABLE 9.10.15.4			
	2.0	2.88	4.0
MAX AREA (m ²)	AREA OF UNPROTECTED OPENINGS %		
20	12	23.88	39
21.60	12.00	23.88	39.00
30	12	23.88	39
SUMMARY			
LIMITING DISTANCE (M)	2.88		
AREA OF EX. BUILDING FACE M 2	21.60		
MAX AREA OF UNPROTECTED OPENINGS %	23.88		
MAX AREA OF UNPROTECTED OPENINGS M 2	5.16		
PLANNED AREA OF UNPROTECTED OPENINGS %	18.70		
PLANNED AREA OF UNPROTECTED OPENINGS M 2	4.04		

QUADRANT 4			
LIMITING DISTANCE (M) AS PER TABLE 9.10.15.4			
	1.2	1.2	1.5
MAX AREA (m ²)	AREA OF UNPROTECTED OPENINGS %		
20	7	7.00	9
22.25	7.00	7.00	9.00
30	7	7.00	9
SUMMARY			
LIMITING DISTANCE (M)	1.20		
AREA OF EX. BUILDING FACE M 2	22.25		
MAX AREA OF UNPROTECTED OPENINGS %	7.00		
MAX AREA OF UNPROTECTED OPENINGS M 2	1.56		
PLANNED AREA OF UNPROTECTED OPENINGS %	6.92		
PLANNED AREA OF UNPROTECTED OPENINGS M 2	1.54		

KEYNOTES FOR DWG A--:	
SHOWN AS THUS:	→ G.C. TO READ ALL KEYNOTES PRIOR TO CONSTRUCTION
01	RECESSED BALCONY LOCATION

LAND USE BYLAW 541 (3)
FOR CORNER PARCELS THE HORIZONTAL CROSS SECTION THROUGH A BUILDING AT 9.5M SHOULD NOT BE GREATER THAN 75% OF THE MAXIMUM AREA OF A HORIZONTAL CROSS SECTION THROUGH THE BUILDING AT 8.6M

CROSS SECTION @ 9.5 M = 115.98M
CROSS SECTION @ 8.5M = 281.04M
190.92M/252.69M X 100% = 41%



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NOT FOR CONSTRUCTION

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