

WESTWINDS COMMERCIAL DISTRICT DEVELOPMENT



ISSUED FOR: DEVELOPMENT PERMIT APPLICATION

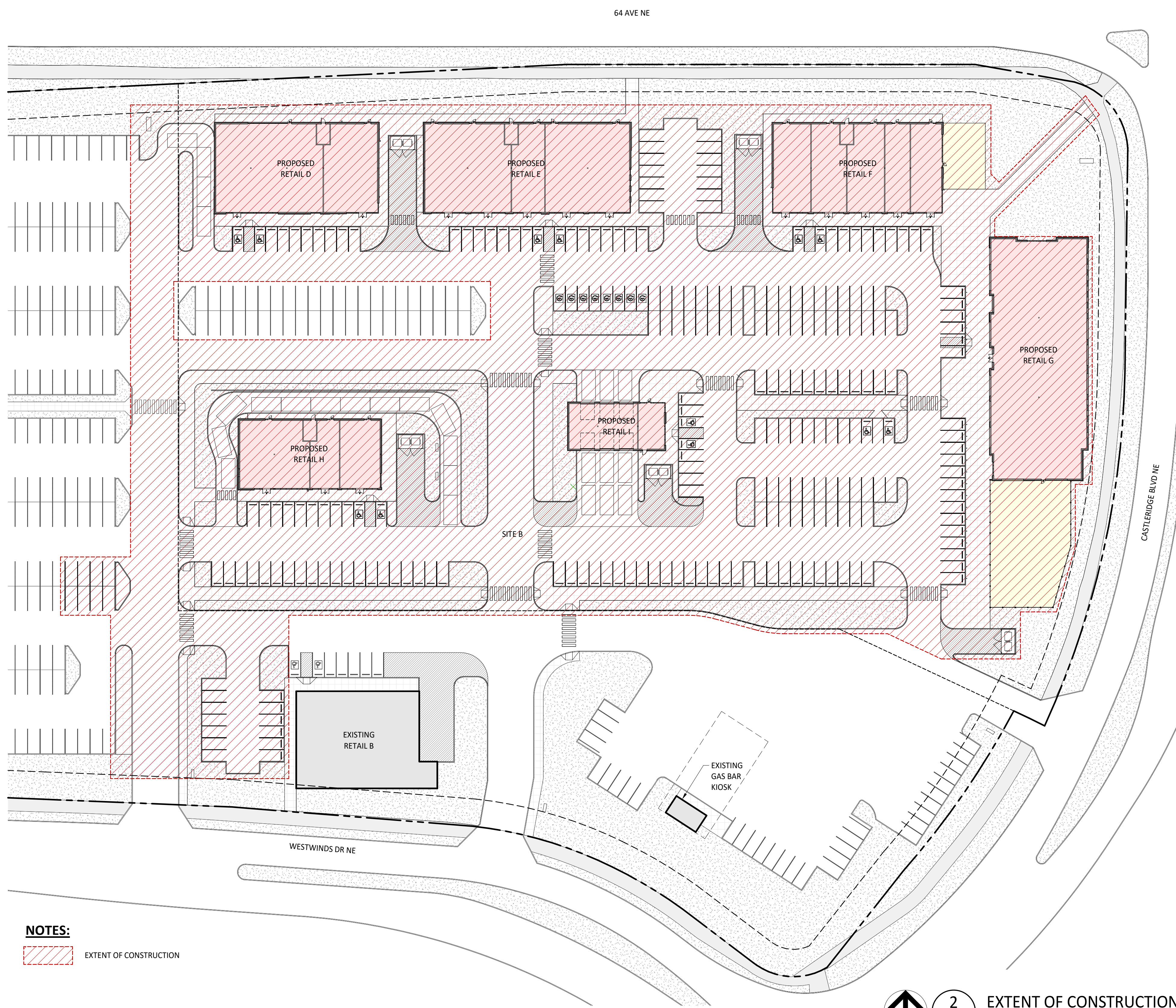
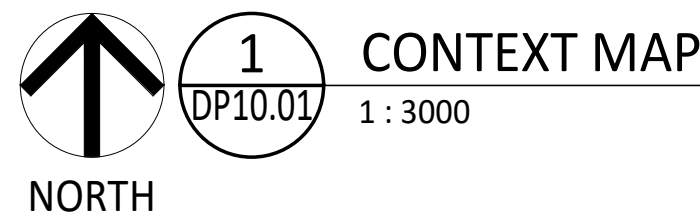
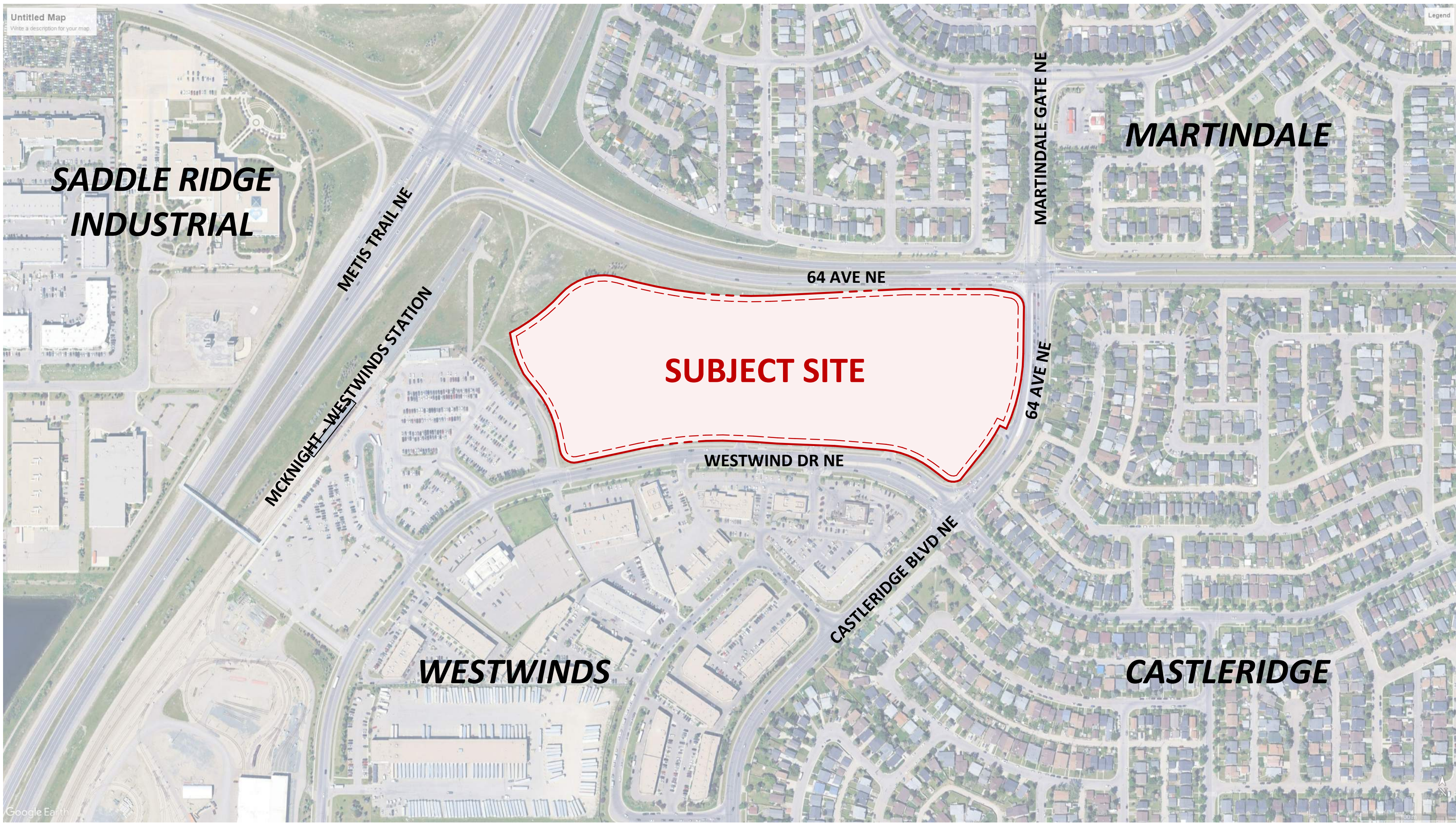
2026-03-02

DRAWING INDEX

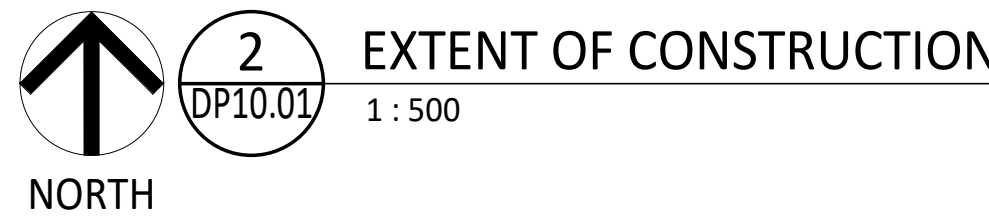
ARCHITECTURAL	
DP00.00	COVER SHEET
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DP10.01A	SURVEY PLAN
DP10.02	EXISTING SITE PLAN
DP10.03	PROPOSED SITE PLAN
DP10.04	ENLARGED SITE PLAN
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DP-D40.01	BUILDING D EXTERIOR ELEVATIONS & BUILDING SECTIONS
DP-E20.01	BUILDING E MAIN FLOOR & ROOF PLAN
DP-E40.01	BUILDING E EXTERIOR ELEVATIONS & BUILDING SECTIONS
DP-F20.01	BUILDING F MAIN FLOOR & ROOF PLAN
DP-F40.01	BUILDING F EXTERIOR ELEVATIONS & BUILDING SECTIONS
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DP-H40.01	BUILDING H EXTERIOR ELEVATIONS & BUILDING SECTIONS
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LANDSCAPE	
DPL1	LANDSCAPE PLAN

ELECTRICAL	
DPE1.1	SITE PLAN - LIGHTING, POWER AND AUXILIARY
DPE1.2	SITE PLAN - PHOTOMETRIC



NOTES:
EXTENT OF CONSTRUCTION



NOTES:
• DIMENSION TO FACE OF STUD (INTERIOR PARTITIONS), CONCRETE, CONCRETE BLOCK, EXTERIOR WALL SHEATHING - UNLESS NOTED OTHERWISE.
• NOTE WHEN REQUIRED MINIMUM CLEAR DIMENSIONS WILL BE IDENTIFIED.
• VERIFY ALL DIMENSIONS, ELEVATIONS, AND DATUM: REPORT ANY ERRORS AND/OR DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION.
• DO NOT SCALE DRAWINGS.
• THIS DRAWING SUPERCEDES PREVIOUS ISSUES.

PROPERTY DESCRIPTION

MUNICIPAL ADDRESS	3633 WESTWINDS DR NE
LEGAL ADDRESS	PLAN 041 2252, BLOCK 6, LOT 4
CURRENT LAND USE	C-R1 f0.2 (COMMERCIAL REGIONAL 1)
PROPOSED LAND USE	C-R3 f0.25 h18 (COMMERCIAL REGIONAL 3) (REFER TO LAND USE REDESIGNATION APPLICATION LOC2025-0210)
INTENDED USE	- REATAIL AND CONSUMER SERVICE - FINANCIAL INSTITUTION - HEALTH CARE SERVICE - CHILD CARE SERVICE - AUTO SERVICE - MINOR - CANNABIS STORE - RESTAURANT: FOOD SERVICE ONLY
COMMUNITY	WESTWINDS

SITE STATISTICS (EXISTING)

SITE AREA	±8.36 HA	±20.66 ACRES
- EXISTING BUILDING A	±14,481 S.M.	±155,868 S.F.
- EXISTING BUILDING B	±599 S.M.	±6,450 S.F.
- EXISTING GAS BAR KIOSK	±34 S.M.	±369 S.F.
- TOTAL EXISTING GFA	±15,114 S.M.	±162,687 S.F.

VEHICLE PARKING STALLS

- EXISTING PARKING STALLS	887 STALLS (5.87/100 S.M. 5.45/1000 S.F.)
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SITE STATISTICS (PROPOSED)

SITE AREA	±8.36 HA	±20.66 ACRES
- SITE A (EXISTING SUPERMARKET)	(±5.76 HA	±14.23 ACRES)
- SITE B (PROPOSED SITE)	(±2.60 HA	±6.42 ACRES)
SITE A (NOT INCLUDED IN THIS APPLICATION)		
- EXISTING BUILDING A MODIFIED	±11,816 S.M.	±127,191 S.F.
- NEW TENANT A1	±1,673 S.M.	±18,007 S.F.
- NEW TENANT A2	±991 S.M.	±10,670 S.F.
- EXISTING BUILDING B	±599 S.M.	±6,450 S.F.
- EXISTING GAS BAR KIOSK	±34 S.M.	±369 S.F.
- TOTAL EXISTING GFA	±15,114 S.M.	±162,687 S.F.
- SEASONAL GARDEN CENTRE	±993 S.M.	±10,693 S.F.

SITE B

- PROPOSED BUILDING D	±711 S.M.	±7,650 S.F.
- PROPOSED BUILDING E	±897 S.M.	±9,650 S.F.
- PROPOSED BUILDING F	±739 S.M.	±7,950 S.F.
- PROPOSED BUILDING G	±1,115 S.M.	±12,000 S.F.
- PROPOSED BUILDING H	±478 S.M.	±5,150 S.F.
- PROPOSED BUILDING I	±221 S.M.	±2,380 S.F.
- TOTAL PROPOSED GFA	±4,160 S.M.	±44,780 S.F.
- SITE B COVERAGE / FAR	16.0 %	0.160

OVERALL SITE

- TOTAL GFA	±19,274 S.M.	±207,467 S.F.
- TOTAL COVERAGE / FAR	23.0 %	0.230

VEHICLE PARKING STALLS (N.I.C. GARDEN CENTRE)

SITE A	
- PROPOSED PARKING STALLS	625 STALLS (4.14/100 S.M. OR 3.84/1000 S.F.)
- ACCESSIBLE PARKING STALLS	18 STALLS PROVIDED / 10 STALLS REQUIRED

SITE B

- PROPOSED PARKING STALLS	272 STALLS (6.62/100 S.M. OR 6.16/1000 S.F.)
- ACCESSIBLE PARKING STALLS	12 STALLS PROVIDED / 5 STALLS REQUIRED

OVERALL SITE

- PROPOSED PARKING STALLS	897 STALLS (4.67/100 S.M. OR 4.34/1000 S.F.)
- ACCESSIBLE PARKING STALLS	30 STALLS PROVIDED / 15 STALLS REQUIRED

VEHICLE PARKING STALLS (INC. GARDEN CENTRE)

- 47 STALLS TO BE TEMPORARILY OCCUPIED BY SEASONAL GARDEN CENTRE OPERATIONS

SITE A

- PROPOSED PARKING STALLS	578 STALLS (3.82/100 S.M. OR 3.55/1000 S.F.)
- ACCESSIBLE PARKING STALLS	20 STALLS PROVIDED / 10 STALLS REQUIRED

SITE B

- PROPOSED PARKING STALLS	272 STALLS (6.62/100 S.M. OR 6.16/1000 S.F.)
- ACCESSIBLE PARKING STALLS	12 STALLS PROVIDED / 5 STALLS REQUIRED

OVERALL SITE

- PROPOSED PARKING STALLS	850 STALLS (4.42/100 S.M. OR 4.11/1000 S.F.)
- ACCESSIBLE PARKING STALLS	30 STALLS PROVIDED / 15 STALLS REQUIRED

DP APPLICATION	2026-03-02
PRE-APPLICATION	2026-01-05

No. Description Date (YYYY-MM-DD)

Issued For / Revisions

Project Project Number: 25079

**WESTWINDS
COMMERCIAL DISTRICT**

Calgary, Alberta	
Legal Description	Building Permit No.
Development Permit No.	DSSP No.

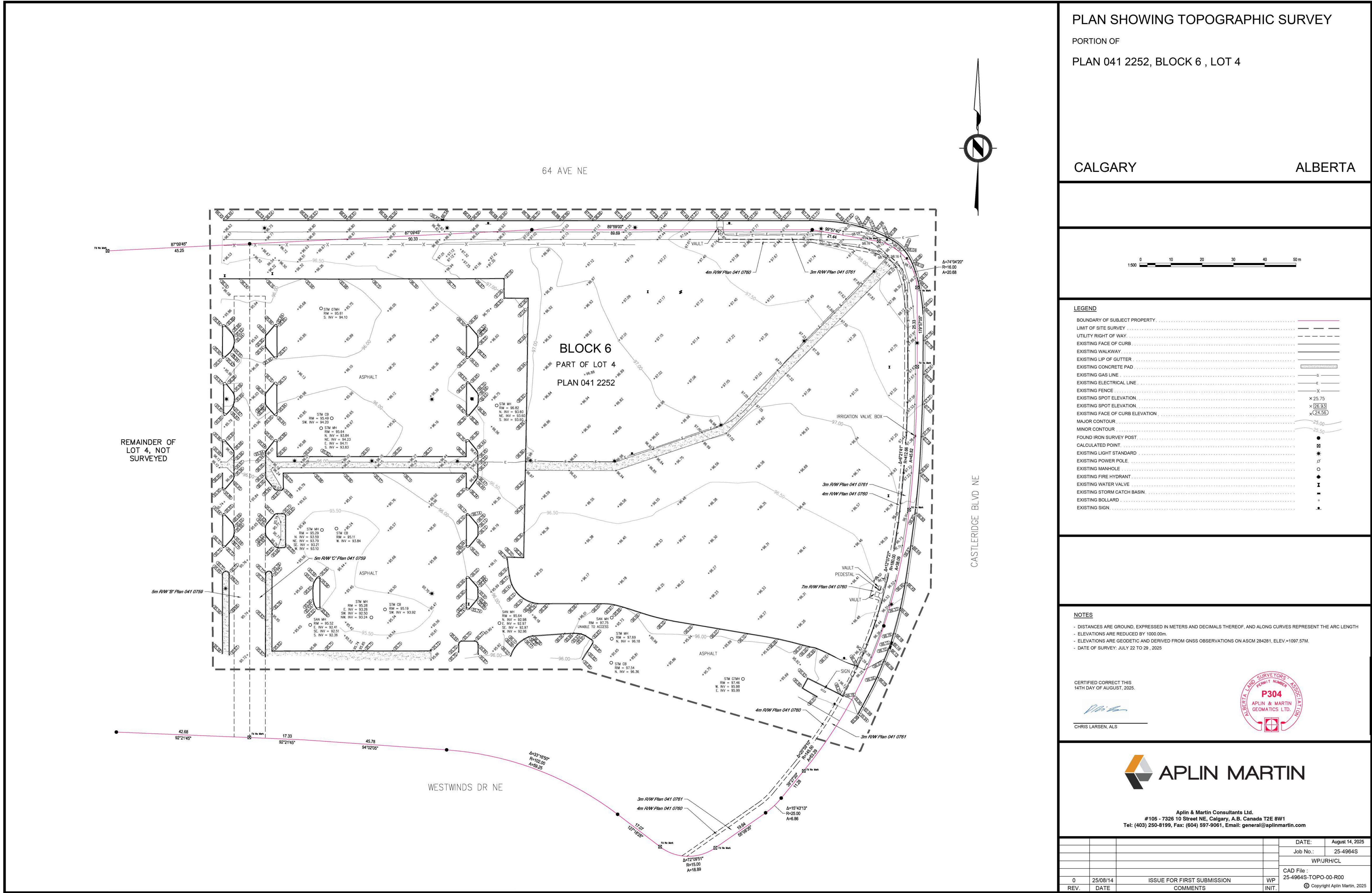
350,140-10 Ave SE
Calgary, Alberta.
T2G 0R1
Ph: 403.233.2000
GGA-ARCHITECTURE Fax: 403.264.2077

Drawing Title
**CONTEXT PLAN & PROJECT
STATISTICS**

Drawn by:	Scale
Reviewed by:	As indicated
Manager:	Date (YYYY-MM-DD)
Peer Review:	

Drawing Number	Drawing Package
DP10.01	Revision Number

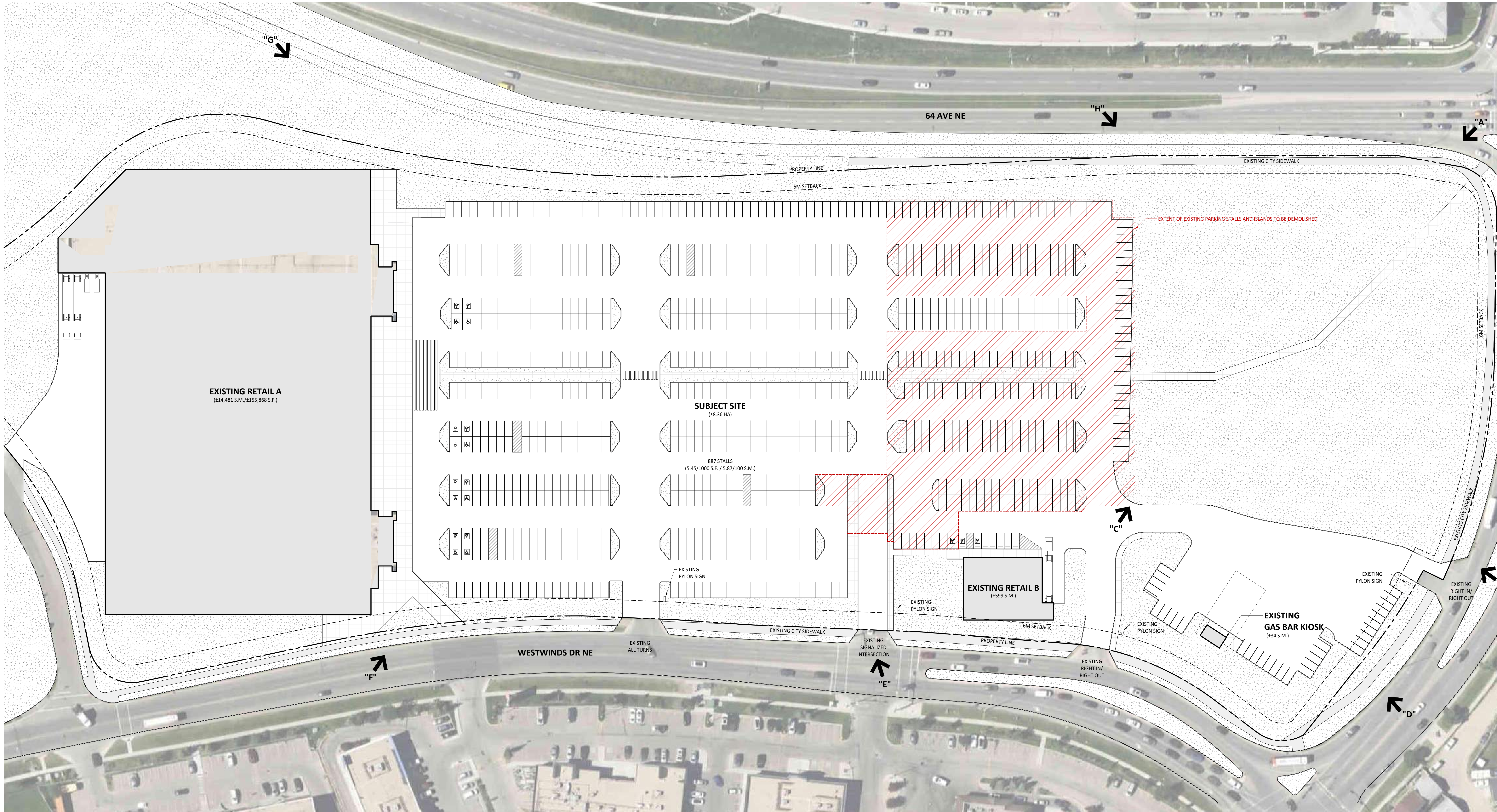
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1 SURVEY PLAN
DP10.01A

DP APPLICATION	2026-03-02
PRE-APPLICATION	2026-01-05
No. Description	Date (YYYY-MM-DD)
Issued For / Revisions	
Project	Project Number: 25079
WESTWINDS COMMERCIAL DISTRICT	
Calgary, Alberta	
Legal Description	Building Permit No.
Development Permit No.	DSSP No.
350,140-10 Ave SE Calgary, Alberta. T2G 0R1 Ph: 403.233.2000 GGA-ARCHITECTURE Fax: 403.264.2077	

Drawing Title SURVEY PLAN	
Drawn by: Author	Scale
Reviewed by:	—
Manager:	Date (YYYY-MM-DD)
Peer Review:	
Drawing Number	Drawing Package
DP10.01A	Revision Number



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1
DP10.02

EXISTING MASTER SITE PLAN
1 : 500



SITE PHOTO "A"



SITE PHOTO "B"



SITE PHOTO "C"



SITE PHOTO "D"



SITE PHOTO "E"



SITE PHOTO "F"



SITE PHOTO "G"



SITE PHOTO "H"

DP APPLICATION
PRE-APPLICATION
2026-03-02
2026-01-05
Date (YYYY-MM-DD)

No. Description

Issued For / Revisions

Project Project Number: 25079

WESTWINDS

COMMERCIAL DISTRICT

Calgary, Alberta

Legal Description Building Permit No.

Development Permit No. DSSP No.

350,140-10 Ave SE

Calgary, Alberta.

T2G 0R1

Ph: 403.233.2000

GGA-ARCHITECTURE Fax: 403.264.2077

Drawing Title

EXISTING SITE PLAN

Drawn by: Author

Reviewed by: Scale

Manager: 1 : 500

Peer Review: Date (YYYY-MM-DD)

Drawing Number

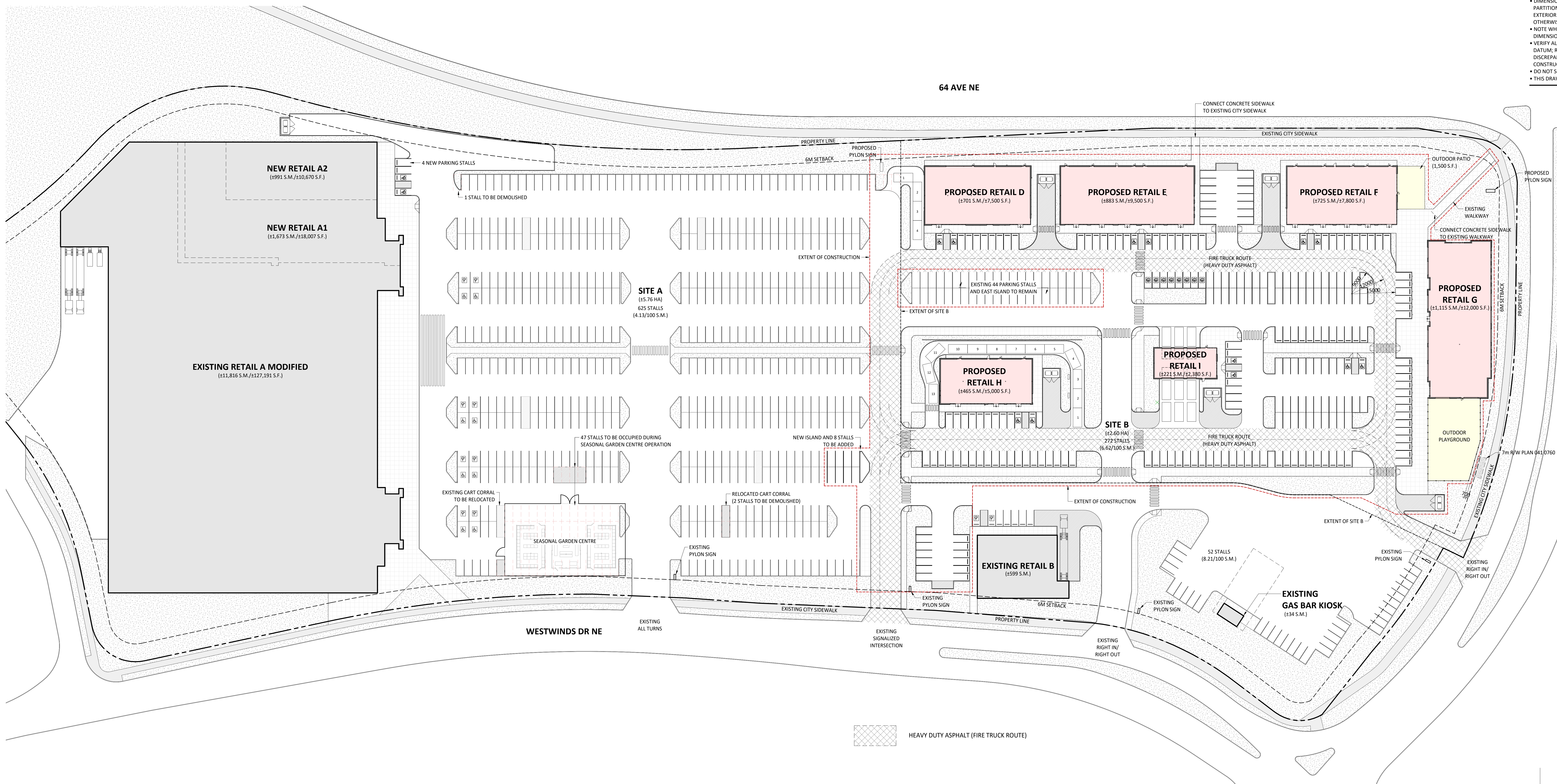
Drawing Package

DP10.02

Revision Number

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COMMUNITY	WESTWINDS

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- TOTAL EXISTING GFA	±15,114 S.M.	±162,687 S.F.

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- SEASONAL GARDEN CENTRE	±993 S.M.	±10,693 S.F.
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SITE B

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- PROPOSED BUILDING E	±897 S.M.	±9,650 S.F.
- PROPOSED BUILDING F	±739 S.M.	±7,950 S.F.
- PROPOSED BUILDING G	±1,115 S.M.	±12,000 S.F.
- PROPOSED BUILDING H	±478 S.M.	±5,150 S.F.
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OVERALL SITE

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- ACCESSIBLE PARKING STALLS	

OVERALL SITE	897 STALLS (4.67/100 S.M. OR 4.34/1000 S.F.)
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- ACCESSIBLE PARKING STALLS	

VEHICLE PARKING STALLS (INC. GARDEN CENTRE)

- 47 STALLS TO BE TEMPORARILY OCCUPIED BY SEASONAL GARDEN CENTRE OPERATIONS

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- ACCESSIBLE PARKING STALLS	

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- ACCESSIBLE PARKING STALLS	

OVERALL SITE	850 STALLS (4.42/100 S.M. OR 4.11/1000 S.F.)
- PROPOSED PARKING STALLS	30 STALLS PROVIDED / 15 STALLS REQUIRED
- ACCESSIBLE PARKING STALLS	



1
DP10.03

PROPOSED MASTER SITE PLAN
1:500

DP APPLICATION	2026-03-02
PRE-APPLICATION	2026-01-05
No. Description	Date (YYYY-MM-DD)

Issued For / Revisions

Project	Project Number: 25079
WESTWINDS COMMERCIAL DISTRICT	
Calgary, Alberta	
Legal Description	Building Permit No.
Development Permit No.	DSSP No.

350,140-10 Ave SE
Calgary, Alberta.
T2G 0R1
Ph: 403.233.2000
GGA-ARCHITECTURE Fax: 403.264.2077

Drawing Title
PROPOSED SITE PLAN

Drawn by: Author	Scale
Reviewed by: As indicated	
Manager: Date (YYYY-MM-DD)	
Peer Review:	

Drawing Number

Drawing Package

DP10.03

Revision Number

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DETAILED SITE STATISTICS

SITE AREA	±8.36 HA	±20.66 ACRES
- SITE A (EXISTING SUPERMARKET)	±5.76 HA	±14.23 ACRES)
- SITE B (PROPOSED SITE)	±2.60 HA	±6.42 ACRES)

SITE A (NOT INCLUDED IN THIS APPLICATION)		
- EXISTING BUILDING A	±11,816 S.M.	±127,191 S.F.
• EXISTING SUPERMARKET	±1,673 S.M.	±18,007 S.F.
• NEW TENANT A1	±991 S.M.	±10,670 S.F.
• NEW TENANT A2	±14,481 S.M.	±155,868 S.F.
• GROSS FLOOR AREA	±599 S.M.	±6,450 S.F.
- EXISTING BUILDING B	±34 S.M.	±369 S.F.
- EXISTING GAS BAR KIOSK	±15,114 S.M.	±162,687 S.F.
- TOTAL EXISTING GFA	±993 S.M.	±10,693 S.F.

SITE B		
- PROPOSED BUILDING D	±465 S.M.	±5,000 S.F.
• UNIT D1	±232 S.M.	±2,500 S.F.
• UNIT D2	±14 S.M.	±150 S.F.
• M+E	±697 S.M.	±7,500 S.F.
• GROSS LEASABLE AREA	±711 S.M.	±7,650 S.F.
• GROSS FLOOR AREA		

- PROPOSED BUILDING E	±372 S.M.	±4,000 S.F.
• UNIT E1	±139 S.M.	±1,500 S.F.
• UNIT E2	±372 S.M.	±4,000 S.F.
• UNIT E3	±14 S.M.	±150 S.F.
• M+E	±883 S.M.	±9,500 S.F.
• GROSS LEASABLE AREA	±897 S.M.	±9,650 S.F.
• GROSS FLOOR AREA		

- PROPOSED BUILDING F	±167 S.M.	±1,800 S.F.
• UNIT F1	±149 S.M.	±1,600 S.F.
• UNIT F2	±158 S.M.	±1,700 S.F.
• UNIT F3	±111 S.M.	±1,200 S.F.
• UNIT F4	±139 S.M.	±1,500 S.F.
• UNIT F5	±14 S.M.	±150 S.F.
• M+E	±725 S.M.	±7,800 S.F.
• GROSS LEASABLE AREA	±739 S.M.	±7,950 S.F.
• GROSS FLOOR AREA	±1,115 S.M.	±12,000 S.F.

- PROPOSED BUILDING G		
• UNIT H1	±232 S.M.	±2,500 S.F.
• UNIT H2	±93 S.M.	±1,000 S.F.
• UNIT H3	±139 S.M.	±1,500 S.F.
• UNIT H4	±14 S.M.	±150 S.F.
• M+E	±465 S.M.	±5,000 S.F.
• GROSS LEASABLE AREA	±478 S.M.	±5,150 S.F.
• GROSS FLOOR AREA		

- PROPOSED BUILDING I	±221 S.M.	±2,380 S.F.
	±4,104 S.M.	±44,180 S.F.
- TOTAL PROPOSED GLA	±4,160 S.M.	±44,780 S.F.
- TOTAL PROPOSED GFA		

OVERALL SITE	±19,274 S.M.	±207,467 S.F.
- TOTAL GFA	23.0 %	0.230
- TOTAL COVERAGE / FAR		

DP APPLICATION
PRE-APPLICATION
No. Description
Issued For / Revisions
Project
Project Number: 25079
WESTWINDS
COMMERCIAL DISTRICT
Calgary, Alberta
Legal Description
Building Permit No.
Development Permit No.
DSSP No.
350,140-10 Ave SE
Calgary, Alberta.
T2G 0R1
Ph: 403.233.2000
GGA-ARCHITECTURE Fax: 403.264.2077
Drawing Title
ENLARGED SITE PLAN
Drawn by: Author
Reviewed by: Manager
Manager: Date (YYYY-MM-DD)
Peer Review:
Drawing Number
Drawing Package
DP10.04
Revision Number

2026-03-02
2026-01-05
Date (YYYY-MM-DD)

Issued For / Revisions

Project

Project Number: 25079

WESTWINDS

COMMERCIAL DISTRICT

Calgary, Alberta

Legal Description

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Development Permit No.

DSSP No.

350,140-10 Ave SE

Calgary, Alberta.

T2G 0R1

Ph: 403.233.2000

GGA-ARCHITECTURE Fax: 403.264.2077

Drawing Title

ENLARGED SITE PLAN

Drawn by: Author

Reviewed by: Manager

Manager: Date (YYYY-MM-DD)

Peer Review:

Drawing Number

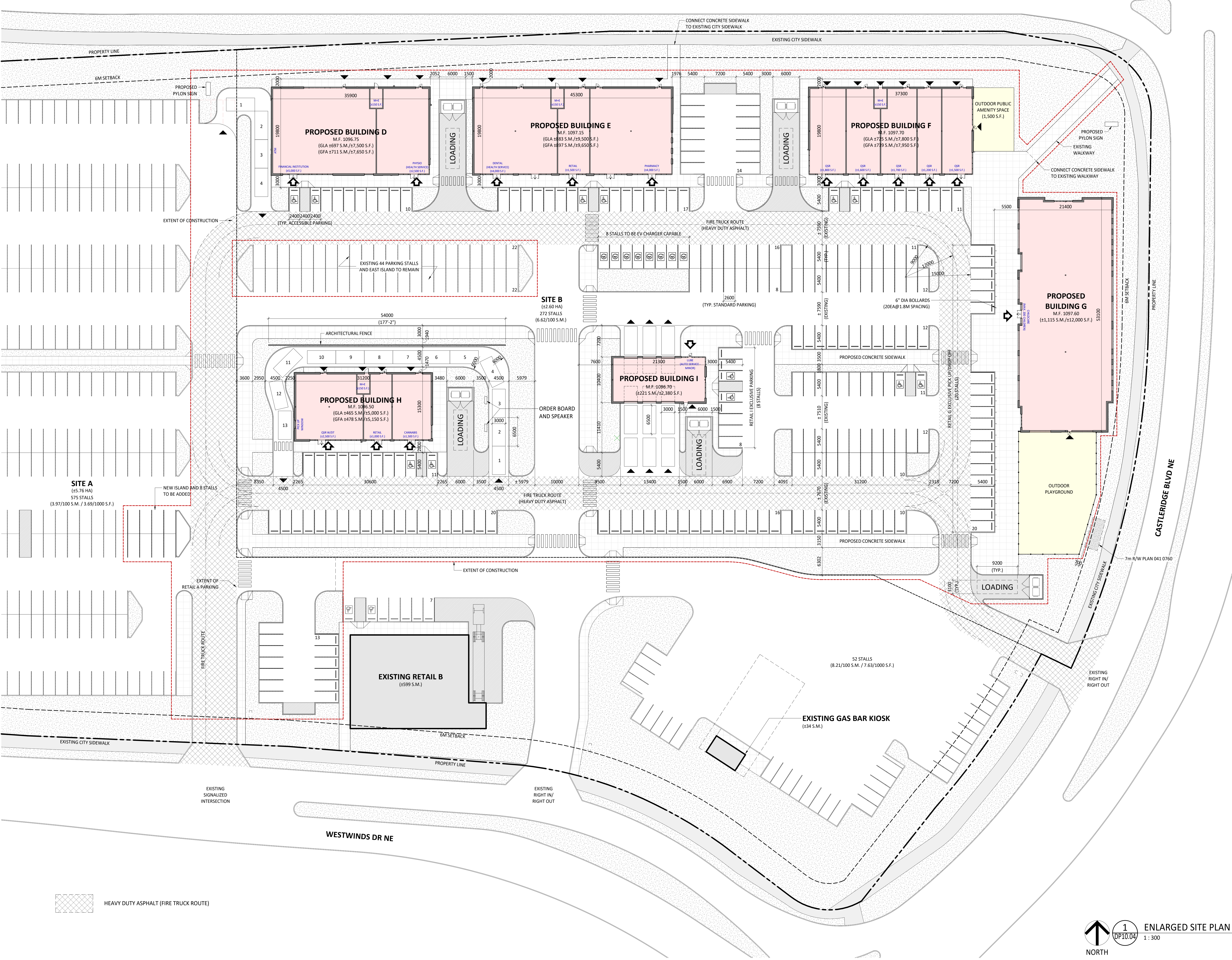
Drawing Package

DP10.04

Revision Number

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64 AVE NE



1
DP10.04

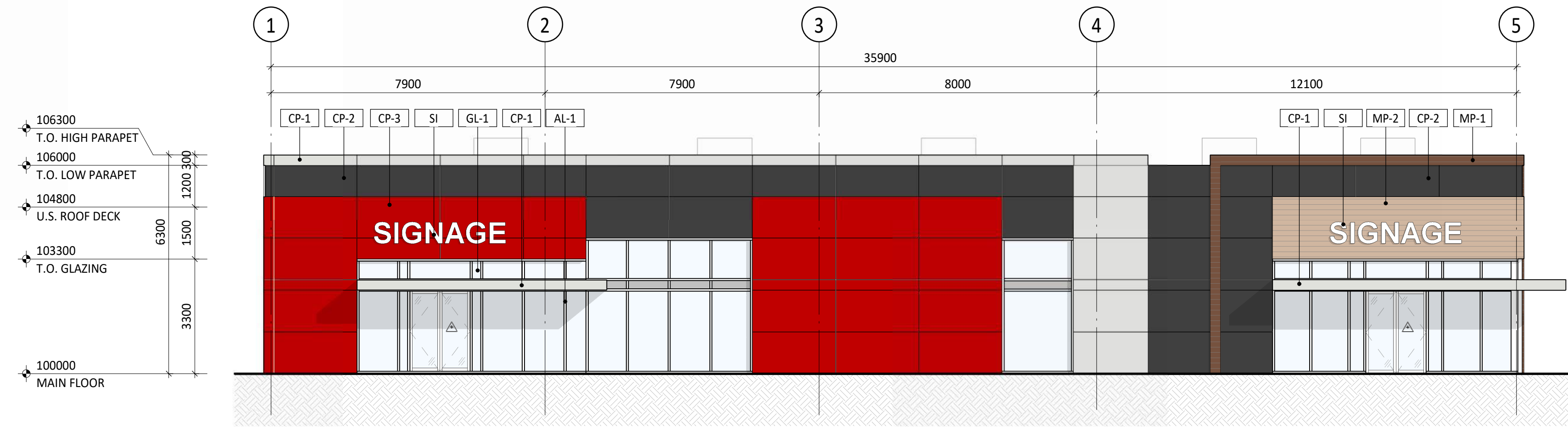
ENLARGED SITE PLAN
1 : 300

NOTES:

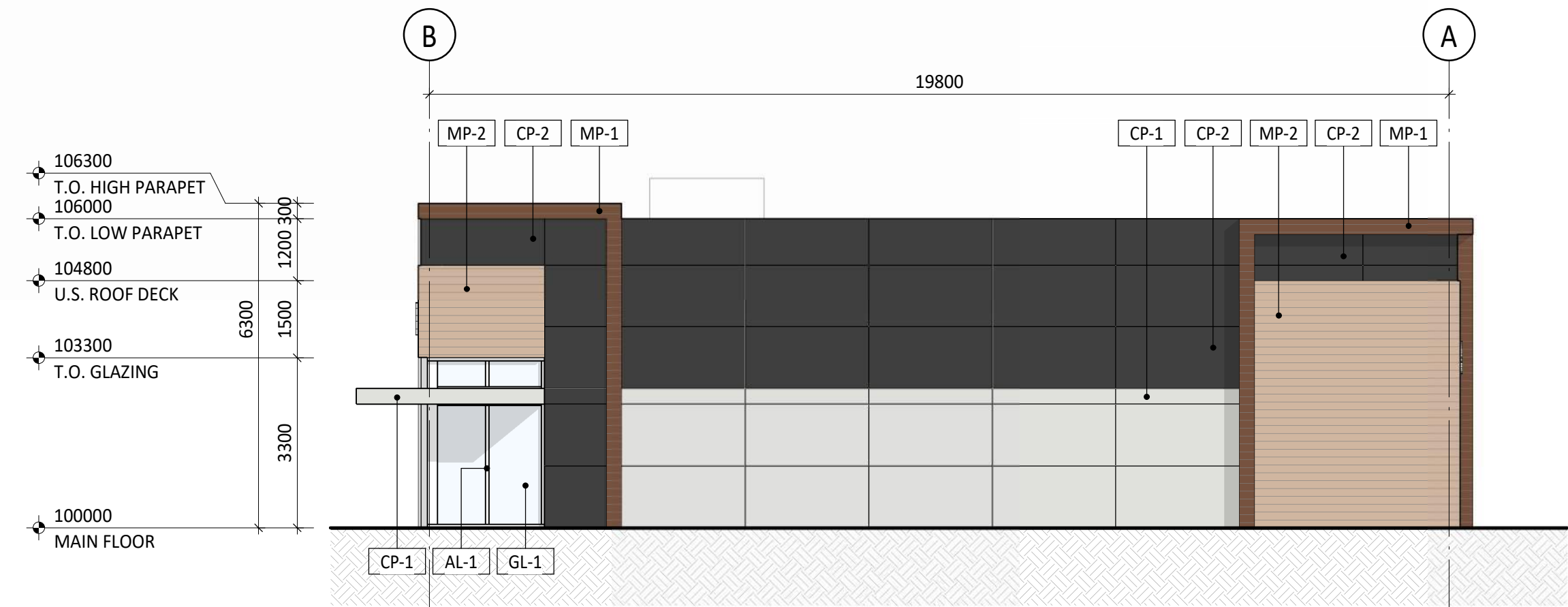
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EXTERIOR FINISH MATERIAL SCHEDULE

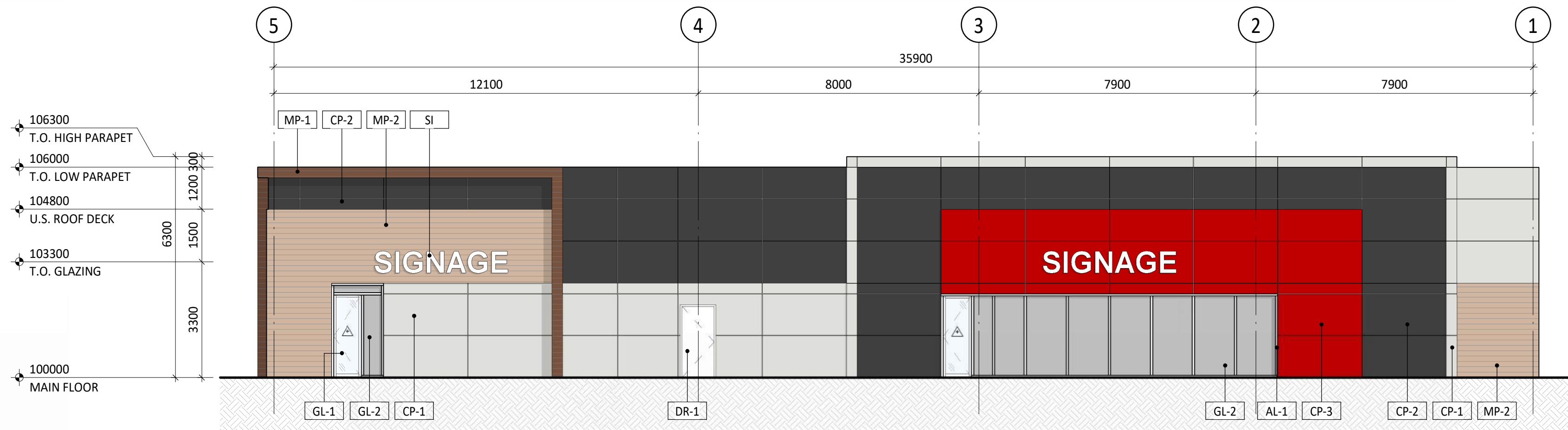
CP-1	METAL CLADDING PANEL (COLOUR: WHITE)
CP-2	METAL CLADDING PANEL (COLOUR: CHARCOAL)
CP-3	METAL CLADDING PANEL (COLOUR: TENANT BRAND)
MP-1	METAL PLANK SIDING (COLOUR: DARK WOOD)
MP-2	METAL PLANK SIDING (COLOUR: LIGHT WOOD)
GL-1	STOREFRONT CLEAR GLAZING
GL-2	SPANDREL GLAZING
AL-1	CURTAIN WALL MULLION
SI	SIGNAGE



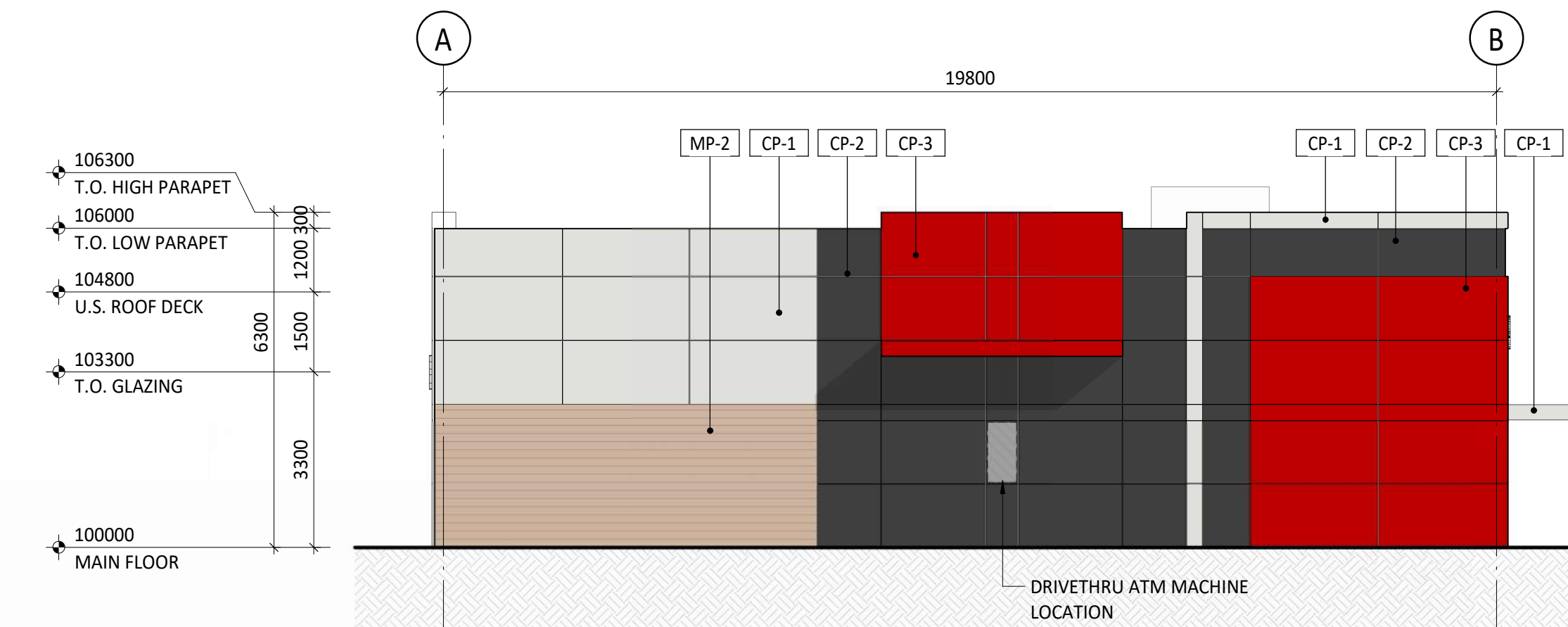
1 BUILDING D SOUTH ELEVATION
1:100



2 BUILDING D EAST ELEVATION
1:100



3 BUILDING D NORTH ELEVATION
1:100



4 BUILDING D WEST ELEVATION
1:100

DP APPLICATION 2026-03-02
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Legal Description Building Permit No.

Development Permit No. DSPP No.

GGA-ARCHITECTURE 350,140-10 Ave SE
Calgary, Alberta.
T2G 0R1
Ph: 403.233.2000
Fax: 403.264.2077

Drawing Title
BUILDING D EXTERIOR
ELEVATIONS & BUILDING
SECTIONS

Drawn by: Author Scale
Reviewed by: 1:100
Manager: Date (YYYY-MM-DD)
Peer Review:

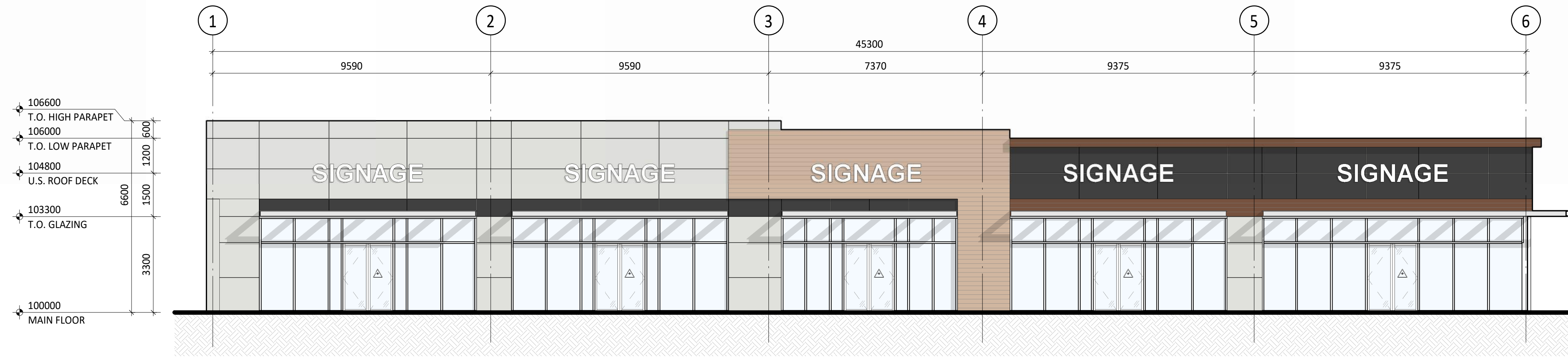
Drawing Number Drawing Package
DP-D40.01 Revision Number

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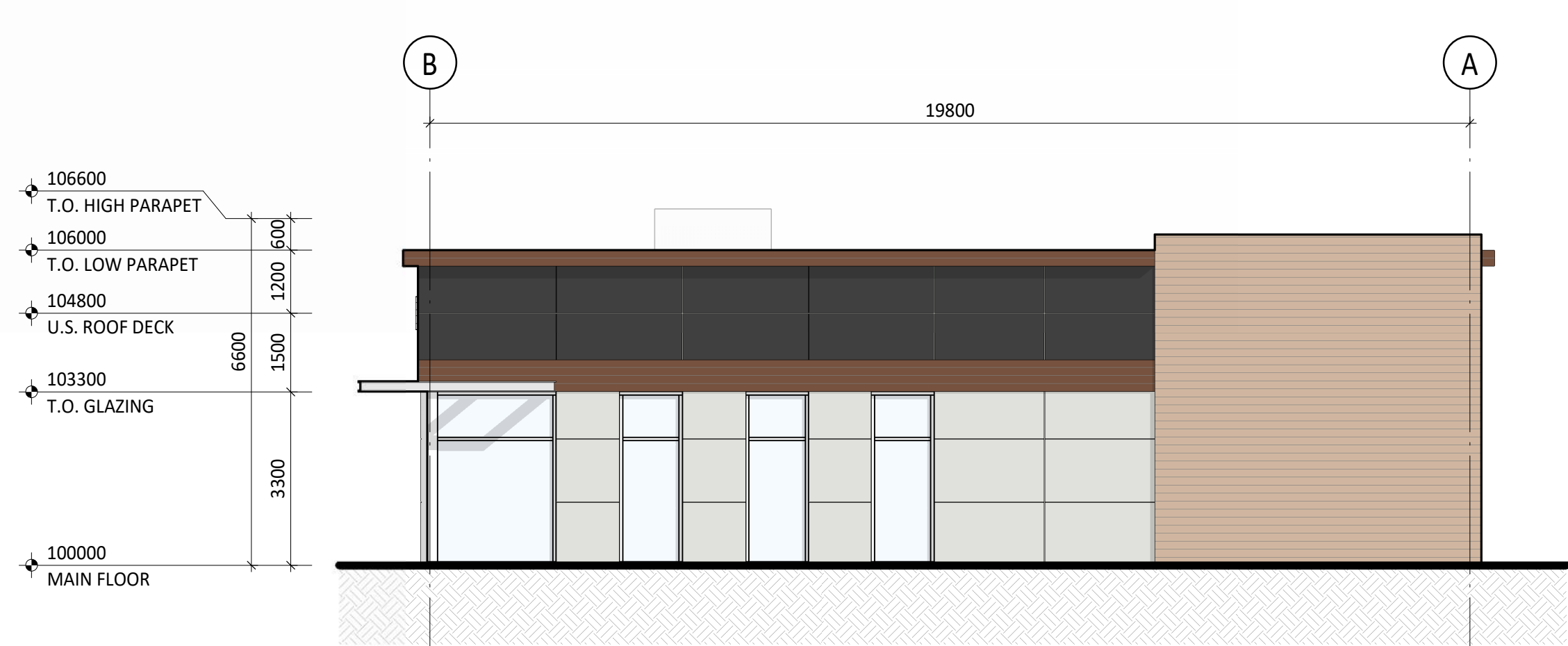
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EXTERIOR FINISH MATERIAL SCHEDULE

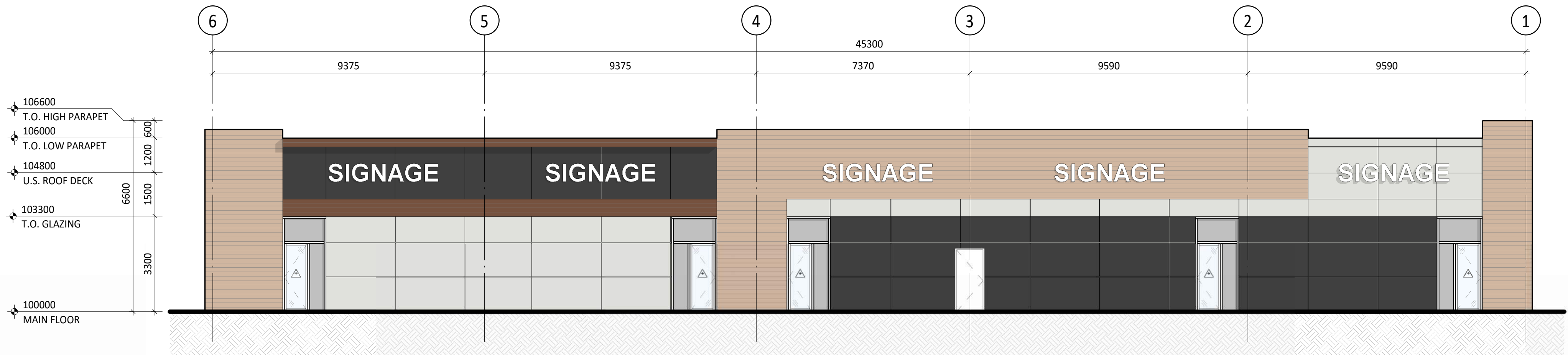
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CP-2	METAL CLADDING PANEL (COLOUR: CHARCOAL)
CP-3	METAL CLADDING PANEL (COLOUR: TENANT BRAND)
MP-1	METAL PLANK SIDING (COLOUR: DARK WOOD)
MP-2	METAL PLANK SIDING (COLOUR: LIGHT WOOD)
GL-1	STOREFRONT CLEAR GLAZING
GL-2	SPANDREL GLAZING
AL-1	CURTAIN WALL MULLION
SI	SIGNAGE



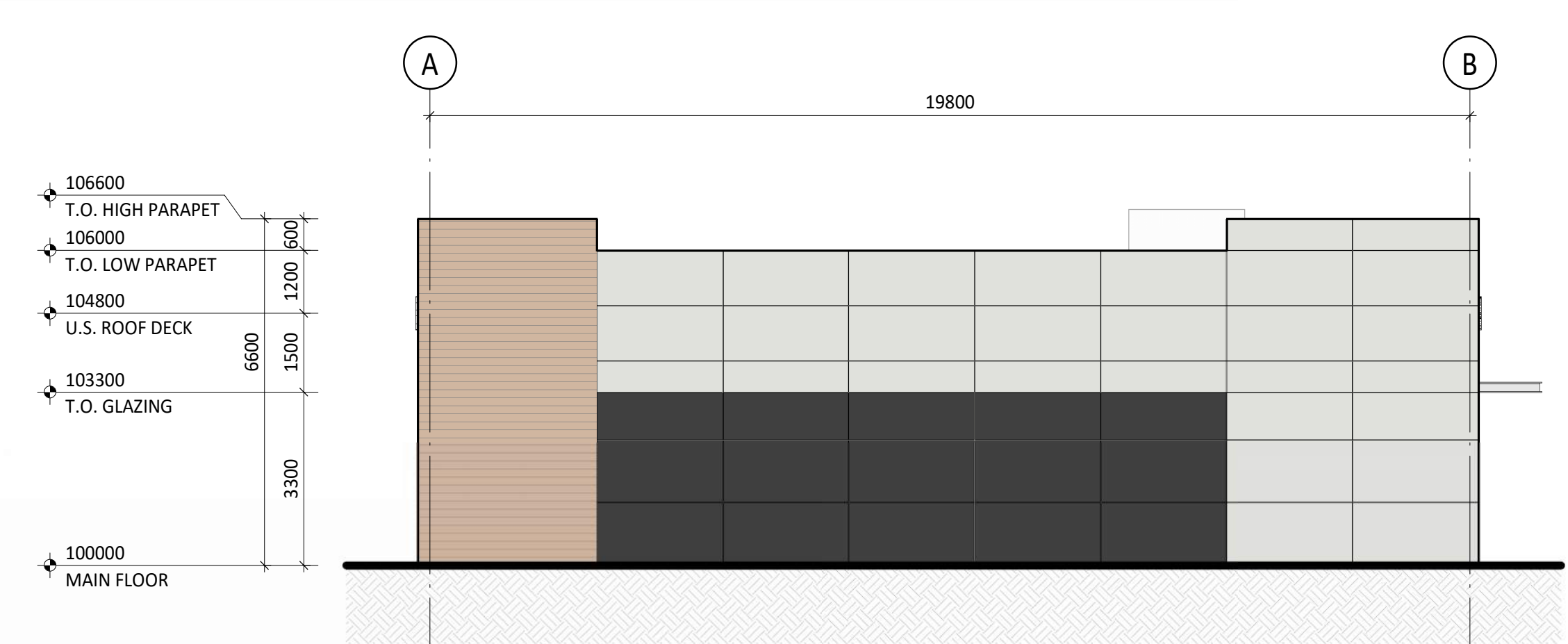
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DP-E40.01 1:100



2 BUILDING D EAST ELEVATION
DP-E40.01 1:100



3 BUILDING D NORTH ELEVATION
DP-E40.01 1:100



4 BUILDING D WEST ELEVATION
DP-E40.01 1:100

DP APPLICATION 2026-03-02
No. Description Date (YYYY-MM-DD)

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Project Project Number: 25079

WESTWINDS
COMMERCIAL DISTRICT

Calgary, Alberta

Legal Description Building Permit No.

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Drawing Title

BUILDING E EXTERIOR

ELEVATIONS & BUILDING

SECTIONS

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Peer Review:

Drawing Number Drawing Package

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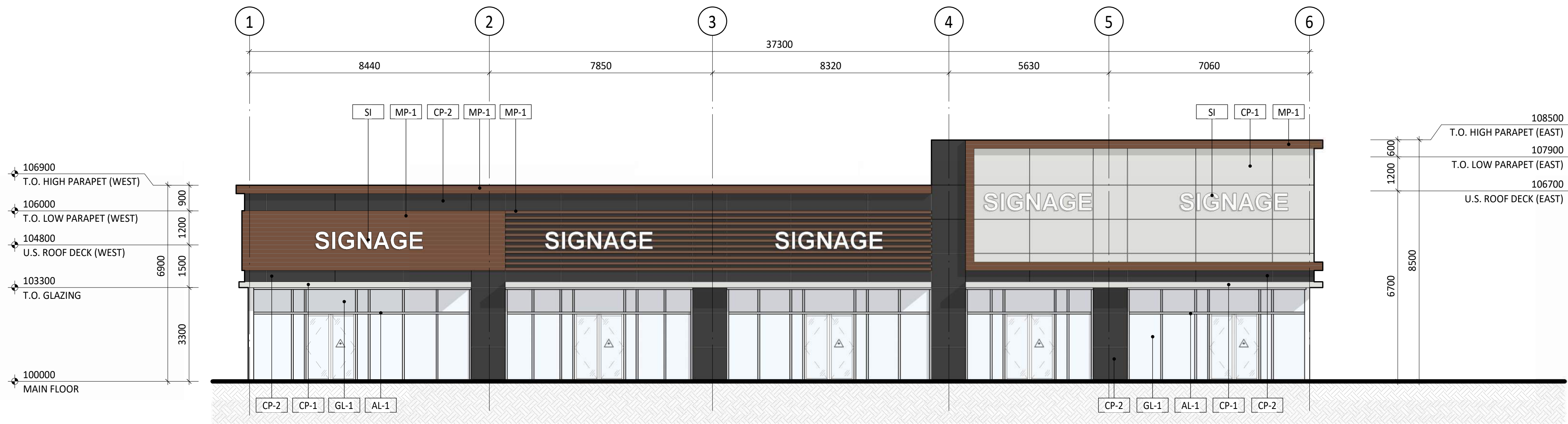
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A0 Title Block - R24 Rev 0 (2024-01-03)

NOTES:

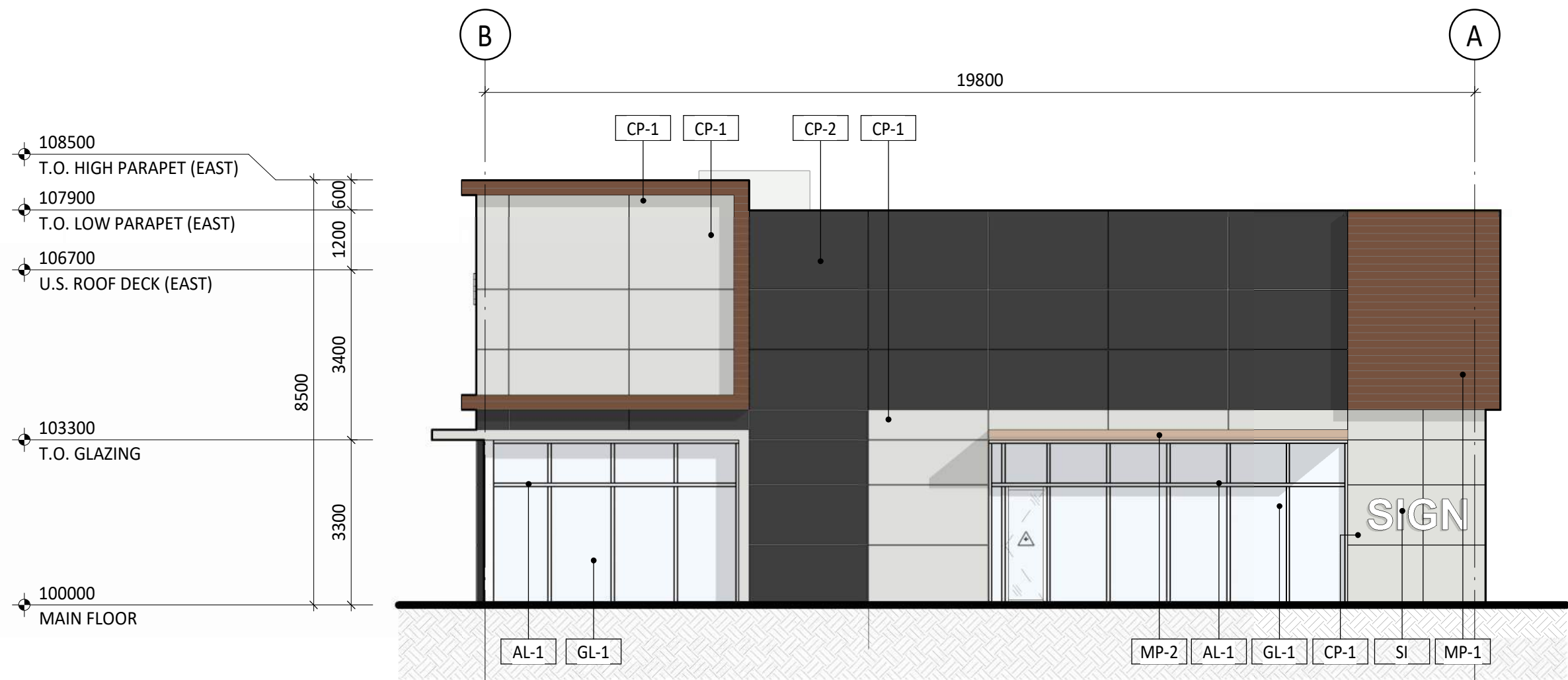
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EXTERIOR FINISH MATERIAL SCHEDULE

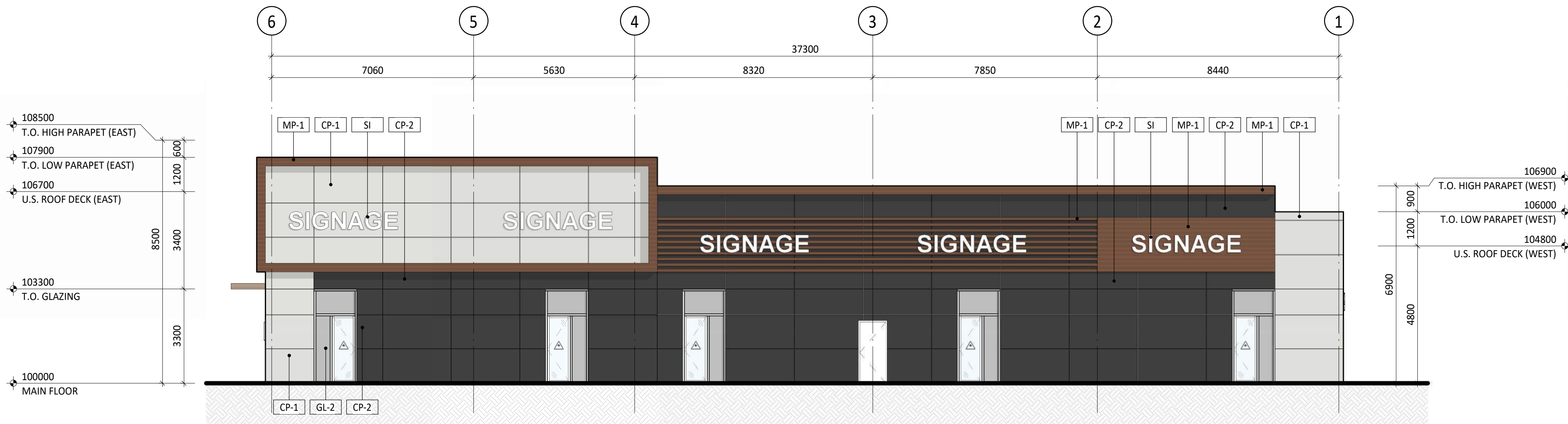
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CP-3	METAL CLADDING PANEL (COLOUR: TENANT BRAND)
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MP-2	METAL PLANK SIDING (COLOUR: LIGHT WOOD)
GL-1	STOREFRONT CLEAR GLAZING
GL-2	SPANDREL GLAZING
AL-1	CURTAIN WALL MULLION
SI	SIGNAGE



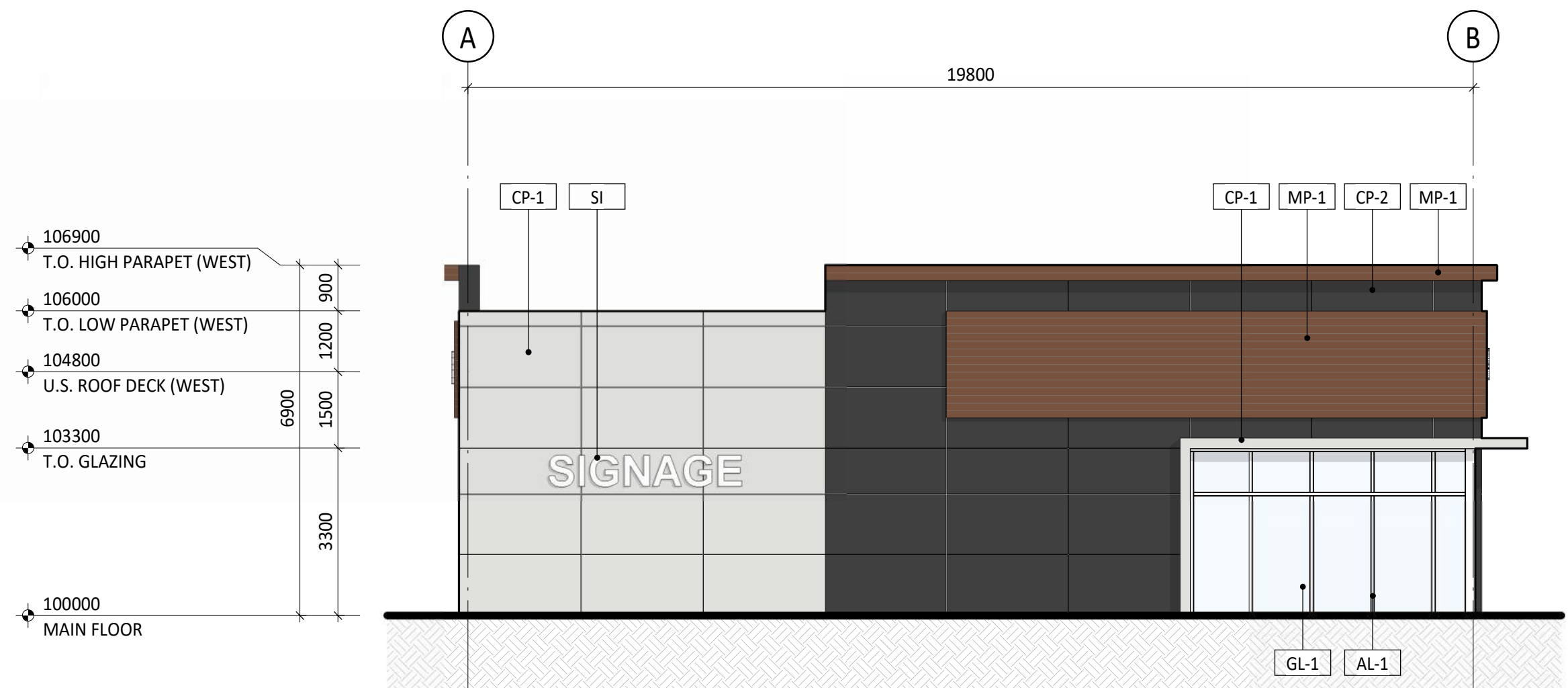
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DP-F40.01 1 : 100



2 BUILDING F EAST ELEVATION
DP-F40.01 1 : 100



3 BUILDING F NORTH ELEVATION
DP-F40.01 1 : 100



4 BUILDING F WEST ELEVATION
DP-F40.01 1 : 100

DP APPLICATION 2026-03-02
No. Description Date (YYYY-MM-DD)

Issued For / Revisions

Project Project Number: 25079
**WESTWINDS
COMMERCIAL DISTRICT**
Calgary, Alberta
Legal Description Building Permit No.
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Ph: 403.233.2000
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Drawing Title
**BUILDING F EXTERIOR
ELEVATIONS & BUILDING
SECTIONS**

Drawn by: Author Scale
Reviewed by: 1 : 100
Manager: Date (YYYY-MM-DD)
Peer Review:

Drawing Number
DP-F40.01
Drawing Package
Revision Number

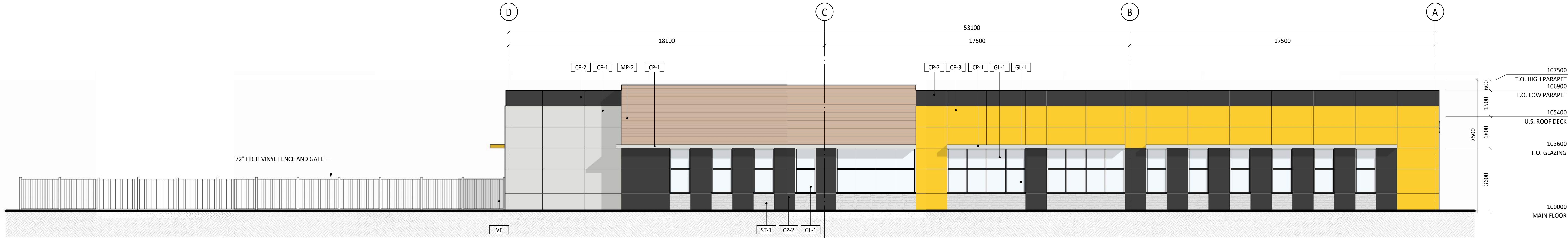
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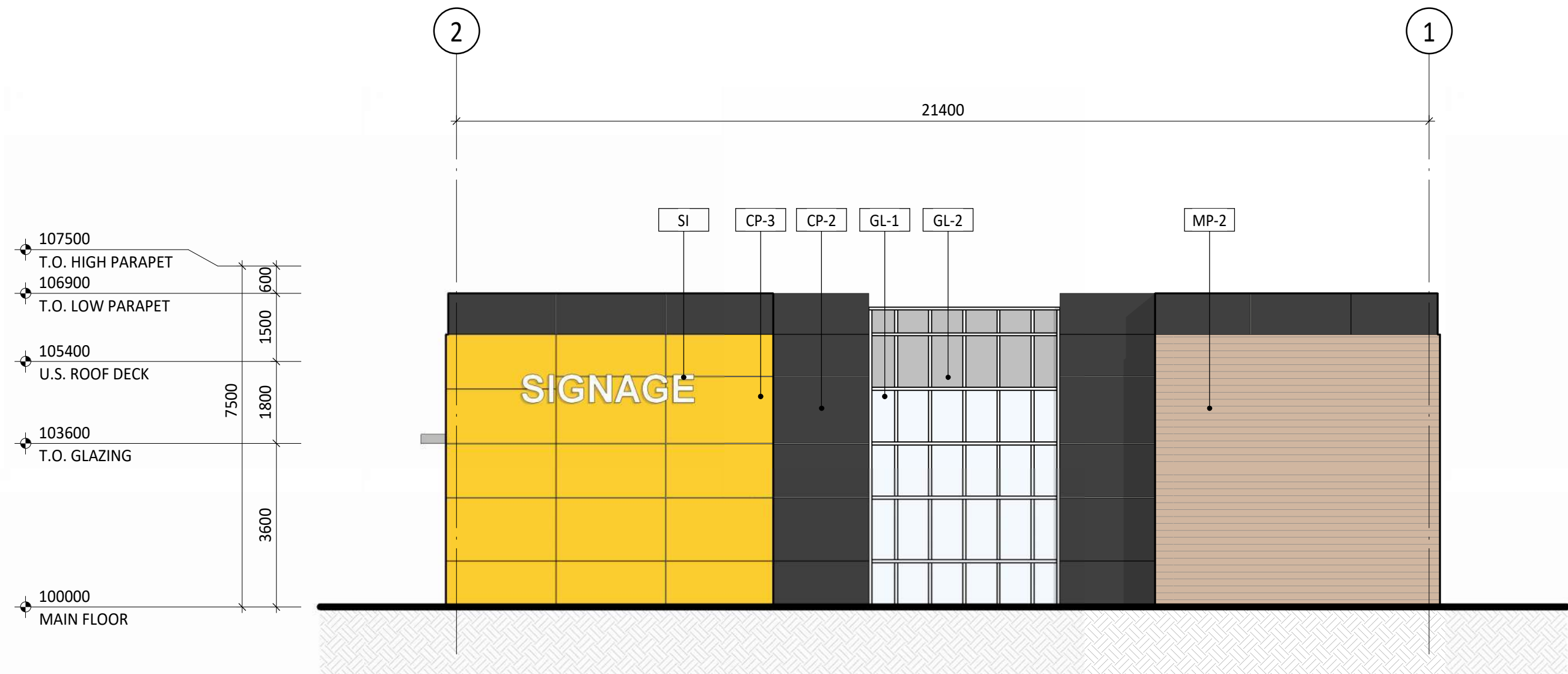
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MP-1	METAL PLANK SIDING (COLOUR: DARK WOOD)
MP-2	METAL PLANK SIDING (COLOUR: LIGHT WOOD)
GL-1	STOREFRONT CLEAR GLAZING
GL-2	SPANDREL GLAZING
AL-1	CURTAIN WALL MULLION
ST-1	STONE CLADDING
SI	SIGNAGE
VF	VINYL FENCE



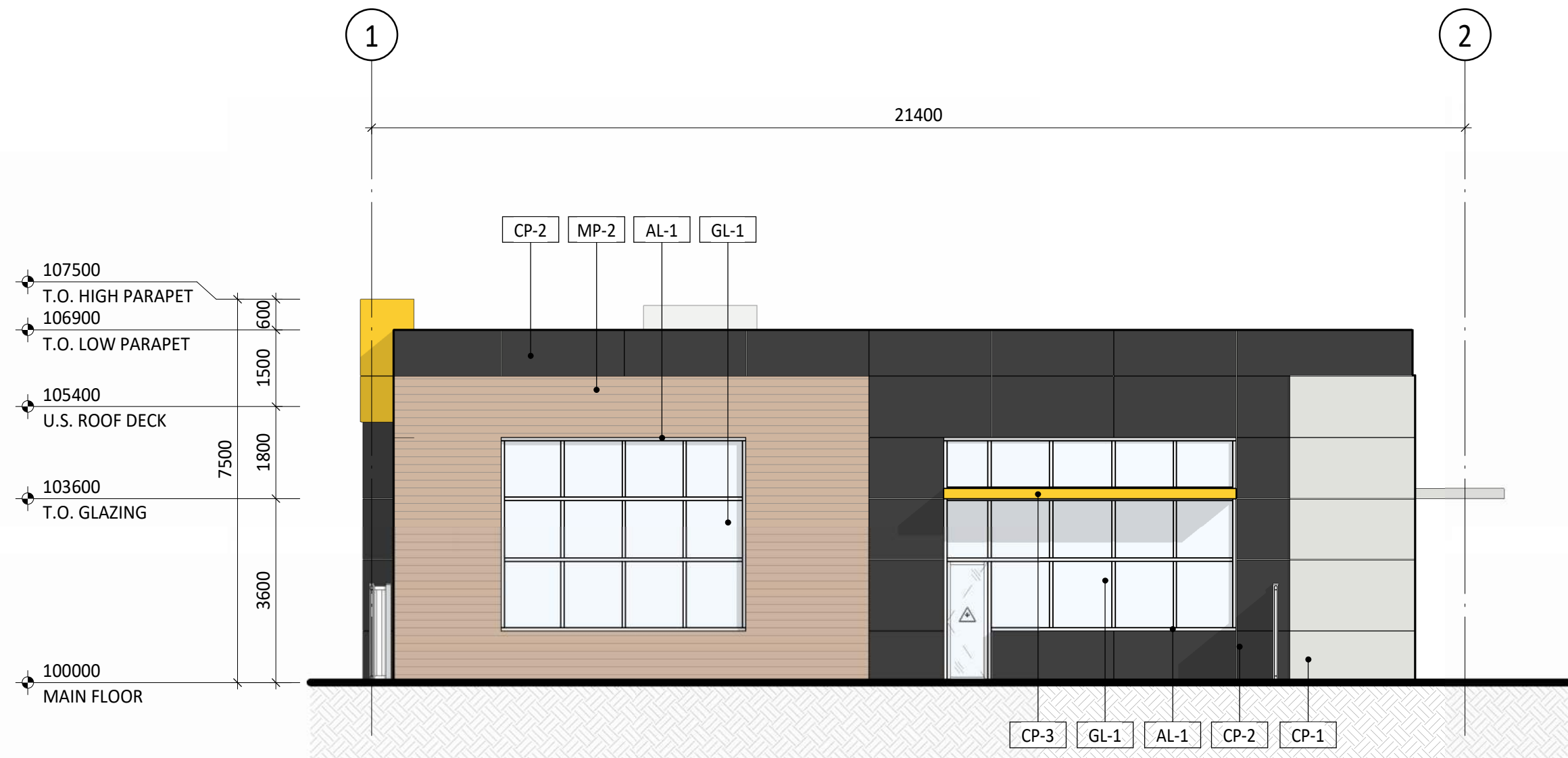
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1 : 100



2 BUILDING G EAST ELEVATION
1 : 100



4 BUILDING F NORTH ELEVATION
1 : 100



3 BUILDING F SOUTH ELEVATION
1 : 100

DP APPLICATION 2026-03-02

No. Description Date (YYYY-MM-DD)

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**WESTWINDS
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Drawing Title
**BUILDING G EXTERIOR
ELEVATIONS & BUILDING
SECTIONS**

Drawn by: Author Scale
Reviewed by: 1 : 100
Manager: Date (YYYY-MM-DD)
Peer Review:

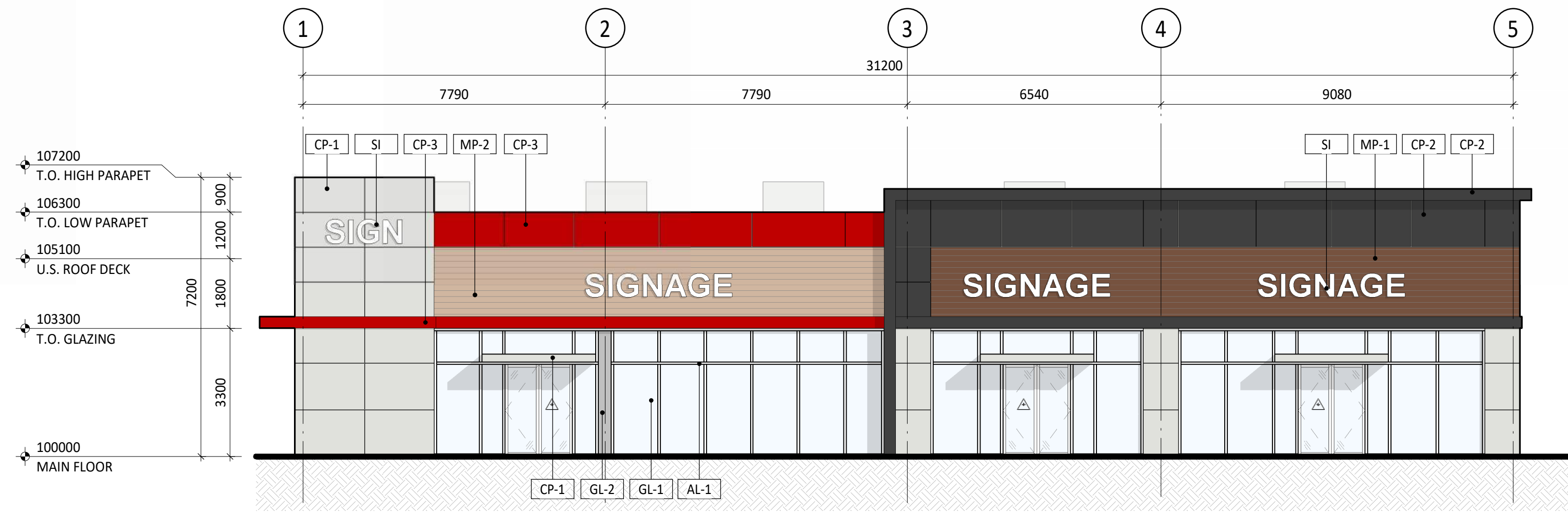
Drawing Number Drawing Package

DP-G40.01 Revision Number

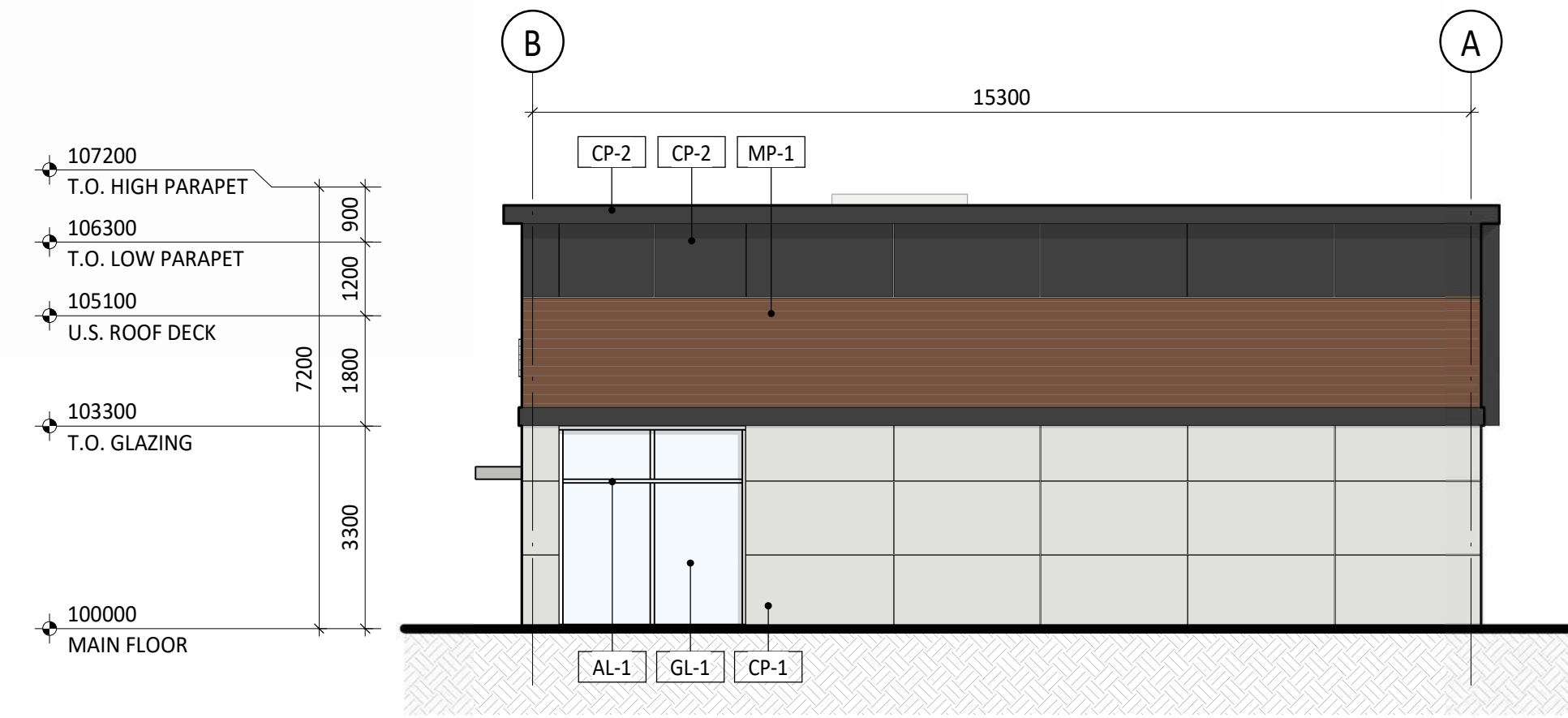
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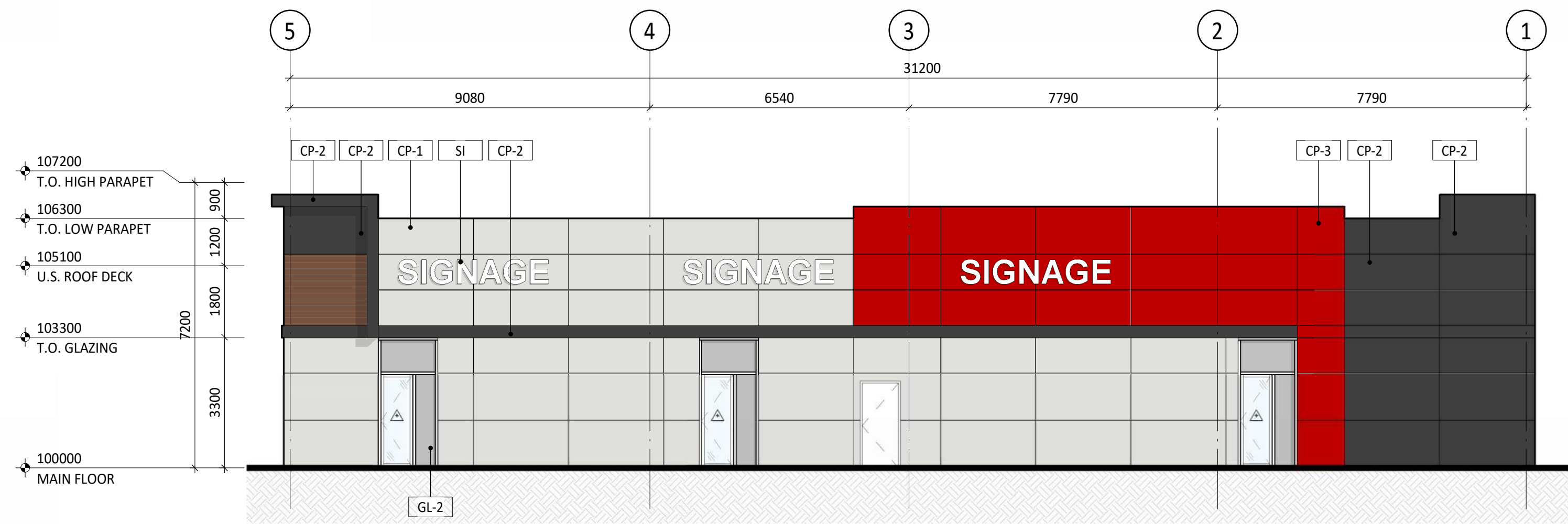
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GL-1	STOREFRONT CLEAR GLAZING
GL-2	SPANDREL GLAZING
AL-1	CURTAIN WALL MULLION
SI	SIGNAGE



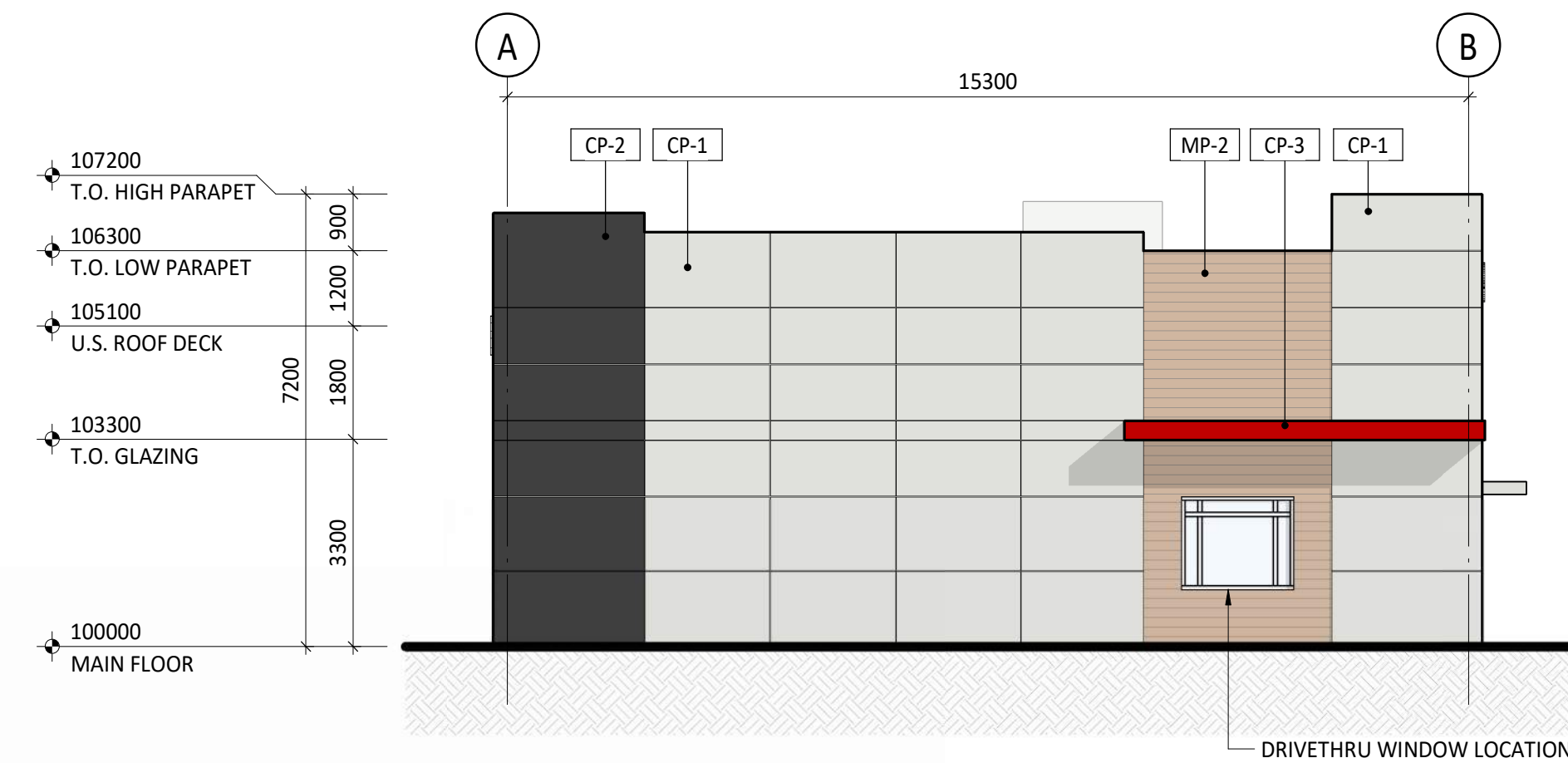
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DP-H40.01 1 : 100



2 BUILDING H EAST ELEVATION
DP-H40.01 1 : 100



3 BUILDING H NORTH ELEVATION
DP-H40.01 1 : 100



4 BUILDING H WEST ELEVATION
DP-H40.01 1 : 100

DP APPLICATION 2026-03-02
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Drawing Title

BUILDING H EXTERIOR

ELEVATIONS & BUILDING

SECTIONS

Drawn by: Author Scale

Reviewed by: 1 : 100

Manager: Date (YYYY-MM-DD)

Peer Review:

Drawing Number

DP-H40.01

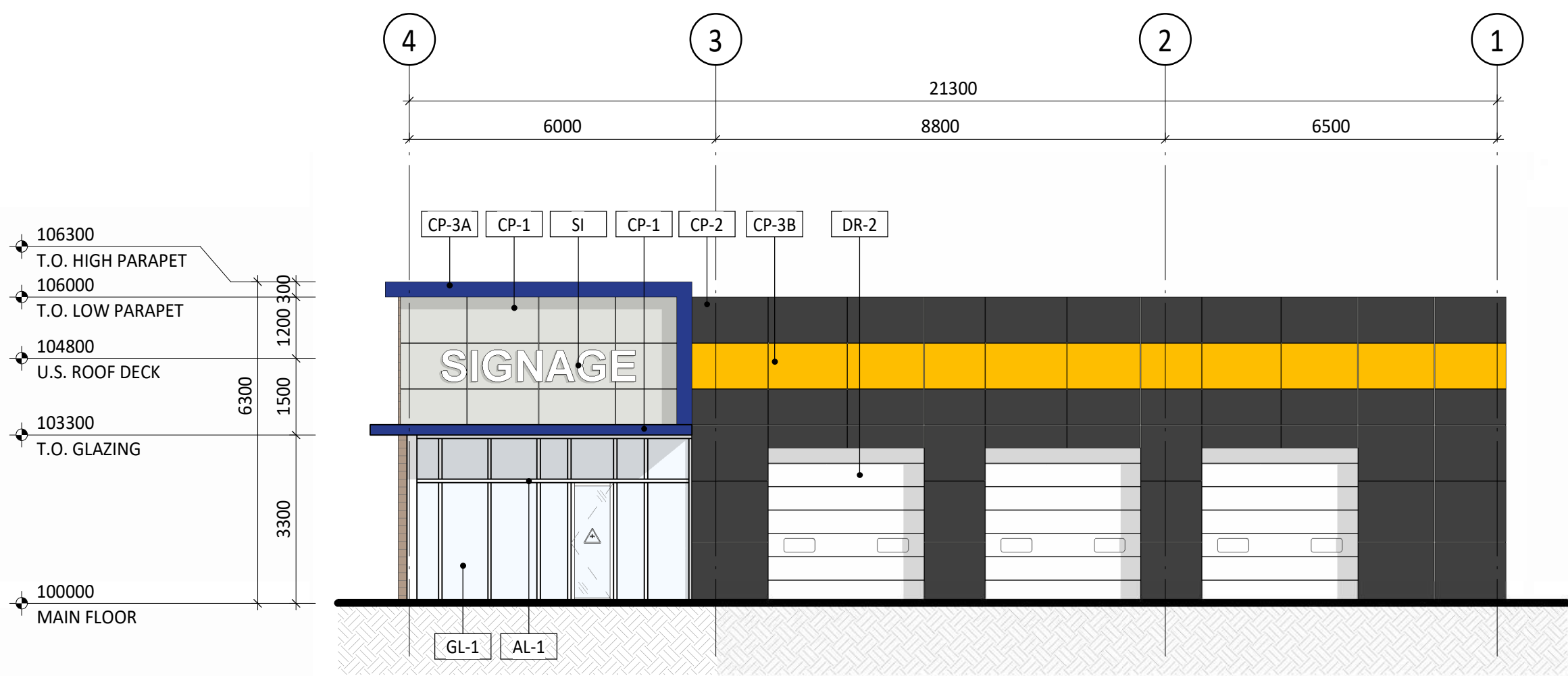
Drawing Package

Revision Number

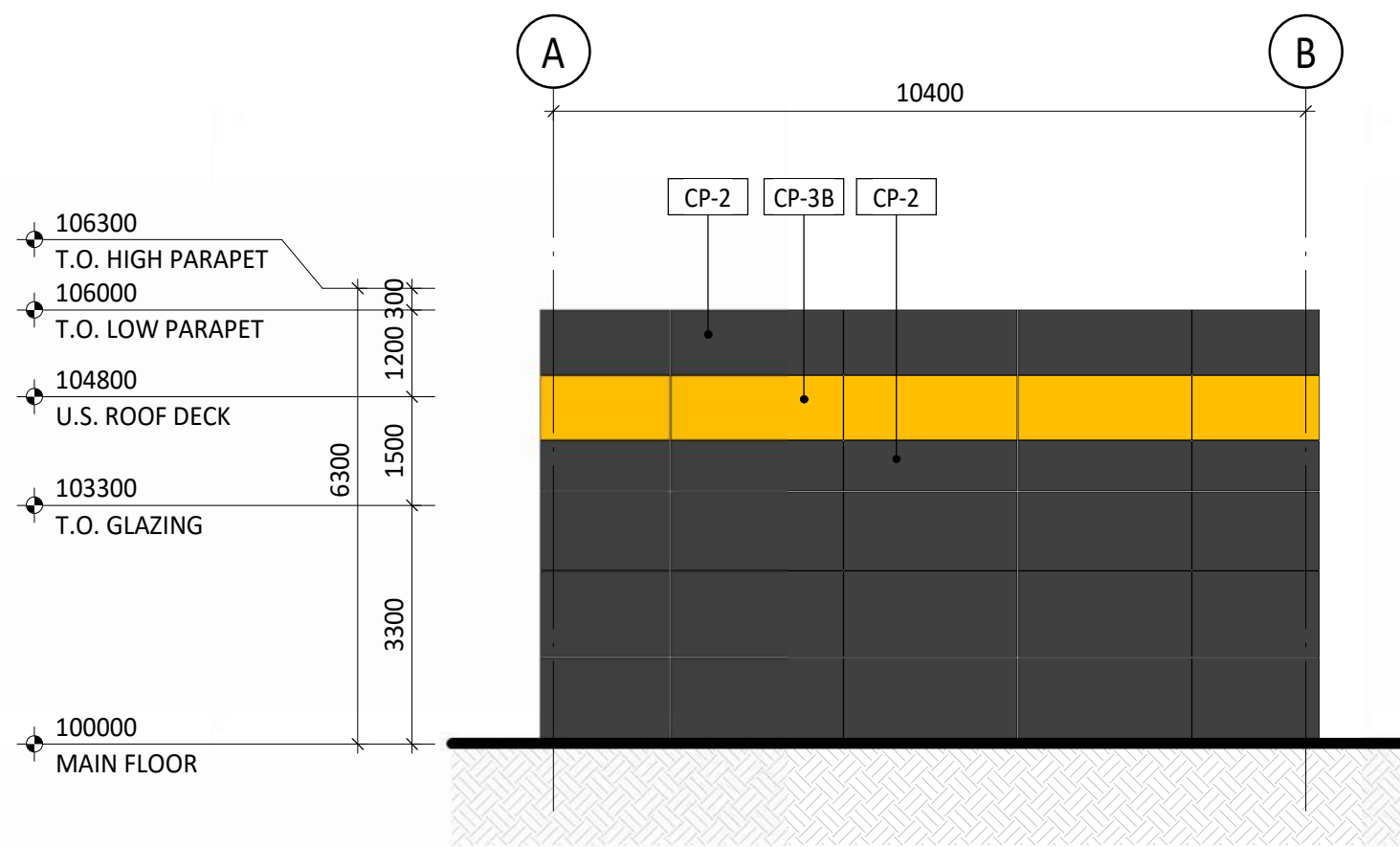
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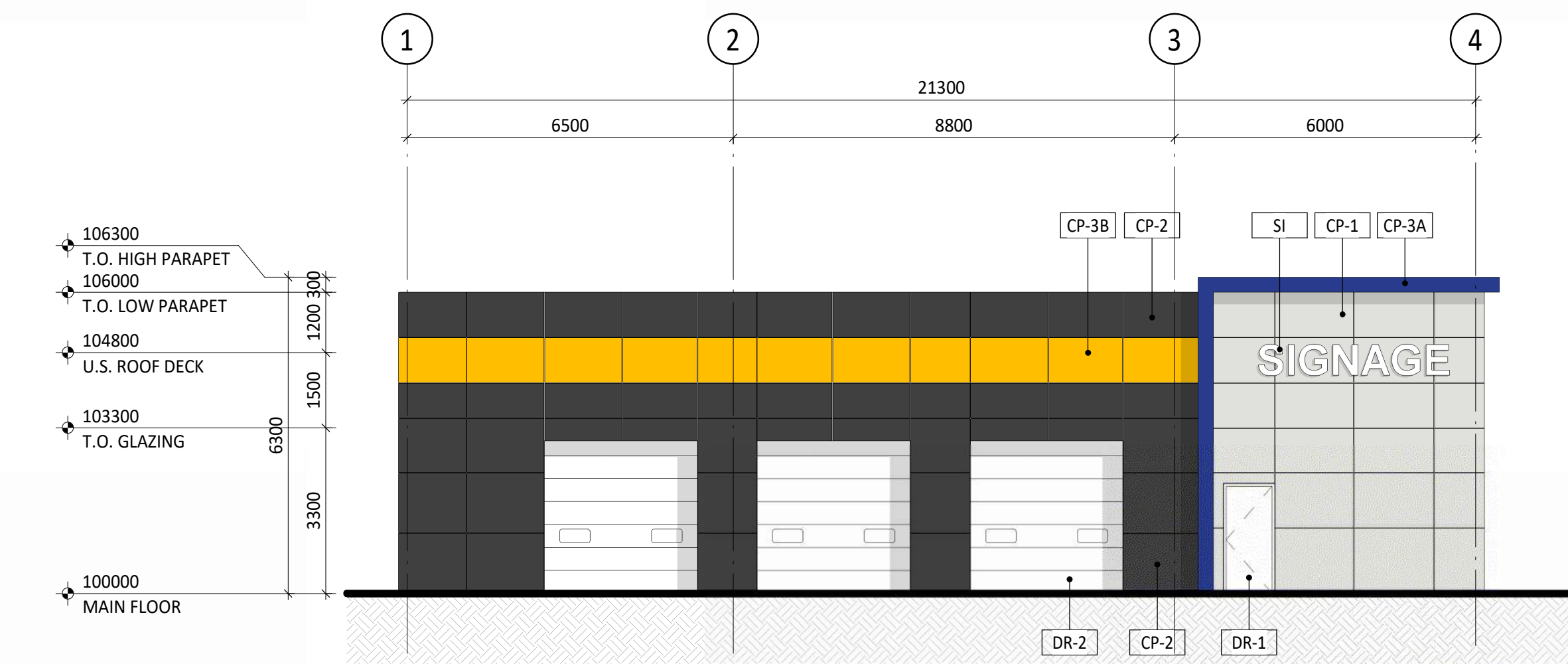
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CP-2	METAL CLADDING PANEL (COLOUR: CHARCOAL)
CP-3A	METAL CLADDING PANEL (COLOUR: TENANT BRAND BLUE)
CP-3B	METAL CLADDING PANEL (COLOUR: TENANT BRAND YELLOW)
MP-1	METAL PLANK SIDING (COLOUR: DARK WOOD)
MP-2	METAL PLANK SIDING (COLOUR: LIGHT WOOD)
GL-1	STOREFRONT CLEAR GLAZING
GL-2	SPANDREL GLAZING
AL-1	CURTAIN WALL MULLION
SI	SIGNAGE



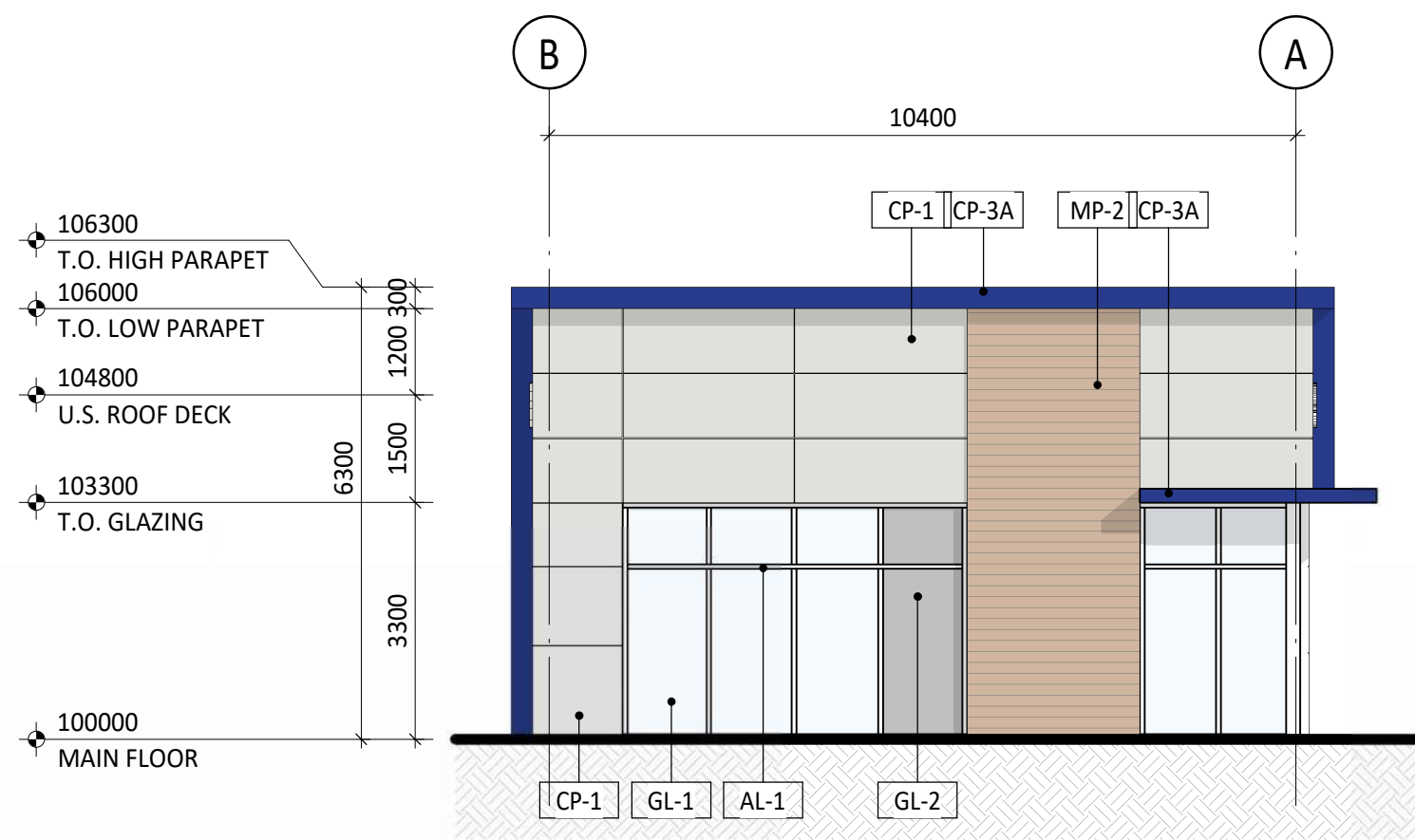
3 BUILDING I NORTH ELEVATION
DP-120.01 1:100



4 BUILDING I WEST ELEVATION
DP-120.01 1:100



5 BUILDING I SOUTH ELEVATION
DP-120.01 1:100



6 BUILDING I EAST ELEVATION
DP-120.01 1:100

DP APPLICATION 2026-03-02
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Calgary, Alberta
T2G 0R1
Ph: 403.233.2000
Fax: 403.264.2077

Drawing Title
BUILDING I MAIN FLOOR, ROOF
PLAN, EXTERIOR ELEVATIONS
AND BUILDING SECTIONS

Drawn by: Author Scale
Reviewed by: 1:100
Manager: Date (YYYY-MM-DD)
Peer Review:

Drawing Number Drawing Package

DP-120.01 Revision Number



quantity: 6



quantity: 2



quantity: 3

2 site furniture palette

trees

	bur oak <i>Quercus macrocarpa</i> Qty: 11	75mm caliper balled and burlapped
	showy mountain ash <i>Sorbus decora</i> Qty: 9	75mm caliper balled and burlapped
	amur cherry <i>Prunus maackii</i> Qty: 10	75mm caliper balled and burlapped
	spring snow flowering crabapple <i>Malus 'Spring Snow'</i> Qty: 11	50mm caliper balled and burlapped
	prairie spire green ash <i>Fraxinus pennsylvanica 'Rugby'</i> Qty: 15	50mm caliper balled and burlapped
	true north linden <i>Tilia americana 'Duros'</i> Qty: 8	50mm caliper balled and burlapped
	mountain pine <i>Pinus uncinata</i> Qty: 13	3m height balled and burlapped
	bakeri blue spruce <i>Picea pungens 'Bakeri'</i> Qty: 14	2m height balled and burlapped

legend

	standard brushed finished concrete - refer to civil
	low water fescue sod on 300mm depth topsoil
	planting bed with 100mm depth bark mulch

shrubs

	annabelle hydrangea <i>Hydrangea aborescens 'Annabelle'</i> Qty: 50	#5 container 600mm min height or spread
	dwarf mugo pine <i>Pinus mugo var. pumilio</i> Qty: 175	#5 container 600mm min height or spread
	dwarf korean lilac <i>Syringa meyeri 'Palibin'</i> Qty: 91	#5 container 600mm min height or spread
	highbush cranberry <i>Viburnum trilobum</i> Qty: 34	#5 container 600mm min height or spread
	nannyberry <i>Viburnum lentago</i> Qty: 24	#5 container 600mm min height or spread
	wood's rose <i>Rosa woodsii</i> Qty: 102	#5 container 600mm min height or spread
	saskatoon <i>Amelanchier alnifolia</i> Qty: 38	#5 container 600mm min height or spread
	savin juniper <i>Juniperus Sabina</i> Qty: 139	#5 container 600mm min height or spread
	snowberry <i>Symphoricarpos albus</i> Qty: 27	#5 container 600mm min height or spread

perennials

	blue oat grass <i>Helictotrichon sempervirens</i> Qty: 26	#1 container
	feather reed grass <i>Calamagrostis acutifolia</i> Qty: 72	#1 container
	prairie sky switch grass <i>Panicum virgatum 'Prairie'</i> Qty: 341	#1 container

1 landscape plan - site B

Scale: 1:500

Land Use Bylaw Landscape Requirements

3633 Westwinds Drive NE	
Plan 041 2252, Block 6, Lot 4	
City of Calgary Zoning (proposed)	C-R3 (current: C-R1)

landscape setback areas

north setback area: (64 Avenue NE): 6m setback	1206 m2
east setback area (Castlebridge Blvd NE): 6m setback	825 m2
south setback area (Westwinds Drive NE): 6m setback (landscaping exists)	1375 m2

class 2 bicycle stall requirements

3.0% of vehicle parking stalls in site B (per LUB 896.2)	required	provided
	284 x 3% = 9 stalls	12 stalls, 6 racks

total number of trees required in setback areas (1 tree per 50 m2 of setback area provided per LUB 891.1)

	required	provided
north setback area + parcel adjoining the setback area (per LUB 690.6)	24	27
east setback area + parcel adjoining the setback area	16	18
total	41	45

total number of shrubs required in setback areas (2 shrubs per 50 m2 of setback area provided per LUB 891.1)

	required	provided
north setback area	48	72
east setback area	33	104
total	86	176

parking lot area landscaping requirements (per LUB 694)

parking lot total area in Site B(including drive aisles, loading stalls, parking stalls & vehicular access)	16,300.71 m2	
	<u>required</u>	<u>provided</u>
parking lot landscaped areas (0.15 m2 for every 1.0 m2 of total surface area per LUB 694.2a)	2,445.11	3643.31

*provided landscaped area includes parking islands, strips, and new landscaped area interfacing the parking lot

parking area planting requirements

	required	provided
parking strip trees (1 tree per 15.0m of length per LUB 694.4d) 178.92m length	12	19
parking island trees (1 tree per island per LUB 694.3d) 11 islands total	11	17
parking island shrubs (2 shrubs per island per LUB 694.3d)	22	161

parking area interface planting

	required	provided
trees	n/a	4
shrubs	n/a	343

total site deciduous tree breakdown

	provided
large trees (min 50% 75mm cal)	30
medium trees (50mm cal)	32
total deciduous trees	62

total site coniferous tree breakdown (25% min of total provided trees)

	provided
large trees (min 50% 3.0m ht)	13
medium trees (2.0m ht min)	14
total coniferous trees	27

notes

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- Do not scale drawings.
- Refer to Civil drawings for all grading information.
- All walkways are plain concrete unless noted otherwise.
- All landscape areas to be watered with an automatic underground irrigation system. Contractor to ensure irrigation meter is installed and properly operating prior to charging and running the irrigation system.
- All planting beds and tree wells to be mulched with bark chip mulch, to 100 mm depth. Contractor to ensure planting beds extend to drip line of outermost plant materials in planting bed.

for review and coordination only

EIGHT ONE EIGHT STUDIO
PLANNING + DESIGN COLLABORATIVE

number	revision	date	by	approved

1	issued for DP	2026-03-04
issued for		date (y.m.d)

project

westwinds commercial
district
3633 Westwinds Dr. NE

drawing

landscape plan

drawn

approved

checked bhm

project number

date

pt

0104.51

scale

sheet

2026/02/04

as noted

DPL1