

CITY OF CALGARY: PLANNING, DEVELOPMENT AND ASSESSMENT
THESE ARE THE PLANS TO BE SUBMITTED TO THE CITY OF CALGARY FOR REVIEW AND APPROVAL
DATE: 2026-01-15
DATE ISSUED: 2026-04-29
WHICH WOULD BE SUBJECT TO THE CITY OF CALGARY'S DEVELOPMENT PERMIT DECISION
DEVELOPMENT PERMIT NO. 2026-01509

DEVELOPMENT
PERMIT
DECISION
RECEIVED
ON THIS PLAN

CCH GYMNASIUM ADDITION

NEW GYMNASIUM ADDITION

3636 Research Rd NW, Calgary, AB T2L 1Y1

2026-03-13 ISSUED FOR DEVELOPMENT PERMIT

PRIME CONSULTANT

ARCHITECTURAL

ACI

ARCHITECTURE INC.

17225 102 AVE NW
EDMONTON, ALBERTA
T5S 1J8

TELEPHONE: 780.486.6400
www.aci-arch.com

LANDSCAPE

groundcubed
landscape architects

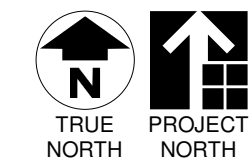
SUITE 204, 8625 109 STREET N.W.
CALGARY, ALBERTA
T6G 1E7

TELEPHONE: 587.412.5571
www.groundsquared.com

A000 COVER PAGE
A100 SITE PLAN

L1 LANDSCAPE SYLAW PLAN
L2 TREE PROTECTION PLAN
L3 LANDSCAPE PLAN
L4 DETAILS
L5 DETAILS

PLOTTED: 3/16/2026 3:50:59 PM



FLOOR AREAS	
LOWER FLOOR LINK:	112m ²
GYMNASIUM FLOOR:	2605m ²
MAIN FLOOR LINK:	145m ²
SECOND FLOOR LINK:	112m ²
MECHANICAL ROOM:	157m ²
THIRD FLOOR LINK:	112m ²
FOURTH FLOOR LINK:	112m ²
FIFTH FLOOR LINK:	112m ²
TOTAL AREA:	3467m ²
GYMNASIUM FLOOR ELEVATION: 97.70	
GEODETIC ELEVATION: 1109.70	

THIS DRAWING IS DEVELOPED BASED OFF THE TOPOGRAPHICAL INFORMATION
THAT HAS BEEN PROVIDED BY AL-TERRA ENGINEERING LTD.
DATED 2024.10.18

WASTE COLLECTION USING EXISTING BUILDING INFRASTRUCTURE. NO ADDITIONAL WASTE COLLECTION IN THE ADDITIONS SCOPE OF WORK. LOADING OCCURS AT EXISTING BUILDING.

PARKING
NO ADDITIONAL PARKING STALLS ARE INCLUDED IN THE ADDITIONS SCOPE OF
WORK

BICYCLE PARKING
NO ADDITIONAL BICYCLE STALLS ARE INCLUDED AND REQUIRED IN THE ADDITIONS SCOPE OF WORK. OCCUPANT LOAD REMAINS THE SAME.

FIREFIGHTING PROVISIONS
FIRE ACCESS ROUTE, LOCKBOX LOCATION, FIREFIGHTING SERVICE CONNECTION, AND FIRE ALARM ARE INCLUSIVE AT THE EXISTING MAIN BUILDING. NO ADDITIONAL PROVISIONS ARE REQUIRED IN THIS SCOPE OF WORK.

UIQ ZONING: FUTURE SETBACK REQUIREMENTS
PENDING APPROVAL FROM CITY OF CALGARY
FRONT/REAR SETBACKS: 6.0 M
SIDE SETBACKS: 3.0 M

LEGAL DESCRIPTION OF PROPERTY:	LOT 6, BLOCK 3, PLAN 981 2871 S.W. 1/4 SEC.31-24-1
MUNICIPAL ADDRESS:	CHARTER HUB BUILDING, 3636 RESEARCH RD NW, CALGARY, AB T2L 1Y1
DEVELOPMENT AUTHORITY:	CITY OF CALGARY
ZONING DEFINITION:	DC 74D2022
ZONING BYLAW:	CALGARY LAND USE BYLAW 1P2007
NEIGHBOURHOOD:	UNIVERSITY OF CALGARY DIRECT CONTROL DISTRICT
APPLICABLE OVERLAYS:	UNIVERSITY RESEARCH PARK (S-URP)
DISCRETIONARY USE(S):	INDOOR RECREATIONAL FACILITY

SITE AREA: (40' PER CONSIDERATION REQUESTED FOR JANUARY 28, 2025)	5,785.80 m ² (0.58ha) (1.43 Acres)	
SITE AREA:	16,970.87 m ² (1.77ha) (4.19 Acres)	
BUILDING FOOTPRINT:	2,930.00 m ² (50.64% LOT COVERAGE)	
GROSS BUILDING AREA:	3,290.00 m ²	
SETBACKS	REQUIRED	PROVIDED
FRONT:	15.00 m	15.00 m
EAST:	6.00 m	4.5 m → RELOCATION REQUESTED
WEST:	6.00 m	6.0 m
REAR:	15.00 m	15.0 m
F.A.R.:	0.38	
MAX. BUILDING HEIGHT:	25.00 m	

FP#	FLAG POLE
MH	MANHOLE - REFER TO CIVIL
EX-LP	EXISTING LIGHT STANDARD
LP	LIGHT STANDARD - REFER TO ELECTRICAL SITE PLAN

	BUILDING / EXISTING BUILDING	
	ASPHALT	
	CONCRETE SIDEWALK / STOOP / APRON - REFER TO STRUCTURAL	
	SOD / GRASS	
	MULCH PLANTING BED - REFER TO LANDSCAPE	
	CRUSHED GRANULAR	
	AREA TO ACCOMMODATE ROOF LOADING FOR FUTURE SOLAR PV PANELS. PANELS NOT INCLUDED IN PROJECT SCOPE	
	CHAINLINK FENCE - BLACK	
	PROPERTY LINE	
	SETBACK LINE	
	EASEMENT LINE	
	REMOVAL OF PROPERTY LINE AFTER CONSOLIDATION OF PARCEL	
	FUTURE UIG ZONING SETBACK (PENDING APPROVAL FROM CITY OF CALGARY)	
	AREA OF EASEMENT AGREEMENT INCLUDING THE 0.5 MAINTENANCE AREA	
	c CABLE LINE	
	g GAS LINE	
	st STORM LINE	
	w WATER LINE	
	DOOR	
	WINDOW (REFER TO ELEVATIONS FOR SIZES)	
	GEODETIC ELEVATION	
	PROPERTY LINE AS PER DP2024-08333	

[illegible]

Client _____

Project

CCH GYMNASIUM ADDITION

Scale	As indicated	Designed By	AF/DS
Project No.	24042	Drawn By	DS/SA
Start Date	August 29, 2024	Checked By	ACI

SITE PLAN

Drawing No. _____

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