

PROPOSED MULTI-FAMILY DEVELOPMENT

ISSUED FOR DEVELOPMENT PERMIT



BUILDING UNIT AREAS		
NAME	SQ.FT	SQ.M
UNIT 1		
THIRD FLOOR	450.00	41.80
SECOND FLOOR	696.00	64.66
MAIN FLOOR	670.78	62.32
TOTAL AREA	1816.78	168.78
SUITE 1		
BASEMENT	697.0	64.75
UNIT 2		
THIRD FLOOR	450.00	41.80
SECOND FLOOR	696.00	64.66
MAIN FLOOR	670.78	62.32
TOTAL AREA	1816.78	168.78
SUITE 2		
BASEMENT	697.0	64.75
UNIT 3		
THIRD FLOOR	412.50	38.32
SECOND FLOOR	696.00	64.66
MAIN FLOOR	670.78	62.32
TOTAL AREA	1779.28	165.30
SUITE 3		
BASEMENT	697.0	64.75
UNIT 4		
THIRD FLOOR	412.50	38.32
SECOND FLOOR	696.00	64.66
MAIN FLOOR	670.78	62.32
TOTAL AREA	1779.28	165.30
SUITE 4		
BASEMENT	697.0	64.75

ABOVE GRADE	7192.12	668.17
BELOW GRADE	2788.00	259.01
DETACHED GARAGE	830.74	77.18

Bylaw Study

ADDRESS
Municipal: 3819&3817 44 St SW, Calgary, AB
Lot 33 & 34, Block 98, Plan 1365 AH

PROPOSED DENSITY (U/Ha)
LAND USE R-CG Residential - Grade-Oriented Infill
Parcel Area (Ha) 0.056
Proposed Units: 4
4 units / 0.056 Ha = 71.43 U/Ha

BUILDING COVERAGE (%) 59.50
Parcel 6003.92 ft² (100%)
Residence 2683.11 ft²
Garage 830.74 ft²
Bicycle Storage 58.85 ft²
Total Coverage: 3572.7 ft² (59.50%)

WASTE AND RECYCLING
Capacity: 8 carts x 65 Gallon each = 520 Gallons
Proposed Waste storage distribution:
Black Cart (65G) 3
Blue Cart (65G) 3
Green Cart (65G) 2
Total Carts: 8
Carts to be manually rolled out to pick-up location on collection day by a private waste management company.

PARKING
On-Site Parking Garage 4
Bike Storage 4

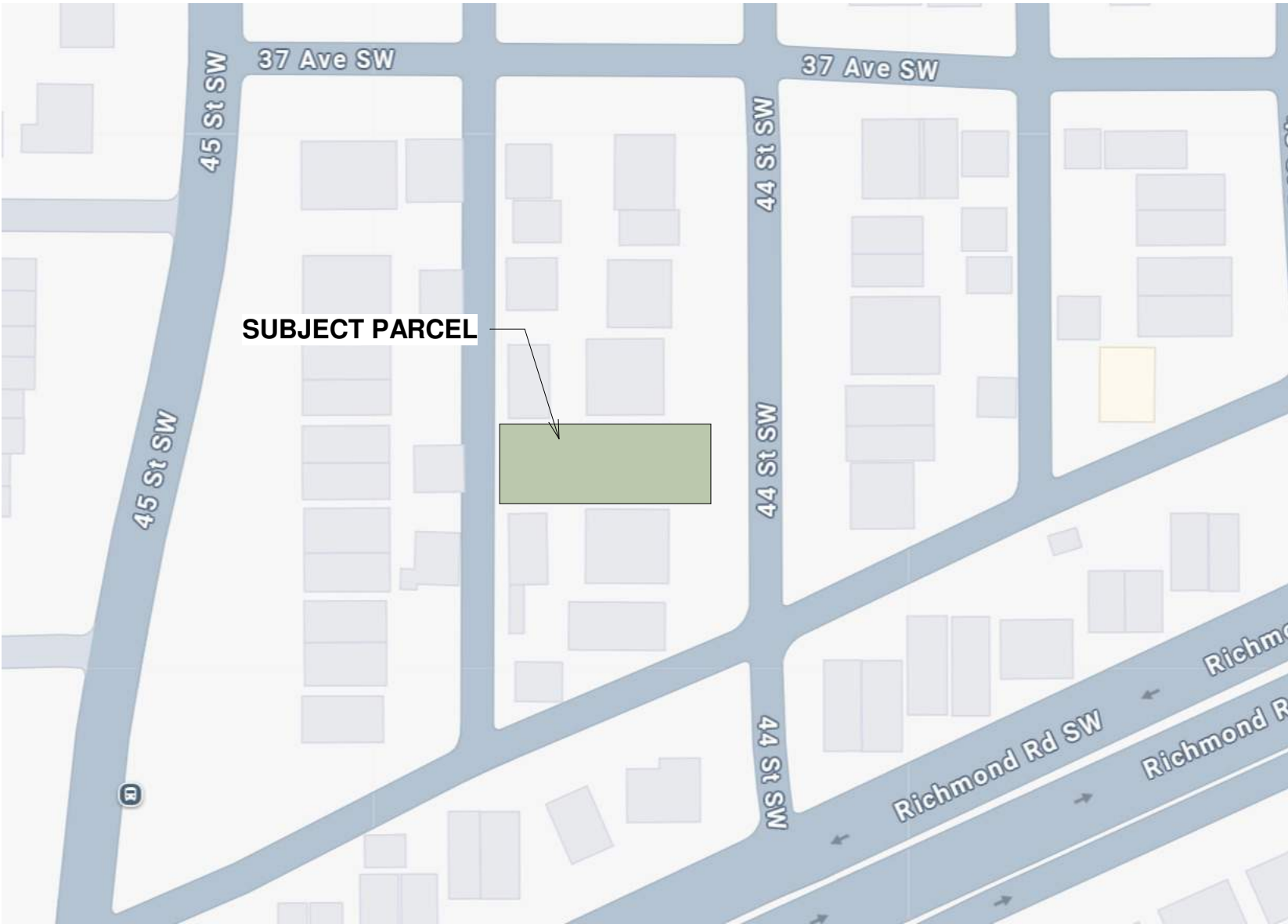


AMENDED DRAWINGS
DP No Date Received
DP2026-01572 MAY 14 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

May 13, 2026	1	DR1	
DATE	No.	REVISION	BY

Proposed Multi-Family Development

3819&3817 44 St SW, Calgary, AB



PROJECT

Proposed Multi-Family Development

3819

CLIENT

Owner

PROGRESS

DP

SCALE

As indicated

DRAWN

JP

CHECKED

TB

FILE

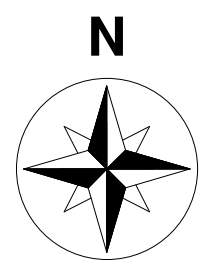
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Title Page

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PROJECT
Proposed Multi-Family Development
3819&3817 44 St SW, Calgary, AB

CLIENT
Owner

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Site / Block Plan

A002

MUNICIPAL ADDRESS
3819 & 3817 44 St SW, Calgary, AB

LEGAL DESCRIPTION
Lot 33 & 34 ;Block:98 ;Plan:1365 AH

LAND USE DESIGNATION
R-CG
Residential - Grade-Oriented Infill

PARCEL AREA
557.78m² (6003.92 ft²)

PROPOSED DENSITY
4 units / 0.0557 Ha = 71.43 U/Ha

PROPOSED COVERAGE
Allowed 60% (334.67m²/3602.352 ft²)
Proposed 59.50% (331.91m²/3572.7 ft²)

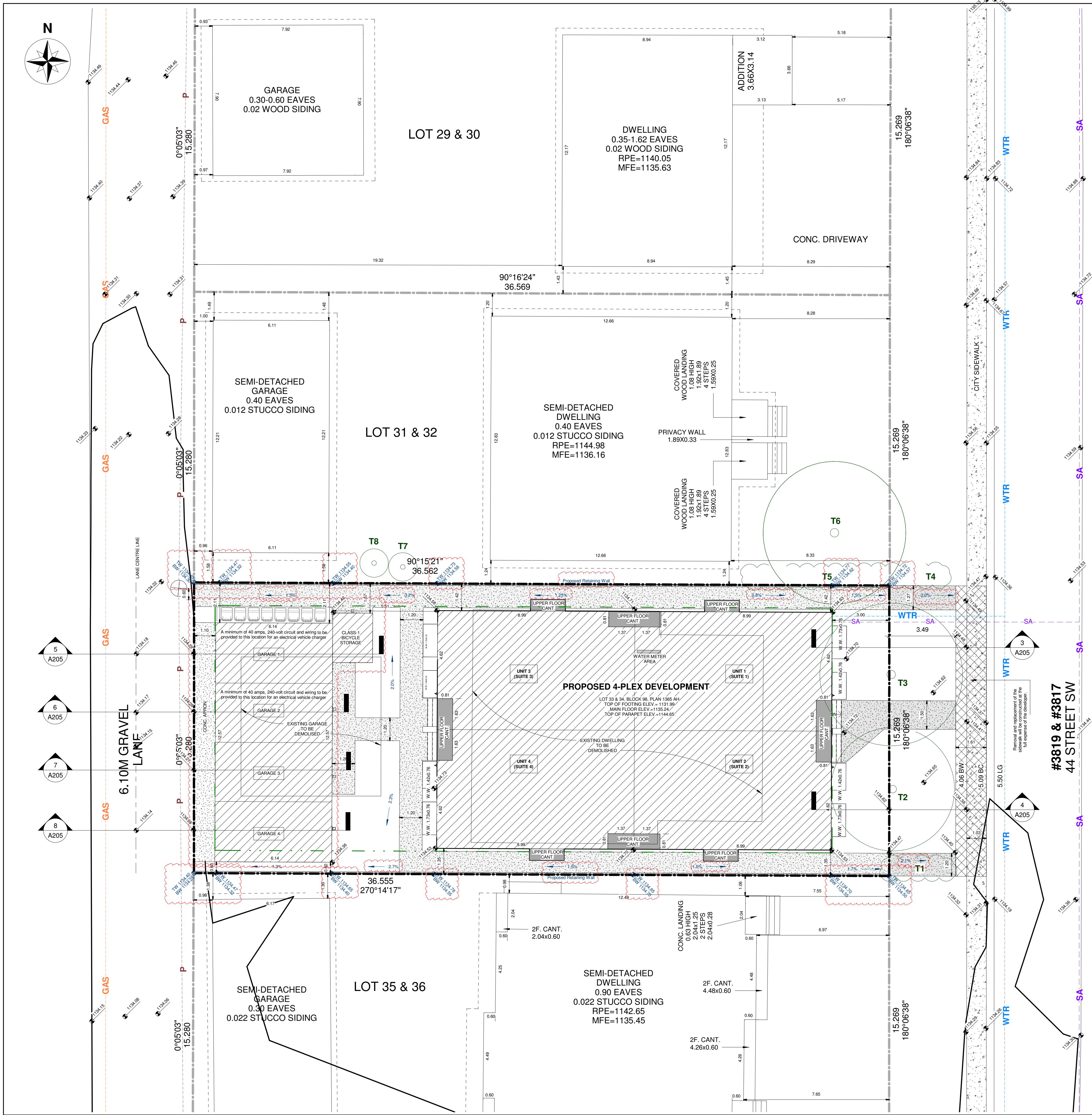
BUILDING HEIGHT
10.12m

#3811

#3815 & #3813

#3823 & #3821

#3819 & #3817
44 STREET SW



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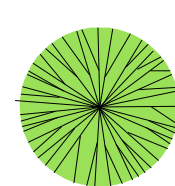
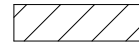
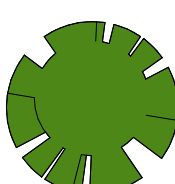
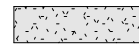
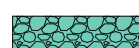
Landscaping Plan

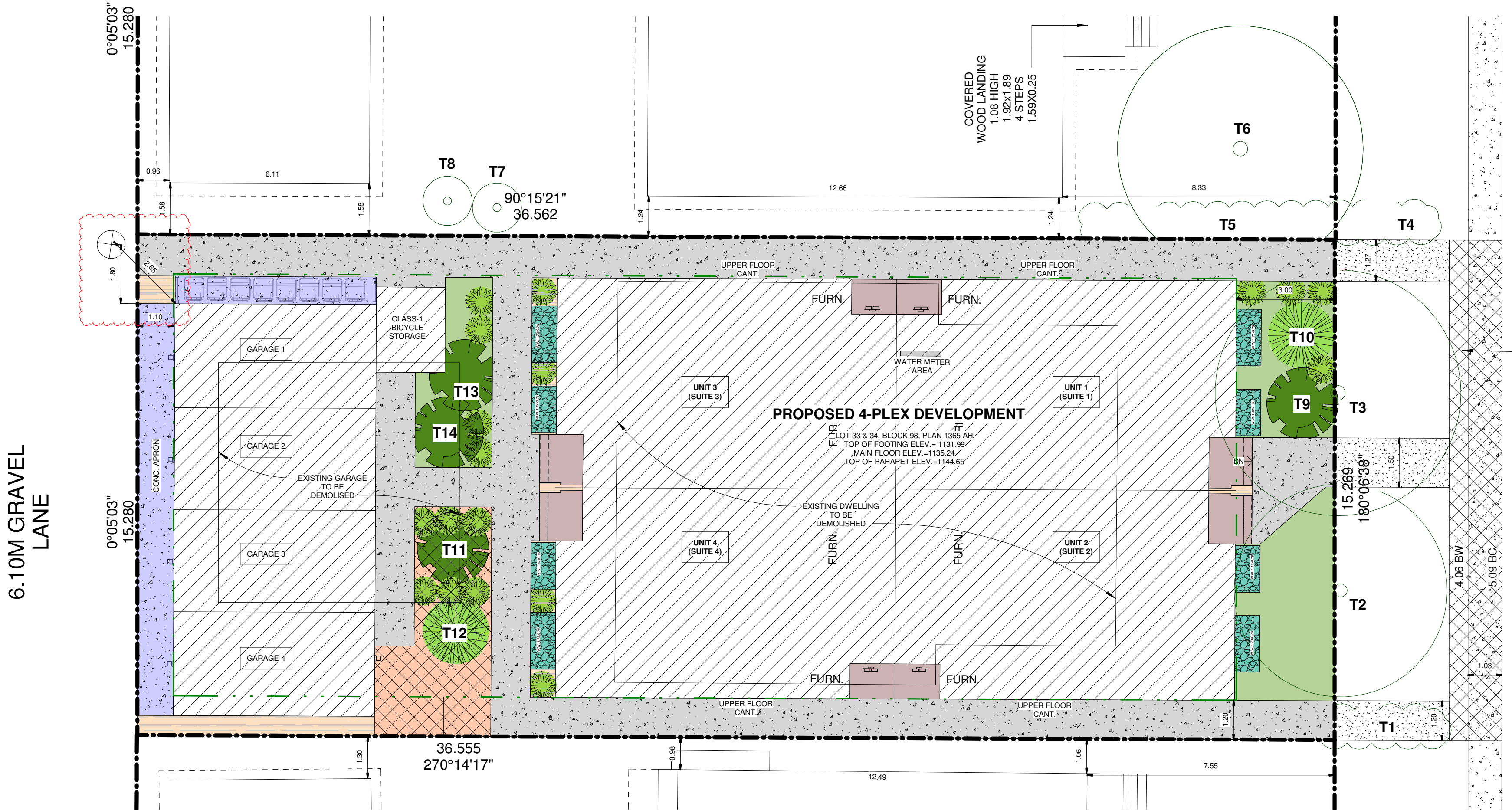
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Municiple Address:
3819/3817 44 St SW, Calgary, AB
Legal Description:
Lot 33,34 ;Block:98 ;Plan:1365 AH
Land Use Designation:
R-CG Residential-Grade-Oriented Infill
Parcel Area:
557.78m² (6003.92 ft²)
0.056ha

6 Trees & 18 Shrubs Provided.

DRAWING LEGEND

	CONIFEROUS TREE		PROPOSED STRUCTURE
	DECIDUOUS TREE		CONC. WALKWAY
	SHRUB		CONC. PAVING W&B Areas & Apron
			SOD
			MULCH
			AMENITY SPACE Grass
			CITY LAND Grass
			GRAVEL
			CONC. STEPS & PORCH



① Landscaping
1 : 100



4 FT X 6 FT VINYL TRASH ENCLOSURE

PLANTING SCHEDULE

PROPOSED TREE							
#	SPECIES	CALIPER	CANOPY	HEIGHT	STATUS	AMOUNT	COMMENTS
S	SHRUB	0.15m	0.6m	1m	PROPOSED	18	JUNIPERUS PROCUMBENS
T9	DECIDUOUS	65mm	2m	2m	PROPOSED	1	PIN CHERRY
T10	CONIFEROUS	65mm	2m	3m	PROPOSED	1	SIBERIAN LARCH
T11	DECIDUOUS	75mm	2m	3m	PROPOSED	1	PIN CHERRY
T12	CONIFEROUS	75mm	2m	3m	PROPOSED	1	SIBERIAN LARCH
T13	DECIDUOUS	65mm	2m	2m	PROPOSED	1	AMUR MAPLE
T14	DECIDUOUS	65mm	2m	2m	PROPOSED	1	AMUR MAPLE

EXISTING TREES							
#	SPECIES	TRUNK(±)	CANOPY(±)	HEIGHT(±)	STATUS		LOCATION
T1	BUSH LINE	---	1.0m	1.0m	TO BE REMOVED	---	IN CITY PROPERTY
T2	PICEA GLAUCA	0.40m	6.5m	14.0m	TO BE REMOVED	1	IN CITY PROPERTY
T3	PICEA GLAUCA	0.45m	7.5m	14.00m	TO BE REMOVED	---	ON PROPERTY LINE
T4	BUSH	---	1.0m	2.0m	TO BE REMOVED	1	IN CITY PROPERTY
T5	BUSH	---	---	2.0m	TO BE REMOVED	1	IN ADJACENT PROPERTY
T6	CONIFEROUS	---	---	9.0m	RETAIN	1	IN ADJACENT PROPERTY
T7	DECIDUOUS	0.25	1.5	10.5m	RETAIN	1	IN ADJACENT PROPERTY
T8	DECIDUOUS	0.25	1.5	12.0m	RETAIN	1	IN ADJACENT PROPERTY

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



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PROJECT
**Proposed Multi-Family
Development**

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CLIENT
Owner

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East & West
Elevations
A201



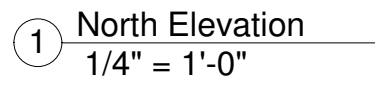
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Development

3819&3817 44 St SW, Calgary, AB

PROJECT

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Owner

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South Elevation

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① South Elevation
1/4" = 1'-0"



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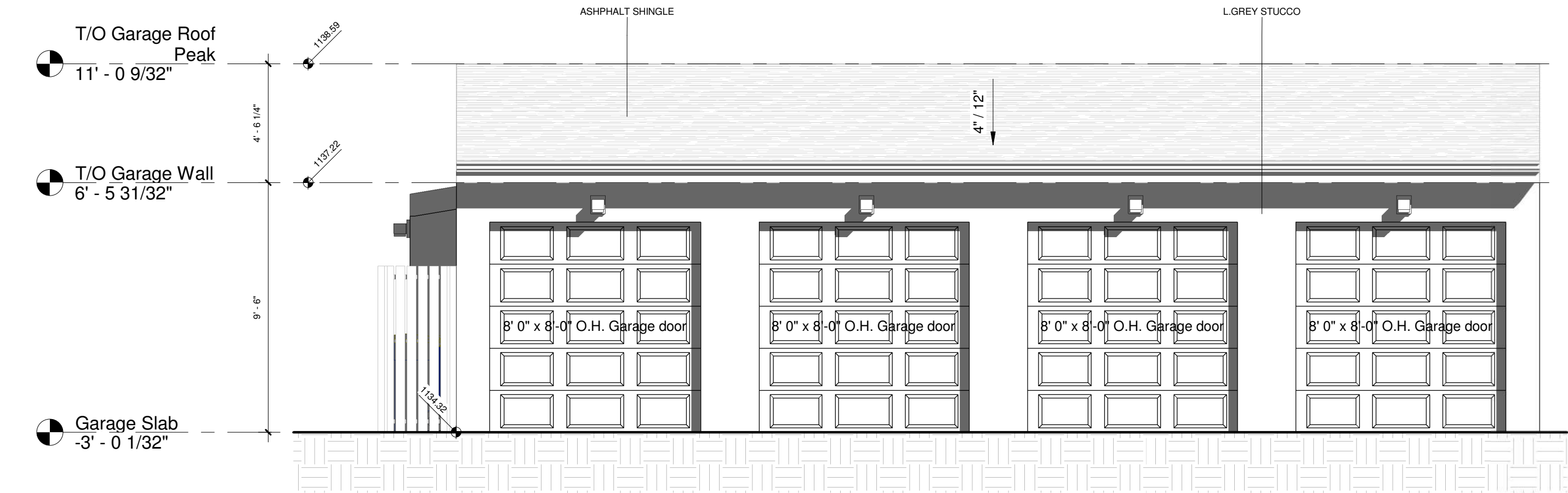
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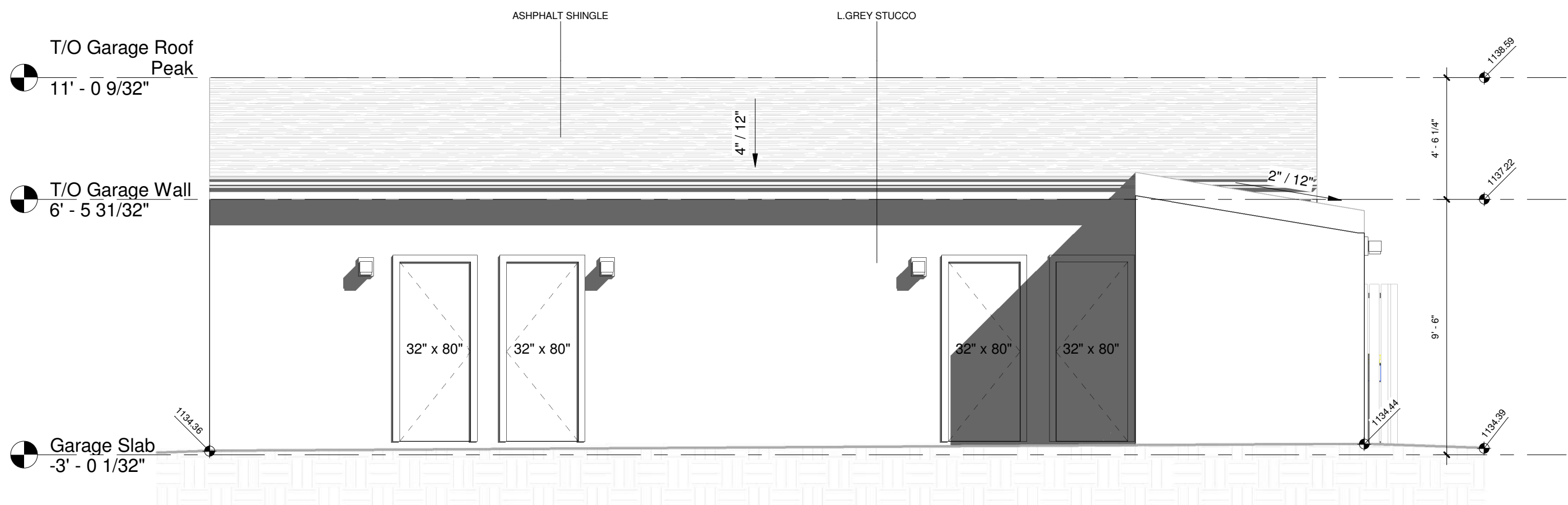
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Garage Elevations
& Boulevard
Sections5



1 Garage West Elevation
1/4" = 1'-0"



2 Garage East Elevation
1/4" = 1'-0"