

SITE IMPROVEMENTS – PARKING & CURB RECONFIGURATION

816 55 AVENUE NE CALGARY, AB



DEVELOPMENT PERMIT PROJECT SUMMARY

- SITE IMPROVEMENTS – PARKING & CURB RECONFIGURATION
- LAND USE DISTRICT: I-B INDUSTRIAL BUSINESS

THIS DEVELOPMENT PERMIT PROPOSES SITE IMPROVEMENTS TO ENHANCE CIRCULATION, ACCESSIBILITY, AND OVERALL SITE FUNCTIONALITY WITHIN THE EXISTING DEVELOPMENT.

THE SCOPE OF WORK IS LIMITED TO EXTERIOR SITE UPGRADES AND DOES NOT INCLUDE ANY CHANGES TO THE BUILDING, USE, OR OPERATIONS WITHIN THE SITE. THE PROPOSED WORK INCLUDES THE ADDITION OF NEW PARKING STALLS AND THE RECONFIGURATION OF PORTIONS OF THE EXISTING SITE LAYOUT TO IMPROVE VEHICLE AND PEDESTRIAN MOVEMENT.

AS PART OF THE IMPROVEMENTS, SELECT AREAS OF EXISTING CRUSHED ROCK WILL BE CONVERTED INTO DEFINED PEDESTRIAN WALKWAYS, CREATING A MORE ORGANIZED AND ACCESSIBLE CIRCULATION PATH THROUGHOUT THE SITE. THESE UPGRADES ARE INTENDED TO IMPROVE SAFETY AND CLARITY FOR BOTH VEHICLES AND PEDESTRIANS.

THREE (3) EXISTING TREES ARE PROPOSED TO BE RELOCATED AS INDICATED ON THE PROPOSED SITE PLAN. IN ADDITION, A NEW SEATING AREA IS PROPOSED TO SUPPORT THE IMPROVED PEDESTRIAN ENVIRONMENT.

EXISTING CONCRETE CURB MODIFICATIONS ARE PROPOSED TO SUPPORT THE NEW PARKING AND CIRCULATION LAYOUT. ALL WORK WILL OCCUR AT GRADE AND WITHIN THE EXISTING SITE BOUNDARIES.

NO CHANGES ARE PROPOSED TO THE EXISTING BUILDING, UNDERGROUND PARKADE, OR INTERIOR SPACES. THE CURRENT USE OF THE SITE REMAINS UNCHANGED, AND NO ADDITIONAL ACTIVITIES OR INTENSIFICATION OF USE ARE BEING INTRODUCED AS PART OF THIS APPLICATION.

THIS APPLICATION REFLECTS A LOW-IMPACT SITE IMPROVEMENT PROJECT FOCUSED ON ENHANCING CIRCULATION, ACCESSIBILITY, AND OVERALL SITE ORGANIZATION WHILE MAINTAINING THE EXISTING USE AND CHARACTER OF THE DEVELOPMENT.

DP index of drawings

- DP0.1 COVER PAGE
- DP1.1 EXISTING SITE PLAN
- DP1.2 PROPOSED SITE PLAN

ISSUED FOR DEVELOPMENT PERMIT - 2026-04-15

DESIGNER:



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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.

PROJECT NORTH

PROJECT NAME AND ADDRESS

SITE IMPROVEMENTS – PARKING & CURB RECONFIGURATION

816 55 AVENUE NE CALGARY, AB

LEGAL ADDRESS: PLAN 7410331, BLOCK: 1, LOT: 4

ISSUED	DATE
1 ISSUED FOR INTERNAL REVIEW / COORDINATION	2026-04-08
2 ISSUED FOR INTERNAL REVIEW / COORDINATION	2026-04-14
3 ISSUED FOR DEVELOPMENT PERMIT	2026-04-15

DEVELOPMENT PERMIT #:
BUILDING PERMIT #:

DRAWING TITLE

COVER PAGE

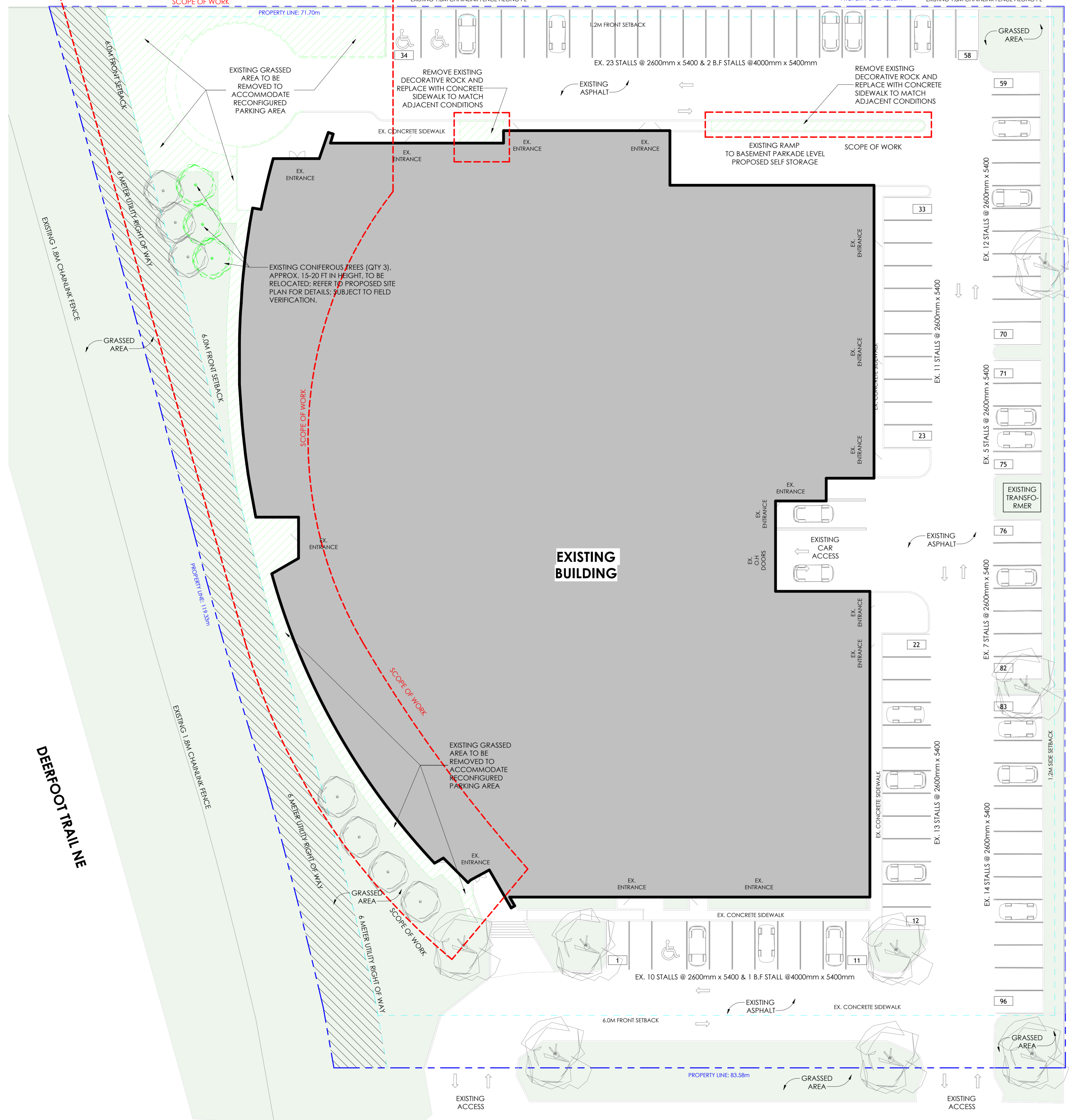
PROJECT No. 26-018

DRAWN BY: FV CHECKED BY: FV

DWG No.

DP0.1

SCALE: 1 : 1
PRINT ON: Arch D DATE: 2026-04-15 12:04:40 AM



PROPOSED SITE DATA AND LANDSCAPE SUMMARY

PARKING
 EXISTING PARKING STALLS (OUTDOOR): 96
 EXISTING PARKING STALLS (INDOOR PARKADE): 69
 PROPOSED PARKING STALLS: 14
 TOTAL PARKING STALLS: 179
 TOTAL PARKING AREA (INCLUDING STALLS, DRIVE AISLES, AND VEHICULAR ACCESS): 3,910.88 m²
 PARKING AREA LANDSCAPING REQUIREMENTS NOT APPLICABLE (TOTAL PARKING AREA LESS THAN 5,000 m² PER LAND USE BYLAW SECTION 934)

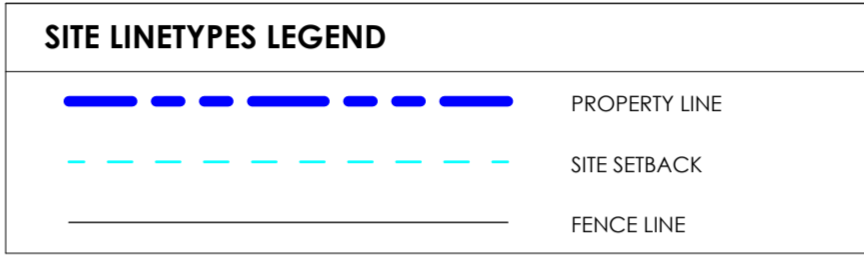
LANDSCAPING REQUIREMENTS - SETBACK AREAS
 FRONT SETBACK (STREET): 469.77 m²; 5 EXISTING TREES
 SIDE SETBACK (STREET): 753.00 m²; 11 EXISTING TREES
 SIDE SETBACK (INDUSTRIAL): 146.00 m²; 2 EXISTING TREES
 REAR SETBACK (INDUSTRIAL): 130.00 m²; 0 EXISTING TREES

TOTAL SETBACK LANDSCAPED AREA: 1,498.77 m²
 TOTAL EXISTING TREES: 18

EXISTING LANDSCAPING CONDITIONS WERE PREVIOUSLY APPROVED UNDER PRIOR DEVELOPMENT APPROVALS. NO ADDITIONAL LANDSCAPING IS PROPOSED AS PART OF THIS APPLICATION, WHICH IS LIMITED TO SITE IMPROVEMENTS (PARKING AND SIDEWALKS) WITHIN AN INDUSTRIAL DISTRICT.

THREE (3) EXISTING TREES ARE PROPOSED TO BE RELOCATED AS SHOWN ON THE PROPOSED SITE PLAN.

THE SCOPE OF WORK REMAINS LIMITED TO SITE IMPROVEMENTS (PARKING AND SIDEWALKS) WITHIN AN INDUSTRIAL DISTRICT.



SITE INFORMATION

LEGAL ADDRESS (P. 8, 1)

PLAN:	74103331	BLOCK:	1	LOT:	4
ZONING:	I-B (INDUSTRIAL BUSINESS)				

SITE AREA (EXISTING)

HECTARES (ha):	1.20 HA
SQUARE METERS (sq.m.):	12,075.74 SQM
ACRES (acre):	2.99 ACRES
FLOOR AREA (GFA sq.m.):	5,416.50 SQM

- SITE GENERAL NOTES**
- PARKING STALL LAYOUT TO BE MODIFIED AS SHOWN ON THE PLANS, INCLUDING ADDITION OF NEW STALLS.
 - EXISTING SITE CONDITIONS ARE TO REMAIN UNLESS OTHERWISE INDICATED.
 - SELECT AREAS OF EXISTING CRUSHED ROCK TO BE REPLACED WITH HARD SURFACE WALKWAYS.
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 - SELECT LANDSCAPED AREAS, INCLUDING GRASSED AREAS, TO BE REMOVED TO ALLOW FOR NEW PARKING SURFACES AS SHOWN ON THE PLANS.
 - ALL EXISTING GARBAGE/REFUSE FACILITIES ARE TO REMAIN AS EXISTING.
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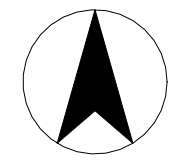
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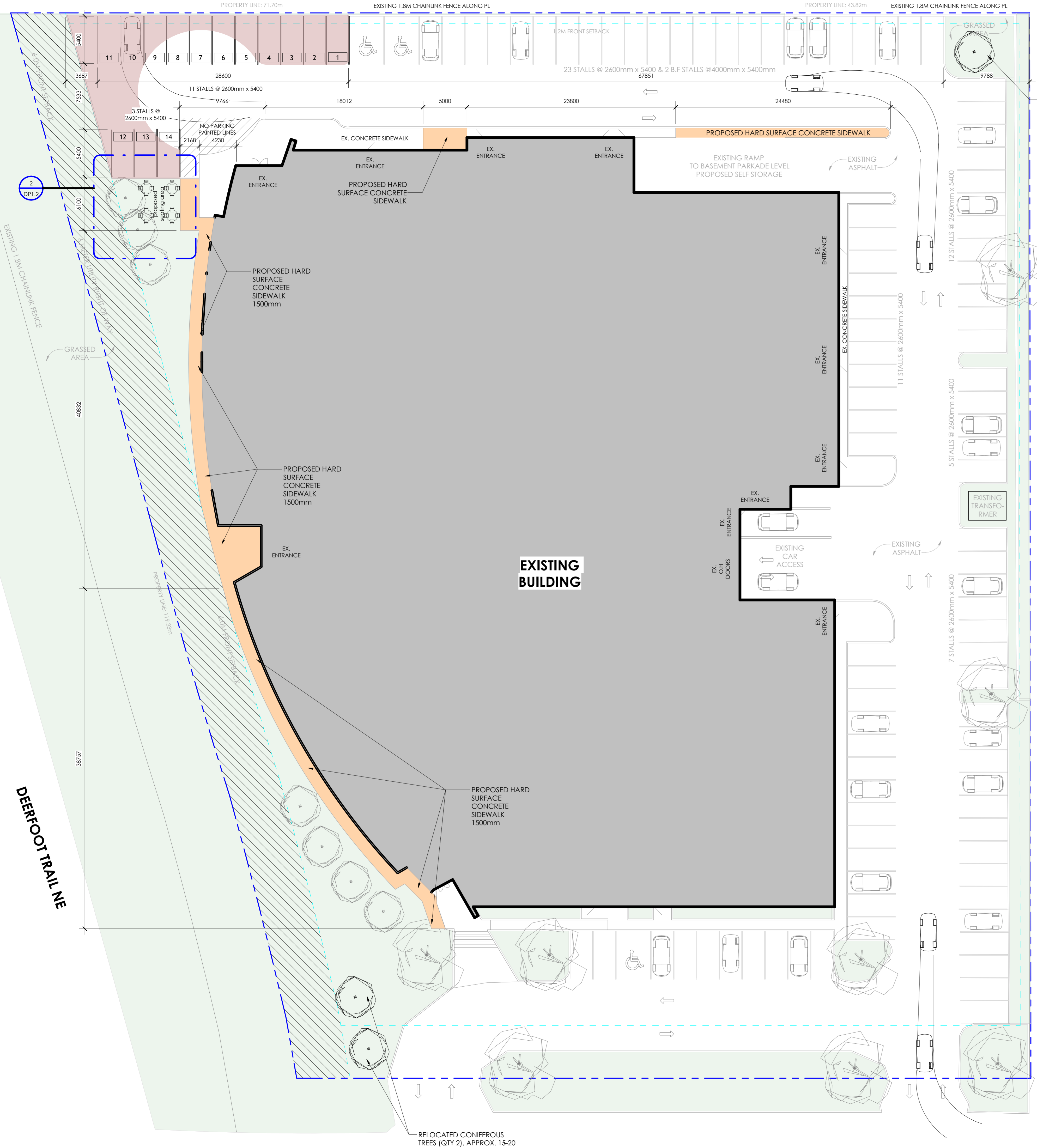
EXISTING SITE PLAN

PROJECT No.	26-018
DRAWN BY:	Author
CHECKED BY:	Checker

DWG No.

DP1.1

SCA&E indicated
 PRINT ON: Arch D DATE: 2026-04-15 12:04:41 AM



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SITE LINETYPES LEGEND

	PROPERTY LINE
	SITE SETBACK
	FENCE LINE

SITE INFORMATION

LEGAL ADDRESS (P. B. L.)

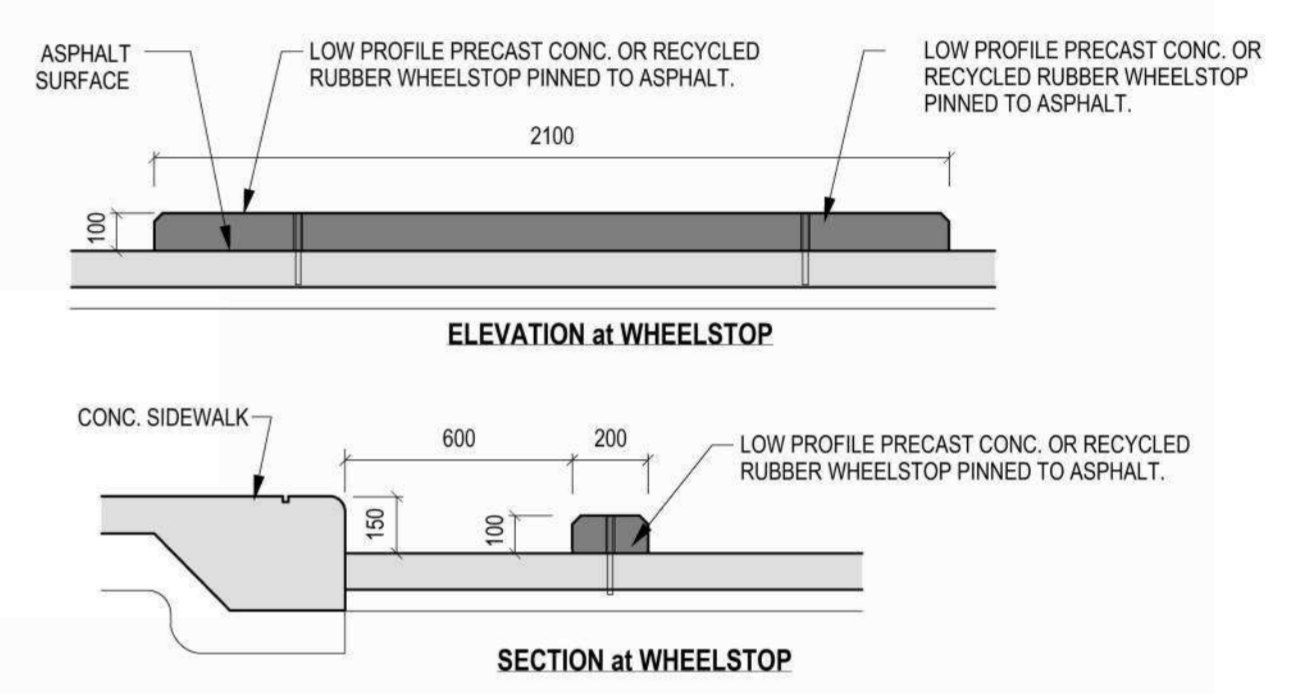
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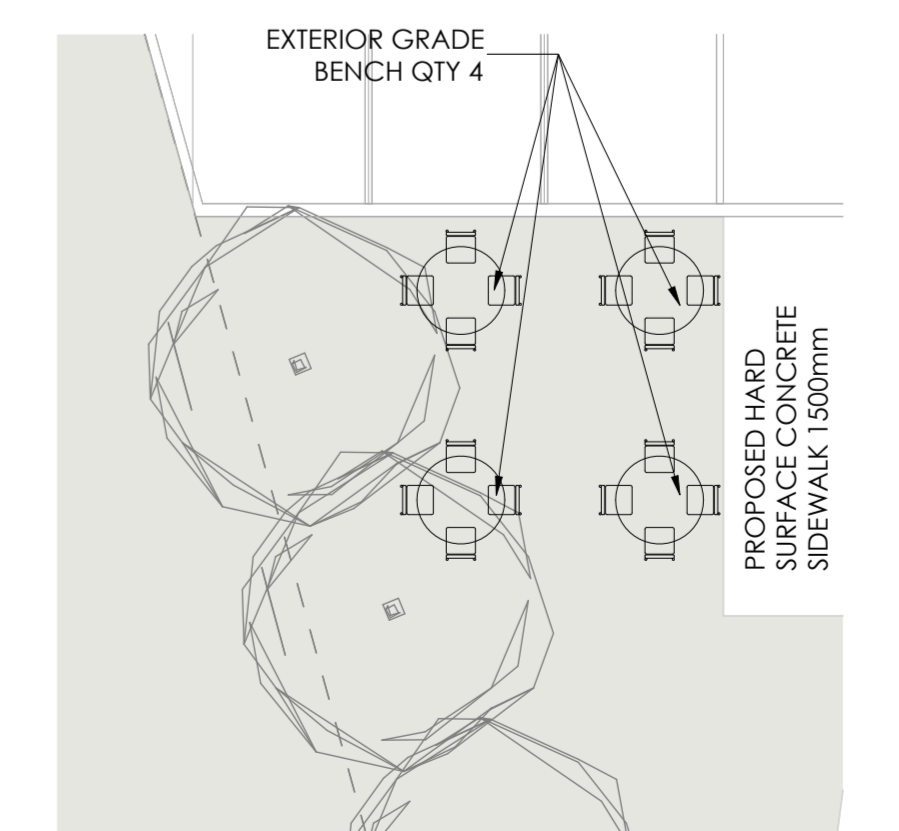
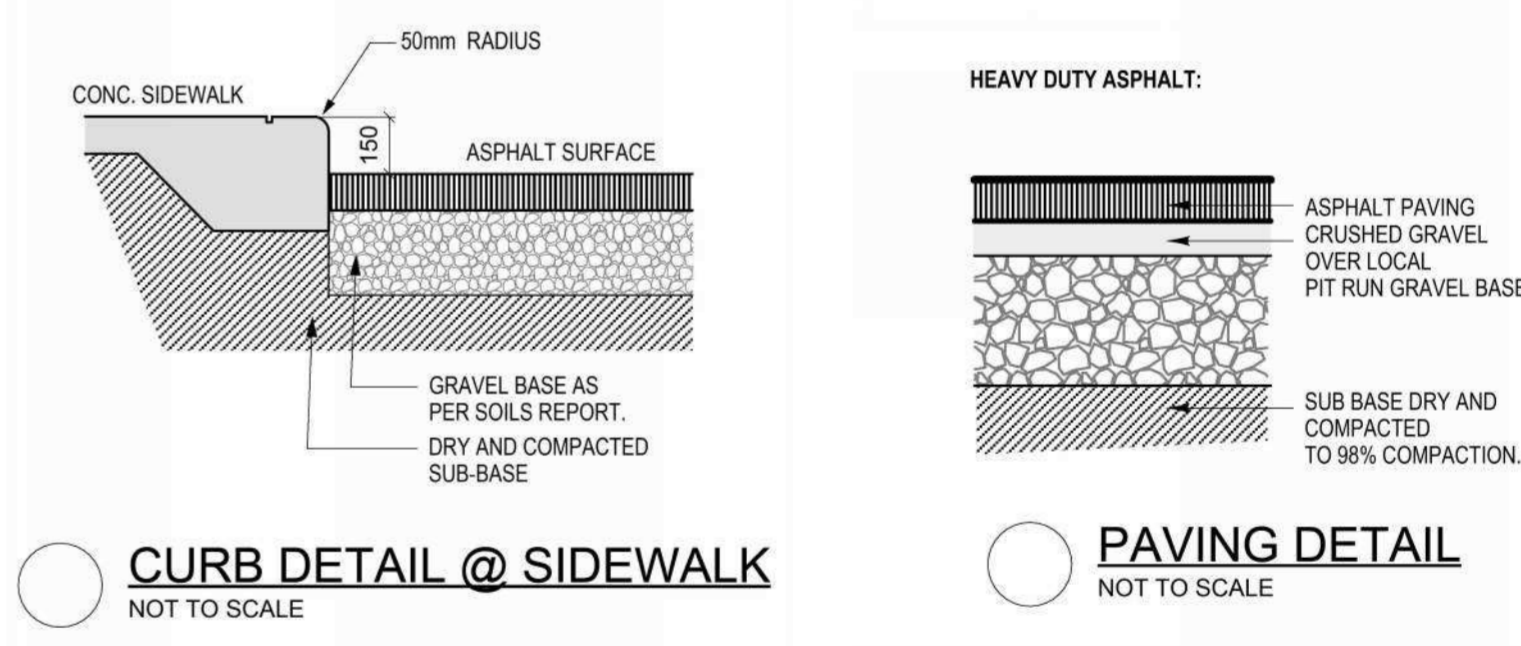
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NOTE: ALL CONCRETE WHEEL STOPS DO NOT EXCEED 100mm IN HEIGHT ABOVE THE PARKING STALL SURFACE AND SHALL BE PLACED PERPENDICULAR TO THE PARKING STALL DEPTH, 600mm FROM THE FRONT OF THE PARKING STALL.

PREFABRICATED WHEELSTOP DETAILS
 NOT TO SCALE



Proposed Site Plan @ New Amenity Space

2 DP1.2 1:112



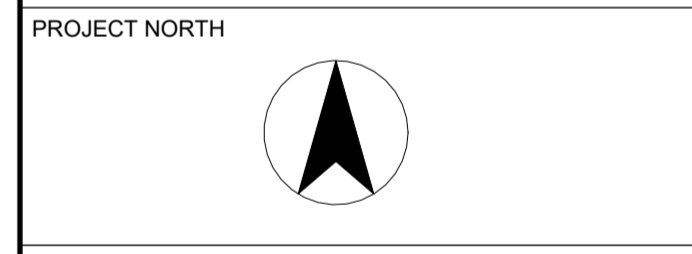
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DEVELOPMENT PERMIT #:
 BUILDING PERMIT #:

PROPOSED SITE PLAN

PROJECT No.	26-018
DRAWN BY:	Author
CHECKED BY:	Checker

DWG No. **DP1.2**

SCALE: Indicated
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