



MCIVOR BOULEVARD COMMERCIAL

ISSUED FOR DEVELOPMENT PERMIT

2026/04/14

(ARTISTIC REPRESENTATION ONLY)

PROJECT NUMBER:

19.06

PARCEL ADDRESS:

LEGAL: LOTS: 4, BLOCK: 66, PLAN: 141 1640

MUNICIPAL: 14130 MCIVOR BLVD. S.E.,
CALGARY, AB

DP REFERENCE

DP2025-#####

BP REFERENCE

BP2025-#####

DRAWING LIST: INDEX: ARCHITECTURE FAAS

601 - 1812 4 ST SW, CALGARY, AB T2S 1W

DP.000 COVER SHEET
DP.001 SITE INFORMATION & DETAILS
DP.002 FIRE TRUCK ACCESS PLAN
DP.003 LOADING TRUCK ACCESS PLAN
DP.004 LANDSCAPE PLAN

DP.100 SITE PLAN
DP.101 BUILDING A FLOOR PLAN & ELEVATION
DP.102 BUILDING B FLOOR PLAN & ELEVATION
DP.103 BUILDING C FLOOR PLAN & ELEVATION

S.01 SURVEY PLAN

PROJECT INFORMATION:

PARCEL ADDRESS:

LEGAL: L: 4, B: 66, P: 141 1640
MUNICIPAL: 14130 MCIVOR BLVD. S.E., CALGARY, AB
COMMUNITY: COPPERFIELD
ZONING: INDUSTRIAL - EDGE DISTRICT

PROPOSED GROSS BUILDING AREA:

BUILDING A	729.80 SQ.M. / 7,855.50 SQ.FT.
BUILDING B	368.20 SQ.M. / 3,963.28 SQ.FT.
BUILDING C	704.80 SQ.M. / 7,586.40 SQ.FT.
TOTAL:	1,802.80 SQ.M. / 19,405.18 SQ.FT.

BYLAW REGULATIONS:

BUILDING SETBACKS:

	PERMITTED	PROPOSED
FRONT (NORTHWEST)	3.0m	3.0m
SIDE (NORTHEAST)	3.0m	3.0m
REAR (SOUTH)	6.0m	10.0m

BUILDING HEIGHT:

MAXIMUM HEIGHT PERMITTED:	12.0m
PROPOSED:	6.6m

PARCEL COVERAGE:

PARCEL AREA:	4,907.9 SQ.M. / 52,828.2 SQ.FT.
BUILDING FOOT PRINT:	1,802 SQ.M. / 19,396.6 SQ.FT.
PROPOSED COVERAGE:	36.7%

FLOOR AREA RATIO:

MAXIMUM ALLOWED:	1.0
PROPOSED:	0.36

DENSITY:

MINIMUM ALLOWED:	N/A
MAXIMUM ALLOWED:	N/A

VEHICULAR PARKING:

STALLS REQUIRED:	4 STALLS / 100 SQ.M. OF GFA
	76 STALLS
STALLS PROPOSED:	46 STALLS + 2 BARRIER FREE
TOTAL STALLS PROPOSED:	48 STALLS

NOTE: OF THE 76 REQUIRED STALLS, 2 ARE REQUIRED TO BE BARRIER - FREE

BICYCLE PARKING:

CLASS I REQUIRED:	0 STALL
CLASS I PROPOSED:	0 STALL
CLASS II REQUIRED:	7.8 STALLS
CLASS II PROPOSED:	8 STALLS

WASTE & RECYCLING:

MINIMUM REQUIRED:	3 m ³ / 1000m ³ / WEEK 5.41 m ³ / WEEK
PROVIDED:	(2) EB500T + (1) EB130T (2) 500 m ³ + (1) 130 m ³ 11.3 m ³ / WEEK

LOADING STALL:

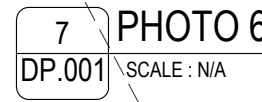
LOADING STALL REQUIREMENT:	1 STALL/9300 SQ.M. OF GFA
LOADING STALL PROVIDED:	1 STALL REQUIRED 1 STALL

FAAS

FORMED ALLIANCE ARCHITECTURE STUDIO



AL

[illegible]

01	ISSUED FOR DP	2026.04.14
☐	CONSTRUCTION	YYYY-MM-DD
☐	TENDER	YYYY-MM-DD
☐	BUILDING PERMIT	YYYY-MM-DD
PROJECT NAME		

MCIVOR BOULEVARD
COMMERCIAL

MUNICIPAL ADDRESS
14130 MCIVOR BLVD. SE, CALGARY, AB

LEGAL ADDRESS

L: 4 B: 66 P: 141 1640

PROJECT NO.
19.06

DRAWN	CHECKED
PF	MF

DATE	SCALE
2026-03-25	AS NOTED

DRAWING TITLE
BLOCK PLAN

DRAWING NUMBER

DP.001

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N.01 FUTURE PROJECT PYLON SIGN

1. ALL SIDEWALKS, CURBS, AND DRIVEWAYS TO CONFORM TO CITY OF CALGARY STANDARDS.
2. ALL GRADES TO SLOPE AWAY FROM BUILDING AND PROPERTY TO SITE DRAINAGE SYSTEM AND OR PERIMETER SWALES.
3. LANDSCAPING TO BE PROVIDED WITH DRIP-LINE IRRIGATION AT ALL PLANTERS AND TREE LOCATIONS
4. ALL PLANTING ON CITY PROPERTY TO BE PROVIDED AT EXPENSE OF OWNER.

GRASS

PROPOSED PRESSURE CONCRETE WALKWAY

MULCH

OVERALL SITE AREA:	4,907.9	SQ.M.
LANDSCAPE AREA IN TOTAL:	3,105.9	SQ.M.
LANDSCAPE IN SETBACK AREA	559	SQ.M.
GENERAL LANDSCAPE AREA	2,546.9	SQ.M.
IRRIGATION SYSTEM:	LOW WATER IRRIGATION SYSTEM	

SETBACK AREA SHARES WITH STREET 559 SQ.M.

MINIMUM 1 TREE AND 2 SHRUBS EVERY 50 SQ.M.
(FOR LOW WATER IRRIGATION SYSTEM)

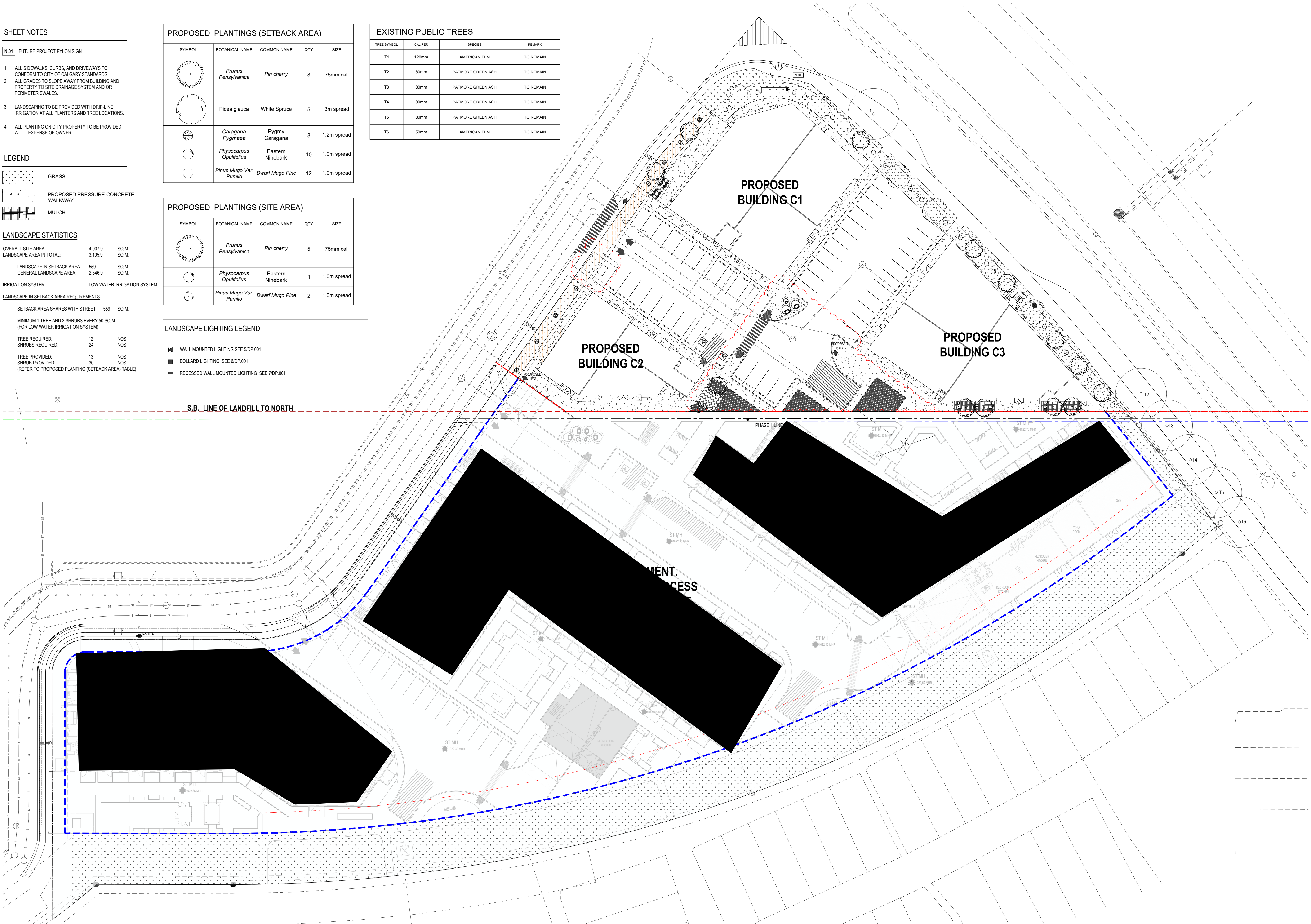
TREE REQUIRED:	12	NOS
SHRUBS REQUIRED:	24	NOS
TREE PROVIDED:	13	NOS
SHRUB PROVIDED:	30	NOS
(REFER TO PROPOSED PLANTING (SETBACK AREA) TABLE)		

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE
	<i>Prunus Pensylvanica</i>	Pin cherry	8	75mm cal.
	<i>Picea glauca</i>	White Spruce	5	3m spread
	<i>Caragana Pygmaea</i>	Pygmy Caragana	8	1.2m spread
	<i>Physocarpus Opulifolius</i>	Eastern Ninebark	10	1.0m spread
	<i>Pinus Mugo Var. Pumilo</i>	Dwarf Mugo Pine	12	1.0m spread

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE
	<i>Prunus Pennsylvanica</i>	Pin cherry	5	75mm cal.
	<i>Physocarpus Opulifolius</i>	Eastern Ninebark	1	1.0m spread
	<i>Pinus Mugo Var. Pumilio</i>	Dwarf Mugo Pine	2	1.0m spread

- ▶ WALL MOUNTED LIGHTING SEE 5/DP.001
- BOLLARD LIGHTING SEE 6/DP.001
- RECESSED WALL MOUNTED LIGHTING SEE 7/DP.001

T1	120mm	AMERICAN ELM	TO REMAIN
T2	80mm	PATMORE GREEN ASH	TO REMAIN
T3	80mm	PATMORE GREEN ASH	TO REMAIN
T4	80mm	PATMORE GREEN ASH	TO REMAIN
T5	80mm	PATMORE GREEN ASH	TO REMAIN
T6	50mm	AMERICAN ELM	TO REMAIN



SEAL



RELEASES

[illegible]

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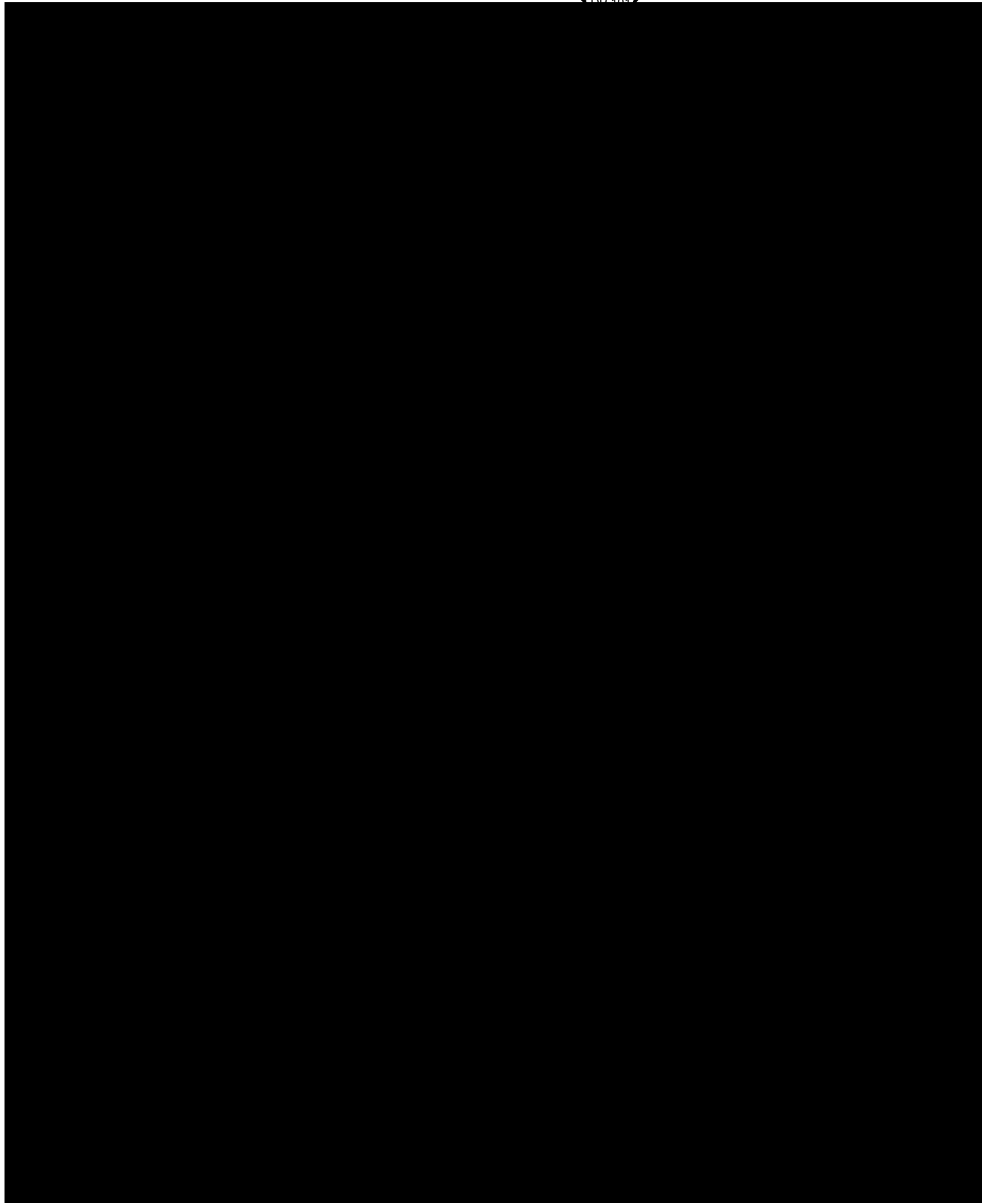
DATE	SCALE
2026-03-25	AS NOTED

DRAWING TITLE
LANDSCAPE PLAN

DRAWING NUMBER

DP.006

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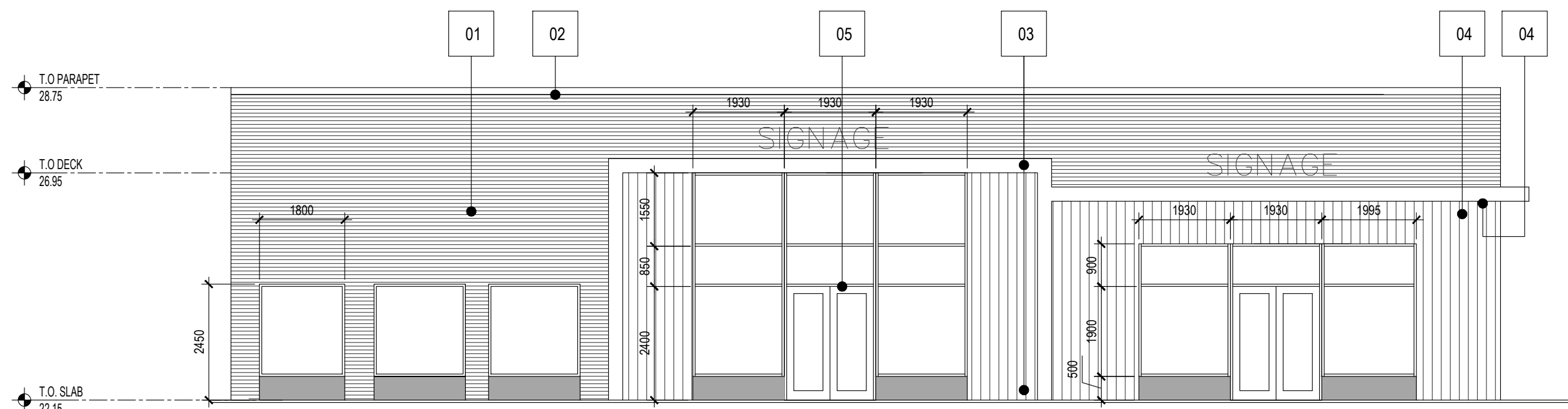
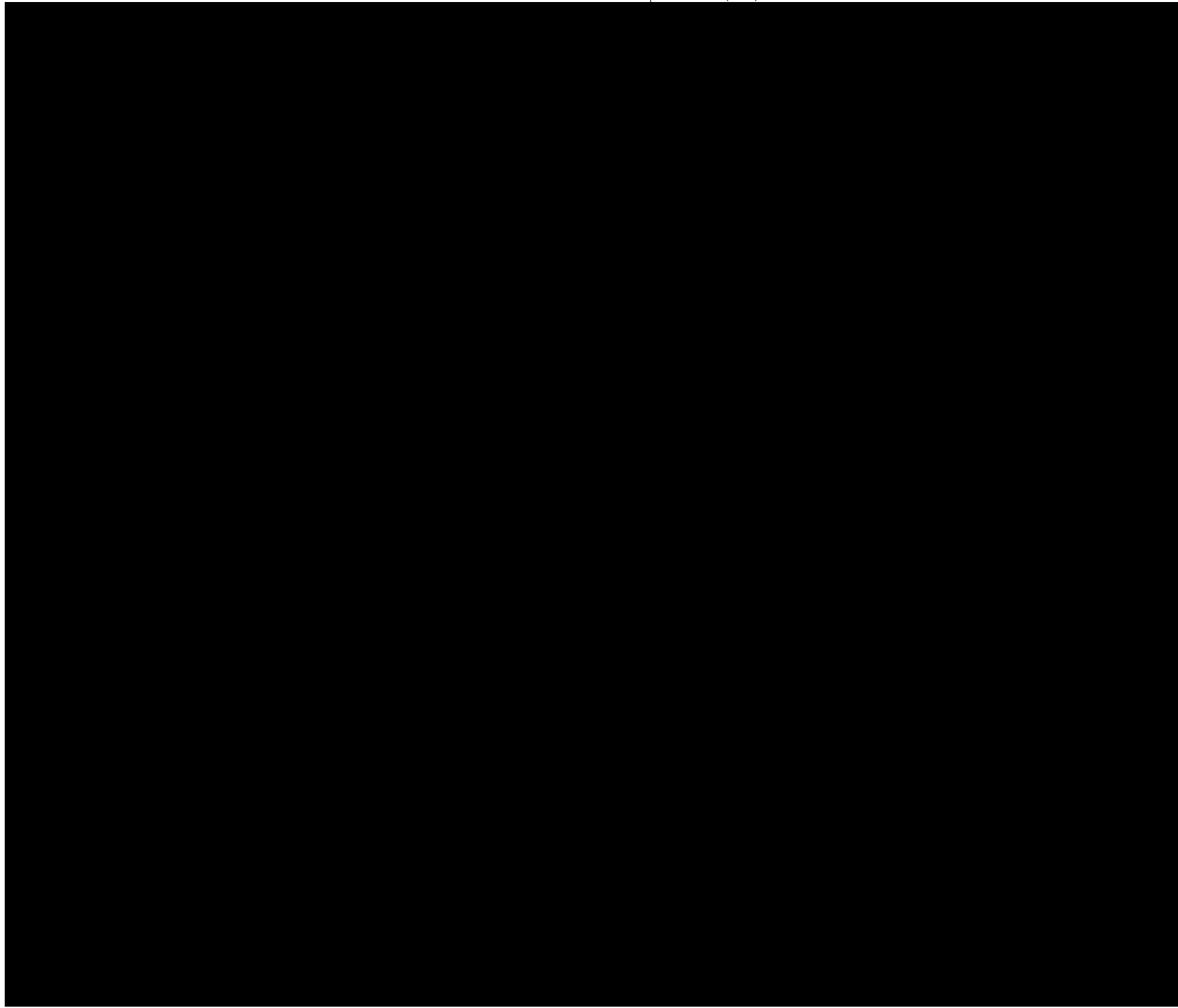


NOTE:
SIGNAGE TO BE APPLIED FOR BY TENANTS.
BASE BUILDING TO PROVIDE POWER
SOURCE.



DRAWING NUMBER

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This architectural section drawing illustrates the structural details of a building facade. The drawing includes the following elements and dimensions:

- Vertical Levels:**
 - T.O. PARAPET:** 28.75
 - T.O. DECK:** 26.95
 - T.O. SLAB:** 22.15
- Horizontal Dimensions:**
 - 1930:** Indicated twice, representing the width of the upper horizontal sections.
 - 1800:** The width of the central vertical section.
 - 1900:** The width of the lower vertical section.
 - 500:** The width of the base section.
 - 2400:** The total height of the facade section.
 - 150:** The height of the upper horizontal section.
- Structural Details:**
 - 01:** Two vertical markers indicating specific structural points or columns.
 - 04:** Two vertical markers indicating specific structural points or columns.
 - SIGNAGE:** A rectangular area labeled "SIGNAGE" is shown on the right side of the facade.

Architectural elevation drawing of a building facade. The drawing includes the following annotations and dimensions:

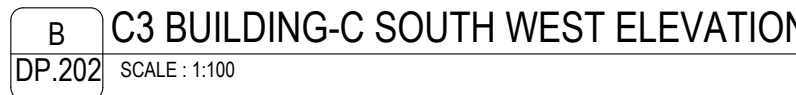
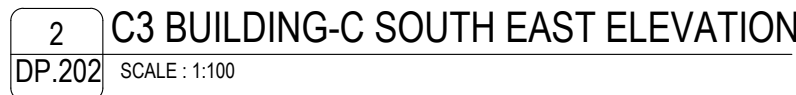
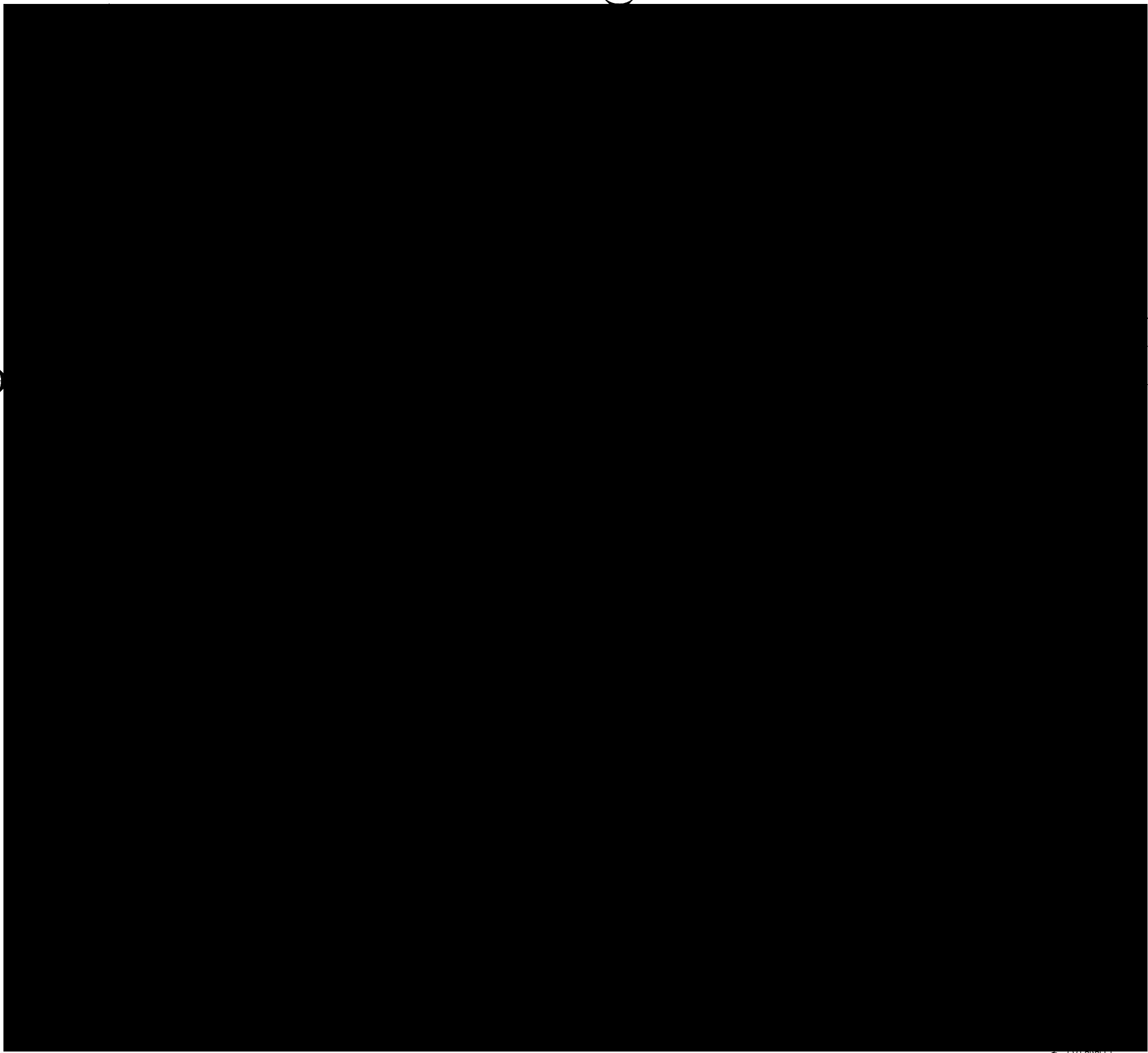
- Vertical Dimensions (Left Side):**
 - T.O. PARAPET: 28.75
 - T.O. DECK: 26.95
 - T.O. SLAB: 22.15
- Horizontal Dimensions (Center):**
 - 1568 (width of a central window unit)
 - 800 (height of a window unit)
 - 1900 (height of a door unit)
 - 500 (width of a door unit)
- Labels:**
 - SIGNAGE (multiple locations)
 - 01, 03, 05, 04, 04 (callout numbers)

Architectural elevation drawing of a building facade. The facade is composed of vertical panels, some of which are shaded with horizontal lines. A large window with a grid pattern is visible on the left side. The word "SIGNAGE" is written in large, light letters on the right side. Vertical labels 01, 02, 03, and 04 are positioned above the facade. Horizontal labels on the left indicate levels: "T.O. PARAPET 28.75", "T.O. DECK 26.95", and "T.O. SLAB 22.15".

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