

[illegible]

OVERALL SITE LEGEND

- PROPERTY LINE / LOT LINE
- SETBACK LINES
- EASEMENTS / UTILITY RIGHT OF WAY
- MAIN ENTRANCE TO BUILDING AND/OR UNIT
- SECONDARY ENTRANCE TO BUILDING AND/OR UNIT
- EXISTING TREE
- EXISTING CATCH BASIN
- EXISTING MANHOLE
- EXISTING SIGN

EXISTING	NEW	
[Pattern]	[Pattern]	CONCRETE
[Pattern]	[Pattern]	ASPHALT
[Pattern]	[Pattern]	SOFT SURFACE LANDSCAPE
[Pattern]	[Pattern]	GRAVEL

55 AVENUE NE

11 STREET NE

SOFT SURFACE TO REMAIN

SOFT SURFACE TO BE DEMOLISHED

GRAVEL ACCESS TO BE DEMOLISHED

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LAND USE BYLAW AND SITE SUMMARY			
BYLAW ITEM	DESCRIPTION		REFERENCE
MUNICIPAL ADDRESS	5535 11 STREET NE, CALGARY, AB, T2E 6M4		N/A
LEGAL DESCRIPTION	LOT:1 BLOCK:2 PLAN: PART OF 7410331		1P2007 MAPS
PROJECT DESCRIPTION	TENANT FIT UP AN RENOVATION TO EXISTING BUILDING		N/A
YEAR OF CONSTRUCTION	FOR EXISTING BUILDING: 1977		MY PROPERTY CALGARY
APPLICABLE ZONING	CITY OF CALGARY LAND USE BYLAW CITY OF CALGARY LAND DISTRICT MAP		1P2007 1P2007 & 2P90 MAPS
ZONING	ZONING TYPE ZONE: INDUSTRIAL DISTRICTS INDUSTRIAL - GENERAL (I-G) DISTRICT		
USES	PERMITTED USE: 907: (1-a) Sign Class A (1-c) Sign Class B (1-d) Sign Class D (2-n) General Industrial-Light (2-o) General Industrial-Medium (2-p) Parking Lot-Grade	DISCRETIONARY USE: 908: (2-C) Building Supply Centre (2-n) Office (2-o) Restored Building Product Sales Yard	1P2007 1P2007 & 2P90 MAPS
REQUIRED SET BACKS	NORTH (FRONT): 6m	STORAGE OF MATERIALS: 913(1-c) not located in setback (1-b) not located between a building and a major street or expressway 913(2-d) Goods, materials or supplies stored outside of a building within 5.0 m of a property line have a maximum height of 5.0 m.	1P2007 915, 916, 917
	EAST (FRONT): 6m		
	SOUTH (REAR): 0m		
	WEST (SIDE): 0m		
SITE AREA	TOTAL AREA: 0.60 Ha [6045m ²]		N/A
SITE COVERAGE	MAX = N/A (Building area/Site Area)%		N/A
	REQUIRED = N/A		1P2007
LANDSCAPE AREA			
LANDSCAPE IN SETBACKS	(918-1): Setbacks within a street, expressway or major street must: a) be a soft surfaced landscaped area; b) provide a minimum of 1.0 trees and 2.0 shrubs; - for every 35.0 sq. m; - for every 50.0 sq. m with low water irrigation system.		1P2007 918
SIDEWALK	(2): at least one sidewalk connecting the public entrance to a public sidewalk or to the nearest street; (3): along the entire length of the front of a building, not including any portion of the building where loading docks are located; (4): Sidewalk must be: a) hard surfaced landscaped area b) a minimum width of 2.0m c) raised above the surface of an adjacent parking area.		1P2007 919
EMPLOYEE AREA	All developments must have an outdoor area, for use of the employees, that is a minimum of 10.0 sq. m.		1P2007 920
BUILDING STOREY(S)	2 STOREY(S)		N/A
GROSS FLOOR AREA (GFA)	MAX. GFA: N/A	PROPOSED GFA [EXISTING+NEW ADDITION]: 1736.4m ² (1.8690ff)	N/A
BUILDING HEIGHT	MAX BUILDING HEIGHT: N/A	PROPOSED BUILDING HEIGHT: 8.6m	1P2007
FLOOR AREA RATIO	MAX FAR: 1 *FAR: [TOTAL GFA]/SITE AREA %	PROPOSED FAR: 28%	
GFA OFFICE AREA	GFA OFFICE USE < 50% GFA BUILDING *Not included as office use: -Areas used for administration or workspace for employees of a use		
PARKING	STALL SIZE: 90° 2.6m WIDE x 5.4m LONG x 2.1m HIGH BARRIER STALL SIZE: 90° 2.6m WIDE x 5.4m LONG WITH 2.4m ACCESS LANE x 3.1m HIGH		1P2007 122(1) NBC-AE 2023 3.8.3.23
AISLE SIZE	90° STALLS = 7.2m MIN		
LOADING	LOADING STALL SIZE: 90° 3.1m WIDE x 9.2m LONG x 4.3m HIGH		1P2007 123(2)
PARKING STALL COUNT	REQUIRED STALLS: 17 (1 per 100 sqm usable GFA) BF STALLS = 2 [NBC-AE 2023] LOADING = 1 STALL PER 9300m ² GFA * 25% REDUCTION BASED ON TRANSIT ORIENTED SITE LOCATION=13 Stalls	PROVIDED REGULAR STALLS: 21 BF STALLS = 2 LOADING = 1	1P2007 1P2007 121 (1) 1P2007 121-Group A
BICYCLE PARKING	REQUIRED: CLASS 1: N/A CLASS 2:	PROVIDED: CLASS 1: 0 CLASS 2: 4	1P2007 125
ADDITIONAL NOTES: N/A			N/A



QUESTIONS/REVISIONS

DATE	DESCRIPTION	#
2026-04-13	ISSUED FOR DP	1

Seal

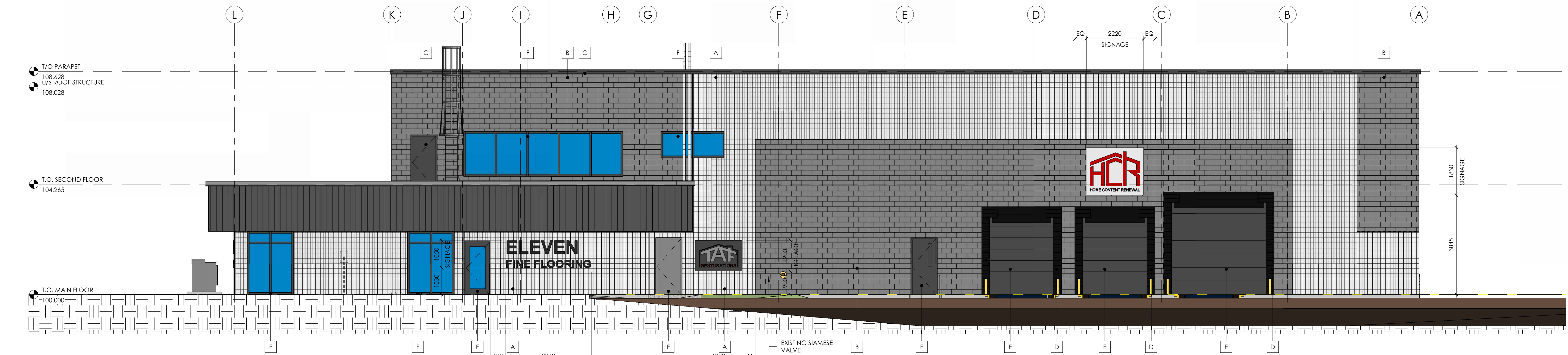
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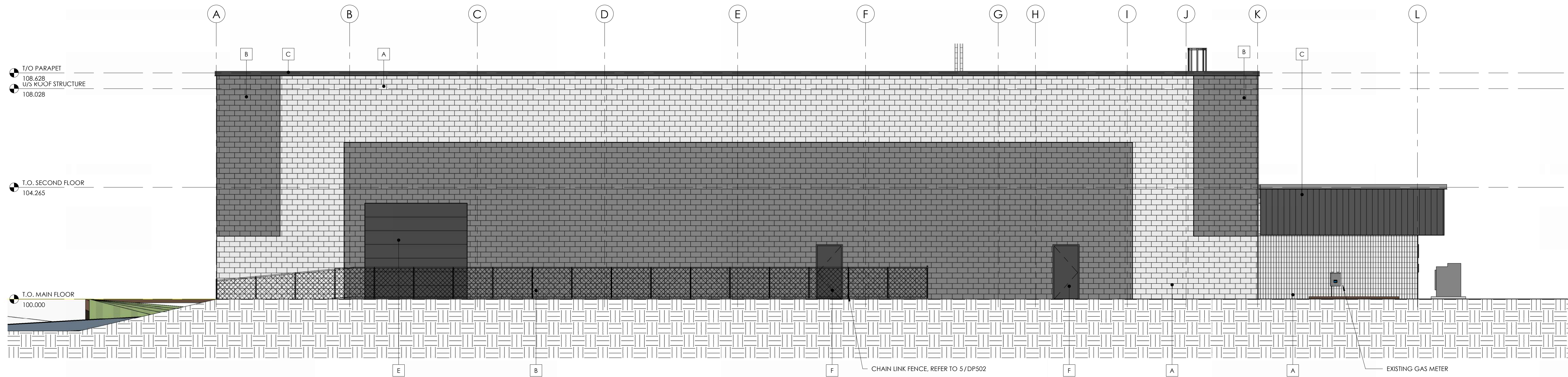
Project Title
OFFICE & WAREHOUSE
RENOVATION
5535 11 STREET NE, CALGARY, AB, T2E 6M4 LEGAL
ADDRESS: LOT:1 BLOCK:2 PLAN: PART OF 7410331

Drawing Title
OVERALL SITE

Drawing info		Project Number
Scale	As indicated	2026-009
Date	03/11/26	Drawing Number
Drawn	Author	DP101
Checked	Checker	
Partner		



1 NORTH ELEVATION
1:75



2 SOUTH ELEVATION
1:75



EXTERIOR ELEVATIONS LEGEND		
A	PAINT - WHITE	
B	PAINT - DARK GREY	
C	PAINT - BLACK	
D	DOCK SEAL - BLACK	
E	OVERHEAD DOOR - BLACK	
F	WINDOWS AND DOORS - BLACK	



3 NORTH ELEVATION
1:1



4 NORTH WEST ELEVATION
1:1

Consultants

ISSUES/REVISIONS		
DATE	DESCRIPTION	#
2026-04-13	ISSUED FOR DP	1

Seal

Client



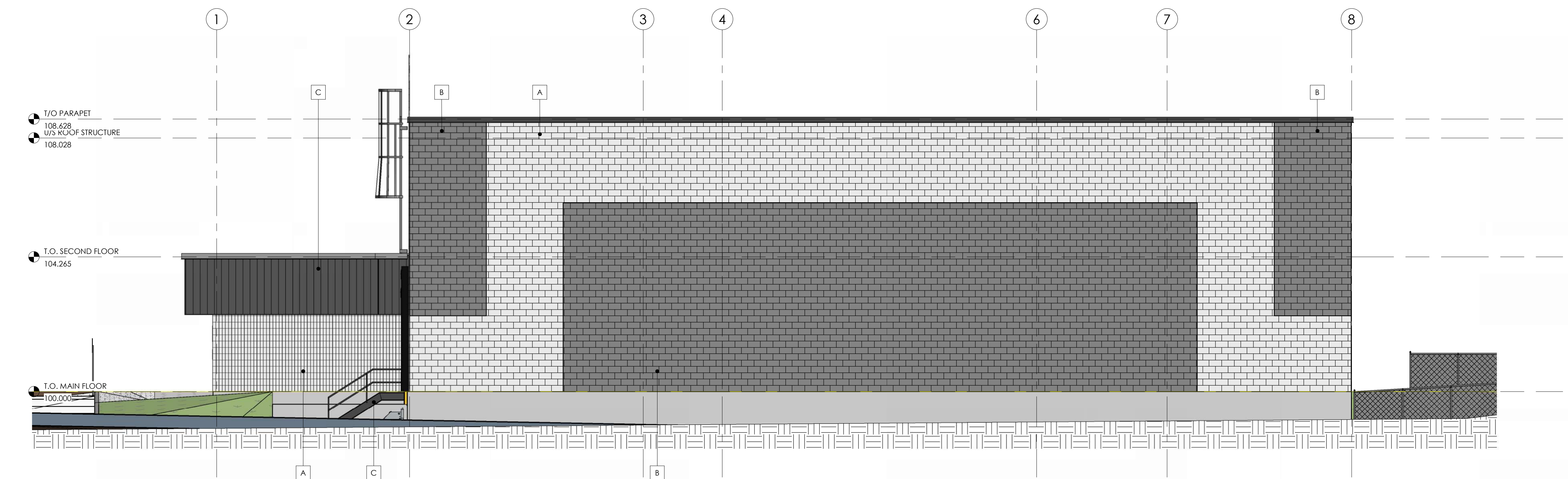
Project Title
**OFFICE & WAREHOUSE
RENOVATION**
5535 11 STREET NE, CALGARY, AB, T2E 6M4 LEGAL
ADDRESS: LOT:1 BLOCK:2 PLAN: PART OF 7410331

Drawing Title
EXTERIOR ELEVATIONS

Drawing info		Project Number
Scale	As indicated	2026-009
Date	06/07/16	Drawing Number DP501
Drawn	Author	
Checked	Checker	
Partner		



1 EAST ELEVATION
1 : 75



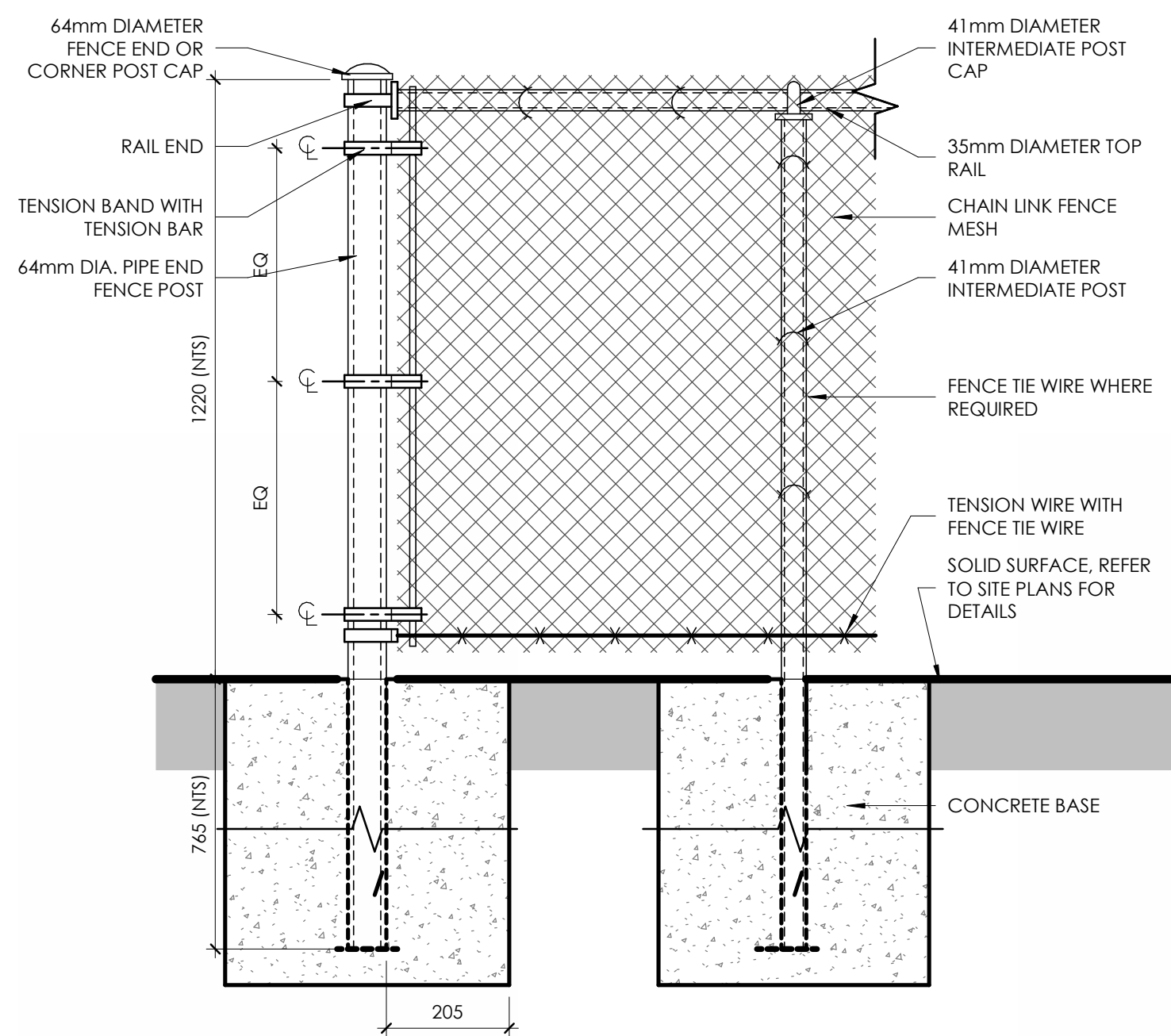
2 WEST ELEVATION
1 : 75



3 SOUTH WEST ELEVATION
1 : 1



4 SOUTH EAST ELEVATION
1 : 1



5 SECTION DETAIL -
CHAIN LINK FENCE WITH CONCRETE BASE
1 : 10

EXTERIOR ELEVATIONS LEGEND	
A	PAINT - WHITE
B	PAINT - DARK GREY
C	PAINT - BLACK
D	DOCK SEAL - BLACK
E	OVERHEAD DOOR - BLACK
F	WINDOWS AND DOORS - BLACK

Consultants

ISSUES/REVISIONS		
DATE	DESCRIPTION	#
2026-04-13	ISSUED FOR DP	1

Seal

Client



Project Title
**OFFICE & WAREHOUSE
RENOVATION**
5535 11 STREET NE, CALGARY, AB, T2E 6M4 LEGAL
ADDRESS: LOT:1 BLOCK:2 PLAN: PART OF 7410331

Drawing Title
EXTERIOR ELEVATIONS

Drawing info		Project Number
Scale	As indicated	2026-009
Date	06/07/16	Drawing Number
Drawn	Author	DP502
Checked	Checker	
Partner		