

SITE SUMMARY AND LAND-USE BYLAW		
BYLAW ITEM	DESCRIPTION	REFERENCE
MUNICIPAL ADDRESS	10222 - 15TH STREET N.E. CALGARY ALBERTA	
LEGAL DESCRIPTION	PORTION OF LOT 1, BLOCK 2, PLAN 151 0971 WITHIN S3, W4, SEC24, TWP25, RGE1, 19, 0M	
APPLICABLE BY-LAW AND REFERENCES	CITY OF CALGARY LAND-USE BY-LAW, I-G INDUSTRIAL GENERAL CITY OF CALGARY LAND-USE DISTRICT MAP	1P2007, SECTION 2E
PERMITTED AND DISCRETIONARY USES	PERMITTED USE: GENERAL INDUSTRIAL - LIGHT	1P2007, I-G 907.2 (N)
SITE AREA	5.466 HA (13,51 ACRES / 54,673M ²)	
BUILDING FOOTPRINT	17,007 M ² (183,068 SF)	
TOTAL BUILDING AREA (INC. RACK-SUPPORTED MEZZ.)	20,857 M ² (224,503 SF)	
BUILDING HEIGHT	MAXIMUM HEIGHT: 18.0M (59 FT.)	1P2007, 912
SITE COVERAGE	SITE AREA: 54,673 SQ.M (588,495.6 SQ.FT.) BUILDING FOOTPRINT: 17,007 SQ.M (183,068 SQ.FT.) SITE COVERAGE: 31.1%	1P2007, 911
REQUIRED SETBACKS	FRONT SETBACK: MINIMUM 6.0M REAR SETBACK: MINIMUM 6.0M SIDE SETBACK: MINIMUM 6.0M - ADJACENT STREET MINIMUM 1.0M - ADJACENT INDUSTRIAL LOT	1P2007, 915, 916, 917
PARKING PROVIDED	STALLS PROVIDED: ~101 101 STALLS X 1000 SQ.FT. = 101,000 / 224,503 SQ.FT. = 0.45 STALLS PER 1000 SQ.FT.	
BARRIER-FREE PARKING	REQUIRED: 4 BARRIER-FREE STALLS PER 100 PARKING STALLS PROVIDED 1.9 ADDITIONAL BARRIER-FREE STALLS PER EACH ADDITIONAL INCREMENT OF 100 STALLS PROVIDED. PROVIDED: STALLS PROVIDED: 96 - 3.0M WIDE X 5.7M LONG STANDARD STALLS 4 - 3.0M WIDE X 5.7M LONG BARRIER-FREE STALLS PROVIDED 1 - 3.4M WIDE X 5.7M LONG VAN STALL TOTAL STALLS PROVIDED: 101 STALLS	1P2007, 121.1 NBC 2003 ALBERTA EDITION TABLE 3.9.2.5
PARKING STALL DIMENSIONS	VEHICLE PARKING STALLS MIN. REQUIRED STALL DIMENSIONS: 2.6M WIDE X 5.4M LONG PROVIDED STALL DIMENSIONS: 3.0M WIDE X 5.7M LONG BARRIER-FREE PARKING STALLS MIN. REQUIRED STALL DIMENSIONS: 2.4M WIDE X 5.4M LONG PROVIDED STALL DIMENSIONS: 3.0M WIDE X 5.7M LONG W/ 3.0M WIDE ADJACENT ACCESSIBILITY AISLE W/ 3.0M WIDE ADJACENT ACCESSIBILITY AISLE	1P2007, 122
BICYCLE PARKING	CLASS 1 BICYCLE STALLS MIN. REQUIRED STALL DIMENSIONS: 1.8M WIDE X 1.2M LONG CLASS 2 BICYCLE STALLS MIN. REQUIRED STALL DIMENSIONS: 1.8M WIDE X 1.2M LONG TOTAL STALLS REQUIRED: 11 CLASS 2 BICYCLE STALLS TOTAL STALLS PROVIDED: 11 CLASS 2 BICYCLE STALLS	1P2007, 203.2 (EXF)



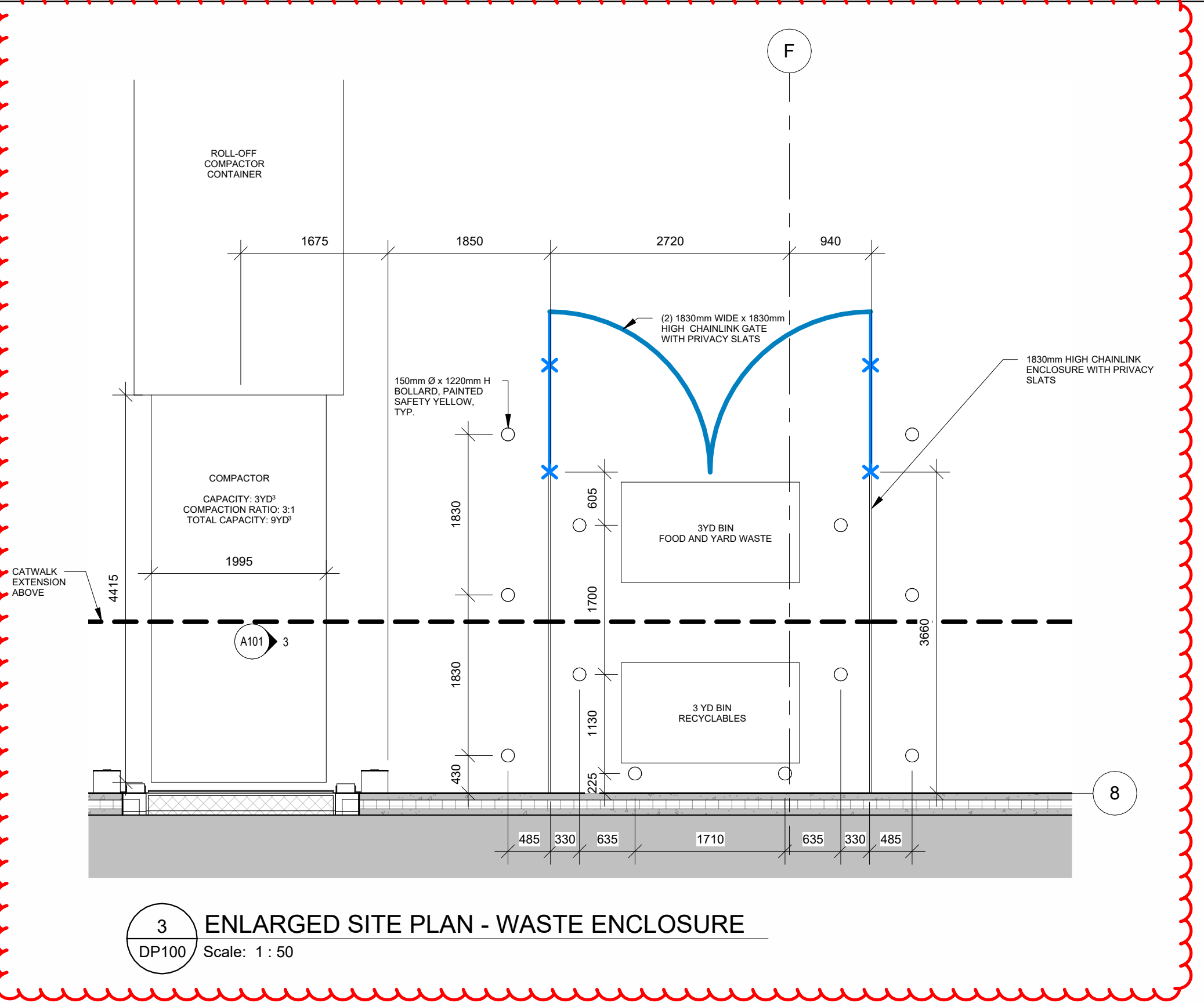
2 TRAFFIC GATES
Scale: NTS

GENERAL SITE NOTES

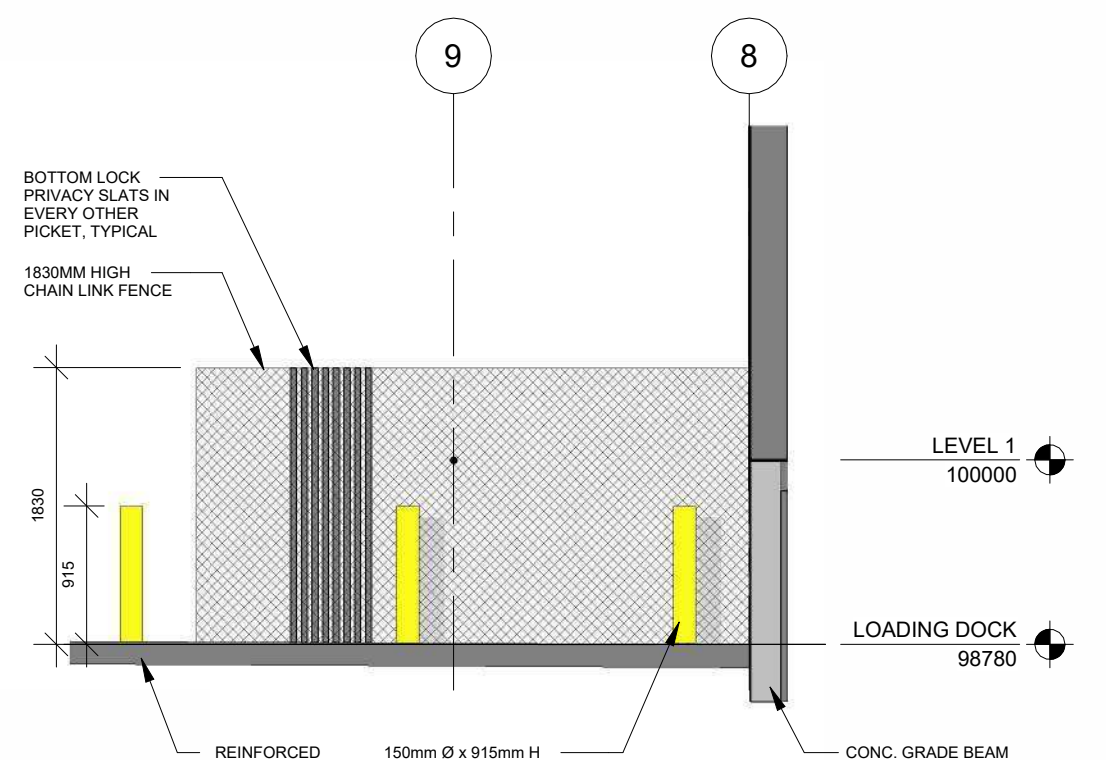
- PAVED PARKING LOT STALLS PROVIDED**
- 75 TYPICAL STALLS
 - 6 LIMITED MOBILITY STALLS
 - 8 ELECTRIC VEHICLE STALLS
 - 6 GREEN STALLS
 - 4 BARRIER FREE STALLS
 - 1 BARRIER-FREE VAN STALL
- ALL NON-BARRIER FREE PARKING STALLS**
- 3.0M X 5.0M TYPICAL
- ALL BARRIER-FREE PARKING STALLS**
- 3.0M X 5.0M TYPICAL
 - ALL BARRIER-FREE PARKING STALLS TO HAVE A 3.0M PAINTED AISLE ADJACENT TO THE NEAREST SIDEWALK CURB RAMP
- ALL BARRIER-FREE VAN PARKING STALLS**
- 3.0M X 5.0M TYPICAL
- RUBBER WHEEL STOP**
- LOCATED 0.6M FROM FACE OF CURB TO CENTERLINE OF STOP
 - TO BE FINISHED TO ASPHALT
 - TYPICAL AT ALL STALLS ALONG SIDEWALKS / FRONTAGE OF BUILDING
- INTERNAL SITE CIRCULATION SIDEWALKS**
- ALL CONCRETE SIDEWALKS SIDEWALKS TO HAVE OUR TYPICAL DIMENSION, UNLESS OTHERWISE NOTED.
 - MINIMUM 2.0M WIDE TYPICAL
- PARKING ISLANDS / LANDSCAPE BUFFERS**
- CURB RADIUS OF 1.0M TYPICAL, UNLESS NOTED OTHERWISE
- INTERNAL SITE CIRCULATION AISLE**
- 7.0M TYPICAL

SITE PLAN LEGEND

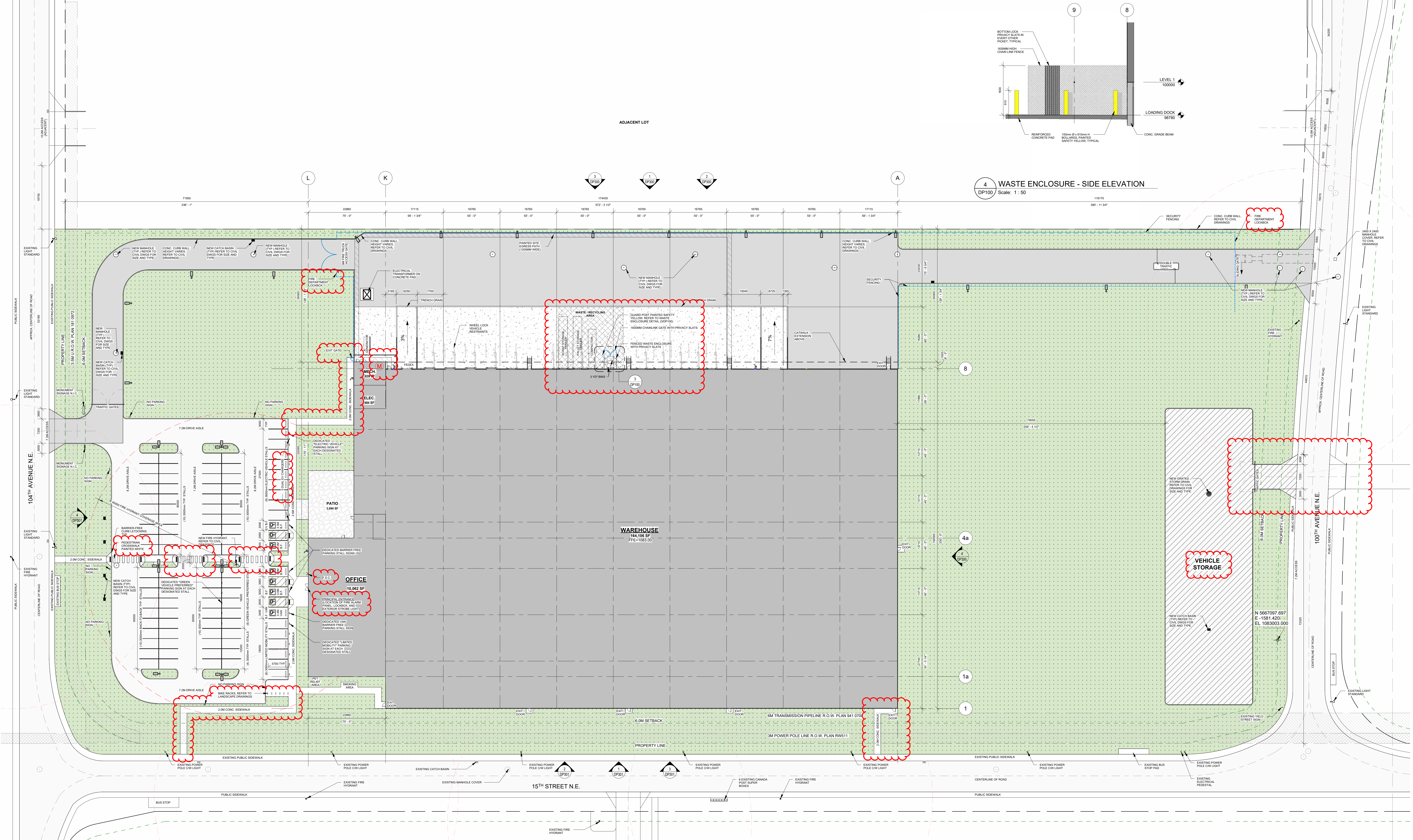
- PRIMARY ENTRANCE**
- SECONDARY ENTRANCE**
- BUILDING EXITING**
- OVERHEAD DOOR**
- EXISTING BUILDINGS TO REMAIN**
- FIRE ACCESS ROUTE**
- CATCH BASIN - REFER TO CIVIL**
- FIRE HYDRANT - REFER TO CIVIL**
- EXISTING FIRE HYDRANT - REFER TO CIVIL**
- LIGHT STANDARD - REFER TO ELEC**
- 200MM DIA. CONCRETE FILLED STEEL PIPE BOLLARD, PAINTED YELLOW**
- ELECTRICAL VEHICLE CHARGING STATION ON TWO 100MM DIA. X 100MM HIGH POLYCARBONATE GLASS BOLLARDS**
- WATER METER LOCATION**
- FIRE DEPARTMENT CONNECTION**
- RECYCLED ASPHALT**
- FENCING - REFER TO LANDSCAPE**
- SETBACKS**
- PROPERTY LINES (LEGAL METES & BOUNDS)**
- EASEMENT**
- EXISTING CURBS TO REMAIN**
- EXISTING CURBS TO BE DEMOLISHED**
- EXTENT OF NEW CURBS**
- EXTENT OF OVERHEAD CANOPY ABOVE**
- DESIGNED TO SUPPORT A 38,556 KG / 85,000 LBS LOAD AND A MPA 180 POINT LOAD OF 517 KPA (75 PSI) OVER A 2.0 X 2.0 (4 SQ. FT.) AREA**
- HEAVY DUTY ASPHALT**
- DESIGNED TO SUPPORT A MINIMUM 38,556 KG LOAD, MINIMUM LAD FOR GARBAGE AND RECYCLING VEHICLES: 20,000 KG**
- REINFORCED CONCRETE CURBS, SIDEWALKS, APRONS, RAMP**
- HARDSCAPE FOR AMENITY SPACE (DECORATIVE PAVING)**
- REFER TO LANDSCAPE DRAWINGS**
- SOFTSCAPE (SOD, BARK, OR ROCK MULCH)**
- REFER TO LANDSCAPE DRAWINGS**
- NEW BUILDING**
- EASEMENT**
- 7.0M NO SMOKING ZONE AT ALL ENTRY DOORS**



3 ENLARGED SITE PLAN - WASTE ENCLOSURE
Scale: 1:50



4 WASTE ENCLOSURE - SIDE ELEVATION
Scale: 1:50



1 SITE PLAN
Scale: 1:400

CLIENT LOGO

TOYOTA

TRUE NORTH PROJECT NORTH

ISSUANCE DATE
1 ISSUED FOR DEVELOPMENT PERMIT 2025-04-29
2 REISSUED FOR DEVELOPMENT PERMIT 2025-07-02

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AMENDED DRAWINGS
DP No. 02547 Date Received 2025 SEPT 28
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

CLIENT
TOYOTA CANADA INC.

CLIENT ADDRESS
TCI-ABPDC

PROJECT
15222 15 STREET NE
CALGARY, AB

TITLE
SITE PLAN

WALTERFEDY
TORONTO | CALGARY | EDMONTON | KITCHENER | HAMILTON
500.885.1378 walterfedy.com

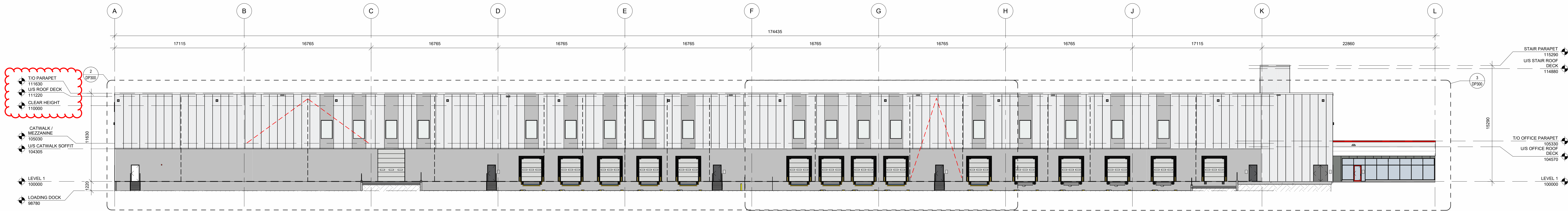
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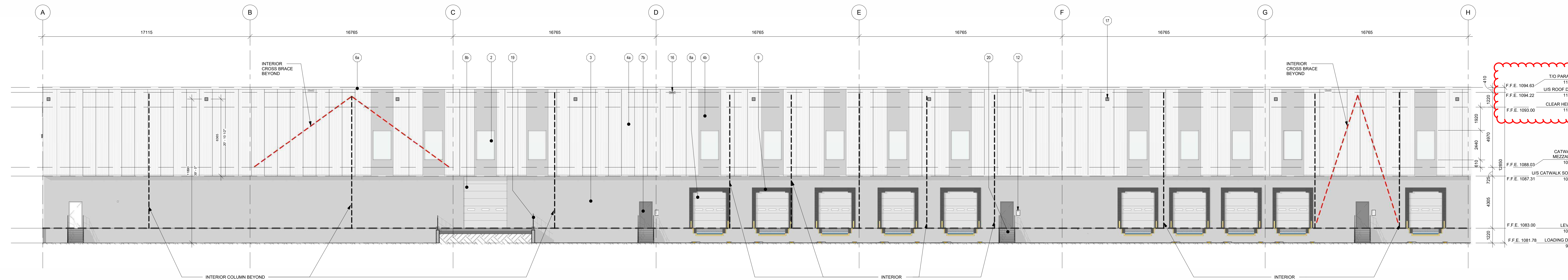
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PROJECT NO: 2025-1028-10
DRAWN BY: TP
CHECKED BY: DO

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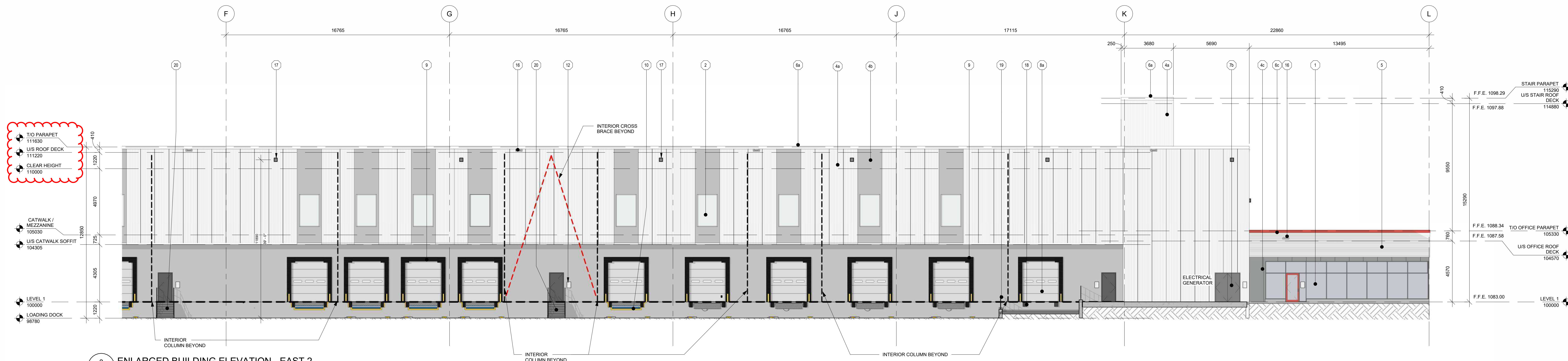
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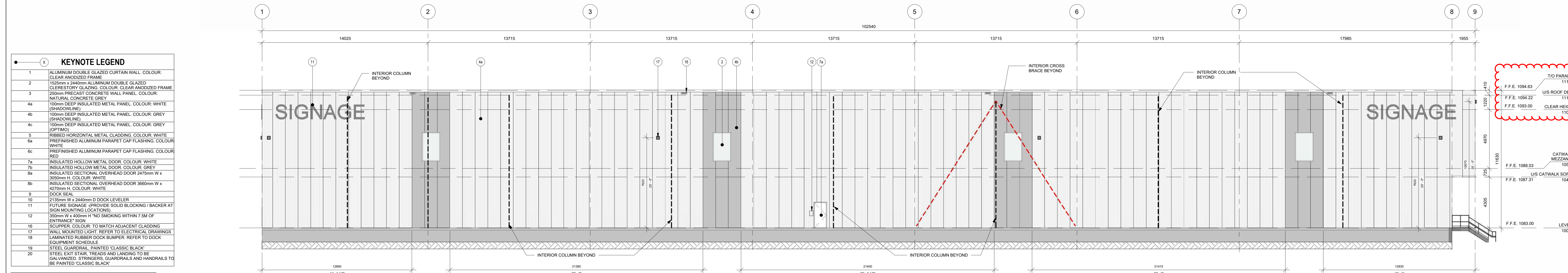
1 BUILDING ELEVATION - EAST
DP300 Scale: 1 : 200



2 ENLARGED BUILDING ELEVATION - EAST 1
DP300 Scale: 1 : 125



3 ENLARGED BUILDING ELEVATION - EAST 2
DP300 Scale: 1 : 125



4 BUILDING ELEVATION - SOUTH
DP300 Scale: 1 : 125

KEYNOTE LEGEND
1 ALUMINUM DOUBLE GLAZED CURTAIN WALL COLOUR: CLEAR ANODIZED FRAME
2 150mm x 240mm ALUMINUM DOUBLE GLAZED CLERESTORY GLAZING COLOUR: CLEAR ANODIZED FRAME
3 25mm PRECAST CONCRETE WALL PANEL COLOUR: NATURAL CONCRETE GREY
4a 10mm DEEP INSULATED METAL PANEL COLOUR: WHITE (SHADOWLINE)
4b 10mm DEEP INSULATED METAL PANEL COLOUR: GREY (SHADOWLINE)
4c 10mm DEEP INSULATED METAL PANEL COLOUR: WHITE (OPTIMO)
5 RIBBED HORIZONTAL METAL CLADDING COLOUR: WHITE
6a PREFINISHED ALUMINUM PARAPET CAP FLASHING COLOUR: WHITE
6b PREFINISHED ALUMINUM PARAPET CAP FLASHING COLOUR: RED
7a INSULATED HOLLOW METAL DOOR COLOUR: WHITE
7b INSULATED HOLLOW METAL DOOR COLOUR: GREY
8a INSULATED SECTIONAL OVERHEAD DOOR 2400mm W x 3600mm H COLOUR: WHITE
8b INSULATED SECTIONAL OVERHEAD DOOR 3600mm W x 4200mm H COLOUR: WHITE
9 DOCK SEAL
10 213mm W x 240mm D DOCK LEVELER
11 FUTURE SIGNAGE PROVIDE SOLID BLOCKING / BACKER AT SIGN MOUNTING LOCATIONS
12 SIGN W/ 400mm H NO SMOKING WITHIN 7.5M OF ENTRANCE SIGN
13 SCUPPER COLOUR TO MATCH ADJACENT CLADDING
17 WALL MOUNTED LIGHT REFER TO ELECTRICAL DRAWINGS
18 LAMINATED RUBBER DOCK BUMPER REFER TO DOCK EQUIPMENT SCHEDULE
19 STEEL GUARDRAIL PAINTED CLASSIC BLACK
20 STEEL EXIT STAIR, TRUSS AND LANDING TO BE GALVANIZED STRINGERS, GUARDRAILS AND HANDRAILS TO BE PAINTED CLASSIC BLACK

LINE TYPE LEGEND
--- INTERIOR INTERMEDIARY COLUMN BEYOND
--- INTERIOR HSS CROSS-BRACING BEYOND

CLIENT LOGO

TOYOTA

CLIENT

TOYOTA CANADA INC.

CLIENT ADDRESS

PROJECT

TCI-ABPDC

10225 15 STREET NE
CALGARY, AB

TITLE

BUILDING ELEVATIONS - SOUTH & EAST

WALTERFEDY

TORONTO | CALGARY | EDMONTON | KITCHENER | HAMILTON

800.665.1378 walterfedy.com

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DP300



LINETYPE LEGEND

— — — — — INTERIOR INTERMEDIARY COLUMN BEYOND

- - - - - INTERIOR HSS CROSS-BRACING BEYOND

CLIENT LOGO			
TOYOTA			
No.	ISSUANCE	DATE	
1	ISSUED FOR DEVELOPMENT PERMIT	2025-04-29	
2	REISSUED FOR DEVELOPMENT PERMIT	2026-07-02	

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 DP No Date Received
 DP2026-02547 2026 SEPT 28
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SITE		
BUILDING ELEVATIONS - NORTH & WEST		
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