

Yuzyk School - Change of Use

PROJECT NUMBER: 26-022

902 11 Ave SW, Calgary, AB

AMENDED DRAWINGS
DP No DP2026-02680
Date Received 07 31 2026
THESE DRAWINGS REFER TO THE
ABOVE DEVELOPMENT PERMIT NO.

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN



ISSUED FOR DR RESPONSE

2026-07-31

CLIENT

River Park Properties LTD
445, 999 – 8th Street SW
Calgary, Alberta, T2R 1J5
403-253-0600

ARCHITECTURAL

Ace Architecture Inc.
209, 255 - 17 Avenue SW
Calgary, AB T2S 2T8
403-212-0626

INTERIOR

zulueta architecture
507 8Ave NE
Calgary AB T2E 0R5
403-618-6079



DRAWING INDEX

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SS-1	SITE SURVEY
INTERIOR IMPROVEMENT	
A4.0	PARTITION PLAN
A6.0	FURNITURE PLAN

PROJECT INFORMATION

SCOPE OF APPLICATION ENTIRE BUILDING (ALL SUITES)
MUNICIPAL ADDRESS 902 11 AVE SW, CALGARY, AB
LEGAL ADDRESS PLAN A1 BLOCK 65.1 LOT 21 PLAN A1 BLOCK 65.1 LOT 22 PLAN A1 BLOCK 65.1 LOT 23 PLAN A1 BLOCK 65.1 LOT 24 PLAN A1 BLOCK 65.1 LOT 25 PLAN A1 BLOCK 65.1 LOT 26 PLAN A1 BLOCK 65.1 LOT 27 PLAN A1 BLOCK 65.1 LOT 28 PLAN A1 BLOCK 65.1 LOT 29 PLAN A1 BLOCK 65.1 LOT 30 PLAN A1 BLOCK 65.1 LOT 31 PLAN A1 BLOCK 65.1 LOT 32
LAND USE ZONING CC-X CENTRE CITY MIXED USE DISTRICT
DISCRETIONARY STATUS 1164 (3) (nh.3) SCHOOL AUTHORITY - SCHOOL:
PROPOSED USE AREA SCHOOL AUTHORITY (INSTRUCTIONAL FACILITY) BEFORE AND AFTER SCHOOL CARE (CHILD CARE SERVICE)
STUDENT&EMPLOYEES COUNT STUDENTS - 564 EMPLOYEES - 50
DESCRIPTION PROPOSED CHARTER SCHOOL. FACILITY PROVIDING ALBERTA EDUCATION CURRICULUM FOR STUDENTS FROM KINDERGARTEN TO GRADE 8, WITH A FOCUS ON UKRAINIAN-ENGLISH BILINGUAL PROGRAMMING. THE FACILITY WILL ALSO INCLUDE BEFORE AND AFTER SCHOOL CARE SERVICES. SCHOOL PROGRAMMING WILL INCLUDE ACADEMIC INSTRUCTION, MUSIC, ART, MOVEMENT BREAKS, AND OUTDOOR ACTIVITIES WITHIN A DESIGNATED PORTION OF THE EXISTING PARKING AREA.
RATIONALE THE PROPOSAL IS FOR A CHANGE OF USE WITHIN AN EXISTING BUILDING TO ACCOMMODATE A SCHOOL AUTHORITY – SCHOOL FOR APPROXIMATELY 564 STUDENTS BY THE 2030 -31 SCHOOL YEAR. THE ANTICIPATED STUDENT POPULATION IS EXPECTED TO GROW NATURALLY WITH THE SURROUNDING COMMUNITY POPULATION OVER TIME. MINOR INTERIOR MODIFICATIONS ARE PROPOSED TO SUPPORT CLASSROOM, ADMINISTRATION, AND STUDENT ACTIVITY SPACES, WHILE NO MAJOR EXTERIOR BUILDING ALTERATIONS ARE PROPOSED. THE DEVELOPMENT INCLUDES LIMITED SITE MODIFICATIONS TO IMPROVE FUNCTIONALITY AND STUDENT SAFETY, INCLUDING OUTDOOR PLAY SPACE AND REVISED SITE CIRCULATION. THE PROPOSED SCHOOL USE WILL CONTRIBUTE POSITIVELY TO THE AREA BY SUPPORTING EDUCATIONAL OPPORTUNITIES, INCREASING DAILY ACTIVITY, AND HELPING TO FURTHER ENERGIZE THE SURROUNDING MIXED-USE COMMUNITY.
OUTDOOR PLAY AREAS THE OUTDOOR PLAY AREAS AREA PLANNED AS A FUTURE ENHANCEMENT TO SUPPORT STUDENT RECREATION AND SUPERVISED ACTIVITIES. AT THE LOWER ENTRANCE AREA, FAUX GRASS WILL BE INSTALLED ALONG WITH A PEDESTRIAN WALKWAY CONNECTING THE STAIRS TO THE MAIN ENTRANCE, CREATING A SMALL INFORMAL GATHERING AND RELAXATION SPACE THAT MAY INCLUDE SEATING SUCH AS PICNIC TABLES. WITHIN THE EXISTING PARKING LOT AREA, THE SPACE WILL REMAIN FLEXIBLE FOR PHYSICAL EDUCATION USE AND WILL ACCOMMODATE TEMPORARY AND MOVABLE EQUIPMENT SUCH AS BASKETBALL HOOPS, SOCCER NETS, AND SIMILAR ITEMS, AS WELL AS PAINTED GROUND GAMES INCLUDING HOPSCOTCH AND FOUR SQUARE. IN THE LONGER TERM, A MORE FORMAL PLAYGROUND STRUCTURE IS ANTICIPATED WITHIN THE PARKING LOT AREA, POTENTIALLY INCORPORATING A DEFINED PLAY ZONE WITH A RUBBER MULCH SURFACE FOR IMPROVED SAFETY AND USABILITY.
PARKING MEMO BEFORE/AFTER SCHOOL CARE WILL OPERATE FROM 6:30 – 8:30 AM AND 2:45 – 6:30 PM. WITH REGULAR SCHOOL HOURS FROM 8:30 AM – 2:45 PM, THE MAJORITY OF STUDENTS ARE EXPECTED TO ARRIVE AND DEPART BY SCHOOL BUS, RESULTING IN LIMITED VEHICLE TRAFFIC DURING PEAK PERIODS. A DEFINED BUS LOADING PROTOCOL IS PROPOSED, WITH BUSES ACCESSING THE SITE VIA THE SOUTH ALLEYWAY, STUDENT LOADING/UNLOADING OCCURRING ALONG THE SOUTH SIDE OF THE BUILDING, AND SUPERVISED STUDENT ESCORT BETWEEN BUSES AND THE SCHOOL ENTRANCE.



1
DP.01

VIEW 1



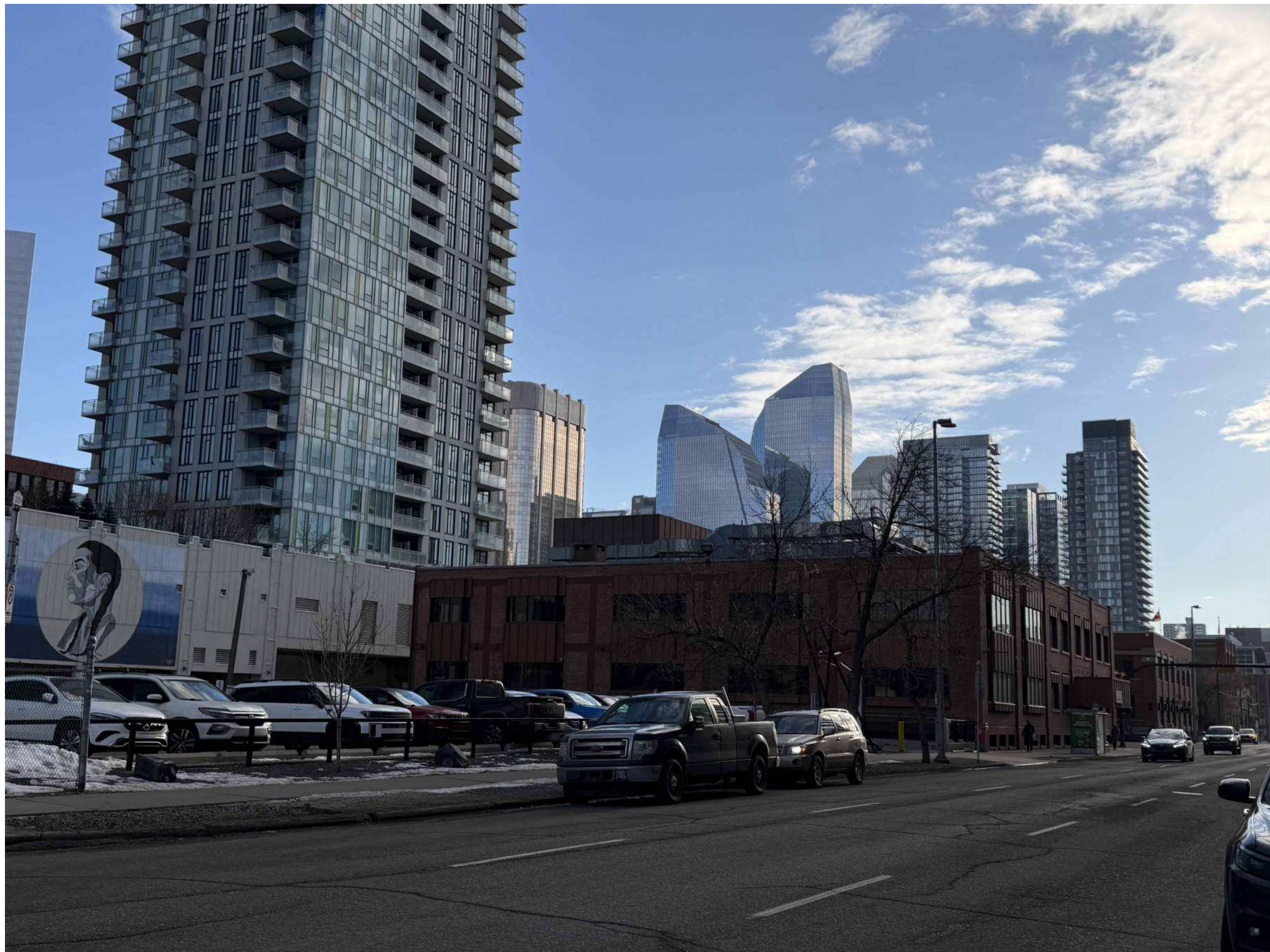
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VIEW 2



3
DP.01

VIEW 3

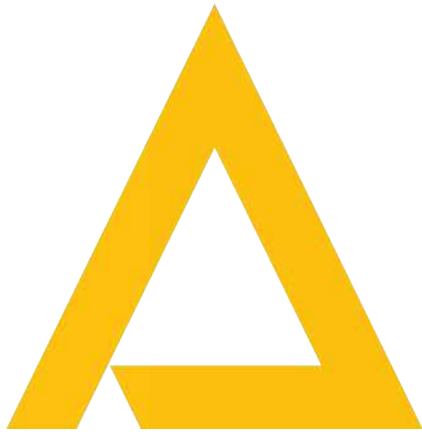


12
DP.01

VIEW 4

AMENDED DRAWINGS
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Revisions:

No.	Description	Date
1	ISSUED FOR DEVELOPMENT PERMIT	2026-05-07
2	REISSUED FOR DEVELOPMENT PERMIT	2026-05-22
3	ISSUED FOR DR RESPONSE	2026-07-31

Legends:

Client:

River Park Properties LTD

Project:

Yuzyk School - Change of Use

Address:

902 11 Ave SW, Calgary, AB

Sheet Name:

COLOUR PHOTOGRAPHS

Project Number:

26-022

Date:

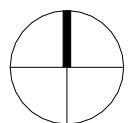
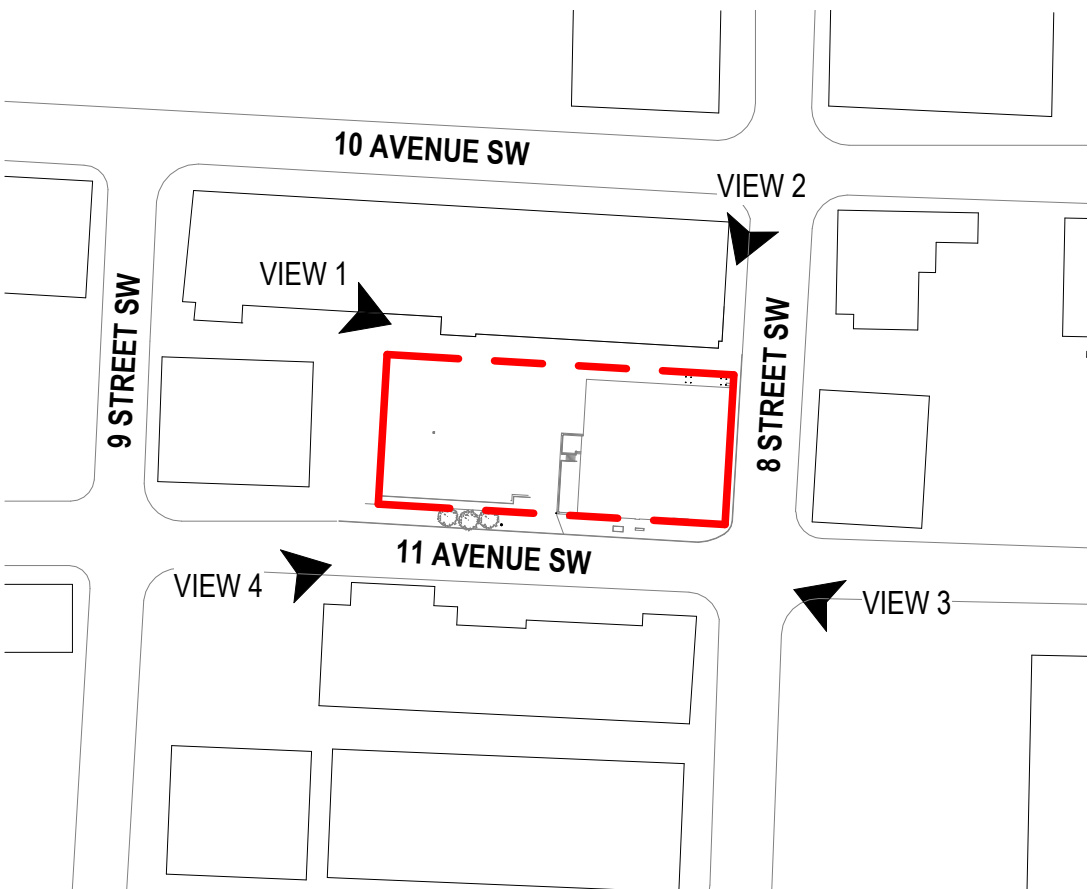
2026-07-31

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KZ

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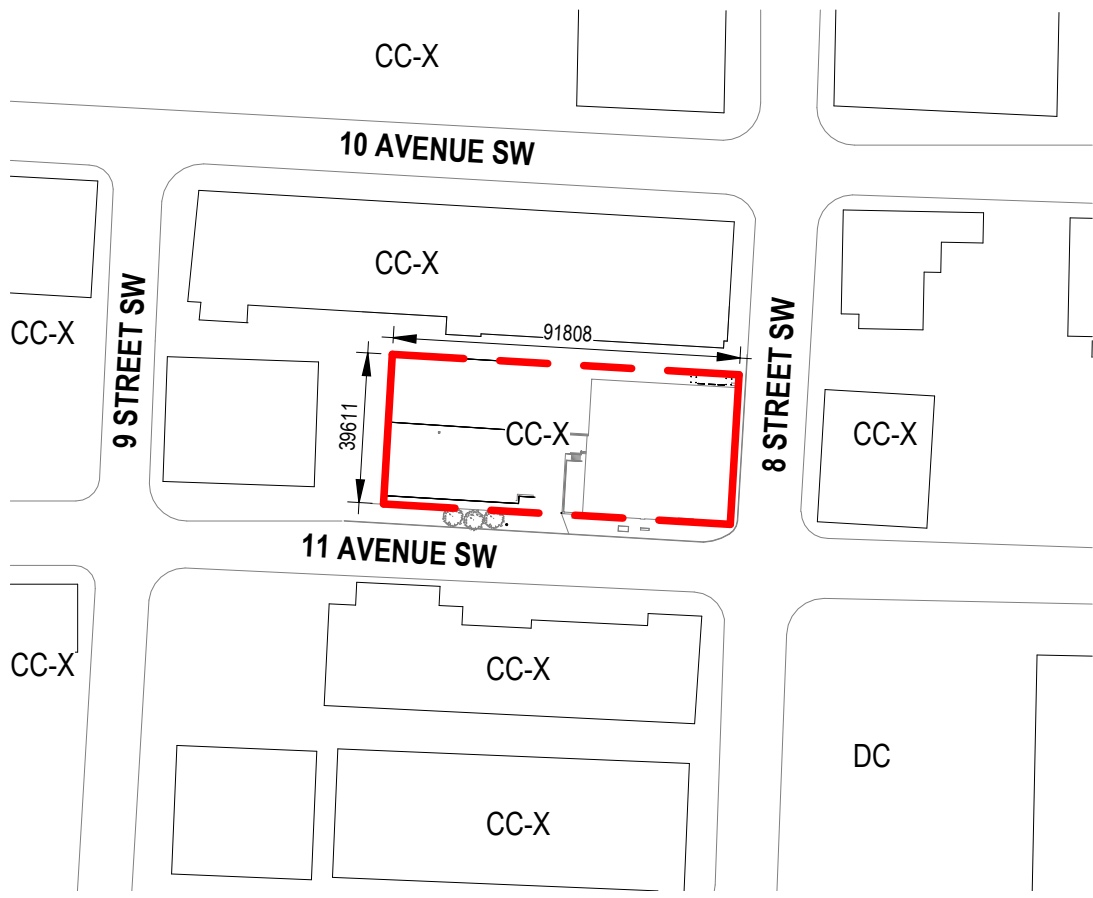
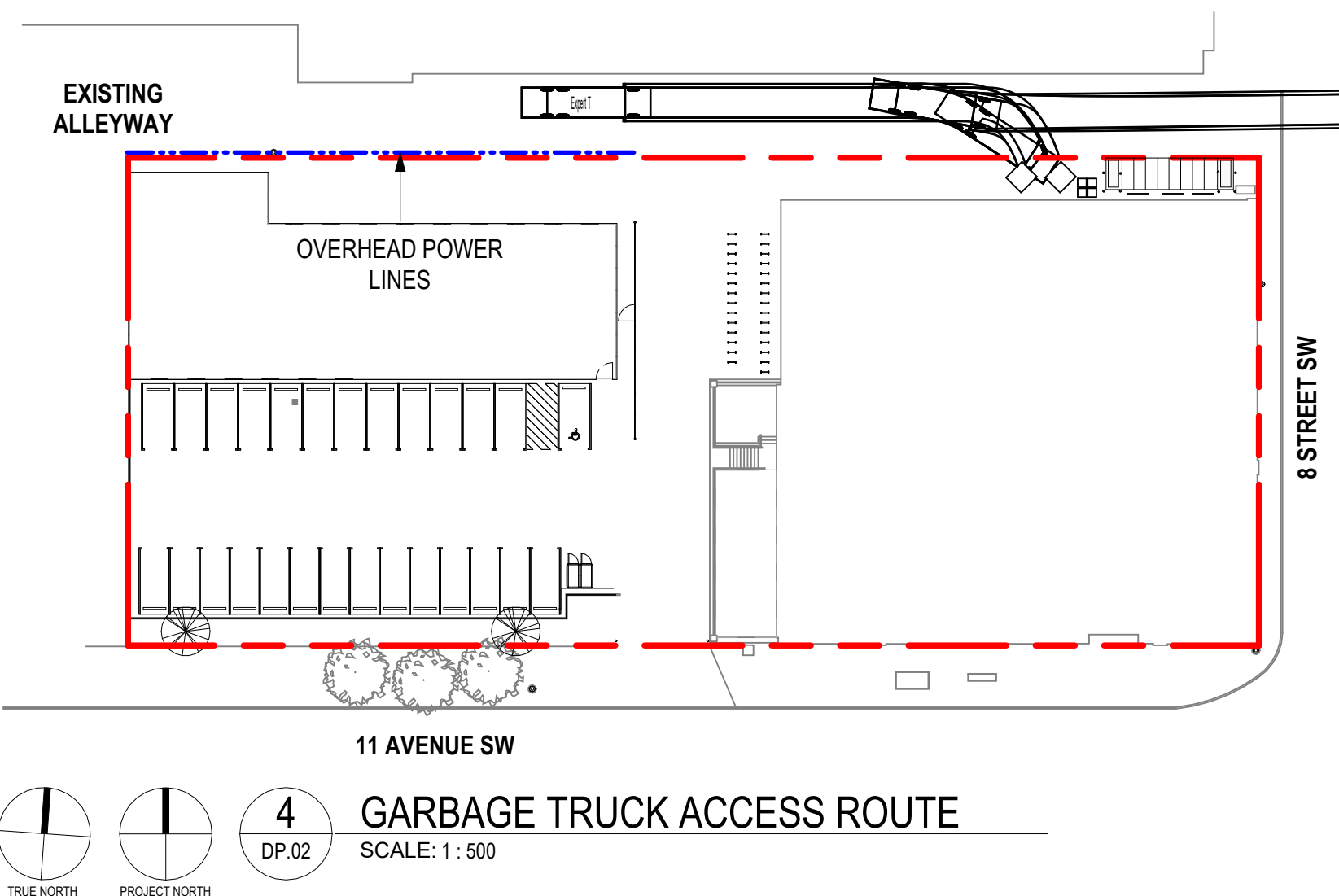
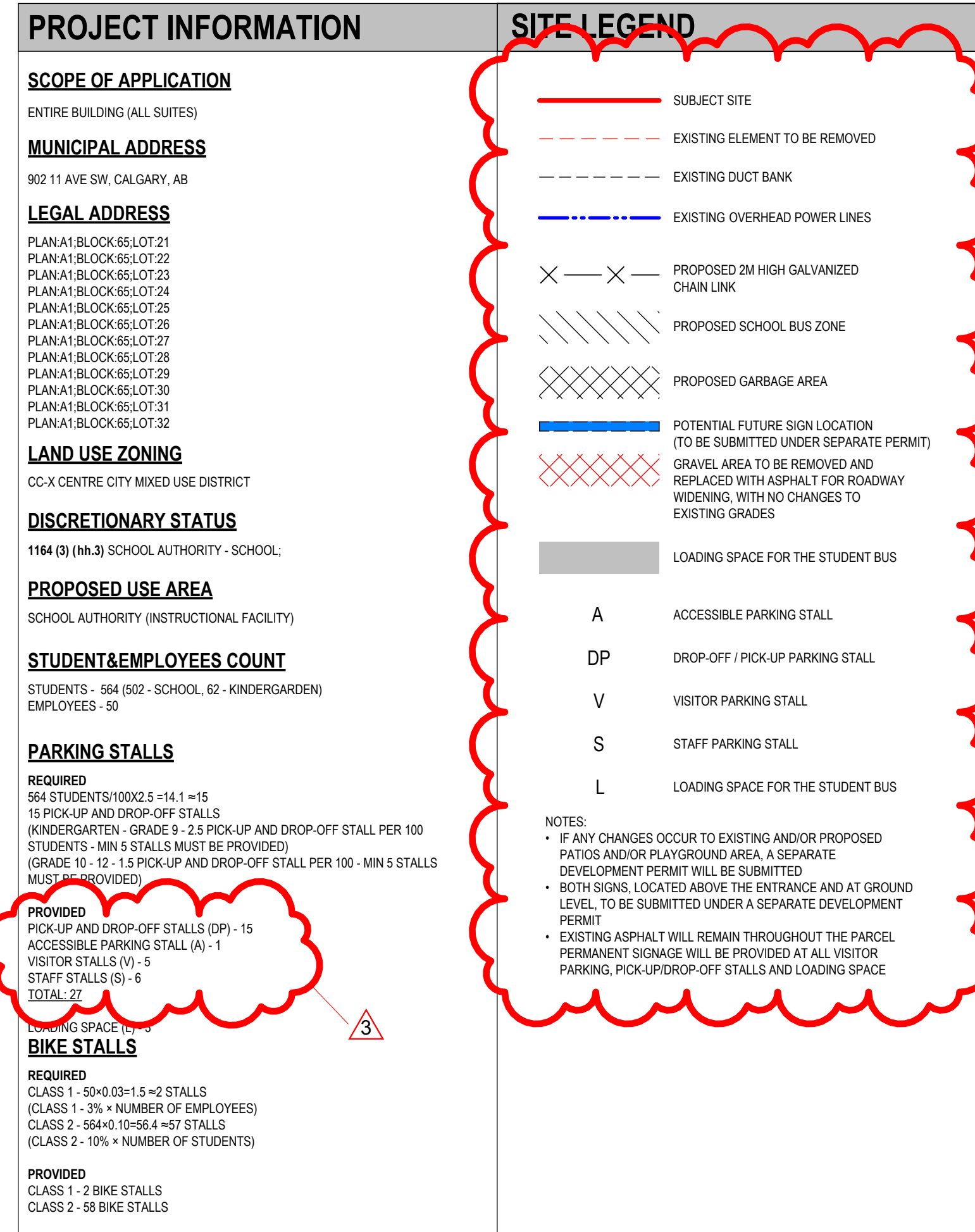
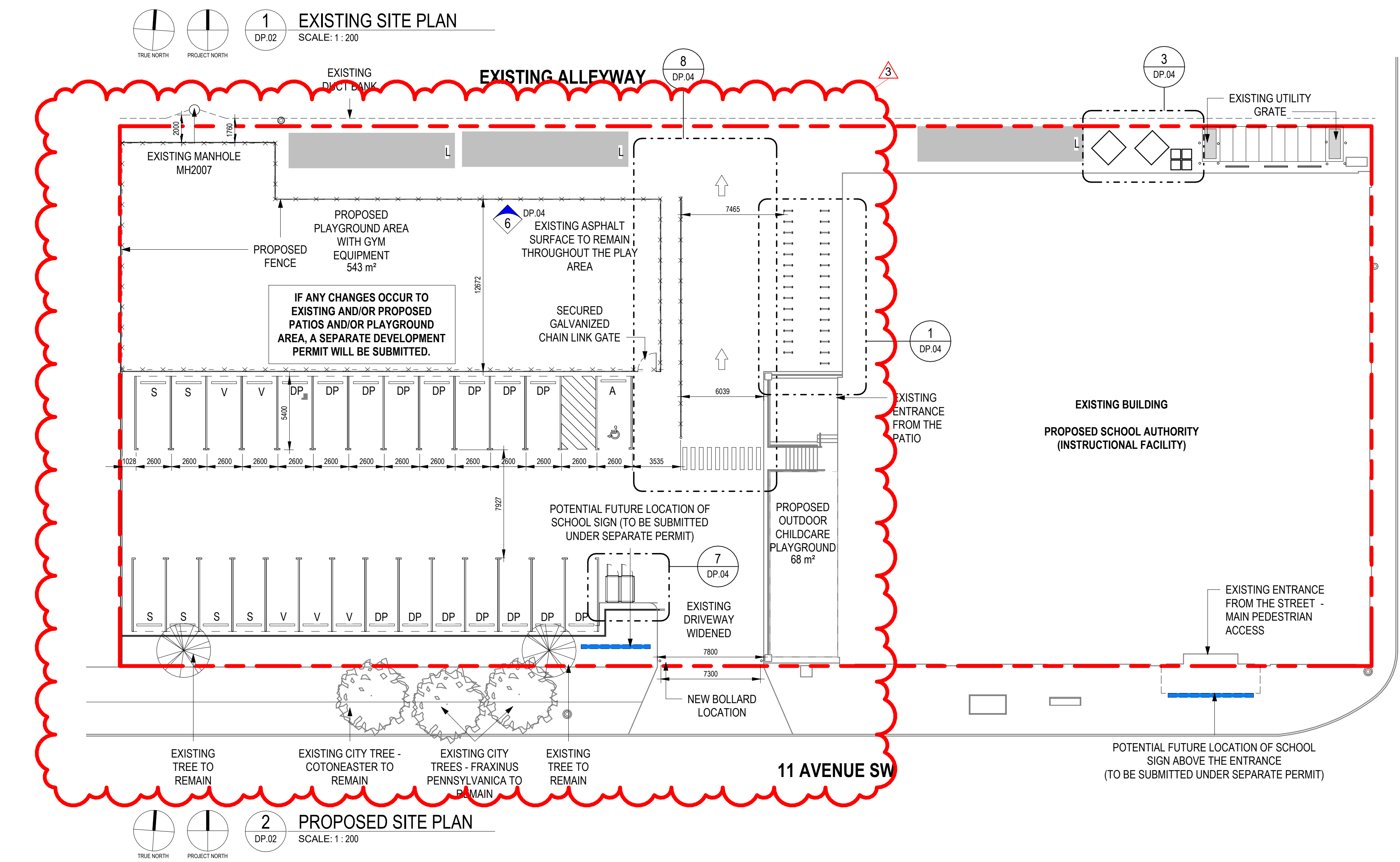
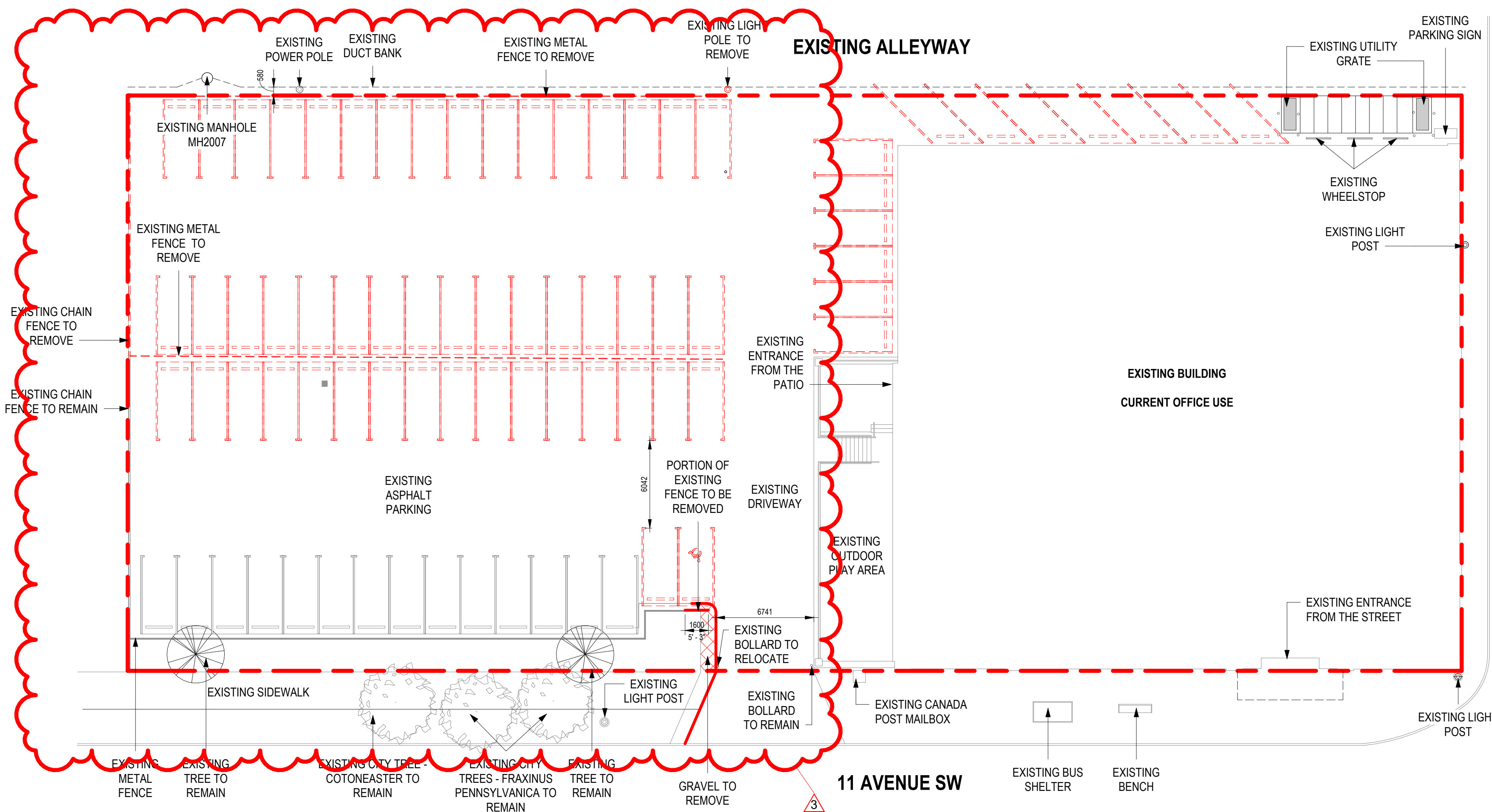


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DP.01

KEY PLAN - COLOUR PHOTOGRAPHS
SCALE: 1 : 2000

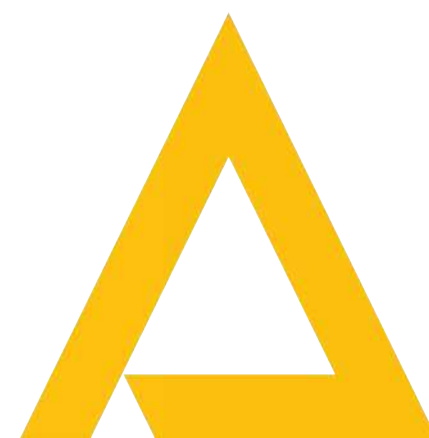
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SITE PLAN

Project Number:

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Date:

2026-07-31

Drawn by:

KZ

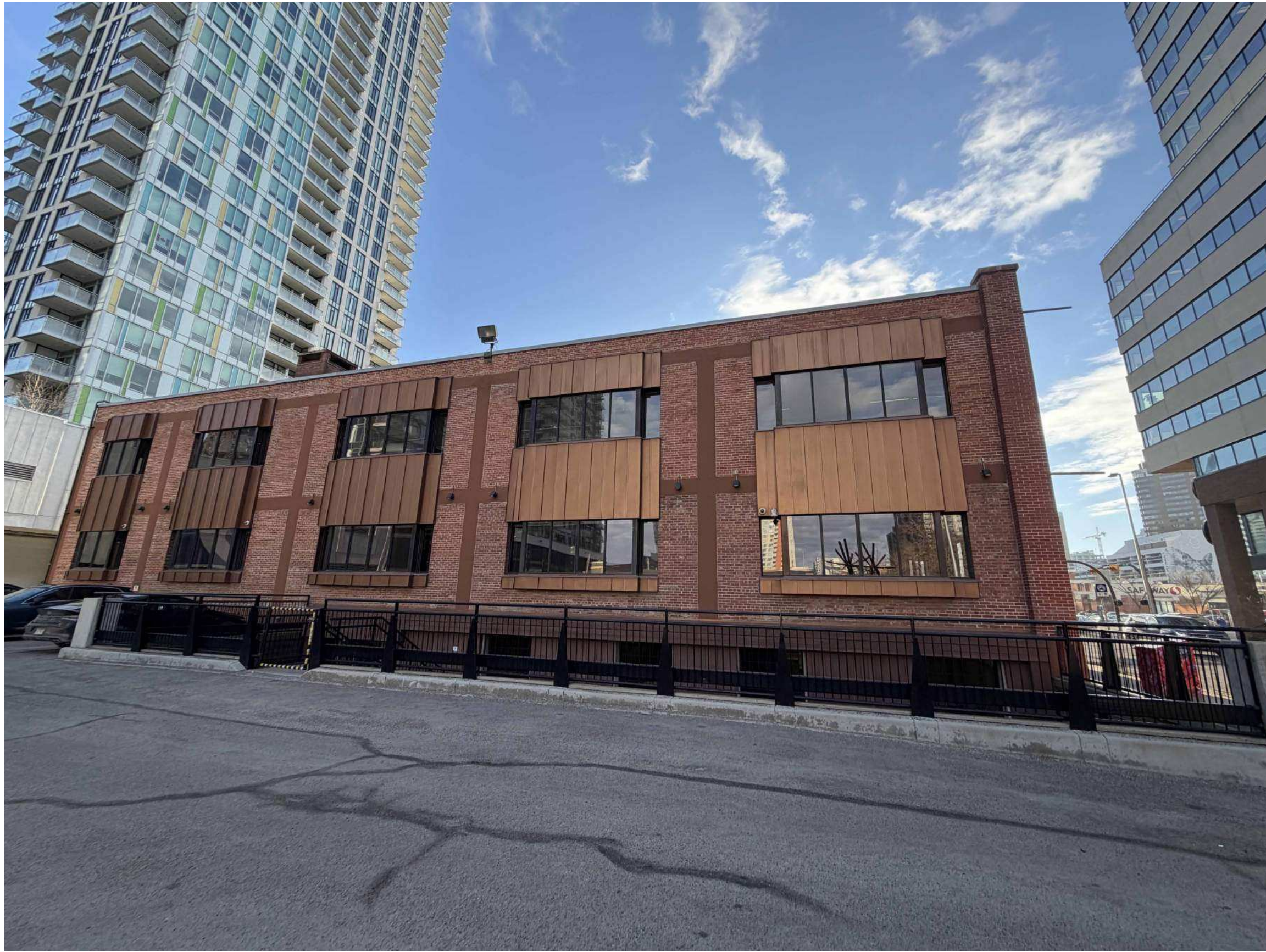
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DP.02

Scale:

As indicated



1 WEST VIEW
DP.03



2 SOUTH VIEW
DP.03



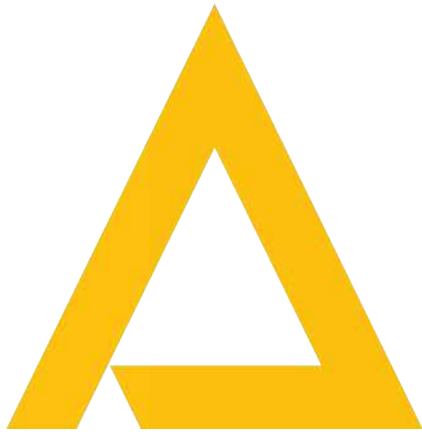
3 EAST VIEW
DP.03



12 NORTH VIEW
DP.03

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Legends:

NOTES:
1. NO EXTERIOR CHANGES ARE PROPOSED TO THE EXISTING BUILDING ELEVATIONS.
2. PROPOSED SCHOOL SIGN LOCATIONS ARE SHOWN FOR REFERENCE ONLY (DP.03) AND WILL BE SUBMITTED UNDER A SEPARATE PERMIT.

Client:

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Address:

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Sheet Name:

EXISTING ELEVATIONS

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Date:

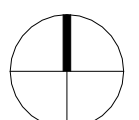
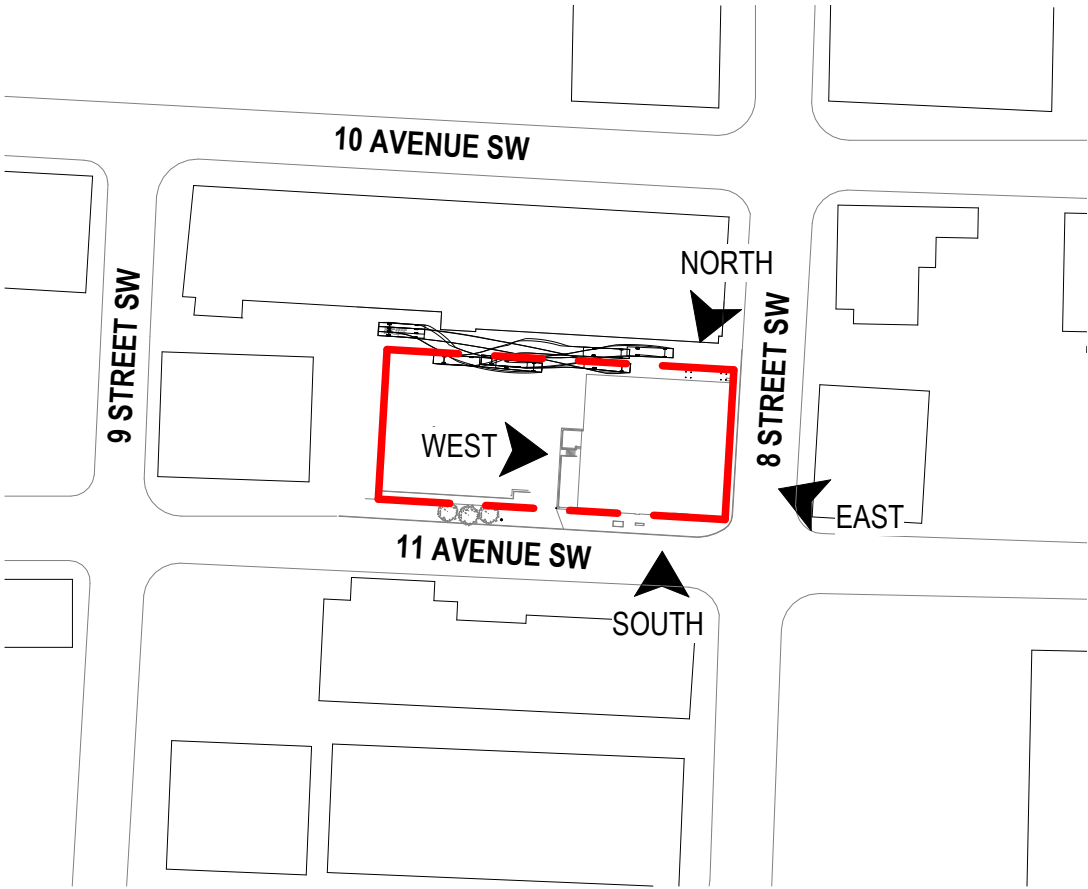
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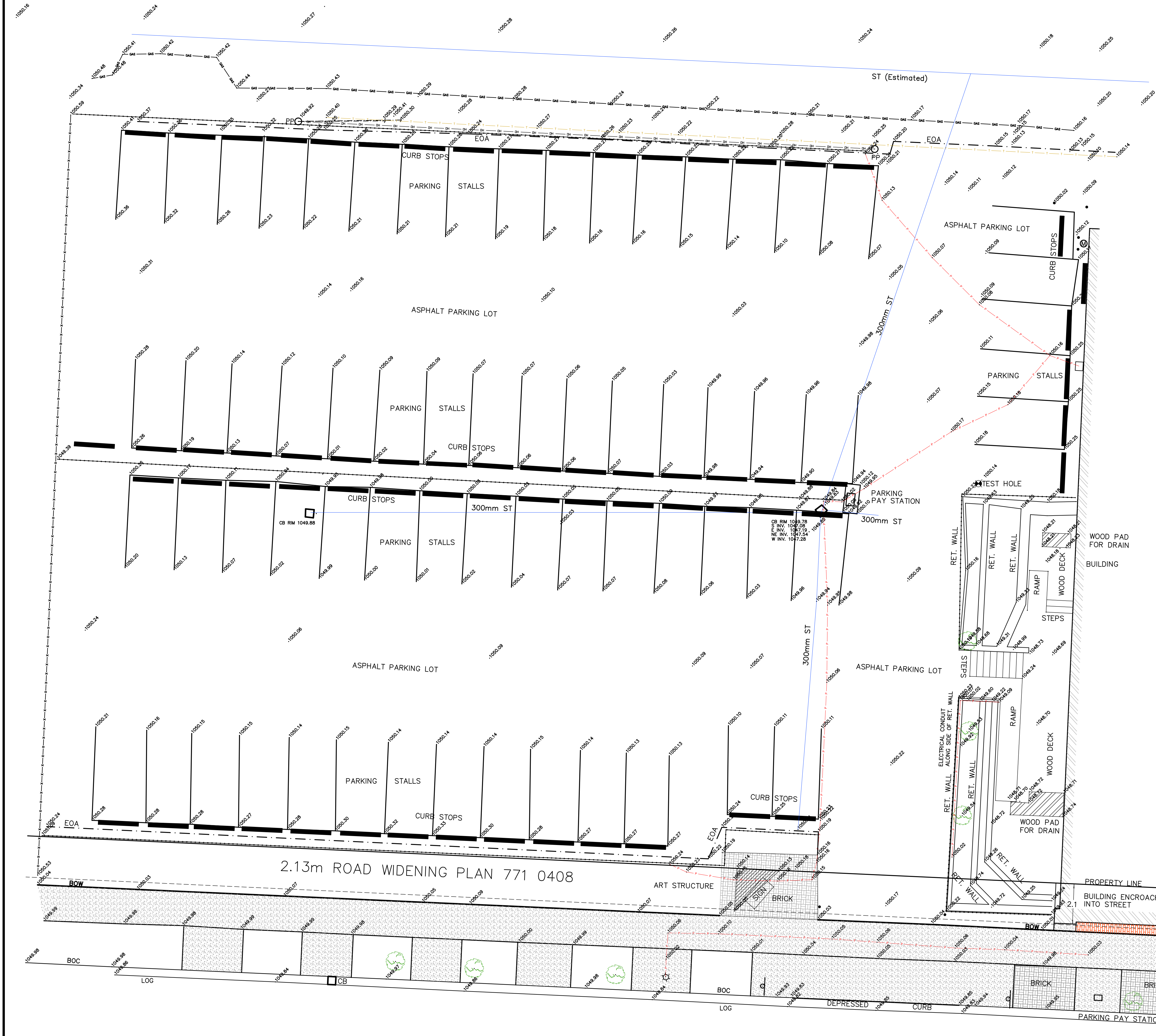
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4 KEY PLAN - ELEVATIONS
DP.03
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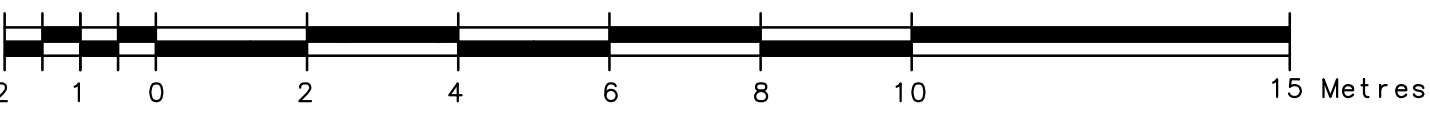
DP.03

Scale:
As indicated



THE CITY OF CALGARY
PLAN SHOWING
SITE SURVEY
AFFECTING
LOTS 21-32, BLOCK 65, PLAN A1
AND PORTION OF LANE
A L B E R T A .

2013
BY: JAMES B. WOODS, A.L.S.
SCALE : 1 : 100

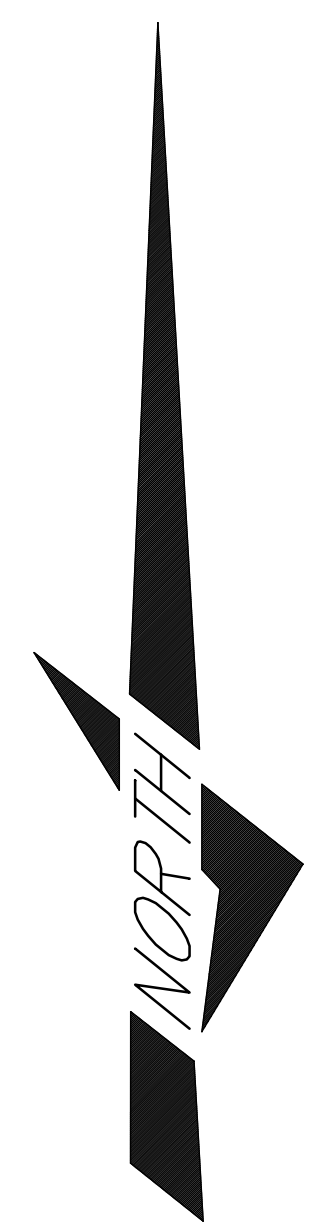


- NOTES :**
- Distances shown are in metres and decimals thereof.
 - Elevations are geodetic and were derived from ASCM's 289959, 97238, and 219147.
 - Bearings are GRID and were derived from GPS observations from ASCM's 289959, 97238, and 219147.
 - Survey was performed between the dates of January 4, 2013 and January 14, 2013.
 - All visual surface information shown on this plan was located by field survey.

DISCLAIMER :
ALL SHALLOW UNDERGROUND UTILITIES WERE PLOTTED FROM LOCATIONS SUPPLIED BY "THE UTILITY LOCATORS"
- PRIOR TO DIGGING, UNDERGROUND LINES MUST BE LOCATED.

LEGEND :

- Sanitary Sewer
- Water Line
- Storm Sewer
- Electric Line
- Telus Line
- Gas Lines
- Short Metal Fence
- Chainlink Fence
- Lip of Gutter
- Back of Curb
- Back of Walk
- Edge of Asphalt
- Over Head Power Lines
- Light Standard
- Manhole
- Fire Hydrant
- Catch Basin
- Concrete
- Buildings
- Utility Box
- Ballards
- Power Poles & Anchors
- Spot Elevation
- Deciduous Tree
- Sign
- Gas Meter
- BRICK PAVING



D.A. Watt Consulting
#310, 3016 - 5th Avenue N.E.
Calgary, AB T2A 6K4
Phone: (403) 273-9001
Fax: (403) 273-3440

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