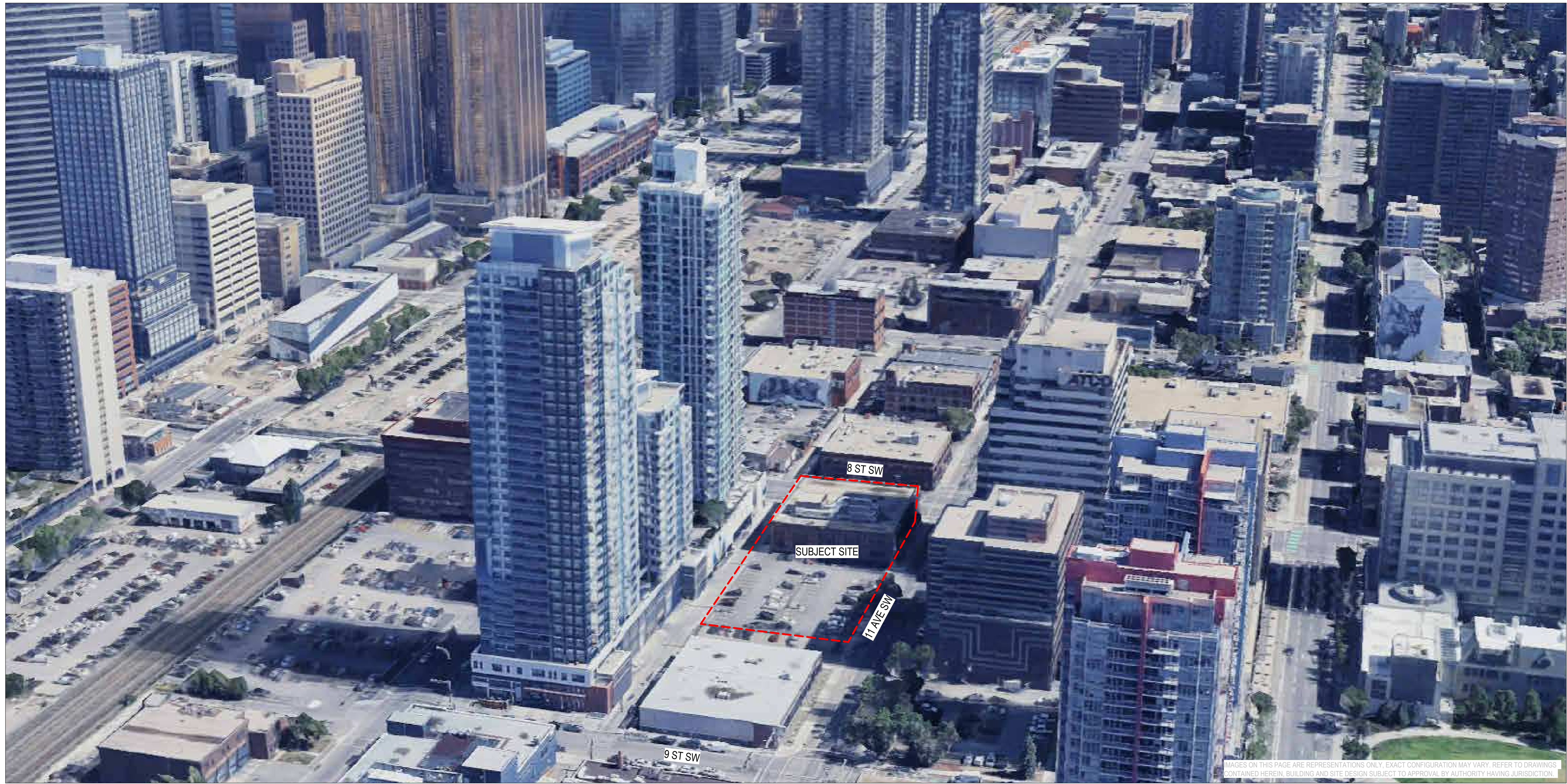
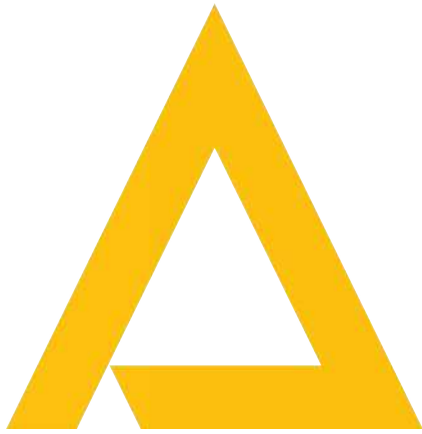


# Yuzyk School - Change of Use

PROJECT NUMBER: 26-022

902 11 Ave SW, Calgary, AB



## REISSUED FOR DEVELOPMENT PERMIT

2026-05-22

### 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



### DRAWING INDEX

|                  |                     |
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| DP.01            | COLOUR PHOTOGRAPHS  |
| DP.02            | SITE PLAN           |
| DP.03            | EXISTING ELEVATIONS |
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| SITE SURVEY      |                     |
| SS-1             | SITE SURVEY         |
| AS-BUILT LAYOUTS |                     |
| L-1              | FIRST FLOOR         |
| L-2              | SECOND FLOOR        |
| L-3              | THIRD FLOOR         |

### 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 ARE 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 RUNS FROM 6:30 TO 8:30AM AND 2:45 TO 6:00PM AND SCHOOL HOURS BEING 8:30 TO 2:45. THE EXPECTATION IS THAT THE MAJORITY OF STUDENTS WILL ARRIVE BY BUS AND THAT THERE WILL BE VERY LITTLE VEHICLE TRAFFIC.

A DEFINED BUSING PROTOCOL IS PROPOSED TO ENSURE SAFE AND EFFICIENT STUDENT DROP-OFF AND PICK-UP OPERATIONS. DURING MORNING DROP-OFF, SCHOOL BUSES WILL ACCESS THE SITE VIA THE SOUTH ALLEYWAY DUE TO SITE CONSTRAINTS AND TURNING REQUIREMENTS. STUDENTS WILL BE UNLOADED ALONG THE SOUTH SIDE OF THE BUILDING AND WILL BE SUPERVISED AS THEY ARE ESCORTED DIRECTLY TO THE FIRST-FLOOR SCHOOL ENTRANCE. FOR AFTERNOON PICK-UP, BUSES WILL AGAIN LINE UP WITHIN THE SOUTH ALLEYWAY IN AN ORGANIZED QUEUEING SYSTEM. SCHOOL SUPERVISORS WILL ESCORT STUDENTS FROM THE BUILDING TO THEIR ASSIGNED BUS LOCATIONS, ENSURING CONTROLLED MOVEMENT AND SAFE SEPARATION BETWEEN PEDESTRIANS AND VEHICLE CIRCULATION AT ALL TIMES.



1 VIEW 1  
DP.01



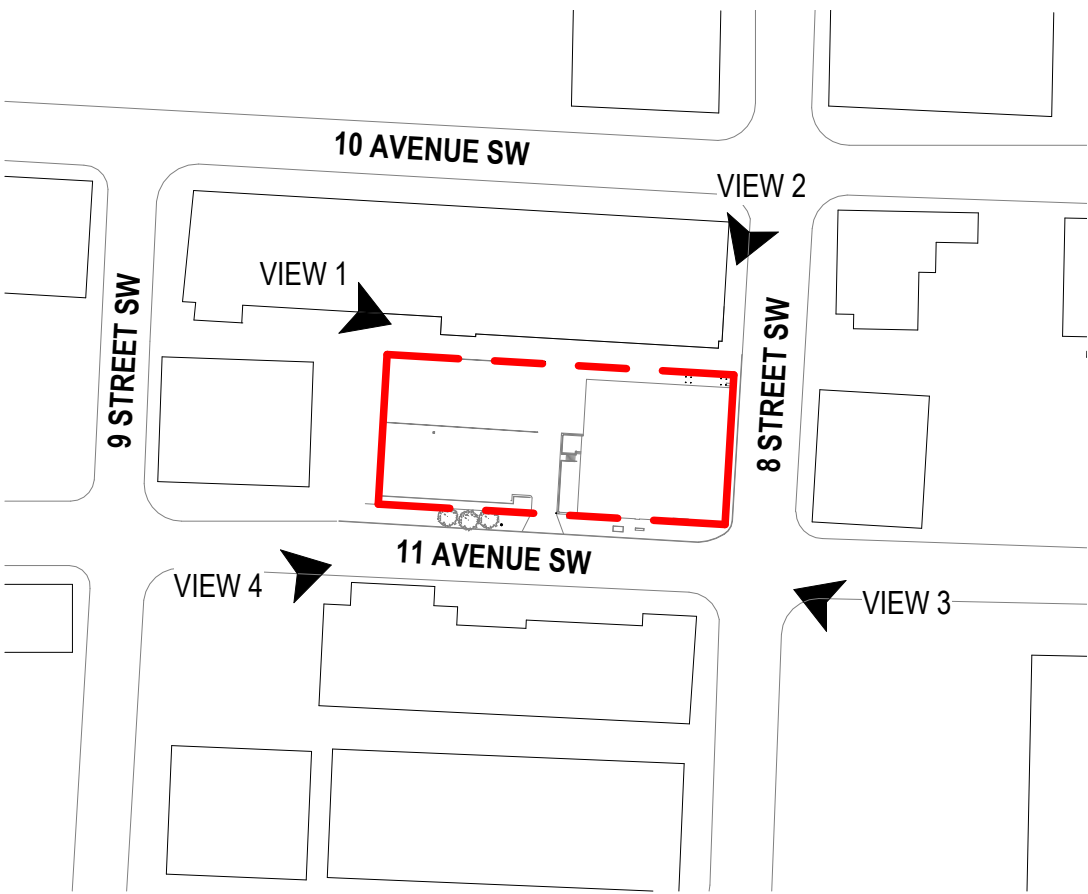
2 VIEW 2  
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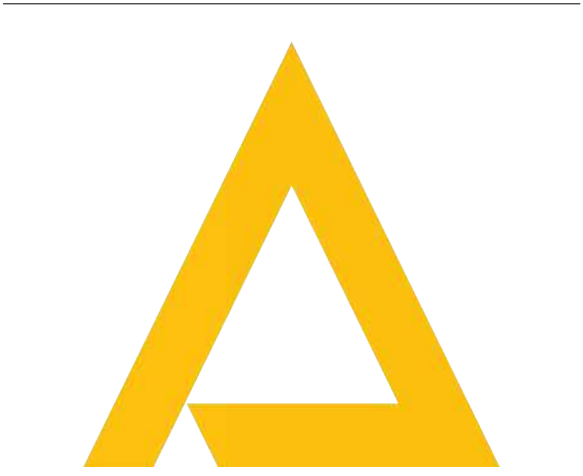
3 VIEW 3  
DP.01



12 VIEW 4  
DP.01



4 KEY PLAN - COLOUR PHOTOGRAPHS  
DP.01  
SCALE: 1 : 2000



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Revisions:

| No. | Description                     | Date       |
|-----|---------------------------------|------------|
| 1   | ISSUED FOR DEVELOPMENT PERMIT   | 2026-05-07 |
| 2   | REISSUED FOR DEVELOPMENT PERMIT | 2026-05-22 |

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:

2026-05-22

Drawn by:

KZ

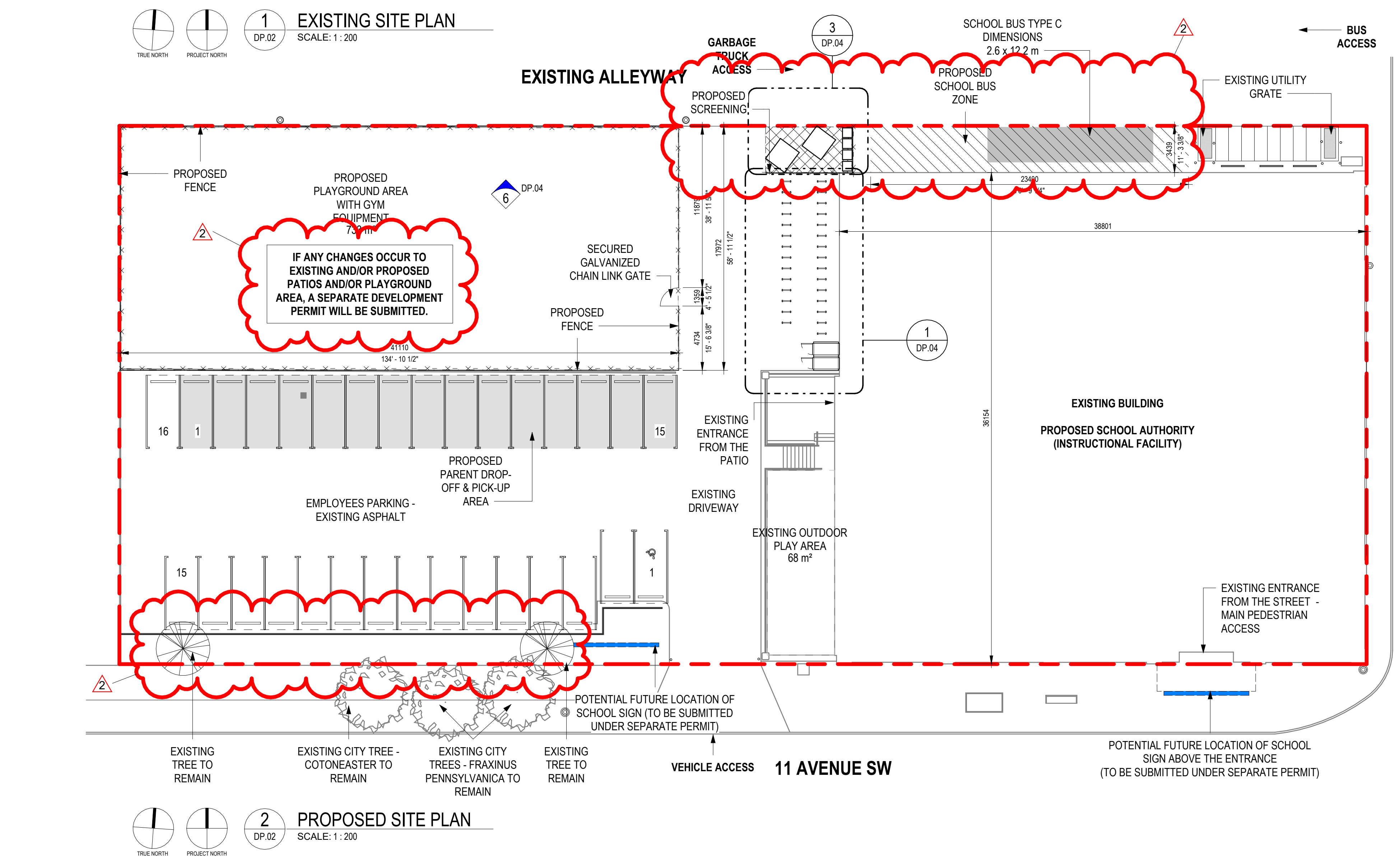
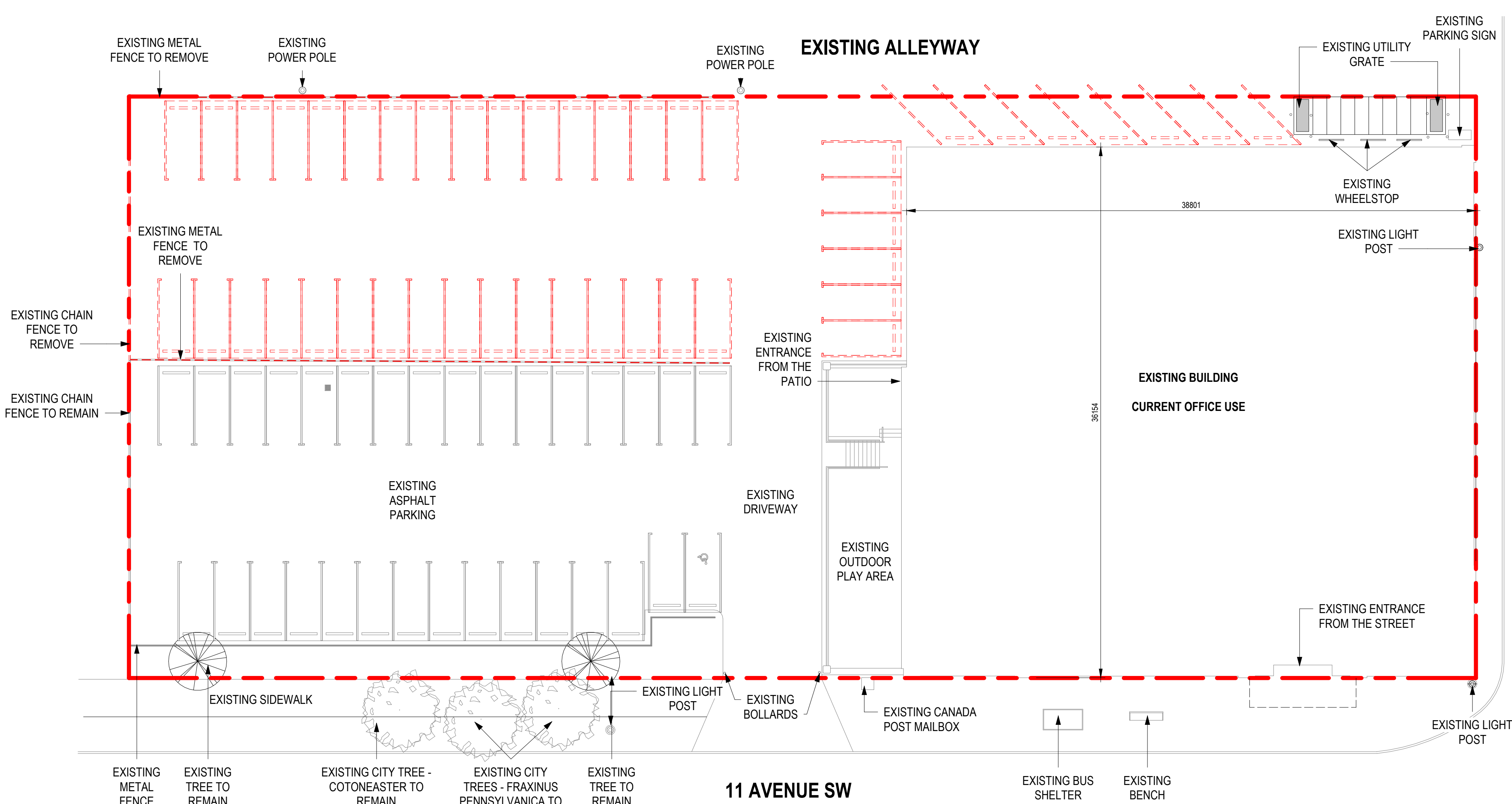
Checked by:

CC

DP.01

Scale:

As indicated



### PROJECT INFORMATION

**SCOPE OF APPLICATION**  
ENTIRE BUILDING (ALL SUITES)

**MUNICIPAL ADDRESS**  
902 11 AVE SW, CALGARY, AB

**LEGAL ADDRESS**  
PLAN A1 BLOCK 65 LOT 21  
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PLAN A1 BLOCK 65 LOT 27  
PLAN A1 BLOCK 65 LOT 28  
PLAN A1 BLOCK 65 LOT 29  
PLAN A1 BLOCK 65 LOT 30  
PLAN A1 BLOCK 65 LOT 31  
PLAN A1 BLOCK 65 LOT 32

**LAND USE ZONING**  
CC-X CENTRE CITY MIXED USE DISTRICT

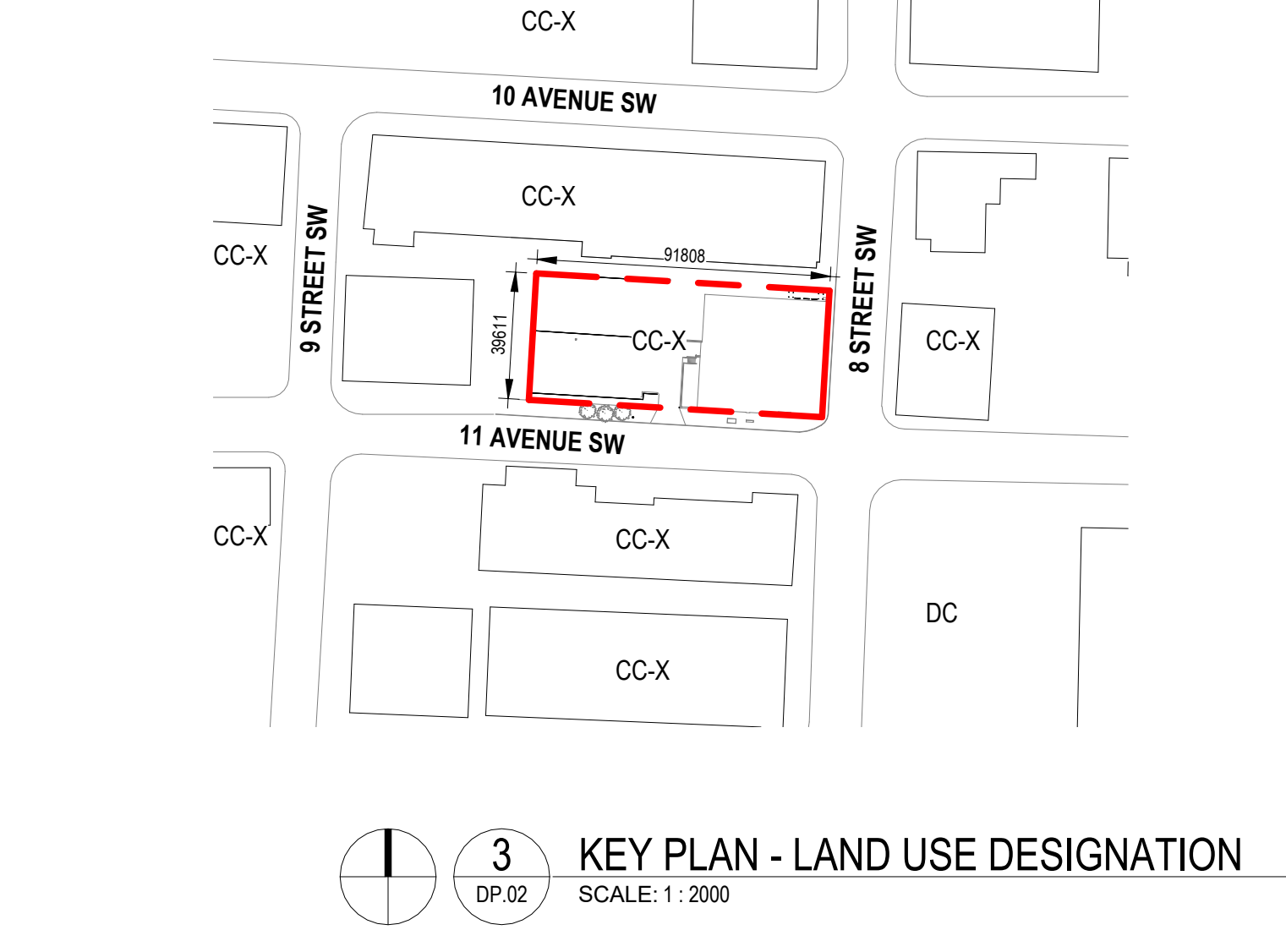
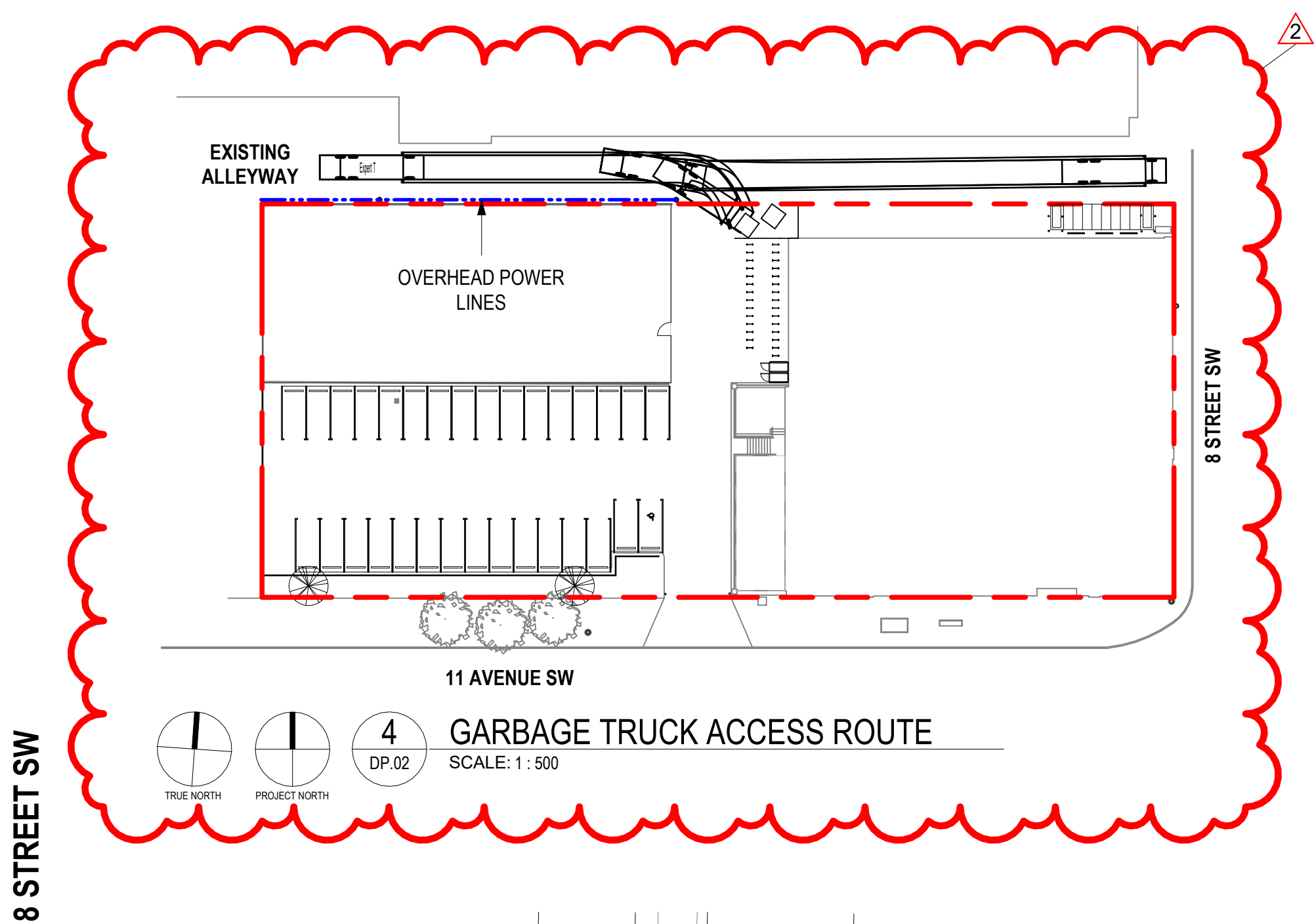
**DISCRETIONARY STATUS**  
1164 (3) (hh.3) SCHOOL AUTHORITY - SCHOOL

**PROPOSED USE AREA**  
SCHOOL AUTHORITY (INSTRUCTIONAL FACILITY)

**STUDENT & EMPLOYEES COUNT**  
STUDENTS - 564  
EMPLOYEES - 50

**PARKING STALLS**  
**REQUIRED**  
564 STUDENTS / 100 x 2.5 = 14.1 = 15  
15 PICK-UP AND DROP-OFF STALLS  
KINDERGARTEN - GRADE 9 - 2.5 PICK-UP AND DROP-OFF STALL PER 100 STUDENTS - MIN 5 STALLS MUST BE PROVIDED  
(GRADE 10 - 12 - 1.5 PICK-UP AND DROP-OFF STALL PER 100 - MIN 5 STALLS MUST BE PROVIDED)  
**PROVIDED**  
NUMBER OF PICK-UP AND DROP-OFF STALLS = 15  
NUMBER OF EMPLOYEES PARKING = 16  
TOTAL: 31

**BIKE STALLS**  
**REQUIRED**  
CLASS 1 - 50 x 0.03 x 1.5 = 2 STALLS  
(CLASS 1 - 3% x NUMBER OF EMPLOYEES)  
CLASS 2 - 564 x 0.10 x 56.4 = 67 STALLS  
(CLASS 2 - 10% x NUMBER OF STUDENTS)  
**PROVIDED**  
CLASS 1 - 2 BIKE STALLS  
CLASS 2 - 58 BIKE STALLS



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Legends:

- SUBJECT SITE
- EXISTING ELEMENT TO BE REMOVED
- PROPOSED 6' HIGH GALVANIZED CHAIN LINK
- PROPOSED PARENT DROP-OFF & PICK-UP AREA
- PROPOSED SCHOOL BUS ZONE
- PROPOSED GARBAGE AREA
- PROPOSED DUMPSTERS & YARD 6' L x 58' W x 6' H
- POTENTIAL FUTURE SIGN LOCATION

NOTES:

- IF ANY CHANGES OCCUR TO EXISTING AND/OR PROPOSED PATIOS AND/OR PLAYGROUND AREA, A SEPARATE DEVELOPMENT PERMIT WILL BE SUBMITTED.
- BOTH SIGNS, LOCATED ABOVE THE ENTRANCE AND AT GROUND LEVEL, TO BE SUBMITTED UNDER A SEPARATE DEVELOPMENT PERMIT.
- EXISTING ASPHALT WILL REMAIN THROUGHOUT THE PARCEL.

Client:  
River Park Properties LTD

Project:  
Yuzyk School - Change of Use

Address:  
902 11 Ave SW, Calgary, AB

Sheet Name:  
SITE PLAN

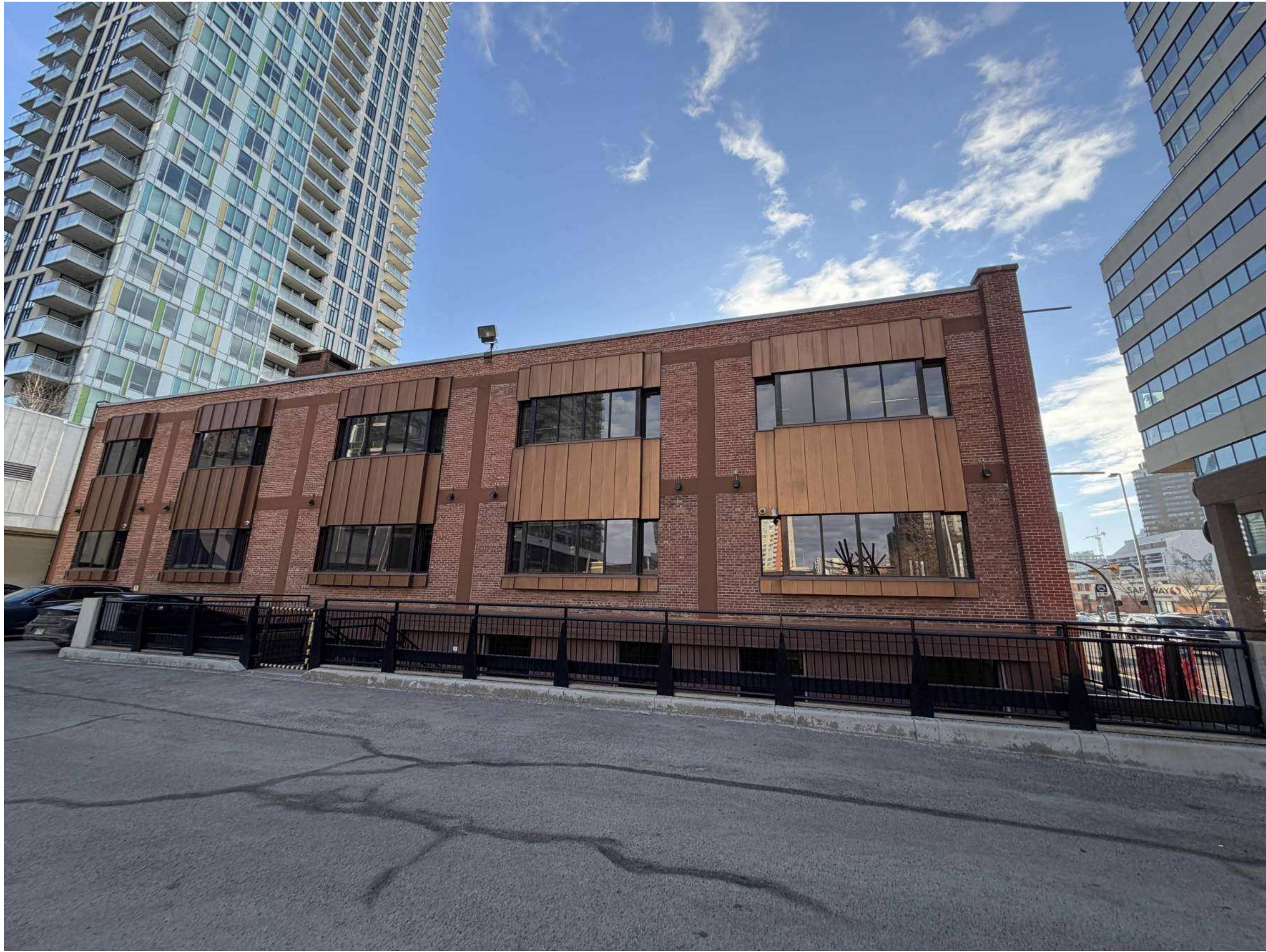
Project Number:  
26-022

Date:  
2026-05-22

Drawn by:  
KZ

Checked by:  
CC

Scale:  
As indicated



1 WEST VIEW  
DP.03



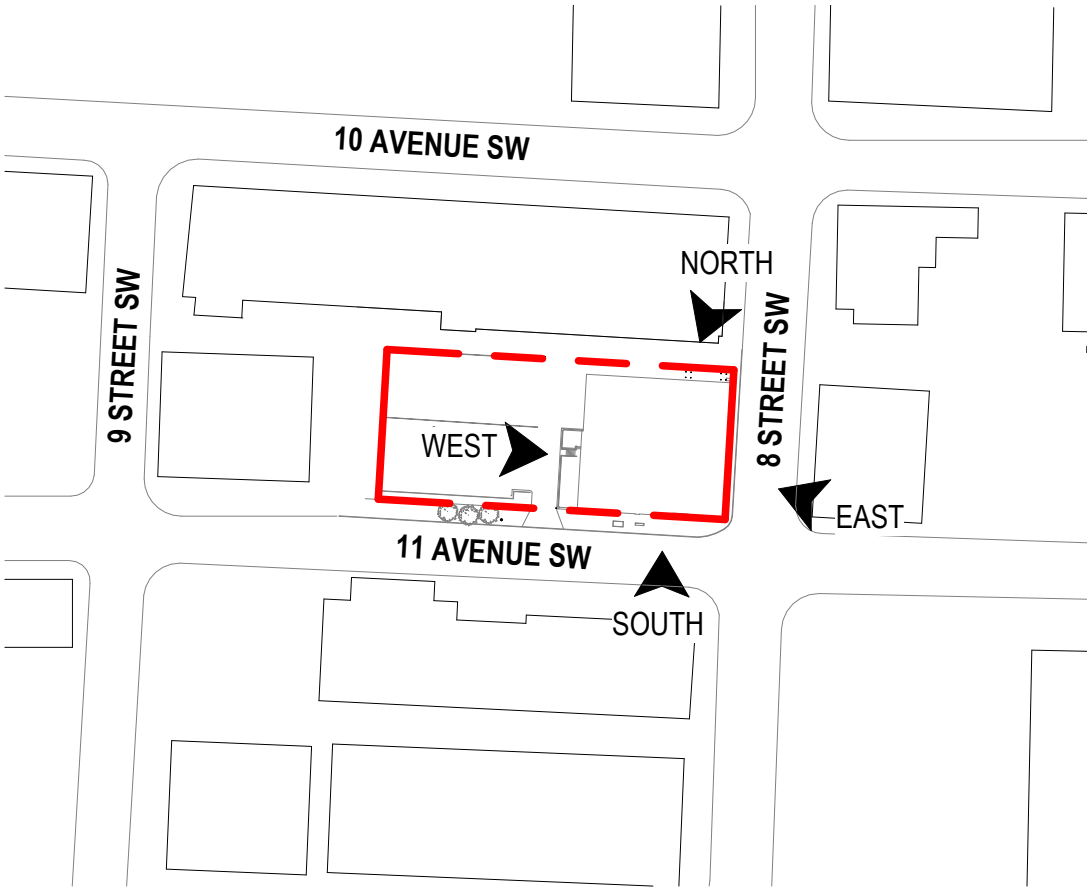
2 SOUTH VIEW  
DP.03



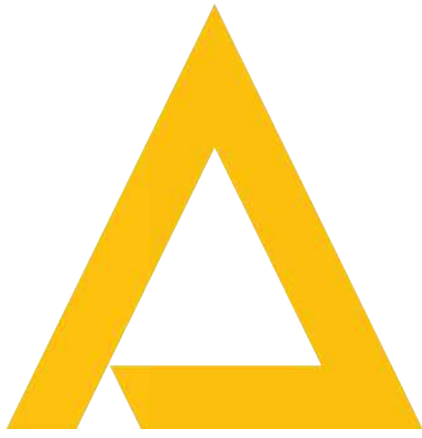
3 EAST VIEW  
DP.03



12 NORTH VIEW  
DP.03



4 KEY PLAN - ELEVATIONS  
DP.03  
SCALE: 1 : 2000



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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:

River Park Properties LTD

Project:

Yuzyk School - Change of Use

Address:

902 11 Ave SW, Calgary, AB

Sheet Name:

EXISTING ELEVATIONS

Project Number:

26-022

Date:

2026-05-22

Drawn by:

KZ

Checked by:

CC

DP.03

Scale:

As indicated

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