SUNNYSIDE VILLAGE
Proposed 5-Plex Row House w/ 4 Basement Suite
Issued for Development Permit 2024-Jan

DP2022-02875

THIS IS A REVISION TO THE ORIGINAL DEVELOPMENT PERMIT REMOVING THE GARAGE AND ADDING SURFACE PARKING

PROJECT DATA

PROJECT TYPE:	5-PLEX ROWHOUSE with 4 BASEMENT SUITES
ZONING:	M-CG
MUNICIPAL ADDRESS:	802 2 AVENUE NW
LEGAL ADDRESS:	LOT 21 AND 22 BLOCK 10; PLAN 1948 P
AREA OF SITE PARCEL:	558. 77 m2
BUILDING FOOTPRINT:	254.33 m2 +82.9(Parking Pad)
	= 337.32 m2
TOTAL COVERAGE:	60.3%

BUILDING DESIGN IN THE OVERLAND FLOW AREA 61- A SEWER BACK-UP VALVE TO BE INSTALLED IN EACH BUILDING (BASEMENT)

UNITS AREA

0.092903	GROSS FLOOR AREA (sqf/ m2)									
Unit Number	Basement Suite		Main Floor		Second Floor		Third Floor		Total Above Grade	
UNIT 1	604.85	56.19	595.78	55.35	629.20	58.45	462.54	42.97	1687.51	156.77
UNIT 2	573.47	53.28	564.39	52.43	564.39	52.43	423.42	39.34	1552.20	144.20
UNIT 3	564.17	52.41	564.39	52.43	564.39	52.43	423.42	39.34	1552.20	144.20
UNIT 4	564.17	52.41	564.78	52.47	565.66	52.55	424.01	39.39	1554.45	144.41
UNIT 5	412.90	38.36	412.80	38.35	445.61	41.40	357.46	33.21	1215.87	112.96
Gross Floor Area	2719.56	252.66	2702.13	251.04	2769.25	257.27	2090.85	194.25		

BUILDING CODE SUMMERY:

NATIONAL BULDING CODE (ALBERTA EDITIONI2019
MAJOR OCCUPANCIES RESIDENTIAL OCCUPACIES

9.9.10.	EGRESS FROM BEDROOMS
9.9.10.1.1.1.1.	1) EACH BEDROOM SHALL HAVE AT LEAST ONE OUTSIDE WINDOW OR EXTERIOR DOOR.
9.9.10.1.	2) WINDOW SHALL UNOBSTRUCTED OPENING OF NOT LESS THAN 0.35 m', NO DIM LESS THAN 380mm
9.10.9.14.	3) SEPARATION OF SUITES - OTHER THAN BUSINESS AND PERSONAL SERVICES, SEPARATION FROM ADJOINING SUITES BY A FIRE SEPARATION HAVE F.R.R. OF NOT LESS THAN1H.
9.10.9.16.	2) SEPARATION OF STORAGE GARAGES - STORAGE GARAGES CONTAINING 5 OR FEWER MOTOR VEHICLES SHALL BE SEPARTED FROM OTHER OCCUPANCIES BY A FIRE SEPARATION HAVE OF NOT LESS THAN1 H.
9.10.14.	SPATIAL SEPARATION
9.10.14.4.	OPENING IN EXPOSING BUILDING FACE TABLE 9.10.14.4.-A. SEE ELEVATIONS

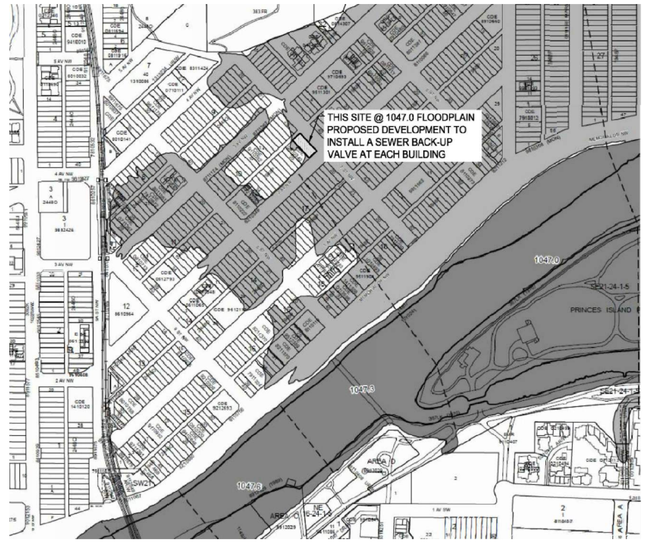
SETBACK

FRONT SETBACK:	538 (2)(b) 3.0M
SIDE SETBACK:	538(5) 1.2M
REAR SETBACK:	538(5) 1.2M
DRIVEWAY:	565 (3) (a) 0.6m MIN.
VEHICLE PARKING:	565 (3) (a) 0.6m MIN.
BUILDING HEIGHT	
BUILDING HEIGHT:	585 (1) MAX. BUILDING HEIGHT ALLOWED IS 12M MAX.
PROPOSED BUILDING HEIGHT:	11.13M

PARKING:

VEHICLE PARKING:	558 (a) 0.625 STALLS PER DWELLING UNIT & SUITE
	560 (a) REDUCED BY 25%FOR A DEVELOPMENT ON A PARCEL LOCATED WITHIN 600M OF LRT PLAT FORM
PROPOSED PARKING:	5 OUTDOOR PARKING PROVIDED
BICYCLE PARKING:	559 (b) 1.0 BICYCLE PARKING STALLS - CLASS 1 PER SUITE
PROPOSED PARKING:	4 SUITE BICYCLE PARKING (AT BASEMENT SUITE ENTRANCE)





1 DPA00 The City of Calgary Floodway Section C21
N.T.S

ARCHITECTURAL DRAWING LIST:

DPA00	TITLE SHEET AND INFORMATION
DPA01	BLOCK PLAN
DPA02	SITE PLAN
DPA03	LANDSCAPE PLAN
DPA04	BASEMENT PLAN
DPA05	MAIN FLOOR PLAN
DPA06	SECOND FLOOR PLAN
DAA07	THIRD FLOOR PLAN
DPA08	ROOF PLAN
DPA09	BUILDING ELEVATION N
DPA10	BUILDING ELEVATION S
DPA11	BUILDING ELEVATION E
DPA12	BUILDING ELEVATION W
DPA14	BUILDING SECTION
DPA15	BUILDING SECTION
DPA16	BUILDING SECTION
DPA17	HERITAGE SIGN & DETAIL
DPA18	LIGHTING PLAN
DPA19	2nd AVE. & 7 ST CROSS SECTION

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SCALE AS NOTED

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PROJECT:

SUNNYSIDE VILLAGE
802 2nd AVE. NW
Calgary, AB

SEAL:

DRAWING HISTORY

NO.	REV DATE:	DESCRIPTION:
5	2026.10.27	DP RESPONSE
6	2026.11.05	DP RESPONSE

PRIME CONSULTANT
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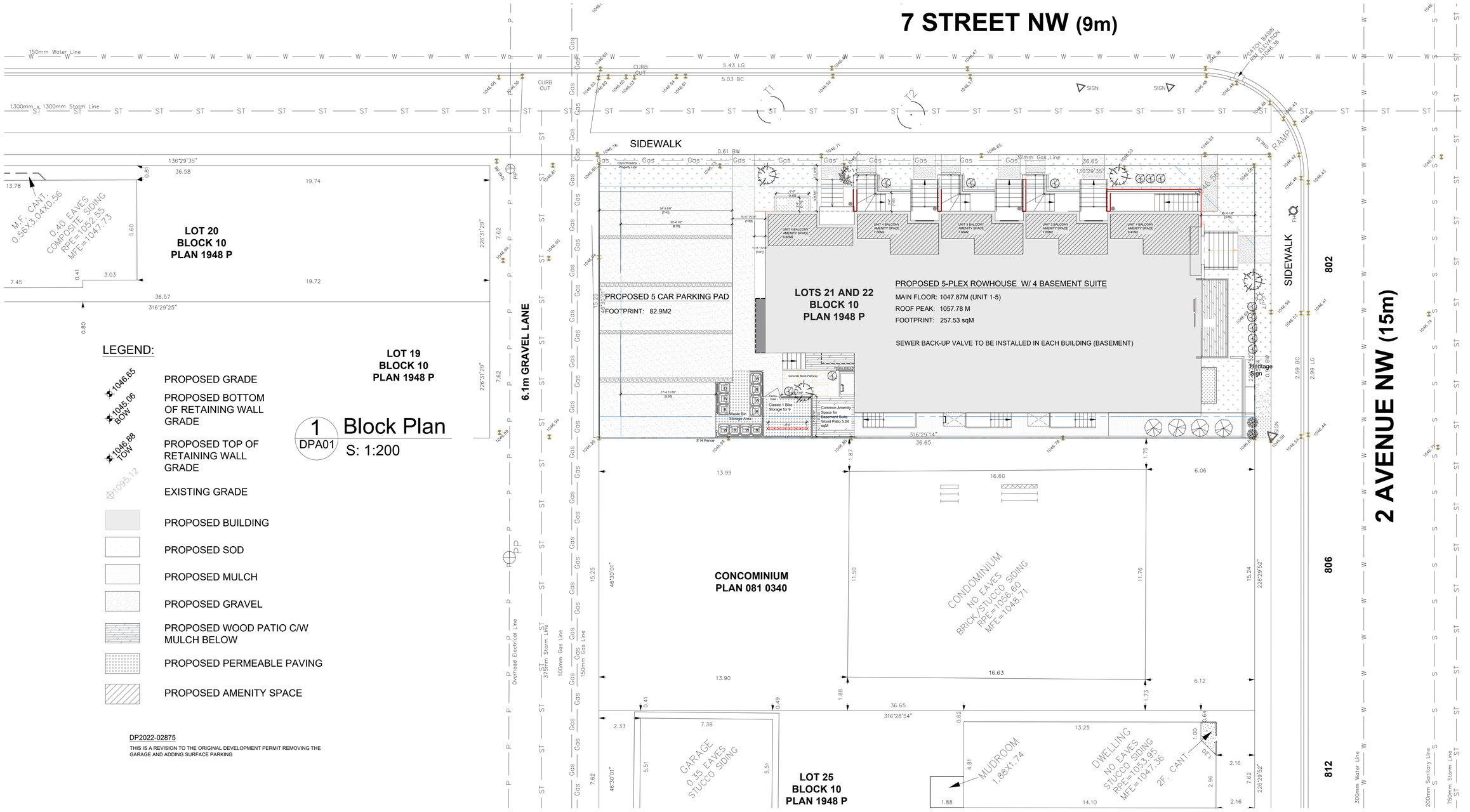
SHEET NO.

DPA - 00

TITLE SHEET AND INFORMATION



LEGEND:

- 1046.65 — PROPOSED GRADE
- 1045.06 BOW — PROPOSED BOTTOM OF RETAINING WALL GRADE
- 1046.88 TOW — PROPOSED TOP OF RETAINING WALL GRADE
- 1095.12 — EXISTING GRADE
- PROPOSED BUILDING
- PROPOSED SOD
- PROPOSED MULCH
- PROPOSED GRAVEL
- PROPOSED WOOD PATIO C/W MULCH BELOW
- PROPOSED PERMEABLE PAVING
- PROPOSED AMENITY SPACE

1 DPA01 **Block Plan**
S: 1:200

DP2022-02875

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SHEET NO.
DPA - 01
BLOCK PLAN

SUNNYSIDE VILLAGE
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"The boulevard grades are to remain the same as the existing condition, as per Streets Bylaw 20M88, Section 35."

7 Street NW (9M)

COVERAGE

AREA OF SITE PARCEL:	558. 77 m2
BUILDING FOOTPRINT:	254.42 m2 (Dwelling)
PARKING PAD:	+82.9m2 = 337.32m2
TOTAL COVERAGE:	337.32m2 (60.3%)

Fix Existing curb cut on developer's expense. As per City Standard

DEVELOPER WILL FIX EXISTING LANE, DRIVEWAY CROSSING, AS PER ROAD CONSTRUCTIONS STANDARD SPECIFICATIONS.

EXISTING TREE REMAIN
PROVIDE TEMPORARY TREE PROTECTION BARRIER DURNING CONSTRUCTION.
PER TREE PROTECTION PLAN GUIDE

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PROVIDE TEMPORARY TREE PROTECTION BARRIER DURNING CONSTRUCTION.
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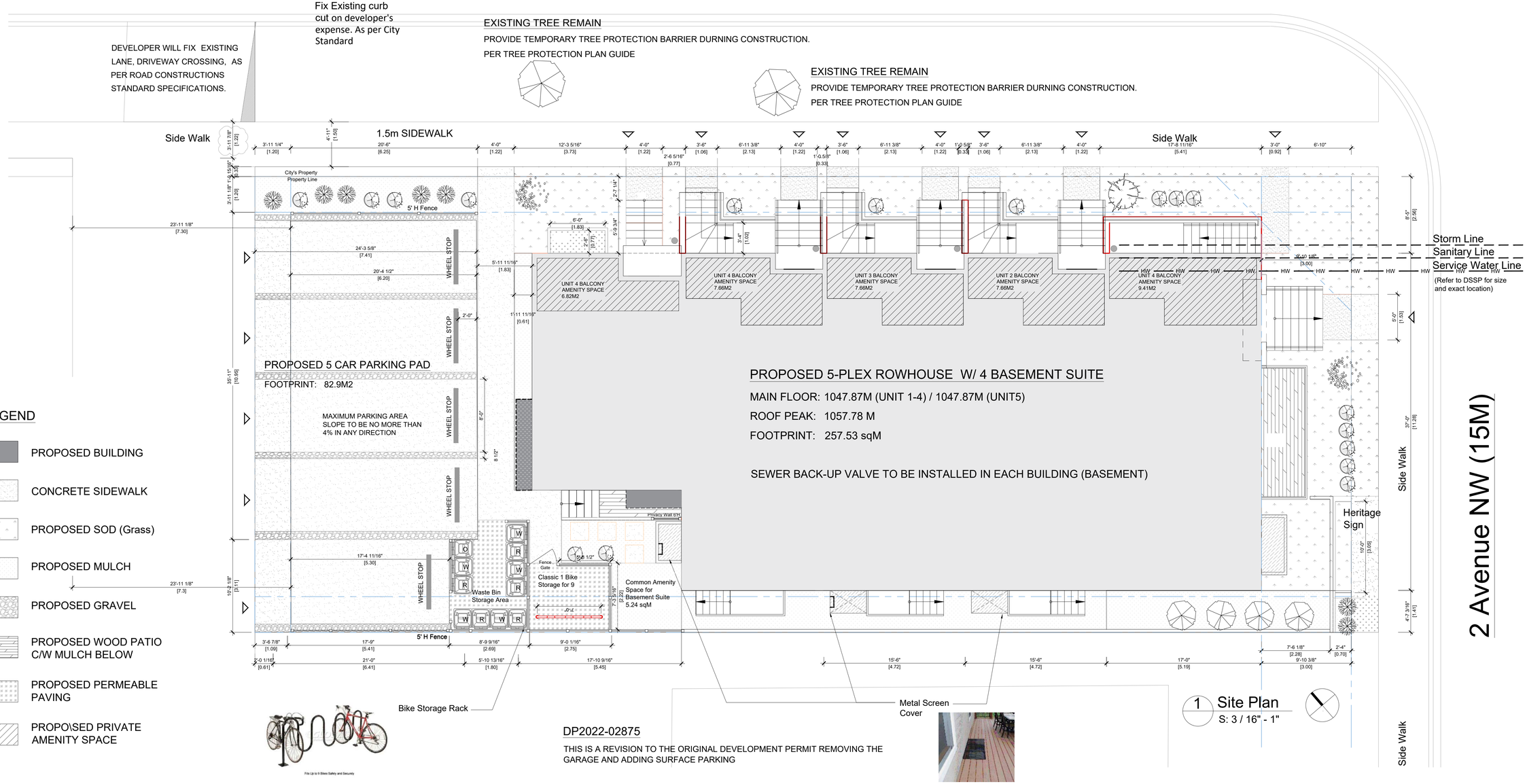

LEGEND

- PROPOSED BUILDING
- CONCRETE SIDEWALK
- PROPOSED SOD (Grass)
- PROPOSED MULCH
- PROPOSED GRAVEL
- PROPOSED WOOD PATIO C/W MULCH BELOW
- PROPOSED PERMEABLE PAVING
- PROPOSED PRIVATE AMENITY SPACE

Bike Storage Rack

Metal Screen Cover

DP2022-02875

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1 Site Plan
S: 3 / 16" - 1"

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SEAL:

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SHEET NO.
DPA - 02
SITE PLAN

SUNNYSIDE VILLAGE
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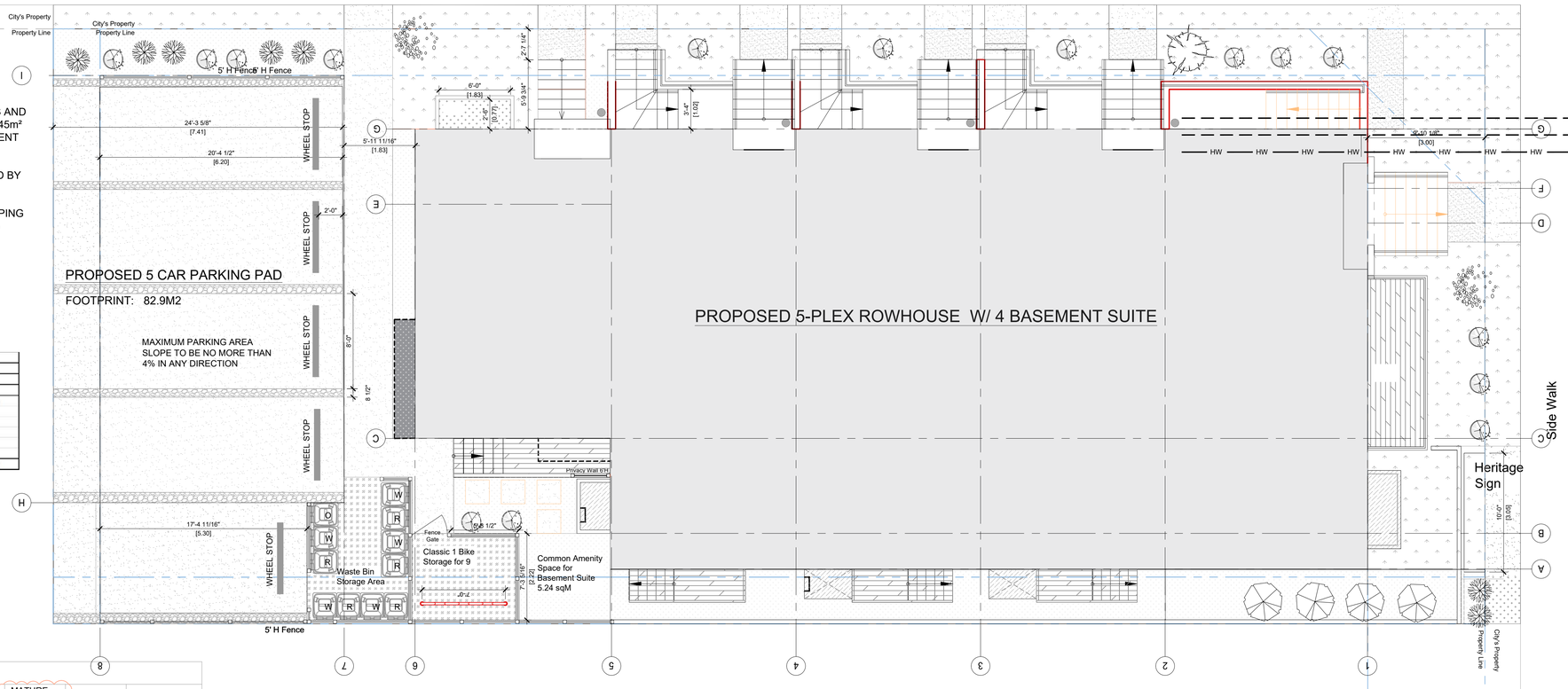
7 Street NW (9M)

EXISTING TREE REMAIN
PROVIDE TEMPORARY TREE PROTECTION BARRIER DURNING CONSTRUCTION.
PER TREE PROTECTION PLAN GUIDE

EXISTING TREE REMAIN
PROVIDE TEMPORARY TREE PROTECTION BARRIER DURNING CONSTRUCTION.
PER TREE PROTECTION PLAN GUIDE

Side Walk

Side Walk



LANDSCAPED AREA:

PLANTING REQUIREMENT: 552 (2) A MINIMUM OF 1.0 TREES AND 2.0 SHRUBS FOR EVERY 45m²
(3) A MINIMUM OF 25 PER CENT OF ALL TREES MUST BE CONIFEROUS

LANDSCAPED REDUCTIONS: 554 (1) FOR A STREET-ORIENTED BY 2.0m² FOR EVERY 1.0m FRONTAGE, MAX 4.0%
555 THE ENHANCE LANDSCAPING MAY BE REDUCED BY 3%

BUILDING FRONTAGE: 36.65m

TOTAL LANDSCAPED AREA REDUCTION 7%
TOTAL LANDSCAPED AREA REQUIRED: 558.7m²x33%=184.37m²
TOTAL LANDSCAPED AREA PROVIDED:

Landscape Area			
		sqM	%
Parcel Area		558.77	
Total Landscape Area		223.5	40.00%
Soft Landscape		135.58	60.66% of total Landscape Area
Grass	57.68		
Mulch	37.6307		
Gravel	1.59		
Wood Deck with Mulch below	22.90		
PERMEABLE L.S.	15.78		
Hard Landscape		87.92	39.34% of total Landscape Area

8 TREE & 16 SHRUBS PROVIDED
SURFACE IRRIGATION PROPOSED

AMENITY SPACE:
UNIT 1 TO UNIT 5 : 3rd FLOOR BALCONY
BASEMENT SUITE: ENTRANCE AREA + COMMON SPACE

IRRIGATION SYSTEM:
ALL LANDSCAPE WILL BE UNDERGROUND IRRIGATION SYSTEM
WITH SURFACE RAIN WATER DRAINAGE

LANDSCAPE

	BOTANICAL NAME	COMMON NAME	CALIPER (m)	MATURE HEIGHT (m)	QUATITY	LEGEND	MINIMUM HEIGHT
TYPE 1	Syringa reticulata	Japanese Tree Lilac	0.085	6.0	2		
TYPE 2	POPULUS	COLUMNAR ASPEN	0.085	10.0	4		
TYPE 3	ACER TATARICUM	AMUR MAPLE	0.085	5.0	1		
TYPE 4	CRATAEGUS SPP.	HAWTHORN	-	4.0	15		0.6m
TYPE 5	AMELANCHIER ALNIFOLIA	SASKATOON BERRY	-	4.0	7		0.6m

DP2022-02875

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1 Landscape Plan
S: 3 / 16" - 1"

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SHEET NO.
DPA - 03
LANDSCAPE PLAN

SUNNYSIDE VILLAGE
Proposed 5-Plex Row House
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1 North Elevation
S: 1 / 4" - 1"

SPATIAL SEPARATION
NBC(AE) 2019 PART 9.10.15 AND TABLE 9.10.15.4.

BUILDING NORTH ELEVATION (GRID A) FACING 7 STREET

- MINIMUM LIMITING DISTANCE: 11.77m

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SEAL:

DRAWING HISTORY

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SHEET NO.
DPA - 09
NORTH ELEVATION

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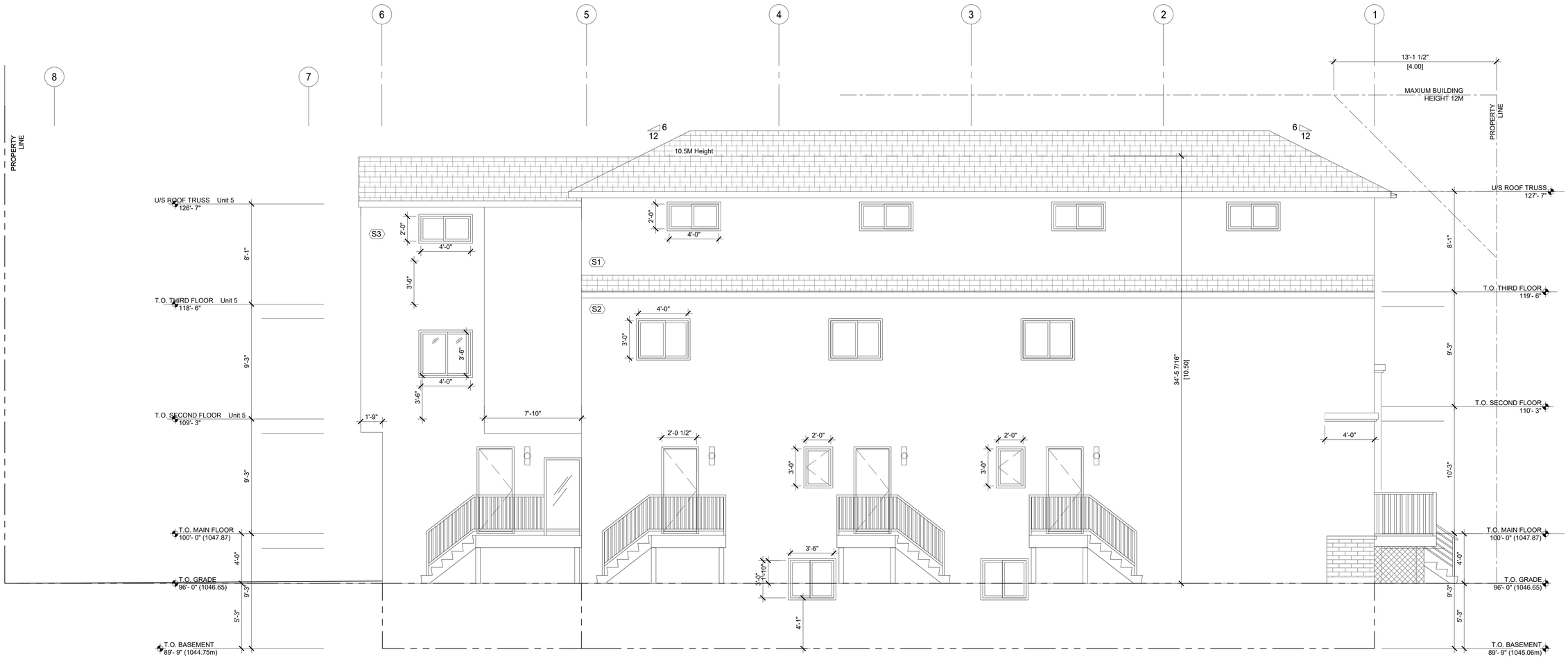

SPATIAL SEPARATION
NBC(AE) 2019 PART 9.10.15 AND TABLE 9.10.15.4.

1 South Elevation
S: 1 / 4" - 1"

BUILDING SOUTH ELEVATION :

S1
EXPOSING FIRE SEPARATED FACE : 484.61 ft² (45.02 m²)
LIMITING DISTANCE: 2.315 m
MAX OPENINGS: 11 %
ACTUAL
32 ft² (2.97 m²)
TOTAL = 2.97m² /45.02m² = 6.60%

BUILDING SOUTH ELEVATION :

S2
EXPOSING FIRE SEPARATED FACE : 1501.89 ft² (139.53 m²)
LIMITING DISTANCE: 1.4 m
MAX OPENINGS: 7.7 %
ACTUAL
114.15 ft² (10.60m²)
TOTAL = 10.60m² /139.53m² = 7.60%

BUILDING SOUTH ELEVATION :

S3
EXPOSING FIRE SEPARATED FACE : 518.24 ft² (48.14 m²)
LIMITING DISTANCE: 4.75 m
MAX OPENINGS: * %
ACTUAL
39.8 ft² (3.70 m²)
TOTAL = 3.70m² /48.14m² = 7.69%

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SHEET NO.

DPA - 10

SOUTH ELEVATION

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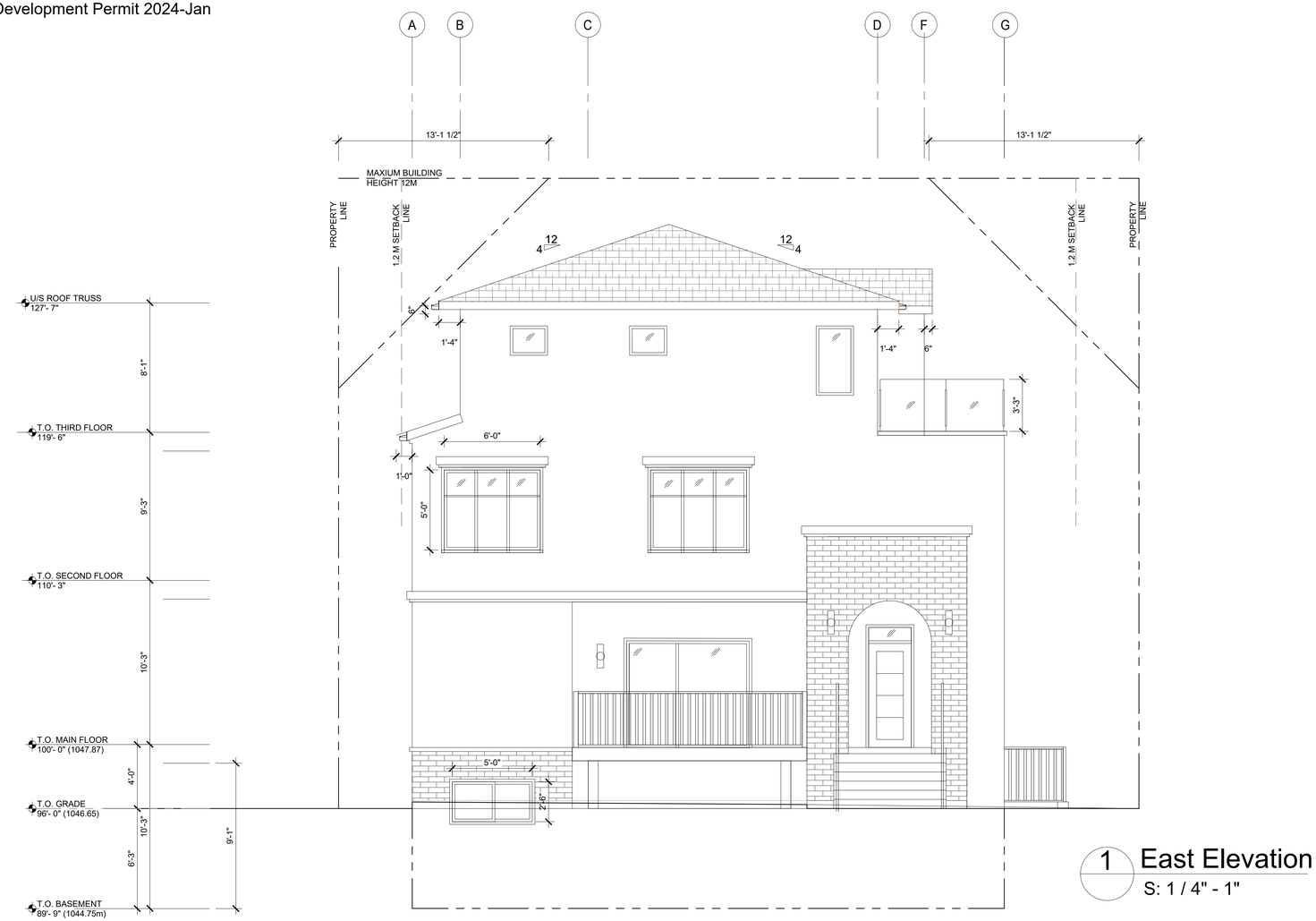

1 East Elevation
S: 1 / 4" - 1"

SPATIAL SEPARATION
NBC(AE) 2019 PART 9.10.15 AND TABLE 9.10.15.4.

BUILDING EAST ELEVATION (GRID 7) FACING 2 AVENUE

- LIMITING DISTANCE: 13.2 m

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SHEET NO.
DPA - 11
EAST ELEVATION

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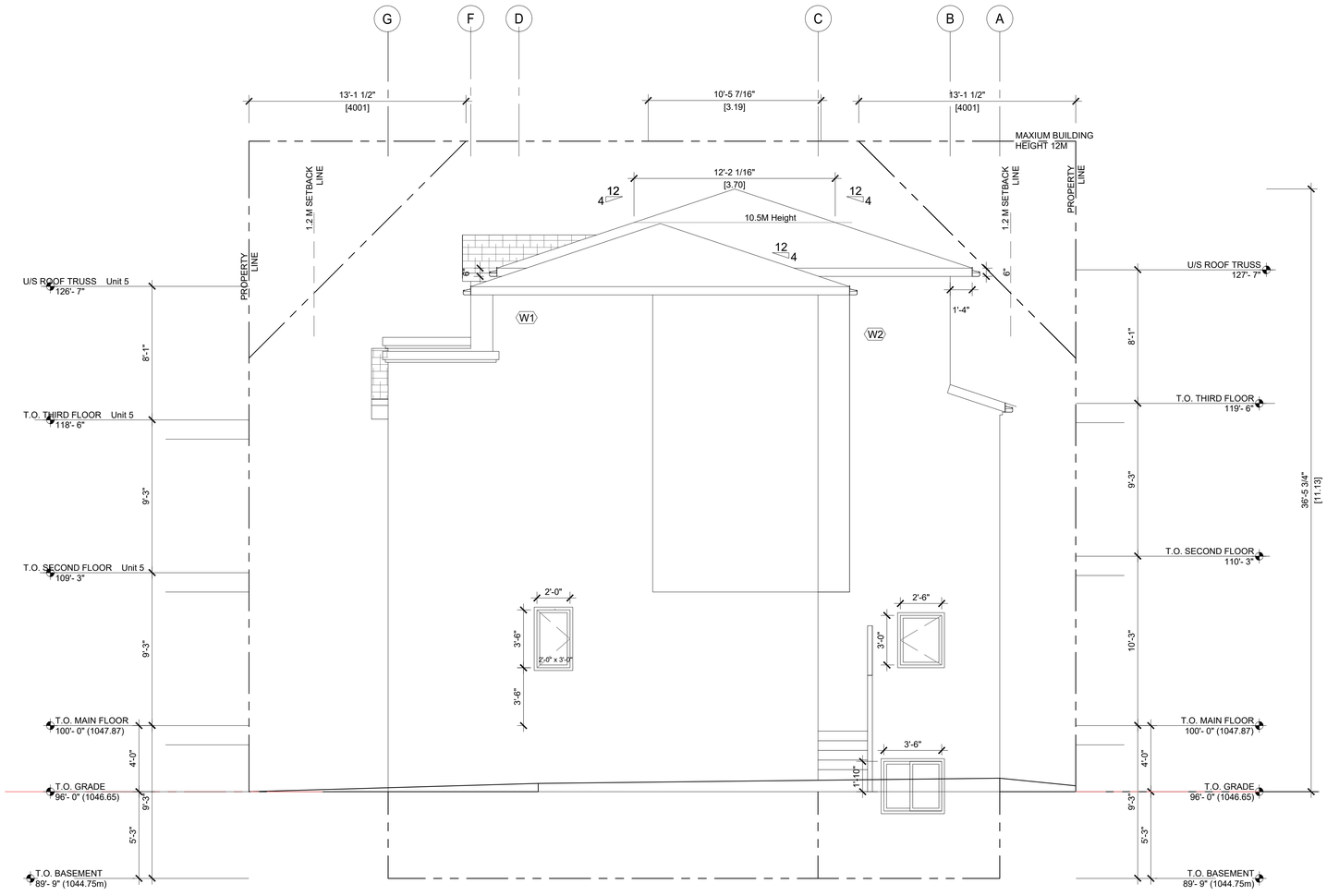

1 West Elevation
S: 1 / 4" - 1"

SPATIAL SEPARATION
NBC(AE) 2019 PART 9.10.15 AND TABLE 9.10.15.4.

BUILDING NORTH ELEVATION :

W1 EXPOSING FIRE SEPARATED FACE : 562.22 ft² (52.22 m²)
LIMITING DISTANCE: 1.2m
MAX GLAZED OPENINGS: 7%
ACTUAL 7 ft² (0.65 m²)
TOTAL = 0.65m² /52.22m² = 0.8%

W2 EXPOSING FIRE SEPARATED FACE : 284.14ft² (26.40 m²)
LIMITING DISTANCE: 3.63 m
MAX GLAZED OPENINGS: 9%
ACTUAL 13.92 ft² (1.29 m²)
TOTAL = 1.29m² /26.40 m² = 4.89%

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SHEET NO.
DPA - 12
WEST ELEVATION

SUNNYSIDE GROCERY



Sunnyside Grocery in 2010. This corner store was built in 1911 as the first business along the former 7th Ave Streetcar route in Sunnyside and was a vital part of the community for over 100 years until it was demolished in 2018. Photo courtesy Heritage Calgary.

The Sunnyside Grocery operated for over 100 years as a community grocery store and was a symbol of early life in Sunnyside. It was built in 1911 and renovated in 1940 with a blend of architectural influences. Before the arrival of large format supermarkets, small "corner stores" like this provided the daily food and supplies needs for surrounding residents and served as community hubs for neighbours to meet and talk.

The original building was owned by William H. Ross and Arthur Bennet, businessmen and real estate developers who created the Sunnyside subdivision in 1906. The land subdivided as Sunnyside was formerly part of the Riley Family homestead, and was traditionally used by Indigenous peoples as an encampment site prior to the settlement of Calgary. William H. Ross commissioned this grocery store in 1910 while acting as City Councillor (1910-1914) – generating controversy in the form of a petition. However, the petition was overruled, and the store was completed in 1911 as one of the early businesses in Sunnyside.

Although it always operated as a grocery store, the name "Sunnyside Grocery" wasn't used until 1939, when the property was purchased by Sam and Annie Aisenstat. Under their ownership, the original modest wood structure was renovated to incorporate a unique blend of influences including Spanish and Early Modern architecture – with decorative parapets and 'bottle glass' stucco cladding. The original building was also enlarged to add a garage and expand the existing residential portion at the rear of the building.

REFER TO HERITAGE SIGN BOARD ON PG.
DPA - 17

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SHEET NO.
DPA - 20
HERITAGE SIGN BOARD