



3 STREET SE

LOT 34
BLOCK 1
PLAN 221 1524

LOT 7
BLOCK C
PLAN 881 0516

BUILDING

SITE LEGEND

- Subject Boundary
- x- Existing Fences
- Setback Line
- Handicapped Parking
- Existing Building
- Existing Wood Deck
- Concrete
- Existing Landscape Area
- Existing Coniferous Tree 12
- Existing Deciduous Tree 2
- Existing Swedish Columnar Poplar 14
- Existing Globe Blue Spruce 6
- Existing Lilac Shrub 2

Site Statistics

Municipal Address:	5799 - 3rd Street SE, Calgary, Alberta
Legal Address:	Lot 1, Block C, Plan 8810516
Zoned:	I-2
Site Area:	0.42ha
Existing Gross Floor Area:	1310 sm
Existing Building Area (Footprint):	920 sm
Site Coverage:	22%
Required New Parking:	41 stalls
Existing Parking:	65 stalls (64 standard + 1 H/C)
Landscaped Area:	560 sm



Trotter & Morton Manchester Industrial DP

Landscape Plan
Trotter & Morton Group of Companies

5799 3rd St SE, Calgary, AB
January 2026

