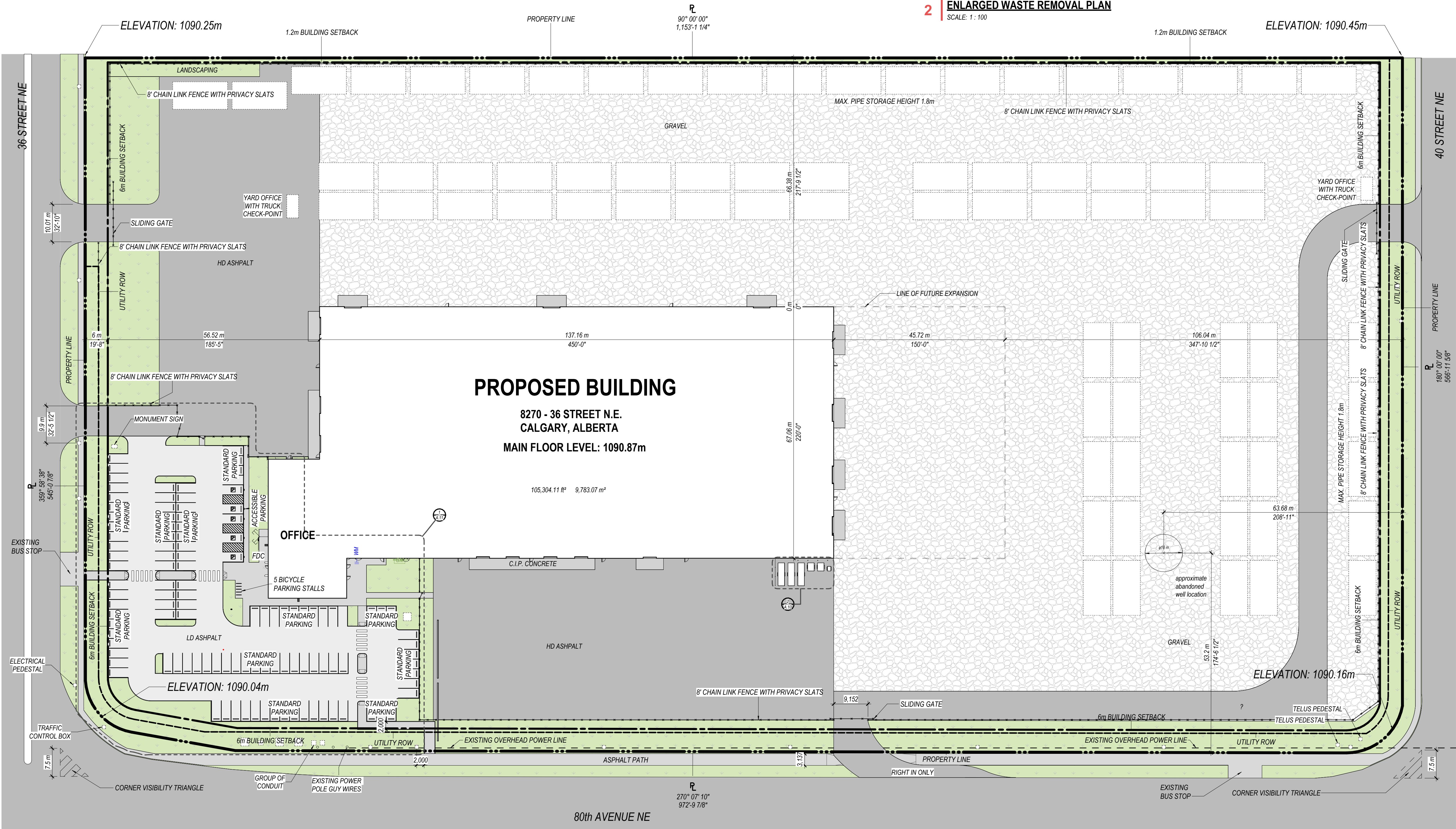
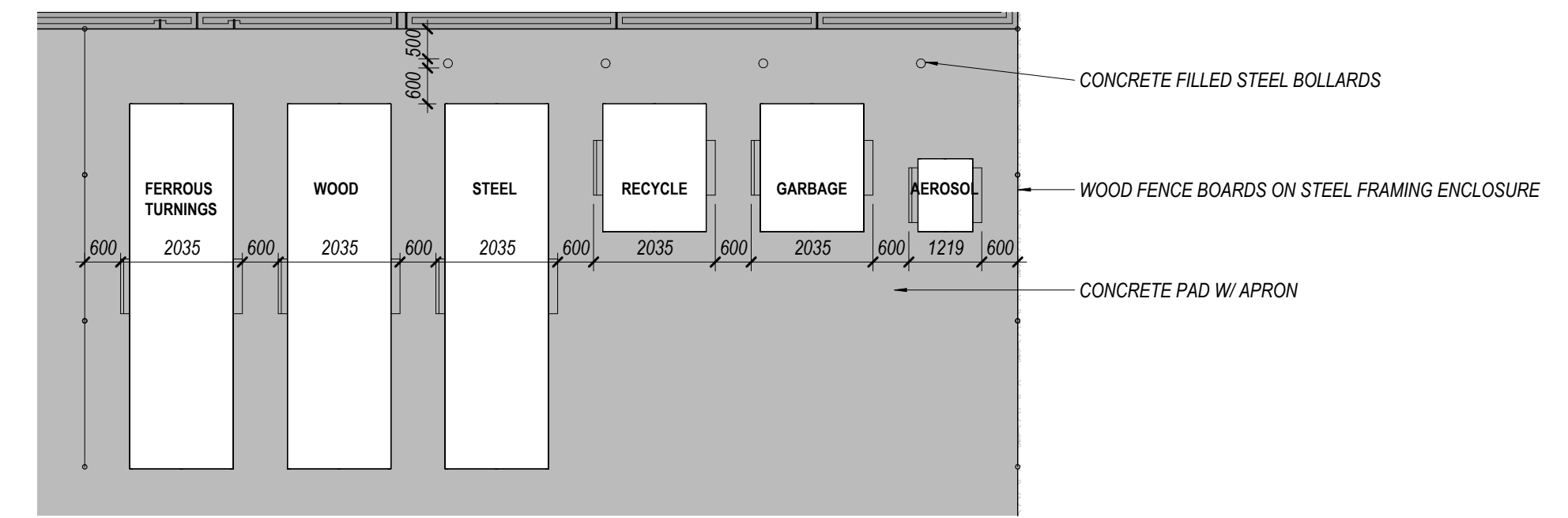




1 | SITE PLAN
SCALE: 1: 550



2 | ENLARGED WASTE REMOVAL PLAN
SCALE: 1: 100



True North

Project North

Drawn By

QA/QC By

Approved By

Drawing

OVERALL SITE PLAN

Scale

As indicated

Project No.

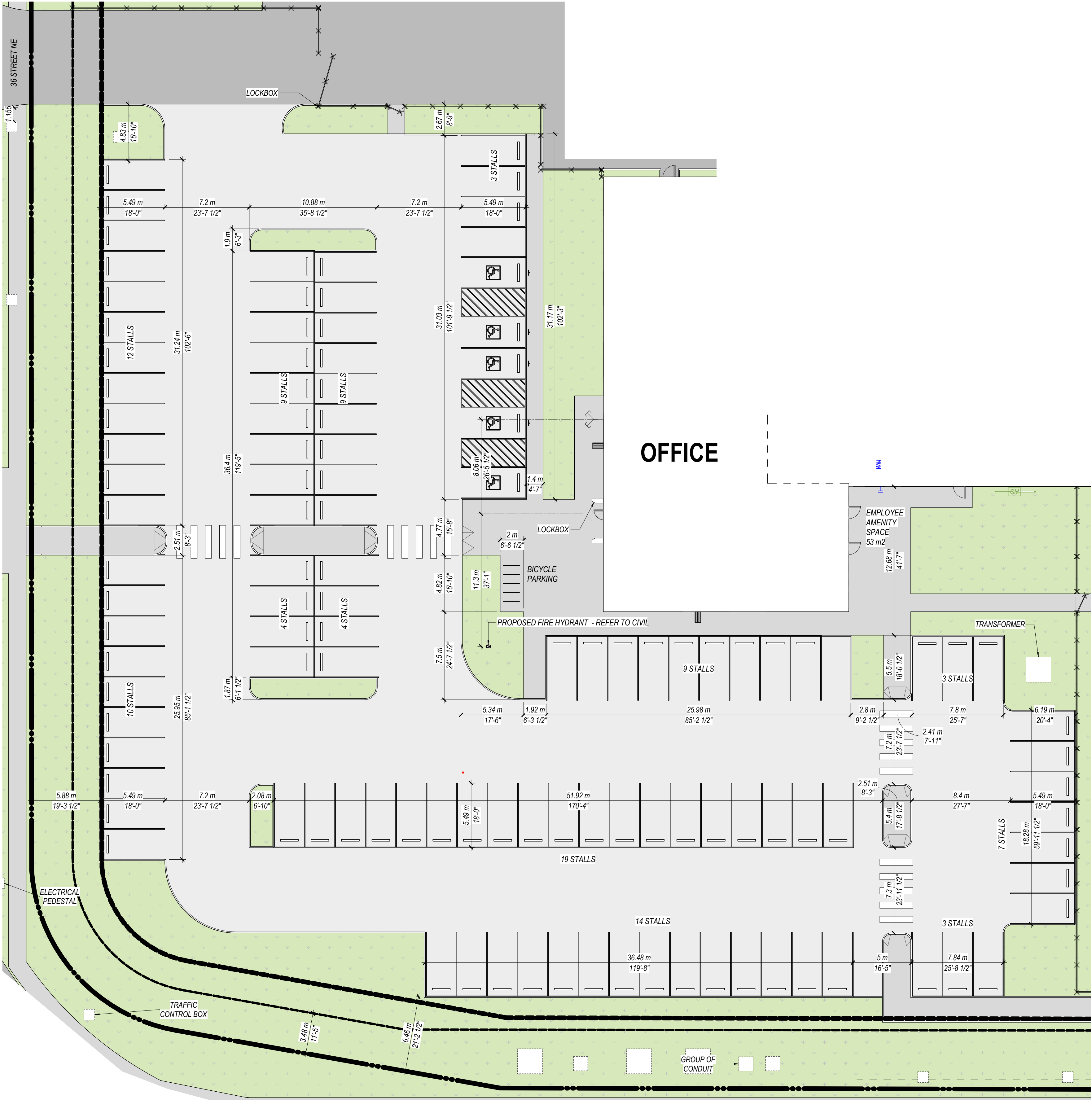
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Sheet No.

Revision No.



REVISION: E - ISSUED FOR DETAILED REVIEW RESPONSE - 2026.08.27



1 | ENLARGED SITE PLAN - PARKING
SCALE: 1 : 200



SITE CONTEXT MAP

ZONING BY-LAW ANALYSIS

PROJECT DATA

CIVIC ADDRESS: 8270 - 36TH STREET NE, CALGARY ALBERTA
LEGAL ADDRESS: LOT 6, BLOCK 2, PLAN 161 2281 & LOT 2, BLOCK 2, PLAN 161 2878
BUILDING USE: INDUSTRIAL
BUILDING AREA: 105,304.11 ft² 9,783.07 m²

LAND USE BYLAW 1P2007 ANALYSIS (CITY OF CALGARY)

1. DISTRICT: INDUSTRIAL - GENERAL (I-G) DISTRICT; PERMITTED USE: GENERAL INDUSTRIAL-MEDIUM
2. SITE AREA: 697,531.48 ft² 64,802.8 m² 16.01 acres
3. SITE COVERAGE: 648,255.24 ft² 60,224.88 m² 14.88 acres 15%
4. FLOOR AREAS: SEE CHART BELOW

LEVEL	NAME	AREA	AREA (METRIC)
MAIN FLOOR	SHOP / WAREHOUSE	98,483.44 ft²	9,149.41 m²
MAIN FLOOR	MAIN FLOOR OFFICE	6,404.43 ft²	594.99 m²
SECOND FLOOR	SECOND FLOOR OFFICE	6,040.72 ft²	561.2 m²
MAIN FLOOR	MECH. & ELEC.	416.24 ft²	38.67 m²

5. BUILDING HEIGHT:
MAXIMUM HEIGHT: NO MAXIMUM HEIGHT
PROPOSED HEIGHT: 11.28M (37'-0")
6. REQUIRED SETBACKS:
- | | REQUIRED | PROVIDED |
|--------------------------|----------|----------|
| FRONT YARD (80TH AVE.): | 6.0M | 6.0M |
| SIDE YARD (36TH STREET): | 6.0M | 6.0M |
| SIDE YARD (40TH STREET): | 6.0M | 6.0M |
| REAR YARD (NORTH): | 1.2M | 1.2M |
7. LANDSCAPING REQUIREMENTS:
LANDSCAPING AREA, LANDSCAPING SCREENS, AND FENCING SHALL COMPLY WITH PART 3 AND PART 8

8. VEHICLE PARKING AND LOADING:
PARKING PROVIDED BASED ON TENANT OPERATIONAL REQUIREMENTS: 103 STALLS
- PARKING CALCULATIONS BASED ON PART 3 - DIVISION 6: PARKING TABLE 1.2 (GROUP A, GENERAL INDUSTRIAL - MEDIUM) ARE PROVIDED TO DETERMINING BARRIER-FREE STALL REQUIREMENTS. ALL AREAS ARE BASED ON GROSS AREA CALCULATIONS, UNLESS NOTED OTHERWISE.
- GROUP A PARKING STALLS REQUIRED
1 STALL PER 100SQ.M. OF FLOOR AREA: 10306 SQ.M. / 100SQ.M = 103 STALLS
- | NUMBER OF BARRIER-FREE STALL (NBC 2023-AE TABLE 3.8.2.5): | REQUIRED | PROVIDED |
|---|----------|----------|
| | 5 STALLS | 5 STALLS |

STALL DIMENSIONS (90 DEG PARKING ANGLES):

	WIDTH	DEPTH
STANDARD STALL DIMENSIONS:	2.60M	5.49M
ACCESSIBLE STALL DIMENSIONS:	2.40M	5.49M

DRIVE AISLE WIDTH: 7.3M at 90° (TWO WAY)

LOADING CALCULATION:
TOTAL LOADING SPACES REQUIRED: 1 STALL PER 9300SQ.M. - 1 REQUIRED /

LOADING DIMENSIONS: - 3.6M W, - 16.8M L

9. BICYCLE PARKING:
BICYCLE PARKING REQUIRED: 1 PARKING STALL PER 2000 SQ.M. OF FLOOR AREA
5 STALLS REQUIRED



True North Project North

Drawn By QA/QC By Approved By
Author Checker Approver

Drawing
ZONING ANALYSIS,
ENLARGED SITE
PLAN - PARKING

Scale Project No.
As indicated 26020

Sheet No. Revision No.