



37 EAST - NAY DEVELOPMENT

RESIDENTIAL DEVELOPMENT

MUNICIPAL ADDRESS:
2208, 2212, 2216, 2220, 2224 37 ST SW, CALGARY, AB

LEGAL ADDRESS:
LOTS 23-26, BLOCK 12E, PLAN 1725 AJ
LOT 27A, BLOCK 12E, PLAN 991 3225
LOTS 29-32, BLOCK 12E, PLAN 1725 AJ

DRAWING LIST

EXISTING SITE SURVEY

CIVIL

SP1 SITE SERVICING PLAN
SP2 SITE GRADING PLAN
SP3 SITE SECTIONS

LANDSCAPE

L0.01 TREE PROTECTION AND REMOVAL PLAN
L0.02 BYLAW STATISTIC
L0.03 DATA SHEET
L1.01 LANDSCAPE PLAN
L2.01 PLANTING ENLARGEMENT
L2.02 PLANTING ENLARGEMENT
L3.01 SECTION

ARCHITECTURAL

DP000b SURVEY
DP001 BYLAW ANALYSIS & FAR CALCULATIONS
DP002 SITE PHOTOS
DP003 DESIGN NARRATIVE
DP100 SITE PLAN
DP200 PARKADE PLAN
DP201 LEVEL 1 PLAN
DP202 LEVEL 2 PLAN
DP203 LEVEL 3 PLAN
DP204 LEVEL 4 PLAN
DP205 LEVEL 5 PLAN
DP206 LEVEL 6 PLAN
DP207 ROOF PLAN
DP300 ELEVATIONS
DP301 ELEVATIONS
DP302 ELEVATIONS
DP400 BUILDING SECTIONS
DP401 BUILDING SECTIONS
DP402 ENLARGED WASTE & RECYCLING PLAN, LOADING PLAN
DP403 ENLARGED BIKE ROOM

ELECTRICAL

ES1 SITE PLAN - LIGHTING, POWER & AUXILIARY
ES2 SITE PLAN - LIGHTING, POINT BY POINT

37 EAST - NAY DEVELOPMENT
NEW MULTI-FAMILY DEVELOPMENT

ISSUED FOR DEVELOPMENT PERMIT

TREE INFORMATION CHART				
TREE	TYPE	TRUNK	DRIP LINE	HEIGHT
1	DECIDUOUS	Ø=0.10m	Ø=3.00m	5.00m
2	SPRUCE	Ø=0.50m	Ø=6.00m	18.00m
3	DECIDUOUS	Ø=0.10m	Ø=3.00m	5.00m
4	DECIDUOUS	Ø=0.10m	Ø=3.00m	7.00m
5	DECIDUOUS	Ø=0.10m	Ø=3.00m	7.00m
6	DECIDUOUS	Ø=0.30m	Ø=5.00m	5.00m
7	DECIDUOUS	Ø=0.40m	Ø=8.00m	8.00m
8	DECIDUOUS	Ø=0.10m	Ø=3.00m	5.00m
9	SPRUCE	Ø=0.50m	Ø=6.00m	18.00m
10	DECIDUOUS	Ø=0.30m	Ø=5.00m	5.00m
11	DECIDUOUS	Ø=0.10m	Ø=3.00m	5.00m
12	DECIDUOUS	Ø=0.10m	Ø=3.00m	7.00m
13	DECIDUOUS	Ø=0.10m	Ø=5.00m	6.00m
14	DECIDUOUS	Ø=0.10m	Ø=5.00m	6.00m
15	DECIDUOUS	Ø=0.10m	Ø=5.00m	6.00m
16	BUSH		Ø=2.00m	2.00m
17	DECIDUOUS	Ø=0.10m	Ø=3.00m	5.00m
18	DECIDUOUS	Ø=0.40m	Ø=12m	12.00m
19	DECIDUOUS	Ø=0.10m	Ø=3.00m	5.00m
20	BUSH		Ø=2.00m	2.00m
21	DECIDUOUS	Ø=0.20m	Ø=6.00m	8.00m
22	DECIDUOUS	Ø=0.10m	Ø=3.00m	5.00m
23	DECIDUOUS	Ø=0.05m	Ø=2.00m	4.00m
24	DECIDUOUS	Ø=0.10m	Ø=5.00m	6.00m
25	DECIDUOUS	Ø=0.30m	Ø=5.00m	5.00m
26	BUSH		Ø=2.00m	2.00m
27	BUSH		Ø=2.00m	2.00m
28	BUSH		Ø=2.00m	2.00m
29	BUSH		Ø=2.00m	2.00m
30	SPRUCE	Ø=0.30m	Ø=6.00m	16.00m
31	SPRUCE	Ø=0.30m	Ø=6.00m	16.00m
32	SPRUCE	Ø=0.30m	Ø=6.00m	16.00m
33	SPRUCE	Ø=0.30m	Ø=6.00m	16.00m
34	SPRUCE	Ø=0.30m	Ø=6.00m	16.00m
35	BUSH		Ø=2.00m	2.00m
36	BUSH		Ø=2.00m	2.00m
37	BUSH		Ø=2.00m	2.00m
38	SPRUCE	Ø=0.50m	Ø=6.00m	18.00m
39	BUSH		Ø=4.00m	3.00m
40	BUSH		Ø=4.00m	3.00m
41	BUSH		Ø=2.00m	2.00m
42	DECIDUOUS	Ø=0.30m	Ø=5.00m	5.00m
43	DECIDUOUS	Ø=0.15m	Ø=6.00m	5.00m
44	DECIDUOUS	Ø=0.10m	Ø=3.00m	5.00m
45	DECIDUOUS	Ø=0.15m	Ø=6.00m	5.00m
46	DECIDUOUS	Ø=0.10m	Ø=3.00m	5.00m
47	DECIDUOUS	Ø=0.10m	Ø=3.00m	5.00m
48	DECIDUOUS	Ø=0.10m	Ø=3.00m	5.00m
49	BUSH		Ø=2.00m	2.00m
50	DECIDUOUS	Ø=0.10m	Ø=3.00m	5.00m
51	DECIDUOUS	Ø=0.10m	Ø=3.00m	5.00m
52	BUSH		Ø=4.00m	3.00m
53	DECIDUOUS	Ø=0.30m	Ø=5.00m	5.00m



HOUSE # 2208



HOUSE # 2224



HOUSE # 2212



HOUSE # 2228



HOUSE # 2216



HOUSE # 2228 SIDE WINDOWS



HOUSE # 2216



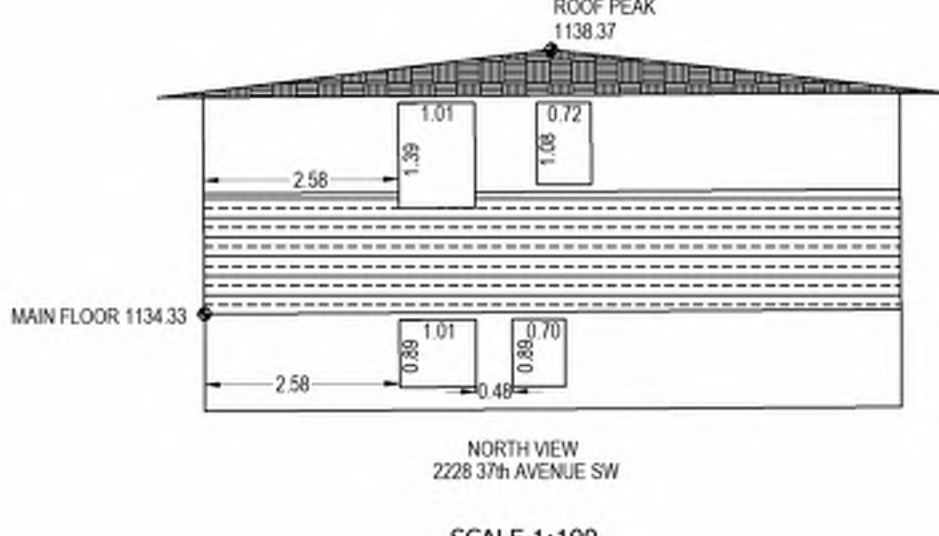
HOUSE # 2232



HOUSE # 2220



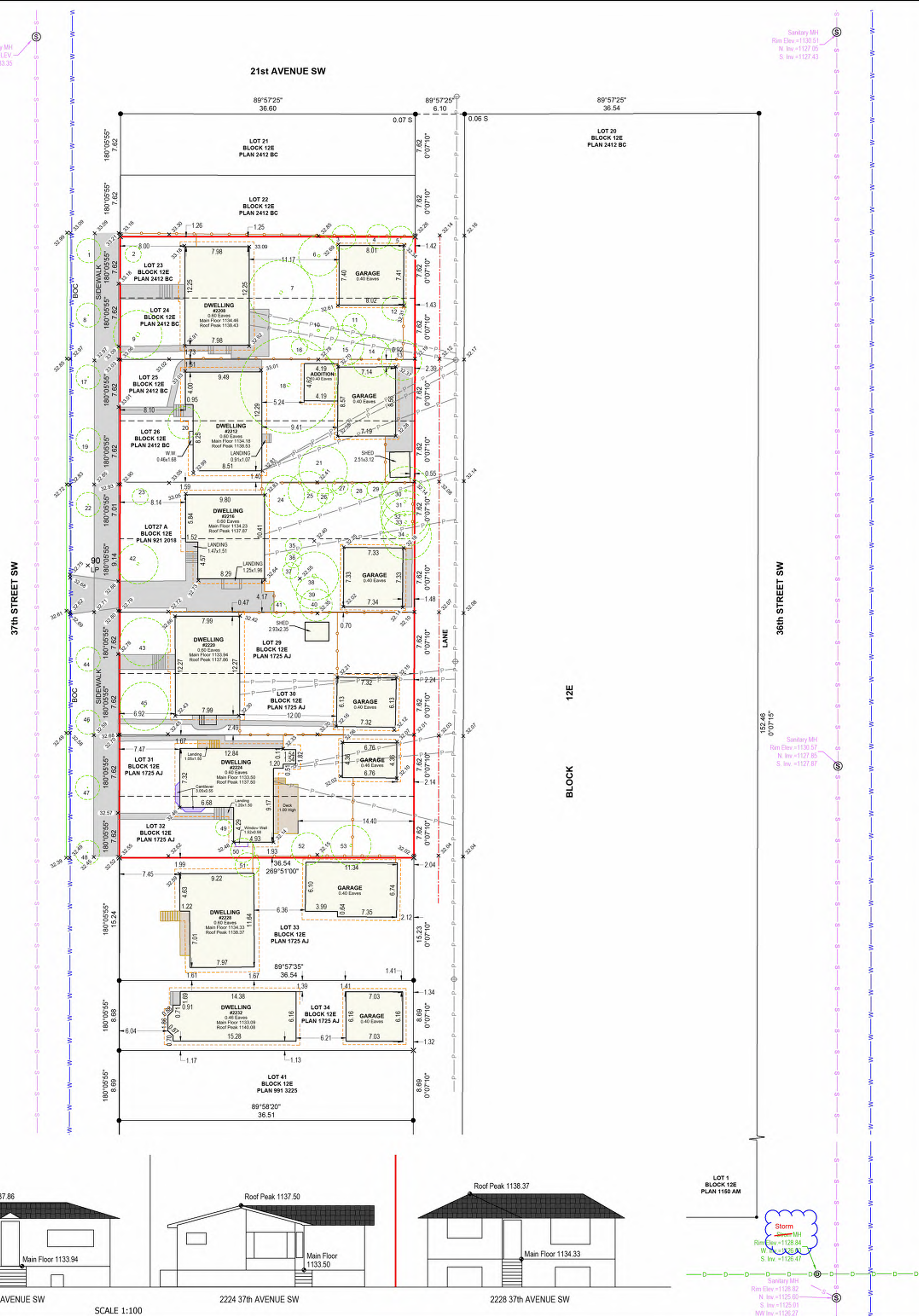
SIDEWALK



SCALE 1:100



SCALE 1:100



Legend	
Curb - Back	---
Curb - Lip of Gutter	---
Fence	---
Property Line	---
Power	---
Road Centerline	---
Calculated Position:	X
Iron Post Found	+
Light Pedestal	○
Manhole	⊗
Power Pole	⊕
Extents of Dripline	---
Sanitary Line	---
Storm Line	---
Water Line	---
Manhole - Sewer	⊗

Abbreviations	
BOC	Back of Curb
FOC	Face of Curb
LOG	Lip of Gutter
CL	Centerline
PP	Powerpole
N	North
S	South
E	East
W	West
MH	Manhole
Ø	Diameter (in metres)

Notes

Distances shown are in metres.

Elevations shown are in metres and are referred to:

Alberta Survey Control Marker (ASCM) 195214 (1128.633)

The survey drawing is referenced to a Grid coordinate system:

3TM 114 NAD 83 CSRS. Distances shown are ground-level distances.

To convert to a Ground coordinate system, divide the drawing by the Combined Scale Factor (CSF): 0.99927.

Date(s) of Survey: November 13th, 2025 - December 3rd, 2025.

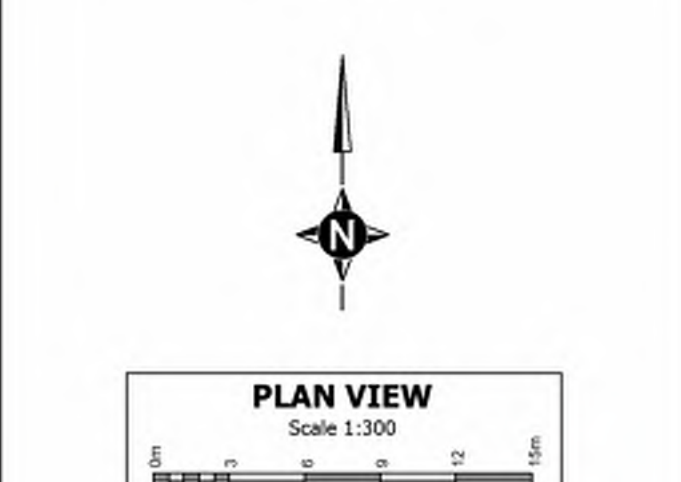
Buried utility lines are taken from City of Calgary Utility maps.

CORE Geomatics Group Inc. has not verified locations of any buried utilities shown on this plan and is not liable for incorrect positions or any unidentified, unregistered, or untraceable buried facilities or features.



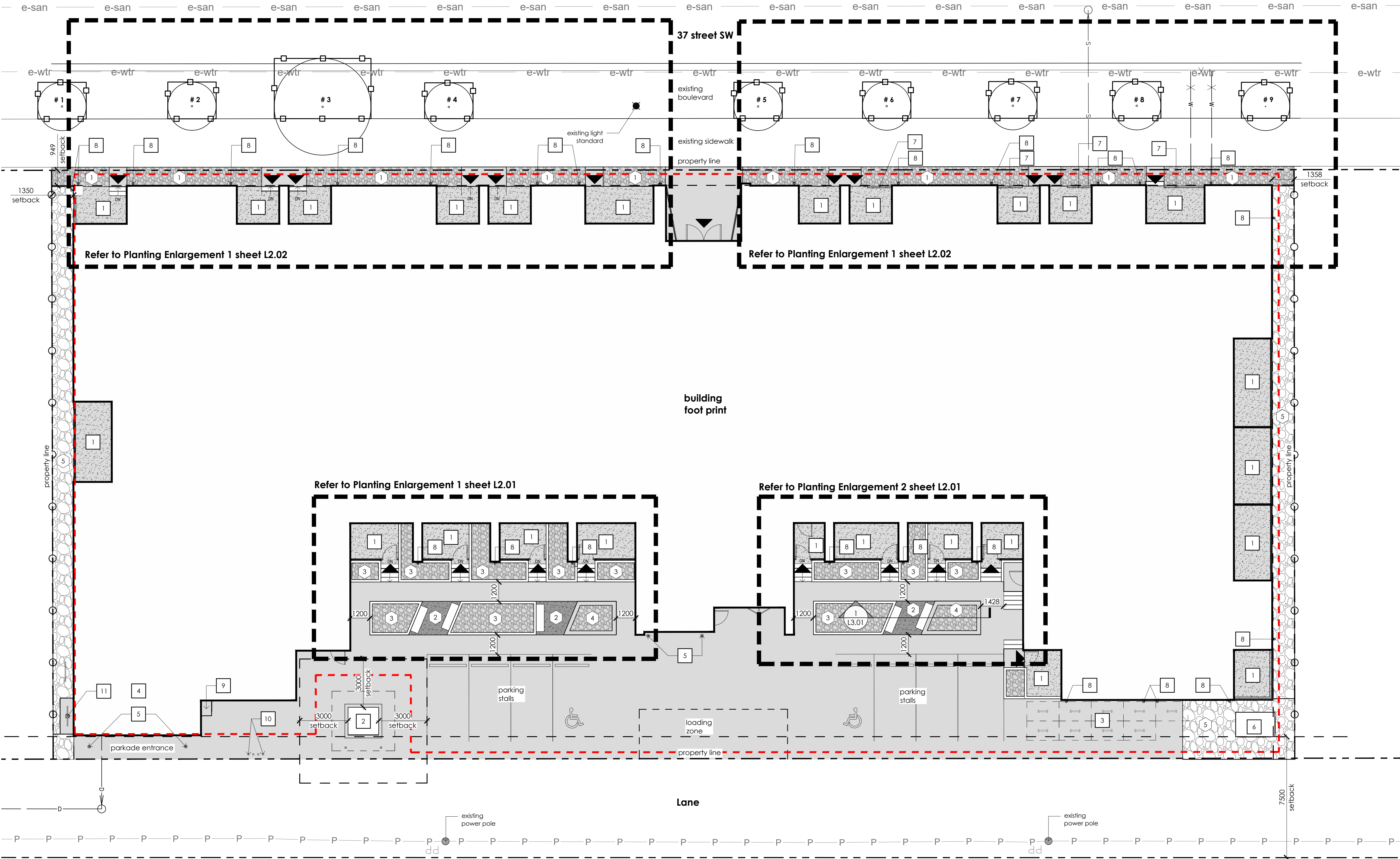
Site Survey Plan

Lots 23 to 26
Block 12E
Plan 1725 AJ,
Lot 27A, Block 12E
Plan 991 3225
and Lots 29 to 32,
Block 12E,
Plan 1725 AJ
2208 - 2224 37th Street SW,
Calgary
Alberta



Revision 1	
1	Update 04/12/2025
2	Original Issue 02/12/2025
No.	Revision
Date	Date
PC:AA	DR:ZS
File: 25-1185-01	Dwg: 25-1185 DP

- General Notes**
1. Site plan prepared using information provided by architectural plan, received July 8, 2026.
 2. All drawings are property of Landscape Architect.
 3. Site clean up is incidental to the work.
 4. All landscape areas are to be sloped to ensure positive drainage away from structures, unless noted otherwise.
 5. All drawings are metric unless otherwise noted.
 6. Refer to related disciplines as indicated on plans where applicable.
 7. Disturbance outside of the Property Line to be repaired to the satisfaction of the Landscape Architect.
 8. The landscape scope does not include responsibility for the design or performance of the site drainage. Refer to architectural and civil drawings for all site drainage requirements.



the **TULA** project

2 Issued for DP 2026.07.09
1 Issued for Review 2026.07.07

issued for... Date
project name

37 East Multi-family
Development

project legal address
2208, 2212, 2216, 2220, 2224 37 St SW, Calgary, AB

Application Identification

project # 26.006 date 2026/07/09

drawn by FL checked by JW approved by JW

sheet name

Landscape Plan

Sheet

L1.01

1 Landscape Plan
L1.01 1:125

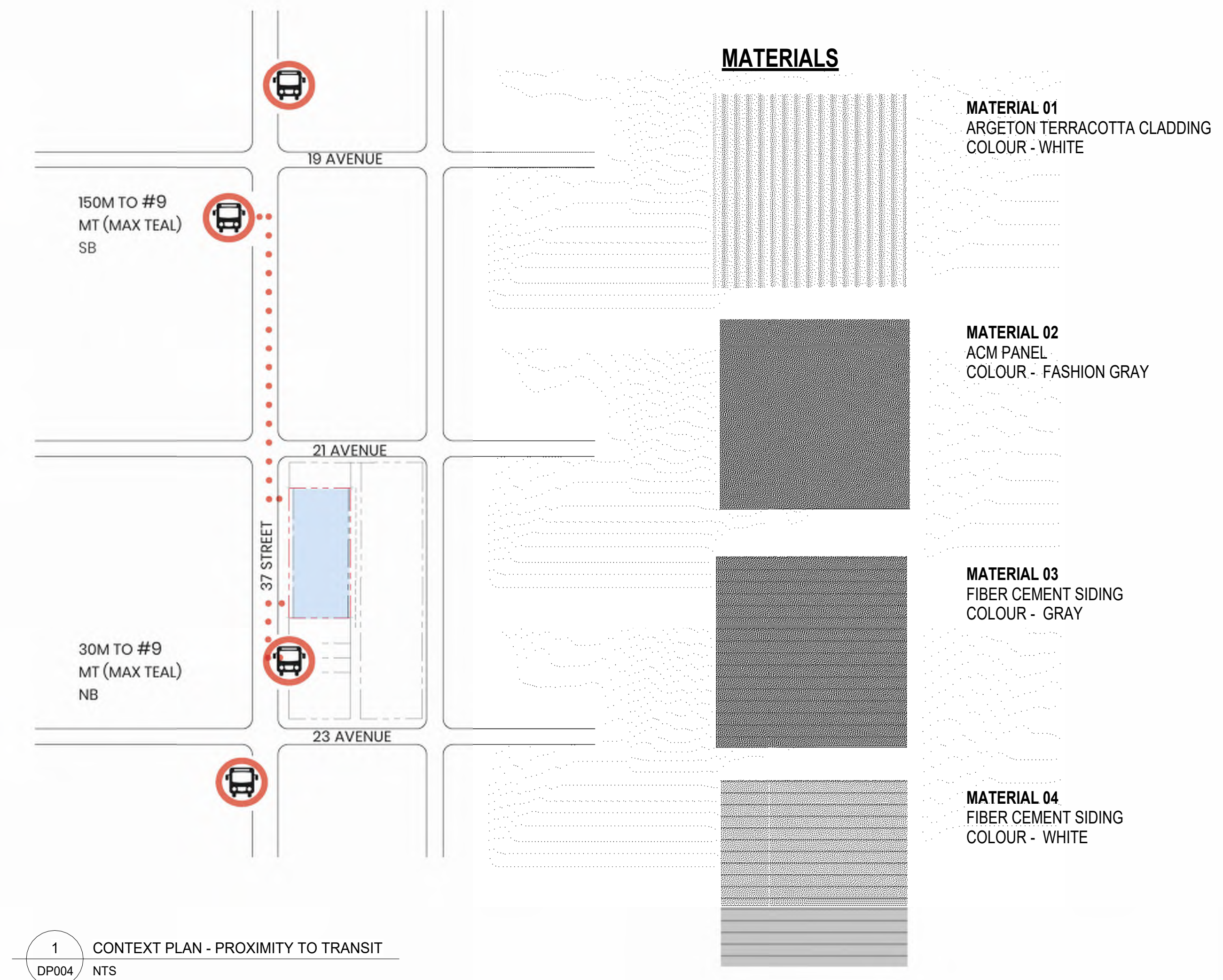


DESIGN NARRATIVE

37 East is envisioned to be a six-storey development located at 2208 – 2224 37 ST SW, in the Killarney – Glengarry community. The proposed design offers units with at-grade access along 37th street and six storeys of dedicated residential above (178 residential suites total) with one level of underground parking.

The design intent is to provide Killarney - Glengarry with an elevated design that delivers a rich urban and pedestrian experience. High-end robust materials will upgrade the streetscape. Tile is used at grade on both the front and rear of the building as a strong material that has permanence and value, while metal panel, stone look entry, and accents indicate the quality of construction. By minimizing the front setback, the development enriches the urban experience by activating the street. The street facade is broken down by a vertical "strip" of dark cladding that creates the appearance of two buildings within one united facade, reducing the overall scale of the building. The entry has been placed in the center to group the common, utility, and vertical transportation spaces within one central area. The building steps back at the 5th and 6th floors along 37th street on the South end of the building, as well as from the 3rd to 6th floors on the NW corner of the building adding variety and depth to the street facing facade. Care has been taken to minimize the height of the building as much as possible to keep the development at a human scale. The height chamfer to the rear R-CG lots has been respected by stepping back the 6th floor on the on the East side of the building.

The proposed 178 dwelling units will help address the housing crisis by providing housing in a growing but established community. Each unit has its own private amenity space in the form of a balcony and a gym is located on the main floor. An important design consideration has been locating utilities, parkade entry, services, and service spaces such as waste and recycling, discretely off the lane so the public face along 37th street can contribute to a vibrant community and the evolving street wall along 37th street at a scale that is appropriate to the context.



LOLA
Architecture

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PROJECT TEAM:

ARCHITECT:
LOLA ARCHITECTURE INC.

STRUCTURAL CONSULTANT:

TRL & ASSOCIATES

MECHANICAL CONSULTANT:

DBK ENGINEERING LTD

ELECTRICAL CONSULTANT:

DBK ENGINEERING LTD

CIVIL ENGINEERING:

JUBILEE ENGINEERING

LANDSCAPE:

THE TULA PROJECT

CLIENT NAME

NAY DEVELOPMENT



CONSULTANT

SEAL

DRAWING HISTORY

[illegible]

1	ISSUED FOR DEVELOPMENT PERMIT	2026-07-10
NO.	DESCRIPTION	DATE

PROJECT TITLE

37 EAST - NAY DEVELOPMENT

2208, 2212, 2216, 2220, 2224 37 ST SW,
CALGARY, AB

DRAWING TITLE

DESIGN NARRATIVE

DRAWN	ISSUE DATE
AZ/YJ	2026-07-10

ISSUE DATE
16-07-10

REVIEWED

026-023 PROJECT NO.

DP003

ISSUED FOR DEVELOPMENT PERMIT



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001102010011

PROJECT TEAM

ARCHITECT:
LOLA ARCHITECTURE INC.

STRUCTURAL CONSULTANT:

TRL & ASSOCIATES

MECHANICAL CONSULTANT:

DBK ENGINEERING LTD

ELECTRICAL CONSULTANT:

DBK ENGINEERING LTD

CIVIL ENGINEERING:

JUBILEE ENGINEERING

LANDSCAPE:
THE TULA PROJECT

CLIENT NAME
NAY DEVELOPMENT



CONSULTANT

SEAL

DRAWING HISTORY

[illegible]

PROJECT TITLE

37 EAST - NAY DEVELOPMENT

DRAWING TITLE

SITE PLAN

DRAWN AZ/YJ	ISSUE DATE 2026-07-1
SCALE 1 : 100	REVIEWED ML/S

2026-023 PROJECT N

DP100

DD100

DP100

DI 100

7/10/2026 2:31

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ISSUED FOR DEVELOPMENT PERMIT



1 DP - SITE PLAN
DP100 1 : 100



<u>MATERIAL LEGEND</u>	
NO.	MATERIAL
1	ARGETON TERRACOTTA GLAZING - WHITE
2	ACQUA GLAZING - FASHION GRAY
3	HORIZONTAL FIBRE CEMENT SIDING - GREY
4	HORIZONTAL FIBRE CEMENT SIDING - ARCTIC WHITE
5	NEW Poured CONCRETE
6	PRE-FINISHED ALUMINIUM RAILING - CHARCOAL
7	PRE-FINISHED METAL FLASHING
8	DOUBLE GLAZED WINDOW
9	DOUBLE GLAZED BALCONY DOOR
10	STEEL DOOR
11	OVERHEAD DOOR - GREY
12	LARGE PROFILE STONE LOOK VENEER
13	ALUMINIUM FASCIA - GREY

1 DP ELEVATION - EAST
DP301 $1/8" = 1'-0"$

MATERIAL LEGEND	
NO.	MATERIAL
1	ARGENTON TERRACOTTA CLADDING - WHITE
2	ACM CLADDING - FASHION GRAY
3	HORIZONTAL FIBRE CEMENT SIDING - GREY
4	HORIZONTAL FIBRE CEMENT SIDING - ARCTIC WHITE
5	REINFORCED CONCRETE
6	PRE-FINISHED ALUMINUM RAILING - CHARCOAL
7	PRE-FINISHED METAL FLASHING
8	DOUBLE GLAZED WINDOW
9	DOUBLE GLAZED BALCONY DOOR
10	STEEL DOOR
11	OVERHEAD DOOR - GREY
12	LARGE PROFILE STONE LOOK VENEER
13	ALUMINUM FASCIA - GREY

2 DP ELEVATION - SOUTH
1/8" = 1'-0"

1 DP ELEVATION - NORTH
1/8" = 1'-0"