

# MISSION ROAD

## ISSUED FOR BUILDING PERMIT

2026/07/27

PROJECT NUMBER:

26.013

PARCEL ADDRESS:

LEGAL: LOTS: 1-19, BLOCK: 7, PLAN: 5793U  
MUNICIPAL: 48-86 MISSION ROAD N.W.,  
CALGARY, AB

DP REFERENCE

DP2025-#####

BP REFERENCE

BP2025-#####

### DRAWING LIST: INDEX: ARCHITECTURE

FAAS

601 - 1812 4 ST SW, CALGARY, AB T2S 1W

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DP.003 RENDER

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### PROJECT INFORMATION:

PARCEL ADDRESS:

LEGAL: L: 01-19, B: 7, P: 5793U  
MUNICIPAL: 48-86 MISSION ROAD S.W., CALGARY, AB  
COMMUNITY: PARKHILL  
ZONING: DC - DIRECT CONTROL DISTRICT

PROPOSED GROSS BUILDING AREA:

MAIN 1997.12 SQ.M. / 21 496.80 SQ.FT.  
SECOND 3616.54 SQ.M. / 38 928.16 SQ.FT.  
THIRD 3609.34 SQ.M. / 38 850.66 SQ.FT.  
FOURTH 3598.02 SQ.M. / 38 728.74 SQ.FT.  
FIFTH 3596.02 SQ.M. / 38 728.74 SQ.FT.  
SIXTH 3455.88 SQ.M. / 37 198.82 SQ.FT.  
TOTAL: 19 874.92 SQ.M. / 219 931.92 SQ.FT.

BLDG. CLASSIFICATION & TECHNICAL OVERVIEW:

- BASED ON THE NATIONAL BUILDING CODE 2023 (ALBERTA EDITION)  
PART 9 SECTION 9.10.14. SPATIAL SEPARATION BETWEEN BUILDINGS.  
MAJOR OCCUPANCY GROUP-C WITH UNIT OVER UNIT.  
- THIS APPLIES TO BUILDINGS OTHER THAN THOSE TO WHICH  
SUBSECTION 9.10.15. APPLIES.

- BASED ON THE NATIONAL BUILDING CODE 2023 (ALBERTA EDITION) PART  
9 SECTION 9.10.15. SPATIAL SEPARATION BETWEEN HOUSES.  
MAJOR OCCUPANCY GROUP-C WITH UNIT OVER SECONDARY SUITE.  
THIS APPLIES TO BUILDINGS THAT CONTAIN ONLY DWELLING UNITS AND  
HAVE NO DWELLING UNIT ABOVE ANOTHER DWELLING UNIT, AND  
HOUSE WITH A SECONDARY SUITE INCLUDING THEIR COMMON SPACES.

- BUILDING-X DOES NOT REQUIRE A FIRE SUPPRESSION SYSTEM.

- BUILDING-X REQUIRES A FIRE SUPPRESSION SYSTEM.

- BUILDING-X REQUIRES A FIREWALL.

### BYLAW REGULATIONS:

BUILDING SETBACKS:

FRONT (SOUTH WEST)  
SIDE (SOUTH EAST)  
REAR (NORTH EAST)  
SIDE (NORTH WEST)

PERMITTED  
min. 0.0m - max. 4.0m  
min. 0.0m - max. 4.0m  
0.0m  
0.0m

PARCEL COVERAGE:

PARCEL AREA: 5 513.6 SQ.M. / 59 347.9 SQ.FT.  
PARCEL COVERAGE ALLOWED: N/A  
BUILDING FOOT PRINT: 4296.94 SQ.M. / 45 606.00 SQ.FT.  
TOTAL PROPOSED: 4296.94 SQ.M. / 45 606.00 SQ.FT.  
76.8%

FLOOR AREA RATIO:

MAXIMUM ALLOWED: N/A  
PROPOSED: 3.7

DENSITY:

MINIMUM ALLOWED: N/A  
MAXIMUM ALLOWED: N/A  
PROPOSED:  
PROPOSED DENSITY:

AMENITY SPACE:

MINIMUM REQUIRED PER UNIT: 5.0 SQ.M. / 53.8 SQ.FT. / UNIT  
MINIMUM TOTAL: 1 440 SQ.M. / 15 500.03 SQ.FT.

COMMON TOTAL PROPOSED: 1 262.48 SQ.M. / 13, 589.24 SQ.FT.  
INDOOR: 672.06 SQ.M. / 7234.00 SQ.FT.  
OUTDOOR: 590.42 SQ.M. / 6 355.25 SQ.FT.

PRIVATE: 1 065 SQ.M. / 11 676.84 SQ.FT.  
TOTAL AMENITY PROPOSED: 2 347.20 SQ.M. / 25, 265.09 SQ.FT.

VEHICULAR PARKING:

REQUIRED RESIDENTIAL STALLS  
0.625 STALLS / UNIT  
REQUIRED VISITOR STALLS  
0.1 STALLS / UNIT

179 STALLS REQUIRED

29 STALLS REQUIRED

TOTAL PARKING STALLS REQUIRED  
(NO REDUCTIONS):

208 STALLS

TOTAL PARKING STALLS REQUIRED  
(WITH REDUCTIONS):

156 STALLS

PARKING REDUCTIONS:

25% FREQUENT TRANSIT REDUCTION  
25% BICYCLE REDUCTION

52 STALLS  
0 STALLS

VEHICULAR PARKING PROPOSED:

RESIDENTIAL STALLS  
224 STALLS

VISITOR STALLS  
29 STALLS

ACCESSIBLE STALLS  
6 STALLS

TOTAL PARKING STALLS PROPOSED:  
254 STALLS

BICYCLE PARKING:

MINIMUM REQUIRED:  
0.5 CLASS 1 BICYCLE STALLS / UNIT  
286 UNITS x 0.5 = 143 STALLS REQUIRED  
168 STALLS PROVIDED

0.1 CLASS 2 BICYCLE STALLS / UNIT  
286 UNITS x 0.1 = 29 STALLS REQUIRED  
30 STALLS PROVIDED

WASTE & RECYCLING:

MINIMUM REQUIRED:  
UNITS x 0.24 m³ = ... m³ / WEEK  
PROVIDED:  
286 x 0.24 m³ BINS = 69.36 m³  
RECYCLING:  
ORGANICS:

0.24 m³ PER UNIT / WEEK

286 x 0.24 m³ BINS = 68.64 m³  
286 x 0.24 m³ BINS = 68.64 m³



(ARTISTIC REPRESENTATION ONLY)





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- ☐ CONSTRUCTION
- ☐ TENDER
- ☐ BUILDING PERMIT
- PROJECT NAME

MISSION ROAD

MUNICIPAL ADDRESS  
48-86 MISSION ROAD SW

LEGAL ADDRESS  
L: 01-19    B: 07    P: 5790U

PROJECT NO.  
26.013

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| DRAWN | CHECKED |
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DRAWING TITLE  
RENDER

DRAWING NUMBER

DP.001

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MISSION ROAD

MUNICIPAL ADDRESS  
48-86 MISSION ROAD SW

LEGAL ADDRESS  
L: 01-19    B: 07    P: 5730U

PROJECT NO.  
26.013

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DP.002

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- ☐ CONSTRUCTION
- ☐ TENDER
- ☐ BUILDING PERMIT
- PROJECT NAME

MISSION ROAD

MUNICIPAL ADDRESS

48-88 MISSION ROAD SW

LEGAL ADDRESS

L: 01-19 B: 07 P: 5790U

PROJECT NO.  
26.013

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RENDER

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DP.003

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GENERAL NOTES

- ALL EXISTING STRUCTURES, RETAINING WALLS AND LANDSCAPING TO BE REMOVED WITHIN COMBINED DEVELOPMENT PARCELS.
- REFER TO SURVEY PLANS FOR GEODETIC ELEVATIONS ADJACENT TO DEVELOPMENT PERIMETER.
- REFER TO LANDSCAPE PLANS FOR ALL PLANTING AND GROUND COVER INFORMATION & DETAILS.
- ALL SITE REHABILITATION OF SIDEWALKS, BUS ZONE APRONS, AND PAVED LANES ARE TO BE COMPLETED AT THE OWNER'S EXPENSE.
- PROVIDE EXTERIOR LIGHTING AT ALL FRONT ENTRY AREAS. WALL MOUNTED.
- HOUSING NUMBER MOUNTED ON EXTERIOR WALL. SITE CONFIRM HEIGHT W/ ARCHITECT PRIOR TO ROUGH-IN & INSTALL.

SHEET NOTES

- ⊗ EXISTING GEODETIC ELEVATION (EX. #)
- ⊙ PROPOSED GEODETIC ELEVATION



VIEW 1 - NORTH



VIEW 2 - EAST



VIEW 3 - SOUTH



VIEW 4 - WEST

FAS

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☐ CONSTRUCTION

YYYY-MM-DD

☐ TENDER

YYYY-MM-DD

☐ BUILDING PERMIT

YYYY-MM-DD

PROJECT NAME

MISSION ROAD

MUNICIPAL ADDRESS

48-88 MISSION ROAD SW

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DATE

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SCALE

AS NOTED

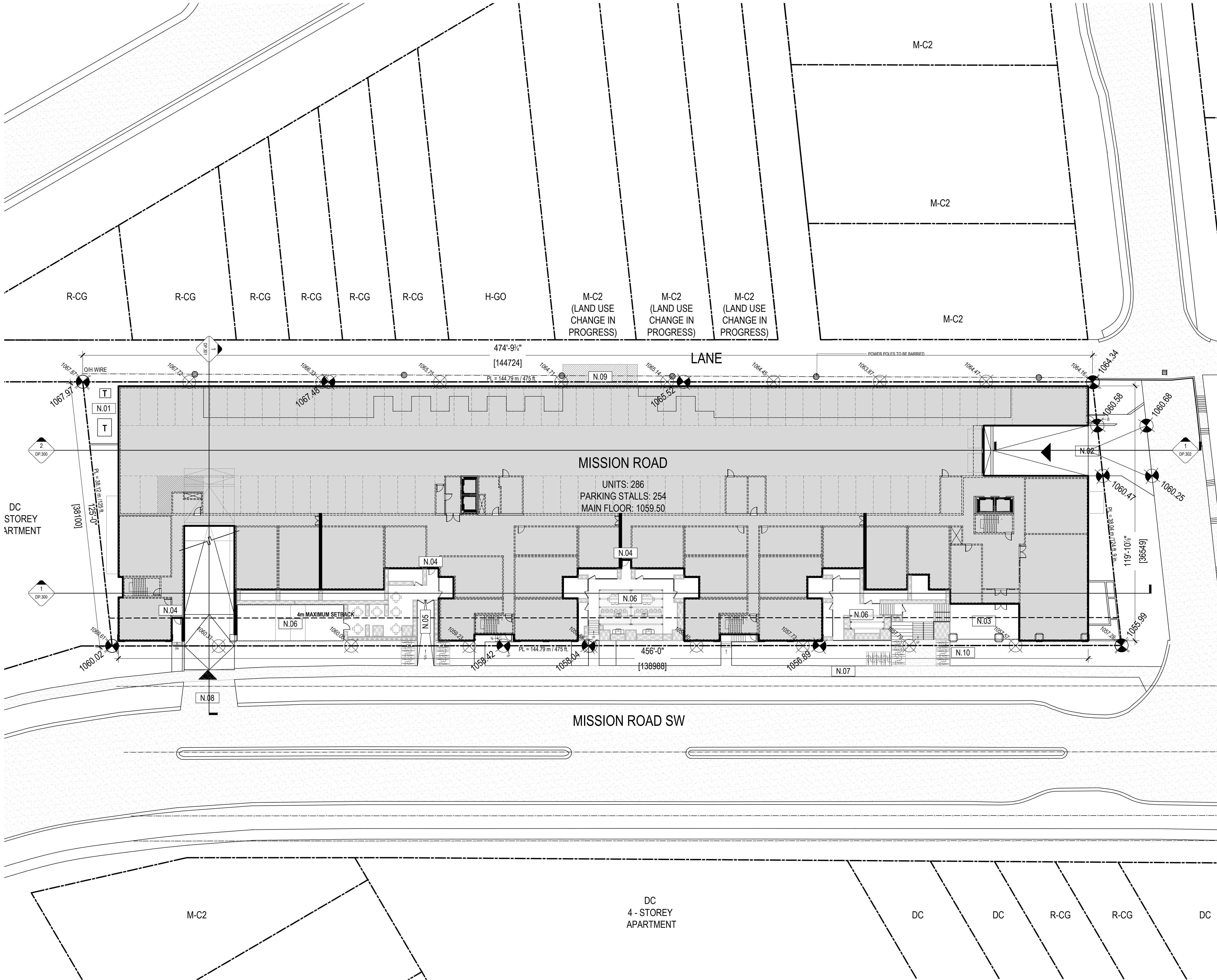
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BLOCK PLAN

DRAWING NUMBER

DP.100

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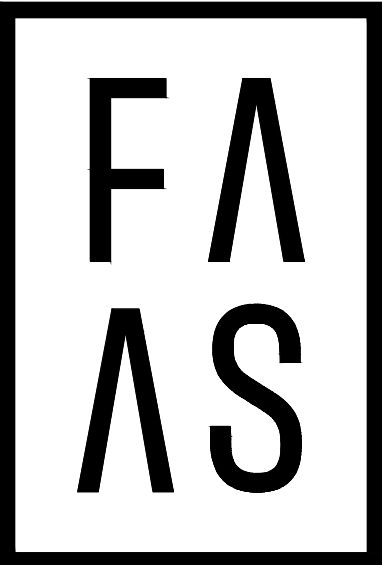
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SHEET NOTES

- |      |                                     |
|------|-------------------------------------|
| N.01 | PROPOSED ENMAX TRANSFORMER LOCATION |
| N.02 | PARKADE ENTRY                       |
| N.03 | PRIMARY ENTRY                       |
| N.04 | SECONDARY ENTRY                     |
| N.05 | ACCESSIBLE RAMP                     |
| N.06 | COMMON AMENITY SPACE                |
| N.07 | CITY SIDEWALK                       |
| N.08 | PROPOSED CURB CUT                   |
| N.09 | PROPOSED LOADING STALL              |

- ⊗ EXISTING GEODETIC ELEVATION (EX. #)
- PROPOSED GEODETIC ELEVATION



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- ☐ CONSTRUCTION YYYY-MM-DD
- ☐ TENDER YYYY-MM-DD
- ☐ BUILDING PERMIT YYYY-MM-DD
- PROJECT NAME

MISSION ROAD

MUNICIPAL ADDRESS  
48-88 MISSION ROAD SW

LEGAL ADDRESS  
L: 01-19 B: 07 P: 5793U

PROJECT NO.  
26.013

DRAWN AC CHECKED GD

DATE 2026-08-21 SCALE AS NOTED

DRAWING TITLE  
SITE PLAN

DRAWING NUMBER

DP.101

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GENERAL NOTES

- REFER TO DOOR & GLAZING SCHEDULES FOR ADDITIONAL INFORMATION.
- ALL EXTERIOR MECHANICAL LOUVER / GRILLE COVERS TO MATCH ADJACENT FINISH COLOUR.

SHEET NOTES

N.XX SHEET NOTE DESCRIPTION

N.01 ADD NOTE

N.02 ADD NOTE

EXTERIOR FINISH LEGEND

0.0 MATERIAL TAG DESCRIPTION

A - FIBER CEMENT

|      |                                          |
|------|------------------------------------------|
| A1.1 | 6" BOARD AND BATTEN / SMOOTH / GREY      |
| A2.1 | 4" HORIZONTAL LAP SIDING / SMOOTH / GREY |
| A3.1 | FIBER CEMENT PANEL / SMOOTH / WHITE      |
| A3.2 | FIBER CEMENT PANEL / SMOOTH / RED        |
| A3.3 | FIBER CEMENT PANEL / SMOOTH / GREEN      |
| A3.4 | FIBER CEMENT PANEL / SMOOTH / BLUE       |
| A3.5 | 3" BUILT OUT FRAMING WITH PANEL / WHITE  |

C - METAL

|      |                                  |
|------|----------------------------------|
| C1.1 | ALUMINUM FASCIA & SOFFIT / WHITE |
| C2.1 | METAL FLASHING / WHITE           |
| C3.1 | METAL FLASHING / BLACK           |
| C4.1 | PERFORATED BACKLIT METAL PANELS  |

D - TRIM

D1.1 3.5" ENGINEERED WOOD TRIM / COLOR MATCHED

E - PAVING

E1.1 PAVING / COLOUR = NATURAL GRAY

F - ROOFING

F1.1 BUILT UP ROOFING

G - WINDOWS

|      |                         |
|------|-------------------------|
| G1.1 | 5' BY 6' WINDOW / WHITE |
| G1.2 | 5' BY 6' WINDOW / BLACK |
| G2.1 | 3' BY 6' WINDOW / WHITE |
| G2.2 | 3' BY 6' WINDOW / BLACK |
| G3.1 | 3' BY 7' WINDOW / BLACK |

H - DOORS

|      |                                  |
|------|----------------------------------|
| H1.1 | METAL DOOR / BLACK               |
| H2.1 | METAL GARAGE DOOR / BLACK        |
| H3.1 | 5' ALUMINUM SLIDING DOOR / WHITE |
| H3.2 | 5' ALUMINUM SLIDING DOOR / BLACK |

J - GUARDS & RAILINGS

|      |                                       |
|------|---------------------------------------|
| J1.1 | ALUMINUM GUARDRAIL W/ PICKETS / BLACK |
| J1.2 | ALUMINUM GUARDRAIL W/ PICKETS / WHITE |

K - SIGNAGE

K1.1 ADDRESS NUMBER / BLACK

PROPOSED GEODETIC ELEVATION



| NO. | DESCRIPTION   | DATE       |
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| PROJECT NAME                             |            |

MISSION ROAD

MUNICIPAL ADDRESS

48-88 MISSION ROAD SW

LEGAL ADDRESS

L: 01-19 B: 07 P: 5730U

PROJECT NO.

26.013

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DATE

2026-08-21

DRAWING TITLE

BUILDING ELEVATIONS

DRAWING NUMBER

DP.400

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☐ TENDER YYYY-MM-DD

## MISSION STATEMENT

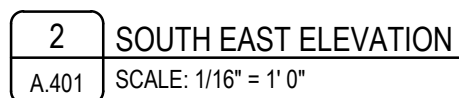
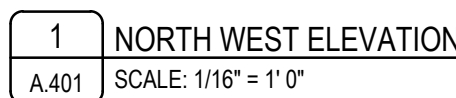
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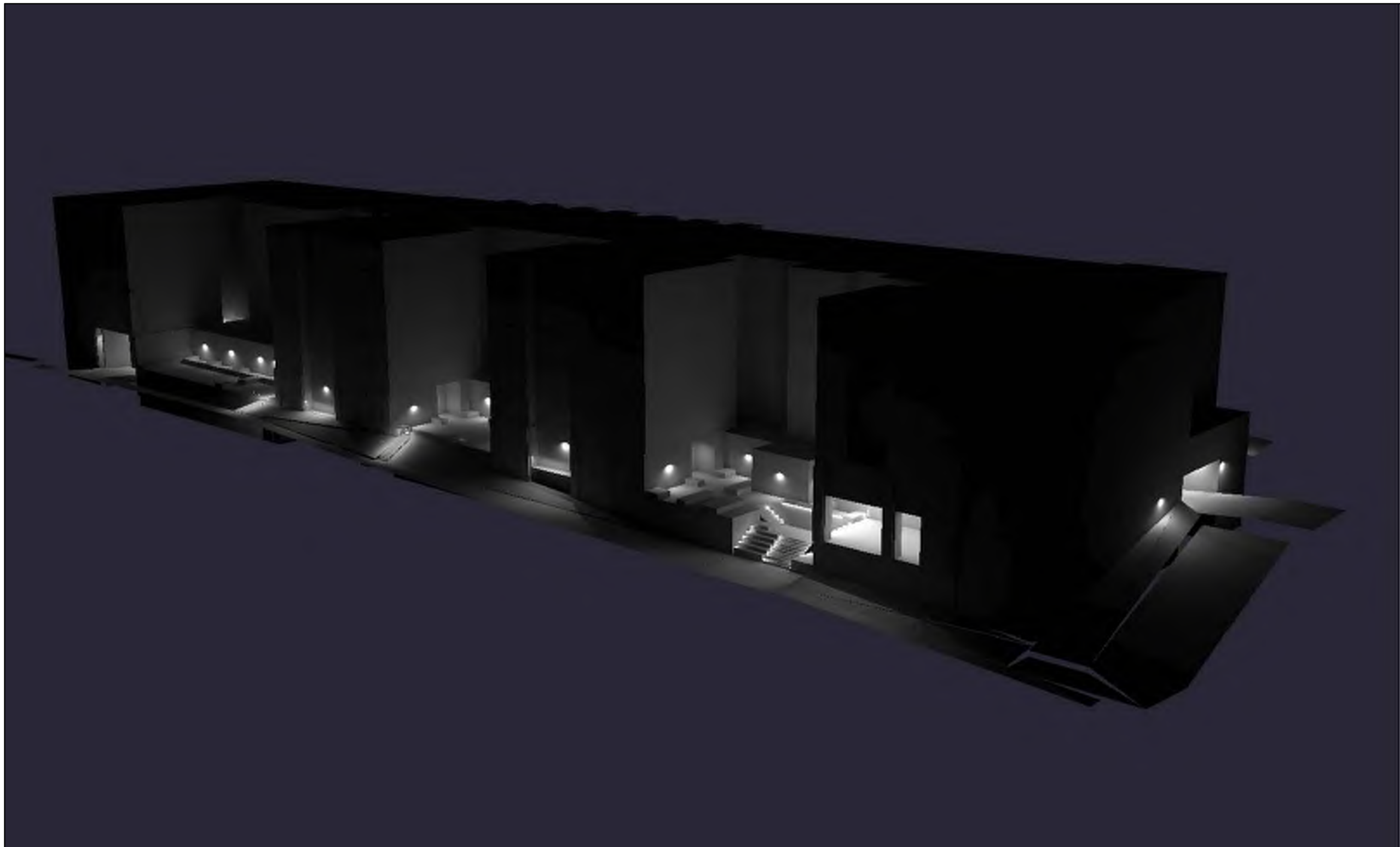
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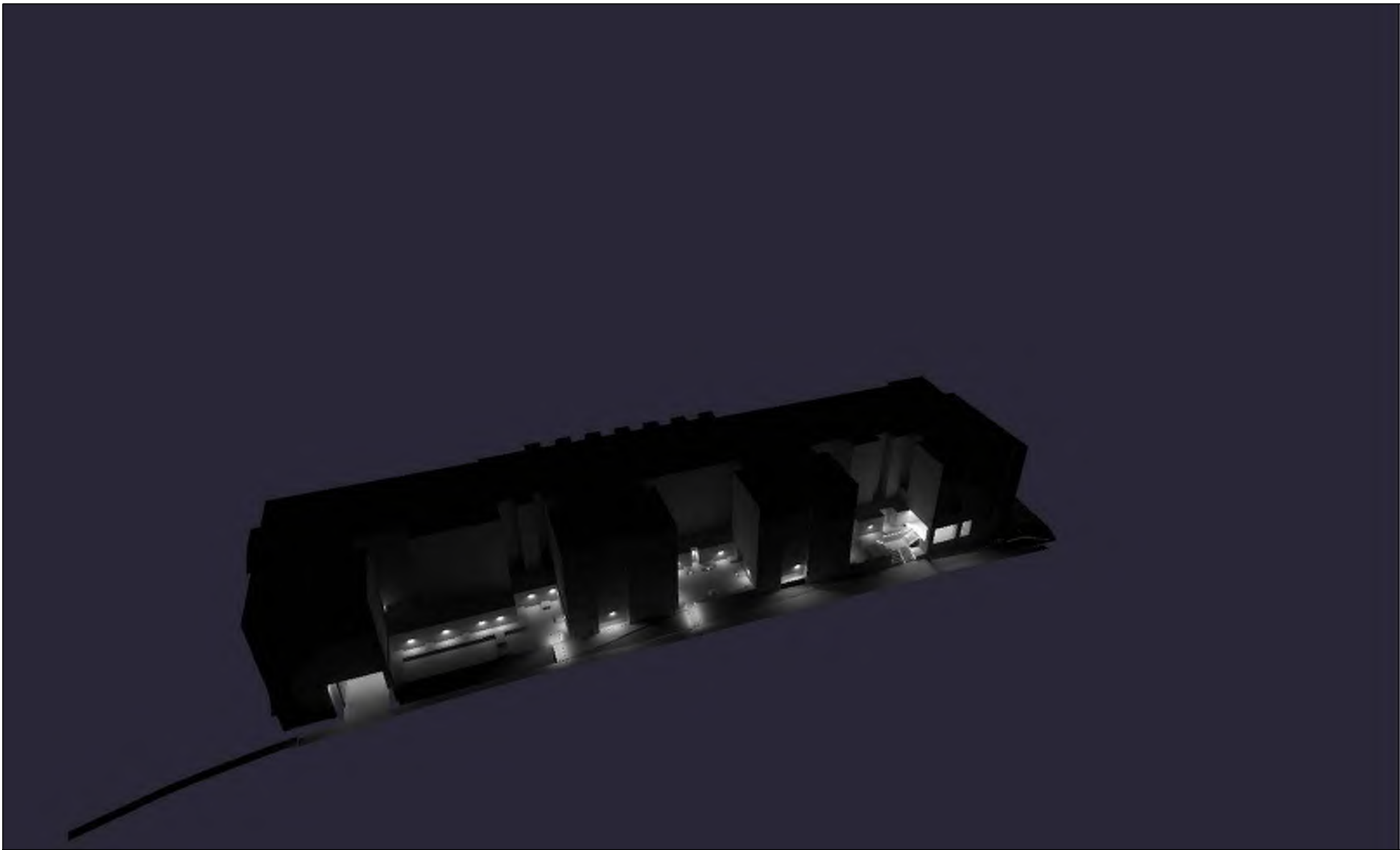
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 PROPOSED GEODETIC ELEVATION



01  
E103S RENDERING  
SCALE: N.T.S.



02  
E103S RENDERING  
SCALE: N.T.S.



03  
E103S RENDERING  
SCALE: N.T.S.

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| 1.  | ISSUED FOR DP | 2026-08-07 |

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CLIENT

SUNSTONE  
PROPERTIES INC.

PROJECT

MISSION ROAD  
48-84 MISSION ROAD SW.  
CALGARY, ALBERTA

TITLE

RENDERINGS

|                |                |
|----------------|----------------|
| PROJECT NUMBER | DRAWING NUMBER |
| 26159          | E103S          |
| DRAWN/CHECKED  |                |
| CDA/DK         |                |