

ALPINE PARK BLOCK 28

15350 37 ST SW CALGARY, AB
NW31-22-1-5



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ISSUED FOR DP DAYCARE PARKING
2026.08.24

DIALOG
ARCHITECT, STRUCTURAL ENGINEER,
MECHANICAL ENGINEER, ELECTRICAL ENGINEER
AND LANDSCAPE ARCHITECT
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403.245.5501

exp.
CIVIL ENGINEER
EXP
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T2C 3P2
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NOT FOR CONSTRUCTION

METRIC
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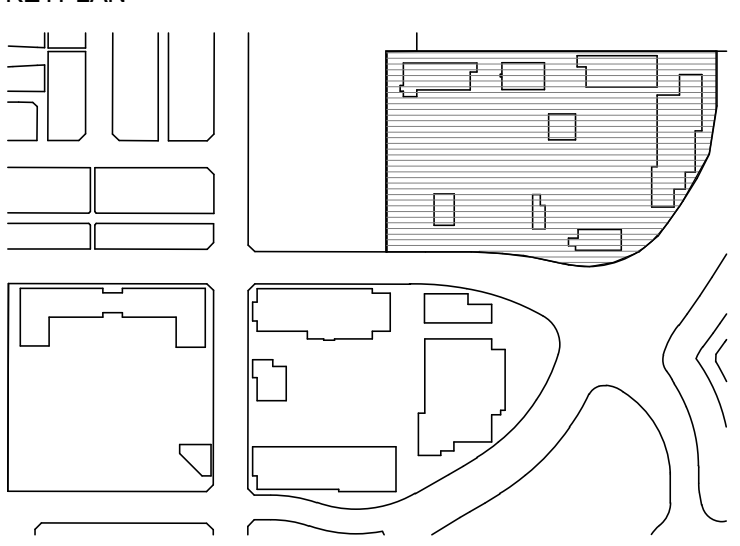
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KEYPLAN



SEAL

ALPINE PARK
BLOCK 28

15350 37 ST SW CALGARY, AB
NW31-22-1-5

SITE PLAN

DRAWN: WM CHECKED: MA/UM
PLOT DATE: 8/24/2026 3:46:53 PM

28-DPA102a

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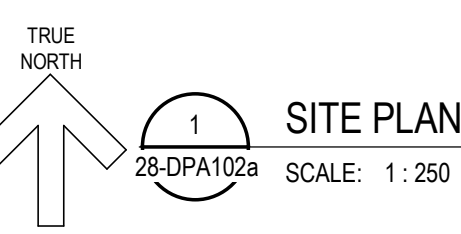
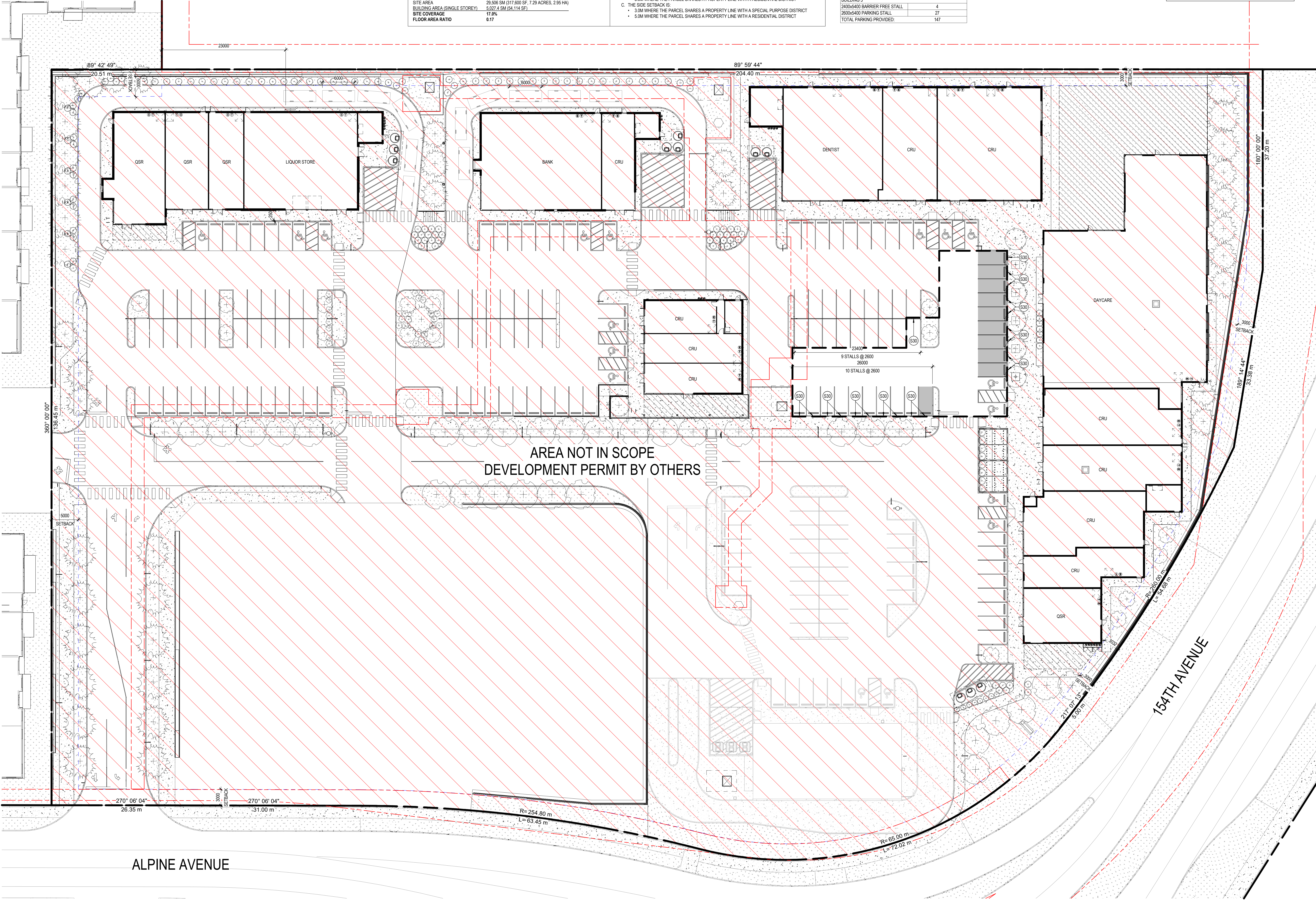
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LEGAL DESCRIPTION	MUNICIPAL ADDRESS	APPLICABLE BYLAW
NW 1/4 SECTION 31-22-1-5 / BLOCK 28 / LOT 2	15350 37 ST SW CALGARY ALBERTA	CALGARY LANDUSE BYLAW 1P2007
DEVELOPMENT ANALYSIS		ZONING CLASSIFICATION
		COMMERCIAL - COMMUNITY 1 (C-C1) DISTRICT
		PERMITTED USES (739)
		THE PERMITTED USES OF THE COMMERCIAL - COMMUNITY 1 (C-C1) DISTRICT OF BYLAW 1P2007
		DISCRETIONARY USES (740)
		THE DISCRETIONARY USES OF THE COMMERCIAL - COMMUNITY 1 (C-C1) DISTRICT OF BYLAW 1P2007
		FLOOR AREA RATIO (743)
		THE MAXIMUM FLOOR AREA RATIO IS 1.0
		BUILDING HEIGHT (744)
		THE MAXIMUM BUILDING HEIGHT IS 10.0M
		SETBACKS (748-750)
		A. THE FRONT SETBACK IS 3.0M
		B. THE REAR SETBACK IS:
		• 3.0M WHERE THE PARCEL SHARES A PROPERTY LINE WITH A SPECIAL PURPOSE DISTRICT
		• 5.0M WHERE THE PARCEL SHARES A PROPERTY LINE WITH A RESIDENTIAL DISTRICT
		C. THE SIDE SETBACK IS:
		• 3.0M WHERE THE PARCEL SHARES A PROPERTY LINE WITH A SPECIAL PURPOSE DISTRICT
		• 5.0M WHERE THE PARCEL SHARES A PROPERTY LINE WITH A RESIDENTIAL DISTRICT
BUILDING AREA AND SITE COVERAGE AND FLOOR AREA RATIO		
REFER TO BUILDING AREA AND UNIT AREA TABLES		
SITE AREA	29,506 SM (317,600 SF, 7.29 ACRES, 2.95 HA)	
BUILDING AREA (SINGLE STOREY)	5,027.4 SM (54,114 SF)	
SITE COVERAGE	17.0%	
FLOOR AREA RATIO	0.17	

PARKING PROVIDED	
STALL TYPE	COUNT
BUILDING 1	
2400x5400 BARRIER FREE STALL	3
2600x5400 PARKING STALL	43
BUILDING 2	
2400x5400 BARRIER FREE STALL	2
2600x5400 PARKING STALL	23
BUILDING 3	
2400x5400 BARRIER FREE STALL	3
2600x5400 PARKING STALL	12
BUILDING 4	
2400x5400 BARRIER FREE STALL	3
2600x5400 PARKING STALL	27
BUILDING 5	
2400x5400 BARRIER FREE STALL	4
2600x5400 PARKING STALL	27
TOTAL PARKING PROVIDED:	147

KEYNOTE LEGEND	
S30	DEDICATED DAYCARE PICKUP STALL SIGNAGE, BY TENANT
DAYCARE PARKING STALLS	
EXISTING	10 STALLS
ADDITIONAL	10 STALLS
TOTAL	20 STALLS

SITE LEGEND	
	AREA NOT IN SCOPE DEVELOPMENT PERMIT BY OTHERS
	PROPOSED CONCRETE HARDSCAPE
	PROPOSED LANDSCAPE AREA
	EXISTING DAYCARE STALLS
	PROPERTY LINE
	SETBACK LINE
	UTILITY RIGHT-OF-WAY



SITE PLAN

28-DPA102a SCALE: 1:250