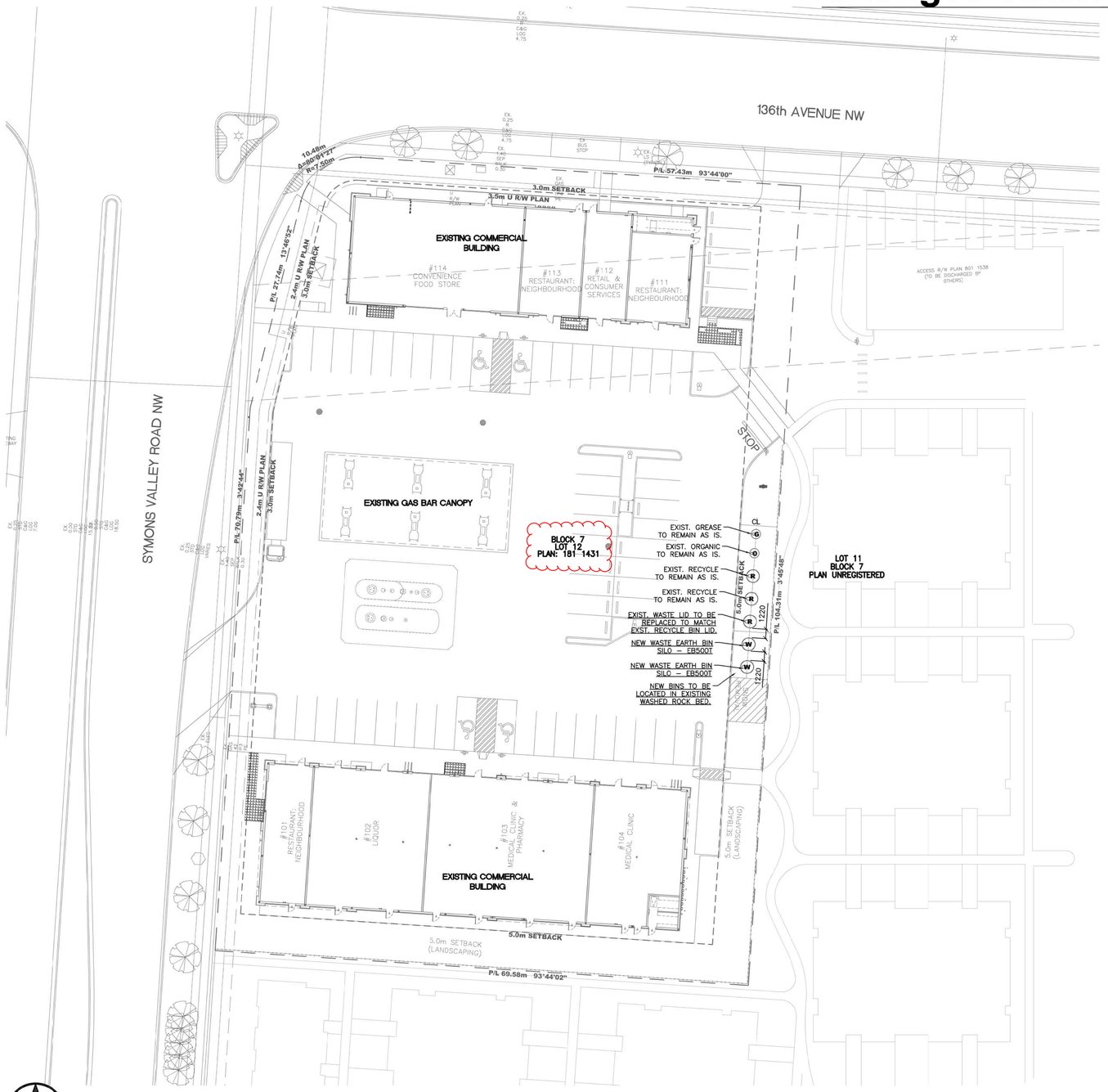
Sage Meadows Retail Development

for Hardrock Properties (Sage Meadows) Corporation

Changes outside a building - DP Application



1 DP1.1 SITE PLAN - PROPOSED SILO BINS
SCALE: 1:300

PROJECT DESCRIPTION

This cevelopment permit has been prepared in accordance with The City of Calgary CARL list, specifically
- Changes cutside a building (Including Changes inside a Building, Exterior Renovations and Minor Changes to Site Plan);

This Development Permit is for Exterior Site Plan changes only. Existing buildings, gas bar, parking stalls to remain as is.
The scope of the site plan changes are as follows;
- There are 5 existing Molok earth bins located within the east PL landscape area. The Land Lord would like to add 2 more Earth bins to support the retail tenants.
- The existirg Grease and Organic Bins are to remain as is,
- The two (2) existing 5000m³ Recycle bins are to remain as is,
- The existirg 5000m³ Waste bin lid will be updated to match the Recycling bins.
- Two (2) NEW 5000m³ Waste earth bins will be added to the wash rock landscape bed.

ORIGINAL Development Permit DP2017-4586

Approved Liquor Change of Use DP2018-4086

Approved Medical & Retail Consumer Service Change of use DP2018-4086

SITE INFORMATION

LEGAL DESCRIPTION: PLAN: 181 1431, BLOCK: 7 LOT: 12

MUNICIPAL ADDRESS: 2971–136 AVE NW, CALGARY ALBERTA

ZONED: COMMERCIAL – NEIGHBORHOOD 2 (C–N2)

PERMITTED USES: CONVENIENCE FOOD STORE, MEDICAL CLINIC, RETAIL AND CONSUMER SERVICES, VETERINARY CLINIC.

DISCRETIONARY USES: LIQUOR STORE, GAS BAR, SIGN – CLASS C

PARCEL AREA: MAX. AREA OF PROVIDED: 1.2 HECTARES, 2.97 ACRES. 0.7 HECTARES 1.77 ACRES, (7160.1m²)

FLOOR AREA RATIO: 1.0 MAX

BUILDING HEIGHT: 10.0m MAX 6.6m PROVIDED

USE AREA: 300.0 m² 3,229 SQ.FT. MAX.
REFER TO USE AREAS PROVIDED BELOW

RELAXATION REQUESTED FOR USE AREA PERMITTED.

MAX. CONVENIENCE STORE 465.0m² 5,005.4 SQ.FT.

SETBACKS:

	REQUIRED	PROVIDED
FRONT (SYMONS VALLEY RD)	3.0m	3.0m STREET
SIDE EXTERNAL (136 AVE)	3.0m	??m STREET
SIDE INTERNAL (SOUTH)	5.0m	??m RESIDENTIAL
REAR INTERNAL (EAST)	5.0m	5.0m RESIDENTIAL

BUILDING GROSS FLOOR AREA:

BUILDING A

114 CONVENIENCE STORE	313.9 m²	3,379.0 SQ.FT.
113 NEIGHBORHOOD: RESTAURANT	111.0 m²	1,194.8 SQ.FT.
112 RETAIL & CONSUMER SERVICES	85.5 m²	920.3 SQ.FT.
111 NEIGHBORHOOD: RESTAURANT	93.8 m²	1,008.6 SQ.FT.
115 MECH/ELECT ROOM	18.8 m²	203.5 SQ.FT.
TOTAL	623.0 m²	6,706.2SQ.FT.

BUILDING B

101 NEIGHBORHOOD RESTAURANT	111.6 m²	1,201.3 SQ.FT.
102,103 &HALF 104 LIQUOR	279.1 m²	3,004.0 SQ.FT.
MEDICAL/PHYSIO/PHARMACY HALF 104,105,106,107	390.6 m²	4,205.6 SQ.FT.
108,109 MEDICAL CLINIC	204.9 m²	2,205.4 SQ.FT.
110 MECH/ELEC ROOM	18.3 m²	197 SQ.FT.
TOTAL	1,004.4 m²	10,811.5 SQ.FT.

LANDSCAPING IN SETBACK AREAS:
STREET SETBACK – MUST BE SOFT SURFACED LANDSCAPED AREA
RESIDENTIAL SETBACK – MUST BE SOFT SURFACED LANDSCAPED

REFER TO LANDSCAPE PLAN L1.1 FOR TREE & SHRUB DETAILS

	REQUIRED	PROVIDED
STREET		
TREES 1.0/ 50m² (477.2m²)	9.54	10
SHRUBS 2.0/ 50m² (477.2m²)	19	183
RESIDENTIAL		
TREES 1.0/ 45m² (829.7m²)	18.4	24

IRRIGATION – LOW WATER IRRIGATION SYSTEM
PLANTING IN A LINEAR ARRANGEMENT ALONG LENGTH OF SETBACK AREA

PARKING:

REFER TO PARKING SUMMARY ON THE DRAWING A0.1 BYLAW SUMMARY.

REQUIRED	PROVIDED
76	61

PARKING VARIANCE REQUESTED. REQUIRED # HAS INCREASED BY 3 STALL FROM PREVIOUSLY APPROVED DP. (SEE BELOW)

REQUIRED	PROVIDED
73	61

PARKING VARIANCE APPROVED DP2017–4586

BICYCLE PARKING: (CLASS 2) 7 8

SIGNAGE: REFER TO SIGNAGE BACKING DETAILS A1.4. SIGNAGE DETAILS AND SPECIFIC SIGNAGE INFORMATION WILL BE SUBMITTED SEPARATELY WITH A TENANT IMPROVEMENT APPLICATION.

GARBAGE: 5–MOLOKS PROVIDED

DESIGNER

partners Development Group

ADDRESS: 802 Drake Landing Wynd, Suite #202. Alberta T1S 5R1

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CONSULTANT

REV #	REVISION	YY/MM/DD
2	DEVELOPMENT PERMIT REV#1	2026.10.28
1	DEVELOPMENT PERMIT	2026.09.15

PROJECT NAME

SAGE MEADOWS
RETAIL DEVELOPMENT

PROJECT ADDRESS

2971 - 136 AVENUE NW
CALGARY, ALBERTA
PLAN: 181 1431, BLOCK: 7, LOT: 12

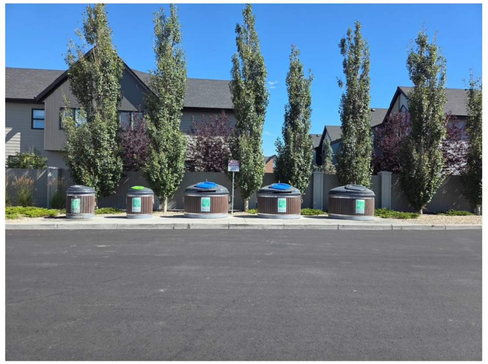
DRAWING

SITE PLAN
ADDITIONAL W&R BINS

SCALE	AS SHOWN	DATE	2026-08-27
DESIGN	PDG	CHECKED	RTM
DRAWN	RTM	PROJ. NO.	-
		DRAWING NO.	DP1.1



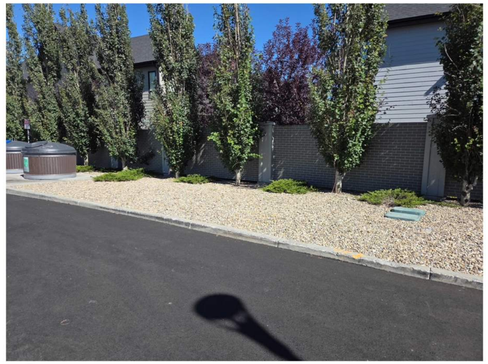
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SCALE: N.T.S



2 DP1.3 EXISTING SITE PHOTO
SCALE: N.T.S



3 DP1.3 EXISTING SITE PHOTO
SCALE: N.T.S



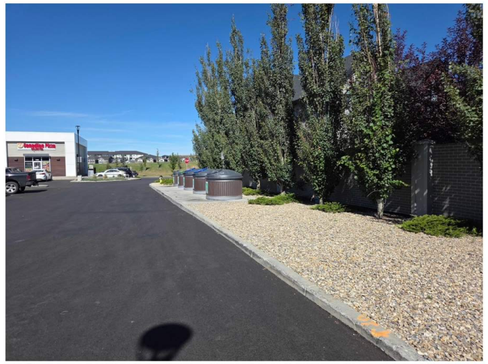
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SCALE: N.T.S



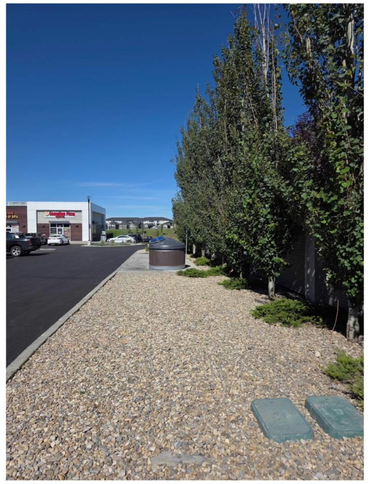
5 DP1.3 EXISTING SITE PHOTO
SCALE: N.T.S



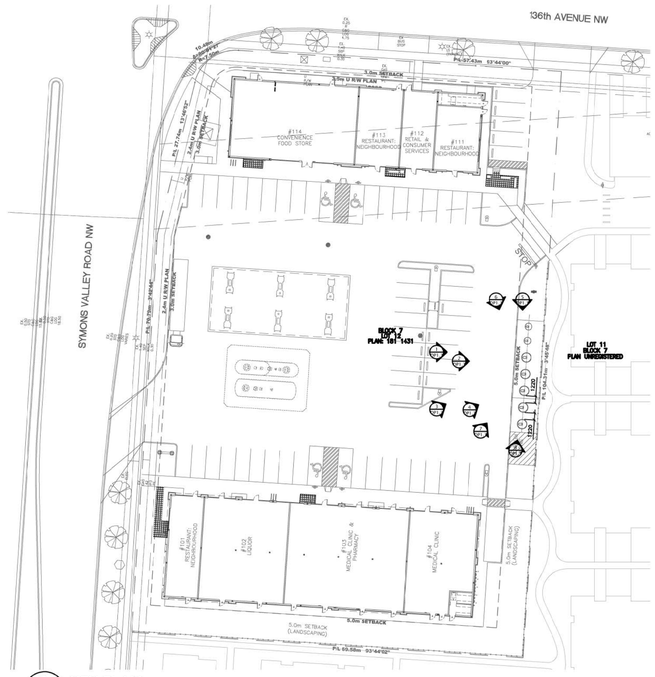
6 DP1.3 EXISTING SITE PHOTO
SCALE: N.T.S



7 DP1.3 EXISTING SITE PHOTO
SCALE: N.T.S



8 DP1.3 EXISTING SITE PHOTO
SCALE: N.T.S



1 DP1.3 KEY PLAN
SCALE: N.T.S

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DRAWING

EXISTING SITE PHOTOS

SCALE: AS SHOWN	DATE: 2026-09-15
DESIGN: RTM	CHECKED: RTM
DRAWN: RTM	PROJ. NO.: -
	DRAWING NO.: DP1.2



PHOTO 1
L1.1 SCALE: N.T.S



PHOTO 2
L1.1 SCALE: N.T.S



PHOTO 2
L1.1 SCALE: N.T.S

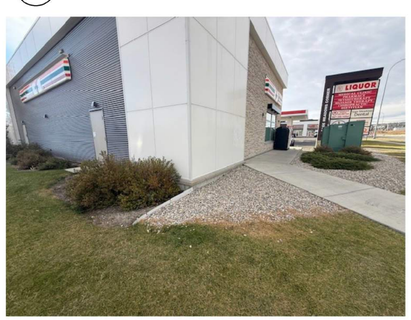
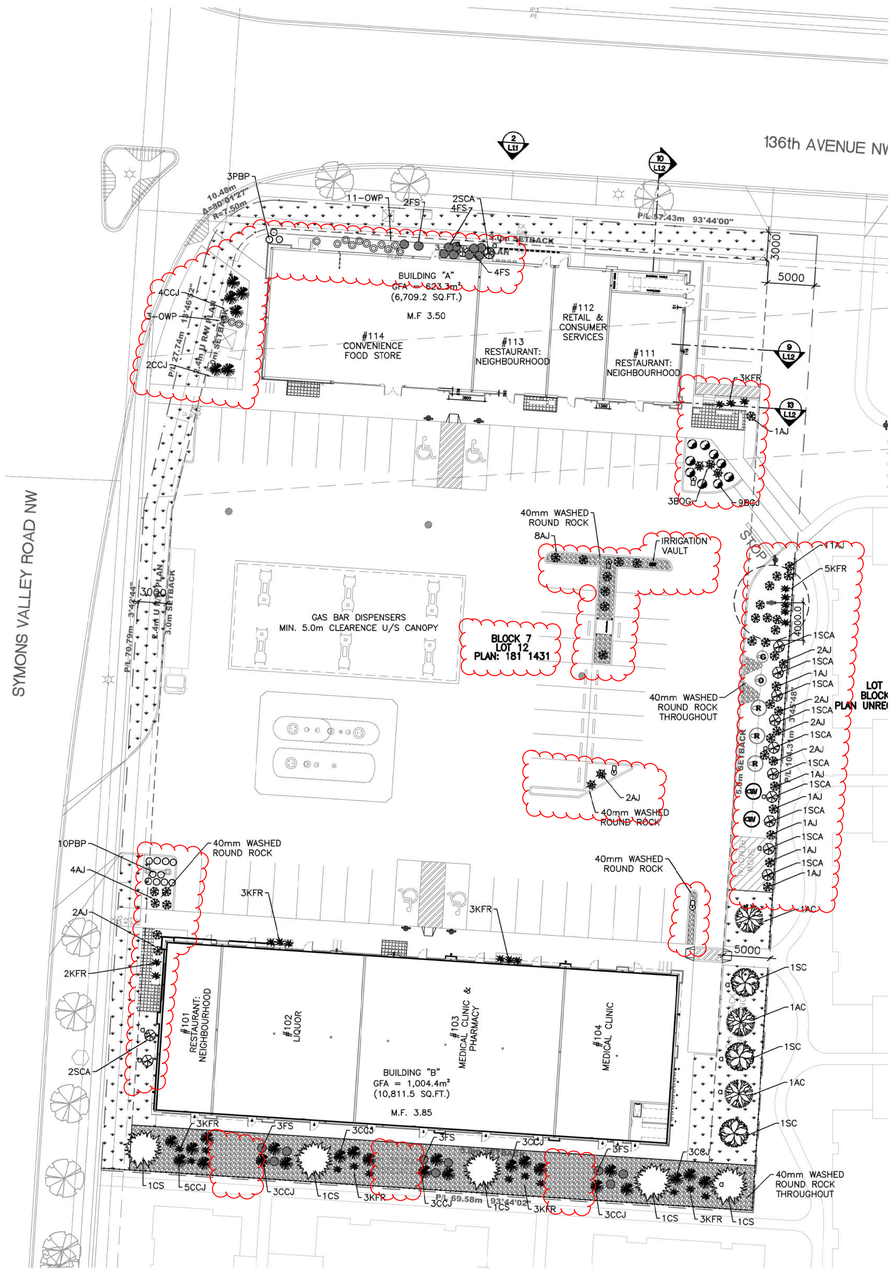


PHOTO 2
L1.1 SCALE: N.T.S



1 AS-BUILT LANDSCAPE PLAN
L1.1 SCALE: N.T.S

SITE LANDSCAPE INFORMATION

NOTE:

1. ALL CONIFEROUS TREES & SHRUB MATERIALS TO BE GROUPED IN BARK MULCH BEDS ON GEOTEXTILE LANDSCAPE FABRIC.
2. ALL SHRUBS AND TREE BEDS ARE TO BE SUPPLIED WITH AN AUTOMATIC U/G LOW WATER IRRIGATION SYSTEM. LOW WATER IRRIGATION IS BE CONFINED TO THESE BEDS.
3. MAINTAIN MIN 2% POSITIVE DRAINAGE FOR ALL LANDSCAPED AREA. MIN 150mm TOPSOIL IN ALL SEEDED AREAS, 100mm FOR ALL SOD AREAS.
4. ALL PLANT MATERIAL & SIZE SHOWN ARE MINIMUM SIZE AND MUST CONFORM TO THE STANDARDS OF CANADIAN NURSERY TRADE ASSOCIATION FOR NURSERY STOCK.
5. PLANT TREE OUTSIDE OF U R/W AND AWAY FROM UNDERGROUND UTILITIES. REFER TO CITY OF CALGARY TREE PLANTING UTILITIES SETBACK REQUIREMENTS.
6. GRADE LANDSCAPE AREA FOR MIN 2% POSITIVE DRAINAGE AWAY FROM THE BUILDING.
7. INSTALL SOD FLUSH WITH CONC. SIDWALK AND CURB. MAINTAIN 2% POSITIVE DRAINAGE.
8. INTERNAL SIDEWALKS TO BE C.I.P. CONCRETE C/W BRUSH FINISH.
9. ALL SHRUBS AND TREES DESCRIBED ON THE TABLES HAVE BEEN TAKEN FROM NURSERIES NEAR THE CALGARY AREA AND ARE TO PURCHASED FROM LOCAL NURSERIES TO ENSURE THEY ARE CAPABLE OF HEALTHY GROTH IN CALGARY (CHINOOK HARDY)

REQUIRED: (LANDSCAPE SETBACK FACING STREET)	PROVIDED:
WHERE LOW WATER IRRIGATION IS PROVIDED; 2 SHRUBS PER 50m² (477.2m² LANDSCAPE AREA) ((477.2/50=9.544)*2) = 19.09 SHRUBS REQUIRED 1 TREE PER 50m² (477.2m² LANDSCAPE AREA) (477.2/50) = 9.54 TREES REQUIRED	47 SHRUBS 4 TREES
REQUIRED: (LANDSCAPING IN A SETBACK FACING RESIDENTIAL):	PROVIDED:
WHERE LOW WATER IRRIGATION IS PROVIDED; 0 SHRUBS REQUIRED 1 TREE PER 45m² (829.7m² LANDSCAPE AREA) (829.7/45) = 18.44 TREES REQUIRED	91 SHRUBS PROVIDED 21 TREES
TOTAL TREES REQUIRED: 28 TREES 21 DECIDUOUS=75% (28x75%=24) 7 CONIFEROUS=25% (28x25%=8)	TOTAL TREES PROVIDED: 25 TREES EXISTING – 20 DECIDUOUS EXISTING – 5 CONIFEROUS

SUMMARY OF TREES PROVIDED	NO.
~~PROPOSED DECIDUOUS TREES (50% @ 75mm CALIPER OR HIGHER)~~	~~13 (20/50%=13)~~
~~PROPOSED DECIDUOUS TREES (50% @ 50mm CALIPER OR HIGHER)~~	~~13~~
~~PROPOSED CONIFEROUS TREES (50% @ 3.0m MINIMUM HEIGHT OR HIGHER)~~	~~4 (8/50%=4)~~
~~PROPOSED CONIFEROUS TREES (50% @ 2.0m MINIMUM HEIGHT OR HIGHER)~~	~~4~~
TOTAL TREES PROVIDED:	25 TREES

TOTAL SHRUBS PROVIDED: 138 119 SURPLUS

PLANT MATERIAL SCHEDULE – TREES

KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	TOTAL	SPACING
SCA		POPULUS TREMULODES	SWEDISH COLUMNAR ASPEN	75 mm CALIPER	8	AS SHOWN
				50 mm CALIPER	6	AS SHOWN
CS		PICEA PUNGENS "FASTIGIATA"	UPRIGHT COLORADO SPRUCE	3.0m HEIGHT	4	AS SHOWN
				4.0m HEIGHT	1	AS SHOWN
AC		PRUNUS MAACKII	AMUR CHERRY	75 mm CALIPER	2	AS SHOWN
				50 mm CALIPER	1	AS SHOWN
SC		PRUNUS VIRGINIANA "SCHUBERT"	SCHUBERT CHOKECHERRY	75 mm CALIPER	1	AS SHOWN
				50 mm CALIPER	2	AS SHOWN
				TOTAL:	25	

PLANT MATERIAL SCHEDULE – SHRUBS

KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTED SIZE & HEIGHT	TOTAL	SPACING
BCJ		JUNIPERUS HORIZONTALIS	BLUE CHIP JUNIPER	2 GAL POT 0.6 m	9	AS SHOWN
AJ		JUNIPERUS SABINA 'ARCADIA'	ARCADIA JUNIPER	2 GAL POT 0.6 m	28	AS SHOWN
FS		SORBARIA SORBIFOLIA	FALSE SPIREA	2 GAL POT 0.6 m	22	AS SHOWN
PBP		POTENTILLA FRUTICOSA	PINK BEAUTY POTENTILLA	5 GAL POT 0.6 m	13	AS SHOWN
OWP		POTENTILLA FRUTICOSA	ORANGE WHISPER POTENTILLA	5 GAL POT 0.6 m	14	AS SHOWN
KFR		CALAMAGROSTIS ACUTIFLORA	KARL FORESTER REED GRASS	5 GAL POT 0.6 m	20	AS SHOWN
BOG		HELICTOTRICHON SEMERVIRENS	BLUE OAT GRASS	5 GAL POT 0.6 m	3	AS SHOWN
CCJ		JUNIPERUS SABINA 'CALGARY CARPET'	CALGARY CARPET JUNIPER	5 GAL POT 0.6 m	29	AS SHOWN
				TOTAL:	138	

SYMBOL	DESCRIPTION	SPACING
	EXISTING CITY TREE – REFER TO TREE PROTECTION PLAN L1.3	AS SHOWN

DENOTES 40mm WASHROCK

DESIGNER
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DRAWING
AS-BUILT LANDSCAPE PLAN

SCALE: AS SHOWN	DATE: 2026-10-15
DESIGN: RTM	CHECKED: RTM
DRAWN: RTM	PROJ. NO.: -
	DRAWING NO.: L1.1