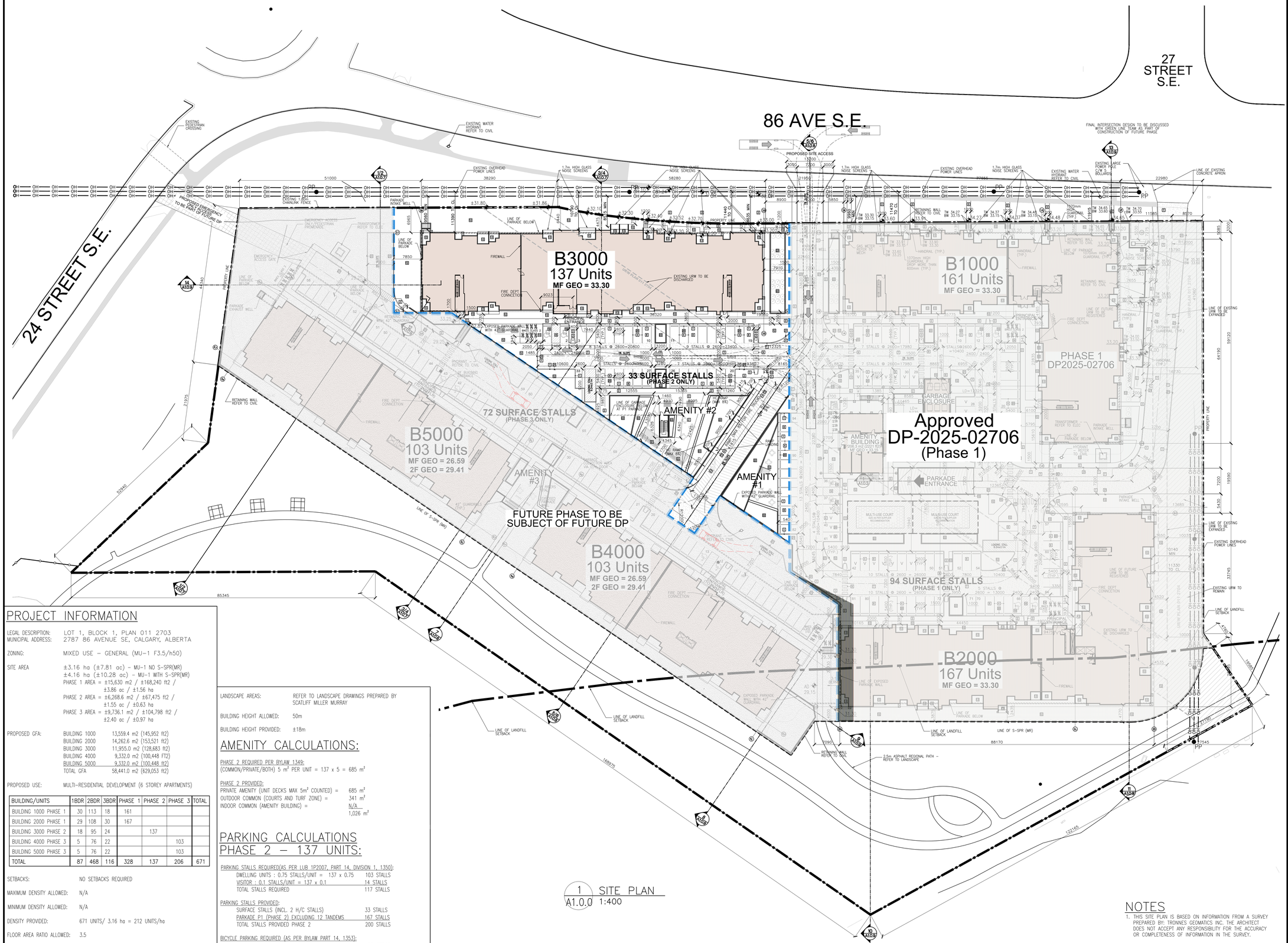


1 SITE PLAN
A1.0.0 1:400

PROJECT INFORMATION

LEGAL DESCRIPTION: LOT 1, BLOCK 1, PLAN 011 2703
MUNICIPAL ADDRESS: 2787 86 AVENUE SE, CALGARY, ALBERTA

ZONING: MIXED USE – GENERAL (MU–1 F3.5/h50)

SITE AREA
±3.16 ha (±7.81 ac) – MU–1 NO S–SPR(MR)
±4.16 ha (±10.28 ac) – MU–1 WITH S–SPR(MR)
PHASE 1 AREA = ±15,630 m2 / ±168,240 ft2 / ±3.86 ac / ±1.56 ha
PHASE 2 AREA = ±6,268.6 m2 / ±67,475 ft2 / ±1.55 ac / ±0.63 ha
PHASE 3 AREA = ±9,736.1 m2 / ±104,798 ft2 / ±2.40 ac / ±0.97 ha

PROPOSED GFA:

BUILDING 1000	13,559.4 m2	(145,952 ft2)
BUILDING 2000	14,262.6 m2	(153,521 ft2)
BUILDING 3000	11,955.0 m2	(128,683 ft2)
BUILDING 4000	9,332.0 m2	(100,448 FT2)
BUILDING 5000	9,332.0 m2	(100,448 ft2)
TOTAL GFA	58,441.0 m2	(629,053 ft2)

PROPOSED USE: MULTI–RESIDENTIAL DEVELOPMENT (6 STOREY APARTMENTS)

BUILDING/UNITS	1BDR	2BDR	3BDR	PHASE 1	PHASE 2	PHASE 3	TOTAL
BUILDING 1000 PHASE 1	30	113	18	161			
BUILDING 2000 PHASE 1	29	108	30	167			
BUILDING 3000 PHASE 2	18	95	24		137		
BUILDING 4000 PHASE 3	5	76	22			103	
BUILDING 5000 PHASE 3	5	76	22			103	
TOTAL	87	468	116	328	137	206	671

SETBACKS: NO SETBACKS REQUIRED

MAXIMUM DENSITY ALLOWED: N/A

MINIMUM DENSITY ALLOWED: N/A

DENSITY PROVIDED: 671 UNITS/ 3.16 ha = 212 UNITS/ha

FLOOR AREA RATIO ALLOWED: 3.5

FLOOR AREA RATIO PROVIDED / PROPOSED FLOOR AREA RATIO:

BUILDING 1000 (MF 2,265.6 m2 + UF 2,258.8 m2 x5)	13,559.4 m2 (145,952 ft2)
BUILDING 2000 (MF 2,376.6 m2 + UF 2,377.2 m2 x5)	14,262.6 m2 (153,521 ft2)
BUILDING 3000 (MF 1,994.5 m2 + UF 1,992.1 m2 X5)	11,955.0 m2 (128,683 ft2)
BUILDING 4000 (P2 887.3 m2 + MF 1,694.1 m2 + UF 1,688.4 m2 x4)	9,332.0 m2 (100,448 ft2)
BUILDING 5000 (P2 887.3 m2 + MF 1,694.1 m2 + UF 1,688.4 m2 X4)	9,332.0 m2 (100,448 ft2)
TOTAL FLOOR AREA:	58,441.0 m2 (629,053 ft2)

58,441.0 m2 / 31,620.1 m2 = 1.85 FAR

LANDSCAPE AREAS: REFER TO LANDSCAPE DRAWINGS PREPARED BY SCATLIFF MILLER MURRAY

BUILDING HEIGHT ALLOWED: 50m

BUILDING HEIGHT PROVIDED: ±18m

AMENITY CALCULATIONS:

PHASE 2 REQUIRED PER BYLAW 1349:
(COMMON/PRIVATE/BOTH) 5 m² PER UNIT = 137 x 5 = 685 m²

PHASE 2 PROVIDED:
PRIVATE AMENITY (UNIT DECKS MAX 5m² COUNTED) = 685 m²
OUTDOOR COMMON (COURTS AND TURF ZONE) = 341 m²
INDOOR COMMON (AMENITY BUILDING) = N/A
1,026 m²

PARKING CALCULATIONS PHASE 2 – 137 UNITS:

PARKING STALLS REQUIRED(AS PER LUB 1P2007, PART 14, DIVISION 1, 1350):

DWELLING UNITS : 0.75 STALLS/UNIT = 137 x 0.75	103 STALLS
VISITOR : 0.1 STALLS/UNIT = 137 x 0.1	14 STALLS
TOTAL STALLS REQUIRED	117 STALLS

PARKING STALLS PROVIDED:

SURFACE STALLS (INCL. 2 H/C STALLS)	33 STALLS
PARKADE P1 (PHASE 2) EXCLUDING 12 TANDEMS	167 STALLS
TOTAL STALLS PROVIDED PHASE 2	200 STALLS

BICYCLE PARKING REQUIRED (AS PER BYLAW PART 14, 1353):

CLASS 1: 137 x 0.5 (STALLS/UNIT)	69 STALLS
CLASS 2: 137 x 0.1 (STALLS/UNIT)	14 STALLS
TOTAL NUMBER OF STALLS	83 STALLS

BICYCLE PARKING PROVIDED:

CLASS 1: (36 HORIZONTAL + 34 VERTICAL RACKS)	70 STALLS
CLASS 2:	14 STALLS
TOTAL NUMBER OF STALLS	84 STALLS

PHASE 2 RATIO: 1.46 STALLS/UNIT

NOTES

1. THIS SITE PLAN IS BASED ON INFORMATION FROM A SURVEY PREPARED BY: TRONNES GEOMATICS INC. THE ARCHITECT DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF INFORMATION IN THE SURVEY.
2. UNLESS OTHERWISE NOTED ALL DIMENSIONS TO THE PROPERTY LINE ARE PERPENDICULAR TO THE PROPERTY LINE.
3. TEST MANHOLE LOCATION TO BE DETERMINED.
4. ALL CURBS AND SIDEWALKS TO BE BUILT TO CITY OF CALGARY STANDARDS.
5. REFER TO SURVEY DRAWING FOR EXISTING GRADES.
6. REFER TO CIVIL DRAWING FOR UNDERGROUND UTILITY.

DO NOT SCALE ANY DRAWINGS. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED WITHOUT HIS PERMISSION. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.

NORTH

MATERIAL LEGEND

1 CONCRETE CURB
1A CONCRETE CURB CROSSING (REFER TO DET. 8/A1.0.2)
1B CONCRETE CURB & GUTTER (REFER TO DET. 5/A1.0.2)
2 CONCRETE SIDEWALK
3 HANDICAP RAMP TO CITY STANDARDS
4 100mm WIDE PAINTED PARKING LINES (YELLOW)
5 HANDICAP PARKING SYMBOL PAINTED ON ASPHALT SURFACE (YELLOW)
6 WASTE & RECYCLING ENCLOSURE (REFER TO DET.1/A1.0.1)
7 HEAVY–DUTY ASPHALT PAVING
–MIN. 25,000 KG/AXEL WEIGHT CAPACITY FOR WASTE COLLECTION VEHICLE
–FIRE TRUCK TO SUPPORT A LOAD OF 38,556 KG
8 ASPHALT PAVING
9 PAINTED PEDESTRIAN CROSSING
10 CONCRETE APRON
–MIN. OF 25,000 KG WEIGHT CAPACITY
11 PARKADE RAMP CONCRETE RETAINING WALL
12 LANDSCAPING
13 CONCRETE PATIO
14 BIKE RACK
15 STOP SIGN
16 HATCH PATTERN PAINTED ON ASPHALT SURFACE (YELLOW)
17 PEDESTRIAN CROSSING SIGN
18 ENTRANCE SIGN (REFER TO DET.12–17/A1.0.2)
19 "HANDICAP PARKING" SIGN
20 WHEEL STOPS
21 "NO PARKING" SIGN
22 1.2m CONCRETE PLANTER – REFER TO LANDSCAPE

LEGEND

HEAVY DUTY ASPHALT
RIGHT–OF–WAY
V 'V' INDICATES VISITOR STALLS

October 9, 2026
ISSUED FOR DEVELOPMENT PERMIT

NO	DD/MM/YY	REVISION
1	09/10/26	ISSUED FOR DEVELOPMENT PERMIT

KN ARCHITECTURE
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info@kn–architecture.com

MOHAMMAD KATANDARNSAB REGISTERED ARCHITECT ALBERTA

SCALE AS NOTED

CLIENT
CITYVIBE DEVELOPMENTS INC.

PROJECT
ARCADIA POINTE
2787 86 Avenue SE
Calgary, Alberta
Lot 1, Block 1, Plan 011 2703

TRADE
START DATE JUNE 2024

DRAWING
SITE PLAN
PHASE 2

DESIGNED	CHECKED
TN/SKM	TN
DRAWN	JOB No.
SKM	2416

DWG No. A1.0.0



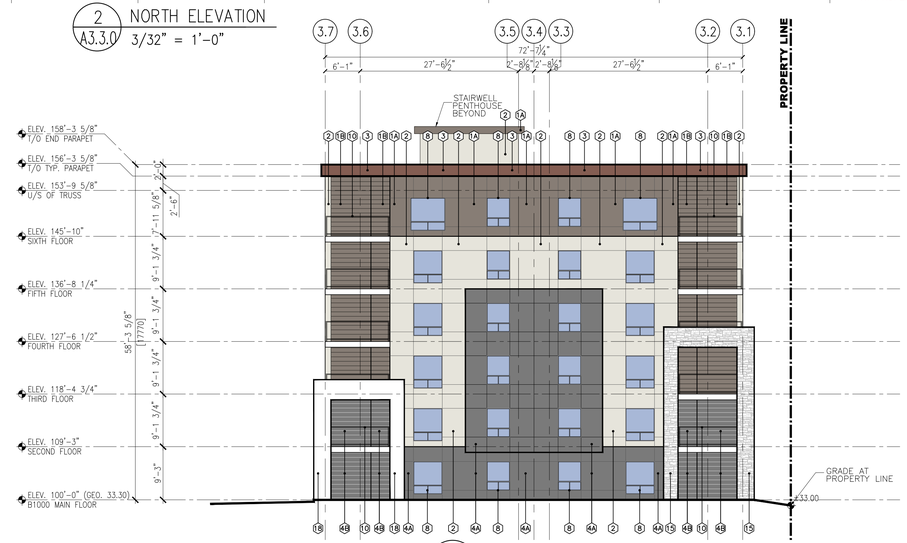
1 A3.3.0 SOUTH ELEVATION
3/32" = 1'-0"



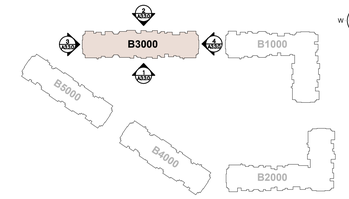
2 A3.3.0 NORTH ELEVATION
3/32" = 1'-0"



3 A3.3.0 WEST ELEVATION
3/32" = 1'-0"



4 A3.3.0 EAST ELEVATION
3/32" = 1'-0"



KEY PLAN

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MATERIAL LEGEND

- 1A HARDIE BOARD PANEL/LAP SIDING (TIMBER BARK)
- 1B HARDIE LAP SIDING (TIMBER BARK)
- 2 HARDIE BOARD PANEL (COBBLESTONE)
- 3 FIBER CEMENT PANEL (SEPIA)
- 4A HARDIE BOARD PANEL (RICH ESPRESSO)
- 4B HARDIE LAP SIDING (RICH ESPRESSO)
- 5 STONE CLADDING
- 6 RESERVE
- 7 GLASS SLIDING DOOR
- 8 BLACK VINYL WINDOW
- 9 ALUMINUM STORE FRONT GLAZING
- 10 ALUMINUM GLASS RAILING (BLACK)
- 11 EXTERIOR GLASS DOOR (BLACK)
- 12 DRAINAGE SLOT
- 13 RESERVE
- 14 RESERVE
- 15 RESERVE
- 16 FIBER CEMENT LAP SIDING (SEPIA)
- 17 VTAC LOUVER (COLOUR TO MATCH WALL)
- 18 HARDIE BOARD PANEL (ARCTIC WHITE)

NOTES:
1) SOFFIT & DECK FASCIA (T.B.D.)
2) ROOF MEMBRANE (T.B.D.)

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1	09/10/26	ISSUED FOR DEVELOPMENT PERMIT

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MOHAMMAD KATANBAFNASAB REGISTERED ARCHITECT ALBERTA

SCALE AS NOTED

CITYVIBE DEVELOPMENTS INC.

PROJECT
ARCADIA POINTE
2787 86 Avenue SE
Calgary, Alberta
Lot 1, Block 1, Plan 011 2703

TRADE
START DATE JUNE 2024

DRAWING
BUILDING 3000 ELEVATIONS

DESIGNED TN/SKM
CHECKED TN
DRAWN SKM
JOB No. 2416
DWG No. A3.3.0