GLAMMIS HOMES TOWNHOUSES, BOWGLEN RD., CALGARY AB



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STEVEN BARTOK
REGISTERED
ARCHITECT
ALBERTA
2026-10-16

ISSUED FOR DEVELOPMENT PERMIT

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	26-10-15

GLAMMIS HOMES TH BOWGLEN RD.

8527 BOWGLEN RD NW, CALGARY AB
LOT: 11; BLOCK: 2; PLAN: 2074HB

PROJECT # 26-123.1
CITY FILE #

COVER PAGE

SCALE

SD-0.01

SITE CONTEXT



1 TOWNHOUSES COMPLETED



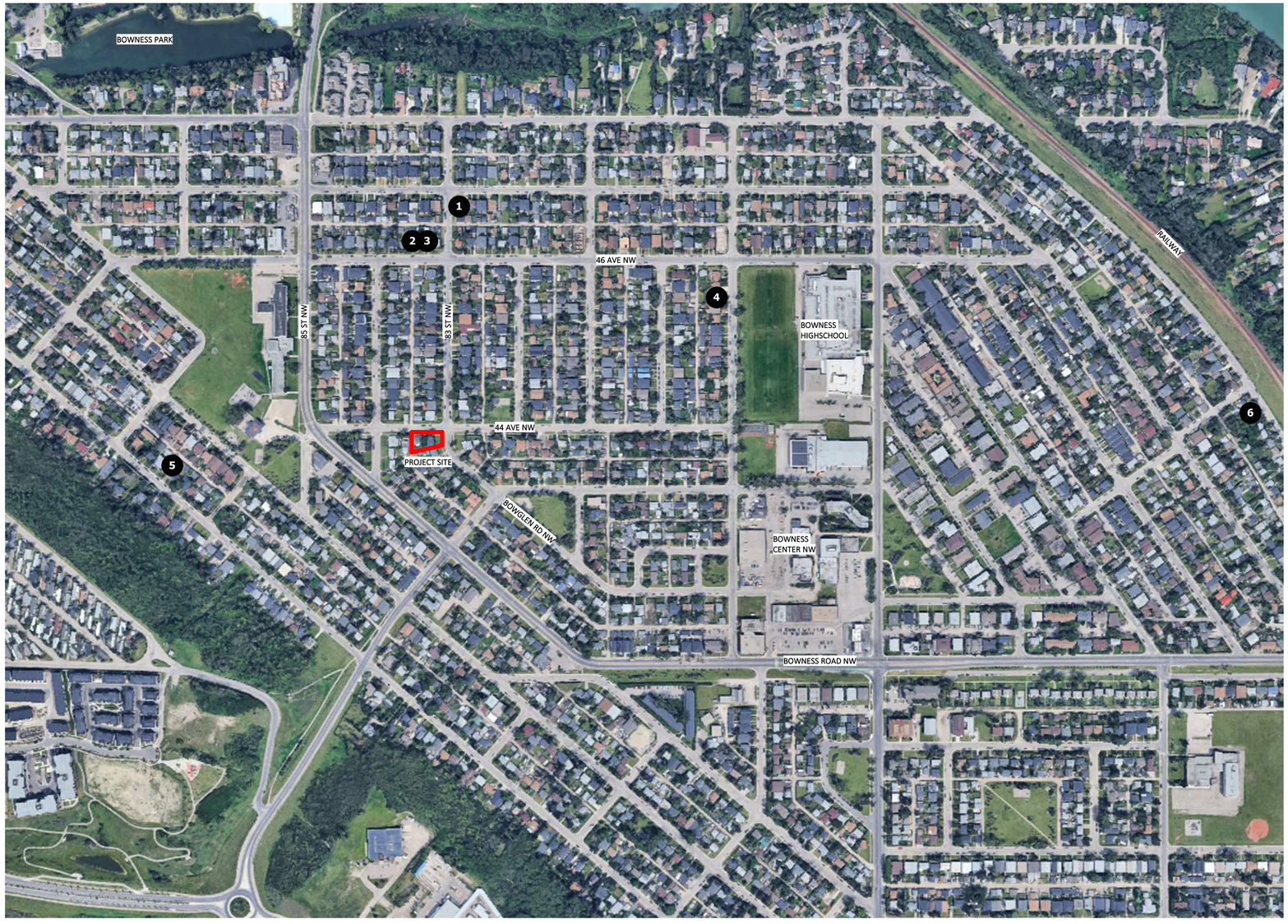
2 4-PLEX DEVELOPMENT DP2026-02756 UNDER REVIEW



3 4-PLEX DEVELOPMENT DP2026-02753 UNDER REVIEW



4 4-PLEX DEVELOPMENT W/ BASEMENT SUITES DP2025-07047 UNDER REVIEW





5 4 UNIT TOWNHOUSE W/ BASEMENT SUITES
DP2026-01226 APPROVED



6 TOWNHOUSES
DP2026-01386 UNDER REVIEW

CONTEXT SUMMARY

THE PROJECT IS LOCATED IN THE CENTER OF BOWNESS AND CONSISTS OF ONE PARCEL, CURRENTLY OCCUPIED BY A SINGLE DWELLING.
THE SITE IS WEST OF BOWNESS CENTER NW AND BOWNESS HIGHSCHOOL, SOUTH OF BOWNESS PARK AND BOWMONT ISLAND, WITH PROXIMITY TO CANADA OLYMPIC PARK.
THE SITE IS 7km FROM ALBERTA CHILDREN'S HOSPITAL, 8km FROM FOOTHILLS HOSPITAL AND ONLY 12km FROM CALGARY'S DOWNTOWN.



CALGARY PROPOSED RIVER FLOOD MAP

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SITE CONTEXT

SCALE N.T.S.

SD-1.01

SITE CONTEXT





A 44 AVE NW LOOKING WEST



B 44 AVE NW LOOKING EAST



C 44 AVE NW LOOKING WEST



D BOWGLEN RD NW LOOKING NORTHWEST

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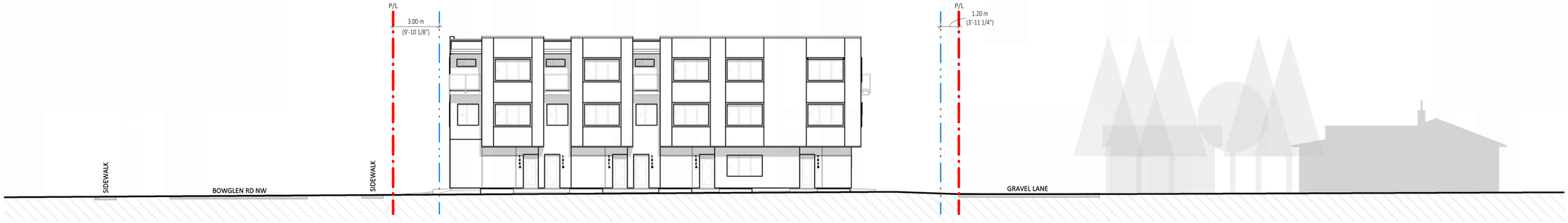
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SITE CONTEXT

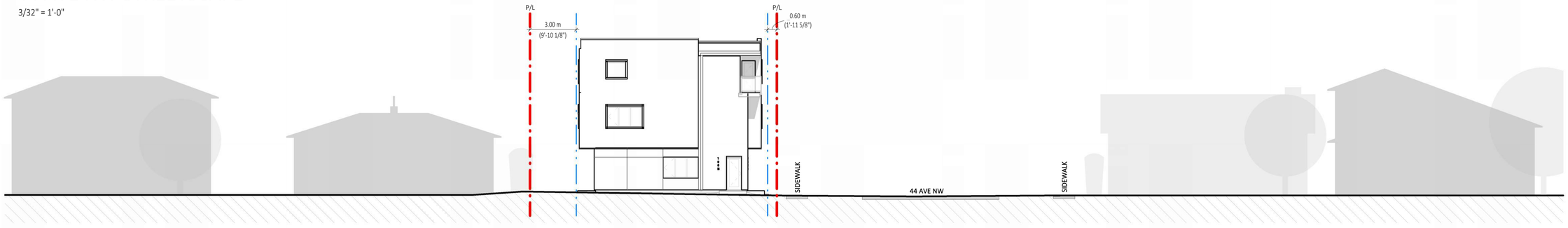
SCALE N.T.S.

SD-1.02



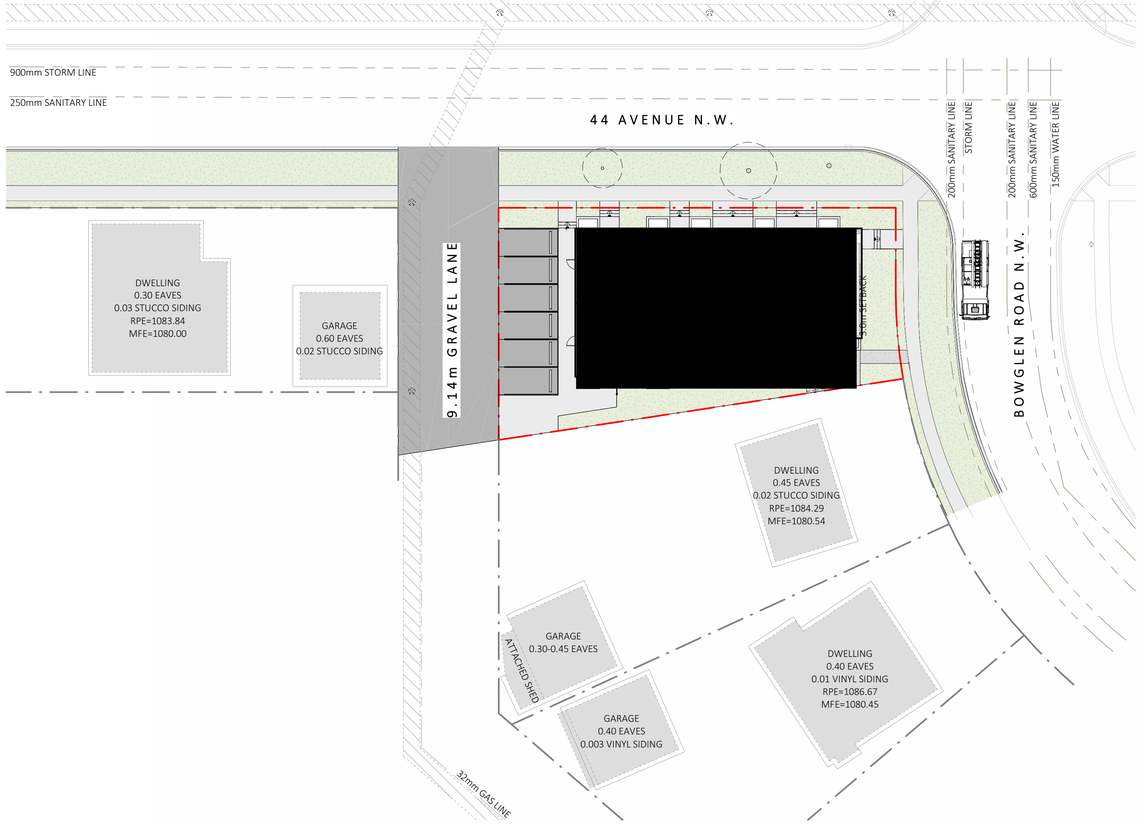
44 AVE NW STREETSCAPE

3/32" = 1'-0"



BOWGLEN RD NW / 83 ST NW STREETSCAPE

3/32" = 1'-0"



BLOCK PLAN

3/64" = 1'-0"

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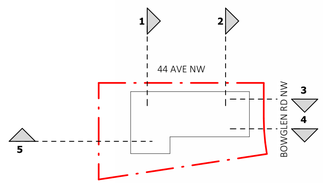
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SITE CONTEXT



SCALE As indicated

SD-1.03

RENDERING



VIEW FROM INTERSECTION OF BOWGLEN RD. & 44 AVE.

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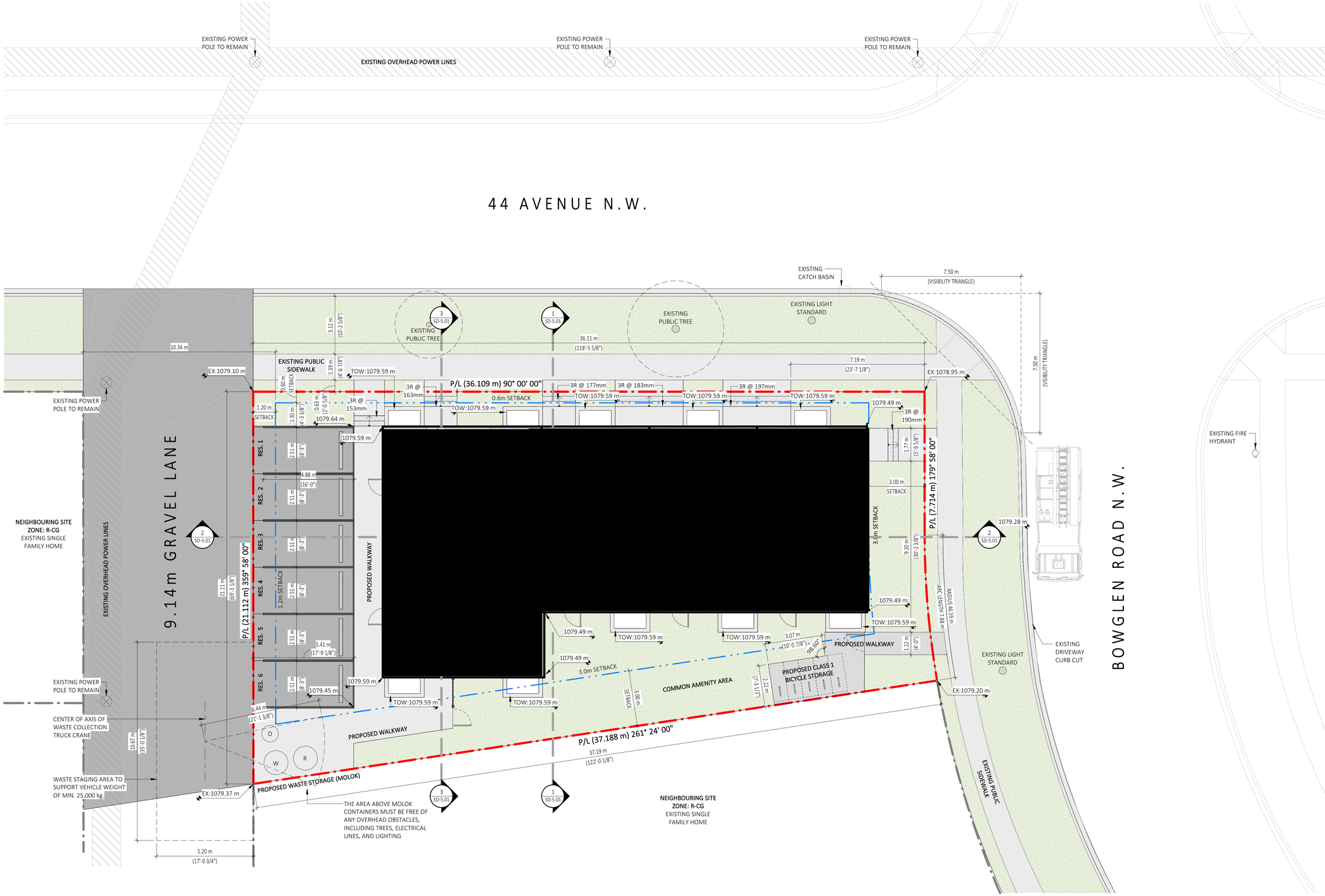
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RENDERING

SCALE

SD-1.20



SITE PLAN

1/8" = 1'-0"

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CITY FILE #

SITE PLAN

SCALE 1/8" = 1'-0"

SD-2.01

TREE LEGEND

	Quantity
EXISTING TREE Refer to Survey	
BETULA PAPYRIFERA 'CHICKADEE' Chickadee Paper Birch SIZE: 60mm Cal.	4
MALUS BACCATA 'ROSTHERN' Rosthern Siberian Crabapple SIZE: 60mm Cal.	2

HARDSCAPE MATERIALS

HARDSCAPE 1 - CONCRETE

HARDSCAPE 2 - DRAIN ROCK

SOFTSCAPE MATERIALS

SOFTSCAPE 1 - PLANTING
MIN. SOIL DEPTH 600mm +
50mm DEPTH MULCH

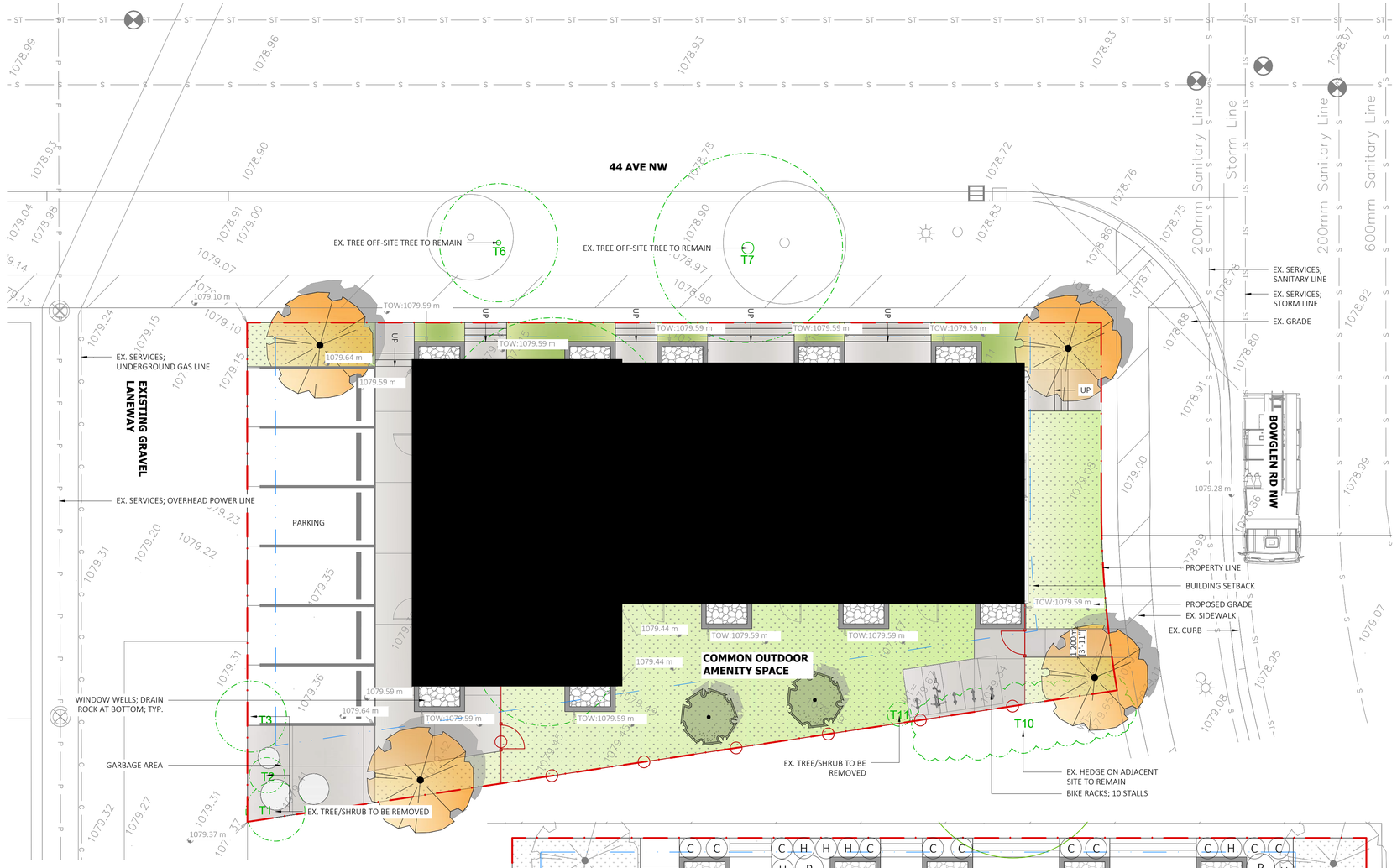
SOFTSCAPE 2 - GRASS
MIN. SOIL DEPTH 300mm

SITE FURNISHINGS

BIKE RACK

FENCING

FENCING
1.2m Height



1 SITE PLAN
1:100

LANDSCAPE SITE STATS

	STATS (Sq. m.)	PROVIDED (Sq. m.)	NOTES
Lot Area	665.5		
Areas not Required to be Landscaped			
Motor Vehicle Access, Parking, Loading, Garbage	102.0		
Building Footprint	290.8		
Area to be Landscaped	272.7		Lot Area not covered by Above Categories
	Required	Provided	
Softscape Areas (min. 30% of Landscape area)	81.8	167.6	61.5 % of Landscape Area
Sod		150.7	55.3 % of Landscape Area
Mulch		0.0	
Planted Area		16.9	
Hardscape Areas		105.1	38.5 % of Landscape Area
Concrete		82.2	
Drain Rock		15.0	
Retaining Walls (Window Wells)		7.9	
Trees (1/110 sq.m.)	10.00	10	Refer to Tree Schedule for Species
Shrubs (3/110 sq.m.)	18.15	19	Refer to Plant Schedule for Species
Bike Stalls - Class I (1 stall/unit or suite)	10	10	

PLANT SCHEDULE

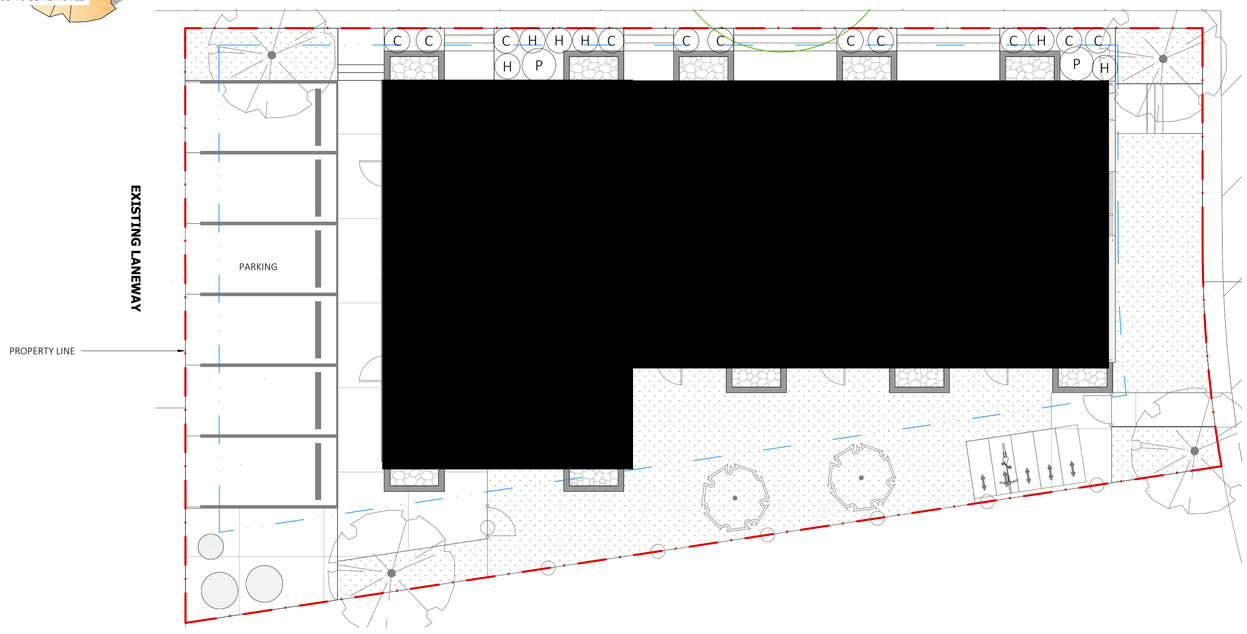
KEY	QUAN.	BOTANICAL NAME	COMMON NAME	MIN. SIZE AT TIME OF PLANTING (h. or w.)
C	11	Cornus sericea 'Farrow'	Farrow Red Twig Dogwood	0.6m
H	6	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	0.6m
P	2	Pinus mugo 'Columnaris'	Columnar Mugo Pine	0.6m

NOTES:
1. LOW WATER IRRIGATION SYSTEM BY OTHERS
2. MIN. DEPTH OF 300mm TOPSOIL FOR ALL SOD AREAS AND 600mm FOR PLANTED AREAS

MODEL RECOMMENDATION: U-FRAME
MOUNT: SURFACE



2 BIKE RACK
NTS



3 PLANTING PLAN
1:100

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LANDSCAPE ARCHITECTURE DIVISION

STEVEN BARTOK REGISTERED ARCHITECT 2026-10-16 ALBERTA

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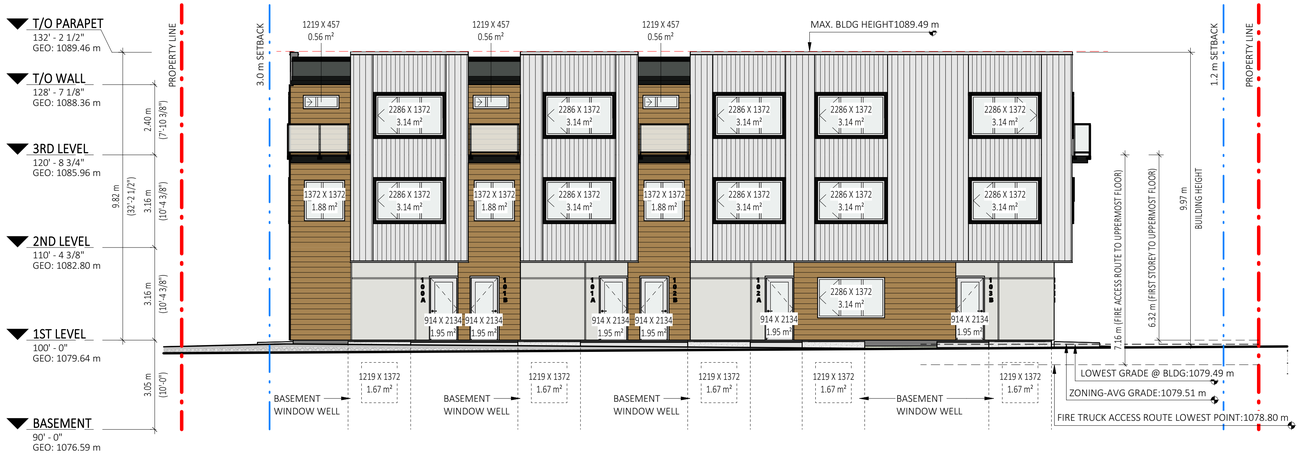
LANDSCAPE PLAN

SCALE 1:100

SD-2.02

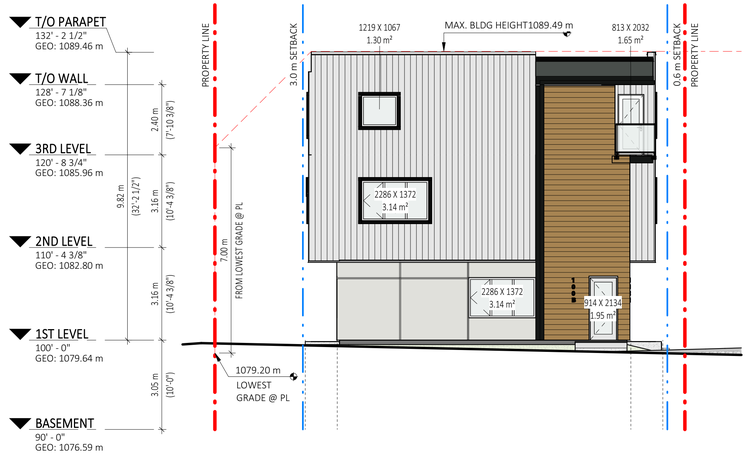
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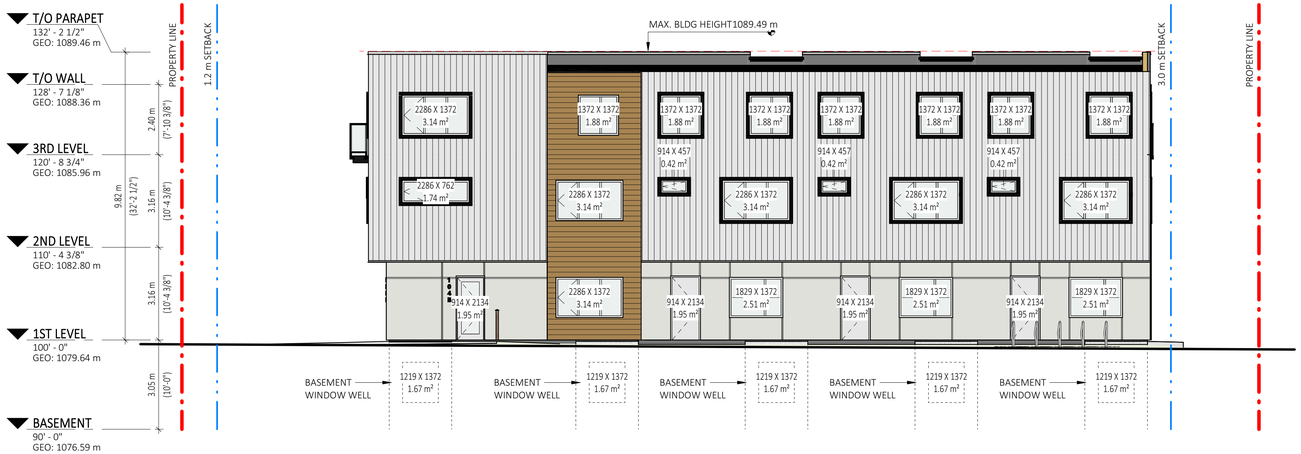
NORTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"



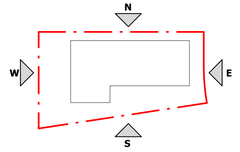
SOUTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"



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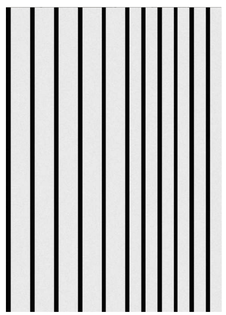
BUILDING ELEVATIONS

SCALE 1/8" = 1'-0"

SD-3.01



1 2 3 4 5 6 7 6



VERTICAL METAL PANEL
COLOUR: 'WHITE'



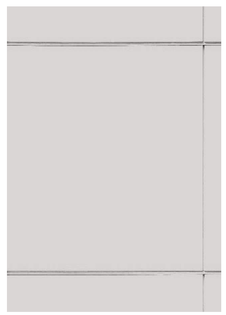
HORIZONTAL LAP SIDING
COLOUR: 'SUMMER WHEAT'



CEMENT PANEL SIDING
COLOUR: BLACK



CEMENT PANEL SIDING
COLOUR: GREY



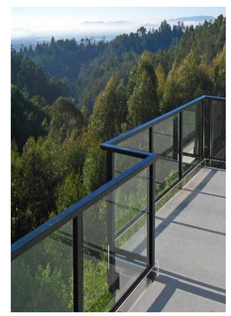
CEMENT BOARD PANEL SIDING
COLOUR: WHITE



ALUMINUM SOFFIT
COLOUR: BLACK



WINDOW
COLOUR: WHITE EXT / WHITE INT



ALUMINUM/GLASS GUARD/RAILING
COLOUR: BLACK

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MATERIAL BOARD

SCALE As indicated

SD-4.01