

DRAWING LIST

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Architecture	
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DP 0-04	Phase 1 Site Plan
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DP 1-01	Parkade Floor Plan
DP 1-02	Basement Floor Plan
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DP 1-04	Level 2 Floor Plan
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DP 1-09	Roof Plan

DRAWING LIST

Sheet Number	Sheet Name
Landscape	
DP-L1	Layout Plan
DP-L2	Tree Protection Plan

WING KEI VILLAGE

Changes Outside a Building - 10.20.2026

Design Team

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Cover Sheet

Wing Kei Village
120 WING KEI PLACE NE, CALGARY, ALBERTA
220182

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This drawing supercedes previous issues. Do not scale these drawings.

Verify all dimensions, elevations and datums, and report any discrepancies to the Architect prior to construction. Dimensions are taken to face of exterior sheathing, face of concrete block, face of stud for interior partitions, and centreline of demising walls, unless noted otherwise on the drawing.

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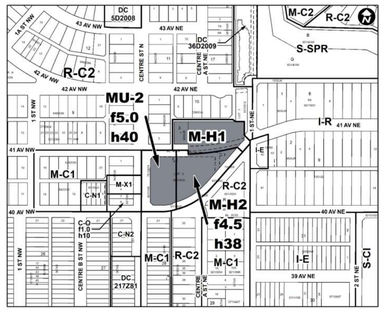
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Vicinity Map



Municipal Address

120 WING KEI PLACE NE
CALGARY, ALBERTA

Legal Address

LOT 1, BLOCK 3, PLAN 3650JK / LOT 2, BLOCK 3, PLAN 931 1912 / LOT 3, BLOCK 3, PLAN 931 1912

Site Area

LOT 1 / LOT 2, BLOCK 3 = 5,143.43 sqm / 1.27 ac / 0.51 ha

LOT 3, BLOCK 3 = 7658.79 sqm / 1.89 ac / 0.77 ha

Site Coverage

LOT 1 / LOT 2, BLOCK 3 = 57%

LOT 3, BLOCK 3 (EXISTING BUILDING) = 28%

By-Law Zoning

PART 6, DIVISION 8
M-H1 MULTI-RESIDENTIAL - HIGH DENSITY LOW RISE DISTRICT

By-Law Setback

MINIMUM SETBACK AREAS

- 6.0 m FROM PROPETY LINE SHARED WITH STREET
- 0.0 m FROM PROPETY LINE SHARED WITH STREET FOR A TREET-ORIENTED MULTI-RESIDENTIAL BUILDING
- 0.0 m FROM A PROPERTY LINE SHARED WITH A LANE
- 3.0 m FROM A PROPERTY LINE SHARED WITH ANOTHER PARCEL
- 0.0 m FROM A PROPERTY LINE SHARED WITH APRCEL DESIGNATED AS:
  - -COMMERCIAL DISTRICT;
  - -INDUSTRIAL DISTRICT;
  - -SPECIAL PURPOSE DISTRICT; OR
  - -M-C2, M-2, M-H1, M-H2, M-H3, M-X2, CC-MH, OR CC-MHX DISTRICT.

Proposed Development

ASSISTED LIVING (LISTED AS DISCRETIONARY USE)

BUILDING CLASSIFICATION AS PER ALBERTA BUILDING CODE:
GROUP B, DIVISION 3

Building Height

MAXIMUM BUILDING HEIGHT

- 26.0 m
- 10.0 m WITHIN 4 m FROM A PROPERTY LINE SHARED WITH A PARCEL OR STREET DESIGNATED AS:
  - M-C2, M-2, M-H1, M-H2, M-H3, OR M-X2 DISTRICT.
- 10.0 m WITHIN 6 m FROM A PROPERTY LINE SHARED WITH A PARCEL OR STREET DESIGNATED AS:
  - LOW DENSITY RESIDENTIAL, M-CG, M-C1, M-G, M-1, OR M-X1 DISTRICT.
- 10.0 m WITHIN 1.2 m FROM A PROPETY LINE SHARED WITH A PARCEL OR STREET DESIGNATED AS:
  - COMMERCIAL, INDUSTRIAL OR SPECIAL PURPOSE DISTRICT.

NOTE:

REFER ALSO TO PREVIOUSLY ACCEPTED SUBMISSION (DP NO. 2021-3320 / RP # 2025-0044), SEPT 24 2026

Density

DENSITY (UNITS PER HECTARE)		
MIN. PERMITTED	MAX. PERMITTED	PROPOSED
150	0	362

Floor Area Ratio

MAXIMUM PERMITTED F.A.R.	PROPOSED F.A.R.
4.0	3.26

Area Summary

NOTE: BALCONY, PATIO, TERRACE, AND DECK AREAS; MECHANICAL PENTHOUSES; AND ABOVE GRADE PARKING AREAS ARE NOT INCLUDED.

GROSS FLOOR AREA	
Basement Level	2094 m²
Main Floor	2756 m²
Level 2	2429 m²
Level 3	2429 m²
Level 4	2429 m²
Level 5	2429 m²
Level 6	2429 m²
Total GFA	16994 m²

Unit Count

Level	House Hold AEast	House Hold BWest	Total
Level 1	16	0	16
Level 2	19	19	38
Level 3	19	19	38
Level 4	19	19	38
Level 5	18	19	37
Level 6	18	18	36
Total	**109**	**94**	**203**

Unit Type Break Down	L1	L2	L3	L4	L5	L6	Total
Typical Suite	16	35	33	33	32	31	180
Bariatric Suite	0	1	1	1	1	1	5
Semi-Private Suite	0	2	4	4	4	4	18

Motor Vehicle Parking Requirements

PARKING STALLS REQUIRED	
DESCRIPTION	REQUIRED
Long Term Care Including Hospice - Based on 203 units/3	68
Day Care Staff (based on 122 children x 0.1)	13
Day Care Drop Off (based on 122 children x 0.1)	13
Total	94

(NOTE: EXISTING DAYCARE WILL BE TRANSITIONED TO THE NEW BUILDING AND PARKING IS PROVIDED AS NOTED ABOVE)

PARKING STALLS PROVIDED	
LOCATION	PROVIDED
Underground Parkade	63
Surface Parking	74
Total	137

Bicycle Parking Requirements

ASSISTED LIVING - CLASS 1 PARKING				
DESCRIPTION	UNITS QUANTITY	FACTOR (STALL PER UNIT)	REQUIRED	PROVIDED
Floor Mounted	203	0	0	17

ASSISTED LIVING - CLASS 2 PARKING				
DESCRIPTION	UNITS QUANTITY	FACTOR (STALL PER UNIT)	REQUIRED	PROVIDED
Class 2 Floor Mounted	203	0	0	6

Daycare Outdoor Play Ground Area Req.

Age Group	Number of Children	Outdoor Play Area Required Per Child	Required Area	Provided Area
Less than 18 Months	14	2 sqm	28 sqm	
More than 19 Months	108	4.5 sqm	486 sqm	
Total	**122**		514 sqm /2= **257 sqm** to be used as per schedule	**340** sqm

Note: Outdoor play area to be used as per rotatory schedule

Waste & Recycling Requirements

RESIDENTIAL - WASTE & RECYCLING						
Phase 1 Long Term Care						
		NO. OF BINS (3 yd³)		STORAGE		
DESCRIPTION	QUANTITY	REQUIRED	PROVIDED	REQUIRED	PROVIDED	STAGING
DWELLING UNIT	203	11	10	99m²	96m²	50m²

CALCULATIONS:
203 UNITS x 0.3 yd³ = 60.9 yd³ TOTAL WASTE & RECYCLING PRODUCED
60.9 yd³ / 3 yd³ = 20.3 BINS / 2 (TWICE A WEEK COLLECTION) = 11 BINS
11 BINS x 9 m² = 99 m² STORAGE AREA REQUIRED
99 m² STORAGE AREA / 2 = 50 m² STAGING AREA REQUIRED

PROVIDED WASTE & RECYCLING STORAGE AREA INCLUDES 12m² FOR COMPACTOR ROOM.

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Stats

Wing Kei Village

120 WING KEI PLACE NE, CALGARY, ALBERTA

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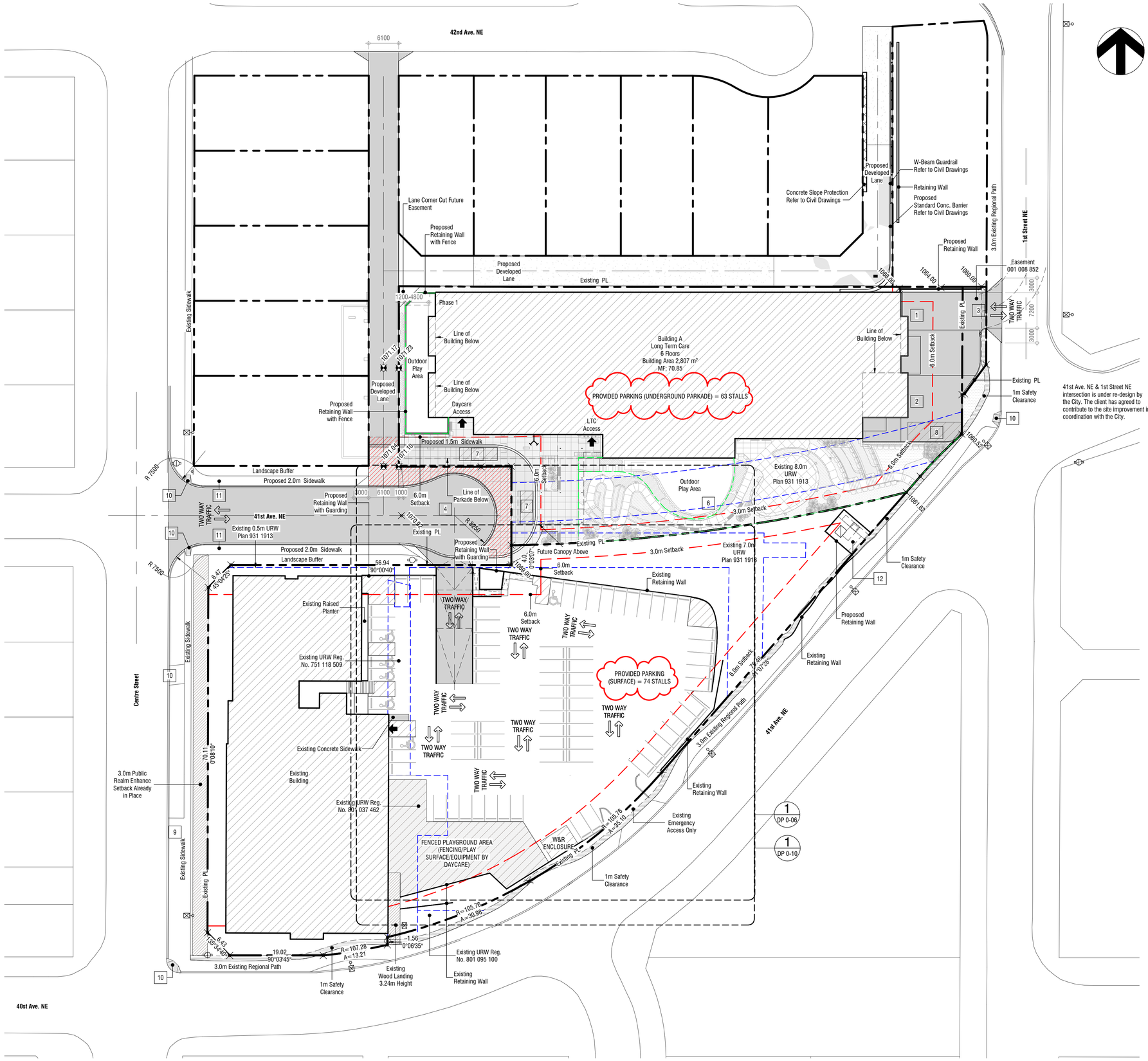
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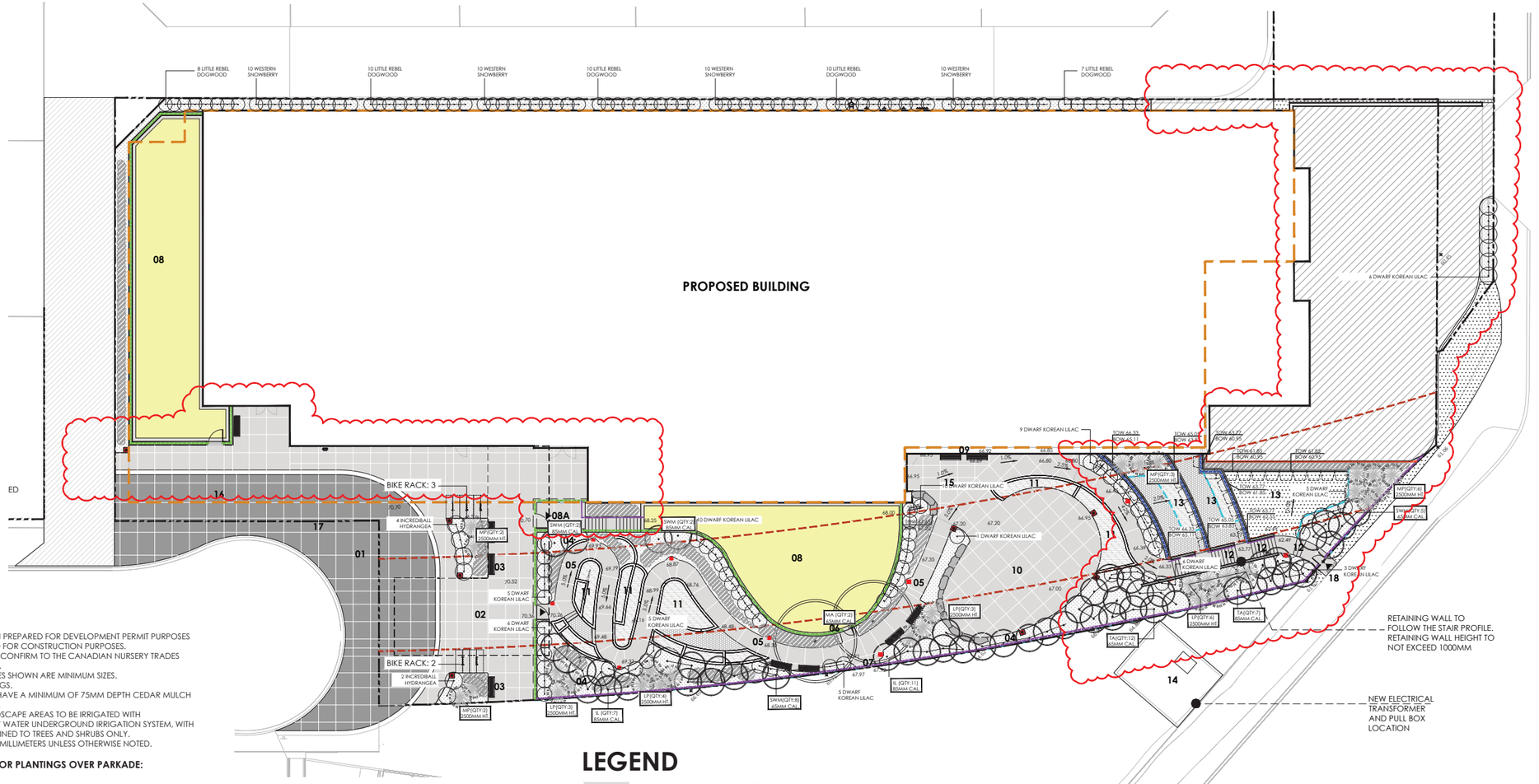
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42nd Ave. NE
6100
Lane Corner Cut Future Easement
Proposed Retaining Wall with Fence
Proposed Developed Lane
Existing PL
Concrete Slope Protection Refer to Civil Drawings
Proposed Developed Lane
W-Beam Guardrail Refer to Civil Drawings
Retaining Wall
Proposed Standard Conc. Barrier Refer to Civil Drawings
Proposed Retaining Wall
3.0m Existing Regional Path
1st Street NE
Easement 001 008 852
1083.00
1084.00
1080.00
3000
7200
3000
TWO WAY TRAFFIC
Existing Sidewalk
1200
4800
Phase 1
Line of Building Below
Outdoor Play Area
Building A
Long Term Care
6 Floors
Building Area 2,807 m²
MF: 70.65
PROVIDED PARKING (UNDERGROUND PARKADE) = 63 STALLS
Daycare Access
LTC Access
Proposed Developed Lane
Proposed Retaining Wall with Fence
Proposed 1.5m Sidewalk
Existing PL
1m Safety Clearance
6.0m Setback
Landscape Buffer
Proposed 2.0m Sidewalk
Proposed Retaining Wall with Guarding
Line of Parkade Below
41st Ave. NE
Existing 0.5m URW Plan 931 1913
Existing 8.0m URW Plan 931 1913
Outdoor Play Area
3.0m Setback
Existing 7.0m URW Plan 931 1918
Future Canopy Above
Existing Retaining Wall
Existing Raised Planter
Existing URW Reg. No. 751 118 509
Existing Concrete Sidewalk
Existing Building
3.0m Public Realm Enhance Setback Already in Place
Centre Street
PROVIDED PARKING (SURFACE) = 74 STALLS
3.0m Existing Regional Path
41st Ave. NE
Existing Emergency Access Only
FENCED PLAYGROUND AREA (FENCING/PLAY SURFACE/EQUIPMENT BY DAYCARE)
W&R ENCLOSURE
Existing URW Reg. No. 801 037 462
Existing URW Reg. No. 801 095 100
Existing Wood Landing 3.24m Height
Proposed Concrete Pad for Electrical Transformer and Pull Box
Proposed Wheelchair Ramp
40st Ave. NE
R 7500
R 9250
R=107.28
A=13.21
R=105.76
A=35.10
R=105.76
A=30.98
19.02
90°03'45"
56.94
90°00'40"
70.11
0°06'16"
1.56
0°06'35"
6.43
135°34'40"
6.47
45°04'25"
4.0
0°03'07"
1086.60
1061.82
1060.32
1071.17
1071.23
1071.04
1071.10
1070.92
1070.97
1070.20
1070.07
1069.60
1069.60
1069.60



NOTES

1. THIS DRAWING HAS BEEN PREPARED FOR DEVELOPMENT PERMIT PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
2. ALL PLANT MATERIAL TO CONFIRM TO THE CANADIAN NURSERY TRADES ASSOCIATION STANDARDS.
3. ALL PLANT MATERIAL SIZES SHOWN ARE MINIMUM SIZES.
4. DO NOT SCALE DRAWINGS.
5. ALL PLANTING BEDS TO HAVE A MINIMUM OF 75MM DEPTH CEDAR MULCH UNLESS OTHERWISE NOTED.
6. ALL SOFT SURFACE LANDSCAPE AREAS TO BE IRRIGATED WITH UNDERGROUND WITH LOW WATER UNDERGROUND IRRIGATION SYSTEM, WITH DELIVERY OF WATER CONFINED TO TREES AND SHRUBS ONLY.
7. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

***** TOPSOIL AVAILABLE FOR PLANTINGS OVER PARKADE:**
TREES 1200MM
SHRUBS 600MM
GRASS & PERENNIALS 300MM

LANDSCAPE ANALYSIS

SITE AREA: 5148.59 SQ.M.
THE PROVIDED LANDSCAPE DESIGN BASED ON ENHANCED LANDSCAPE AND LOW WATER LANDSCAPING OPTIONS

REQUIRED LANDSCAPED AREA = 40% OF SITE AREA - 3% REDUCTION FOR ENHANCED LANDSCAPING - 3% REDUCTION OF LOW WATER LANDSCAPING = 1750.52 SQ.M.
PROVIDED LANDSCAPED AREA = 1878.03 SQ.M. = 36.48% OF SITE AREA

TOTAL NUMBER OF REQUIRED TREES = 75
30% OF TREES TO BE LOW WATER PLANTING = 23
1TREE/25 SQ.M. OF LANDSCAPED AREA
MIN. CONIFEROUS TREES REQUIRED = 19
REMAINING TREES TO BE DECIDUOUS
TOTAL NUMBER OF REQUIRED SHRUBS = 150
2 SHRUBS/25 SQ.M. OF LANDSCAPED AREA

TOTAL TREES PROVIDED =85
DECIDUOUS TREES PROVIDED = 56
DECIDUOUS TREES WITH MIN 85MM CALIPER REQUIRED = 28
PROVIDED = 29
REMAINING DECIDUOUS TREES TO HAVE MIN. 65MM CALIPER

CONIFEROUS TREES PROVIDED = 29
CONIFEROUS TREES WITH MIN 4000MM HEIGHT REQUIRED =15
PROVIDED = 15
REMAINING CONIFEROUS TREES TO HAVE MIN. 3000MM HEIGHT

**THE MAXIMUM HEIGHT EVERGREEN TREES, THE CONTRACTOR IS ABLE TO SOURCE IS LIMITED TO 2500MM. AS SUCH, ALL EVERGREEN TREES ARE PROPOSED AS 2500MM HEIGHT. HOWEVER, TOTAL 10 EXTRA TREES HAVE BEEN INTEGRATED AS PART OF THE LANDSCAPE TO COMPENSATE TOWARDS THE REQUIREMENT OF ENHANCE LANDSCAPING.

TOTAL SHRUBS PROVIDED = 156
LOW WATER SHRUBS = 105

PLANTING SCHEDULE (***LOW WATER PLANTS)

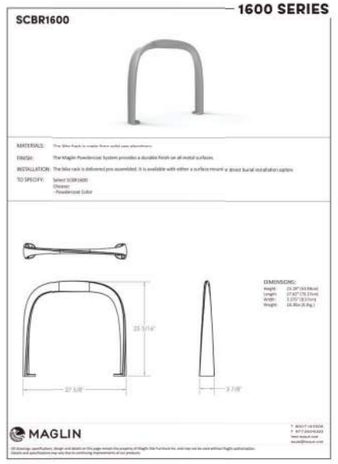
	common name	latin name	size/ spread	quantity
	deciduous trees **(TOTAL QUANTITY: 56)**			
MA	MANCANA MANCHURIAN ASH	FRAXINUS MANDSHURICA 'MANCANA'	65MM CAL.	02
SWM	***SWEETHEART MAYDAY	PRUNUS PADUS 'SWEETHEART'	65MM CAL.	13
SWM	***SWEETHEART MAYDAY	PRUNUS PADUS 'SWEETHEART'	85MM CAL.	04
TA	TREMBLING ASPEN	POPULUS TREMULOIDES	65MM CAL.	12
TA	TREMBLING ASPEN	POPULUS TREMULOIDES	85MM CAL.	07
IL	IVORY SILK JAPANESE TREE LILAC	SYRINGA RETICULATA 'IVORY SILK'	85MM CAL.	18
	coniferous trees **(TOTAL QUANTITY: 29)**			
MP	***MOUNTAIN PINE	PINUS UNCINATA	2500MM HT.	13
LP	***LODGEPOLE PINE	PINUS CONTORTA 'LATIFOLIA'	2500MM HT.	16
	common name	latin name	size/ spread	quantity
	deciduous shrubs **(TOTAL QUANTITY: 156)**			
	LITTLE REBEL DOGWOOD	CORNUS ALBA 'JEFREB'	600MM HT.	45
	INCREDIBALL HYDRANGEA	HYDRANGEA ARBORESCENS 'ABETWO'	600MM HT.	06
	***DWARF KOREAN LILAC	SYRINGA MEYERI 'PALIBIN'	600MM HT.	65
	***WESTERN SNOWBERRY	SYMPHORICARPOS OCCIDENTALIS	600MM HT.	40
	parking lot planting (NOT PART OF PLANTING CALCULATION) **(TOTAL QUANTITY: 6)**			
	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALIBIN'	600MM HT.	06

01. DROP OFF AREA
02. ENTRY PLAZA
03. SEATING AT VIEWPOINT
04. FLOWERING TREES
05. MEANDERING WALKWAY @ 3.95% SLOPE
06. CANOPY TREES
07. POTENTIAL PEDESTRIAN CONNECTION TO PHASE 2
08. OUTDOOR PLAY AREA FOR DAYCARE
08A. ACCESS POINTS TO PLAY AREA
09. BENCH
10. MULTIPURPOSE OPEN SPACE
11. ACCESSIBLE GARDEN PLOTS
12. STEPS
13. STEPPING GARDEN
14. TRANSFORMER AREA
15. SPACE FOR BBQ
16. PARKADE LINE
17. PROPERTY LINE
18. ACCESS TO PUBLIC WALKWAY

LEGEND

- LIGHT GREY COLOR CONCRETE
- CHARCOAL COLOR CONCRETE FOR DROP OFF AREA
- 10MM COMPACTED RUNDLE ROCK
- PLANTING BED WITH PARKLAND PREMIUM MULCH
- SOD
- RUBBER SURFACING
- VEGETABLE GARDEN PLOTS
- DECIDUOUS TREES
- CONIFEROUS TREES
- DECIDUOUS SHRUBS
- PERENNIALS
- FLAT TOP RUNDLE STONE BOULDERS
- LANDSCAPE RETAINING WALL
- 00.00 PROPOSED GRADE
- 00.00 EXISTING GRADE
- DAYCARE METAL FENCE
- SEE THROUGH METAL FENCE ALONG PROPERTY LINE
- GUARDRAIL
- U.R.W.
- BENCH
- SURFACE MOUNT LIGHT BOLLARD
- TOW 00.00 PROPOSED TOP OF WALL
- BOW 00.00 PROPOSED BOTTOM OF WALL
- BIKE RACK (TOTAL 5 RACKS; 10 STALLS)
- GATE
- ASPHALT

BIKE RACK



AREA REVISED

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NORTH

SEAL

ISSUED FOR	DATE
REVIEW	210423
REVIEW	210428
REVIEW	210429
COORDINATION	210505
DP	210506
DTR	210930
UPDATE	220505
PTR	230417
PTR	230705
PTR	240207
UPDATED DP	240503
REVISED DP	260710
REVISED DP	260915

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LAYOUT PLAN