



## Guidelines for Electronic Circulation of Planning & Development Applications

This document is intended to provide guidelines on the proper use of electronic materials that are circulated as part of the application review process.

- The information included in the circulation package may be subject to copyright and must only be used for the review of the submitted application.
- Application materials are provided to you for the specific and sole purpose of allowing (i) members of the Community Association Planning Committee and/or Board of Directors and (ii) members of the public who would be directly affected by the application's approval (collectively, the "Identified Recipients") to review and comment on the application for a development permit for a proposed project in your area of business/residence. Please note that use of these materials for any other purpose or making further reproduction or distribution beyond the Identified Recipients is strictly prohibited and may constitute an offense under the Copyright Act (Canada). Accordingly, any distribution of the materials to the Identified Recipients must be accompanied with the following instructions in writing:

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The City will not be responsible or liable for any claim that may arise as a result of any misuse or unauthorized reproduction or distribution of the application materials by you or any Identified Recipients.

- Citizens who wish to view the plans can do so at the Municipal Building (800 Macleod Trail S.E.) by contacting either the File Manager or the Circulation Department at 403.268.5744 or [dp.circ@calgary.ca](mailto:dp.circ@calgary.ca)
- The information provided must not be made available on the internet.

Should anyone wish to obtain additional information regarding the application, please contact the File Manager directly.



# Application Notice DP2023-07524

July 31, 2024

A new Development Permit Application has been submitted at the below noted address(es), and we are sending this information for comments.

If you have questions or concerns related to this application, please contact the file manager directly at any point in the process.

## Application Details

**File Number:** DP2023-07524

**File Manager:** MATT ROCKLEY

**Phone:** 587-576-3104

**eMail:** Matt.Rockley@calgary.ca

**Address:** 906 1 AV NE

**Legal:** 4647V;114;17-20

**Land Use Bylaw:** 1P2007

**L.U.D.:** MU-2 f3.0h16

**Community:** BRIDGELAND/RIVERSIDE

**Ward:** 09

**Application Description:** New: Retail and Consumer Service (1 building)

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Thank you for taking the time to respond. Your input is greatly appreciated.

Please note that any written submissions made in response to the application will form part of the official record, and upon final decision of the application the correspondence will be available for public viewing.

Please submit your response through the [Development Map link](#).

**Comments are due by: August 14, 2024**

This information is released and may only be used for the sole purpose of your organizations meeting to discuss the recommendations of comments to be made to the City of Calgary on this permit.



01	2023.10.03	ISSUED FOR REVIEW
02	2023.10.12	ISSUED FOR REVIEW
03	2023.10.17	ISSUED FOR DEVELOPMENT PERMIT
04	2024.05.22	ISSUED FOR TENANT REVIEW
05	2024.07.23	ISSUED FOR REVISED DP

SEAL

CLIENT:



PROJECT:

1st AVENUE NE  
DEVELOPMENT

906 1st AVE NE  
CALGARY, AB

CONSULTANTS:

SHEET TITLE:

COVER SHEET

DATE: JULY 2024

SCALE: AS SHOWN

DRAWN BY: DB/TP

PROJECT No: 23.09.02

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a The Marine Building  
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e office@collabor8.ca  
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Calgary, AB  
Canada T2E 7W7

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ARCHITECTURE + DESIGN  
(ALBERTA) INC.

DRAWING No:

REV:

DP000

# 1st AVENUE NE DEVELOPMENT

906 1st AVENUE NE  
CALGARY, AB

ISSUED FOR REVISED DEVELOPMENT PERMIT APPLICATION

JULY 2024



## ARCHITECTURAL

COLLABOR8 ARCHITECTURE + DESIGN INC  
203, 1010 1ST AVE N.E.  
CALGARY, AB T2E 7W7

CONTACT:  
MILES BURGOYNE  
[E] MILES@C-8.CA  
[P](403)233-8448 X 32

ARCHITECTURAL:  
DP000 COVER SHEET  
DP010 PROJECT INFO  
DP020 SITE PHOTOS  
DP100 DEMO SITE PLAN  
DP110 PROPOSED SITE PLAN  
DP120 PROPOSED TRUCK TURN  
DP125 PROPOSED WASTE TRUCK TURN  
DP130 PROPOSED SITE DETAILS  
DP140 CONTEXT PLAN  
DP150 MASSING DIAGRAMS  
DP160 MASSING DIAGRAMS  
DP165 PERSPECTIVE VIEWS  
DP170 SHADOW STUDY  
DP200 PROPOSED MAIN FLOOR PLAN  
DP210 PROPOSED MEZZANINE PLAN  
DP220 PROPOSED ROOF PLAN  
DP300 PROPOSED ELEVATIONS  
DP305 PROPOSED ELEVATIONS  
DP310 COLOURED ELEVATIONS  
DP320 STREETSCAPE ELEVATIONS  
DP400 SECTIONS

## URBAN PLANNING

URBAN SYSTEMS  
101, 134 11TH AVE SE  
CALGARY, AB T2G 0X5

CONTACT:  
DAVID CAPPER  
[E] DCAPPER@URBANSYSTEMS.CA  
[P](403)450-6572

## CIVIL

RICHVIEW ENGINEERING Inc.  
UNIT D, 203 38th AVE NE  
CALGARY, AB T2E 2M3

CONTACT:  
ROBIN LI  
[E] ROBIN@RICHVIEWENG.COM  
[P](403)230-3218

CIVIL:  
01 SITE GRADING PLAN

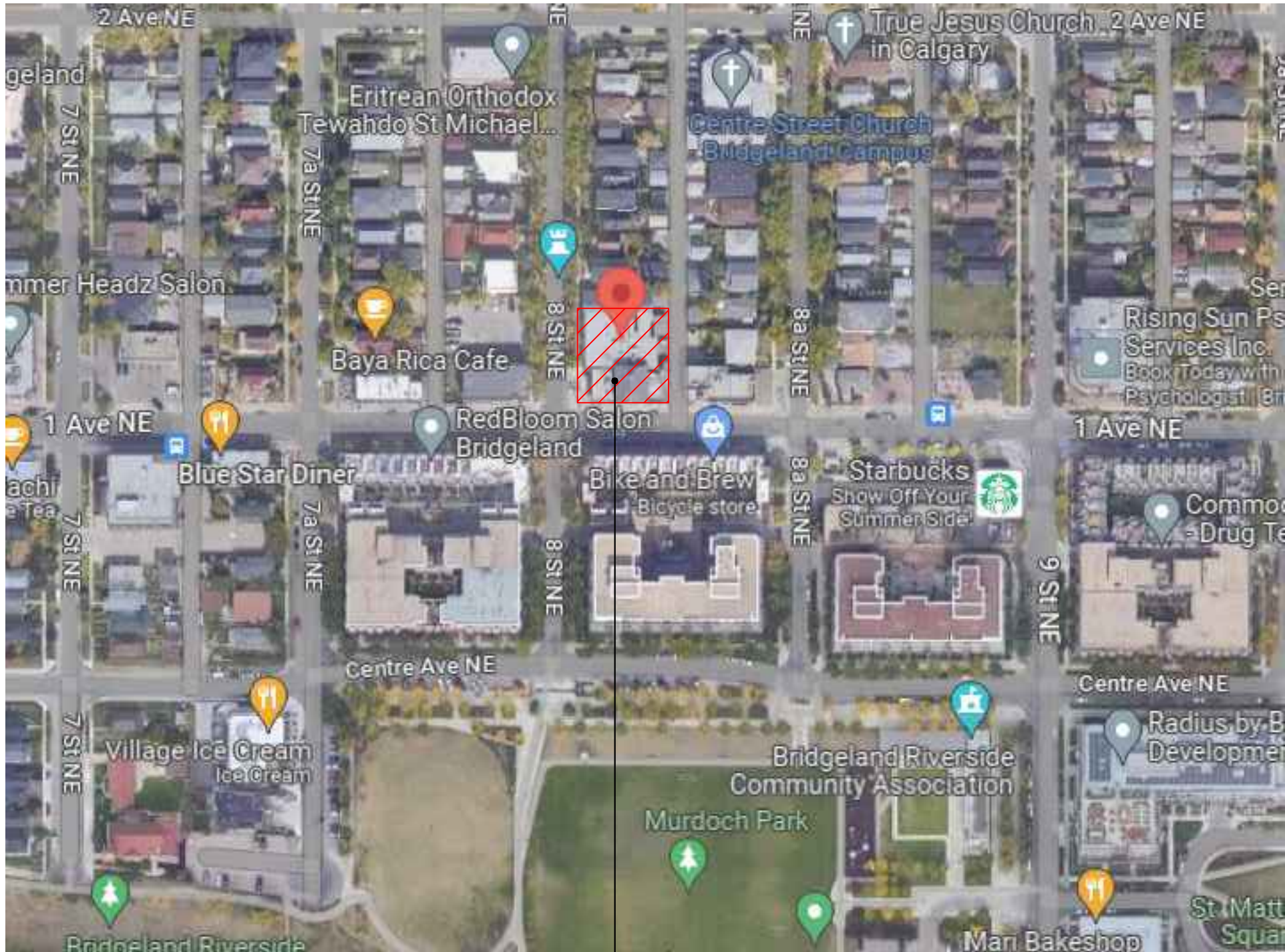
## LANDSCAPE

JUST GARDENS Ltd.

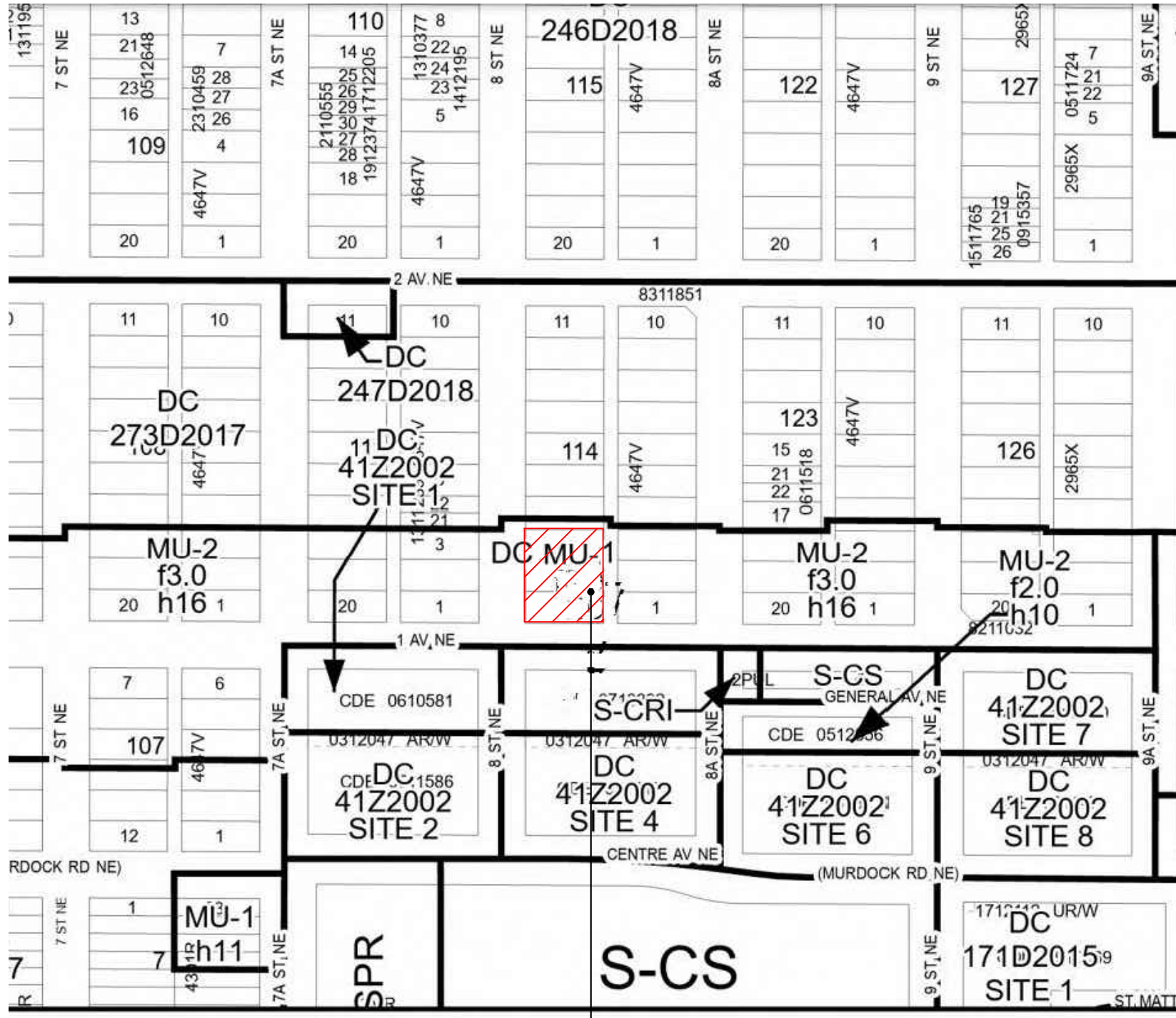
CONTACT:  
DEB CLARK BURGOYNE  
[E] DEB@JUSTGARDENS.CA  
[P] (403)-283-3821

LANDSCAPE:  
L100 PROPOSED LANDSCAPE SITE PLAN  
L110 LANDSCAPE DETAILS





1 AERIAL PHOTO  
SCALE: NTS



2 LAND USE BYLAW  
SCALE: NTS

LEGAL ADDRESS: PLAN 4647 V, LOT 17-20, BLOCK 114  
MUNICIPAL ADDRESS: 906 1ST AVENUE NE, CALGARY, AB

LANDUSE: DC (MU-1)

PROJECT DESCRIPTION:  
• DEVELOPMENT PERMIT FOR PROPOSED NEW BUILDING

PROPOSED BUILDING USE: RETAIL & OFFICE  
EXISTING BUILDING USE: RETAIL & CONSUMER SERVICES

MAX BUILDING HEIGHT: 13m - 2 STOREY BUILDING  
PROPOSED BUILDING HEIGHT: 12m

SETBACK:  
MIN. 1.5m REAR SETBACK AREA BUTTING A RESIDENTIAL LOW DENSITY  
PROVIDED AT THE NORTH OF SITE PLAN

AT 8TH STREET, 1ST AVENUE AND LANE NO SETBACK REQUIRED.

SITE AREA:  
TOTAL SITE AREA ±1,520m<sup>2</sup> (±16,360 ft<sup>2</sup>)

GROSS FLOOR AREA:

MAIN FLOOR GFA: 1,364 m<sup>2</sup> (14,680 ft<sup>2</sup>)  
SECOND FLOOR GFA: 1,372 m<sup>2</sup> (14,770 ft<sup>2</sup>)  
TOTAL GROSS FLOOR BLDG AREA: 2,736 m<sup>2</sup> (29,450 ft<sup>2</sup>)

WASTE & RECYCLING FOR THE PROPOSED TENANTS:  
- 9m<sup>2</sup> FOR EVERY 1000m<sup>2</sup> OF GROSS FLOOR AREA

PROVIDED 1WASTE BINS 6.5yd<sup>3</sup>  
PROVIDED 1 RECYCLING 6.5yd<sup>3</sup>  
PROVIDED 1 COMPOST 65 GALLON CART

PRIVATE WASTE, RECYCLING AND COMPOSTABLE PICK UP.

PROVIDED BICYCLE STALLS 10

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SEAL

CLIENT:



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DEVELOPMENT

906 1st AVE NE  
CALGARY, AB

CONSULTANTS:

SHEET TITLE:

PROJECT INFO

DATE: JULY 2024

SCALE: AS SHOWN

DRAWN BY: DB/TP

PROJECT No: 23.09.02

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REV:

DP010

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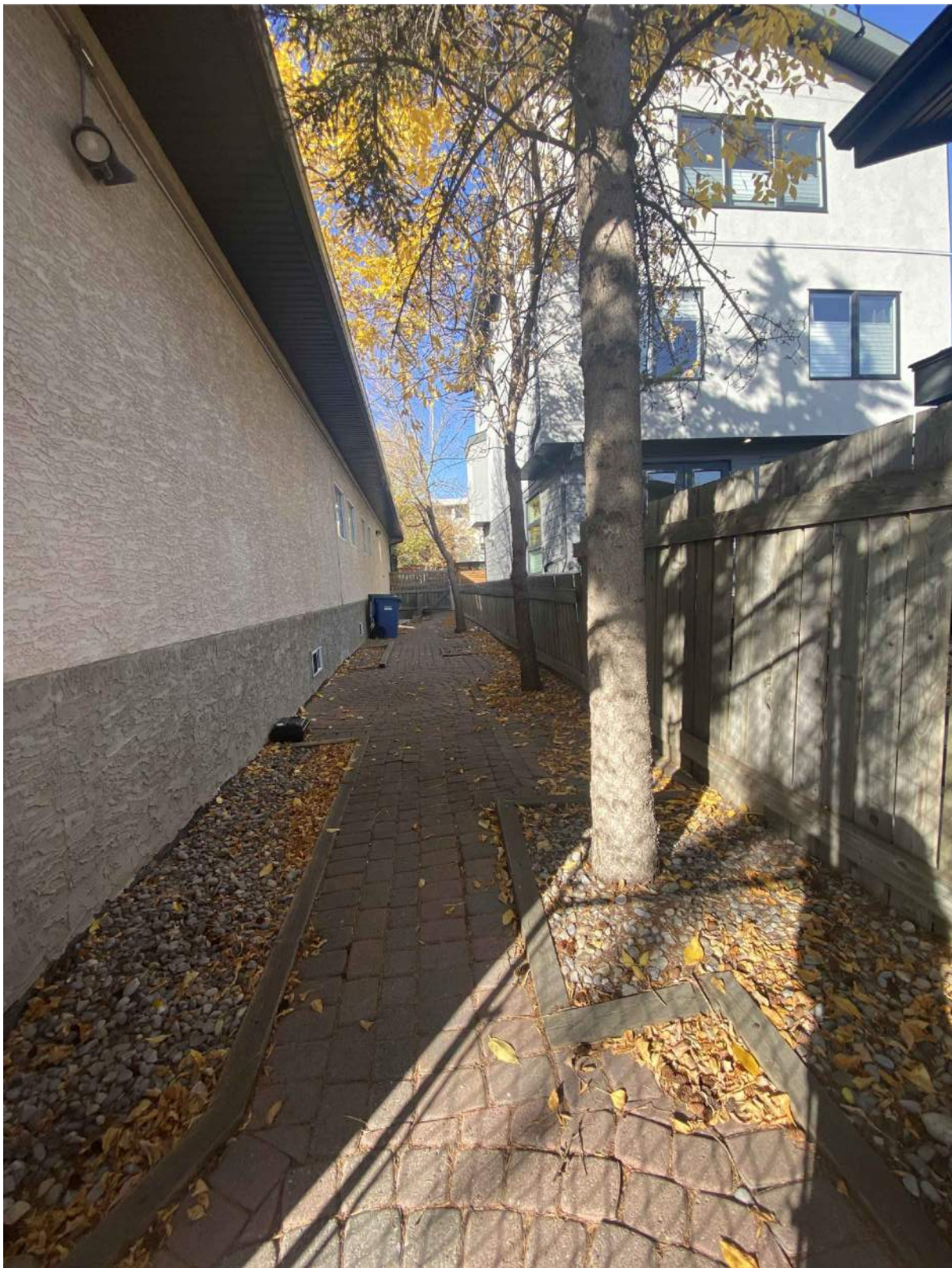
1 SITE PHOTO - SW CORNER  
SCALE: NTS



2 SITE PHOTO - SE CORNER  
SCALE: NTS



3 SITE PHOTO - BACK LANE  
SCALE: NTS



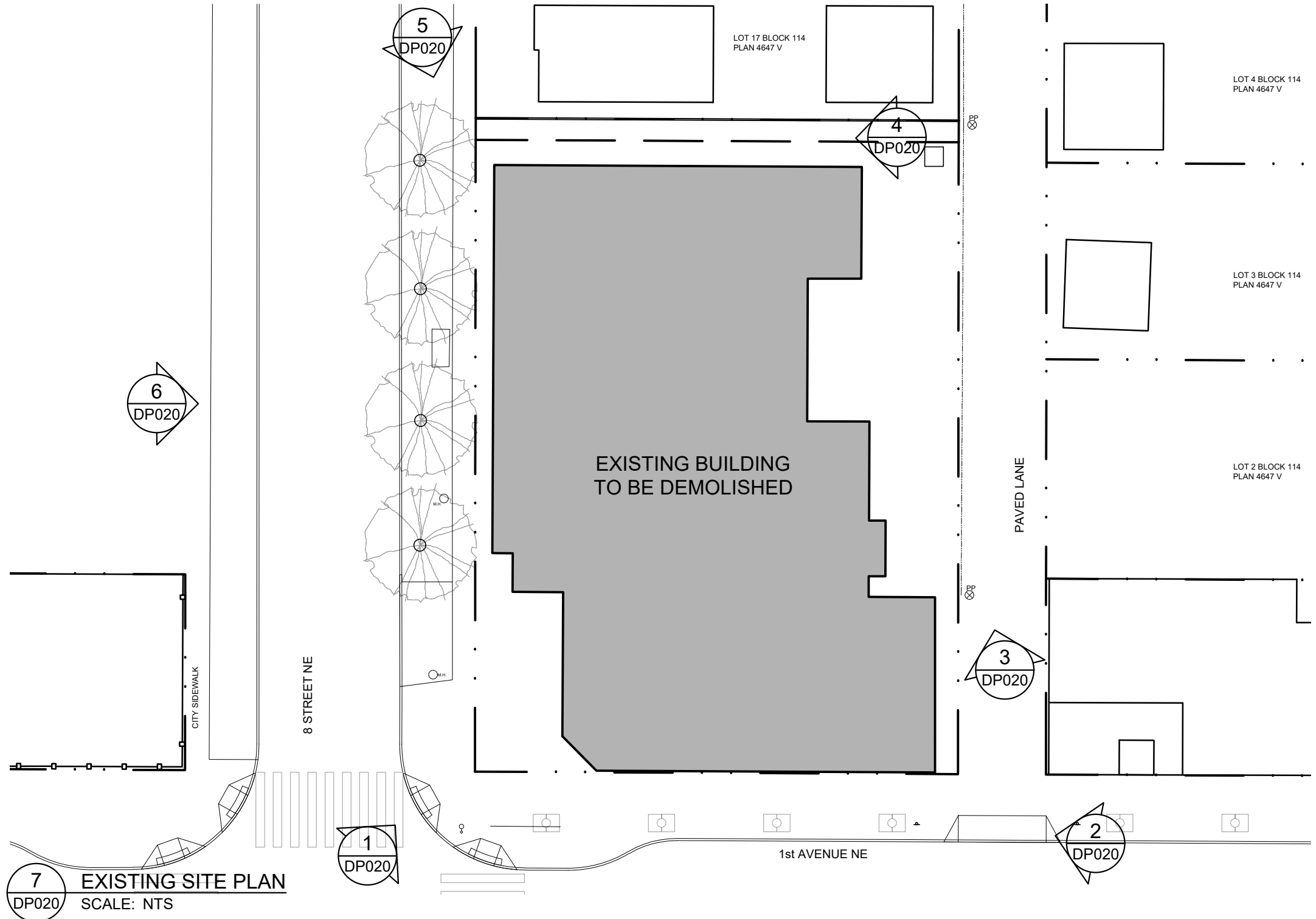
4 SITE PHOTO - SIDE SETBACK  
SCALE: NTS



5 SITE PHOTO - NW CORNER  
SCALE: NTS



6 SITE PHOTO - WEST BUILDING FACE  
SCALE: NTS



7 EXISTING SITE PLAN  
SCALE: NTS

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SEAL

CLIENT:



PROJECT:

## 1st AVENUE NE DEVELOPMENT

906 1st AVE NE  
CALGARY, AB

CONSULTANTS:

SHEET TITLE:

## SITE PHOTOS

DATE:	JULY 2024
SCALE:	AS SHOWN
DRAWN BY:	DB/TP
PROJECT No:	23.09.02

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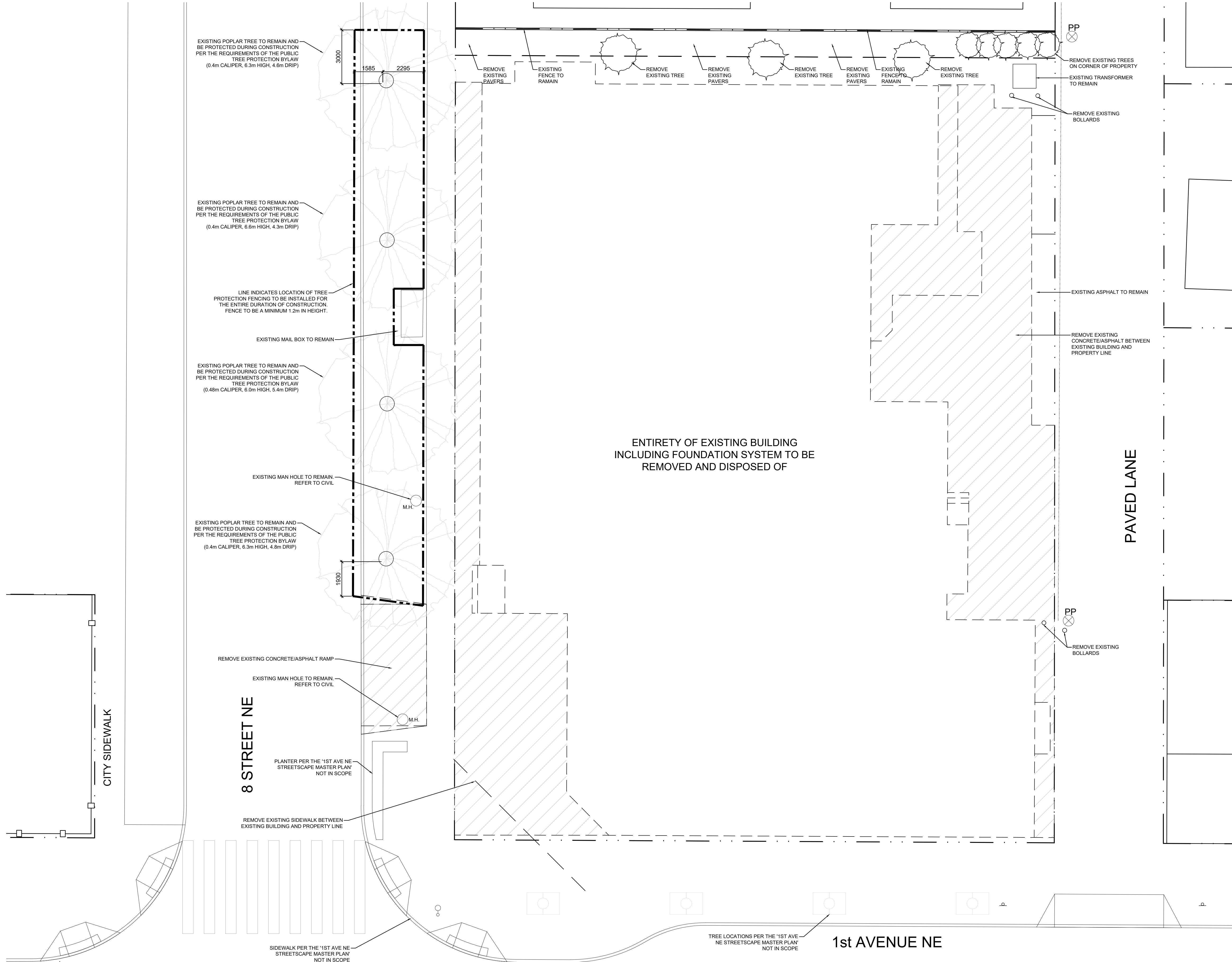
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DP020

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SITE LEGEND

- PROPERTY LINE
- SETBACK
- ITEMS TO BE REMOVED AND DISPOSED OF
- HATCH INDICATES AREA WHERE EXISTING ASPHALT/CONCRETE TO BE REMOVED AND DISPOSED OF
- SIAMESE CONNECTION
- POWER POLE
- EXISTING MANHOLE OR RIM
- NEW & EXISTING GRADE ELEVATION - REFER TO CIVIL DWGS
- NORTH

SITE NOTES:

- REFER TO LANDSCAPE DRAWINGS FOR EXISTING TREE & SHRUB INFORMATION
- ALL EXISTING CURBS (T.O.C/B.O.C.) TO REMAIN AS IS UNLESS NOTED OTHERWISE

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SEAL

CLIENT:



PROJECT:

1st AVENUE NE DEVELOPMENT

906 1st AVE NE  
CALGARY, AB

CONSULTANTS:

SHEET TITLE:

EXISTING/DEMO  
SITE PLAN

DATE: JULY 2024

SCALE: AS SHOWN

DRAWN BY: DB/TP

PROJECT No: 23.09.02

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DP100

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DP110



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01	2023.10.03	ISSUED FOR REVIEW
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**CLIENT:**



906 1st AVE NE  
CALGARY, AB

## CONSULTANTS

**SHEET TITLE:**

## DATE: JULY 2024

SCALE: AS SHOWN

DRAWN BY: DB/TP

PROJECT No: 23.09.02

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REV.

# DP120



ISSUED FOR:		
01	2023.10.03	ISSUED FOR REVIEW
02	2023.10.12	ISSUED FOR REVIEW
03	2023.10.17	ISSUED FOR DEVELOPMENT PERMIT
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05	2024.07.23	ISSUED FOR REVISED DP

**CLIENT:**



906 1st AVE NE  
CALGARY, AB

**CONSULTANTS:**

**SHEET TITLE:**

DATE:	JULY 2024
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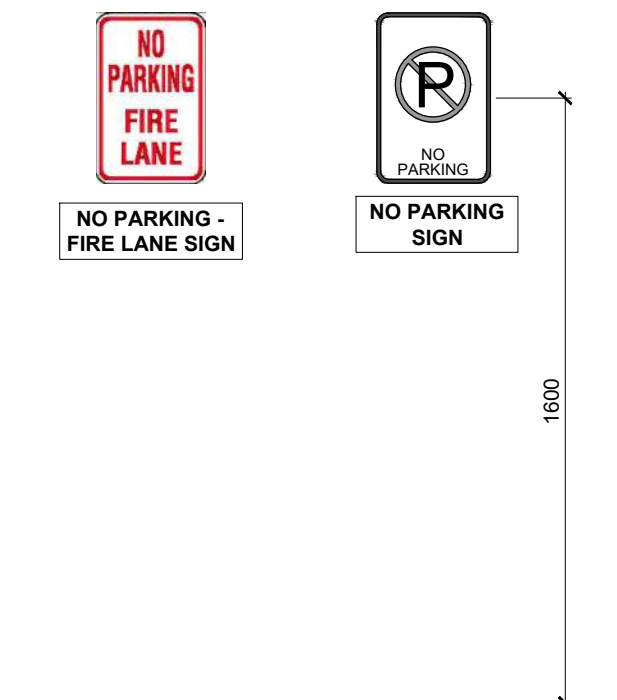
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# DP125

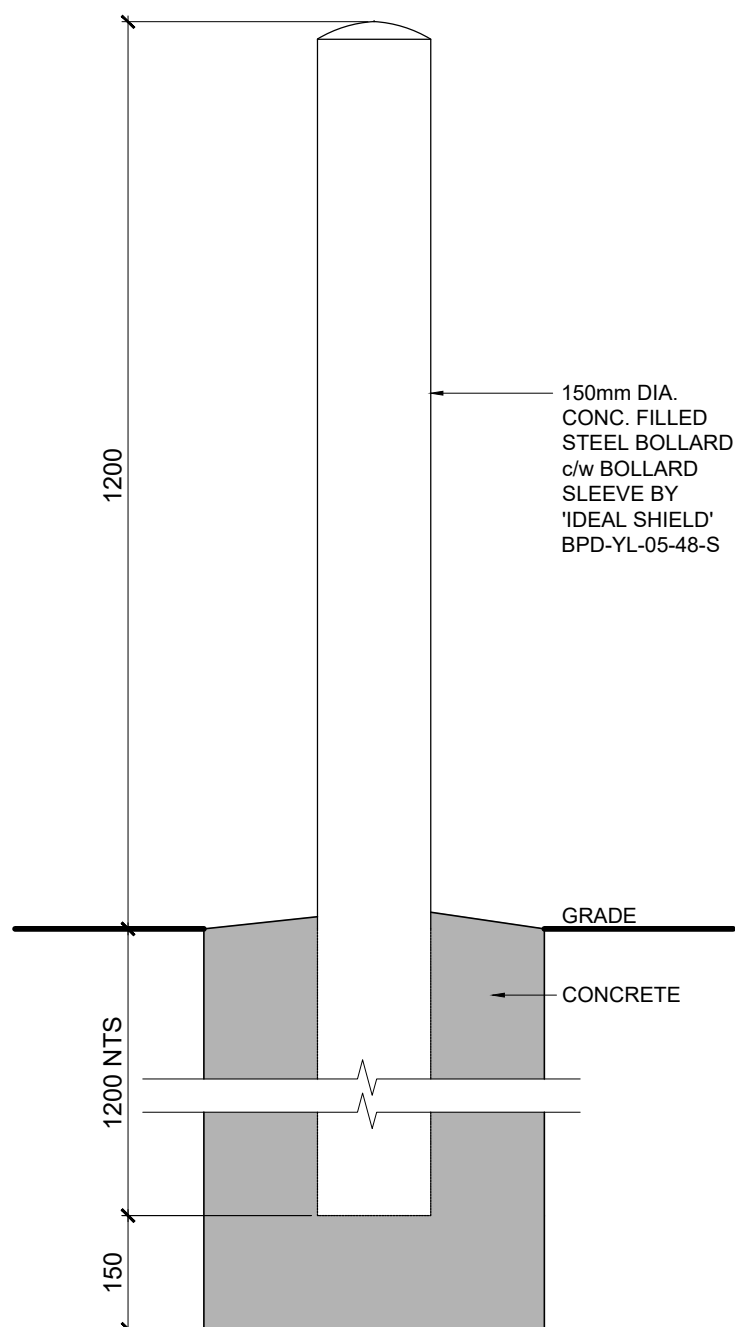


1 PROPOSED WASTE/RECYCLING TRUCK TURNING PLAN  
DP125 SCALE: 1:500

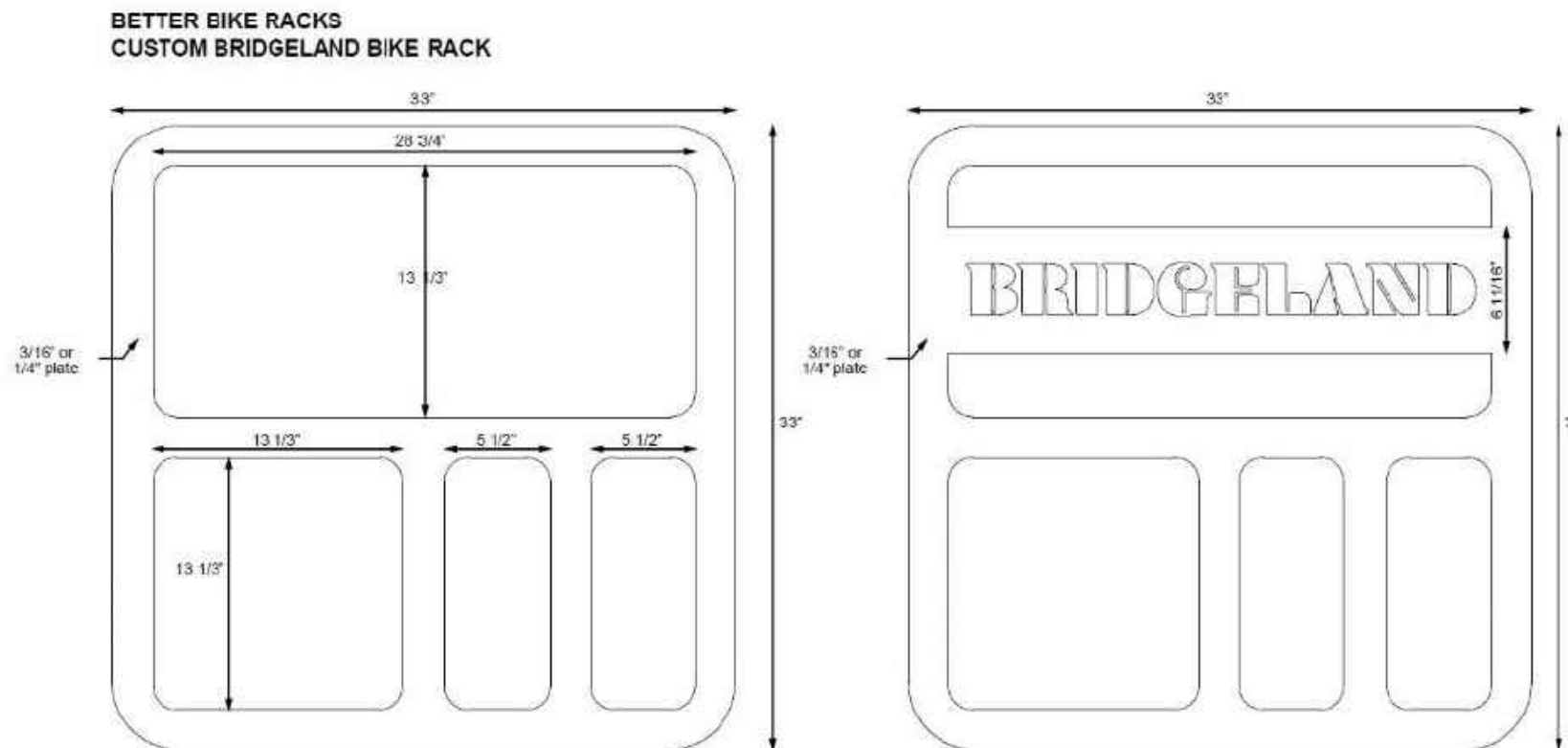




1 TYPICAL SIGN DETAILS  
DP130 SCALE: 1:20



2 TYPICAL BOLLARD DETAIL  
DP130 SCALE: 1:10



- GENERAL FABRICATION NOTES:
- RACK MATERIAL: 3/16" OR 1/4" STEEL DEPENDING ON BUDGET
  - BASEPLATE: W5"XL33" 1/2" MILD STEEL 44W PLATE
  - POWDERCOATING: POLYVINYLIDENE FLUORIDE RESIN
  - CONTRACTOR TO PROVIDE DETAILED SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALL.
  - BIKE RACK TO BE SURFACE MOUNT.
  - SHOP DRAWINGS TO SHOW ALL STEEL AND MOUNTING COMPONENTS INCLUDING BASE PLATES.
  - PROVIDE 1 FULL MOCK-UP OF FINAL PRODUCT FOR REVIEW BY CITY OF CALGARY INCLUDING MOUNTING PLATES.



3 CUSTOM BRIDGELAND BIKE RACK - BETTER BIKE RACKS  
DP130 SCALE: NTS



4 MAGLIN 2300 SERIES - ICONIC BACKED BENCH - BLACK  
DP130 SCALE: NTS

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SEAL

CLIENT:



PROJECT:

## 1st AVENUE NE DEVELOPMENT

906 1st AVE NE  
CALGARY, AB

CONSULTANTS:

SHEET TITLE:

## SITE DETAILS

DATE:	JULY 2024
SCALE:	AS SHOWN
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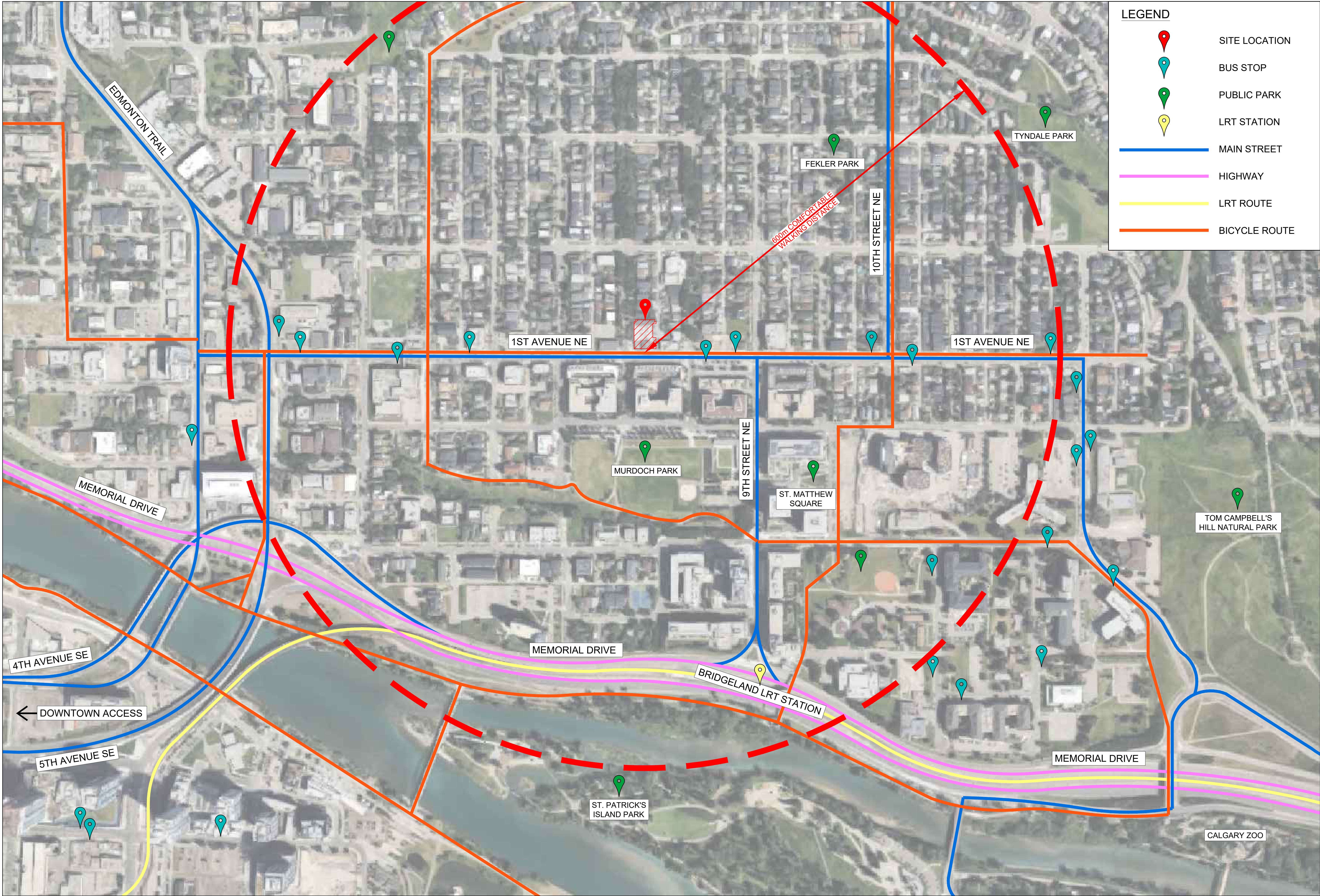
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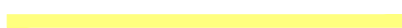
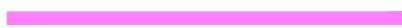





DRAWING No:	REV.
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DP130





LEGEND



SITE LOCATION

BUS STOP

PUBLIC PARK

LRT STATION

MAIN STREET

HIGHWAY

LRT ROUTE

BICYCLE ROUTE

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SEAL



PROJECT:

1st AVENUE NE  
DEVELOPMENT

906 1st AVE NE  
CALGARY, AB

CONSULTANTS:

SHEET TITLE:

PROPOSED CONTEXT  
PLAN

DATE:	JULY 2024
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DP140

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SEAL

CLIENT:



PROJECT:

## 1st AVENUE NE DEVELOPMENT

906 1st AVE NE  
CALGARY, AB

CONSULTANTS:

SHEET TITLE:

## MASSING DIAGRAM

DATE: JULY 2024

SCALE: AS SHOWN

DRAWN BY: DB/TP

PROJECT No: 23.09.02

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DRAWING No:

REV.

DP150



1 MASSING/COLOURED RENDERING - 1 AVENUE LOOKING EAST  
DP150 SCALE: NTS



2 MASSING/COLOURED RENDERING - 1 AVENUE LOOKING WEST  
DP150 SCALE: NTS





1 MASSING/COLOURED RENDERING - 8TH STREET LOOKING NORTH  
DP160 SCALE: NTS



2 MASSING/COLOURED RENDERING - 8TH STREET LOOKING SOUTH  
DP160 SCALE: NTS

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SHEET TITLE:

MASSING DIAGRAM

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DP160





1 MASSING/COLOURED RENDERING - EAST ALLEY MURAL WALL  
DP165 SCALE: NTS



2 MASSING/COLOURED RENDERING - SIDEWALK VIEW  
DP165 SCALE: NTS

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CALGARY, AB

CONSULTANTS:

SHEET TITLE:

PERSPECTIVE VIEWS

DATE: JULY 2024

SCALE: AS SHOWN

DRAWN BY: DB/TP

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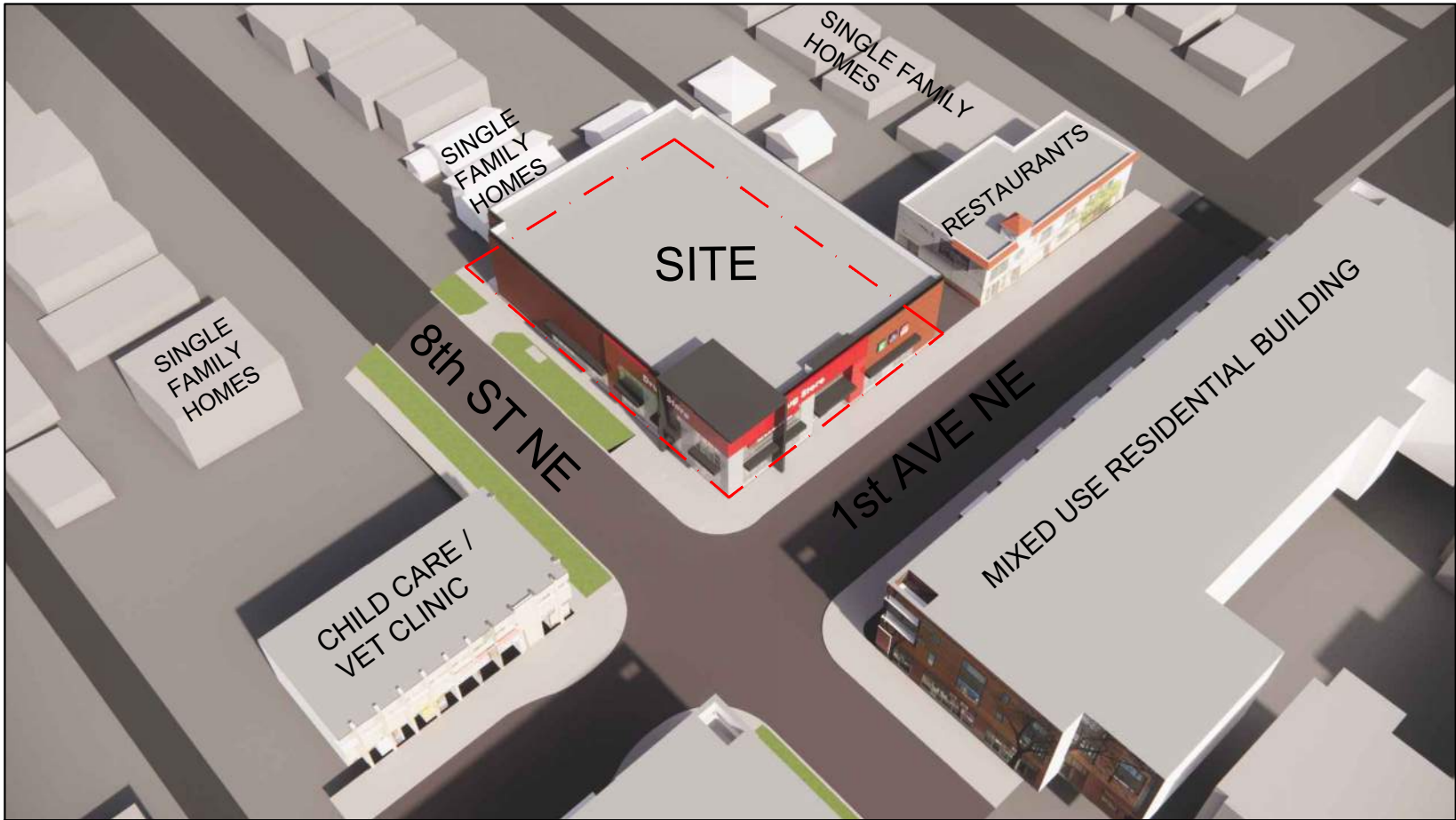
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SPRING  
EQUINOX  
(MAR 21)



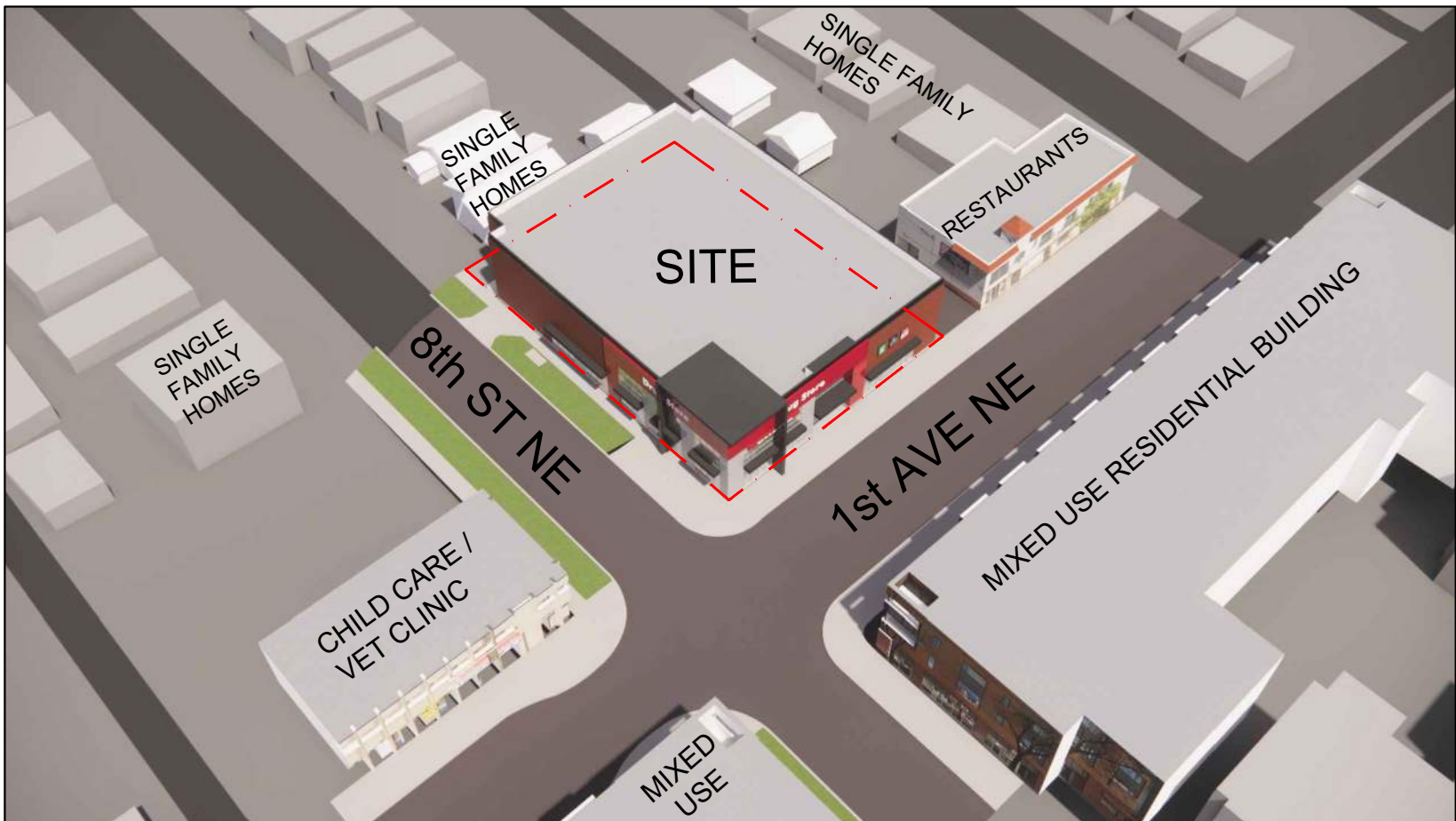
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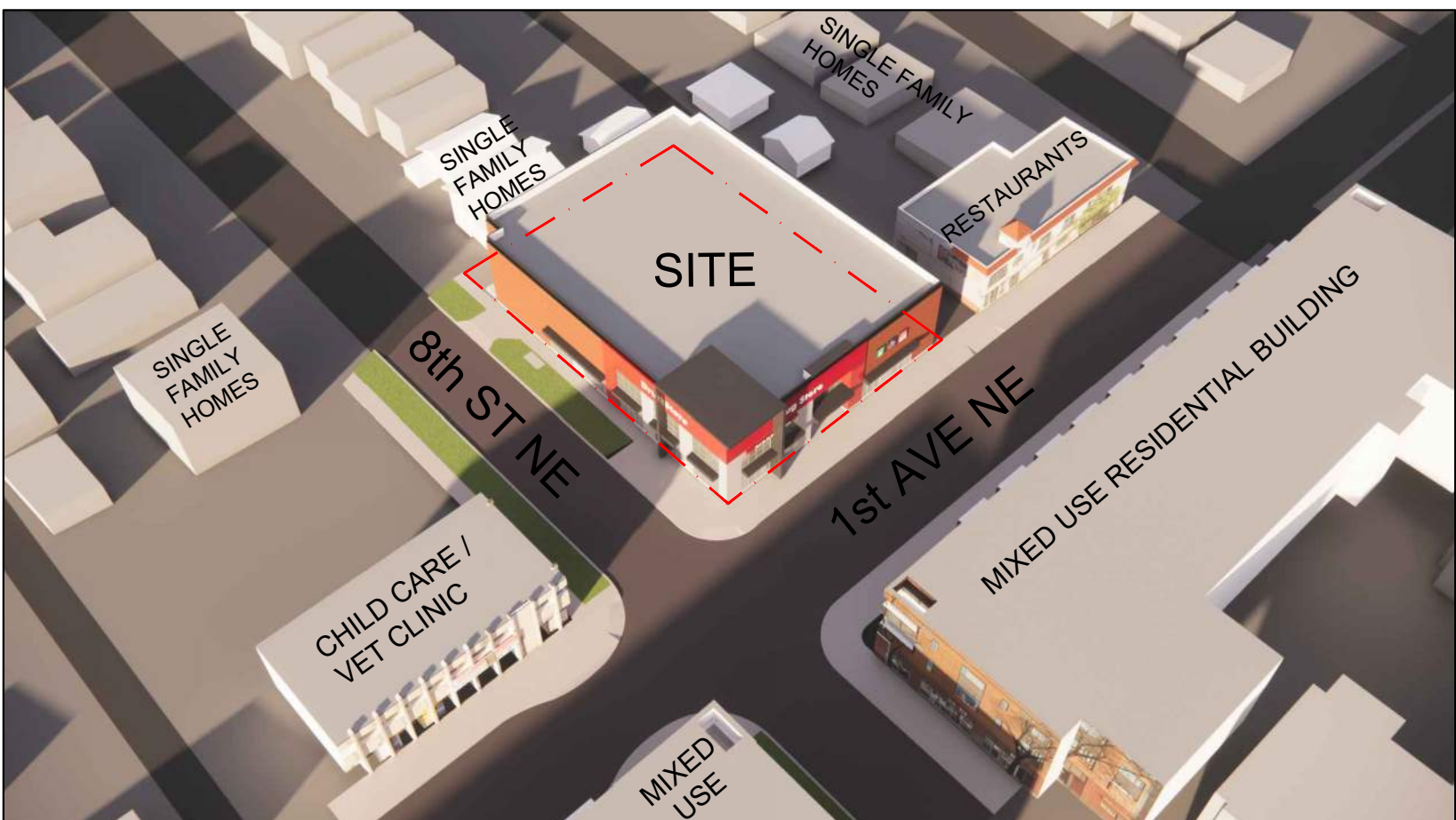
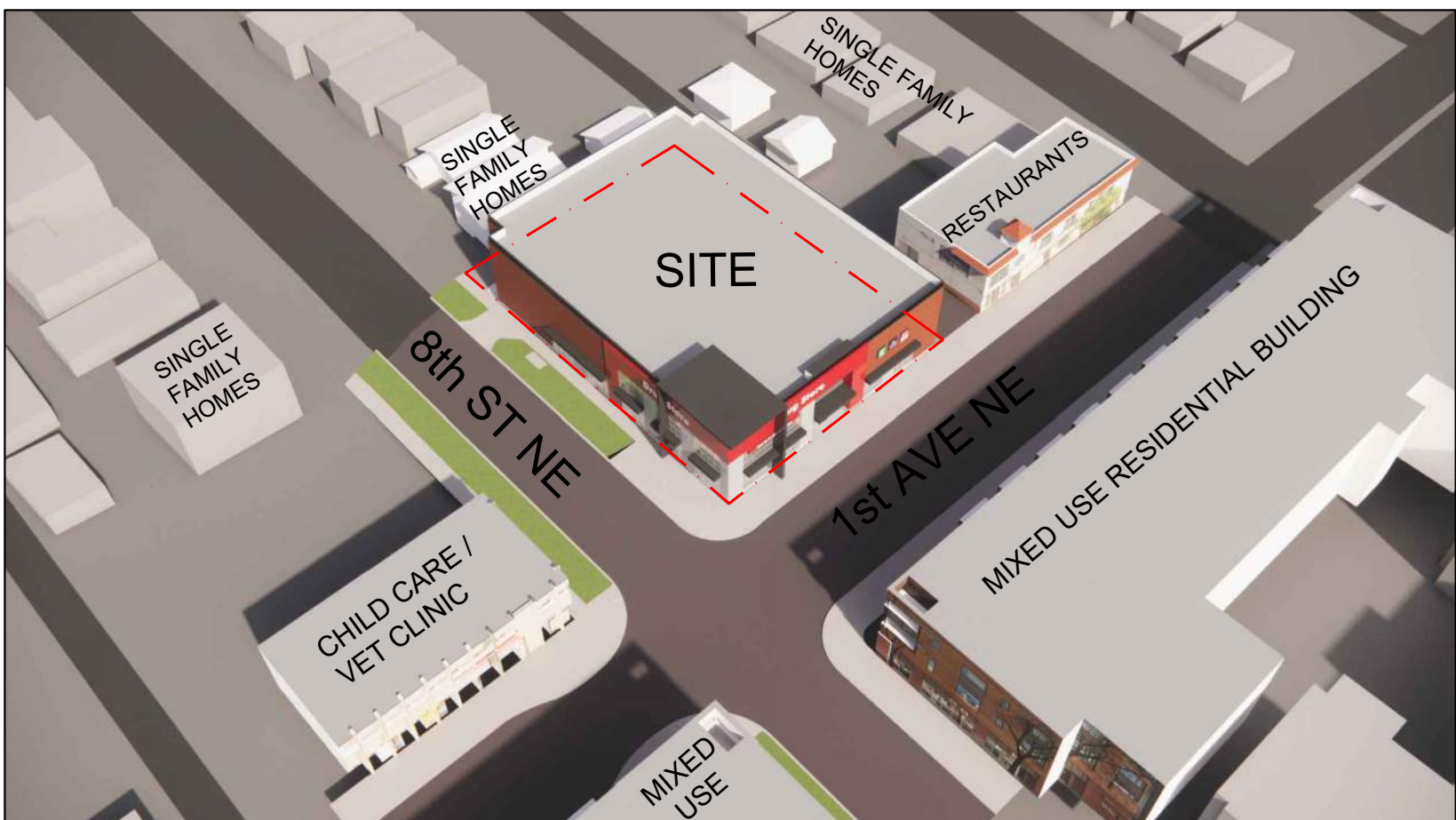
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SUMMER  
SOLSTICE  
(JUN 21)



AUTUMN  
EQUINOX  
(SEPT 21)



WINTER  
SOLSTICE  
(DEC 21)



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05	2024.07.23 ISSUED FOR REVISED DP

SEAL

CLIENT:



PROJECT:

1st AVENUE NE  
DEVELOPMENT

906 1st AVE NE  
CALGARY, AB

CONSULTANTS:

SHEET TITLE:

SHADOW STUDY

DATE: JULY 2024

SCALE: AS SHOWN

DRAWN BY: DB/TP

PROJECT No: 23.09.02

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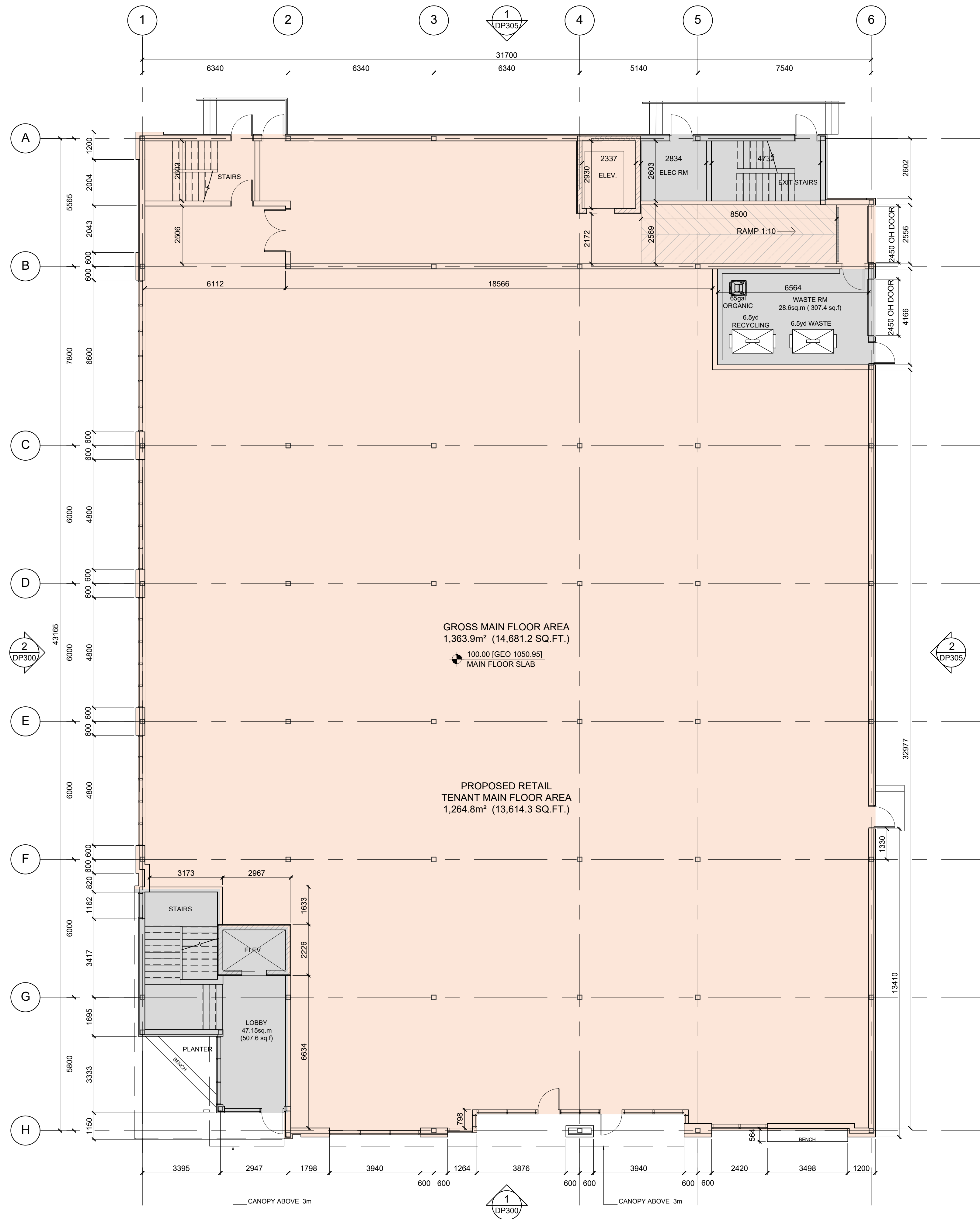
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DP170

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1 MAIN FLOOR PLAN  
SCALE: 1:100

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04	2024.05.22	ISSUED FOR TENANT REVIEW
05	2024.07.23	ISSUED FOR REVISED DP

SEAL

CLIENT:



PROJECT:

1st AVENUE NE DEVELOPMENT

906 1st AVE NE  
CALGARY, AB

CONSULTANTS:

SHEET TITLE:

MAIN FLOOR PLAN

DATE: JULY 2024

SCALE: AS SHOWN

DRAWN BY: DB/TP

PROJECT No: 23.09.02

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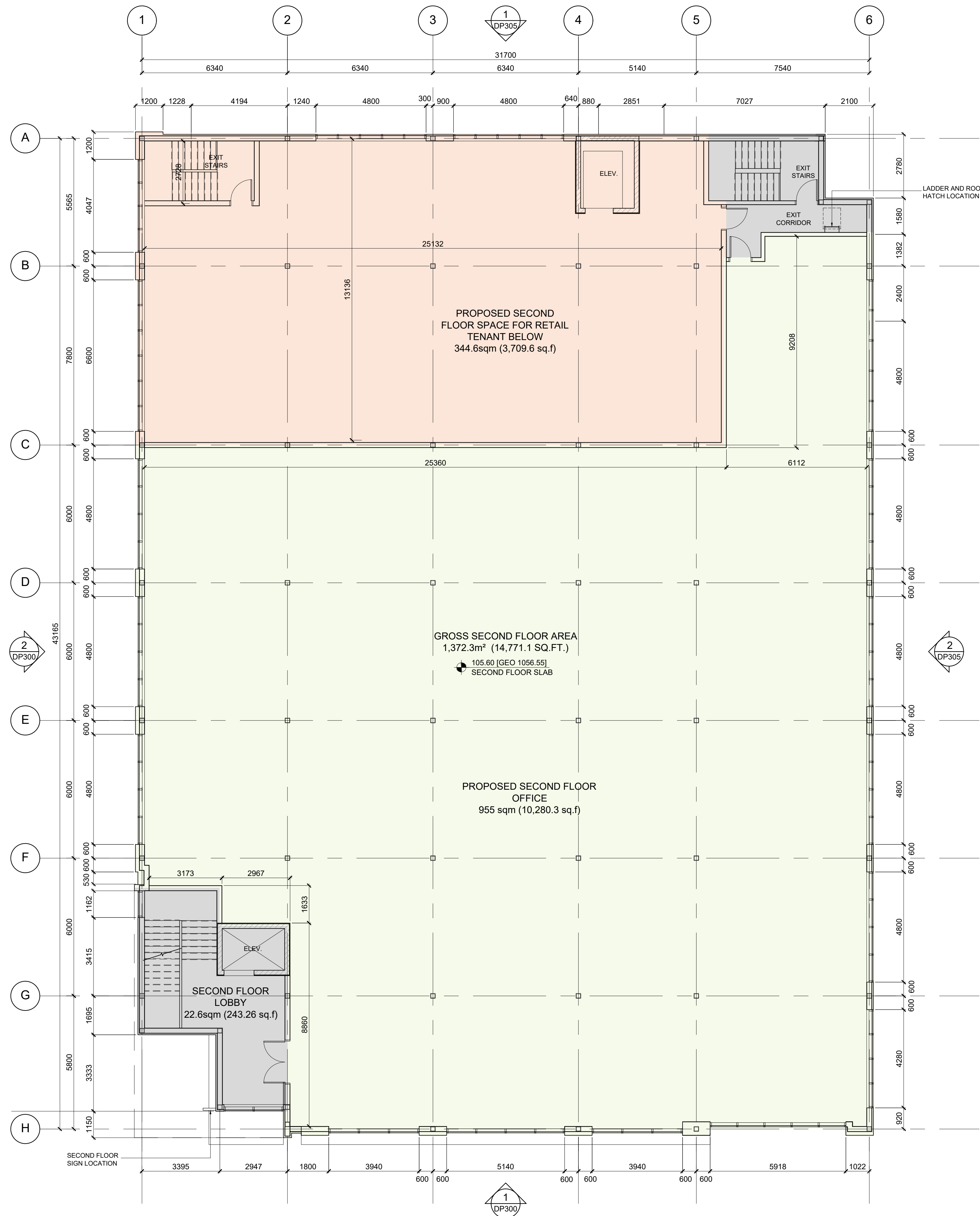
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DRAWING No:

REV:

DP200





1 SECOND FLOOR PLAN  
SCALE: 1:100

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05	2024.07.23	ISSUED FOR REVISED DP

SEAL

CLIENT:



PROJECT:

1st AVENUE NE  
DEVELOPMENT

906 1st AVE NE  
CALGARY, AB

CONSULTANTS:

SHEET TITLE:

SECOND FLOOR PLAN

DATE: JULY 2024

SCALE: AS SHOWN

DRAWN BY: DB/TP

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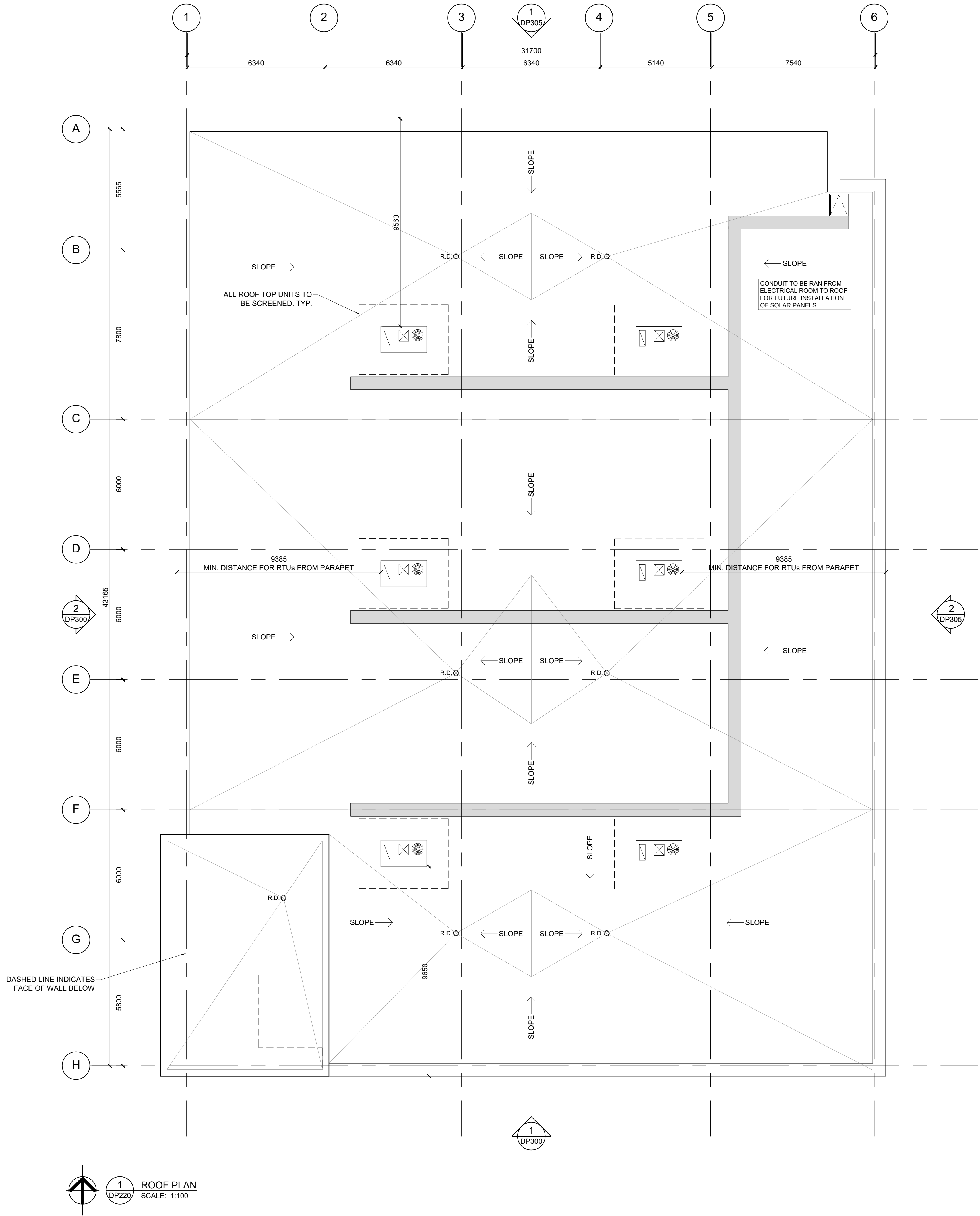
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REV:

DP210

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1 ROOF PLAN  
DP220  
SCALE: 1:100

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05	2024.07.23 ISSUED FOR REVISED DP

SEAL

CLIENT:



PROJECT:

1st AVENUE NE  
DEVELOPMENT

906 1st AVE NE  
CALGARY, AB

CONSULTANTS:

SHEET TITLE:

ROOF PLAN

DATE:	JULY 2024
SCALE:	AS SHOWN
DRAWN BY:	DB/TP
PROJECT No:	23.09.02

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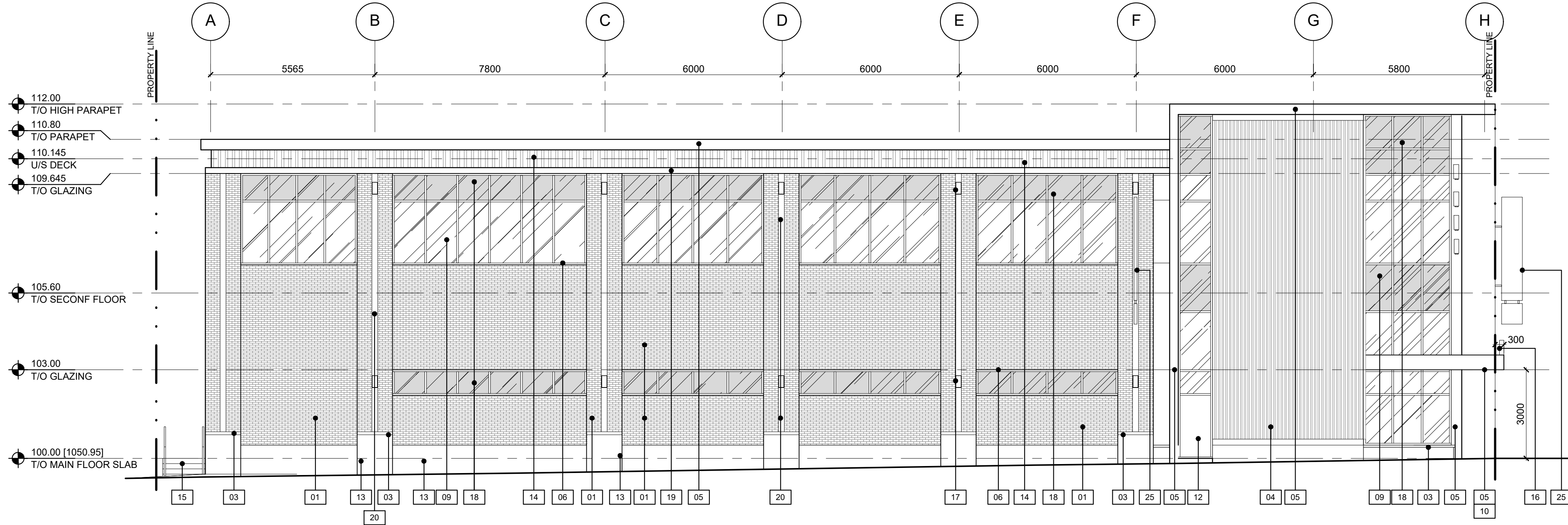
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DP220





1 SOUTH ELEVATION  
DP300  
SCALE: 1:100



2 WEST ELEVATION  
DP300  
SCALE: 1:100

MATERIAL LEGEND	
01	PROPOSED BRICK COLOUR "RED"
02	PROPOSED STOREFRONT GLAZING / DOOR SYSTEM, BLACK ALUMINUM WITH CLEAR GLASS
03	PRECAST CONCRETE SILL
04	PROPOSED DECORATIVE METAL SLATS
05	PROPOSED ACM/ SOFFIT WITH REVEALS COLOUR "BLACK"
06	PROPOSED PREFINISHED METAL FLASHING & CAP FLASHING, COLOUR: BLACK
07	PROPOSED PROJECTION AND SOFFIT W/ ACM PANELS WITH REVEALS, COLOUR "RED"
08	PROPOSED STUCCO COLOUR "WHITE GREY"
09	PROPOSED GLAZING, BLACK ALUMINUM WITH CLEAR GLASS
10	PROPOSED LED POT LIGHTS RECESSED IN SOFFIT
11	PROPOSED TENANT SIGN LOCATION PROVIDE PLYWOOD BACKING & JUNCTION BOX
12	PROPOSED METAL DOORS & FRAMES PAINTED COLOUR "BLACK"
13	PROPOSED CONCRETE VENEER BASE
14	PROPOSED CORRUGATED METAL COLOR "BLACK"
15	PROPOSED CAST IN PLACE CONCRETE LANDING AND STEPS WITH BLACK HANDRAIL
16	PROPOSED ILLUMINATED TENANT SIGNAGE
17	PROPOSED EXTERIOR LIGHT FIXTURES COLOUR "BLACK"
18	PROPOSED BLACK ALUMINUM WITH BLACK GLASS SPANDREL PANELS
19	PROPOSED ACM WITH REVEALS COLOUR "BLACK"
20	PROPOSED RECESS BRAKESHAPE IN THE BRICK COLOUR "BLACK"
21	PROPOSED OVERHEAD DOOR COLOUR "LIGHT SILVER"
22	PROPOSED SMOOTH CONCRETE BLOCK TO RECEIVE MURAL
23	PROPOSED INTERNALLY ILLUMINATED LETTERS SIGNAGE BY OTHERS
24	PROPOSED METAL DOORS & FRAMES PAINTED COLOUR "LIGHT SILVER"
25	PROPOSED BANNER SIGNAGE BY OTHERS
NOTE: PROVIDE PRE-FINISHED METAL FLASHING ABOVE ALL OPENINGS. (DOOR, WINDOW, LOUVERS ETC), METAL FLASHING TO BE BLACK FINISH.	

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CLIENT:



PROJECT:

1st AVENUE NE  
DEVELOPMENT

906 1st AVE NE  
CALGARY, AB

CONSULTANTS:

SHEET TITLE:

PROPOSED ELEVATIONS

DATE: JULY 2024

SCALE: AS SHOWN

DRAWN BY: DB/TP

PROJECT No: 23.09.02

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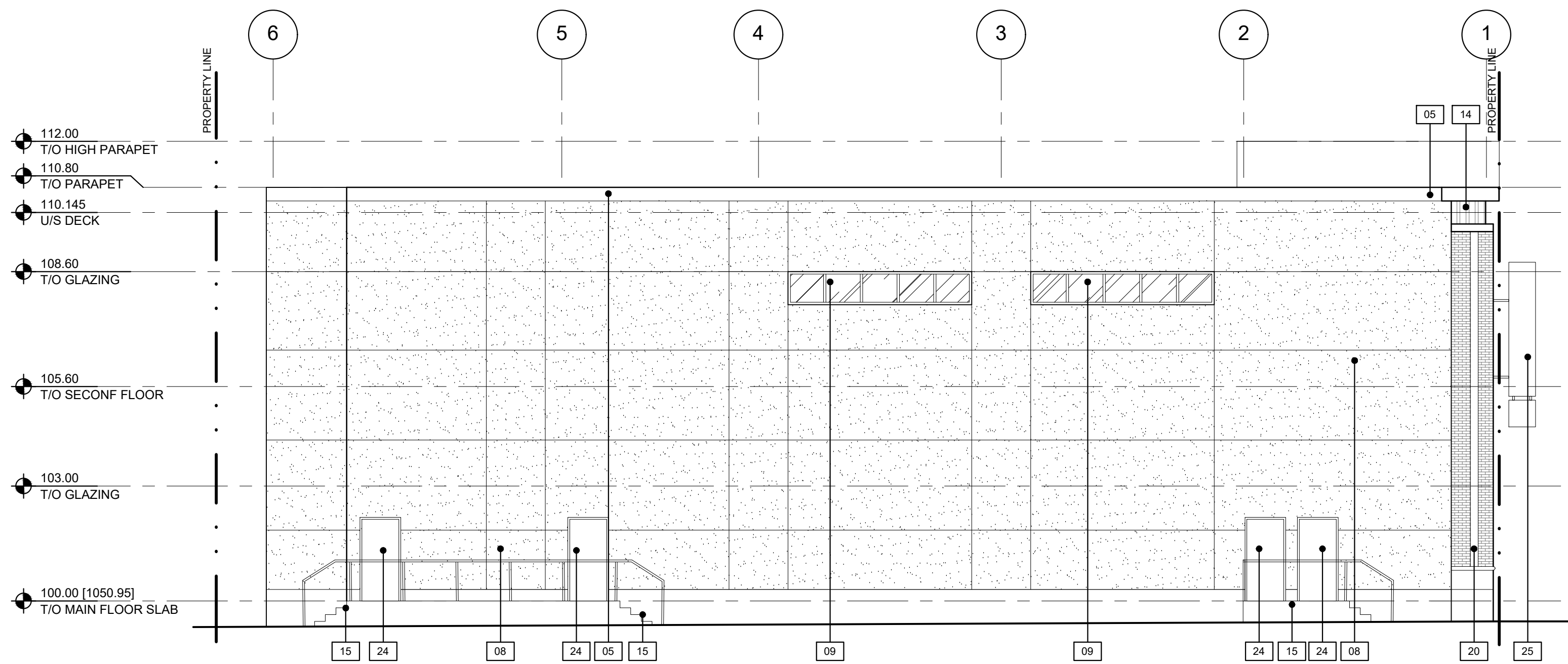
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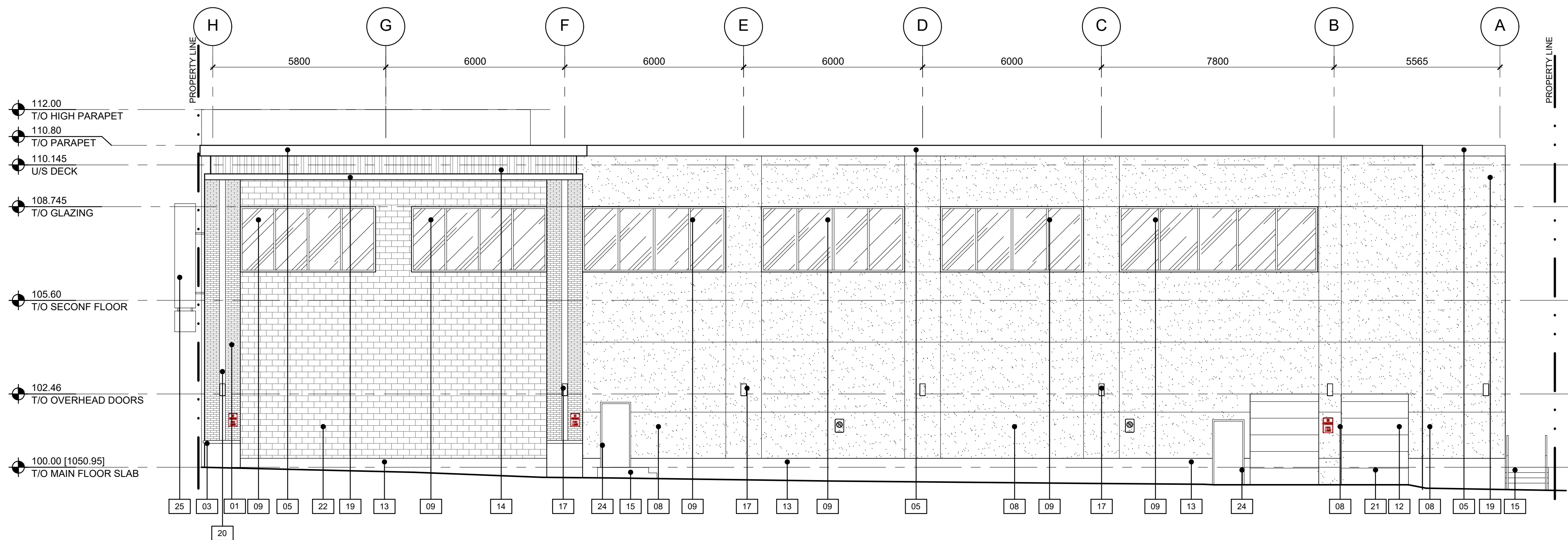
DP300

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1 NORTH ELEVATION  
SCALE: 1:100



2 EAST ELEVATION  
SCALE: 1:100

MATERIAL LEGEND	
01	PROPOSED BRICK COLOUR "RED"
02	PROPOSED STOREFRONT GLAZING / DOOR SYSTEM, BLACK ALUMINUM WITH CLEAR GLASS
03	PRECAST CONCRETE SILL
04	PROPOSED DECORATIVE METAL SLATS
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PROJECT:

1st AVENUE NE  
DEVELOPMENT

906 1st AVE NE  
CALGARY, AB

CONSULTANTS:

SHEET TITLE:

PROPOSED ELEVATIONS

DATE:	JULY 2024
SCALE:	AS SHOWN
DRAWN BY:	DB/TP
PROJECT No:	23.09.02

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DP305

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1 SOUTH COLOURED ELEVATION  
DP310 SCALE: NTS



2 WEST COLOURED ELEVATION  
DP310 SCALE: NTS

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PROJECT:  
1st AVENUE NE  
DEVELOPMENT

906 1st AVE NE  
CALGARY, AB

CONSULTANTS:

SHEET TITLE:  
COLOURED  
ELEVATIONS

DATE:	JULY 2024
SCALE:	AS SHOWN
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DRAWING No:	REV:
DP310	





1 NORTH COLOURED ELEVATION  
DP315 SCALE: NTS



2 EAST COLOURED ELEVATION  
DP315 SCALE: NTS

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05	2024.07.23	ISSUED FOR REVISED DP

SEAL

CLIENT:



PROJECT:

1st AVENUE NE  
DEVELOPMENT

906 1st AVE NE  
CALGARY, AB

CONSULTANTS:

SHEET TITLE:

COLOURED  
ELEVATIONS

DATE: JULY 2024

SCALE: AS SHOWN

DRAWN BY: DB/TP

PROJECT No: 23.09.02

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DP315

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05	2024.07.23	ISSUED FOR REVISED DP

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PROJECT:

## 1st AVENUE NE DEVELOPMENT

906 1st AVE NE  
CALGARY, AB

CONSULTANTS:

SHEET TITLE:

## STREETSCAPE ELEVATIONS

DATE: JULY 2024

SCALE: AS SHOWN

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PROJECT No: 23.09.02

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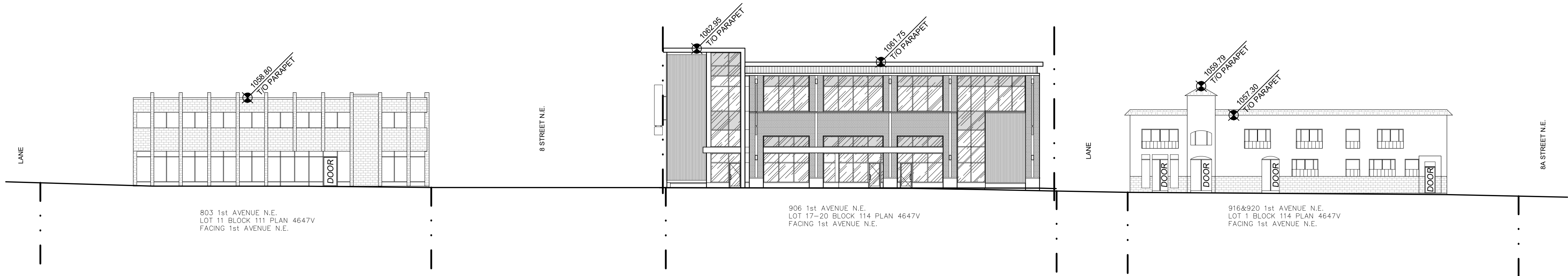
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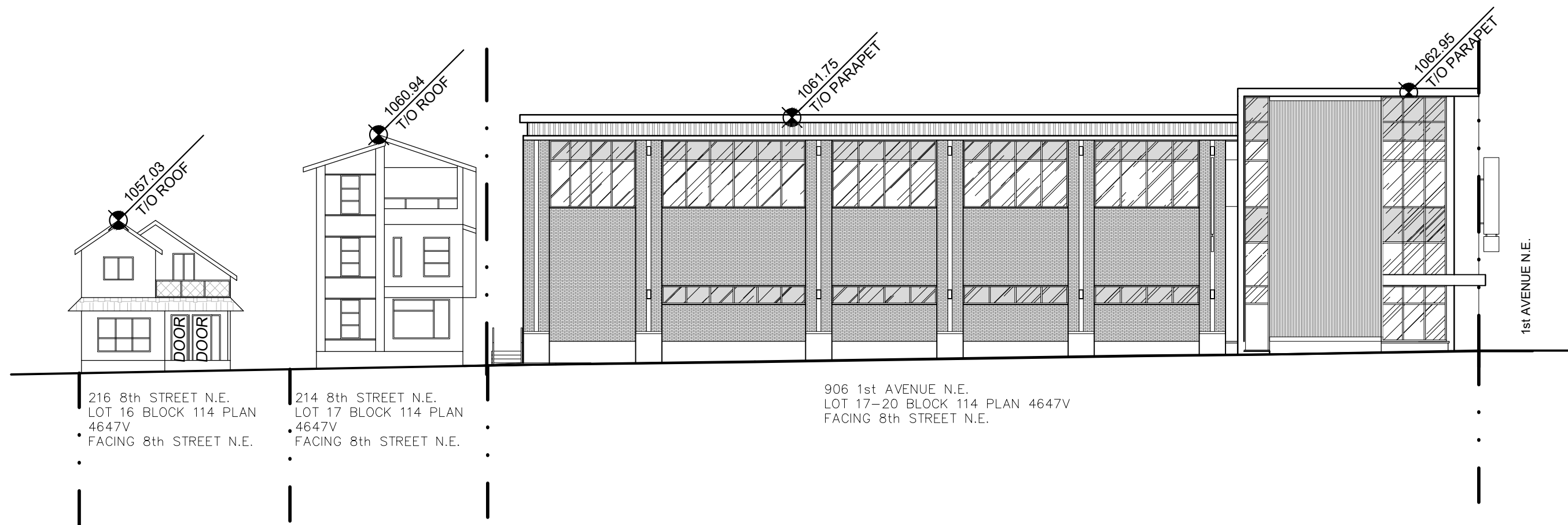
REV.

DP320

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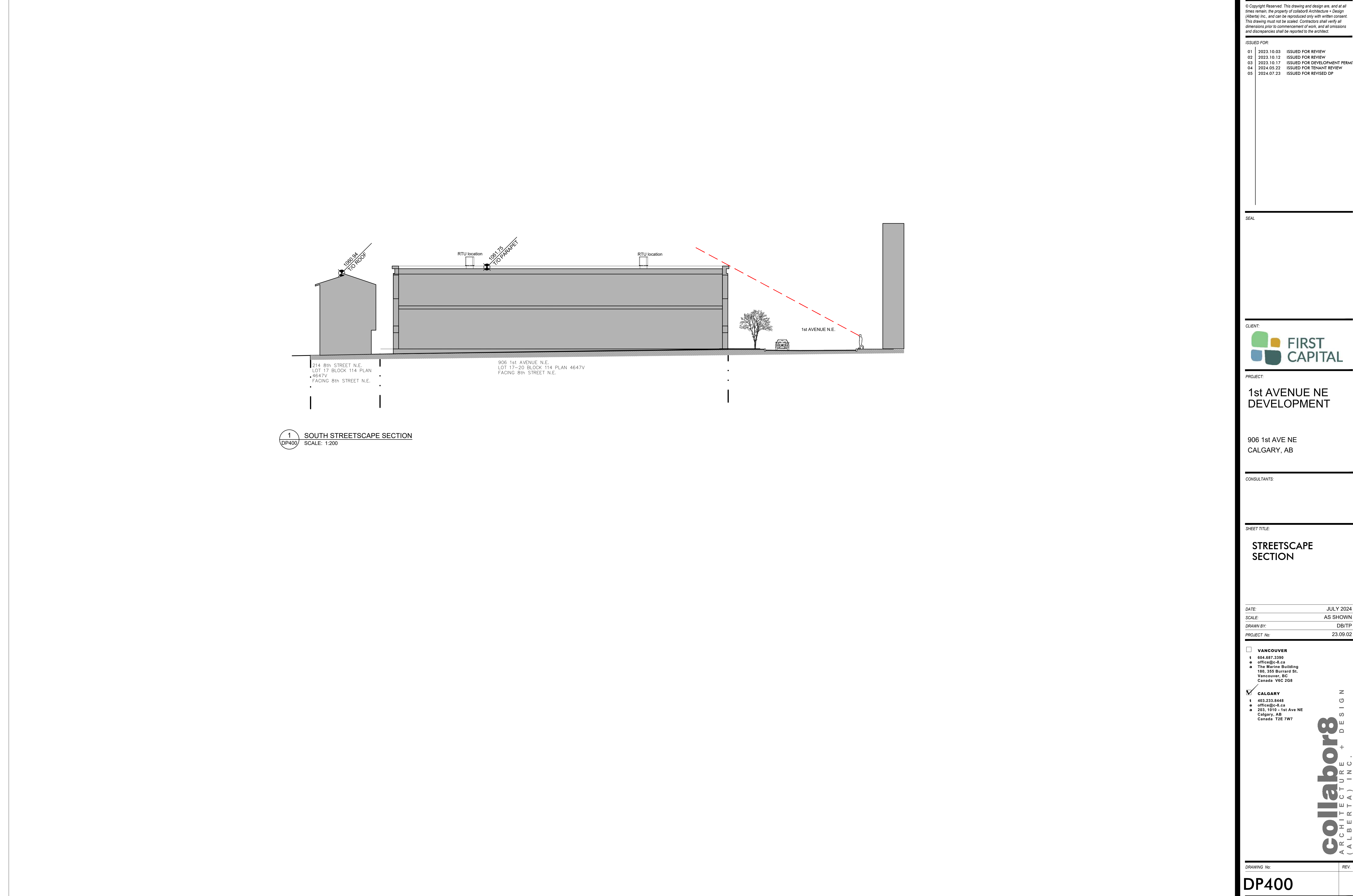


1 SOUTH STREETSCAPE  
SCALE: 1:200



2 WEST STREETSCAPE  
SCALE: 1:200





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CLIENT:



PROJECT:

1st AVENUE NE  
DEVELOPMENT

906 1st AVE NE  
CALGARY, AB

CONSULTANTS:

SHEET TITLE:

STREETSCAPE  
SECTION

DATE: JULY 2024  
SCALE: AS SHOWN  
DRAWN BY: DB/TP  
PROJECT No: 23.09.02

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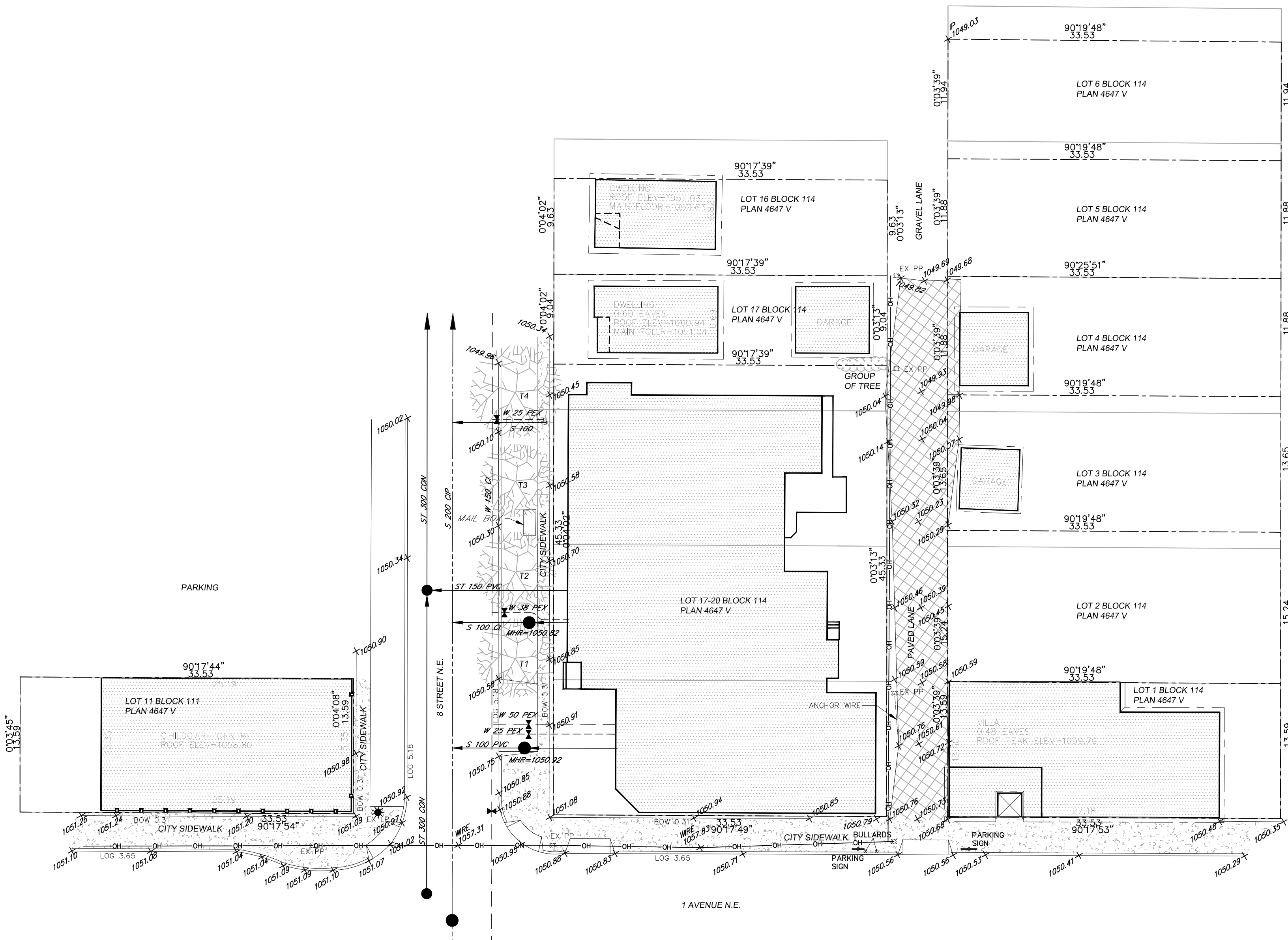
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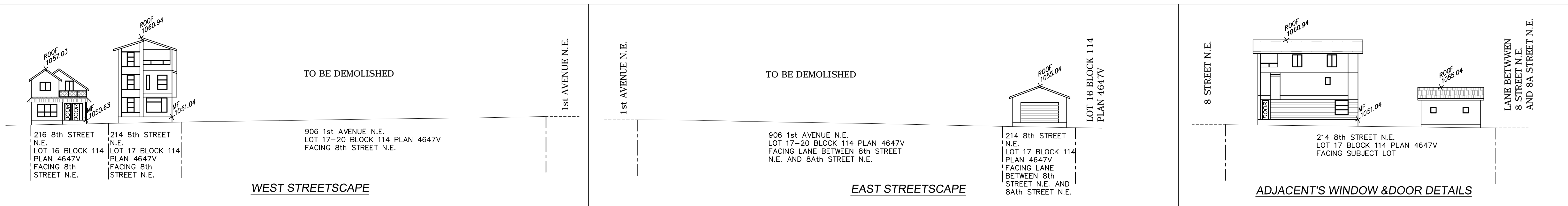
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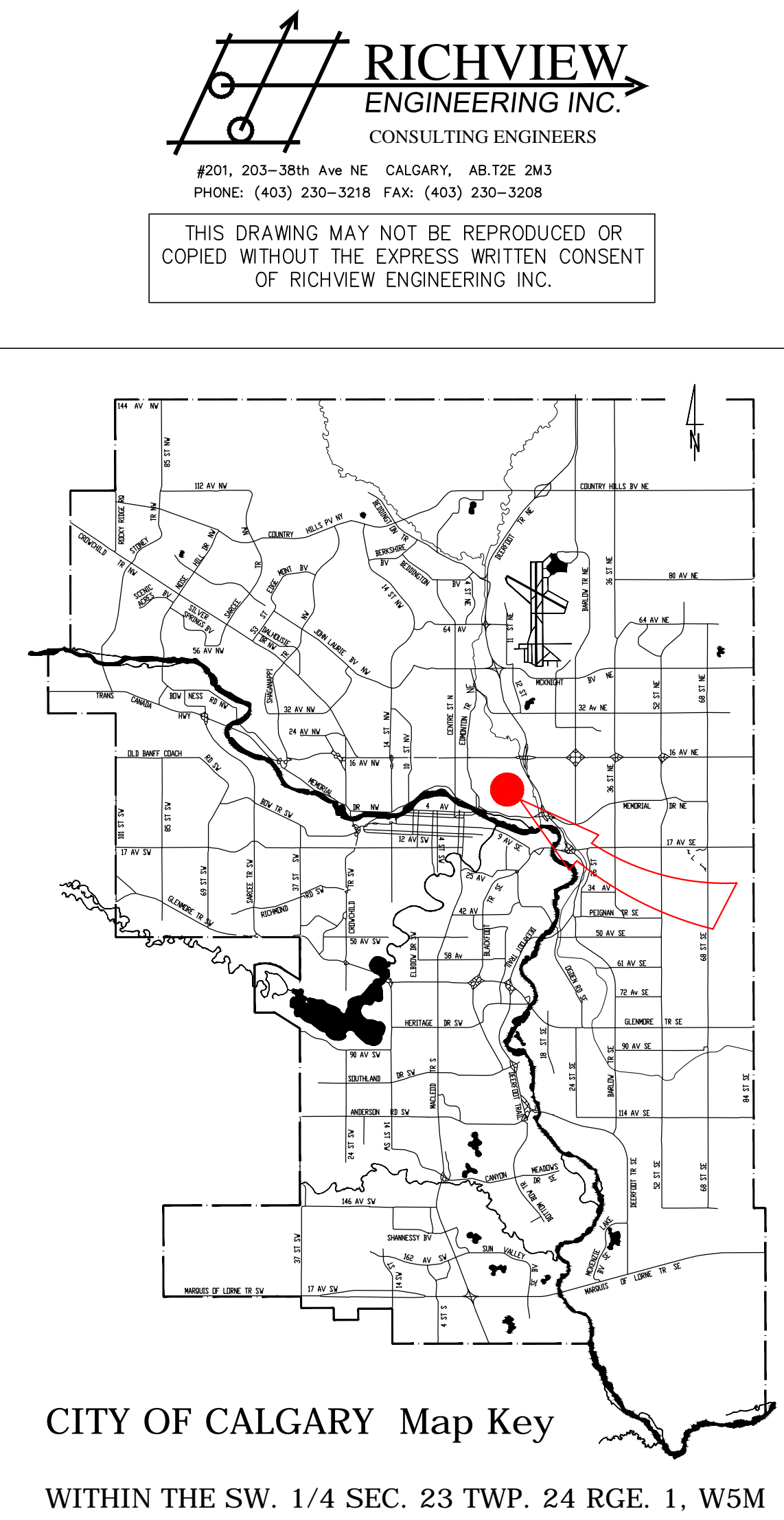
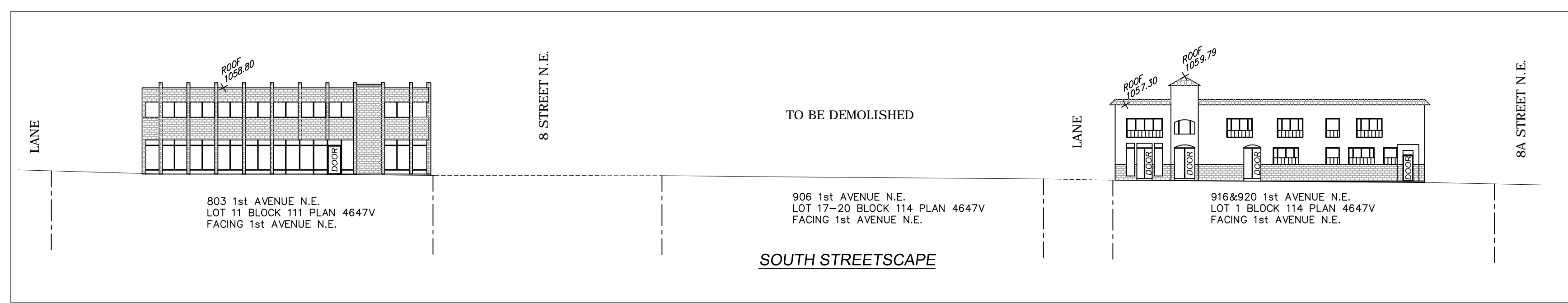




TREE SCHEDULE				
Tree No.	Tree Type	Trunk Dia.	Canopy Dia.	Height
T1	Poplar	0.40m	4.80m	6.30m
T2	Poplar	0.48m	5.40m	6.00m
T3	Poplar	0.40m	4.30m	6.60m
T4	Poplar	0.40m	4.60m	6.30m



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**CITY OF CALGARY Map Key**

WITHIN THE SW. 1/4 SEC. 23 TWP. 24 RGE. 1, W5M

**LEGEND**

Distances are shown in metres  
Bearings are shown in degrees, minutes and seconds.  
Survey was conducted Mar.5th Thru Mar.14th 2009.  
Elevations are in metres and are shown thus:  
indicating an elevation of 1118.23 at the "x" symbol.  
Contour interval is 0.5 metre(s).

Statutory Iron Post found shown thus:  
CatchBasin shown thus:  
Power Pole shown thus:  
Fire Hydrant shown thus:  
Lightpole shown thus:  
Parking Payment Station shown thus:  
Traffic Sign/Light Post shown thus:  
Storm Sewer/Manhole shown thus:  
Sanitary Sewer/Manhole shown thus:  
Water main/Valve shown thus:  
Gas shown thus:  
Underground Electrical lines shown thus:  
Overhead Electrical lines shown thus:  
Fence shown thus:  
Deciduous tree shown thus:  
Conifer tree shown thus:  
Bush/Shrub/Group of Tree shown thus:  
Grass shown thus:  
Concrete sidewalk shown thus:

The following abbreviations may appear on this plan:  
'LOG' denotes Lip Of Gutter.  
'FOC' denotes Face Of Curb.  
'BOC' denotes Back Of Curb.  
'BW' denotes Back Of Walk  
'Fd.' denotes Found.  
'I.' denotes Statutory Iron Post.  
'CBR' denotes CatchBasin Rim.  
'MHR' denotes ManHole Rim.  
'ASCM' denotes Alberta Survey Control Monument.

PROJECT: 906 1 AVENUE N.E. CALGARY AB FILE NUMBER: 1677

ADDRESS: 906 1 AVENUE N.E. CALGARY AB

FIELD WORK BY: TIM WHYTE

DRAW BY: CL SCALE : 1:300

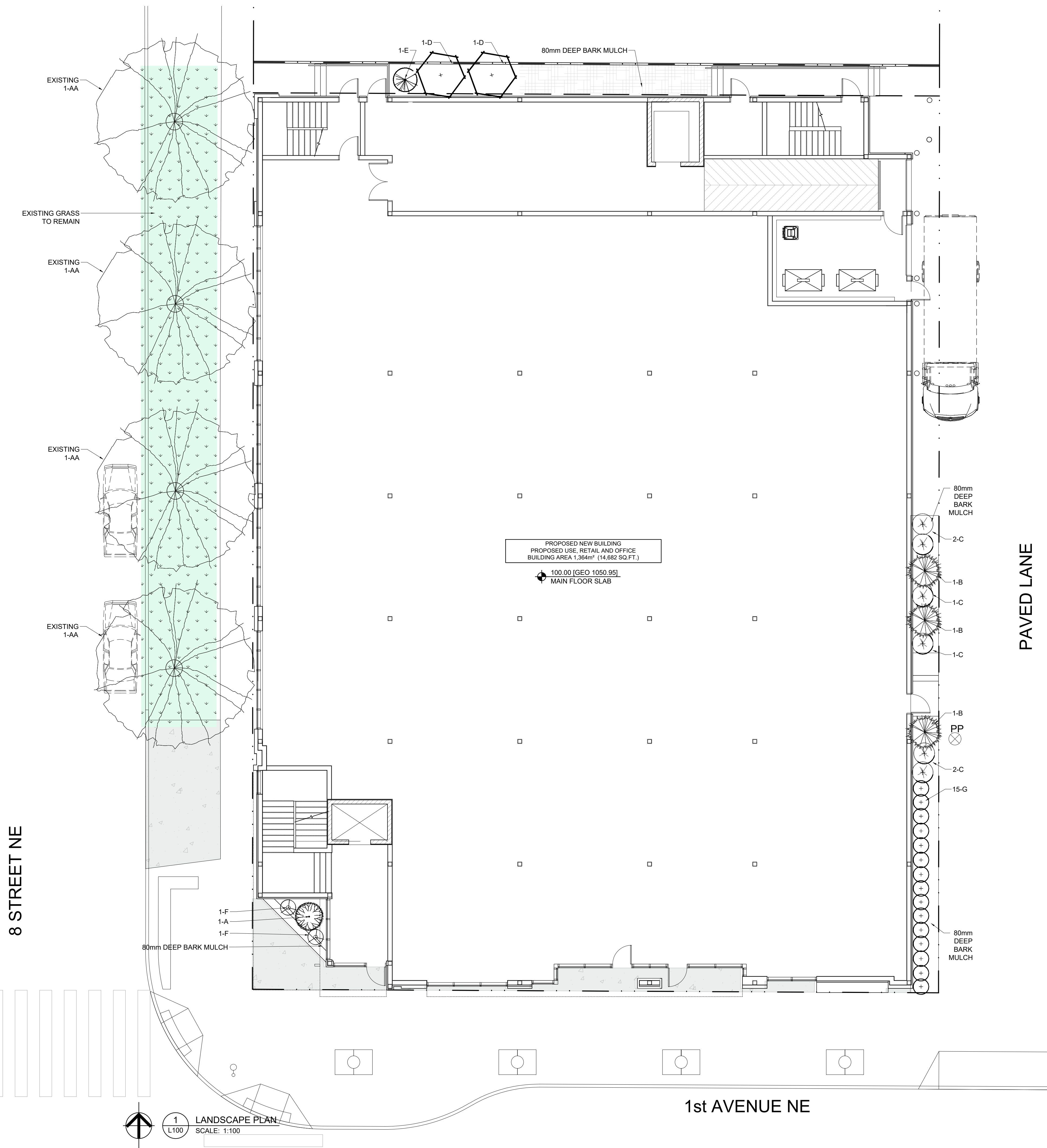
APPROVED BY: ROBIN LI P.ENG. DATE: SEP-2023

**SITE TOPOGRAPHIC**

SHEET\_NO.1\_OF\_1



8 STREET NE










LEGAL ADDRESS: LOT 1 AND LOT 2, BLOCK 20, PLAN 2554AC  
MUNICIPAL ADDRESS: 219 19 STREET NW, CALGARY, AB  
LAND USE: DC (MU-I)

LANDSCAPE NOTES:

- ALL TREES AND SHRUBS INDICATED ON THE APPROVED SITE PLAN TO BE PROTECTED DURING CONSTRUCTION. IF ANY TREE OR SHRUB IS DAMAGED OR DIES DURING CONSTRUCTION EACH MUST BE REPLACED BY COMPARABLE SPECIES AND SIZE
- ALL NEW BEDS ARE TO BE EXCAVATED TO A DEPTH OF 600mm FOR SHRUBS AND 900mm FOR TREES AND FILLED WITH GARDEN SOIL MIX
- ALL BEDS ARE TO BE IRRIGATED WITH A LOW WATER IRRIGATION SYSTEM
- SMALL BARK NUGGET MULCH TO BE UNDER ALL NEW TREES AND ALL BEDS

SITE LEGEND	
PROPERTY LINE	---
SETBACK LINE	---
SURFACE LEGEND	
SMALL BARK NUGGET MULCH	
CONCRETE	
EXISTING GRASS	

EXISTING TREE LEGEND											
SYMBOL	KEY	QTY	UNIT		COMMON NAME	SIZE					
	AA	4									
TOTAL EXISTING TREE		4									
NEW TREE LEGEND											
SYMBOL	KEY	QTY	UNIT	LATIN NAME	COMMON NAME	HEIGHT (m)	MATURE SPREAD (m)	CONIFEROUS/ DECIDUOUS	POT/CALIPER SIZE		
	A	1	EACH	MALUS x ADSTRINGENS 'DURLEO'	GLADIATOR FLOWERING CRAB	4.0m	2.5m	D	75mm CAL		
	B	3	EACH	PICEA PUNGENS 'FASTIGIATA'	COLUMNAR BLUE SPRUCE	6.0m	1.5m	C	3m TALL		
TOTAL NEW TREES		4									
NEW SHRUB LEGEND											
SYMBOL	KEY	QTY	UNIT	LATIN NAME	COMMON NAME	HEIGHT (m)	MATURE SPREAD (m)	CONIFEROUS/ DECIDUOUS	POT/CALIPER SIZE	MIN. H. or SPREAD	
	C	6	EACH	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD	1.0m	1.0m	D	#2	600mm	
	D	2	EACH	CARAGANA ARBORESCENS'	COMMON CARAGANA	4.0m	3.0m	D	#2	600mm	
	E	1	EACH	BERBERIS THUNBERGII 'ROSE GLOW'	ROSE GLOW BARBERRY	1.5m	1.5m	D	#2	600mm	
	F	2	EACH	PICEA PUNGENS 'ST.MARY'S BROOM	ST. MARY'S BROOM SPRUCE	0.6m	1.5m	C	#5	600mm	
TOTAL NEW SHRUBS		11									
NEW GRASS LEGEND											
				HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	0.9m	0.6m		#1		
TOTAL NEW GRASS		26									

LANDSCAPE CALCULATIONS

LANDSCAPE SETBACKS:  
NORTH PROPOERTY LINE - 1.5m X 33.53m = 50.30 m²  
EAST PROPERTY LINE - 1.4m X 45.4m = 63.56m²  
TOTAL LANDSCAPE SETBACK = 113.86m²  
REQUIRED TREES PER 45m² = 1.0  
REQUIRED TREES ON SITE = 113.86/ 45 = 3 TREES  
TOTAL PROVIDED TREES = 4 TREES  
REQUIRED SHRUBS PER 45m² = 2  
REQUIRED SHRUBS ON SITE = 113.87/ 45 = 5 SHRUBS  
TOTAL PROVIDED SHRUBS = 11 SHRUBS

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ISSUED FOR:

01	2023.10.03	ISSUED FOR REVIEW
02	2023.10.12	ISSUED FOR REVIEW
03	2023.10.17	ISSUED FOR DEVELOPMENT PERMIT
04	2024.05.22	ISSUED FOR TENANT REVIEW
05	2024.07.23	ISSUED FOR REVISED DP

SEAL

CLIENT:

FIRST CAPITAL

PROJECT:

1st AVENUE NE DEVELOPMENT

906 1st AVE NE  
CALGARY, AB

CONSULTANTS:

SHEET TITLE:

LANDSCAPE PLAN

DATE: JULY 2024  
SCALE: AS SHOWN  
DRAWN BY: DB/TP  
PROJECT No: 23.09.02

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DRAWING No:	REV:
L100	



ISSUED FOR:

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SEAL

CLIENT:



PROJECT:

1st AVENUE NE  
DEVELOPMENT

906 1st AVE NE  
CALGARY, AB

CONSULTANTS:

SHEET TITLE:

LANDSCAPE DETAILS

DATE: JULY 2024

SCALE: AS SHOWN

DRAWN BY: DB/TP

PROJECT No: 23.09.02

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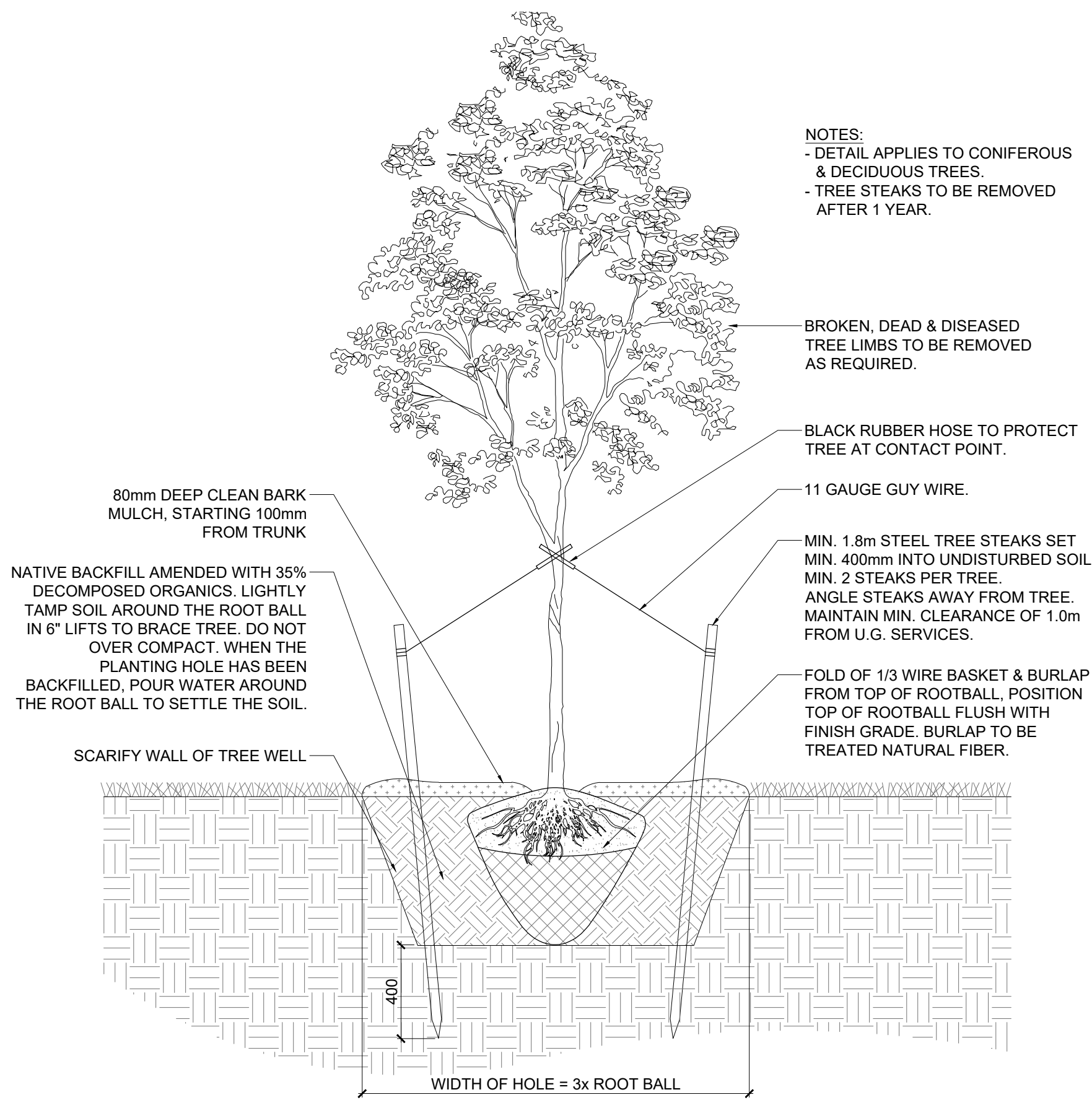
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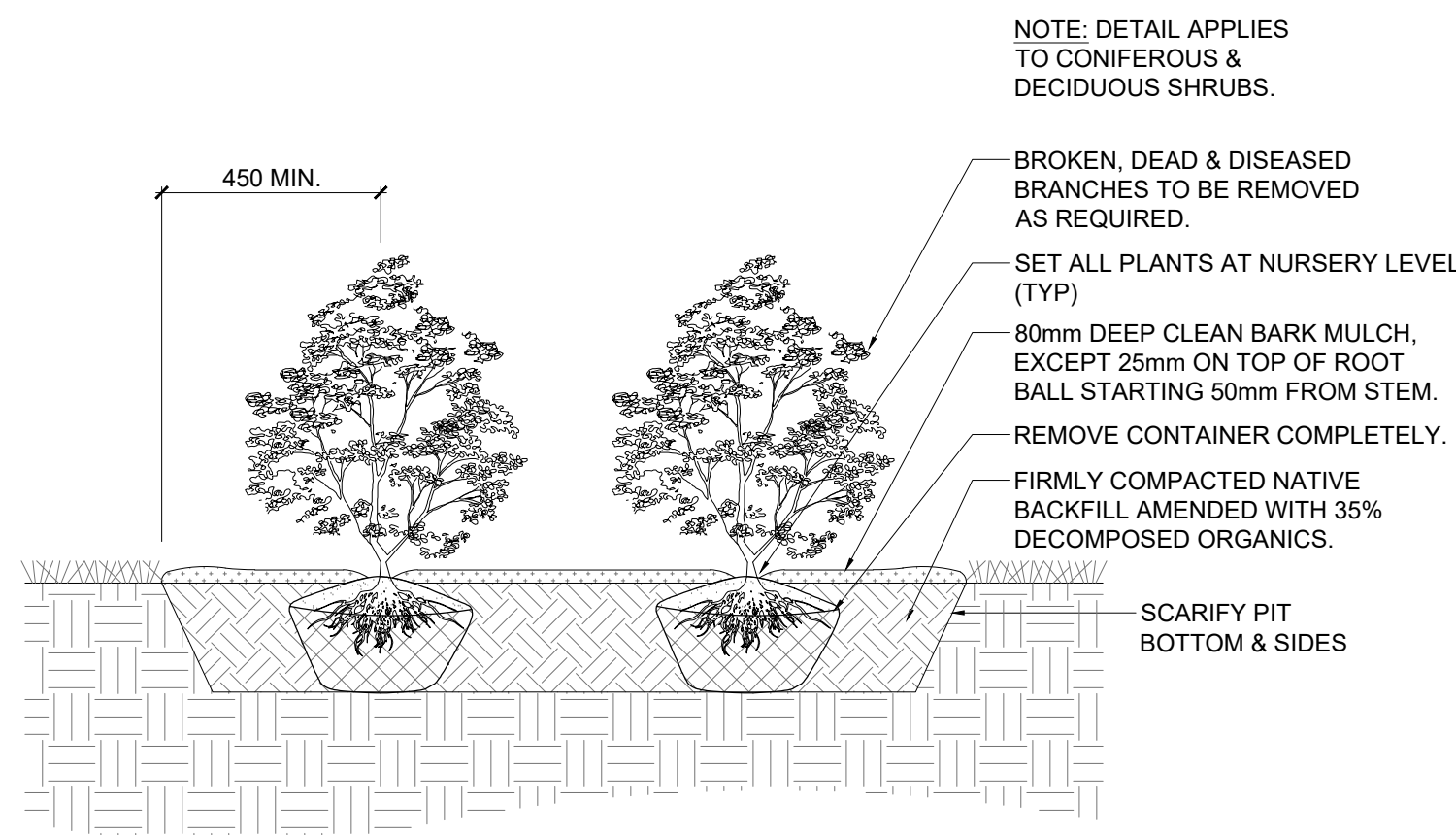
REV.

L110

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1 TYPICAL TREE PLANTING DETAIL  
L110 SCALE: 1:20



2 TYPICAL SHRUB PLANTING DETAIL  
L110 SCALE: 1:20