



## 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 DP2026-00561

February 9, 2026

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:** DP2026-00561

**File Manager:** JENNY SEPULVEDA

**Phone:**

**eMail:** jenny.sepulveda@calgary.ca

**Address:** 103 11A ST NE

**Legal:** 2965X;137;1

**Land Use Bylaw:** 1P2007

**L.U.D.:** R-CG

**Community:** BRIDGELAND/RIVERSIDE

**Ward:** 09

**Application Description:** New: Rowhouse Building (1 building), Secondary Suite (3 suites), Accessory Residential Building (garage)

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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: March 2, 2026**

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.

# 103 11a STREET NE

3-UNIT ROWHOUSE  
W/ 3 BASEMENT SUITES

THE MOST SOUTHERN 42 FEET THOUGHOUT LOT 1  
BLOCK 137, PLAN 2965 X

BRIDGELAND, NE CALGARY, LOT ZONING: R-CG

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A3	SITE PLAN & BUILDING STATS
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## RESPONSIBILITIES

### VM DESIGNS

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587-377-7279 vaughn@vmdesigns.ca

### ISSUED SETS

	m/d/y
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Design Draft 1.0	12.11.25
Design Draft 1.1	01.13.26
DP Set	01.26.26

### STREET ADDRESS

103 11a STREET NE

### LEGAL ADDRESS

THE MOST SOUTHERLY 42 FEET  
THROUGHOUT LOT 1,  
BLOCK 137, PLAN 2965 X

### PROJECT

BRIDGELAND  
ROWHOUSE

### DRAWING

COVER PAGE

ZONING R-CG	PROJECT TAG 25-23-KS-03
DRAWN BY VM	SHEET
SCALE AS NOTED	<b>A1 / 10</b>



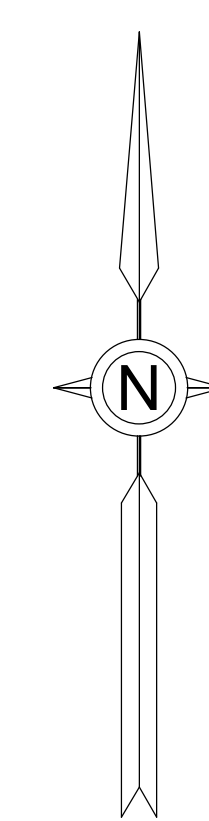
BIKE HOOK FOR EACH CLASS 1  
BIKE LOCKER

**TREE SCHEDULE:**

Tree No.	Variety	Trunk (m)	Canopy (m)	Height (m)	Location	STATUS & NAME
T1	Bush	-	1.00	3.00	On Property Line	To be removed
T2	Deciduous	1.00	12.00	6.00	In Adjacent Property	To remain
T3	Deciduous	0.20	5.00	6.00	In Subject Property	To be removed
T4	Deciduous	0.05	2.00	3.00	In Subject Property	To be removed
T5	Deciduous	0.05	2.00	3.00	In Adjacent Property	To remain
T6	Deciduous	0.20	8.00	7.00	In City Property	To remain (T-32190711 - MALUS PUMILA)
T7	Deciduous	0.20	10.00	7.00	In Adjacent Property	To remain
T8	Deciduous	0.20	5.00	7.00	In City Property	To remain (T-32180274 - BETULA POPYRIFERA)
T9	Deciduous	0.80	8.00	3.00	In Subject Property	To be removed
T10	Deciduous	0.10	5.00	4.00	In City Property	To remain (T-32180273 - MALUS PUMILA)
T11	Deciduous	0.30	7.00	7.00	In City Property	To remain (T-32128508 - ELAEAGNUS ANGUSTIFOLIA)
T12	Deciduous	1.00	4.00	3.00	In Subject Property	To be removed
T13	Deciduous	0.10	0.60	2.00	In Subject Property	To be planted (x4) - Princess Kay Plum - Prunus nigra 'Princess Kay'
S1	Shrub	-	0.60	0.60	In Subject Property	To be planted (x7) - Phenomenal Lavender - Lavandula X Intermedia
S2	Shrub	-	0.60	0.60	In Subject Property	To be planted (x6) - Pygmy Caragana - Caragana Pygmaea

**SITE / BLOCK LEGEND**

	PROPOSED STRUCTURE		OVERHEAD ELECTRICAL LINE
	PROPOSED GARAGE		CITY SANITARY LINE
	PROPOSED AMENITY SPACE		CITY WATER LINE
	PROPOSED RETAINING WALL		CITY STORM LINE
	CONCRETE		CITY GAS LINE
	CRUSHED LIMESTONE		PROPERTY LINE
	MULCH		SITE SECTION
	EXISTING TREE TO REMAIN		PROPOSED GRADE
	EXISTING TREE TO BE REMOVED		EXISTING GRADE
			EXTRAPOLATED GRADE
			EXISTING SLOPE
			PROPOSED SLOPE
			POWER POLE



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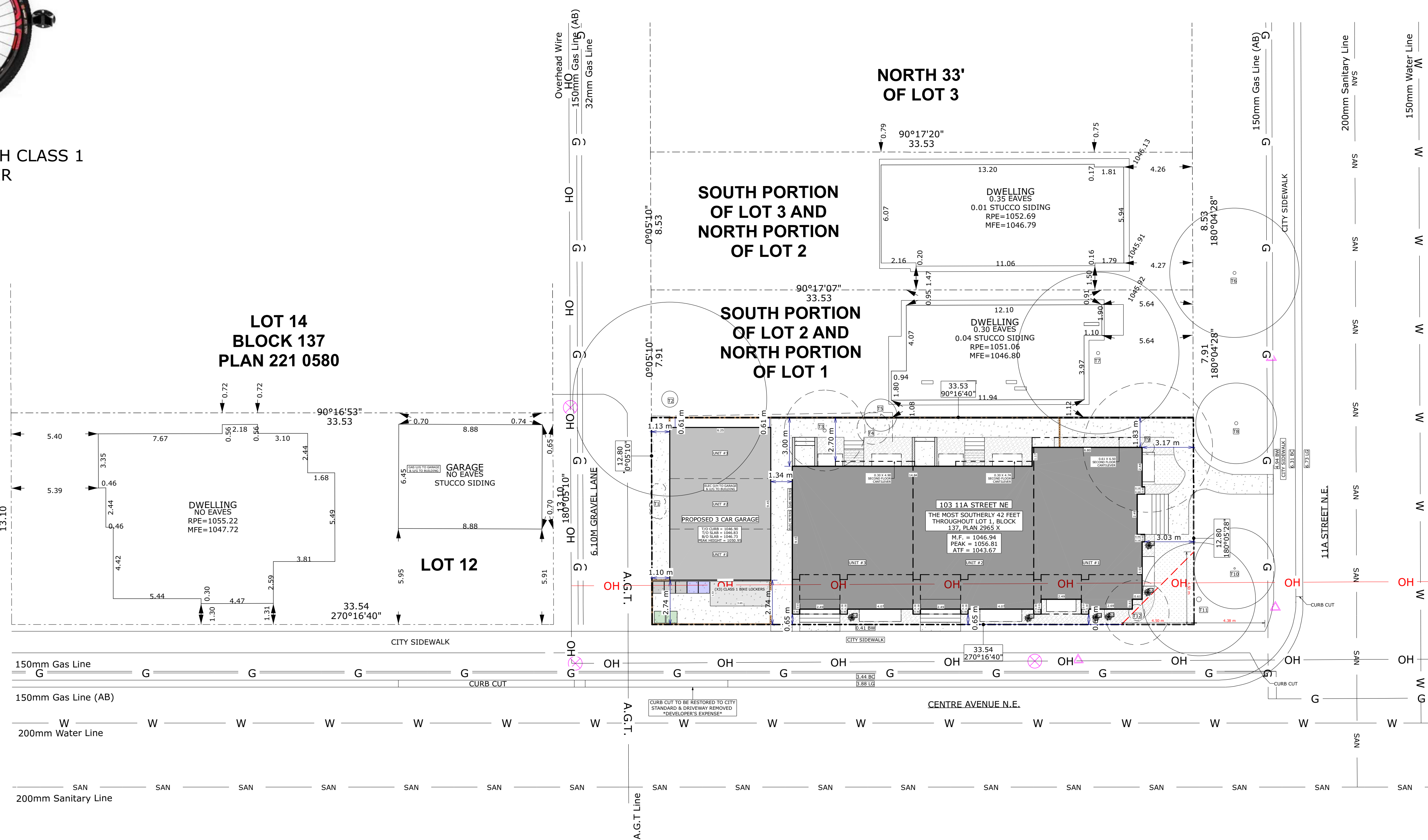
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**BLOCK PLAN**  
SCALE: 1 = 150

**STREET ADDRESS**

103 11a STREET NE

**LEGAL ADDRESS**

THE MOST SOUTHERLY 42 FEET  
THROUGHOUT LOT 1,  
BLOCK 137, PLAN 2965 X

**PROJECT**

**BRIDGELAND  
ROWHOUSE**

**DRAWING**

**BLOCK PLAN**

**ZONING**

R-CG

**PROJECT TAG**

25-23-KS-03

**DRAWN BY**

VM

**SHEET**

**A2 / 10**

**SCALE**

AS NOTED

## BUILDING STATISTICS

### BUILDING HEIGHT

MAXIMUM BUILDING HEIGHT PLANE = 11.00m  
 PROPOSED PEAK GEODETIC = 1056.81 m  
 PROPOSED HEIGHT = 10.86 m 10.86 m

### RESIDENTIAL DENSITY

LOT AREA = 0.042908 ha  
 UNITS = 3 69.91 units/ha

### PARCEL COVERAGE

LOT AREA = 429.08 m<sup>2</sup> (4,618.60 sf)  
 BUILDING FOOTPRINT = 197.56 m<sup>2</sup> (2,126.61 sf)  
 GARAGE = 59.03 m<sup>2</sup> (635.50 sf)  
 TOTAL COVERED AREA = 256.60 m<sup>2</sup> (2,762.11 sf)  
 TOTAL COVERED AREA ALLOWED = 257.448 m<sup>2</sup> (2771.16 sf) 59.80 %

### AREA OF AMENITY SPACE

SHARED AMENITY SPACE = 947 SF  
 UNIT #1 BALCONIES = 113 SF  
 UNIT #2 BALCONIES = 113 SF  
 UNIT #3 BALCONIES = 113 SF TOTAL = 1,040 sf

### TOTAL GROSS FLOOR AREA

UNIT #1 TOTAL = 1687 sf  
 MAIN = 700 sf  
 SECOND = 607 sf  
 THIRD = 380  
 UNIT #2 TOTAL = 1665 sf  
 MAIN = 697 sf  
 SECOND = 558 sf  
 THIRD = 410 sf  
 UNIT #3 TOTAL = 1665 sf  
 MAIN = 697 sf  
 SECOND = 558 sf  
 THIRD = 410 sf TOTAL = 5,017 sf

### SUITE AREA

SUITE #1 660 sf  
 SUITE #2 660 sf  
 SUITE #3 640 sf TOTAL = 1,960 sf

### PARKING STALLS PROVIDED ON-SITE

DWELLING UNITS: 3  
 PARKING STALLS PER DWELLING UNIT = 3  
 PROVIDED VIA GARAGE

### CLASS 1 BIKE LOCKER = 3 STALLS

### LANDSCAPE AREA

LOT AREA = 429.08 m<sup>2</sup> (4,618.60 sf)  
 BUILDING FOOTPRINT = 197.56 m<sup>2</sup>  
 GARAGE = 59.03 m<sup>2</sup>  
 CONCRETE APRON = 10.54 m<sup>2</sup>  
 WINDOW WELLS (X9) = 14.44 m<sup>2</sup>  
 SUITE LOCKERS = 4.21 m<sup>2</sup>  
 TOTAL AREA NOT LANDSCAPED = 285.79 m<sup>2</sup>

### TOTAL LANDSCAPED AREAS = 143.29 m<sup>2</sup>

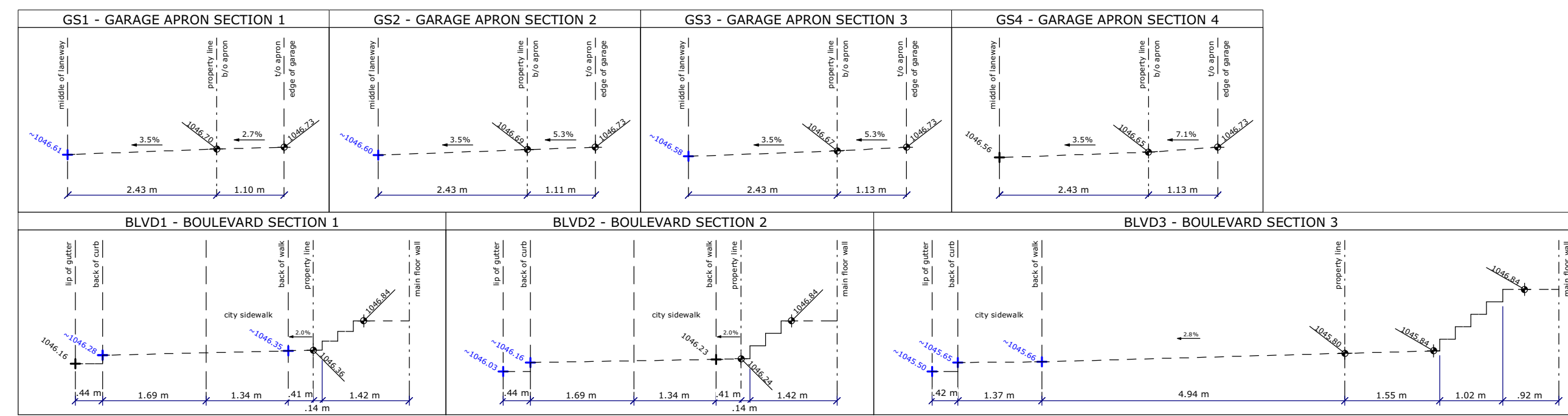
**HARD LANDSCAPE**  
 CONCRETE 83.58 m<sup>2</sup>  
 CRUSHED LIMESTONE 4.49 m<sup>2</sup>  
 ENTRY LANDINGS & STAIRS 8.85 m<sup>2</sup>  
 TOTAL 96.92 m<sup>2</sup> = 67.63%

**SOFT LANDSCAPE**  
 MULCH 27.22 m<sup>2</sup>  
 SOD 19.15 m<sup>2</sup>  
 TOTAL 46.37 m<sup>2</sup> = 32.37% HARD = 67.63%  
SOFT = 32.37%

### REQUIRED PLANTINGS

A MINIMUM OF 1.0 TREE & 3.0 SHRUBS MUST BE PROVIDED FOR EACH 110 m<sup>2</sup> OF PARCEL AREA  
 LOT AREA = 429.08 m<sup>2</sup> / 110 = 3.90  
 TREES - 1.0 x 3.90 = 3.90  
 SHRUBS - 3.0 x 3.90 = 11.7

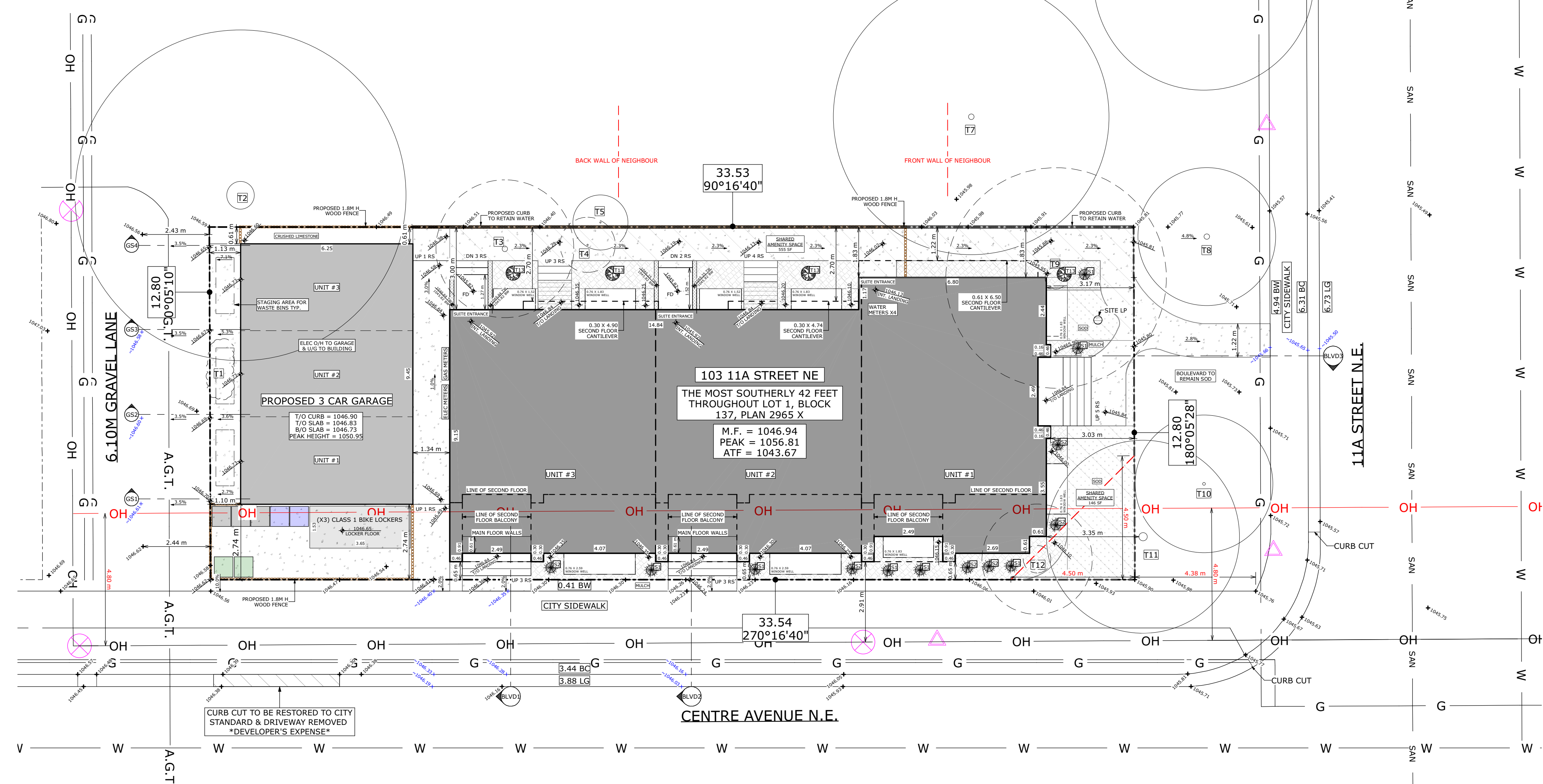
PROPOSED TREES - 4  
 SHRUBS - 13 4 TREES - 13 SHRUBS



### SITE SECTIONS

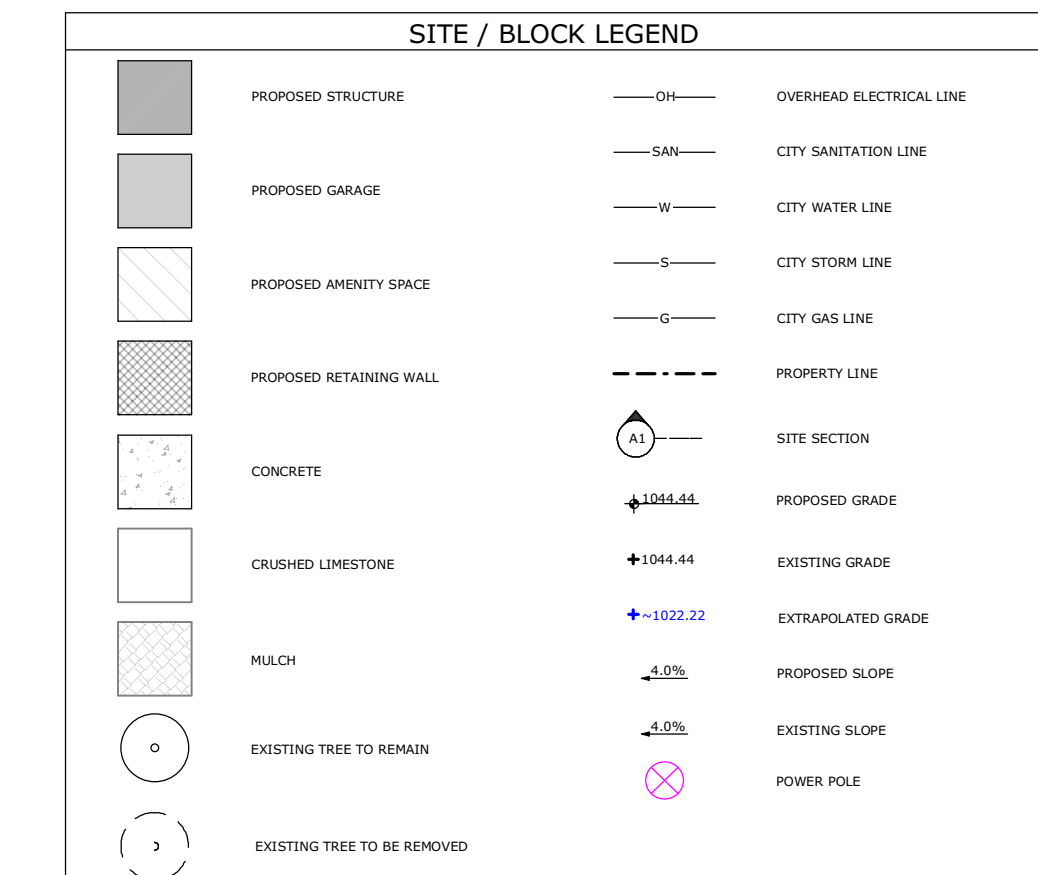
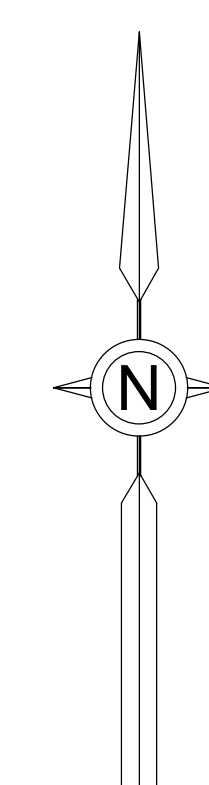
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TREE SCHEDULE:						
Tree No.	Variety	Trunk (m)	Canopy (m)	Height (m)	Location	STATUS & NAME
T1	Bush	-	1.00	3.00	On Property Line	To be removed
T2	Deciduous	1.00	12.00	6.00	In Adjacent Property	To remain
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T12	Deciduous	1.00	4.00	3.00	In Subject Property	To be removed
T13	Deciduous	0.10	0.60	2.00	In Subject Property	To be planted (x4) - Princess Kay Plum - Prunus nigra 'Princess Kay'
S1	Shrub	-	0.60	0.60	In Subject Property	To be planted (x7) - Phenomenal Lavender - Lavandula X Intermedia
S2	Shrub	-	0.60	0.60	In Subject Property	To be planted (x6) - Pygmy Caragana - Caragana Pygmaea



### SITE PLAN

SCALE: 1 = 100



### SITE PLAN NOTES

- SOD TO BE A DROUGHT TOLERANT GRASS SPECIES.
- SOD, SHRUBS & TREES TO BE IRRIGATED BY AN UNDERGROUND LOW WATER IRRIGATION SYSTEM.
- MINIMUM SOIL DEPTH OF 600mm FOR PLANTING BEDS WITH SHRUBS AND 300mm IN ALL OTHER AREAS.
- 300mm OF TOPSOIL TO BE APPLIED EVERYWHERE ON SITE EXCEPT UNDER WALKWAYS.

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103 11a STREET NE

### LEGAL ADDRESS

THE MOST SOUTHERLY 42 FEET THROUGHOUT LOT 1, BLOCK 137, PLAN 2965 X

### PROJECT

**BRIDGELAND ROWHOUSE**

### DRAWING

**SITE PLAN & BUILDING STATS**

### ZONING

R-CG

### PROJECT TAG

25-23-KS-03

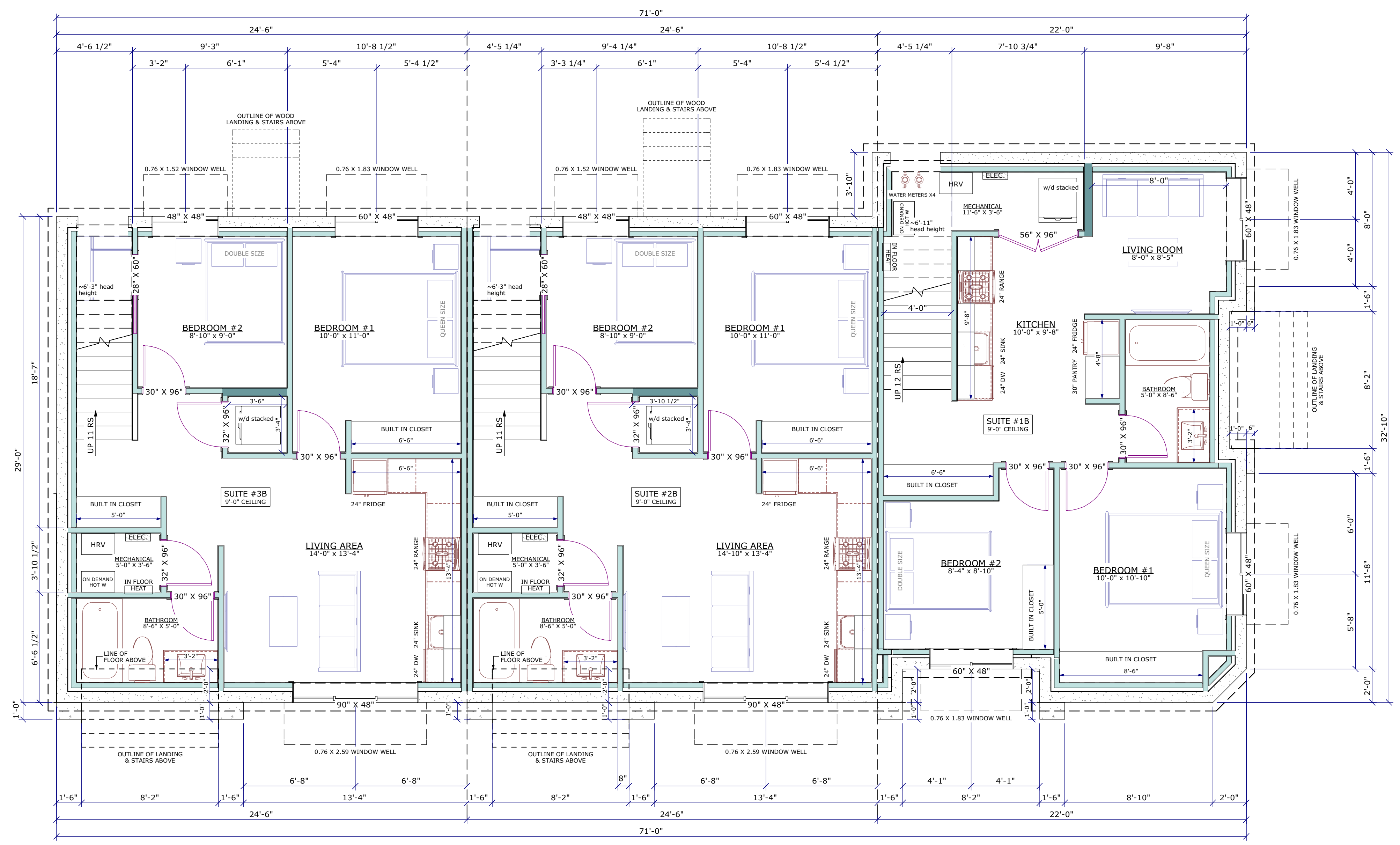
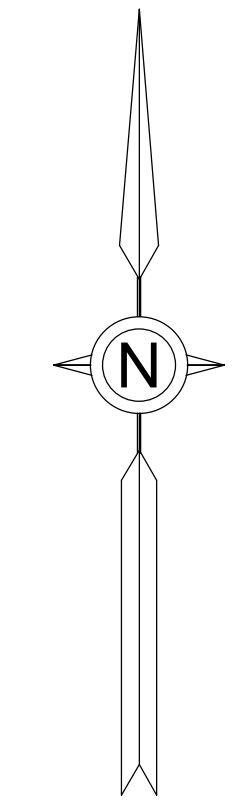
### DRAWN BY

VM

### SCALE

AS NOTED

**A3 / 10**



**BASEMENT FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

SUITE FLOOR AREA	
#1B	= 640 SF
#2B	= 660 SF
#3B	= 660 SF

- FLOOR PLAN NOTES**
- \*\*SOLAR PANEL ROUGH IN\*\* FROM MECHANICAL TO ROOF - 1" DIA RIGID OR FLEXIBLE METAL CONDUIT, RIGID PVC CONDUIT, LIQUID FLEXIBLE CONDUIT OR AN ELECTRICAL METALLIC TUBING. TYP FOR EACH UNIT

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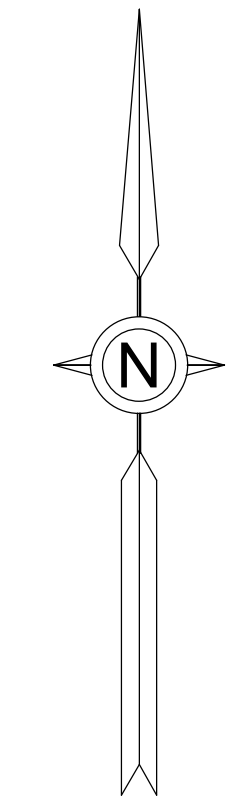
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**PROJECT**  
BRIDGELAND ROWHOUSE

**DRAWING**  
BASEMENT FLOOR PLAN

ZONING R-CG	PROJECT TAG 25-23-KS-03
DRAWN BY VM	SHEET
SCALE AS NOTED	<b>A4 / 10</b>



**RESPONSIBILITIES**

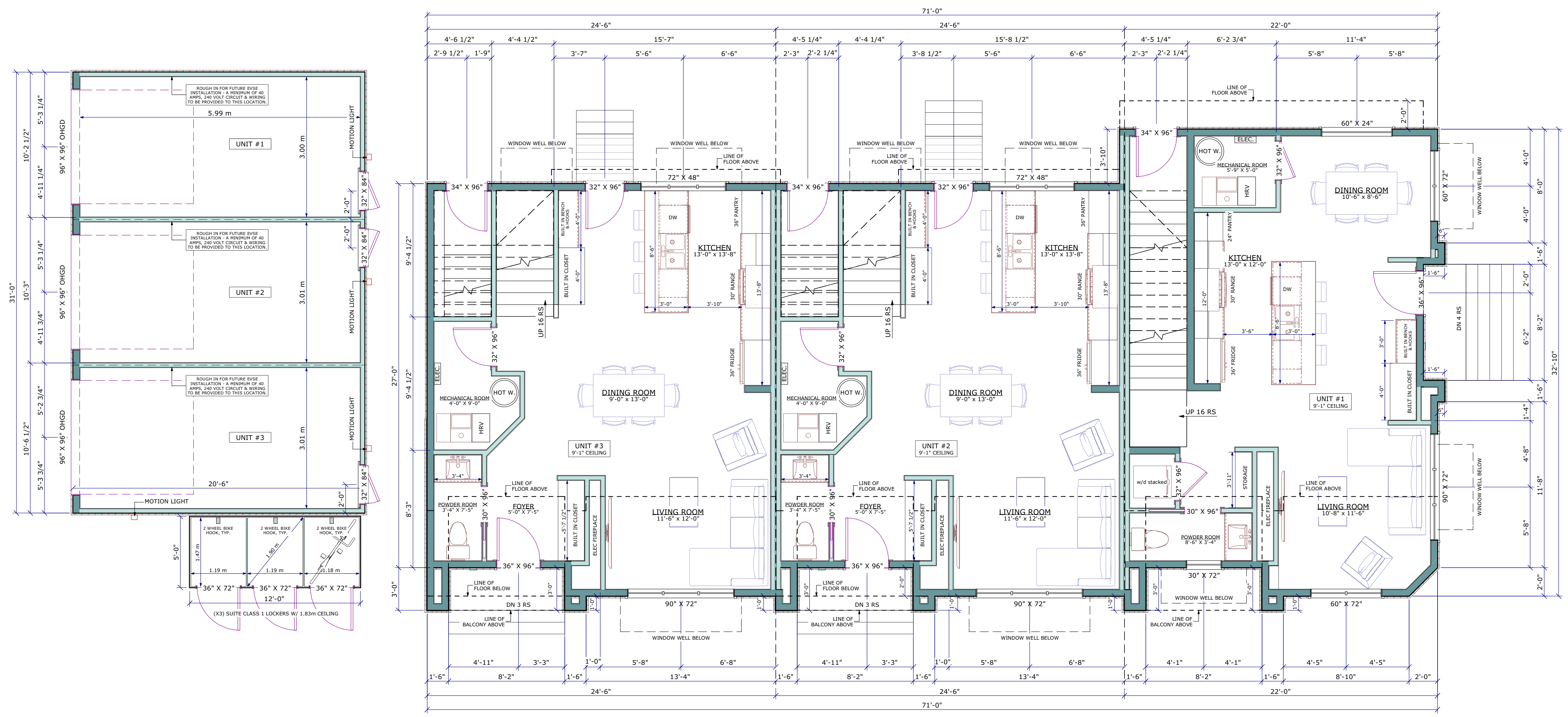
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**GARAGE PLAN NOTES**

- ROUGH IN FOR FUTURE EVSE INSTALLATION - A MINIMUM OF 40 AMPS, 240 VOLT CIRCUIT & WIRING TO BE PROVIDED TO THIS LOCATION.

**MAIN FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

**RENTABLE UNIT FLOOR AREA**

#1	
MAIN	= 676 SF
SECOND	= 602 SF
THIRD	= 436 SF
TOTAL	= 1714 SF
#2	
MAIN	= 692 SF
SECOND	= 555 SF
THIRD	= 486 SF
TOTAL	= 1733 SF
#3	
MAIN	= 692 SF
SECOND	= 555 SF
THIRD	= 486 SF
TOTAL	= 1733 SF

**FLOOR PLAN NOTES**

- \*\*SOLAR PANEL ROUGH IN\*\* FROM MECHANICAL TO ROOF - 1" DIA RIGID OR FLEXIBLE METAL CONDUIT, RIGID PVC CONDUIT, LIQUID FLEXIBLE CONDUIT OR AN ELECTRICAL METALLIC TUBING. TYP FOR EACH UNIT

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**PROJECT**

BRIDGELAND ROWHOUSE

**DRAWING**

MAIN FLOOR PLAN

**ZONING**

R-CG

**PROJECT TAG**

25-23-KS-03

**DRAWN BY**

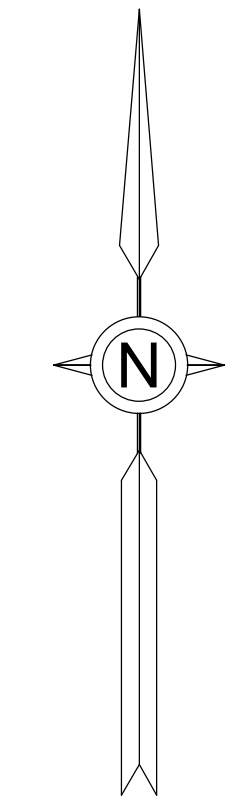
VM

**SHEET**

**SCALE**

AS NOTED

A5 / 10



**RESPONSIBILITIES**

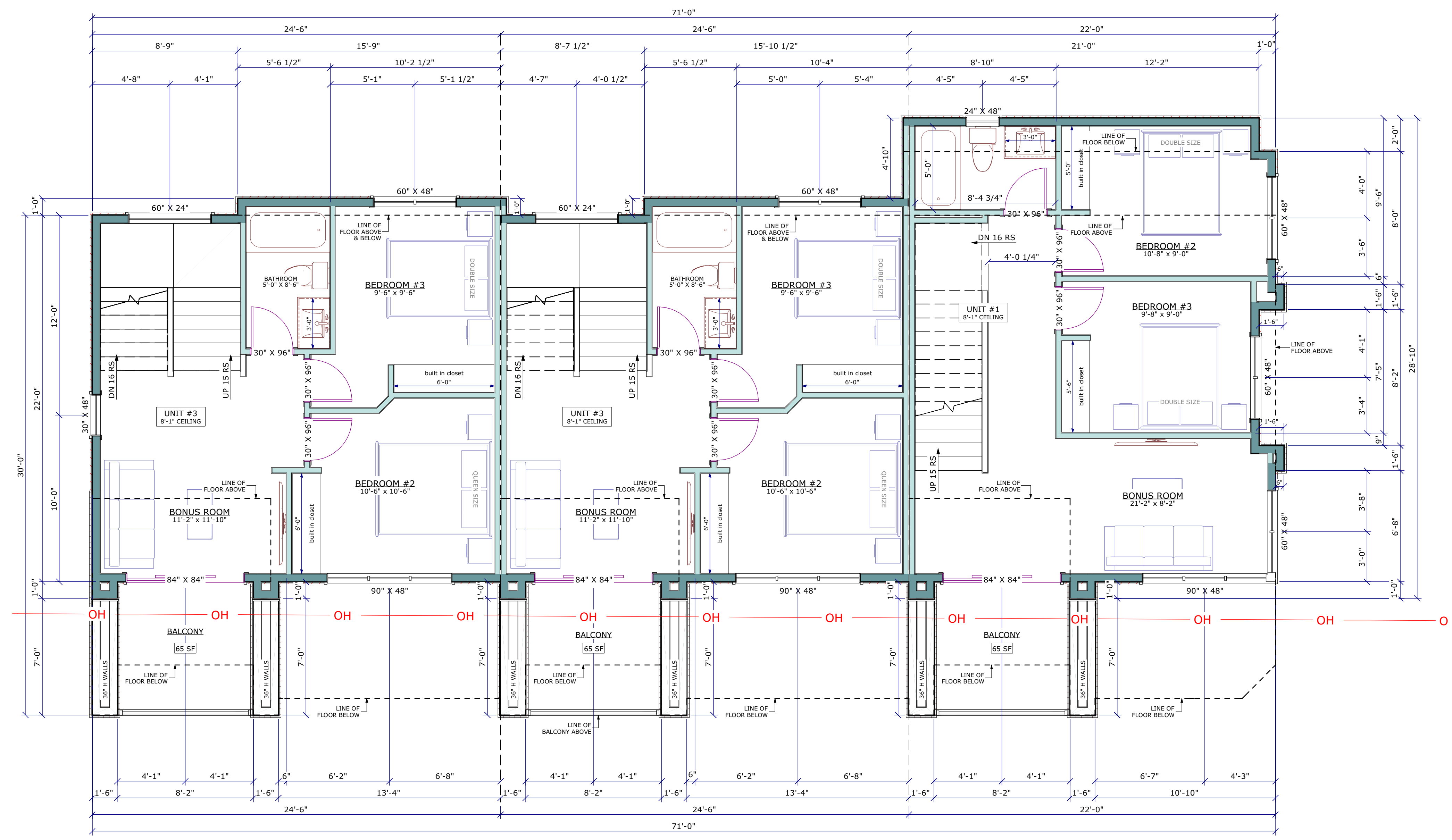
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**SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

RENTABLE UNIT FLOOR AREA	
#1	
MAIN	= 676 SF
SECOND	= 602 SF
THIRD	= 436 SF
TOTAL	= 1714 SF
#2	
MAIN	= 692 SF
SECOND	= 555 SF
THIRD	= 486 SF
TOTAL	= 1733 SF
#3	
MAIN	= 692 SF
SECOND	= 555 SF
THIRD	= 486 SF
TOTAL	= 1733 SF

**FLOOR PLAN NOTES**

- \*\*SOLAR PANEL ROUGH IN\*\* FROM MECHANICAL TO ROOF - 1" DIA RIGID OR FLEXIBLE METAL CONDUIT, RIGID PVC CONDUIT, LIQUID FLEXIBLE CONDUIT OR AN ELECTRICAL METALLIC TUBING. TYP FOR EACH UNIT

**STREET ADDRESS**

103 11a STREET NE

**LEGAL ADDRESS**

THE MOST SOUTHERLY 42 FEET THROUGHOUT LOT 1, BLOCK 137, PLAN 2965 X

**PROJECT**

BRIDGELAND ROWHOUSE

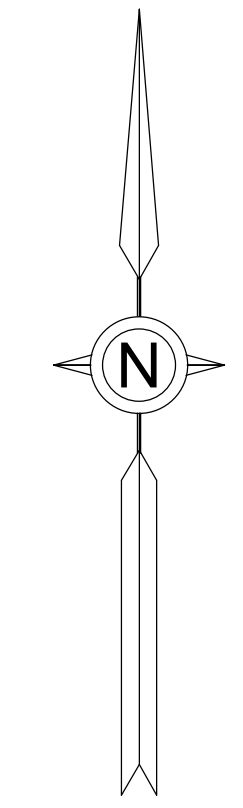
**DRAWING**

SECOND FLOOR PLAN

**ZONING** R-CG **PROJECT TAG** 25-23-KS-03

**DRAWN BY** VM **SHEET**

**SCALE** AS NOTED **A6 / 10**



**RESPONSIBILITIES**

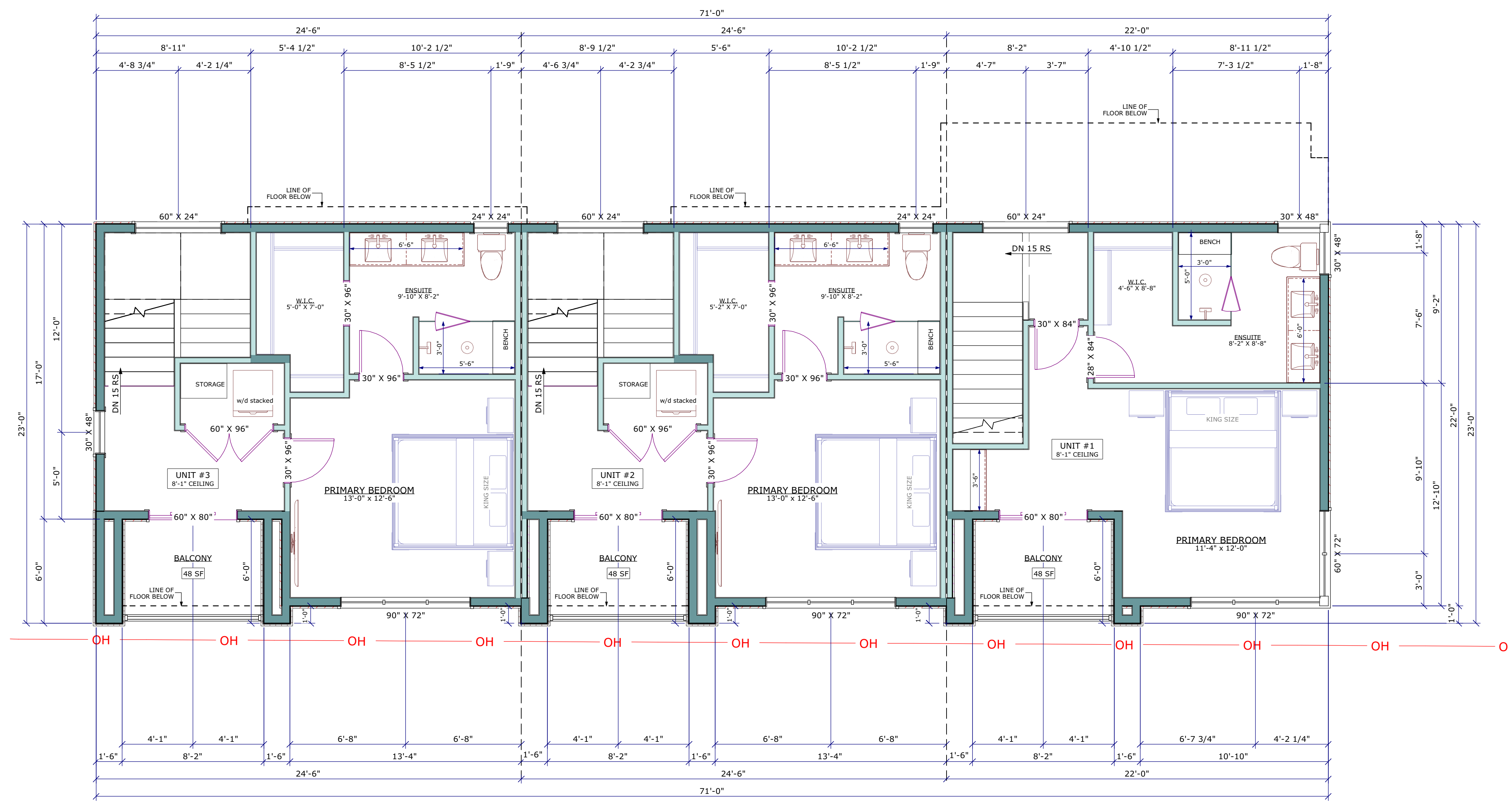
**VM DESIGNS**  
 It is VM Designs' responsibility to ensure these drawings meet or exceed the current Provincial Building Code and Land Use Bylaws. VM Designs will make all revisions, additions, or corrections required due to stated code or bylaws. Changes etc, due to discretionary interpretations by Approving Authorities having jurisdiction will be at the expense of the Homeowner or General Contractor.

**ALL TRADES AND SUPPLIERS**  
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**HOMEOWNER AND GENERAL CONTRACTOR**  
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587-377-7279 vaughn@vmdesigns.ca

ISSUED SETS	m/d/y
Site Concept	12.03.25
Design Draft 1.0	12.11.25
Design Draft 1.1	01.13.26
DP Set	01.26.26



THIRD FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

RENTABLE UNIT FLOOR AREA	
#1	
MAIN	= 676 SF
SECOND	= 602 SF
THIRD	= 436 SF
TOTAL	= 1714 SF
#2	
MAIN	= 692 SF
SECOND	= 555 SF
THIRD	= 486 SF
TOTAL	= 1733 SF
#3	
MAIN	= 692 SF
SECOND	= 555 SF
THIRD	= 486 SF
TOTAL	= 1733 SF

**FLOOR PLAN NOTES**

- \*\*SOLAR PANEL ROUGH IN\*\* FROM MECHANICAL TO ROOF - 1" DIA RIGID OR FLEXIBLE METAL CONDUIT, RIGID PVC CONDUIT, LIQUID FLEXIBLE CONDUIT OR AN ELECTRICAL METALLIC TUBING. TYP FOR EACH UNIT

STREET ADDRESS

103 11a STREET NE

LEGAL ADDRESS

THE MOST SOUTHERLY 42 FEET THROUGHOUT LOT 1, BLOCK 137, PLAN 2965 X

PROJECT

BRIDGELAND ROWHOUSE

DRAWING

THIRD FLOOR PLAN

ZONING R-CG PROJECT TAG 25-23-KS-03

DRAWN BY VM SHEET

SCALE AS NOTED A7 / 10

**RESPONSIBILITIES**

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**ISSUED SETS**

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DP Set	01.26.26

EXTERIOR CLADDING SCHEDULE	
1	ASPHALT ROOFING
2	8" ALUMINUM FASCIA - BLACK
3	VENTED ALUMINUM SOFFIT - BLACK
4	NON VENTED & VENTED ALUMINUM SOFFIT - WOOD
5	SMOOTH ACRYLIC STUCCO - GRAY
6	BRICK VENEER - DARK CHARCOAL
7	STONE CAP - BLACK
8	VINYL CLAD WINDOWS - BLACK
9	FIBREGLASS DOOR - BLACK
10	STEEL INSULATED GARAGE DOOR - CHARCOAL
11	RAILING - BLACK



RIGHT ELEVATION (EAST)  
SCALE: 3/16" = 1'-0"



FRONT ELEVATION (SOUTH)  
SCALE: 3/16" = 1'-0"

**STREET ADDRESS**

103 11a STREET NE

**LEGAL ADDRESS**

THE MOST SOUTHERLY 42 FEET  
THROUGHOUT LOT 1,  
BLOCK 137, PLAN 2965 X

**PROJECT**

BRIDGELAND  
ROWHOUSE

**DRAWING**

FRONT & RIGHT  
ELEVATIONS

ZONING  
R-CG

PROJECT TAG  
25-23-KS-03

DRAWN BY  
VM

SHEET

SCALE  
AS NOTED

A8 / 10

**RESPONSIBILITIES**

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**ISSUED SETS**

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**STREET ADDRESS**

103 11a STREET NE

**LEGAL ADDRESS**

THE MOST SOUTHERLY 42 FEET THROUGHOUT LOT 1, BLOCK 137, PLAN 2965 X

**PROJECT**

**BRIDGELAND ROWHOUSE**

**DRAWING**

**BACK, LEFT & GARAGE ELEVATIONS**

ZONING R-CG

PROJECT TAG 25-23-KS-03

DRAWN BY VM

SHEET

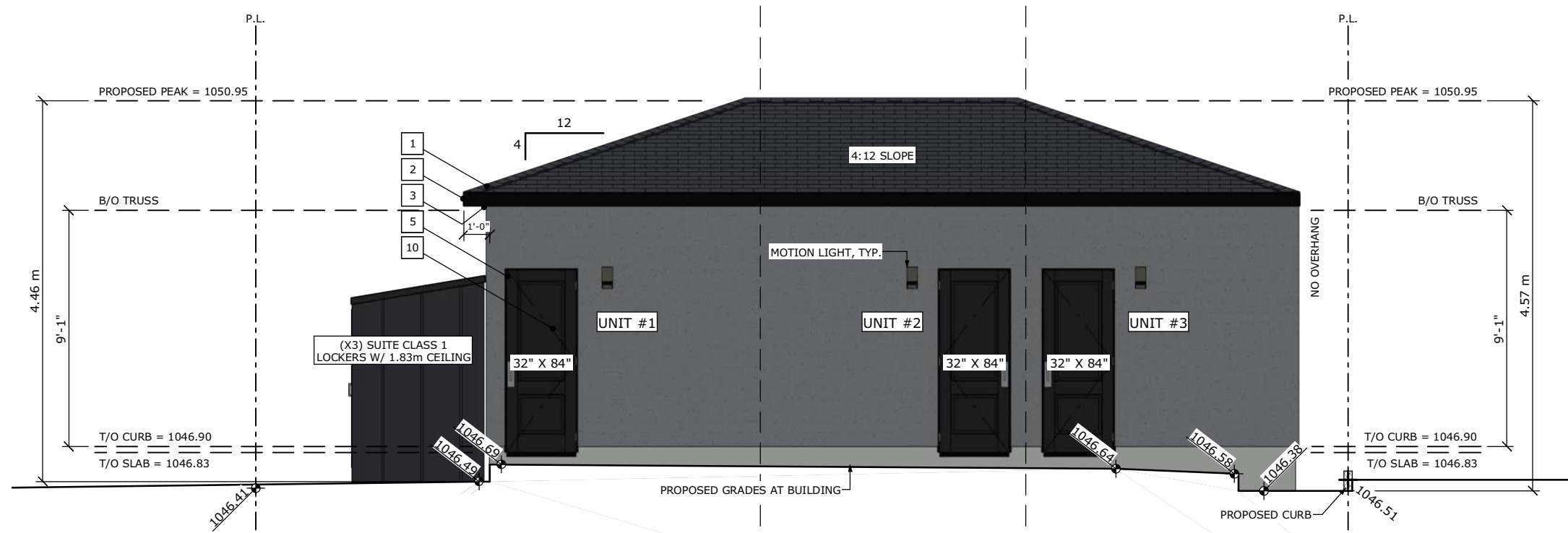
SCALE AS NOTED

**A9 / 10**



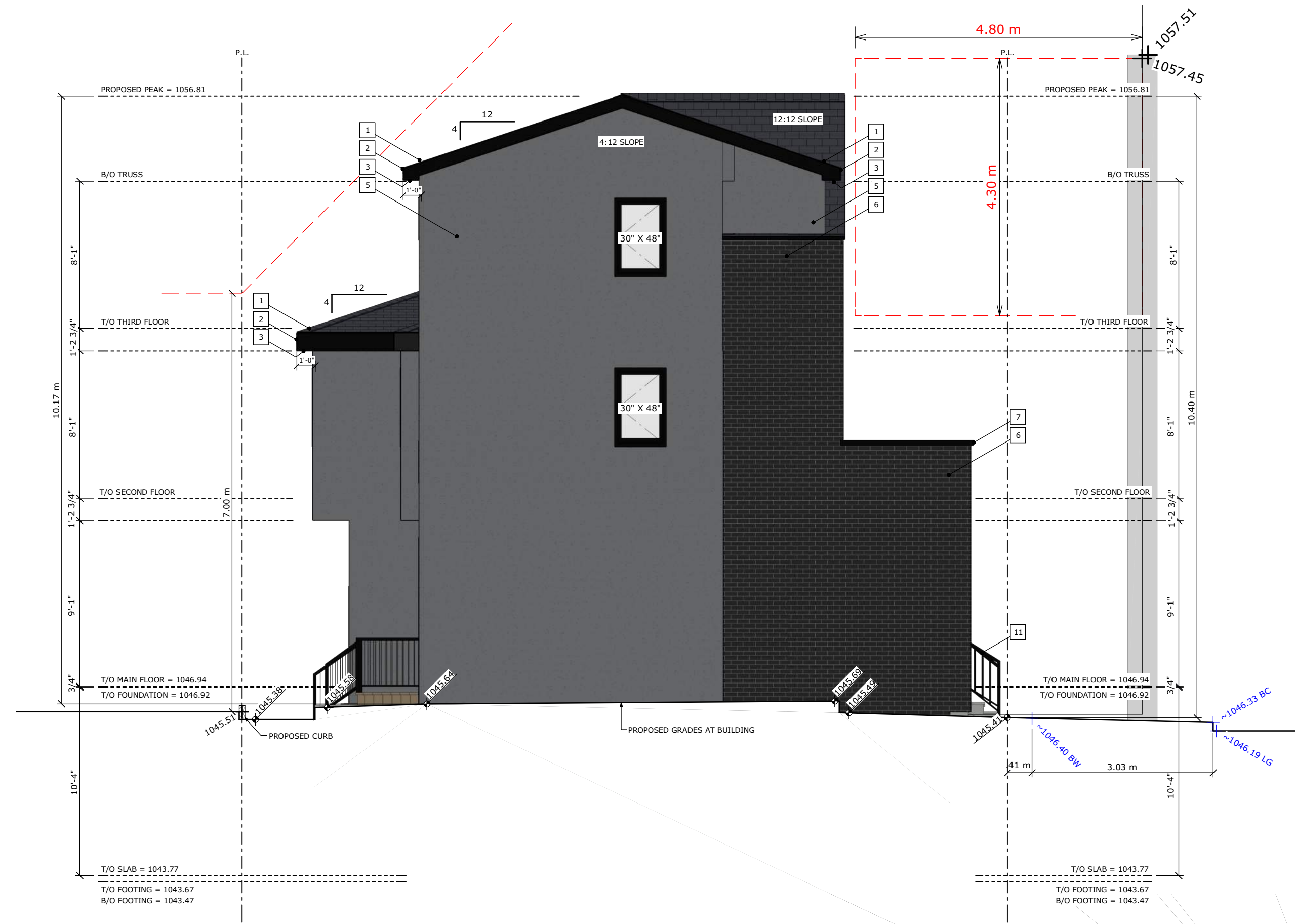
**GARAGE - LANEWAY (WEST)**

SCALE: 3/16" = 1'-0"



**GARAGE - YARD (EAST)**

SCALE: 3/16" = 1'-0"



**LEFT ELEVATION (WEST)**

SCALE: 3/16" = 1'-0"

EXTERIOR CLADDING SCHEDULE	
1	ASPHALT ROOFING
2	8" ALUMINUM FASCIA - BLACK
3	VENTED ALUMINUM SOFFIT - BLACK
4	NON VENTED & VENTED ALUMINUM SOFFIT - WOOD
5	SMOOTH ACRYLIC STUCCO - GRAY
6	BRICK VENEER
7	STONE CAP - BROWN
8	VINYL CLAD WINDOW
9	FIBREGLASS DOOR
10	STEEL INSULATION
11	RAILING - BLACK



**BACK ELEVATION (NORTH)**

SCALE: 3/16" = 1'-0"

**RESPONSIBILITIES**

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DP Set	01.26.26

**SITE PLAN**

**MUNICIPAL ADDRESS:**

103 11A STREET N.E.  
CALGARY, ALBERTA

**LEGAL DESCRIPTION:**

THE MOST SOUTHERLY 42 FEET  
THROUGHOUT LOT 1  
BLOCK 137  
PLAN 2965 X

**PREPARED FOR:**

DATE OF SURVEY: November 26th, 2025

SCALE: 1:200

**LEGEND:**

- Subject Property Line
- Right of Way Line
- Eave Line
- Fence Line
- Sanitary Line
- Storm Line
- Water Line
- Gas Line
- Overhead Wire
- A.G.T. Line
- Door
- Second Floor Window
- Main Floor Window
- Basement Floor Window
- Calculation points
- Power Pole
- Power Anchor
- Light Pole
- Manhole
- Catch Basin
- Water Valve
- Gas Valve
- Sign
- Fire Hydrant
- Tree
- Main Building Hatch
- Detached Garage Hatch
- Shed Hatch
- Concrete and Asphalt Hatch
- Wood Hatch
- Roof Hatch

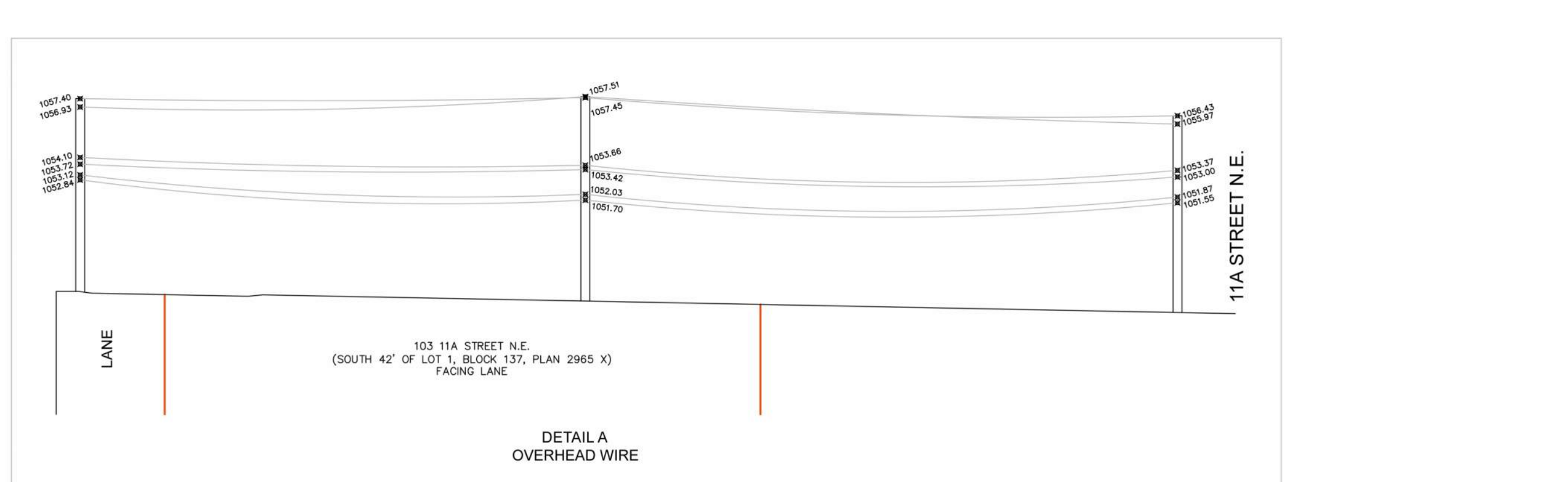
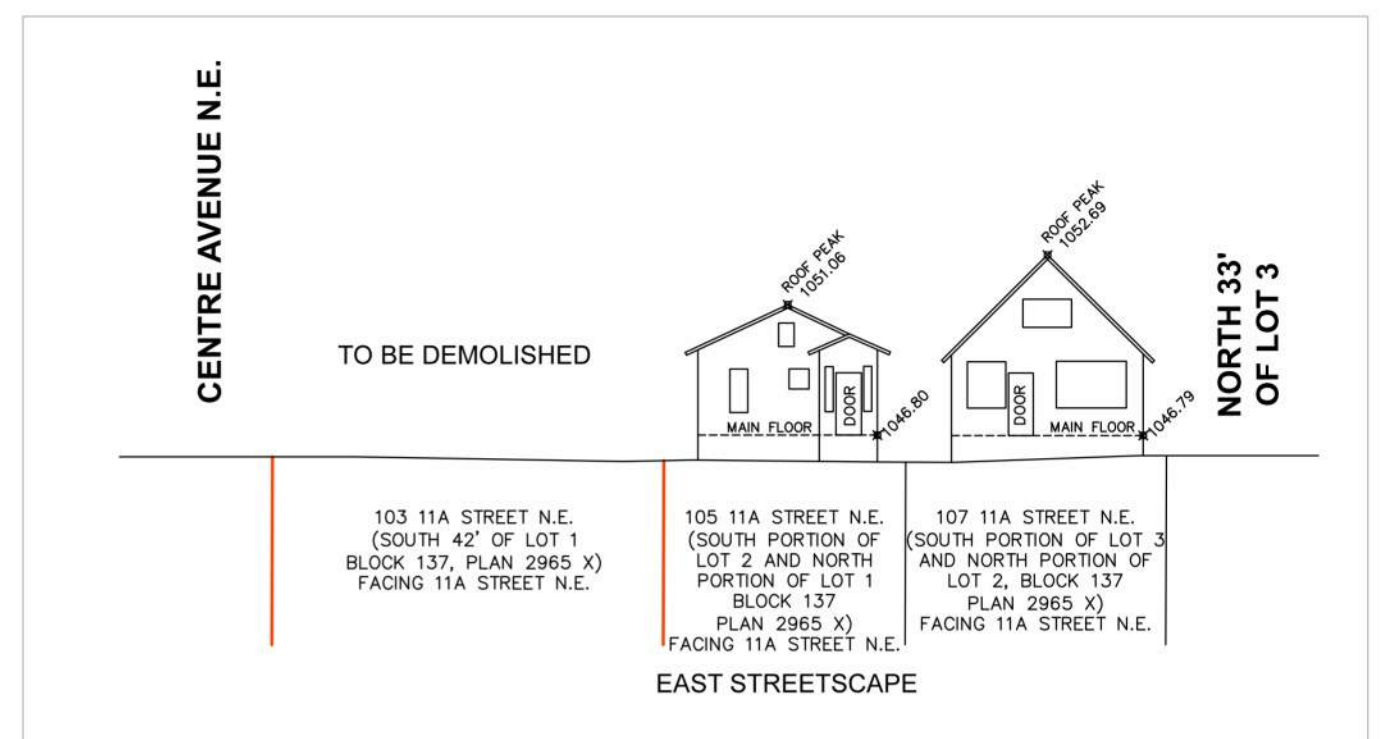
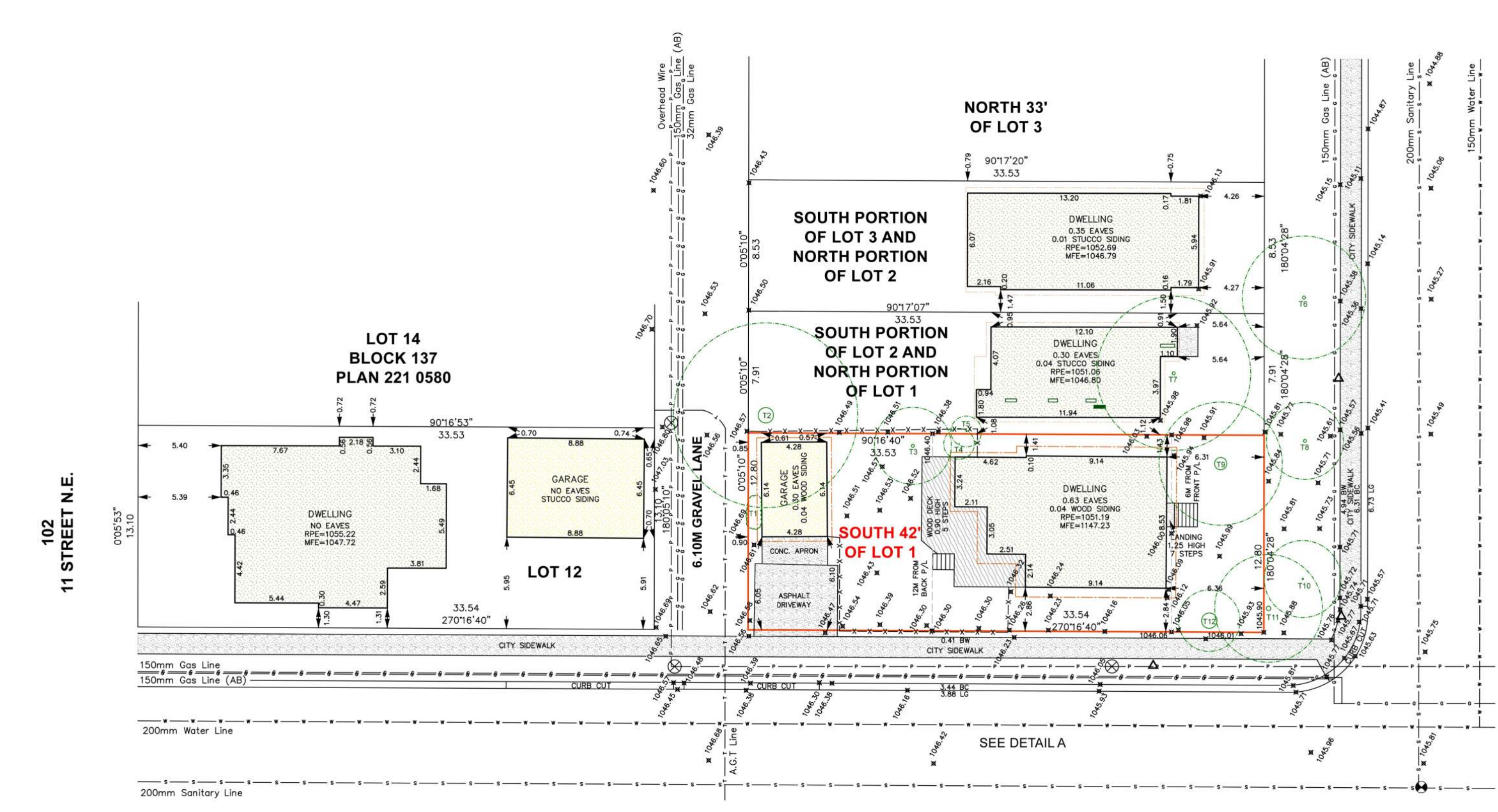
- '2F.'-Second Floor
- 'BC'-Back of Curb
- 'BW'-Back of Walkway
- 'Cant.'-Cantilever
- 'Conc.'-Concrete
- 'Elev.'-Elevation
- 'Enc.'-Encroach(es)
- 'L'-Length of Arc
- 'LC'-Lip of Gutter
- 'M.F.'-Main Floor
- 'MFC'-Main Floor Concrete
- 'MFE'-Main Floor Elevation
- 'R'-Radius
- 'R/W'-Right of Way
- 'Ret.'-Retaining
- 'RPF'-Roof Peak Elevation
- 'WB'-Bottom of Wall
- 'WT'-Top of Wall

**NOTE:**

- The basis of this plan is as follows:  
Datum: North American Datum 1983 (original)  
Projection: 3' Transverse Mercator  
Reference Meridian: 114° west longitude  
Combined Scale Factor: 0.999736
- Distances are in ground and are shown in metres and decimals thereof.
- Distances along curves are arc distances.
- Elevations are derived from ASCM 135673.
- Existing spot elevations are shown thus:
- The Certificate of Title 251 176 924, which was Searched on the 18th day of November, 2025, and includes the following instruments:  
Restrictive Covenant No. 4130 AM  
Mortgage No. 251 176 925
- The utilities information is acquired from 'The City of Calgary Engineering Department' Drawing No. 167, 191, 213 & 255 in Sec.23-Top.24-Rp.1-W.5M. (Horizon Land Surveys Inc. accepts no responsibility for its accuracy. It is the responsibility of the developer and excavator to have all utilities located by Alberta One Call prior to conducting any excavation or ground disturbance.)

**TREE SCHEDULE:**

Tree No.	Variety	Trunk (DBH)	Canopy (DBH)	Height (m)	Location
T1	Bush	1.00	3.00	3.00	On Property Line
T2	Deciduous	1.00	12.00	6.00	In Adjacent Property
T3	Deciduous	0.20	3.00	6.00	In Subject Property
T4	Deciduous	0.05	2.00	3.00	In Subject Property
T5	Deciduous	0.05	3.00	3.00	In Adjacent Property
T6	Deciduous	0.20	8.00	7.00	In City Property
T7	Deciduous	0.20	10.00	7.00	In Adjacent Property
T8	Deciduous	0.20	3.00	7.00	In City Property
T9	Deciduous	0.80	8.00	3.00	In Subject Property
T10	Deciduous	0.10	3.00	4.00	In City Property
T11	Deciduous	0.30	7.00	7.00	In City Property
T12	Deciduous	1.00	4.00	3.00	In Subject Property



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File No.: 251428 Date: 01/Dec/2025  
Surveyed: YR/TL Drawn: LZ/SS  
Horizon Land Surveys Inc.  
130 Bowness Centre N.W. P. 403-719-0272  
Calgary, Alberta, T2B 5M5 F. 403-775-4171

**STREET ADDRESS**

103 11a STREET NE

**LEGAL ADDRESS**

THE MOST SOUTHERLY 42 FEET  
THROUGHOUT LOT 1,  
BLOCK 137, PLAN 2965 X

**PROJECT**

**BRIDGELAND  
ROWHOUSE**

**DRAWING**

**LAND SURVEY**

**ZONING**

R-CG

**PROJECT TAG**

25-23-KS-03

**DRAWN BY**

VM

**SHEET**

**SCALE**

AS NOTED

**A10/10**