

MIXED-USE DEVELOPMENT - DP APPLICATION



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CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

APR 06 2023

ITEM: 7.1-1 CPC2023-0264
Distrib-Revised Attach 3
CITY CLERK'S DEPARTMENT



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DATE	10/1/2023
BY	J+S
REVISIONS	
ISSUED FOR	10/1/2023
ISSUED BY	J+S

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MIXED-USE DEVELOPMENT

1110-1120 Glenview Rd. NW
Cape May, NJ
08204

PROJECT LOCATION

DATE	10/1/2023
BY	J+S
REVISIONS	
ISSUED FOR	10/1/2023
ISSUED BY	J+S

PROJECT LOCATION

DATE	10/1/2023
BY	J+S
REVISIONS	
ISSUED FOR	10/1/2023
ISSUED BY	J+S



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REVISIONS	DATE	BY	REASON
1	2020-2-10	J+S	Initial design

MIXED-USE DEVELOPMENT

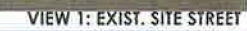
1110-1126 Glenhurst Rd NW
Calgary, AB

Project Name

Scale	1:500
Date	2020-2-10
Drawn by	J+S

VICINITY PLANS

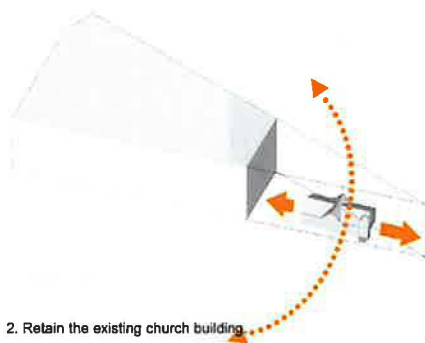
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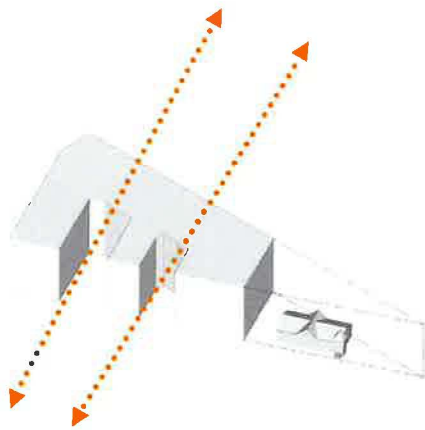
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1. Start by following the geometry fit the site.



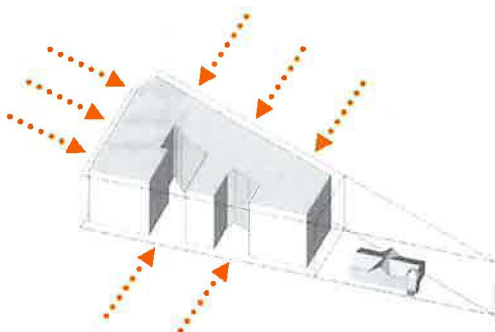
2. Retain the existing church building



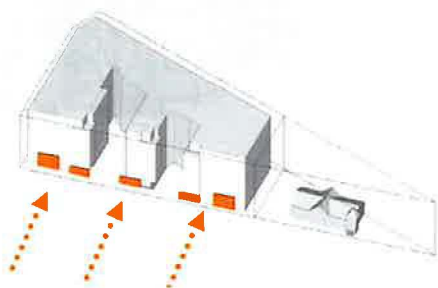
3. Reduce building mass, maximize light, and create social space



4. Two courtyards increase green space and provide community gathering.



5. Building setback along the street and lane create active ground floor residential units with patios and landscaping



6. Pedestrian scale details at the ground oriented unit entries, creating attractive streetscape

DESIGN PRINCIPLES

It is the Planner's responsibility to the city and community to ensure that the project is designed to the highest standards. It is the Planner's responsibility to ensure that the project is designed to the highest standards. It is the Planner's responsibility to ensure that the project is designed to the highest standards.

Any development on which this plan is shown within the project area must be designed to the highest standards. It is the Planner's responsibility to ensure that the project is designed to the highest standards. It is the Planner's responsibility to ensure that the project is designed to the highest standards.

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REVISIONS	DATE	BY
ISSUED FOR	DATE	BY

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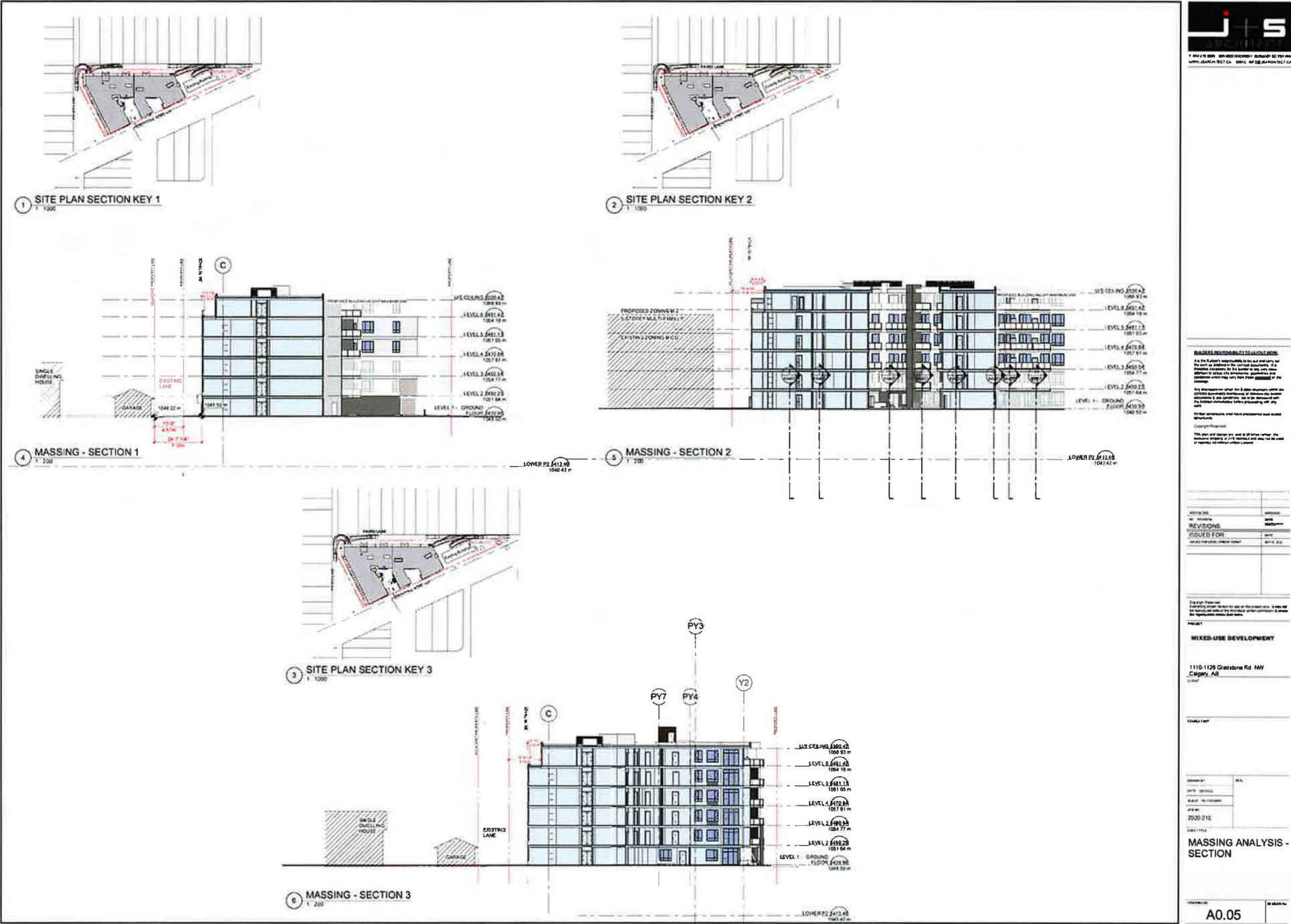
MIXED-USE DEVELOPMENT

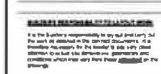
1110-1120 Gladstone Rd NW
Calgary, AB
Canada

DATE	BY
DATE	BY

**MASSING ANALYSIS -
DIAGRAM**

A0.04





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They give out things too and it is nice when the
students get to do it. I'm having a good time and I'm
so happy to be here. I'm having a good time and I'm
so happy to be here.

REVISED	REVISED
BY AUTHOR	DATE
REVISIONS	REVISIONS
SUBMITTED	SUBMITTED

RECEIVED FROM (NAME OF DONOR)	DATE OF GIFT

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MIXED-USE DEVELOPMENT

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Calgary, AB
T2C 1Y9

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☐ Unemployed ☐ Retired ☐ Other	☐ Male ☐ Female
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3320-31E

SURVEY PLAN

1

TRANSITION ID	REVISION
A0.06	

Project Development Data - Residential Development

A. Project:
6 Storeys Multi-Family Residential

B. Legal Description:

C. Zoning:
Existing Zoning: DC (MU-1)

D. Site Coverage Calculations:

Gross Site Area	39,966 sq ft	3713 sq m
Net Site Area	39,966 sq ft	3713 sq m
Building Footprint Area	21,738 sq ft	2020 sq m
Site Coverage Percentage	54.4%	

E. Floor Area Ratio (F.A.R.) Calculation: Phase 1-3

Site Use	Net Site Area	Proposed FAR Area (New, Cons.)	Proposed Total FAR Area (New+Exist.)	Proposed Gross F.A.R. (New+Exist.)
Residential	39,966 sq ft	123,539 sq ft	128,499 sq ft	3.22

F. Residential Statistics - Floor Areas

Level	Number of Floors	Unit Area per Floor	Total Unit Area	Common Area per Floor	Total Common Area	Mechanical/Service Area	Amenity Area	Gross Area per Floor	Gross Area All Floors	Total Area All Floors (FAR)*	Efficiency
L1	1	14,003 sq ft	14,003 sq ft	3,560 sq ft	3,560 sq ft	1,266 sq ft	870 sq ft	19,699 sq ft	19,699 sq ft	18,829 sq ft	
L2	1	18,809 sq ft	18,809 sq ft	2,466 sq ft	2,466 sq ft	58 sq ft		21,333 sq ft	21,333 sq ft	21,333 sq ft	
L3 & L4	2	18,809 sq ft	37,730 sq ft	2,397 sq ft	4,794 sq ft	121 sq ft		21,383 sq ft	42,766 sq ft	42,766 sq ft	
L5	1	18,809 sq ft	18,809 sq ft	2,394 sq ft	2,394 sq ft	116 sq ft		21,119 sq ft	21,119 sq ft	21,119 sq ft	
L6	1	16,997 sq ft	16,997 sq ft	2,379 sq ft	2,379 sq ft	116 sq ft		19,492 sq ft	19,492 sq ft	19,492 sq ft	
TOTAL	6		106,148 sq ft		15,593 sq ft	1,566 sq ft	870 sq ft			123,539 sq ft	

*"gross floor area" means the sum of the areas of all above grade floors of a building measured to the glassline, or where there is no glassline, to the outside surface of the exterior walls, or where buildings are separated by firewalls, to the centre line of the common firewalls, and includes all mechanical equipment areas and all open areas inside a building that do not contain a floor including stairs, elevator shafts, stairwells and similar areas.

124,177 sq ft

G. Residential Statistics - Unit Counts

Level	Studio	1 Bed	1 Bed + Den	2 Bed	3 Bed	3 Bed + Den	Total	Number of Floors
L1	1	10	0	0	2	1	20	1
L2	1	11	0	10	3	1	26	1
L3 & L4	1	11	0	10	3	1	26	2
L5	1	12	0	10	2	1	26	1
L6	1	17	0	6	2	0	26	1
Total	6	72	0	62	15	5	150	
Distribution	4%	48%	0%	35%	10%	3%	100%	

H. Commercial Statistics - Floor Areas (Exist. To Remain)

Level	Number of Floors	Leasable Area per Floor	Total Unit Area	Common Area per Floor	Total Common Area	Mechanical/Service Area	Gross Area per Floor	Gross Area All Floors	Total Area All Floors (FAR)	Efficiency
L1	1						2,480 sq ft	2,480 sq ft	2,480 sq ft	
Basement	1						2,480 sq ft	2,480 sq ft	2,480 sq ft	
TOTAL	2		0 sq ft		0 sq ft	0 sq ft			4,960 sq ft	

L. Vehicular Parking

Type	Requirement	Units	Required stalls	Required Stalls (25% reduction applied)	Provided Stalls
Residential	0.75/stall/unit	150	112.5* *25% reduction per section 1352 of Land Use Bylaw 1P2007	84.38	134
Visitor	0.1/stall/unit	150	15.0* *25% reduction per section 1352 of Land Use Bylaw 1P2007	11.25	15
Commercial					5

Bicycle Parking

Type	Requirement	Units	Retail and Consumer Service GUFA (m ²)	Required Stalls	Provided Stalls
Class 1	0.50/stalls/unit	150		75.0	102
Class 2	0.10 stalls/unit 1.00 stall/250.0 m ² GUFA	150	229.1	15.0 0.92	16

Waste storage and collection

Anticipated total volume of waste per week = # of dwelling units x 0.3 yd ³ =									1.5
Garbage			Recycling			Food & Yard Waste			
4 yd ³ x 2pcs			4 yd ³ x 3pcs			4 yd ³ x 1pc			
Width	Length	Height	Width	Length	Height	Width	Length	Height	
6'8"	4'9"	4'11"	6'8"	4'9"	4'11"	6'8"	4'9"	4'11"	

Electric vehicle charging stations and parking stalls

Level	P1	P2	Gross
Total	10	10	20



REVISIONS

It is the Engineer's responsibility to the full and carry out the work as shown on the plan and drawings. It is the Engineer's responsibility to the full and carry out the work as shown on the plan and drawings. It is the Engineer's responsibility to the full and carry out the work as shown on the plan and drawings.

Any discrepancies between the plan and drawings shall be the responsibility of the Engineer. The Engineer shall be responsible for the plan and drawings. The Engineer shall be responsible for the plan and drawings.

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REVISIONS	DATE	BY
1	2023-11-15	J+S

Geographic Name and Address: 1110-1120 Gladstone Rd. NW, Calgary, AB

MIXED-USE DEVELOPMENT

1110-1120 Gladstone Rd. NW, Calgary, AB

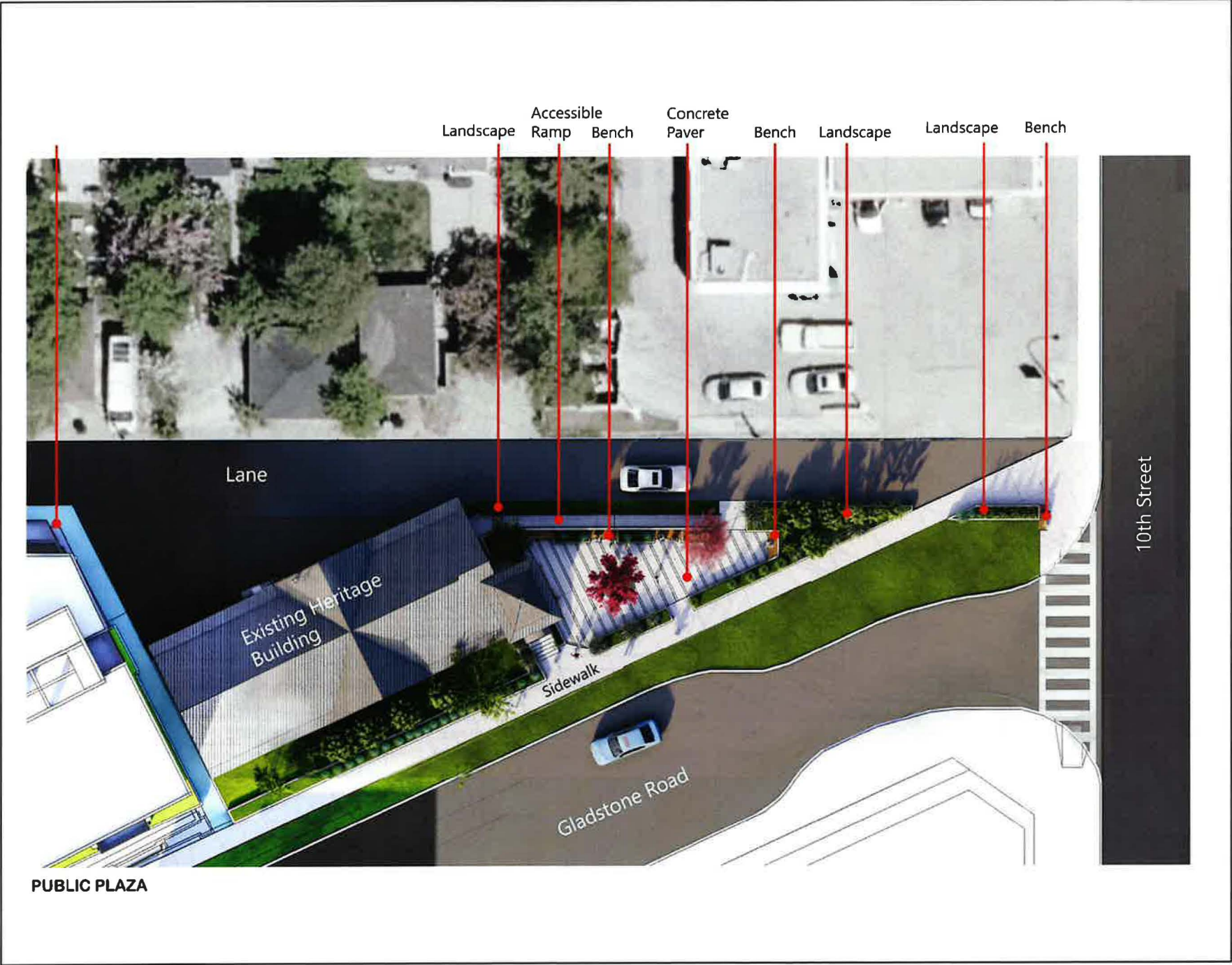
PROJECT DATA

DATE	BY
2023-11-15	J+S

PROJECT DATA

A0.08





DISCLAIMER REGARDING LANDSCAPE PLAN
It is the Architect's responsibility to provide a landscape plan that is aesthetically pleasing and functional. The Architect does not warrant the accuracy or completeness of the information provided in this plan. The user of this plan is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The Architect is not responsible for any damage or injury resulting from the use of this plan.

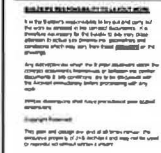
REVISIONS	DATE
1. Initial Design	10/10/2023
2. Revised Design	10/10/2023
3. Final Design	10/10/2023

MIXED-USE DEVELOPMENT
1110-1120 Gladstone Rd. NW
Smyrna, GA
Owner: [Redacted]

DATE	BY
10/10/2023	JAS
10/10/2023	JAS
10/10/2023	JAS

PLAZA LANDSCAPE PLAN

A1.02



REVISIONS	DATE
PRINTED FOR	DATE
CHECKED BY	DATE

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the replacement words that come

MIXED-USE DEVELOPMENT

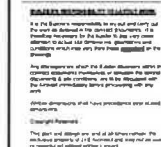
1110-1126 Gladstone Rd NW
Calgary AB
T2C 1G7

CONGRATULATIONS

CRASHES (1)	100%
DATE 10/20/22	
TIME 10:00	
100-103	
2020-21E	

SWEEP PATH - SITE PLAN

A1.03



REVISIONS	DATE
ISSUED FOR	DATE
ISSUED FOR (ORIGINAL COPY)	DATE

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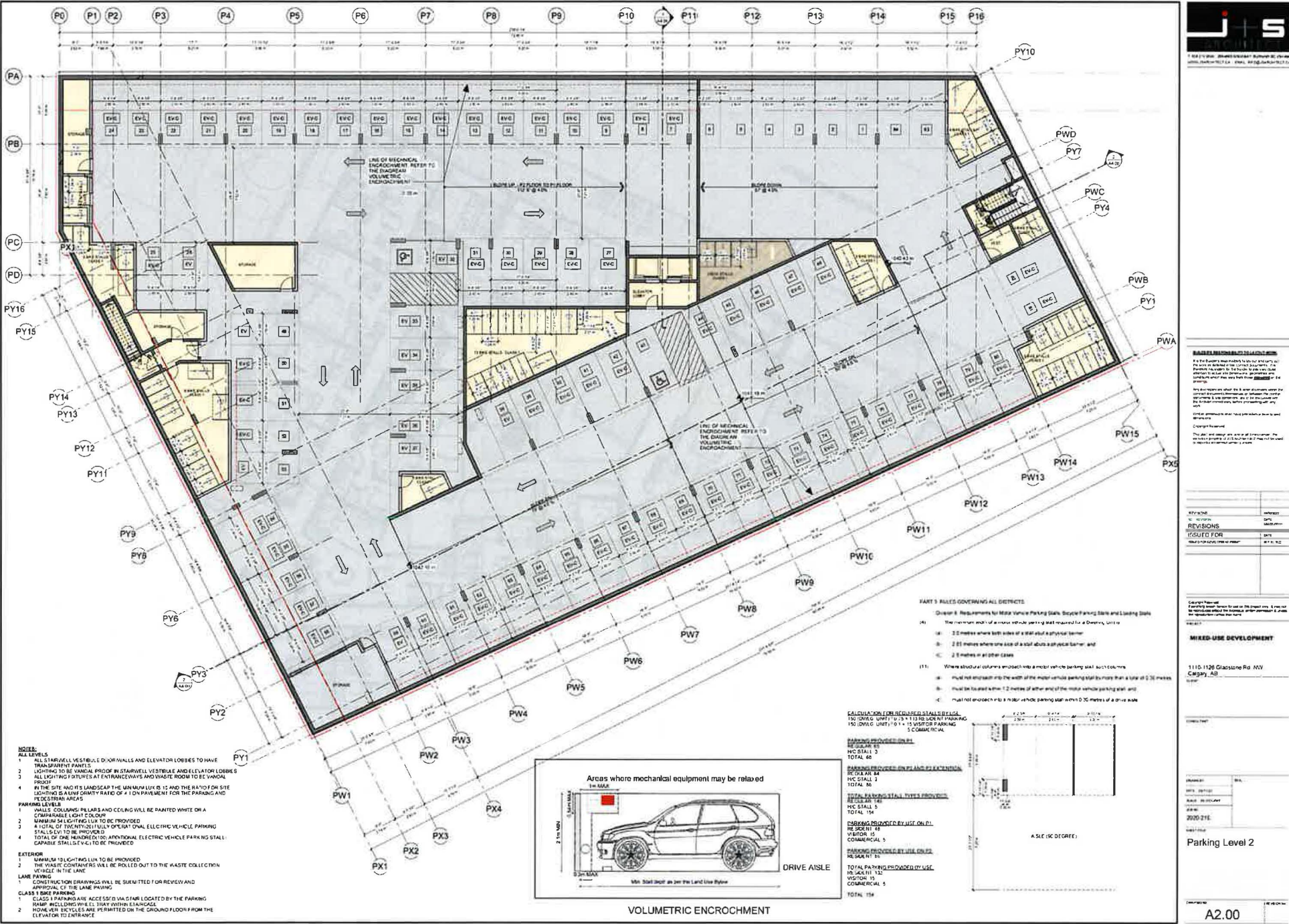
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Calgary, AB
C10017

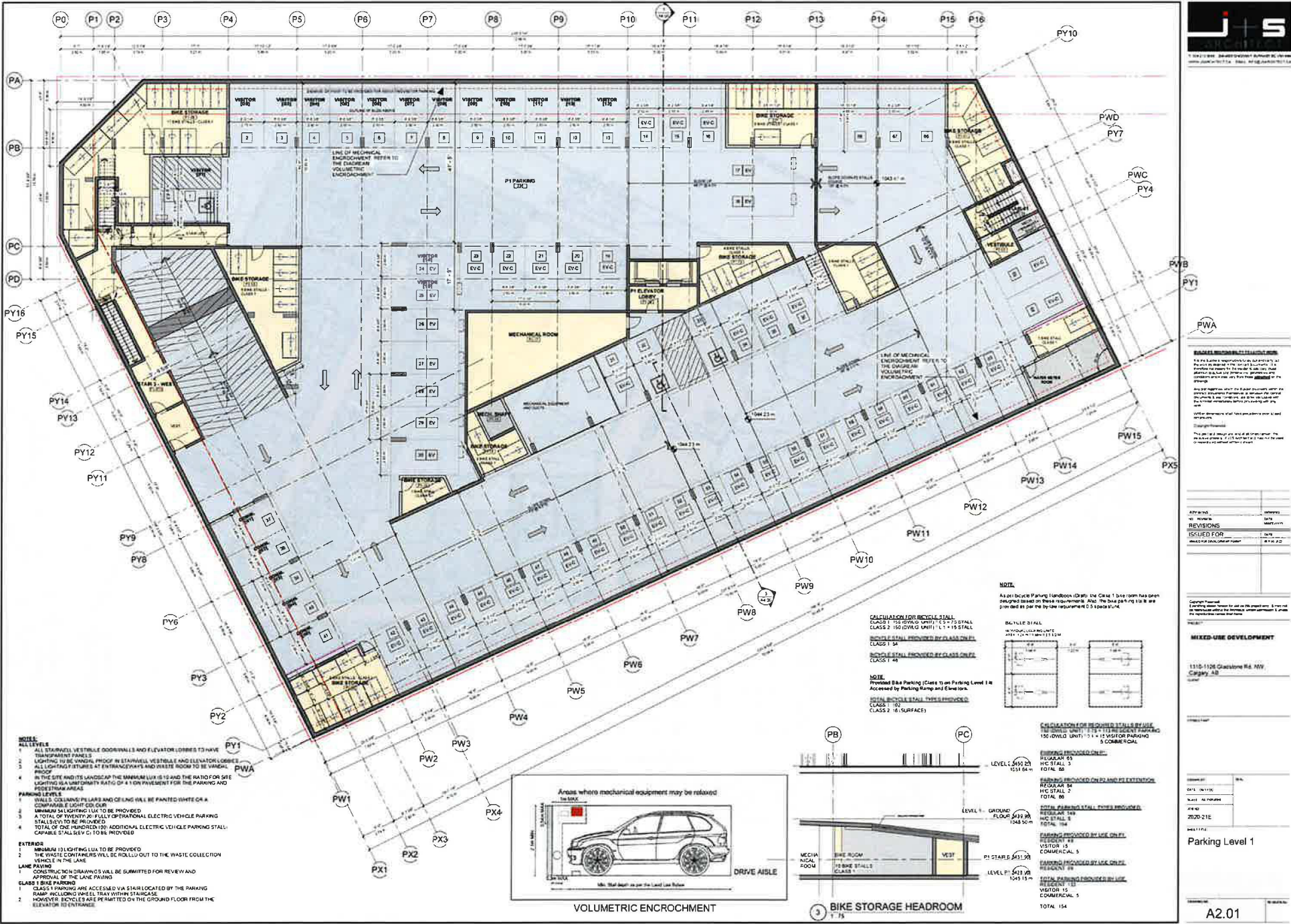
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classificat	R. 6.
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num. - 1	
2020-21E	

**SWEEP PATH -
GROUND FLOOR**

(continued) 60	10-00000
A1.04	1





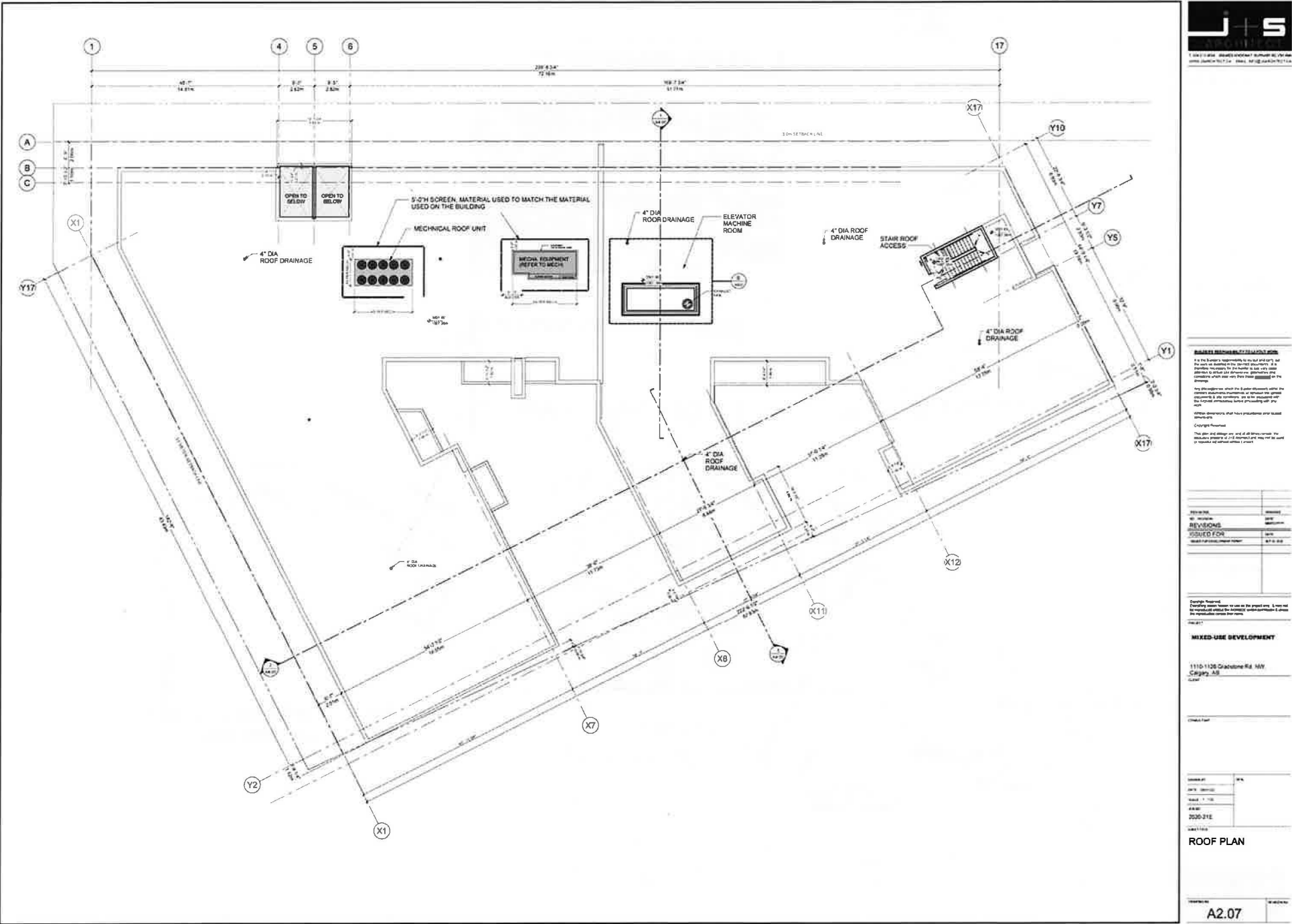


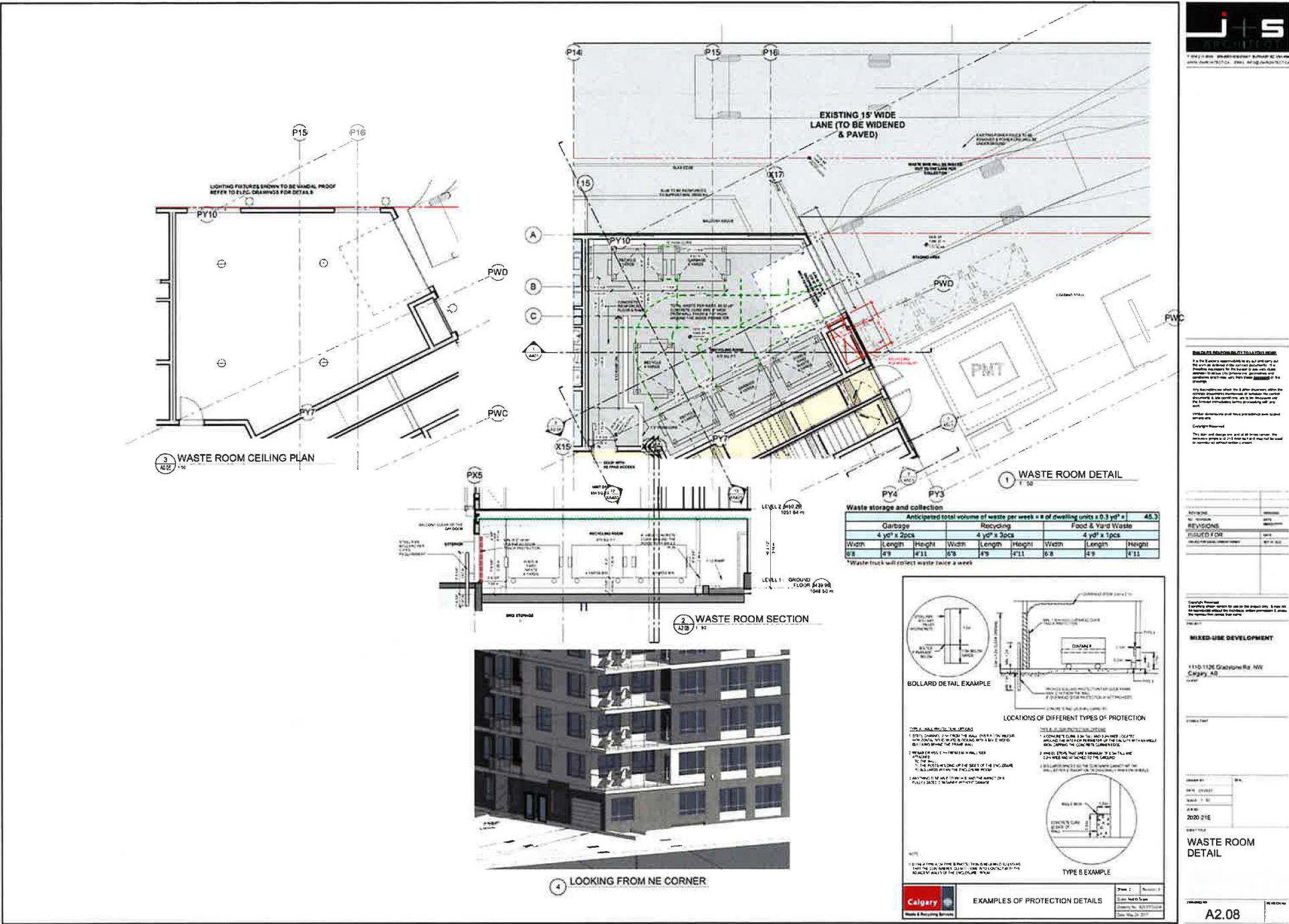


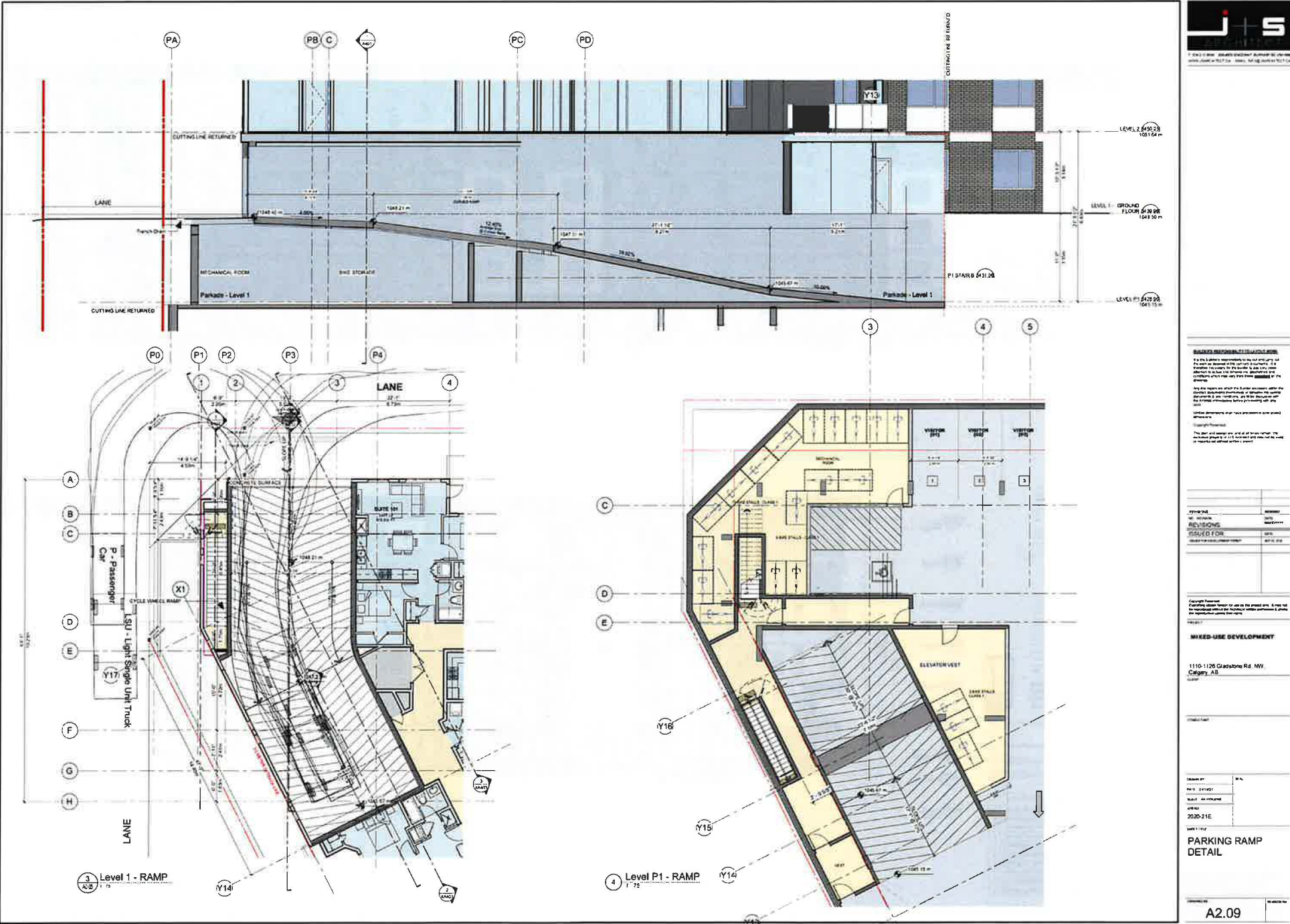
















REVISIONS

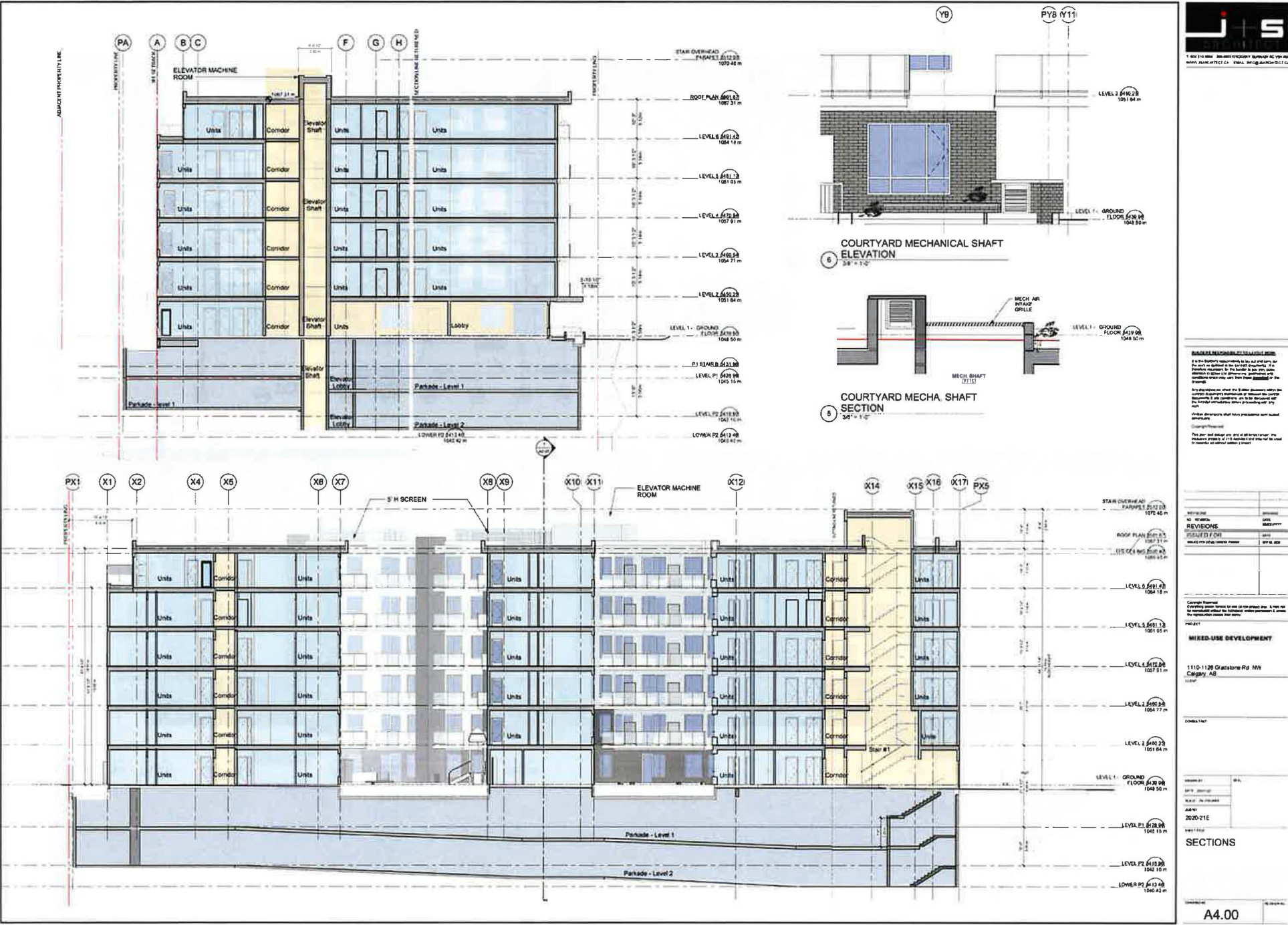
NO.	DESCRIPTION	DATE
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2	ISSUED FOR PERMIT	2023-01-10

MIXED-USE DEVELOPMENT

1110-1120 Gladstone Rd. NW
Calgary, AB

ELEVATIONS - SOUTH & WEST

A3.01





▲ North Elevation

▼ GLADSTONE ROAD - Looking Entrance



Metal Siding
Wood Grain



Cementitious Panel
Black



Cementitious Panel
Dark Grey



Cementitious Panel
Light Grey



Cementitious Panel
White



Brick Venser
Carbon Colour



Balcony Guardrail
Frosted Glass



Courtyard Pavers
Grey



REVISIONS

It is the architect's responsibility to try and carry out the work as planned to the best of their ability. It is not possible to ensure that the building is not very close to the actual construction. The architect is not responsible for any construction which may vary from the design.

Any other matters of the design shall be the responsibility of the architect. The architect is not responsible for any construction which may vary from the design. The architect is not responsible for any construction which may vary from the design.

Unless otherwise stated, the architect is not responsible for any construction which may vary from the design. The architect is not responsible for any construction which may vary from the design.

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 9. *Staphylococcus aureus*
 10. *Staphylococcus aureus*

Product: MacOs X
Light version - 00000,
100000

Spices	
1 teaspoon whole leaf	1 tablespoon
1 pinch	1/8 tsp
1/4 teaspoon (1/8 oz)	1/2 tsp
1 teaspoon	1/2 fl. oz.
1/2 teaspoon	1/4 fl. oz.
1/4 teaspoon	1/8 fl. oz.
1/8 teaspoon	1/16 fl. oz.
1/16 teaspoon	1/32 fl. oz.
1/32 teaspoon	1/64 fl. oz.
1/64 teaspoon	1/128 fl. oz.
1/128 teaspoon	1/256 fl. oz.
1/256 teaspoon	1/512 fl. oz.
1/512 teaspoon	1/1024 fl. oz.
1/1024 teaspoon	1/2048 fl. oz.
1/2048 teaspoon	1/4096 fl. oz.
1/4096 teaspoon	1/8192 fl. oz.
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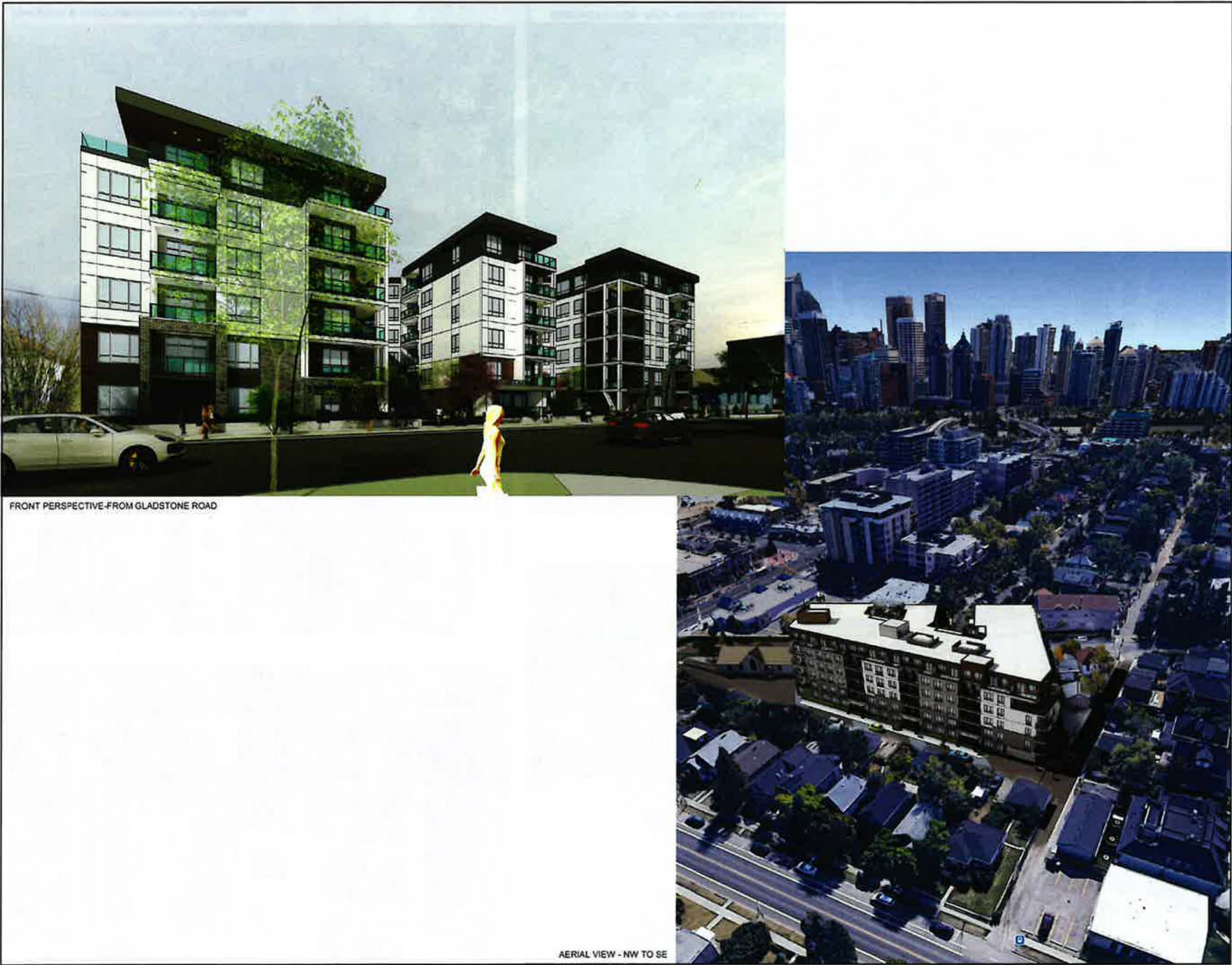
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1110-1126 Gladstone Rd NW
Calgary AB

EXHIBIT 1 (cont.)

Document ID:	0000
Date:	2020-21E

A5.01	
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FRONT PERSPECTIVE FROM GLADSTONE ROAD

AERIAL VIEW - NW TO SE



It is the responsibility of the architect to ensure that the design of the building is in accordance with the applicable building codes and standards. The architect shall ensure that the design of the building is in accordance with the applicable building codes and standards. The architect shall ensure that the design of the building is in accordance with the applicable building codes and standards.

APPROVED	DATE
REVISIONS	DATE
ISSUED FOR	DATE
REVISIONS	DATE

MIXED-USE DEVELOPMENT
1110-1126 Gladstone Rd. NW
Calgary, AB

DATE	BY
DATE	BY
DATE	BY
DATE	BY

BUILDING
PERSPECTIVE
VIEWS

A5.02



MAIN ENTRY & COURTYARD-FROM GLADSTONE ROAD



MAIN ENTRY & COURTYARD-FROM GLADSTONE ROAD



MAIN ENTRY & COURTYARD-FROM GLADSTONE ROAD



PERSPECTIVE VIEW - FROM NORTH LANE



PERSPECTIVE VIEW - FROM HERITAGE BUILDING ALONG GLADSTONE ROAD



1110-1126 Gladstone Rd NW
Calgary, AB T2C 0A7
403.243.8888
www.jplusarchitects.com

DISCLAIMER
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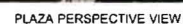
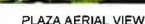
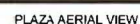
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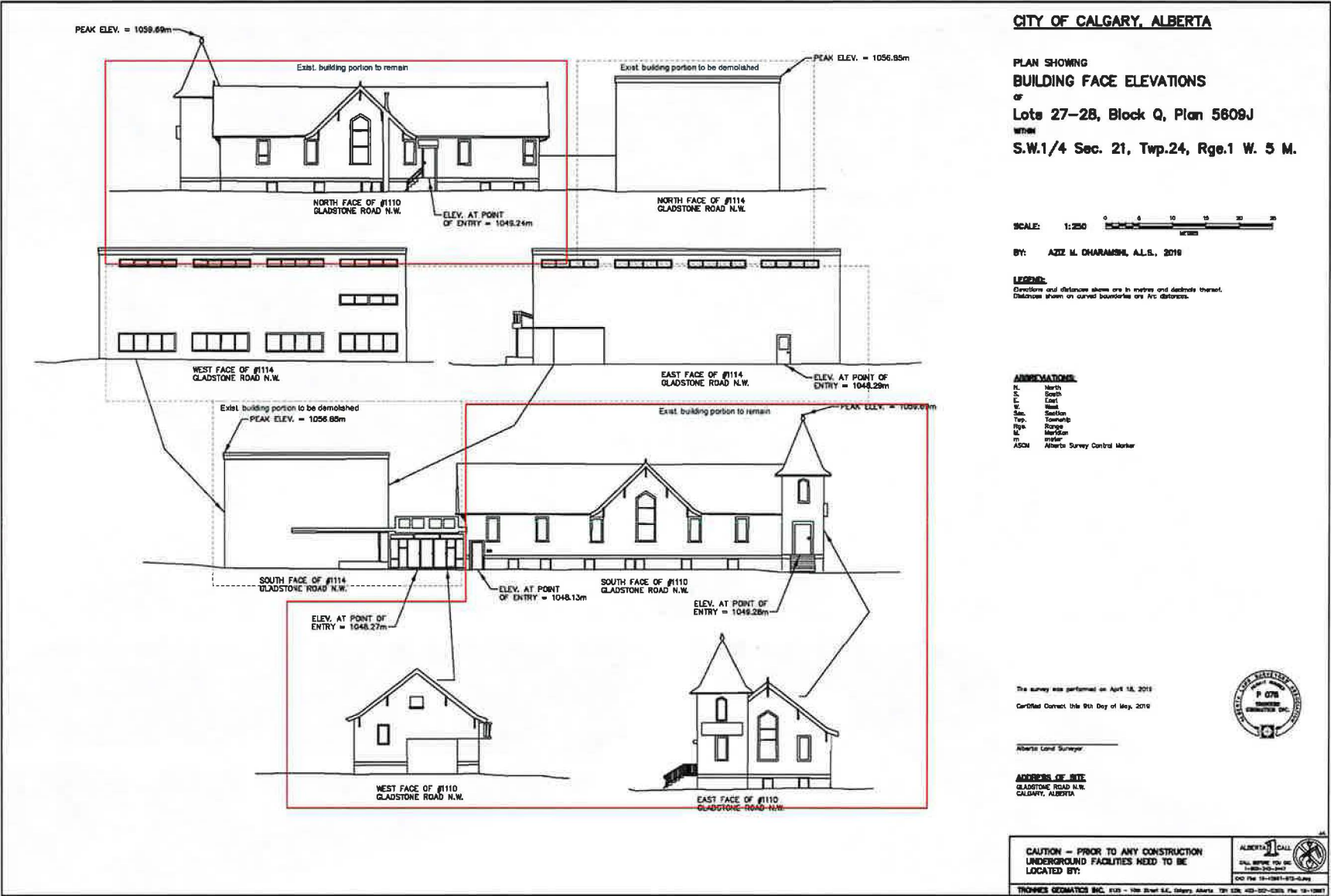
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1110-1126 Gladstone Rd NW
Calgary, AB T2C 0A7

DATE	BY
2023-01-10	J+S
2023-01-10	J+S
2023-01-10	J+S

**BUILDING
PERSPECTIVE
VIEWS**

A5.03





STATEMENT OF WORK

It is the Engineer's responsibility to verify the lot and line and to ensure the accuracy of the survey data. It is the Engineer's responsibility to ensure the accuracy of the survey data. It is the Engineer's responsibility to ensure the accuracy of the survey data.

Any discrepancies or errors in the survey data shall be the responsibility of the client. The Engineer shall not be responsible for any errors or omissions in the survey data.

Understandings and other conditions shall be as stated in the contract documents. The Engineer shall not be responsible for any errors or omissions in the survey data.

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REVISIONS	DATE
ISSUED FOR	DATE
ISSUED FOR (Client Name)	DATE

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MIXED-USE DEVELOPMENT

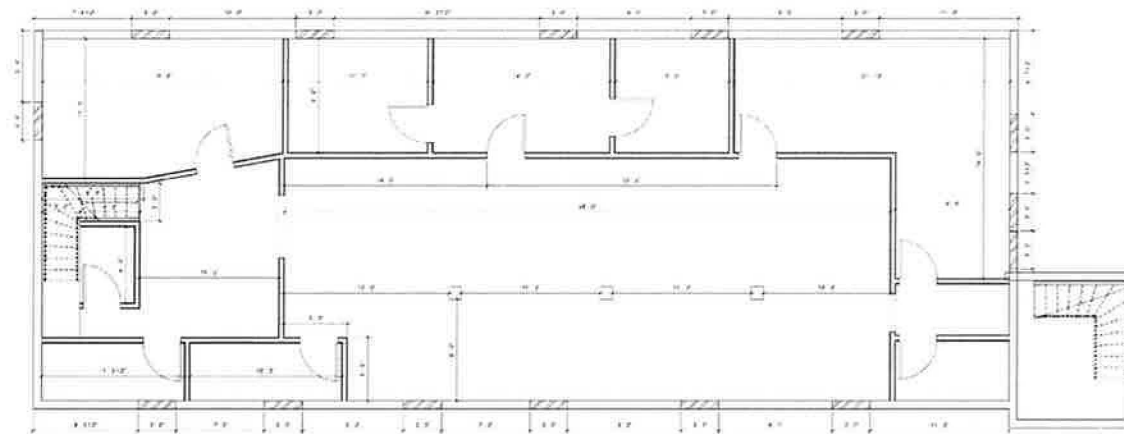
1110-1126 Gladstone Rd. NW
Calgary, AB
T2C 6Z6

Client Name

DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE

Exist. Commercial BLDG

Sheet No. A7.00



① CHURCH BASEMENT

2 THE IMPROVEMENTS THAT WILL BE COMPLETED TO THE CHURCH: REPAIRS TO OR REPLACEMENT OF THE EXTERIOR CLADDING; REPAIRS TO OR REINFORCEMENT OF THE CONCRETE FOUNDATION; REPLACEMENT OF WINDOWS; AND REHABILITATION OF THE WEST ELEVATION AND FINISH

**CHURCH BASEMENT
FLOOR PLAN**

A7.01



1 CHURCH WILL BE UPGRADED AS PER THE LEGAL AGREEMENT EXECUTED WITH THE CITY AND IMPROVEMENTS TO THE CHURCH WILL BE COMPLETED AS PART OF THIS DEVELOPMENT PERMIT
2 THE IMPROVEMENTS THAT WILL BE COMPLETED TO THE CHURCH REPAIRS TO OR REPLACEMENT OF THE EXTERIOR CLADDING REPAIRS TO OR REINFORCEMENT OF THE CONCRETE FOUNDATION REPLACEMENT OF WINDOWS, AND REHABILITATION OF THE WEST ELEVATION AND FINISH

[illegible]

REVISIONS	DATE
ISSUED FOR	DATE
ISSUED FOR LOCAL TIME OF EVENT	SEP 10, 2010

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MIKED-USE DEVELOPMENT

1110-1126 Gladstone Rd NW
Cognate, AL _____
G-997

Company Profile

Column 07	07A
DATE	07/10/11
NAME	07/10/11
AGE	07/10/11
2020 21E	

CHURCH MAIN FLOOR PLAN

A7.02



2 PERSPECTIVE
1/8"

NOTES:
1 CHURCH WILL BE UPGRADED AS PER THE LEGAL AGREEMENT EXECUTED WITH THE CITY AND IMPROVEMENTS TO THE CHURCH WILL BE COMPLETED AS PART OF THIS DEVELOPMENT PERMIT
2 THE IMPROVEMENTS THAT WILL BE COMPLETED TO THE CHURCH: REPAIRS TO OR REPLACEMENT OF THE EXTERIOR CLADDING; REPAIRS TO OR REINFORCEMENT OF THE CONCRETE FOUNDATION; REPLACEMENT OF WINDOWS; AND REHABILITATION OF THE WEST ELEVATION AND FINISH



1 SOUTH
1/8"

DESIGNER'S RESPONSIBILITY TO THE CLIENT
It is the Designer's responsibility to the client and the City and the client is responsible for the design and construction of the project. The Designer is not responsible for the design and construction of the project. The Designer is not responsible for the design and construction of the project. The Designer is not responsible for the design and construction of the project.

PROJECT NO.	1100-1120
DATE	2023-01-10
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MIXED-USE DEVELOPMENT
1100-1120 Gladstone Rd., NW
Calgary, AB
Canada

PROJECT NO.	1100-1120
DATE	2023-01-10
REVISIONS	
ISSUED FOR	
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**CHURCH SOUTH
ELEVATION**

A7.03



1 CHURCH WILL BE UPGRADED AS PER THE LEGAL AGREEMENT EXECUTED WITH THE CITY AND IMPROVEMENTS TO THE CHURCH WILL BE COMPLETED AS PART OF THIS DEVELOPMENT PERMIT
2 THE IMPROVEMENTS THAT WILL BE COMPLETED TO THE CHURCH: REPAIRS TO OR REPLACEMENT OF THE EXTERIOR CLADDING, REPAIRS TO OR REINFORCEMENT OF THE CONCRETE FOUNDATION, REPLACEMENT OF WINDOWS, AND REHABILITATION OF THE WEST ELEVATION AND FINISH



A7.04



1 PERSPECTIVES WITH CONTEXT

THE OTHER SIDE OF THE COIN

It is the author's responsibility to write and justify the work as designed in the current document, if it is possible to ensure for his reader it is possible to justify to justify his document and confidence that may vary from those presented in the document.

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PROJECT FOR DEVELOPMENT OF	DWG NO. & DATE

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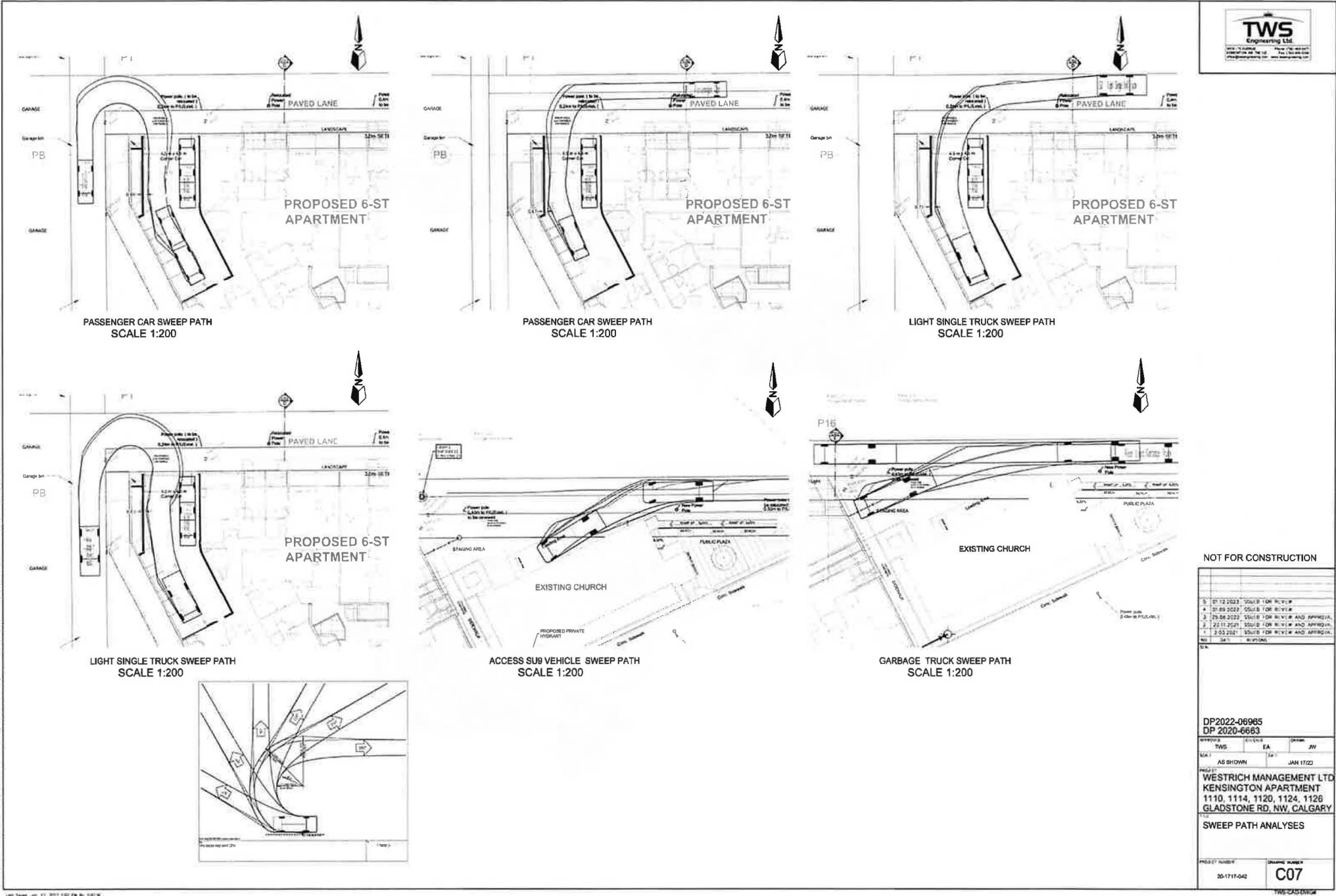
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Calgary, AB
Canada

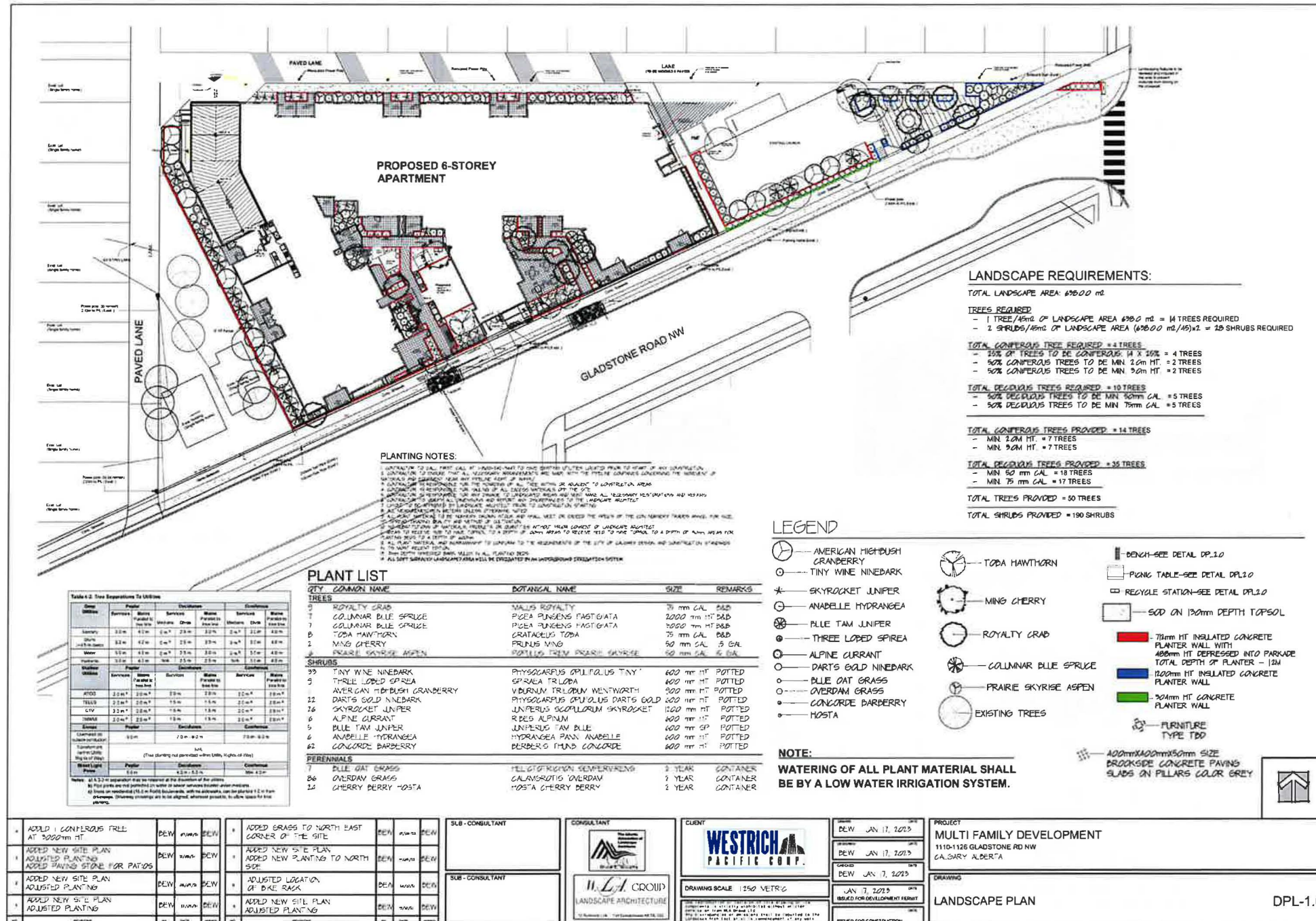
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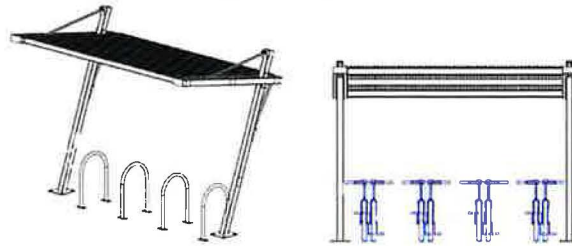
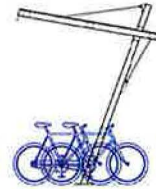
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CHURCH PERSPECTIVE

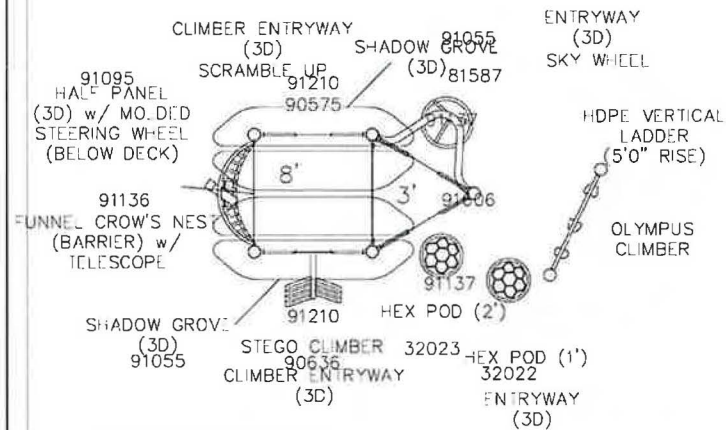
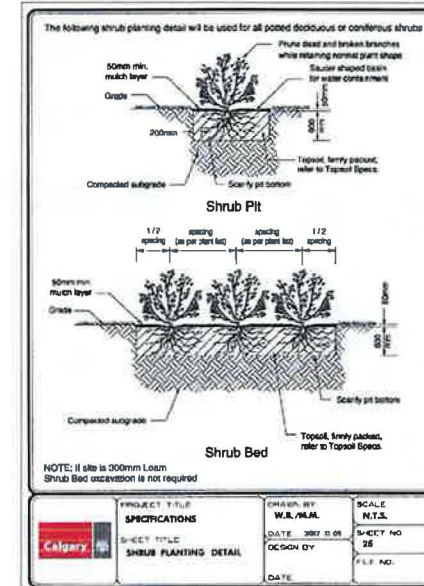
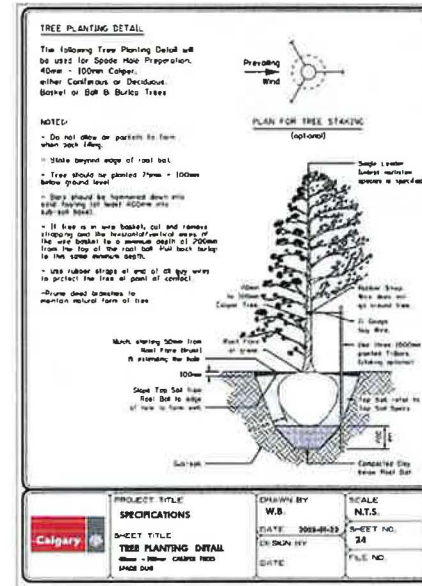
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VIZOR BIKE SHELTER BY DERO PLAYCORE
See DPL1 for Location



PLAYGROUND STRUCTURE
See DPL1 for Location



BENCH
See DPL1 for Location



URBAN FORM RECYCLE STATION
See DPL1 for Location



TYPICAL PICNIC TABLE
See DPL1 for Location

SITE FURNITURE SCHEDULE

ITEM	QTY.	MANUFACTURER	STYLE	COLOUR	INSTALLATION
BENCH	3	WISHBONE INDUSTRIES	STANDARD PARK BENCH PB-6	BROWN SURFACE BLACK METAL	SURFACE MOUNT
PICNIC TABLE	1	WISHBONE INDUSTRIES	BAYVIEW BVTWC-8	BROWN SURFACE BLACK METAL	SURFACE MOUNT
RECYCLE STATION	2	WISHBONE INDUSTRIES	URBAN FORM UFRS-44	SAND SURFACE BLACK METAL	SURFACE MOUNT



PATIO and PLAZA PAVERS
See DPL1 for Location

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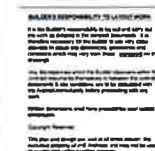
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H. L. A. GROUP
LANDSCAPE ARCHITECTURE

100 Westwood Ave. N. • Minneapolis, MN 55412

DATE	DATE
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DATE	DATE
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DATE	DATE
JAN 17, 2019	
ISSUE IS FOR DEVELOPMENT PERMIT	
DATE	DATE

PROJECT	MULTI FAMILY DEVELOPMENT 1110-1126 GLADSTONE RD NW CALGARY, ALBERTA	
DRAWING	LANDSCAPE DETAILS AND FURNITURE	DPL-2.0



NO. REVISION	DATE REVISION
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MIXED-USE DEVELOPMENT

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Calgary, AB

CONCLUSION

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SITE PLAN

E101

