

Development Permit Plans



GENERAL INFORMATION

Project Address

7603 - 7703 7th Street SW
Calgary, Alberta

LOTS 1 - 6 / BLOCK 7 / PLAN 3215 HG

Project Classification

Alberta Building Code 2014
The City of Calgary / Land Use Bylaw P2007

Area

Area	4,159 m ² (.415 Ha)	Units
Building	2,559 m ²	17
Parking	2,184	20
1st Floor	2,184	23
2nd Floor	2,144	23
3rd Floor	2,144	11
4th Floor	1,737	
5th Floor		
Gross Floor Area	10,391 m ²	94

Floor Area Ratio (FAR)

10,391 / 4,159 = 2.49

Units Per Hectare (UPH)

94 / 0.416 = 225 Units / Ha

Lot Coverage

2,207 / 4,159 = 53%

Building Height
Section (362)

The proposed Building Height is determined by elevating the Contextual Building Plane to a height of 17.0 m (max.)

The Average Building Contextual Reference Points were calculated using existing geodetic grade points provided by Element Surveys on March 28, 2017

P1	Front Property	1067.53
P2	6.0 m Setback	1068.04
P3	12.0 m Setback	1068.54
P4	Rear Property	1068.85

Parking
Section (143)Bylaw Parking Requirement for Assisted Living Use:
(1) parking stall / (3) residents

Expected number of residents:	94
Units	104 Residents
100% double occupancy	104 / 3 = 35
Required Stalls	
Proposed Parking Stalls:	35
Resident Parking	15
Staff Parking	10
Barrier-Free Parking	10
Total	64 Stalls

Waste & Recycling
Calculations

Amount Produced (yds)

94 / 10 = 9.4 x 3 = 28.2 yds

Area Required

28.2 / 4 = 7.05 yds

8 Total

LANDSCAPING INFORMATION

PROPOSED USE: MULTI-RESIDENTIAL DEVELOPMENT - INDEPENDENT LIVING

SITE AREA:
TOTAL PROPOSED BUILDING AREA
PARKING AND ADJUTIVE WAYS/STAIRS

LANDSCAPED REQUIREMENTS

LANDSCAPE AREA REQUIRED (40% OF SITE AREA)
INDEPENDENT LIVING
REQUIREMENT: LANDSCAPE AREA AFTER REDUCTIONS (37% OF SITE AREA) = 1,538.46 m²
TOTAL LANDSCAPE AREA PROVIDEDTOTAL TREES REQUIRED (125m² OF TOTAL LANDSCAPE AREA PROVIDED)

TOTAL TREES PROVIDED

TOTAL TREES PROVIDED

TOTAL TREES PROVIDED

TOTAL TREES PROVIDED

TOTAL TREES PROVIDED

TOTAL TREES PROVIDED

TOTAL TREES PROVIDED

TOTAL TREES PROVIDED

TOTAL TREES PROVIDED

TOTAL TREES PROVIDED

TOTAL TREES PROVIDED

TOTAL TREES PROVIDED

TOTAL TREES PROVIDED

TOTAL TREES PROVIDED

TOTAL TREES PROVIDED

TOTAL TREES PROVIDED

TOTAL TREES PROVIDED

TOTAL TREES PROVIDED

TOTAL TREES PROVIDED

TOTAL TREES PROVIDED

TOTAL TREES PROVIDED

TOTAL TREES PROVIDED

TOTAL TREES PROVIDED

TOTAL TREES PROVIDED

TOTAL TREES PROVIDED

TOTAL TREES PROVIDED

TOTAL TREES PROVIDED

TOTAL TREES PROVIDED

TOTAL TREES PROVIDED

TOTAL TREES PROVIDED

TOTAL TREES PROVIDED

TOTAL TREES PROVIDED

TOTAL TREES PROVIDED

TOTAL TREES PROVIDED

TOTAL TREES PROVIDED

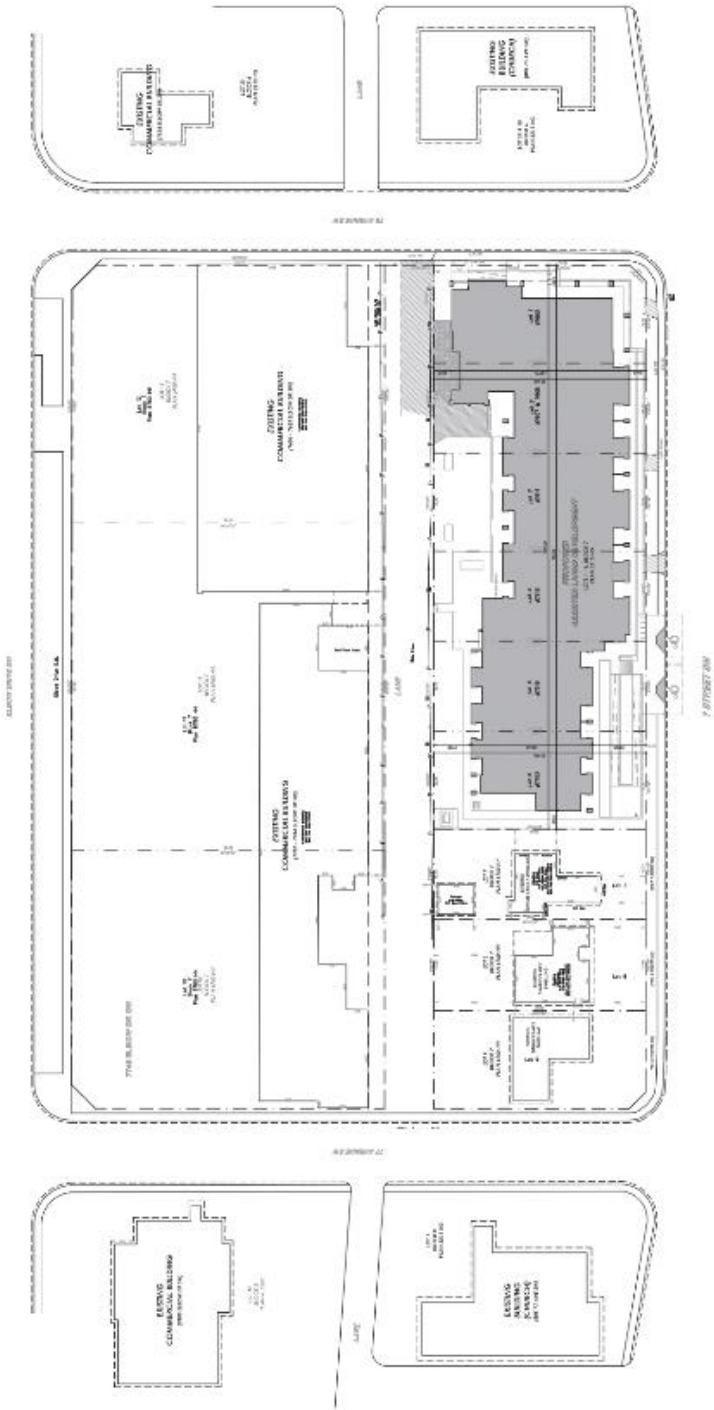
TOTAL TREES PROVIDED

TOTAL TREES PROVIDED

TOTAL TREES PROVIDED

Development Permit Plans

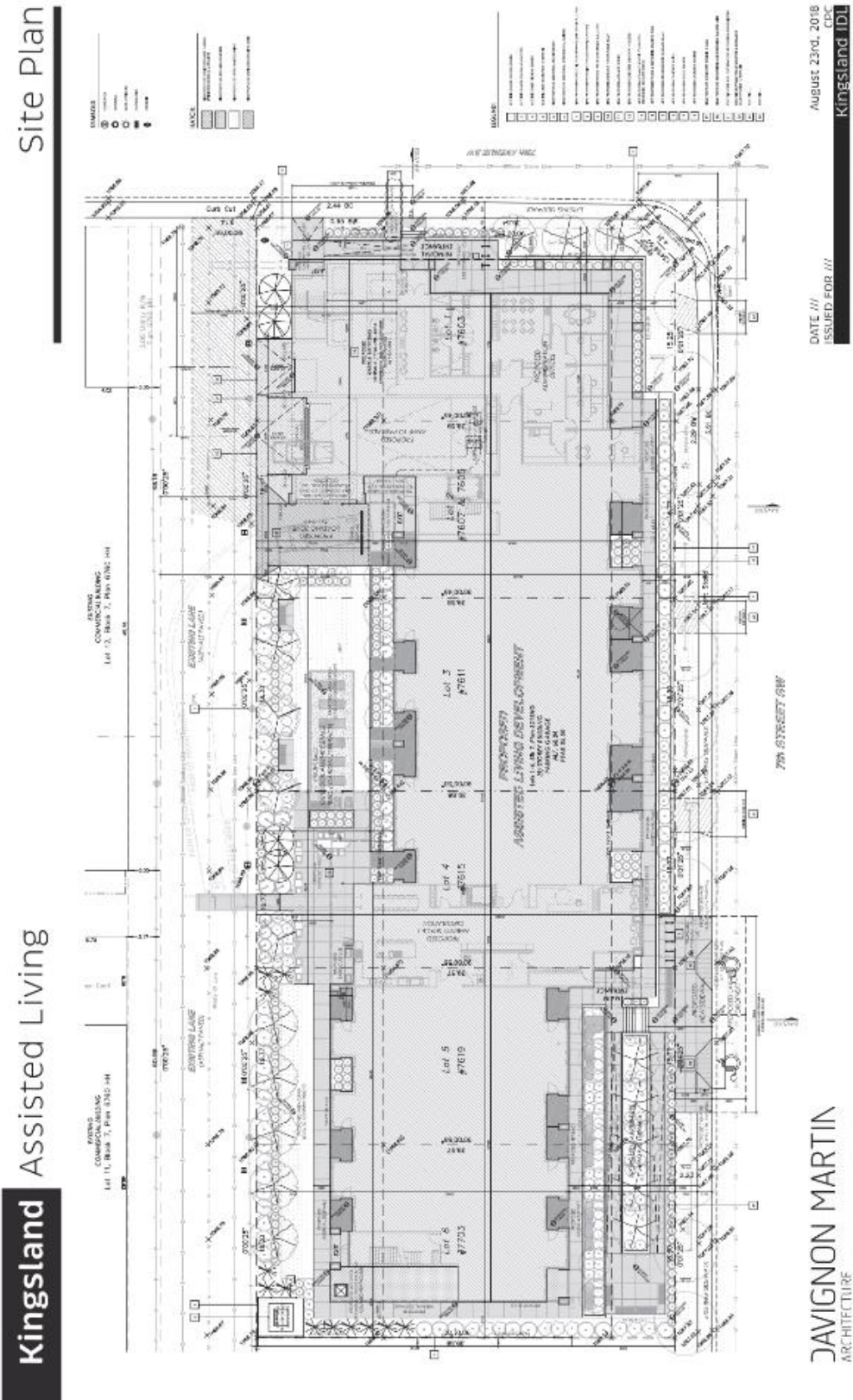
Kingsland Assisted Living Block Plan



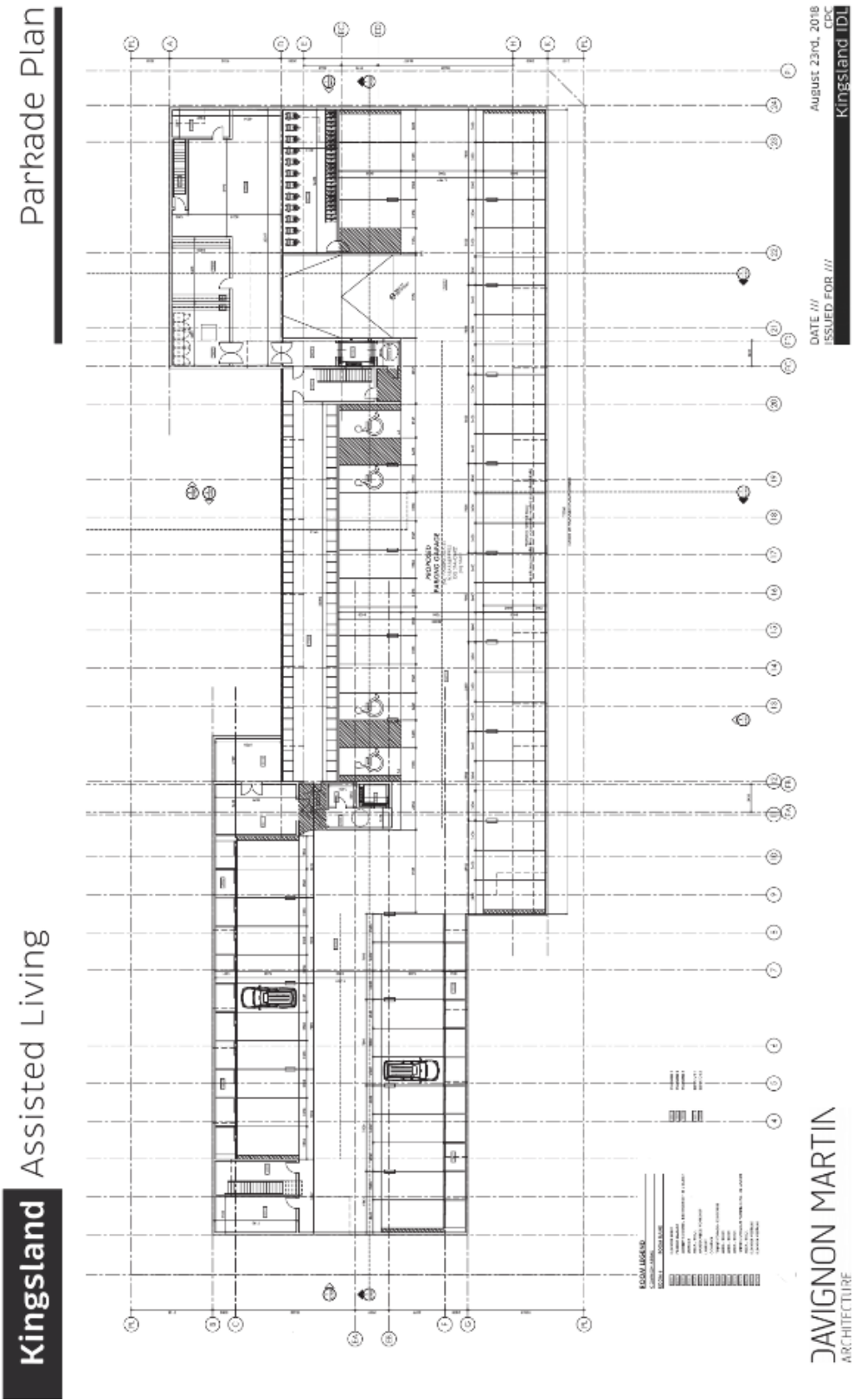
DATE: 11/1/2018
ISSUED FOR: 111
August 23rd, 2018
Kingsland IDL

DAVIGNON MARTIN
ARCHITECTURE

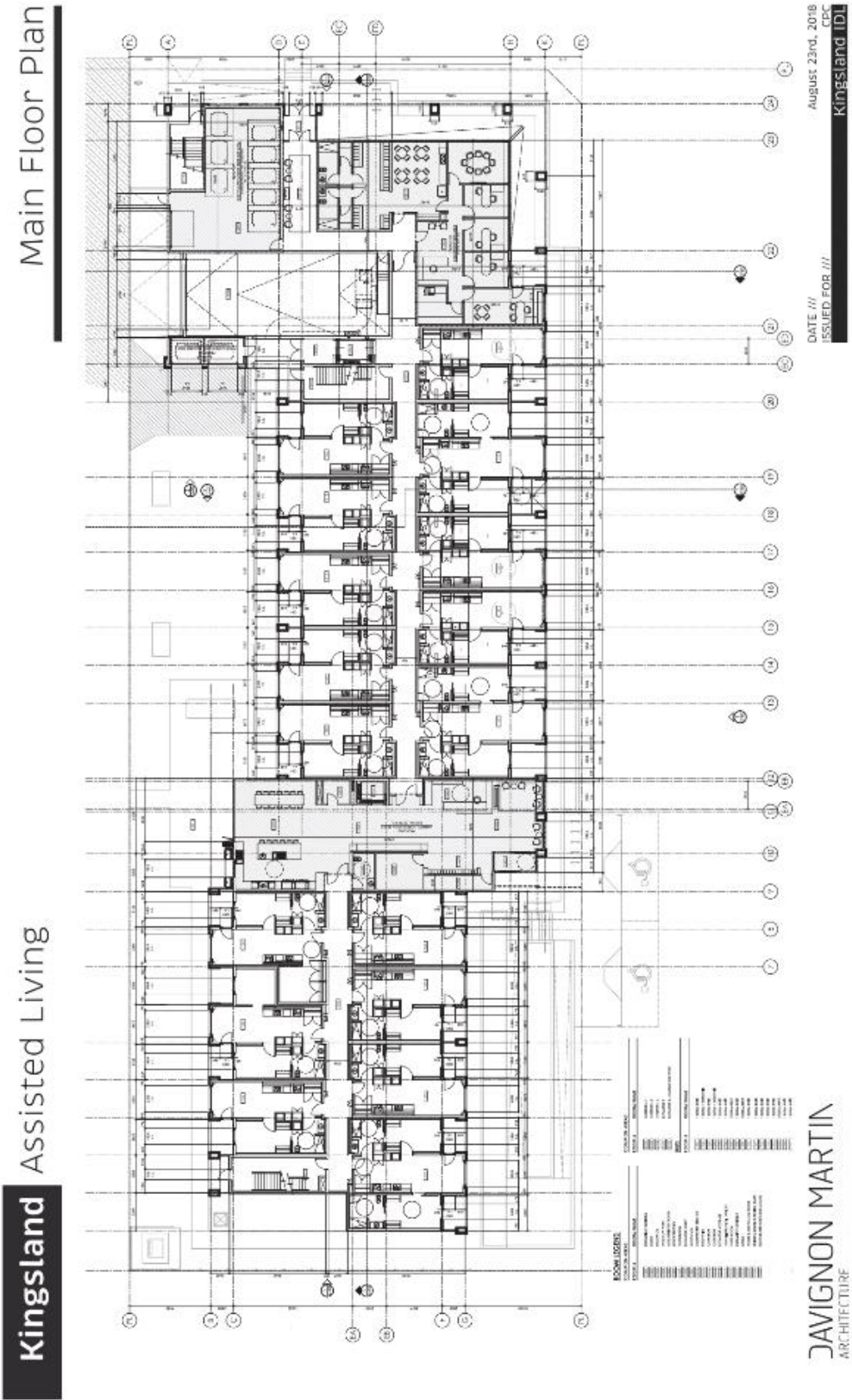
Development Permit Plans



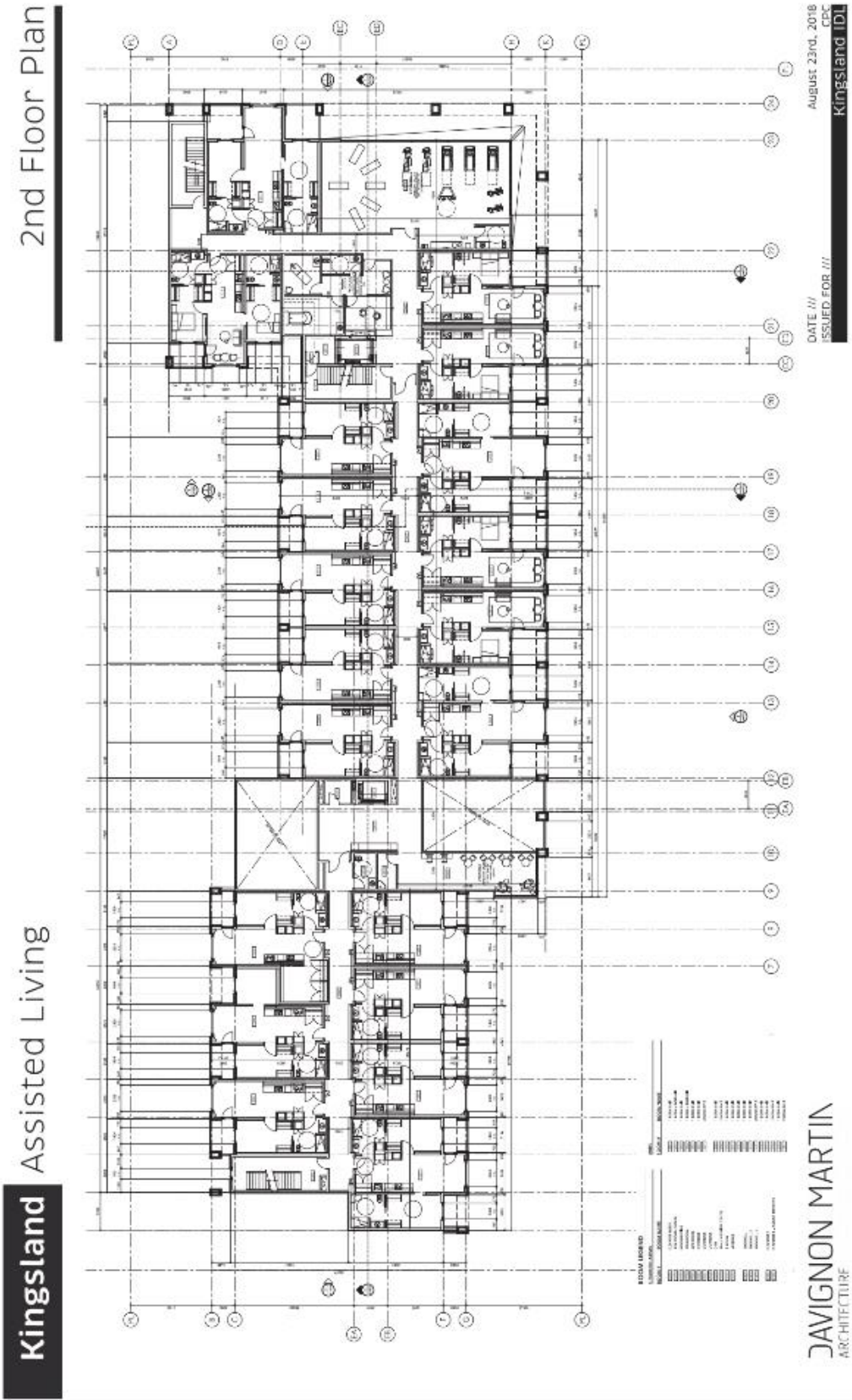
Development Permit Plans



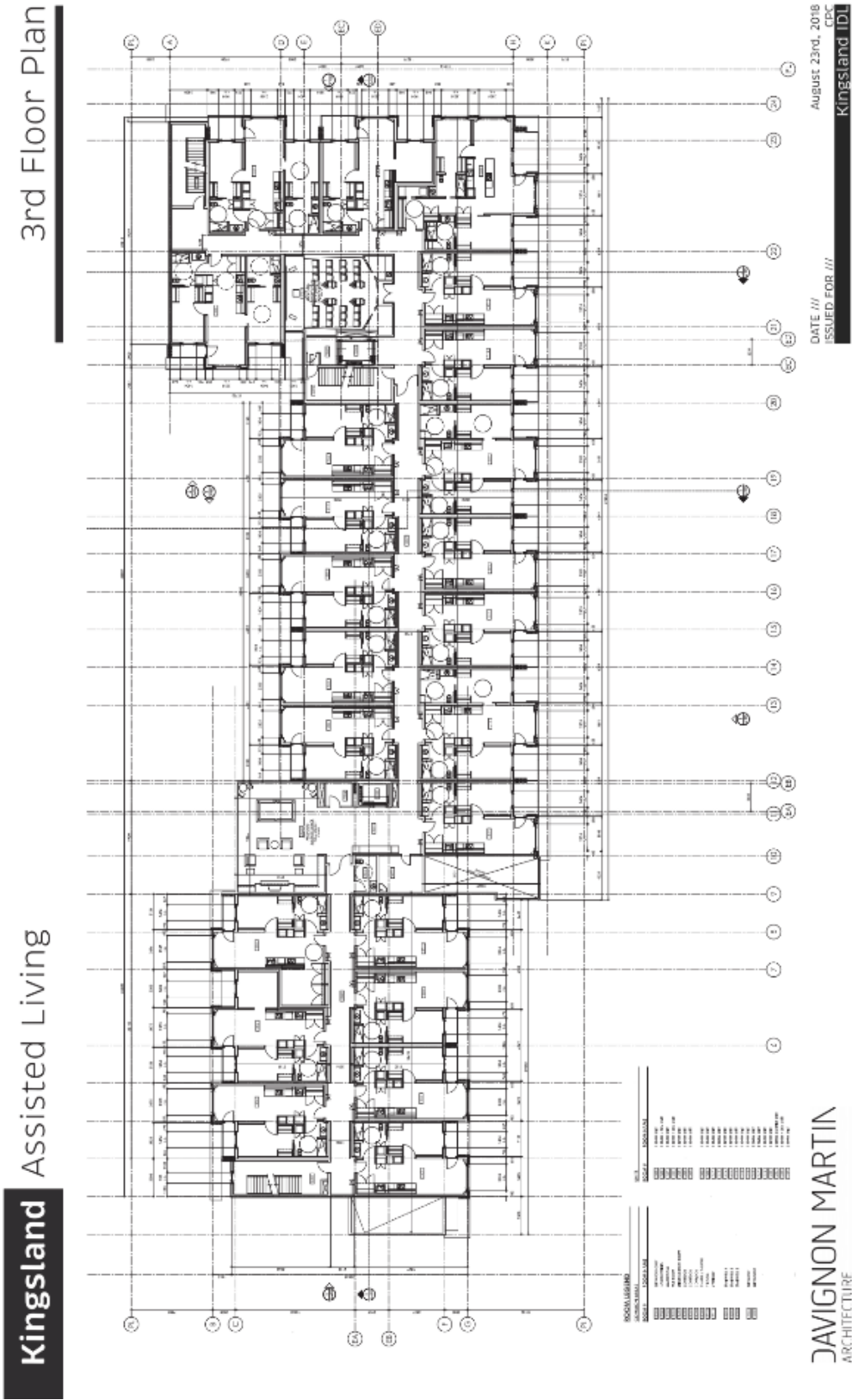
Development Permit Plans



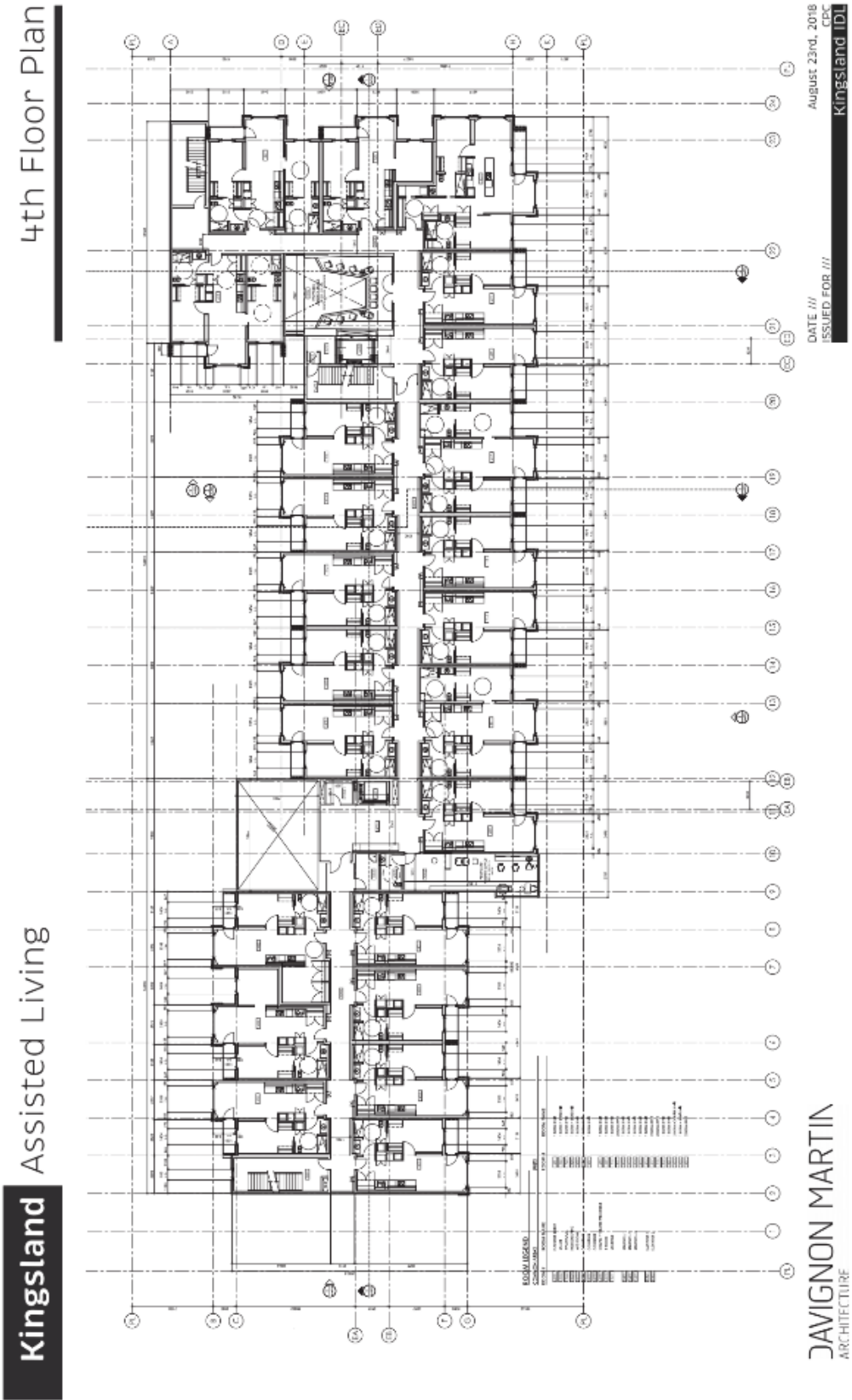
Development Permit Plans



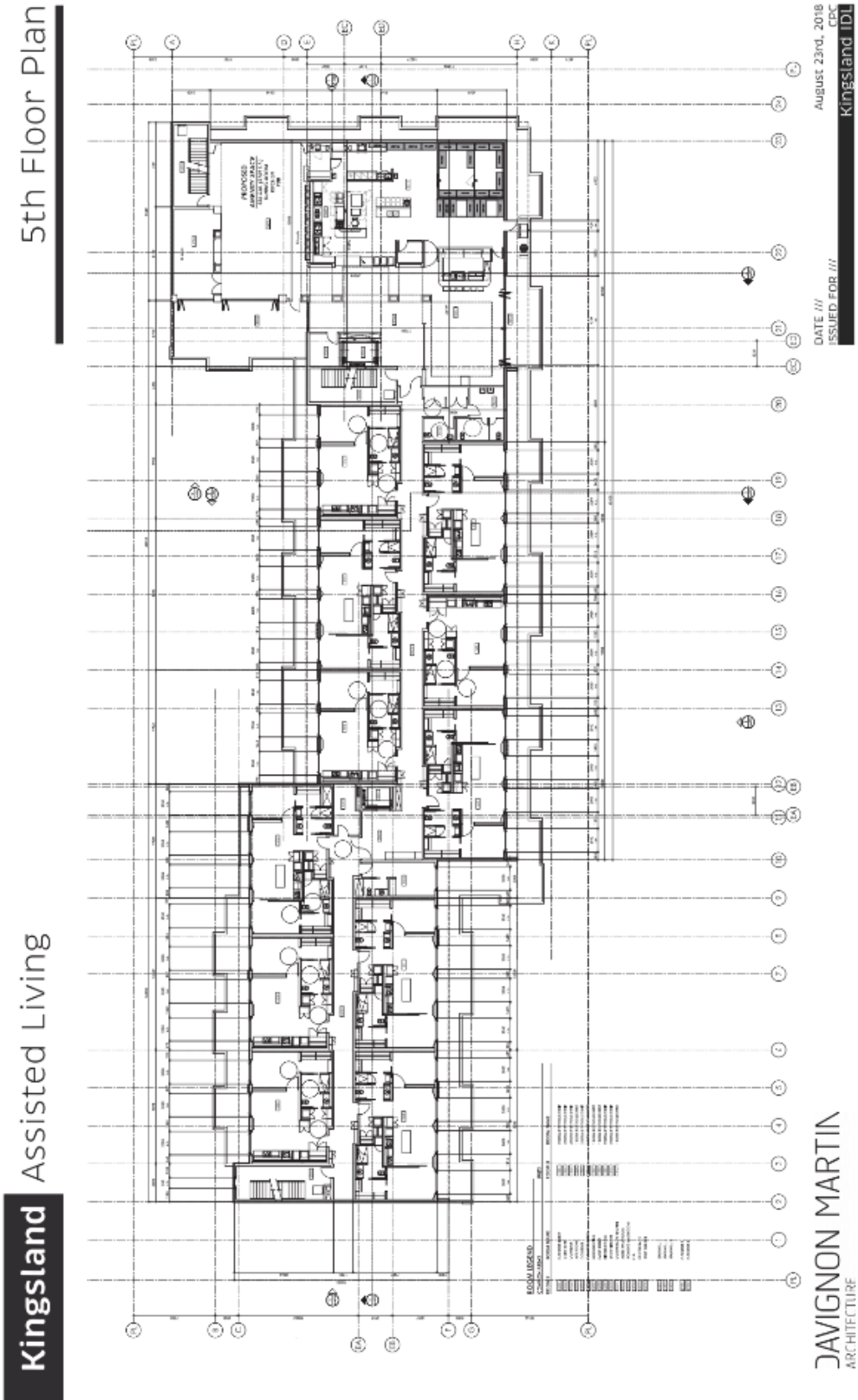
Development Permit Plans



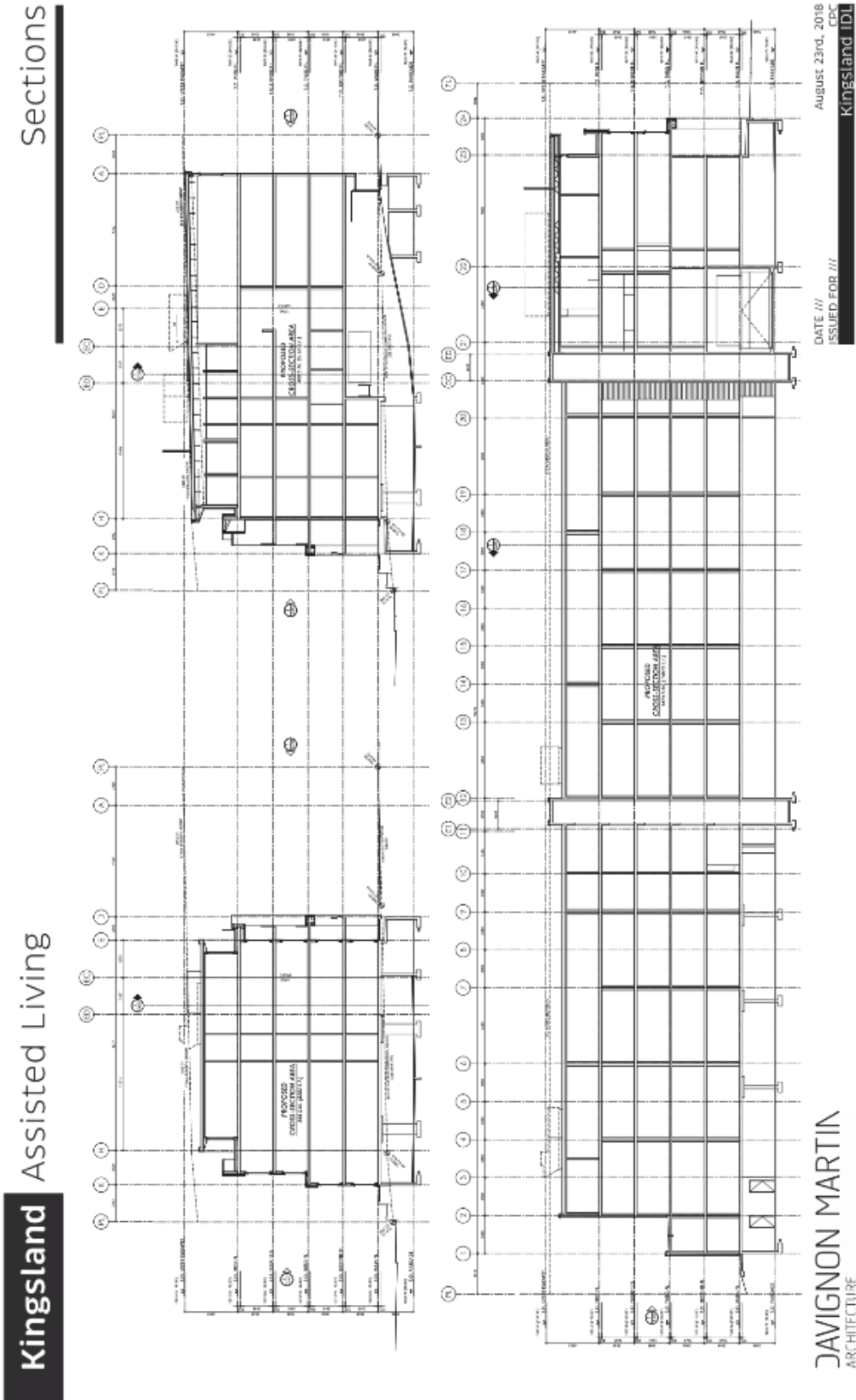
Development Permit Plans



Development Permit Plans



Development Permit Plans



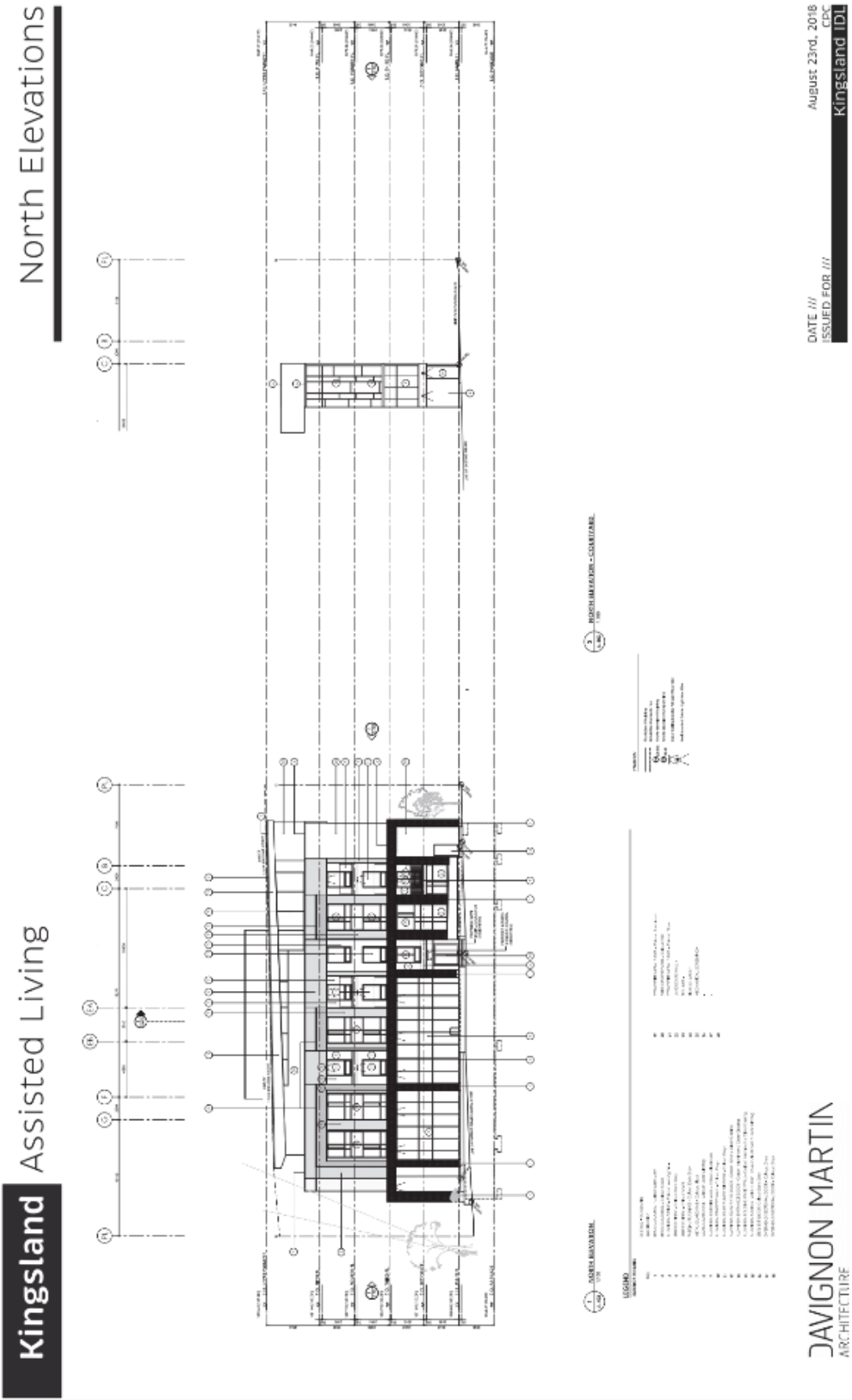
Development Permit Plans



Development Permit Plans



Development Permit Plans



Development Permit Plans

Kingsland
Assisted LivingDAVIGNON MARTIN
ARCHITECTURE

Facade Materials



Light brick:
facade of the 3rd and 4th floor is of light brick color and
fligree sculpted shape

Glass:
Large windows, openers, and awnings for natural air flow
Balcony guards of 3rd and 4th floor

Aluminum Panels
(Woodgrain)

Metal Guard Rail

Gray stucco

Dark metal:
window frames, facade pannels and balcony guards

Dark brick:
the base of the building sets the rhythm of the facade

DATE ///
ISSUED FOR ///

Development Permit Plans

Renderings

Kingsland Assisted Living



DATE: 11/1/2018
ISSUED FOR: 111
August 23rd, 2018
Kingsland IDL

JAVIGNON MARTIN
ARCHITECTURE

Development Permit Plans

Kingsland Assisted Living Renderings



DAVIGNON MARTIN
ARCHITECTURE

DATE: 1/1/18
ISSUED FOR: 1/1/18

August 23rd, 2018
CPC
Kingsland IDL

Development Permit Plans

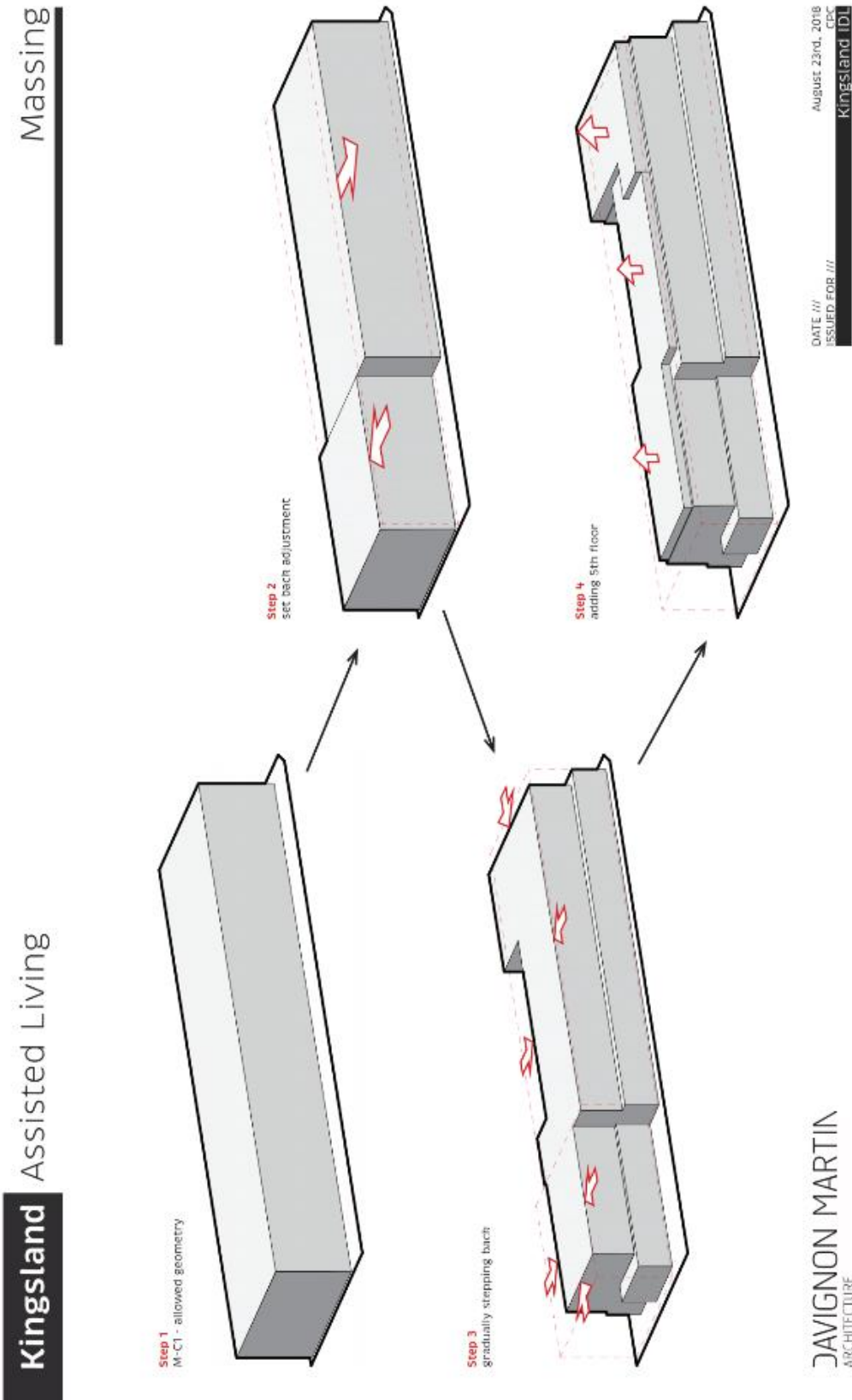
Kingsland Assisted Living **Renderings**



JAVIGNON MARTIN
ARCHITECTURE

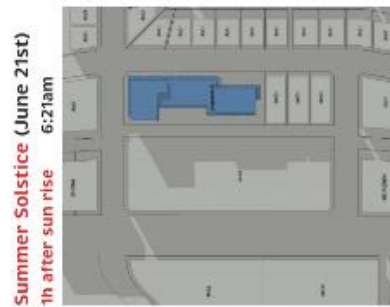
DATE: 11/1/2018
ISSUED FOR: 111
August 23rd, 2018
CPC
Kingsland IDL

Development Permit Plans



Development Permit Plans

Shadow Study



DATE ///
ISSUED FOR ///
August 23rd, 2018
CPC
Kingsland IDL

Kingsland Assisted Living

DAVIGNON MARTIN
ARCHITECTURE

Development Permit Plans

