

Development Permit (DP2018-5551) Summary

Figure 1: Proposed Development

A development permit application (DP2018-5551) has been submitted by Abanoub Architecture & Interior Design on 2018 November 27 and is currently under review.

The development permit application is for Assisted Living with 45 unit/rooms. The proposal includes a four-storey north wing and a three-storey south wing connected by a courtyard. The proposal also includes an underground parkade, and a roof top amenity space.

Pedestrian access is proposed from 24 Avenue NW and 22 Street NW. A three-metre building setback is proposed along the south property line.

The following excerpts (Figure 1 & 2) from the development permit submission provide an overview of the proposal and are included for information purposes only.

Administration's review of the development permit will determine the ultimate building design, number of units/rooms and site layout details such as parking, landscaping and site access.

No decision will be made on the development permit application until Council has made a decision on this land use redesignation.



Figure 2: Landscape Plan

Project :
Seniors Facility
Future Development
RE-ZONE

Block # 12
Lot # 9, 10
Plan # 9110 G1
S.W. 1/4 SEC. 28, TWP. 34, RGE. 1, W. 46M.

Address:
22nd & 24th Avenue N.W.
Calgary, Alberta

Proposal Design June, 2017
For Development Permit May, 2018
For Development Permit November, 2018

Abanoub Architecture & Interior Design, Inc.
A
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Drawing :
Proposed Building Images

Scale :
As Noted

Drawn By :
JL

Reviewed By :
HK

Date :
November 22, 2018

Job No. :
2-C-17

GENERAL NOTES :

Sheet :
DP 3.4

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LANDSCAPING
 * ALL MIN. REQUIRED FRONT AND SIDE YARDS SHALL BE LANDSCAPED EXCEPT FOR ACCESS WAYS FROM PUBLIC THOROUGHFARES
 * ALL SOFT SURFACE LANDSCAPING TO BE IRRIGATED WITH A LOW WATER IRRIGATION SYSTEM
 * MIN. OF 40% OF SITE AREA TO BE LANDSCAPED

TOTAL LANDSCAPE @ GRADE
 TOTAL LANDSCAPED AREA 445.73m²
 TOTAL HARD SURFACE LANDSCAPE 177.36m²
 TOTAL SOFT SURFACE LANDSCAPE 268.37m²

TOTAL LANDSCAPE ABOVE GRADE
 TOTAL LANDSCAPED AREA 329.125m²
 TOTAL HARD SURFACE LANDSCAPE 103.09m²
 TOTAL SOFT SURFACE LANDSCAPE 226.075m²

TOTAL OVERALL LANDSCAPED AREA
 TOTAL OVERALL LANDSCAPED AREA 956.81m²
 TOTAL OVERALL HARD SURFACE LANDSCAPE 200.41m²
 TOTAL OVERALL SOFT SURFACE LANDSCAPE 494.445m²

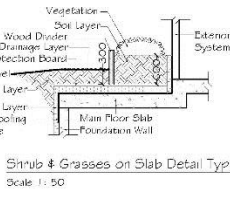
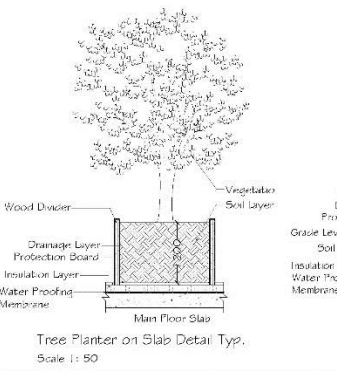
* MIN OF 1 TREE TO BE PLANTED / 45m² OF LANDSCAPED AREA
 * 50% OF DECIDUOUS TREES PROVIDED TO HAVE MIN. CALLIPER OF 75mm
 * 25% OF TOTAL TREES REQ. TO BE CONIFEROUS TYPE
 * 50% OF CONIFEROUS TREES PROVIDED TO HAVE MIN HEIGHT OF 3m

TOTAL DECIDUOUS TREES PROVIDED 12 TREES
TOTAL CONIFEROUS TREES PROVIDED 4 TREES
TOTAL PROVIDED TREES 16 TREES

* MIN OF 2 SHRUBS / 45m² OF LANDSCAPED AREA
 * ALL SHRUBS TO BE MIN. 0.6m IN HEIGHT & 5" SPREAD

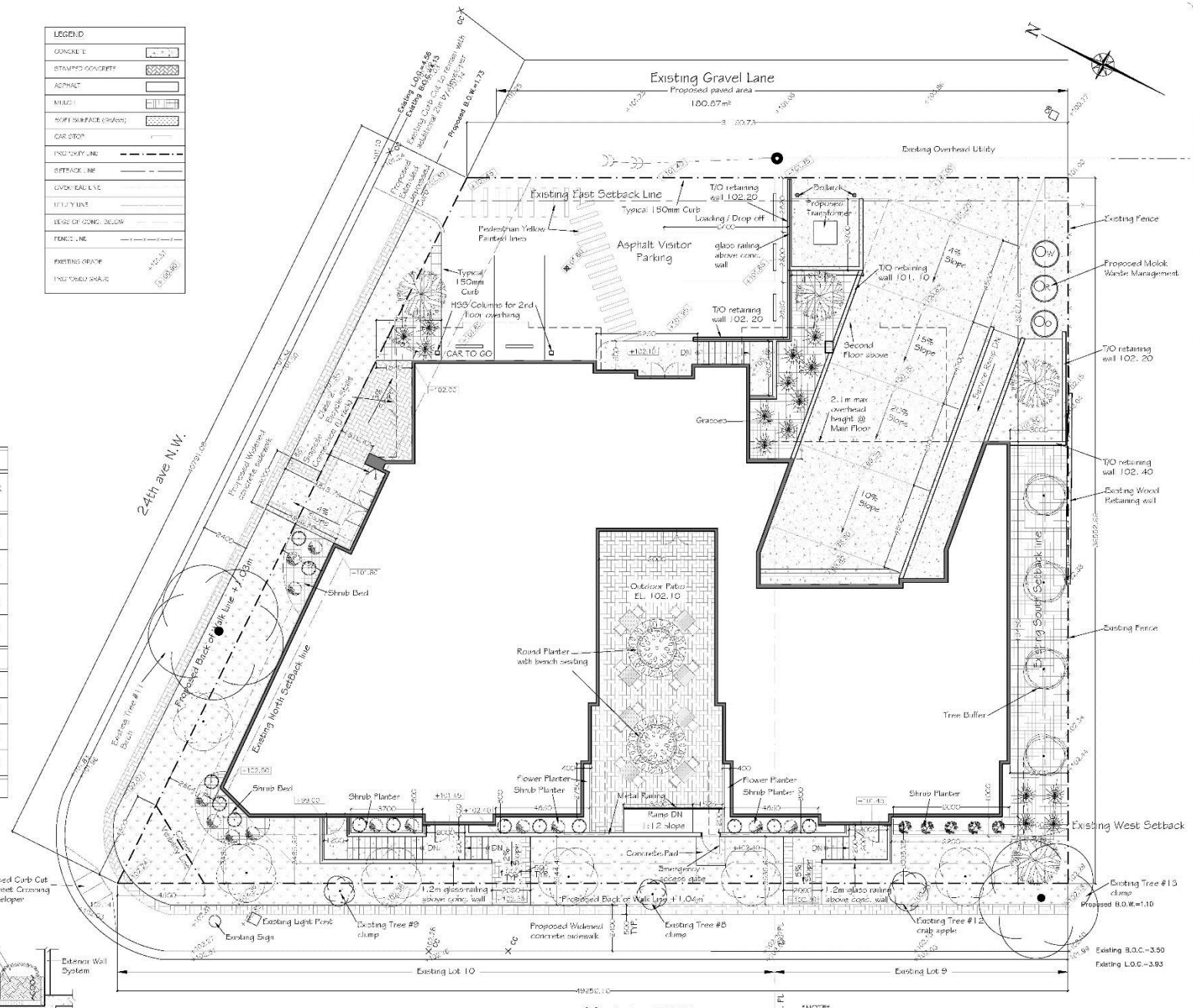
TOTAL DECIDUOUS SHRUBS PROVIDED 32 SHRUBS
TOTAL CONIFEROUS SHRUBS PROVIDED 12 SHRUBS
TOTAL PROVIDED SHRUBS 44 SHRUBS

TREE & SHRUB SCHEDULE						
SYMBOL	NEW	TYPE		HEIGHT	CANOPY	CALLIPER
		BOTANICAL	COMMON			
	6	FRAXINUS PENNSYLVANICA	GREEN ASH	3 m	3 m	85mm
	4	PIERIS FLUVENS	SUEC SPRUCE	4 m	2.5 m	85mm
	4	POPULUS TREMULA	SHAWDUS COLUMBIANA ASPEN	10 m	2 m	75mm
	2	MAULS PLUMBA	APPLE	4 m	3 m	85mm
TREE TOTAL	16	NOTE: ALL EXISTING TREES AND SHRUBS WITHIN FARGEL TO BE REMOVED				
	12	PRUNUS PENSILVANICA	BLOSSOM ALMOND	0.6 m	0.6 m	30mm
	12	JUNIPERUS SPP.	JUNIPER	0.6 m	0.6 m	30mm
	5	AVELANCHER AMERICANA	SASKATOON BERRY	0.6 m	0.6 m	30mm
	15	CALAMAGROSTIS ACUTIFOLIA	SEED GRASS	0.6 m	0.6 m	30mm
SHRUB TOTAL	44					



LEGEND

CONCRETE	
STAMPED CONCRETE	
ASPHALT	
MULCH	
SOFT SURFACE (GRASS)	
CAR STOP	
PROPOSED LINE	
SETBACK LINE	
OVERHEAD UTILITY	
UTILITY LINE	
EDGE OF CONC. SLAB	
TRUCK LINE	
EXISTING GRADE	
PROPOSED GRADE	



22nd street N.W.
A LANDSCAPE PLAN
 DP 1.3 Scale 1:100

NOTE
 Existing Trees within city setbacks to be removed
 See DP 3.3 (Building Sections) for green roof details
 See DP 2.4 (Fourth Floor Layout) for green roof and garden areas

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