



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
- 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 DP2022-07004

October 19, 2022

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: DP2022-07004

File Manager: ANTHONY PIRRI

Phone: 403-333-5548

eMail: Anthony.Pirri@calgary.ca

Address: 1018 MCDOUGALL RD NE

Legal: 0815793;10;2

Land Use Bylaw: 1P2007

L.U.D.: MU-1 f5.6h50

Community: BRIDGELAND/RIVERSIDE

Ward: 09

Application Description: Change of Use: Health Care Service

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: November 9, 2022

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.

SITE LEGEND
(REFER TO LANDSCAPE FOR BULKHEAD ELEVATION)

1	EXISTING CITY SIDE WALK
1a	NEW CITY SIDE WALK - AS PER THE CITY OF CALGARY ROADS CONSTRUCTION 2012 SS. CONCRETE SIDEWALK 311.07.00
2	EXISTING POWER POLE
3	EXISTING LAMP STANDARD
3a	LAMP STANDARD TO BE RELOCATED
3b	NEW LAMP STANDARD LOCATION
4	EXISTING STREET/STOP SIGN
4a	EXISTING SIGN TO BE RELOCATED
4b	NEW SIGN LOCATION
5	ASPHALT
6	CONCRETE - BROOM FINISH
6a	CONCRETE - DECORATIVE
7	PLANTERS (SEE LANDSCAPING DWGS)
7a	SOIL / LANDSCAPING (SEE LANDSCAPING DWGS)
8	BARRIER FREE PATHWAY: BROOM FINISH CONCRETE
9	PRINCIPAL ENTRANCE

10	NEW TREES
10a	EXISTING TREES TO BE MAINTAINED & PROTECTED
11	EXISTING POWER MANHOLES - ALL TREES TO BE LOCATED MIN. 1.5M AWAY FROM ENMAX UTILITIES/SERVICES
12	TRANSFORMER ON CONCRETE PAD
13	100 WIDE PAINTED PARKING LINES (WHITE)
14	BARRIER-FREE PARKING PAINTED ON CONCRETE
15	BARRIER-FREE PARKING SIGN MOUNTED ON WALL
16	CONCRETE SLAB APRON

17	CONCRETE PARKADE DRIVEWAY
18	VISITOR PARKING SIGN MOUNTED ON WALL
19	PARKADE OVERHEAD GARAGE DOOR (6100 X 2400)
20	LOADING STALL (3.1 X 7.2 X 4.3 M CLEARANCE ABOVE)
21	CLASS 2 (UN-SECURED) BEE BACKS ON CONCRETE PAD - REFER TO LANDSCAPE DRAWINGS
22	FIRE DEPARTMENT CONNECTIONS (SIAMSES)
23	W&R OVERHEAD GARAGE DOOR (3000 X 2100)
24	OUTLINE OF BUILDING ABOVE
25	BOLLARD (SEE DETAIL 2-A1.2)

26	GLASS / BLACK METAL RAILING - BARRIER FREE RAMP
27	RESTAURANT OUTDOOR PATIO SPACE - DECORATIVE CONCRETE REFER TO LANDSCAPE DRAWINGS L10
28	PULL BOX AND CLEARANCES
29	DECORATIVE AGGREGATE - REFER TO LANDSCAPE
30	STREET FURNITURE - REFER TO LANDSCAPE
31	CALGARY FIRE DEPARTMENT APPROVED LOCKBOX
32	CONCRETE PAD (FOR BENCH) - BROOM FINISHED - AS PER THE CITY OF CALGARY ROADS CONSTRUCTION 2012 SS. CONCRETE SIDEWALK 311.07.00

33	BENCHES - AS PER THE CITY OF CALGARY PARKS 2018 DEVELOPMENT GUIDELINES: 7.4.3.3 BENCH
34	UNDERGROUND SERVICES - MAINTAIN MIN. 2.5M TO TPOC, TREES
35	LANDSCAPING: REFER TO LANDSCAPING DRAWINGS
36	CORNER CURB BUILT BY DEVELOPER TO CITY OF CALGARY STANDARDS
37	PROPOSED CANOPY SIGNAGE
38	PROPOSED FASCIA SIGNAGE
39	PROPOSED TEMPORARY SIGNAGE
40	PROPOSED WINDOW SIGNAGE

PROJECT INFORMATION

SITE ADDRESS: 78 9th St NE & 1038 McDougall Road NE
 LEGAL ADDRESS: Lot 2, Block 10, Plan 081 5793
 PROPOSED ZONING: MU-1H20F5.6
 SITE AREA: 4150m² (0.415 Ha)
 NUMBER OF UNITS: 335 UNITS
 DENSITY: 807 UPH
 DP APPROVED: DP2018-3108
 COVERAGE: 29.43.8m²

PROPOSED GROSS FLOOR AREA:

LEVEL 3: 1525 m²
 LEVEL 4: 1723 m²
 LEVEL 5: 1300 m²
 LEVEL 6-17: 1472 m² x 12 LEVELS = 17726.4 m²
 LEVEL 18: 770.6 m²
 MECH. 12: 35
TOTAL: 23 077.9m² (248 408.5 sq ft)
FAK: 5.541 (5.4)

GENERAL NOTES

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REVISIONS

Number	Date (yy/mm/dd)	Description
8	2017-02-19	ISSUED FOR EXCAVATION TENDER PHASE 1
9	2017-02-21	ISSUED TO CITY OF CALGARY FOR REVISED TRANSFORMER LOCATION
10	2017-02-27	ISSUED FOR PARTIAL BUILDING PERMIT REVISION 1
11	2017-03-06	ISSUED FOR PARTIAL BUILDING PERMIT REVISION 1
12	2017-03-29	ISSUED FOR BUILDING PERMIT
13	2017-04-10	ISSUED FOR REVIEW
15	2017-05-15	ISSUED FOR RUCR REVIEW
16	2017-07-04	ISSUED FOR 99% DRAWINGS
17	2017-07-12	ISSUED FOR CONSTRUCTION PHASE 1
18	2017-07-11	ISSUED FOR REVISED DP
19	2017-09-04	ISSUED FOR NEW DP
20	2017-09-24	ISSUED FOR REVISED BP
21	2017-10-28	ISSUED FOR LAND USE AMENDMENT
22	2017-11-29	ISSUED FOR NEW DP
24	2020-03-24	ISSUED FOR BUILDING PERMIT PHASE 2
26	2020-05-01	ISSUED FOR TENDER
28	2020-05-28	ISSUED FOR CONSTRUCTION PHASE 2
36	2020-07-02	ISSUED AS CONSOLIDATED SET
47	2020-10-08	ISSUED FOR NEW DP
49	2020-10-19	ISSUED FOR SIGNAGE DP
58	2020-12-02	ISSUED FOR DTR#1
68	2021-02-16	ISSUED FOR REVISED BP



SITE PLAN LEGEND

- 1046.26 DESIGN ELEVATION
- 1046.28 EXISTING ELEVATION
- 2% SLOPE DOWN
- FIRE HYDRANT

PERMIT TO PRACTICE

CASOLA KOPPE ARCHITECTS LTD.
 PERMIT NO. AC 10349
 ISSUED PURSUANT TO THE ARCHITECTS ACT OF ALBERTA



ARCHITECT

casola koppe
 ARCHITECTS

PROJECT NAME AND ADDRESS

78 9th St NE & 55 9A St NE
 (Lot 2, Block 10, Plan 081 5793)

DRAWING

SITE PLAN

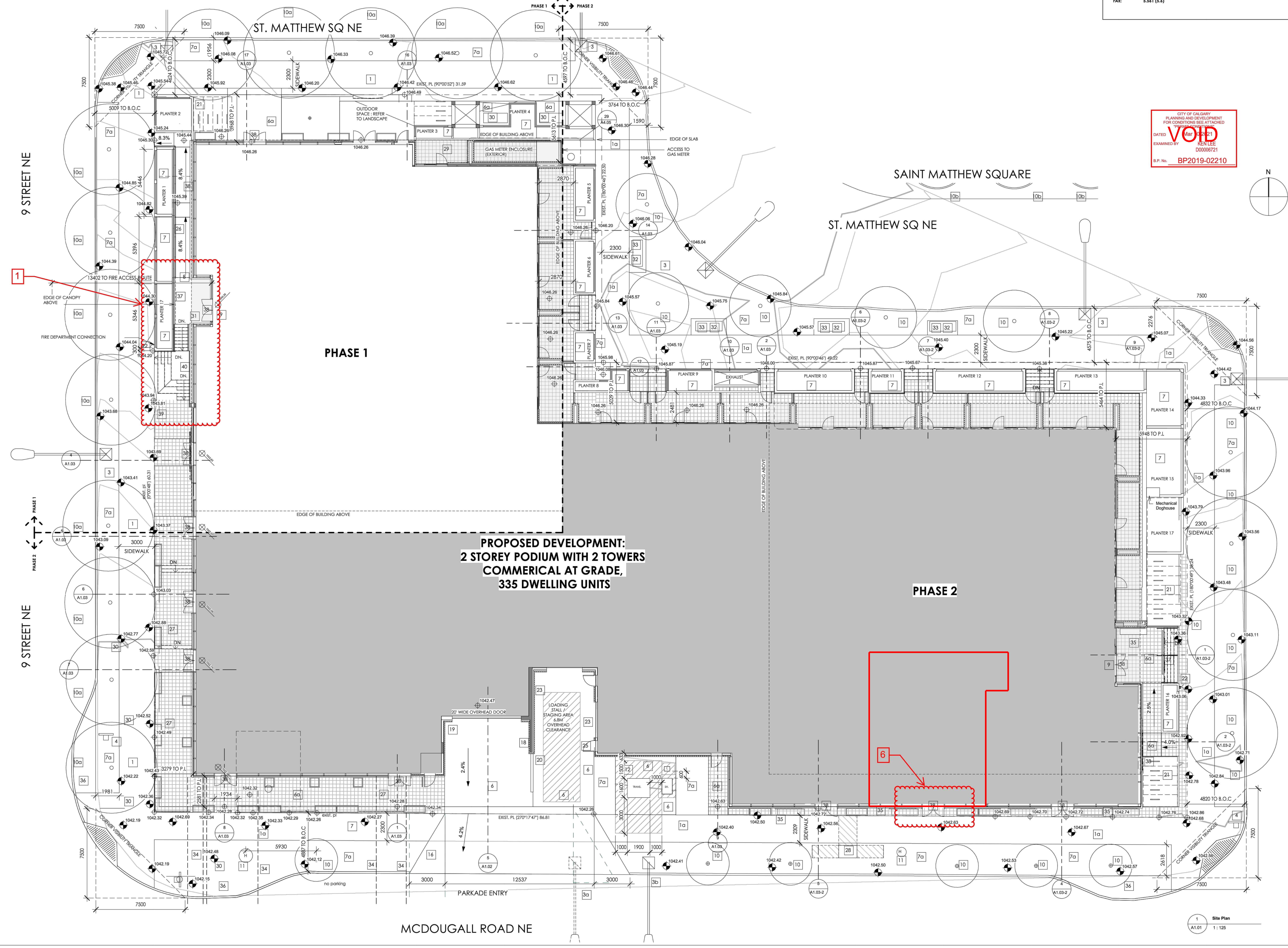
DRAWN BY: SM JOB NO.: 1720 Building Permit #

CHECKED BY: TC SHEET

ISSUE DATE (yy/mm): 2019/07

SCALE: AS NOTED

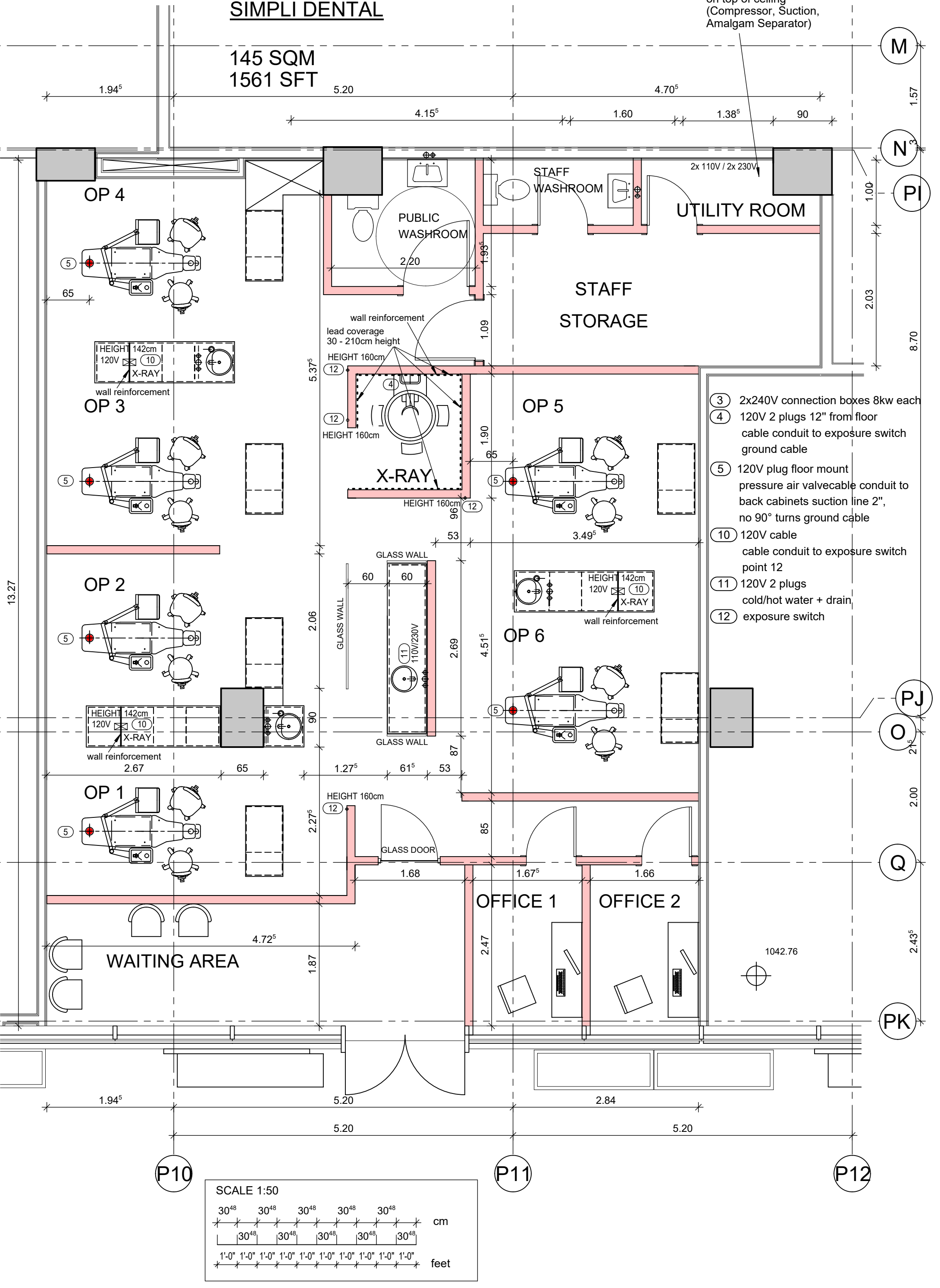
A1.01



CRU #7B
SIMPLI DENTAL

145 SQM
1561 SFT

③ on top of ceiling
(Compressor, Suction,
Amalgam Separator)



- ③ 2x240V connection boxes 8kw each
- ④ 120V 2 plugs 12" from floor cable conduit to exposure switch ground cable
- ⑤ 120V plug floor mount pressure air valve cable conduit to back cabinets suction line 2", no 90° turns ground cable
- ⑩ 120V cable cable conduit to exposure switch point 12
- ⑪ 120V 2 plugs cold/hot water + drain
- ⑫ exposure switch

