

72 AVENUE

CHARIS ISLAND WAY

CHARIS VILLAGE DRIVE

AMENITY BLDG.

PARK

GAZEBO

LTC-1

IL-1

IL-2

IL-3

AL-1

Phase-1A (Summer 2020)

Phase-1B (Summer 2022)

Phase-1C (Summer 2024)

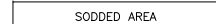
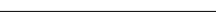
Phase-1D (Summer 2026)

HERR PROMENADE

CALGARY & EDMONTON TRAIL

Henner's Pond

NOTE: ALL REQUIREMENTS OF THE CITY'S LAND USE BYLAW (VEHICLE PARKING, BICYCLE PARKING, LOCATION OF LOADING SPACE AND CARGO DISPOSAL AREA(S), AND LANDSCAPING REQUIREMENTS) WILL BE MET FOR EACH PHASE OF DEVELOPMENT TO THE SATISFACTION OF THE DEVELOPMENT AUTHORITY.

SITE DATA:				DENSITY:				SETBACKS:				SITE PLAN LEGEND:																																																					
CIVIC ADDRESS:		7200 72 AVENUE		COVERAGE:				FRONT		DUPLEXES		IL-1		 DENOTES PROPERTY LINE																																																			
LEGAL ADDRESS:		LOT 4, BLOCK 12, PLAN 182 1536		<table border="1"> <thead> <tr> <th>USE:</th><th># OF UNITS</th><th>BLDG. AREA</th><th>GFA</th></tr> </thead> <tbody> <tr> <td>DUPLEXES (D1 TO D14)</td><td>28</td><td>258 X 14 = 3612</td><td>516 X 14 = 7224</td></tr> <tr> <td>INDEPENDENT LIVING (IL-1 TO IL-3)</td><td>146</td><td></td><td></td></tr> <tr> <td>INDEPENDENT LIVING IL-1</td><td>46</td><td>1482</td><td>1482 X 4 = 5928</td></tr> <tr> <td>INDEPENDENT LIVING IL-2</td><td>50</td><td>1879</td><td>1879 X 4 = 7516</td></tr> <tr> <td>INDEPENDENT LIVING IL-3</td><td>50</td><td>1879</td><td>1879 X 4 = 7516</td></tr> <tr> <td>ASSISTED LIVING (AL-1)</td><td>100</td><td>2309</td><td>2309 X 4 = 9236</td></tr> <tr> <td>LONG TERM CARE (LTC-1)</td><td>120</td><td>2620</td><td>2620 X 3 = 7860</td></tr> <tr> <td>AMENITY BLDG.</td><td></td><td>870</td><td>870 X 2 = 1740</td></tr> <tr> <td></td><td>394 UNITS</td><td>14651</td><td>47020</td></tr> </tbody> </table>		USE:	# OF UNITS	BLDG. AREA	GFA	DUPLEXES (D1 TO D14)	28	258 X 14 = 3612	516 X 14 = 7224	INDEPENDENT LIVING (IL-1 TO IL-3)	146			INDEPENDENT LIVING IL-1	46	1482	1482 X 4 = 5928	INDEPENDENT LIVING IL-2	50	1879	1879 X 4 = 7516	INDEPENDENT LIVING IL-3	50	1879	1879 X 4 = 7516	ASSISTED LIVING (AL-1)	100	2309	2309 X 4 = 9236	LONG TERM CARE (LTC-1)	120	2620	2620 X 3 = 7860	AMENITY BLDG.		870	870 X 2 = 1740		394 UNITS	14651	47020	<table border="1"> <thead> <tr> <th>USE:</th><th># OF UNITS</th></tr> </thead> <tbody> <tr> <td>DUPLEXES (D1 TO D14)</td><td>28</td></tr> <tr> <td>INDEPENDENT LIVING (IL-1 TO IL-3)</td><td>146</td></tr> <tr> <td>ASSISTED LIVING (AL-1)</td><td>100</td></tr> <tr> <td>LONG TERM CARE (LTC-1)</td><td>120</td></tr> <tr> <td>AMENITY BLDG.</td><td></td></tr> <tr> <td></td><td>394 UNITS</td></tr> </tbody> </table>		USE:	# OF UNITS	DUPLEXES (D1 TO D14)	28	INDEPENDENT LIVING (IL-1 TO IL-3)	146	ASSISTED LIVING (AL-1)	100	LONG TERM CARE (LTC-1)	120	AMENITY BLDG.			394 UNITS	REAR		 DENOTES SETBACK LINE	
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SITE AREA:		3.90 HA 1.65 HA 5.55 HA		14513 sm/ 55500 sm = 26%		394 UNITS/5.55HA = 71 UNITS/HA		FLANKING SIDE		 MAIN ROAD CURB & SIDEWALK																																																							
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JULY 23, 2018
REV. AUGUST 9, 2018

Phase 1 Site Plan Scale: 1:300

PHASE 1 – SITE DATA:

CIVIC ADDRESS: 7200 72 AVENUE
LEGAL ADDRESS: LOT 4, BLOCK 12, PLAN 182 1536

SITE AREA: 1.65 HA (LOT 5)

COVERAGE:

USE:	# OF UNITS	BLDG. AREA (sm)	GFA (sm)
DUPLEXES (D1 TO D14)	20	258 X 10 = 2580	516 X 10 = 5160
INDEPENDENT LIVING (IL-1)	46	1482	1482 X 4 = 5928
	66 UNITS	4062	11088

3952 sm/ 16500 sm = 24%

DENSITY:

USE:	# OF UNITS
DUPLEXES (D1 TO D10)	20
INDEPENDENT LIVING (IL-1)	46

11088 sm/ 16500 sm = .67 66 UNITS / 1.65 HA = 40 UNITS/HA

SETBACKS:

	DUPLEXES	IL-1
FRONT		
REQUIRED:	6.0m	7.5m
PROPOSED:	7.5m	9.0m
REAR		
REQUIRED:	7.5m	9.0m
PROPOSED:	7.5m	9.0m
FLANKING SIDE		
REQUIRED:	2.75m	3.5m
PROPOSED:	7.5m	9.0m

DUPLEX DATA:

GFA:

UNIT A-1	GFA(sm)	UNIT B-1	GFA(sm)	
BASEMENT	137	1475sf	121	1300sf
GRD FLOOR	137	1475sf	121	1300sf
	274	2950sf	242	2600sf

UNIT MIX:

	2-BED + DEN	3-BED + DEN
UNIT A-1	10	
UNIT B-1		10
	20	10

PARKING: REQUIRED: 2 PER UNIT
PROVIDED: UNIT A-1: 2 GARAGE AND 1 DRIVEWAY = 3
UNIT B-1: 1 GARAGE AND 1 DRIVEWAY = 2

HEIGHT: PERMITTED: 10m
PROPOSED: 7.5m

IL-1 DATA:

GFA:

	GFA(sm)
GRD FLOOR	1482
2ND FLOOR	1470
3RD FLOOR	1470
4TH FLOOR	1470
	5892

PKG. GARAGE 1786 19223sf

UNIT MIX:

	1-BED + DEN	2-BED + DEN	2-BED + DEN
GRD FLOOR	2	5	3
2ND FLOOR	2	7	3
3RD FLOOR	2	7	3
4TH FLOOR	2	7	3
	46	8	26

UNIT GFA::

	1-BED + DEN	2-BED + DEN	2-BED + DEN
UNIT A (8)			1379 sf
UNIT B (8)		1157 sf	
UNIT C (4)		1106sf	
UNIT D1 (8)		1140 sf	
UNIT D2 (7)			1235 sf
UNIT E (8)	913 sf		
UNIT F (3)		1060 sf	
	(46)		

HEIGHT: PERMITTED: 4 STY/15.25m
PROPOSED: 4 STY/15.25m

PARKING:

PARKING REQUIRED	
8 1-BED	8 x 1 = 8
38 2-BED	38 x 1.5 = 57
VISITOR	46/5 = 9
	74

PARKING PROVIDED:

U/G	46
SURFACE	28
	74

SITE PLAN LEGEND:

	DENOTES PROPERTY LINE		EXT'G. GRADE
	DENOTES SETBACK LINE		PROPOSED GRADE
	MAIN ROAD CURB & SIDEWALK		EXISTING HYDRO POLE
	U/G WALKWAYS		LIGHT STANDARD
			EXISTING FIRE HYDRANT
			PARK BENCH
			PROPOSED TREES & BUSHES





Interior Site Section 'A' (S-View) Scale: 1/16"=1'-0"



Site Section 'B' along Charis Village Drive (W-View) Scale: 1/16"=1'-0"



Site Section 'C' along 72 Avenue (N-View) Scale: 1/16"=1'-0"



Parking Plan

Scale: nts

VEHICLE PARKING CALCULATIONS:		IL-1 (46 UNITS):	IL-2 (50 UNITS):	IL-3 (50 UNITS):	LTC-1 (120 BEDS):	AL-1 (100 UNITS):	AMENITY BUILDING:	DUPLEXES (D-1 TO D14):
		REQUIRED: 1/1 BEDROOM X 8 = 8 1.5/2 BEDROOM X 38 = 57 46/5 VISITOR = 9 74 SPACES PROVIDED: U/G - BELOW BUILDING = 47 SURFACE = 18 VISITOR - SURFACE = 9 74 SPACES	REQUIRED: 1/1 BEDROOM X 10 = 10 1.5/2 BEDROOM X 40 = 60 50/5 VISITOR = 10 80 SPACES PROVIDED: U/G - BELOW BUILDING = 50 AMENITY PARK LOT = 20 VISITOR - SURFACE = 10 80 SPACES	REQUIRED: 1/1 BEDROOM X 10 = 10 1.5/2 BEDROOM X 40 = 60 50/5 VISITOR = 10 80 SPACES PROVIDED: U/G - BELOW BUILDING = 50 AMENITY PARK LOT = 20 VISITOR - SURFACE = 10 80 SPACES	REQUIRED: MIN. 2 1/3 BEDS X 120 = 40 1/STAFF X 30 = 30 72 SPACES PROVIDED: U/G - BELOW BUILDING = 77 VISITOR - SURFACE = 11 88 SPACES	REQUIRED: MIN. 2 1/3 BEDS X 100 = 33 1/STAFF X 25 = 25 60 SPACES PROVIDED: U/G - BELOW BUILDING = 66 VISITOR - SURFACE = 20 86 SPACES	REQUIRED: SITE RESIDENT USE = 0 PROVIDED: SURFACE = 11 11 SPACES	REQUIRED PER DUPLEX: 2/DWELLING UNIT X 2 = 4 PROVIDED PER DUPLEX: GARAGE = 3 SURFACE = 3 6 SPACES
BYCYCLE PARKING CALCULATIONS:		IL-1 (46 UNITS):	IL-2 (50 UNITS):	IL-3 (50 UNITS):	LTC-1 (120 BEDS):	AL-1 (100 UNITS):	AMENITY BUILDING:	DUPLEXES (D-1 TO D14):
		REQUIRED: 1/UNIT X 4 = 4 11 15 SPACES PROVIDED: SURFACE @ ENTRY = 5 U/G - BELOW BUILDING = 10 15 SPACES	REQUIRED: 1/UNIT X 4 = 4 12 16 SPACES PROVIDED: SURFACE @ ENTRY = 6 U/G - BELOW BUILDING = 10 16 SPACES	REQUIRED: 1/UNIT X 4 = 4 12 16 SPACES PROVIDED: SURFACE @ ENTRY = 6 U/G - BELOW BUILDING = 10 16 SPACES	REQUIRED: 1/UNIT X 4 = 4 29 33 SPACES PROVIDED: SURFACE @ ENTRY = 6 U/G - BELOW BUILDING = 27 33 SPACES	REQUIRED: 1/UNIT X 4 = 4 24 28 SPACES PROVIDED: SURFACE @ ENTRY = 6 U/G - BELOW BUILDING = 22 28 SPACES	REQUIRED: 1/200sqm (1740/200) = 9 PROVIDED: SURFACE @ ENTRY = 12	NOT APPLICABLE

SITE PLAN LEGEND:

- DENOTES PROPERTY LINE
- DENOTES SETBACK LINE
- STODDED AREA
- MAIN ROAD CURB & SIDEWALK
- PRIVATE ADJACENT ROAD
- U/G WALKWAYS

97.5' ± 100.00

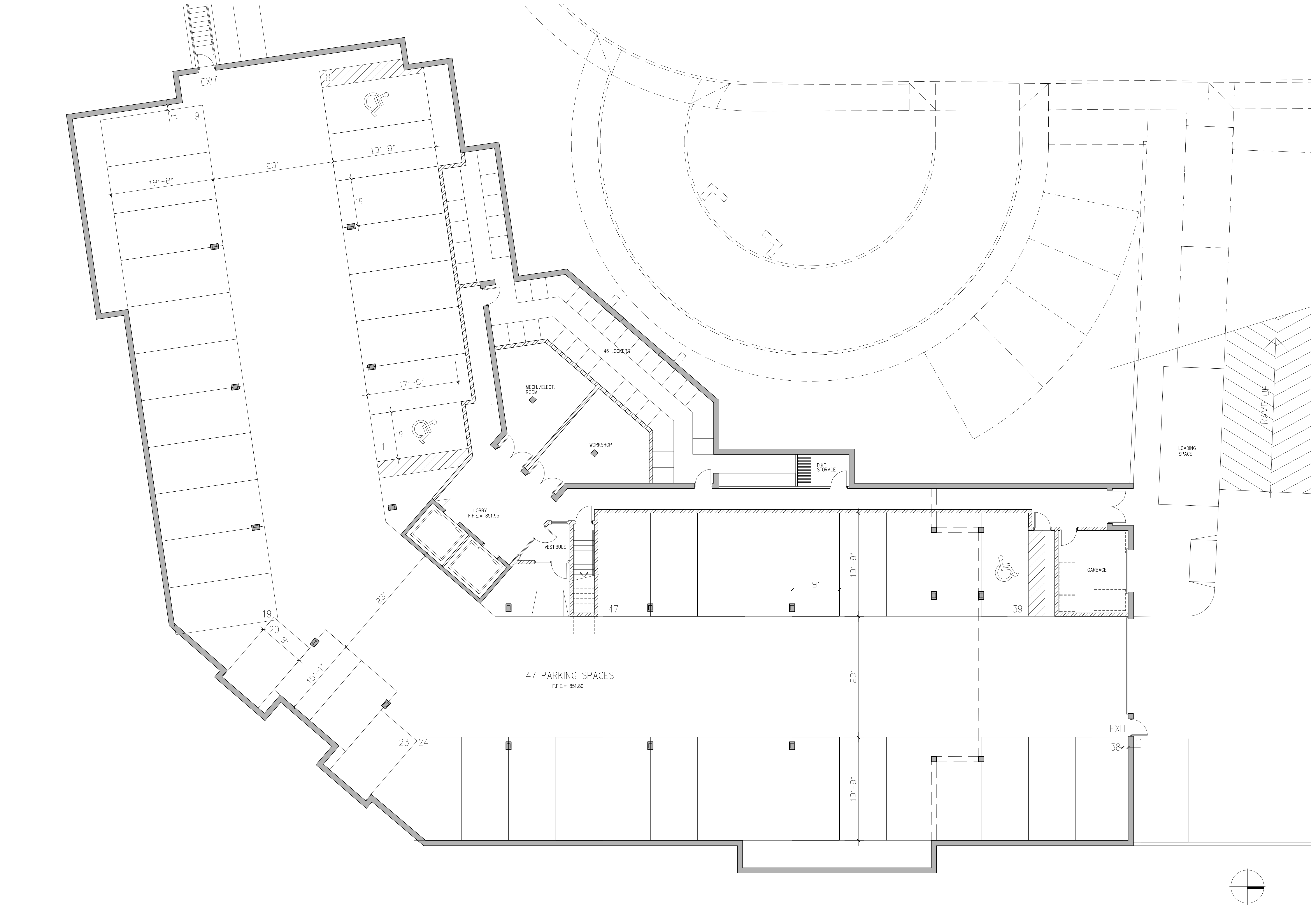
- EXT'G. GRADE
- PROPOSED GRADE
- EXISTING HYDRO POLE
- LIGHT STANDARD
- EXISTING FIRE HYDRANT
- PARK BENCH
- PROPOSED TREES & BUSHES

Charis Village

Charis Village Housing Society



L-1
A02.1



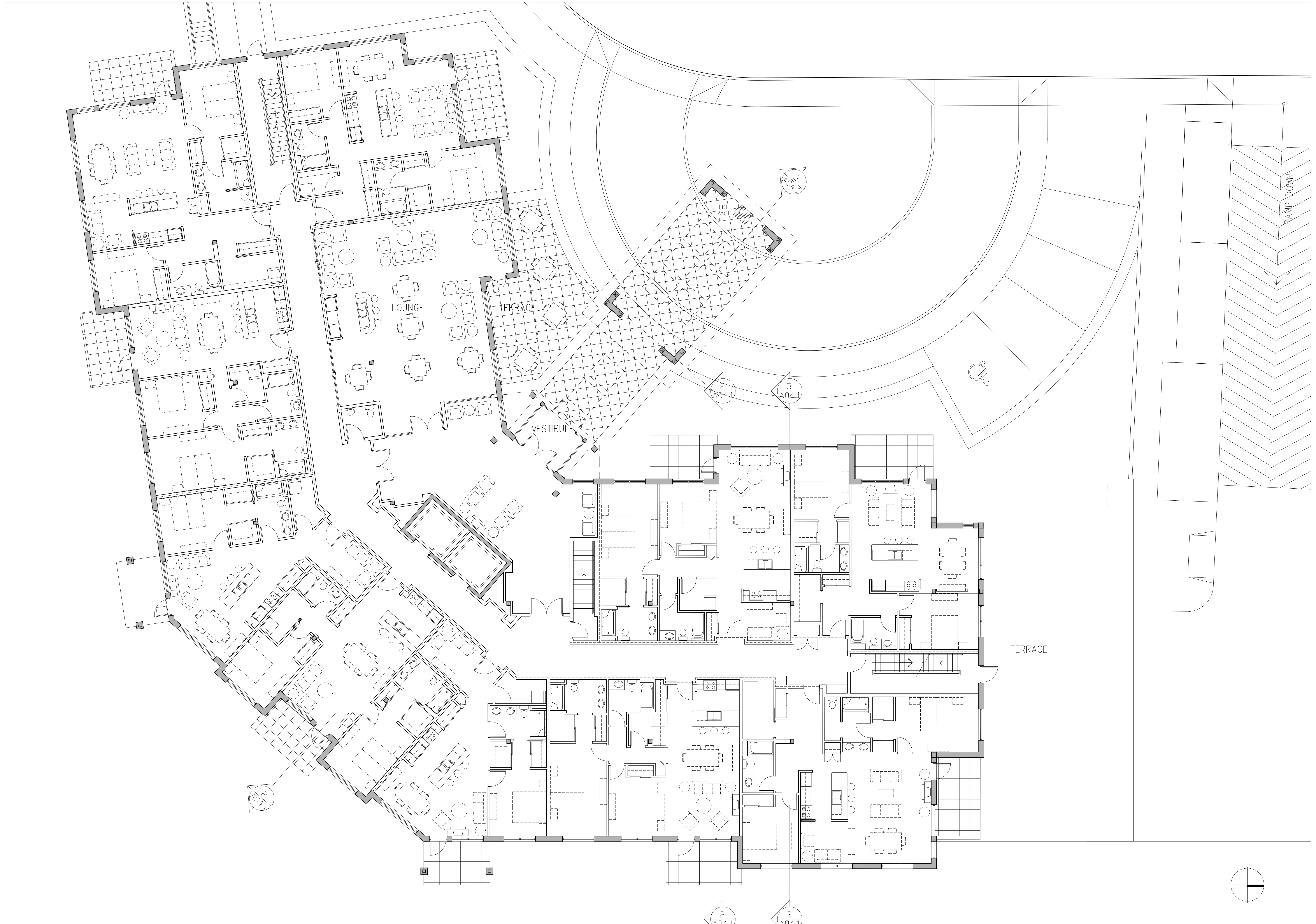
U/G Parking Garage Plan

Charis Village Lacombe AL

Charis Village Housing Society



IL-1
A02.2

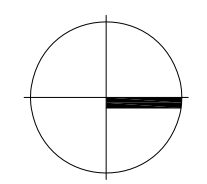
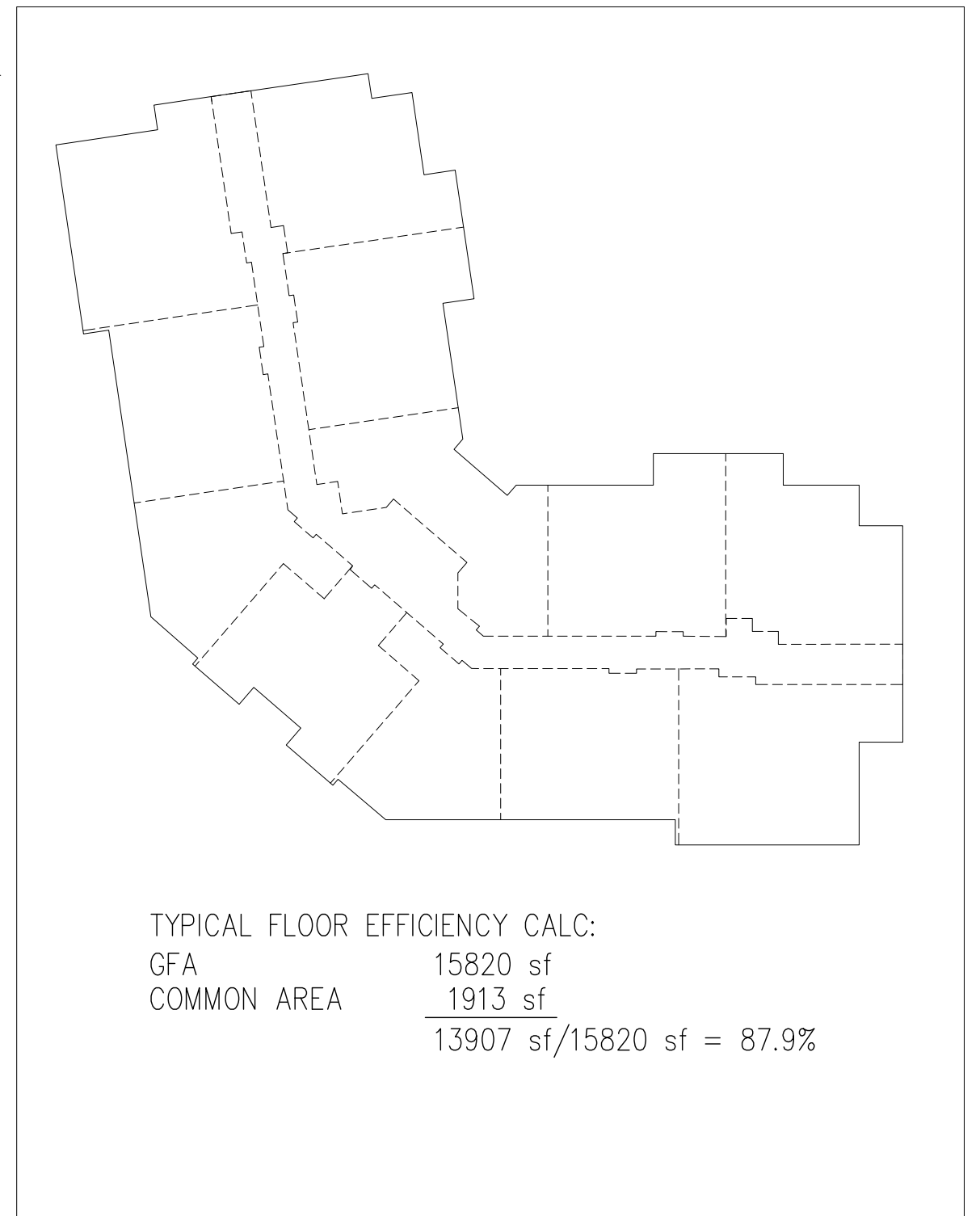


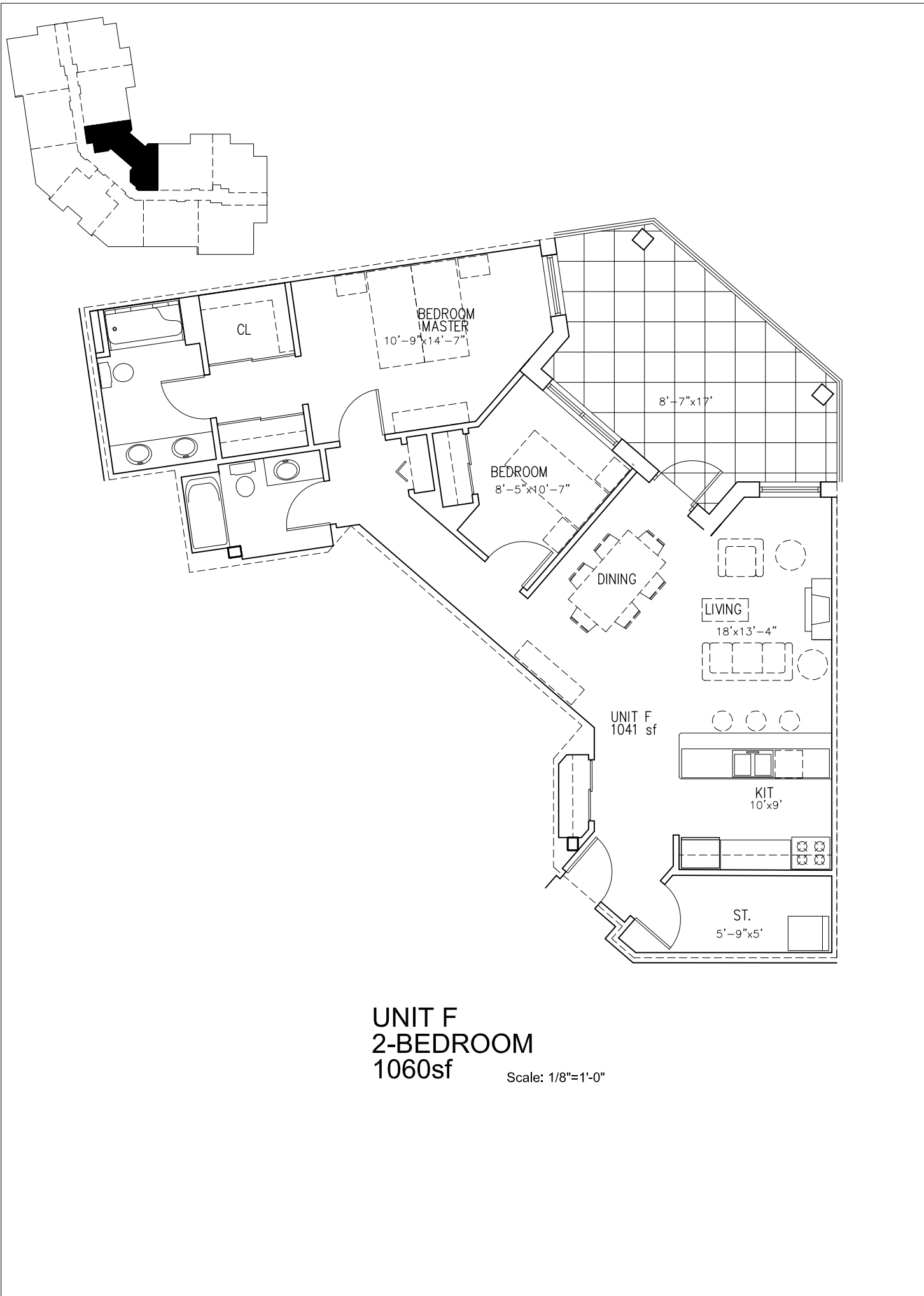
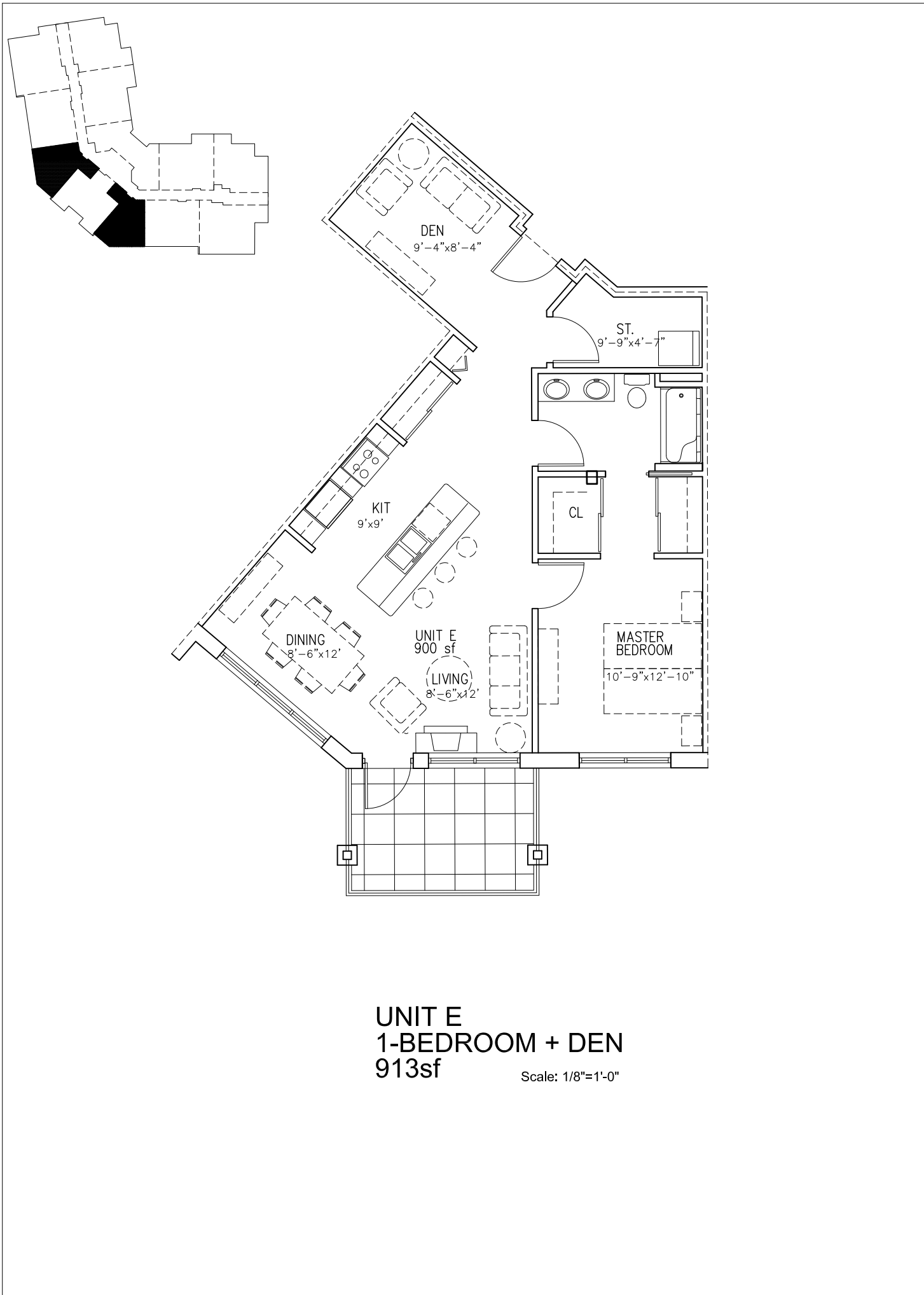
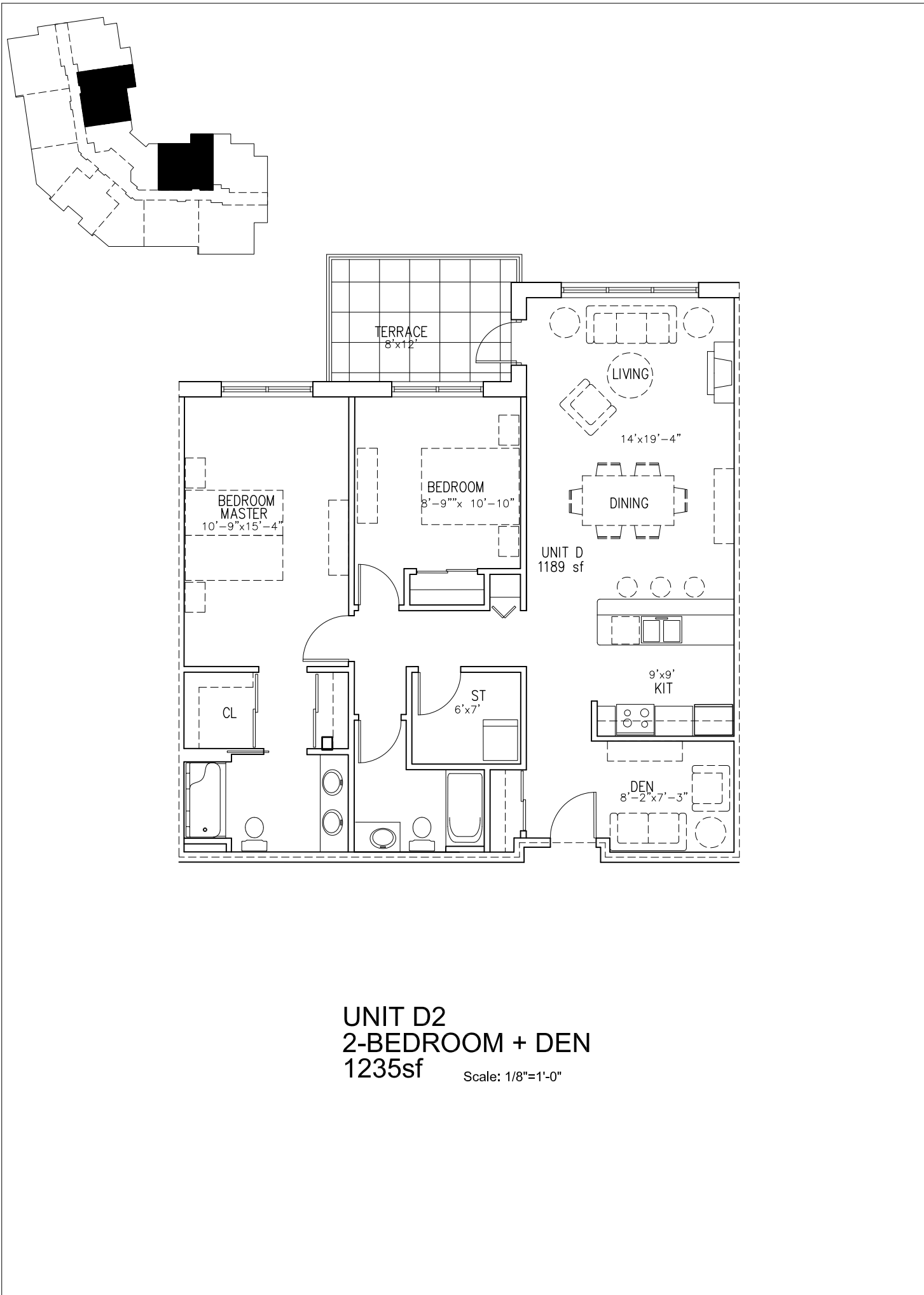
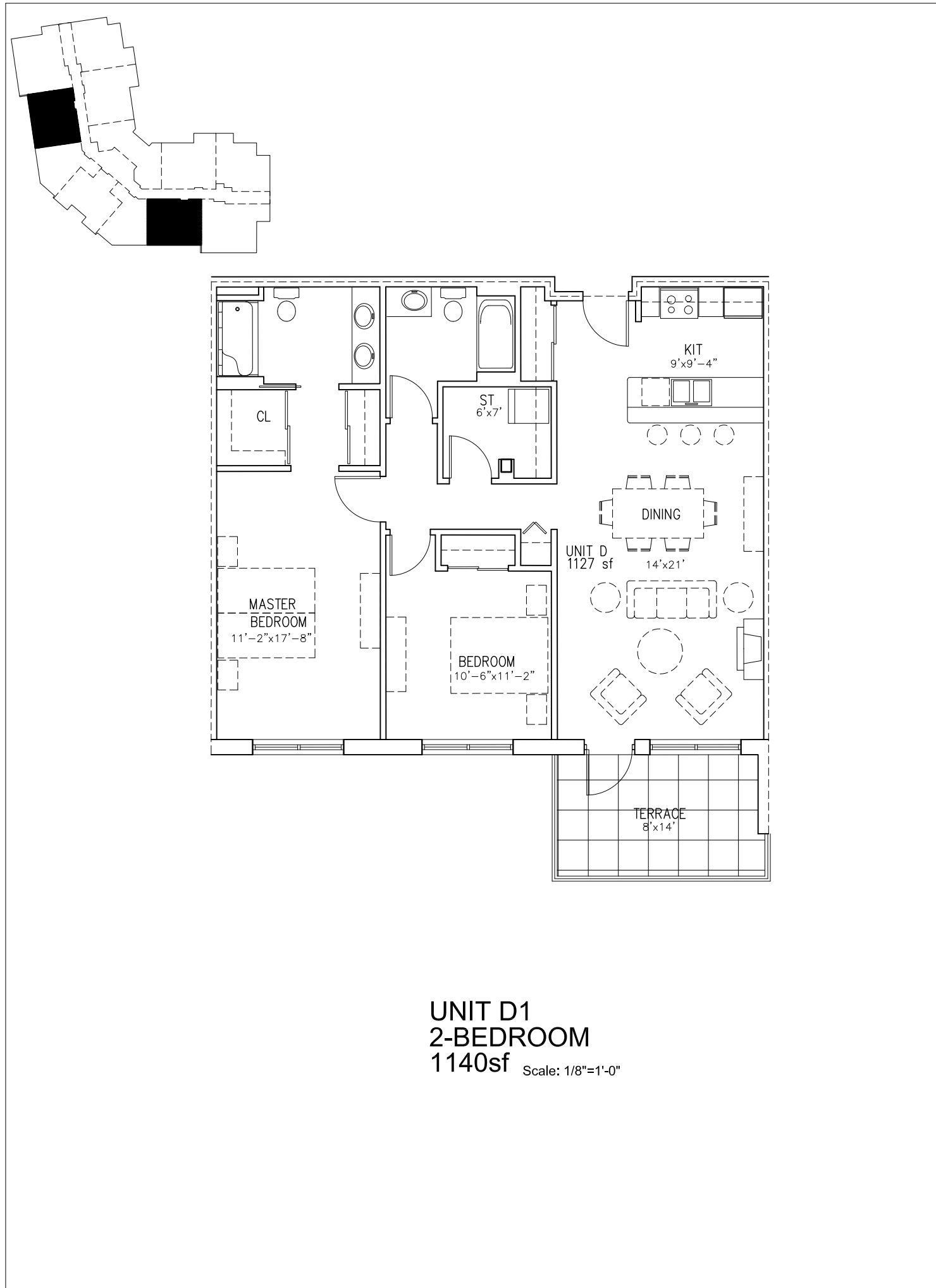
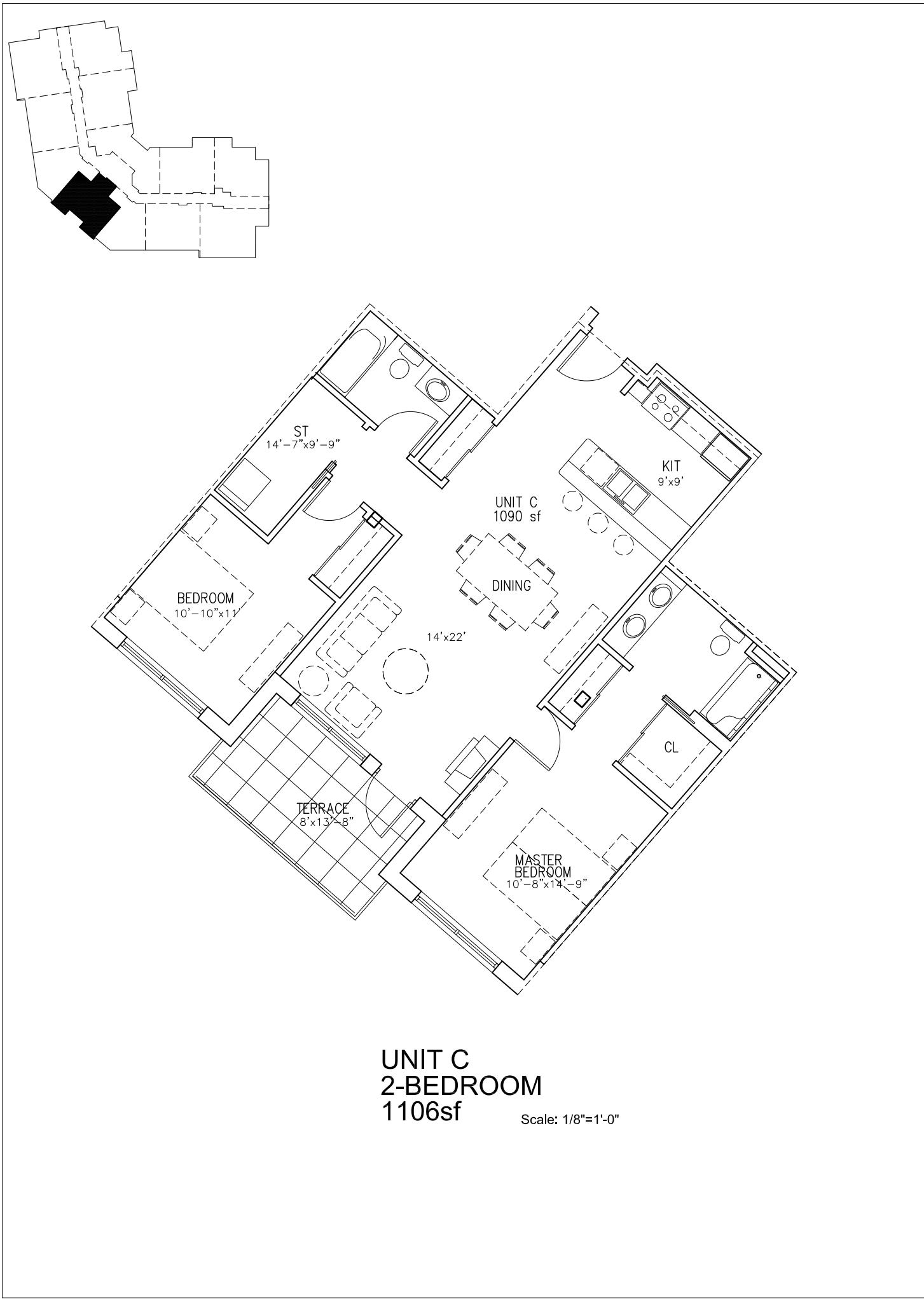
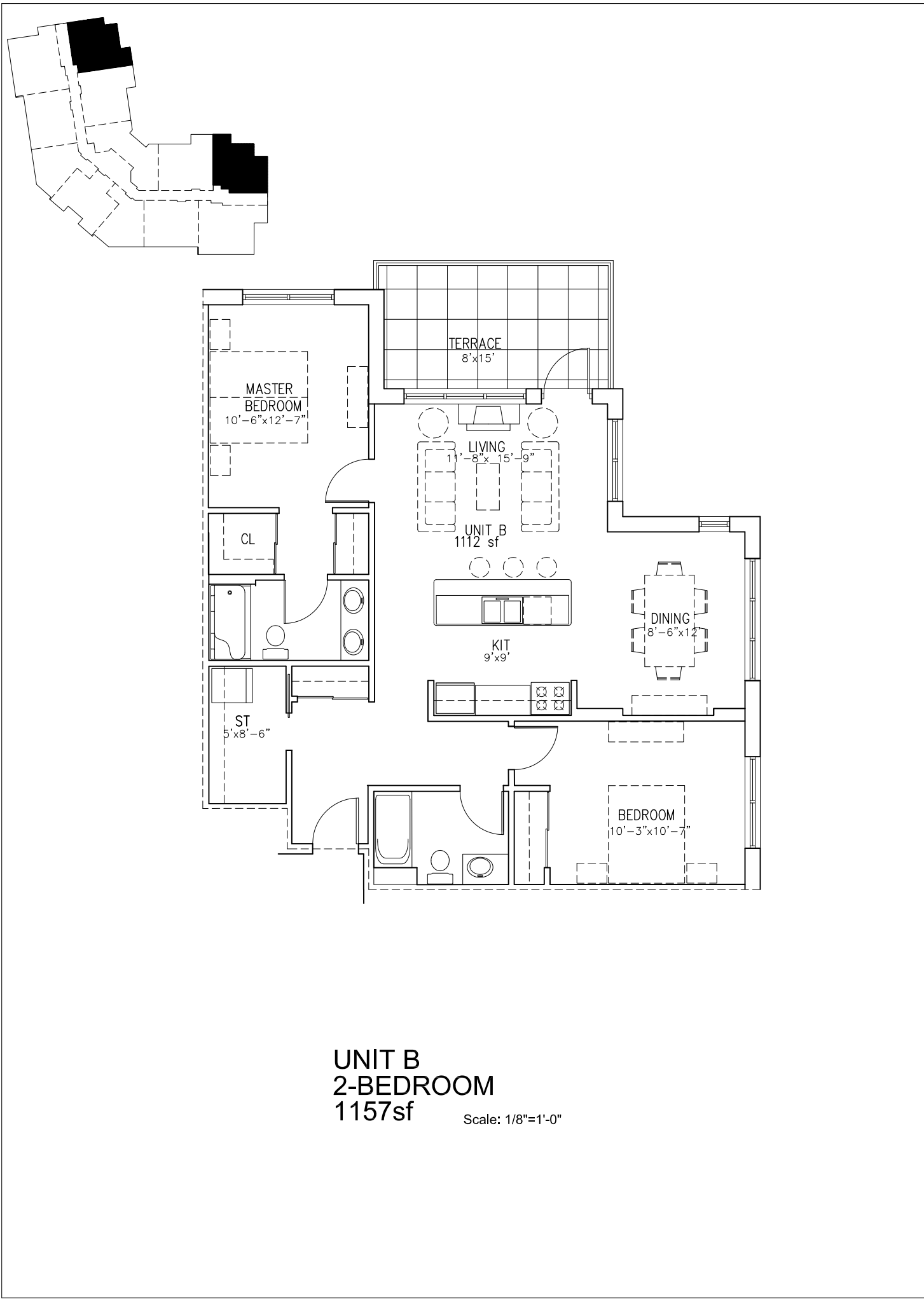
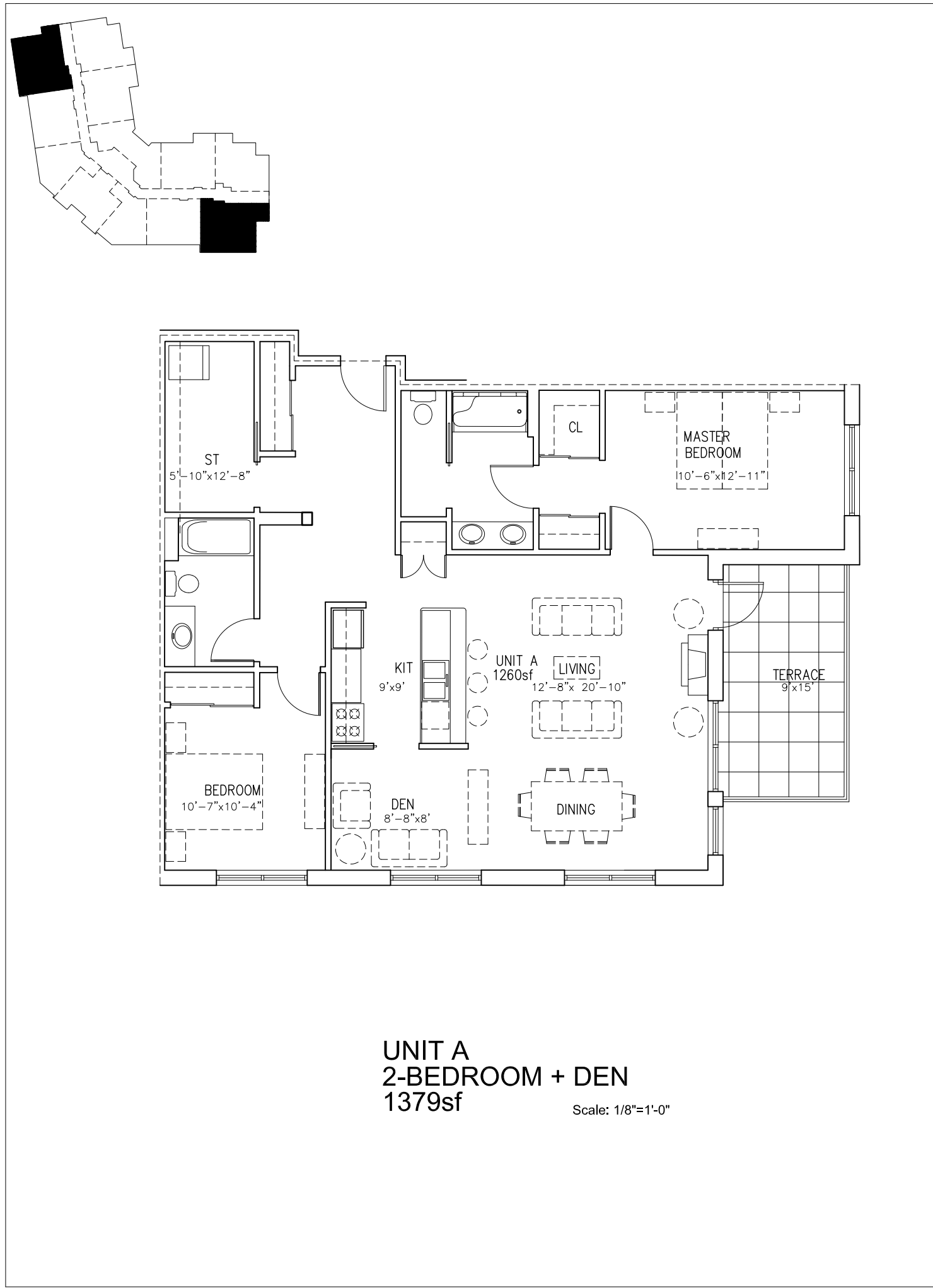
Charis Village Lacombe AL

Charis Village Housing Society

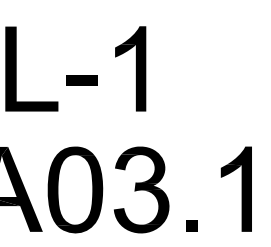


IL-1
A02.3





Unit Plans Scale: 1/8"=1'-0"





East Elevation Scale: 1/8"=1'-0"



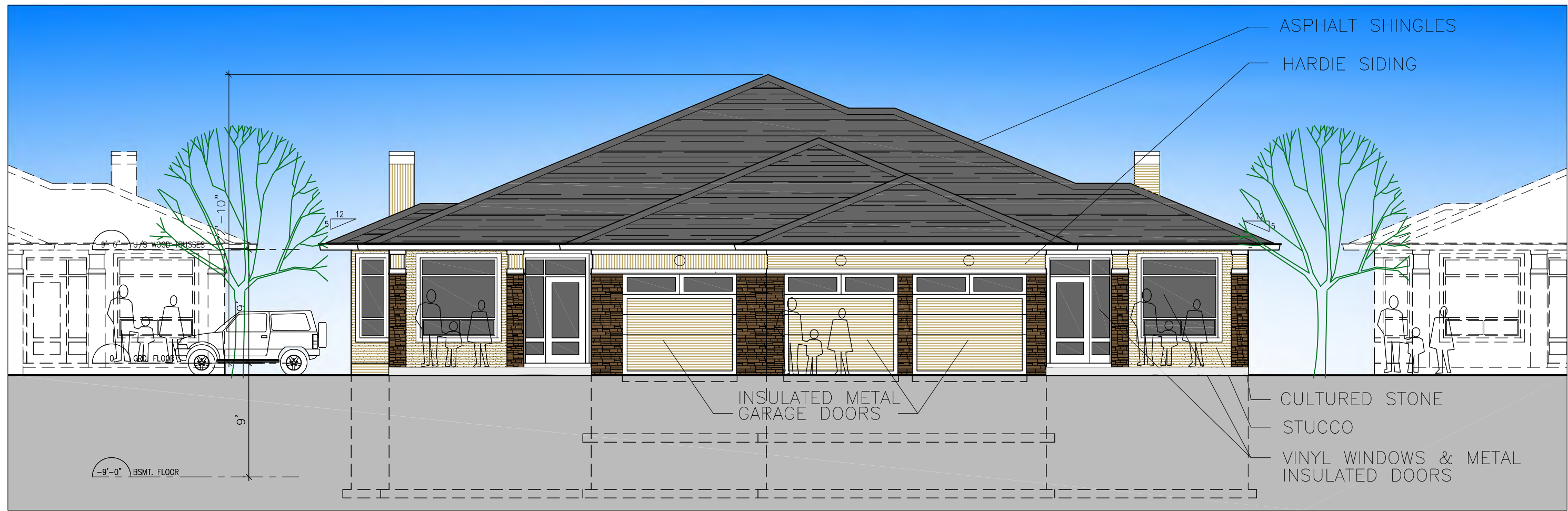
South Elevation Scale: 1/8"=1'-0"

Charis Village Lacombe AL

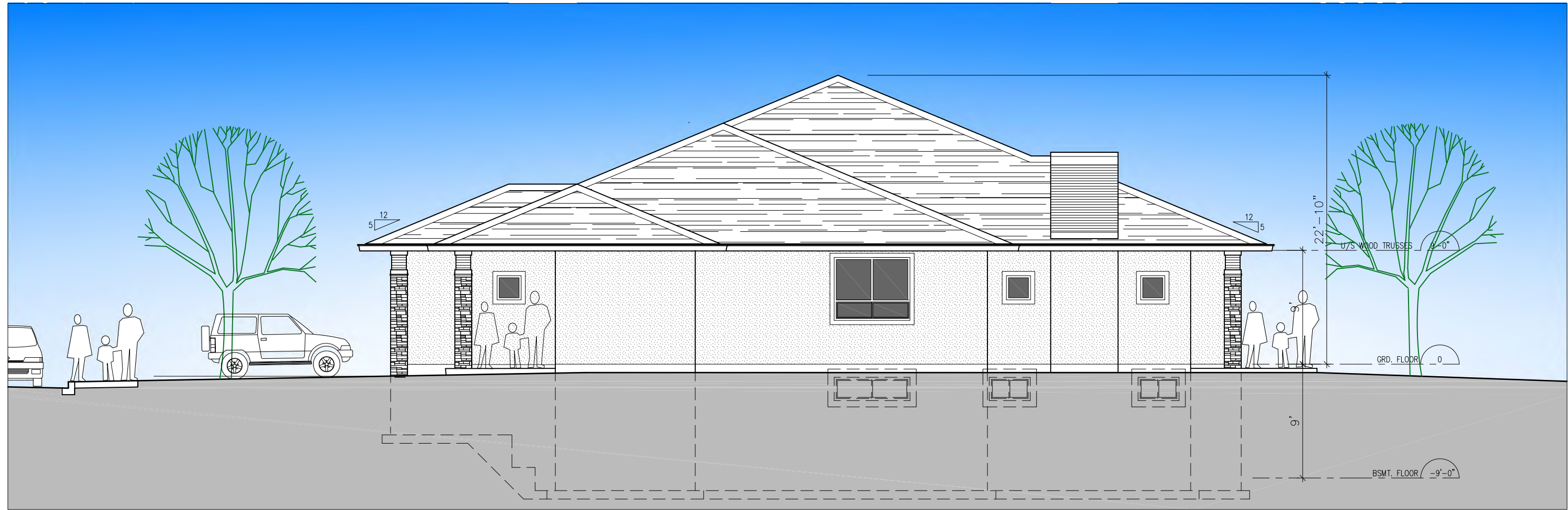
Charis Village Housing Society



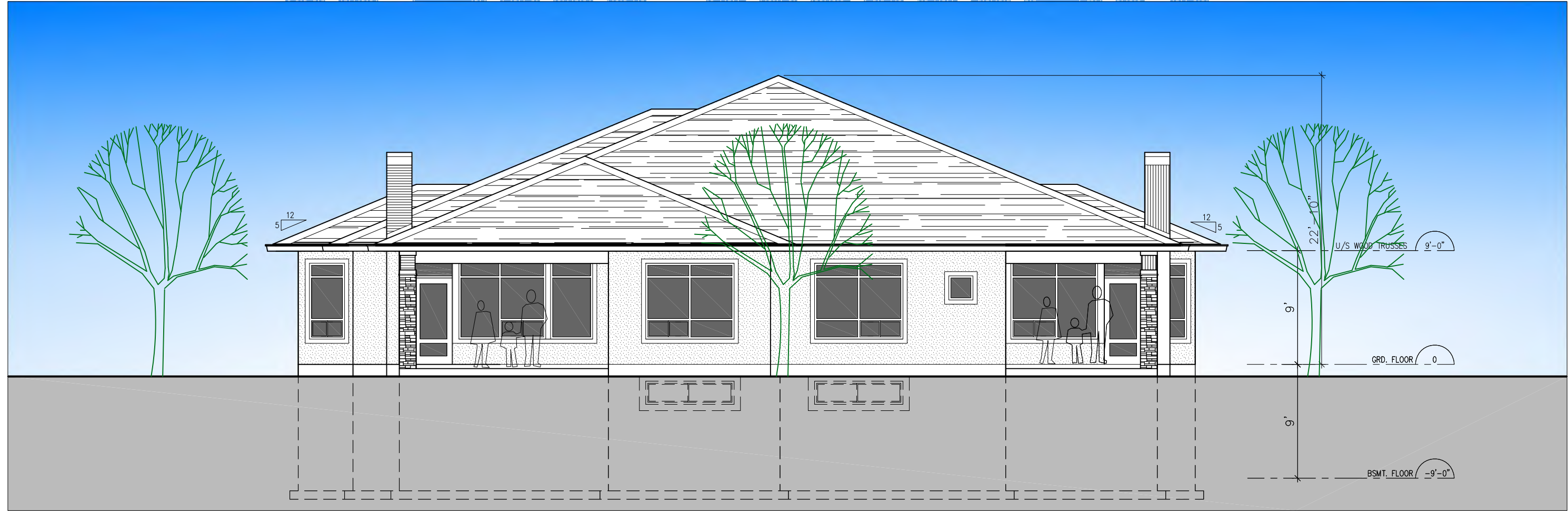
IL-1
A03.2



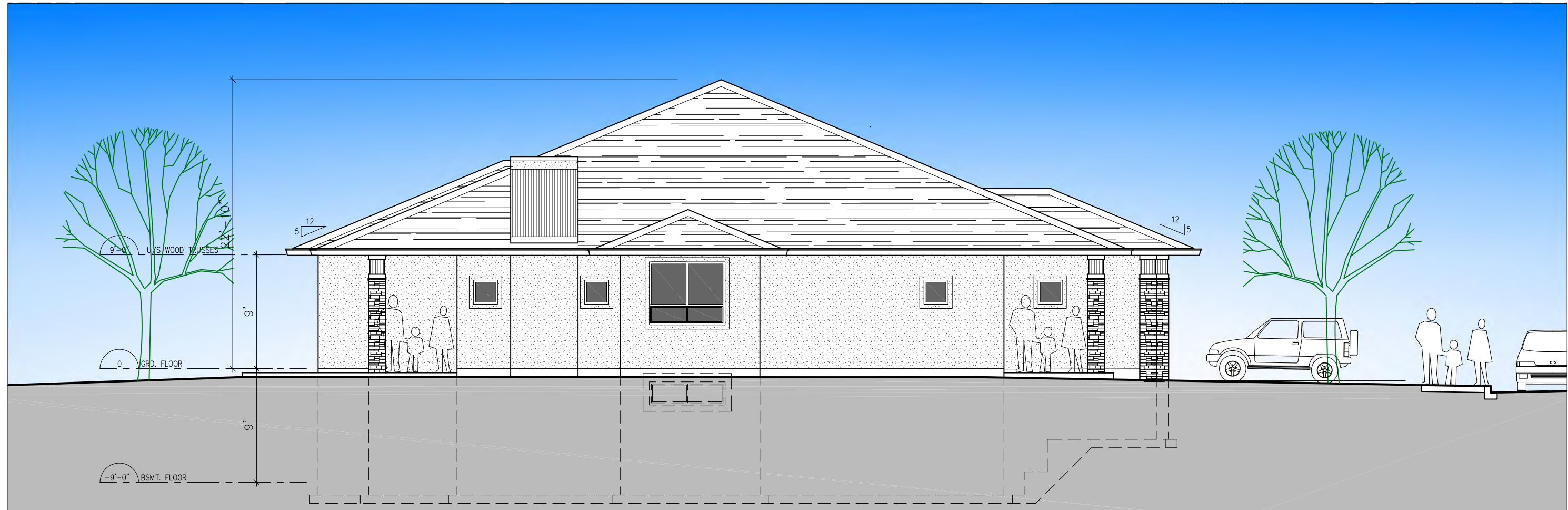
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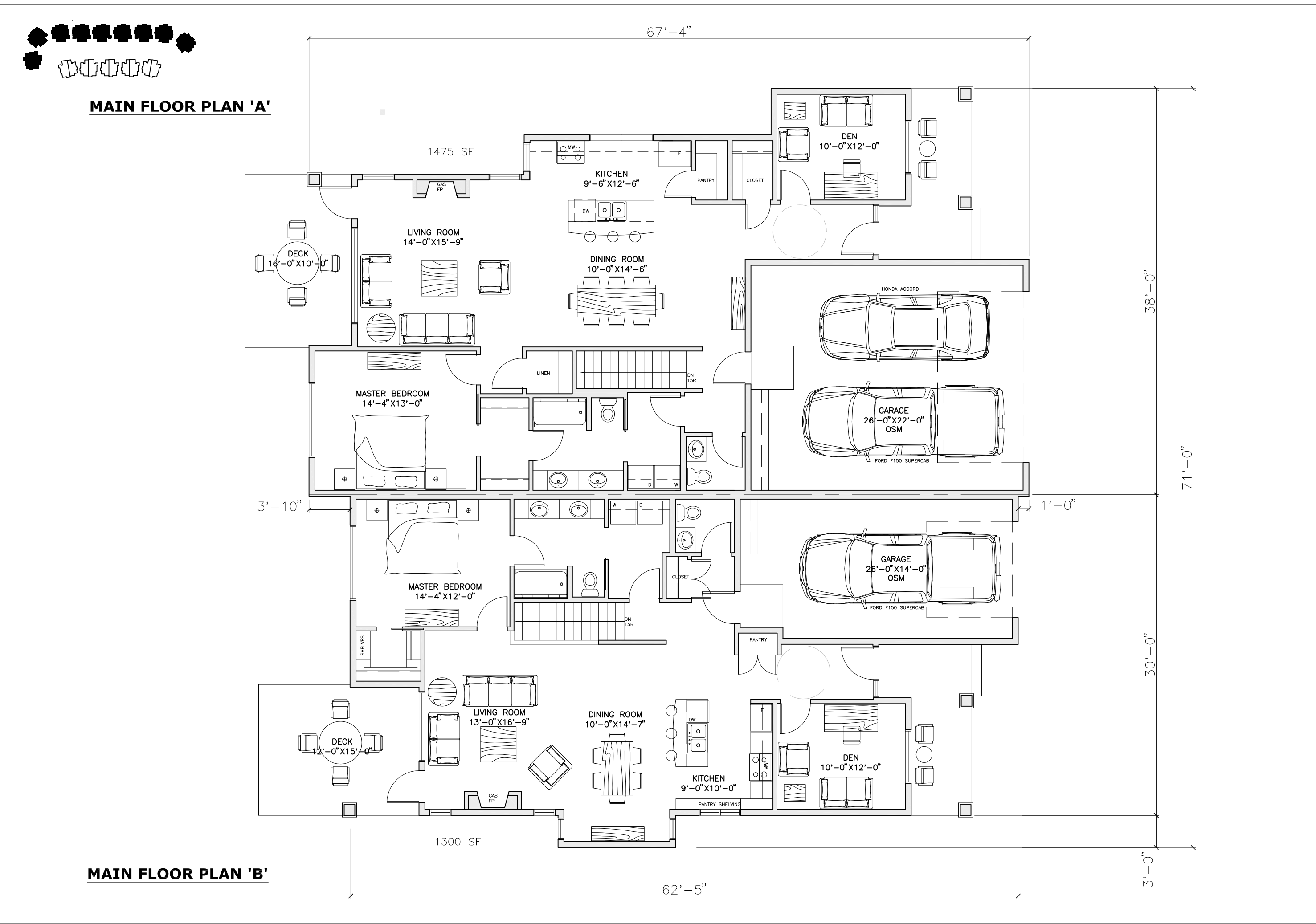
Side Elevation Scale: 1/8"=1'-0"



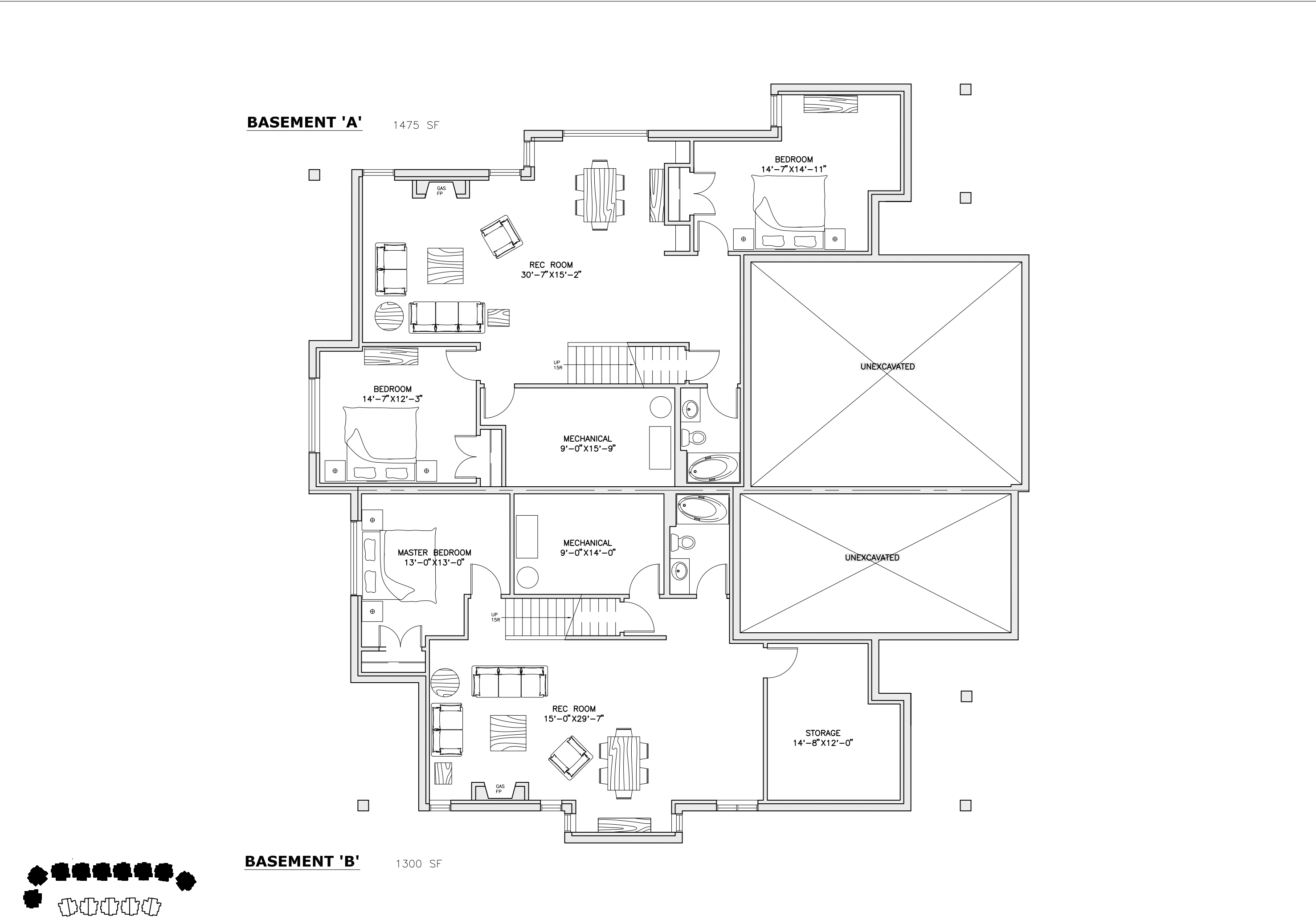
Rear Elevation Scale: 1/8"=1'-0"



Side Elevation Scale: 1/8"=1'-0"



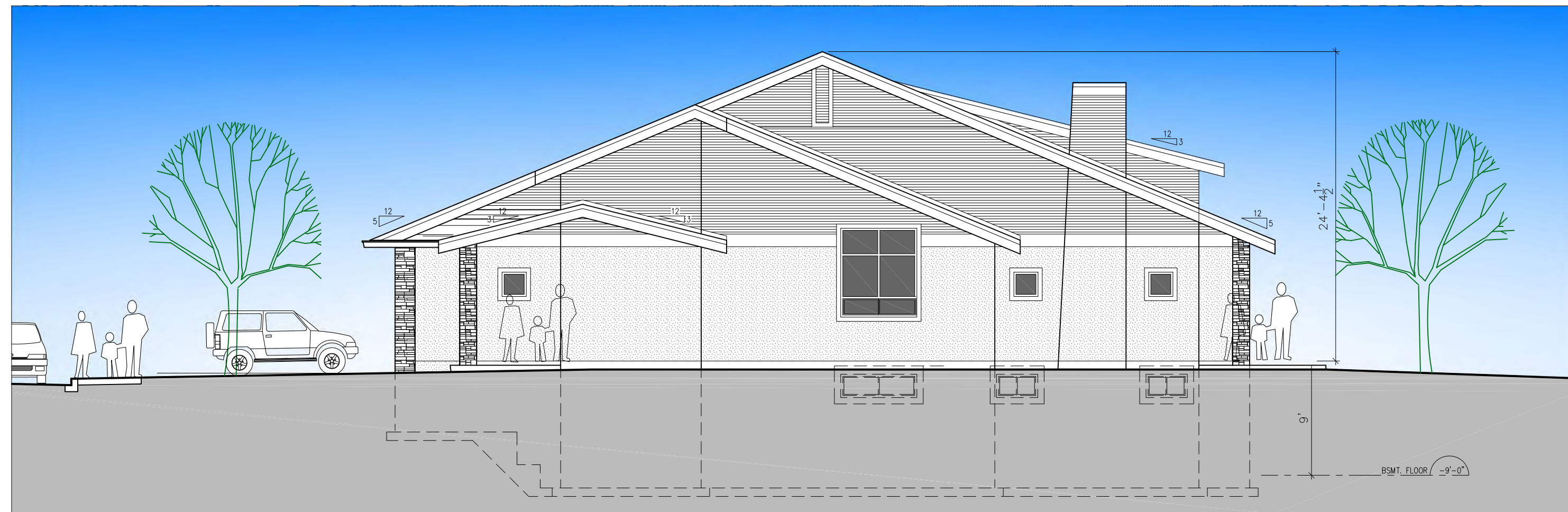
Main Floor Plan Scale: 1/8"=1'-0"



Basement Plan Scale: 1/4"=1'-0"



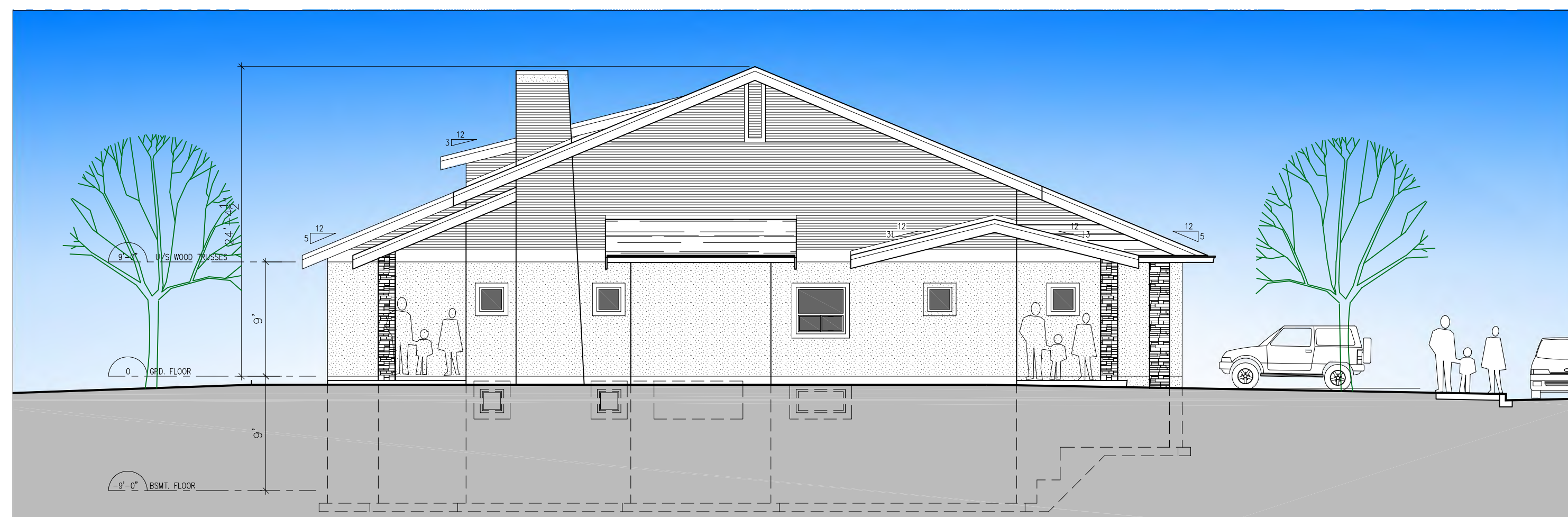
Front Elevation



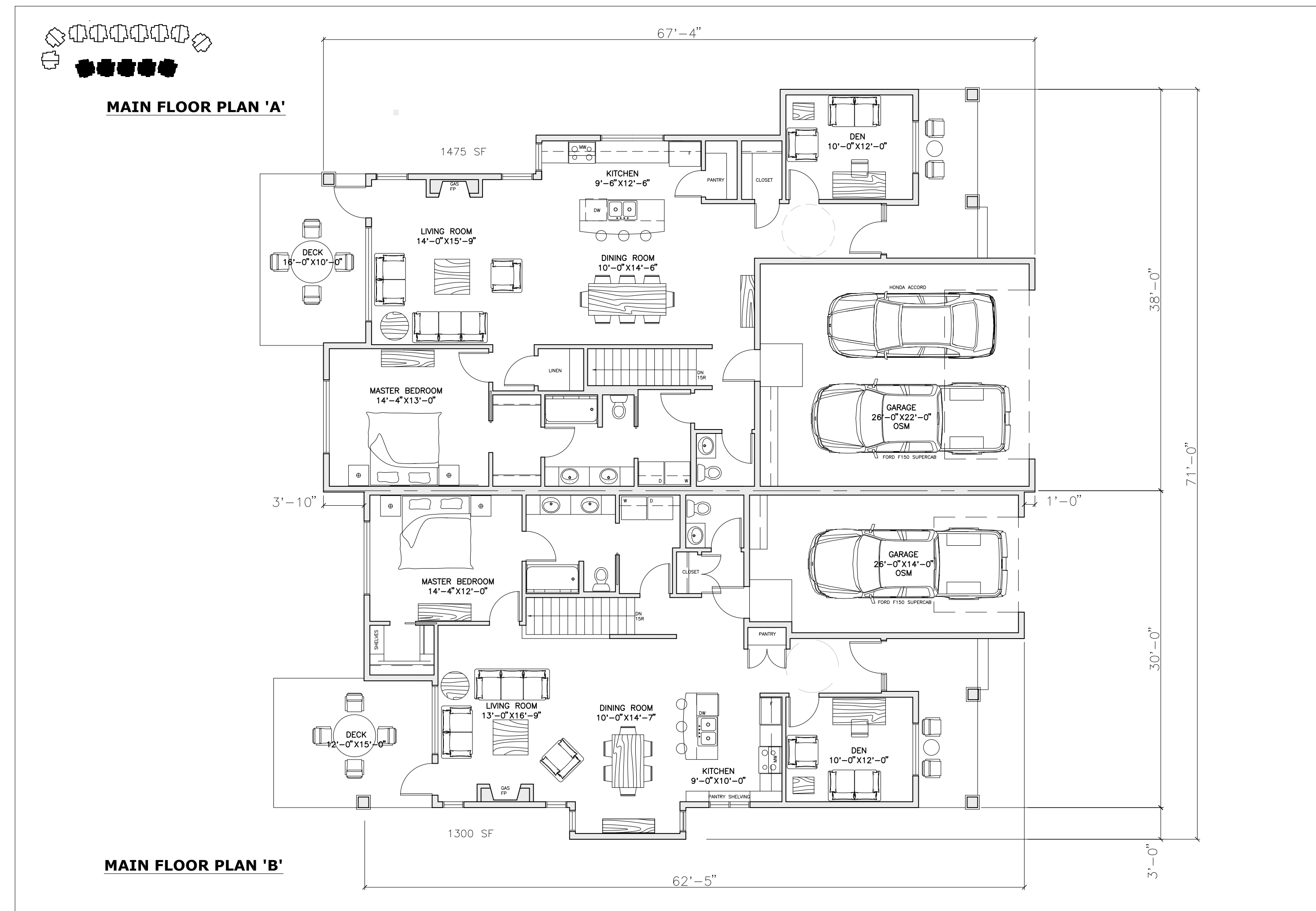
Side Elevation Scale: 1/8"=1'-0"



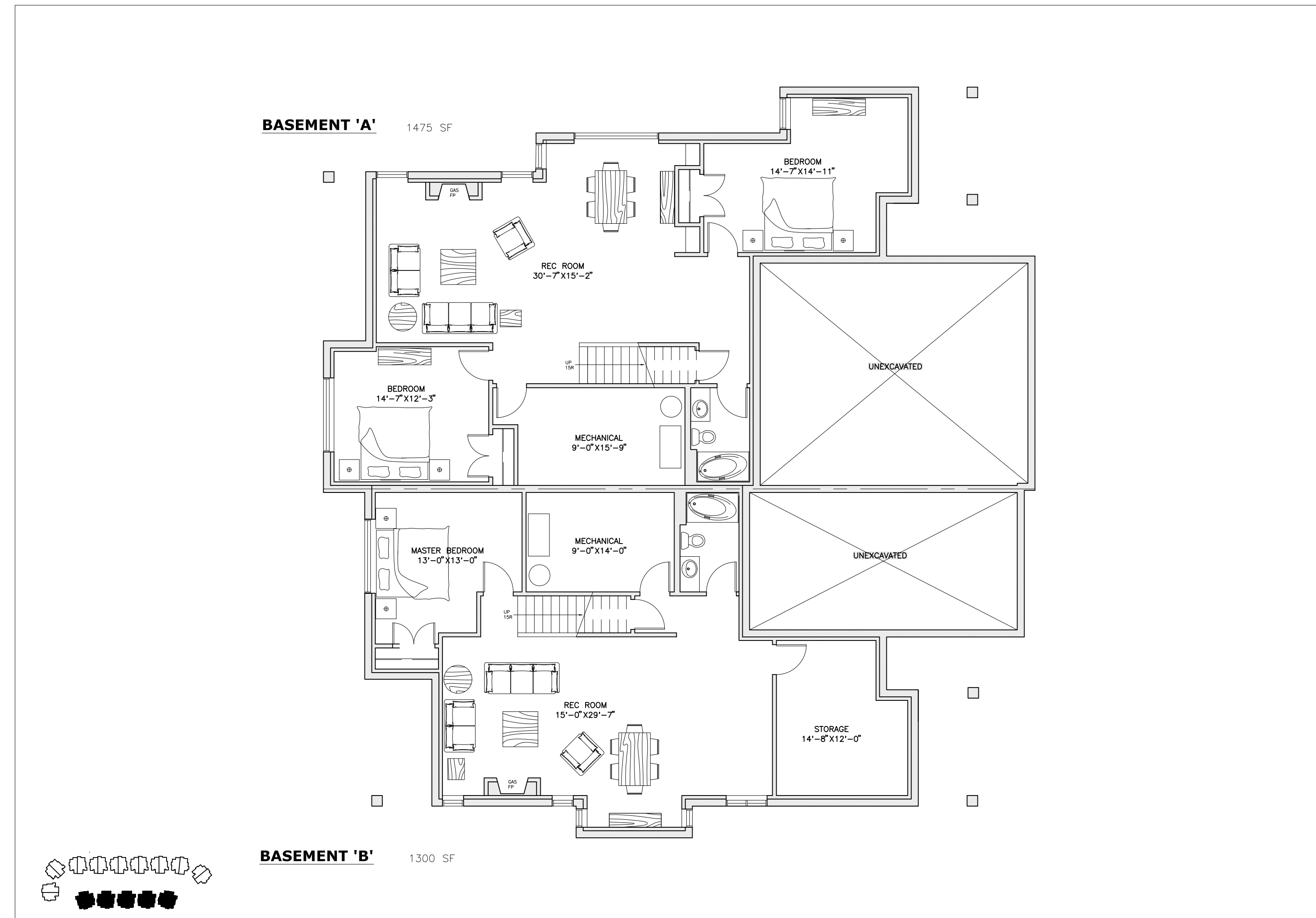
Rear Elevation



Side Elevation



Main Floor Plan Scale: 1/8"=1'-0"



Basement Plan Scale: 1/4"=1'-0"