

**REPORT TO THE SUBDIVISION AND
DEVELOPMENT APPEAL BOARD**

DATE: August 12, 2021	APPEAL NO.: SDAB 2021-0050 FILE NO.: DP2021-1980
APPEAL(S) BY: Angad Chahal	
FROM A DECISION OF THE DEVELOPMENT AUTHORITY where a Change of Use: Cannabis Store was approved at <u>3170 – 5850 88 Avenue NE</u>	LAND USE DESIGNATION: C-COR2 f1.0h26 Discretionary
COMMUNITY OF: Saddle Ridge	DATE OF DECISION: Month Day , 20XX
APPLICANT(S): Dharmender Khosa	OWNER(S): 1931231 Alberta Ltd.

Notes:

- Notice has been given of the hearing pursuant to the *Municipal Government Act* and Land Use Bylaw, including notices to parties who may be affected by the appeal. The final determination of whether a party is an “affected person” will be made by the Board if required.
- This Report is provided as a courtesy only. The Board’s record may include additional materials, including notifications to affected parties and correspondence of a procedural or administrative nature.



NOTICE OF APPEAL
SUBDIVISION AND DEVELOPMENT APPEAL BOARD

CC 821 (R2014-01)

In accordance with Sections 678 and 686 of the Municipal Government Act and The City of Calgary Bylaw 25P95, as amended, an appeal to the Subdivision and Development Appeal Board must be filed within the legislated time frame and each Notice of Appeal must be accompanied by the legislated fee. For filing instructions and fee payment options, see the reverse side of this form.

ISC: Unrestricted

Online Store Information			
Confirmation Number 10383850	Order Number 35563114	Online Form Processed 2021-07-19 11:56:43 PM	
Site Information			
Municipal Address of Site Under Appeal 3170 - 5850 88 AVE NE CALGARY AB T3J 0Z7		Development Permit/Subdivision Application/File Number DP 2021-1980	
Appellant Information			
Name of Appellant ANGAD CHAHAL		Agent Name (if applicable)	
Street Address (for notification purposes) UNIT 312 - 7171 80 AVE NE CALGARY			
City CALGARY	Province ALBERTA	Postal Code T3J 0P6	Residential Phone # 403-991-2626
Business Phone # 403-991-2626	Email Address chahal.angad@gmail.com		

APPEAL AGAINST

Development Permit	Subdivision Application	Notice of Order
<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Approval	<input type="checkbox"/> Notice of Order
<input type="checkbox"/> Conditions of Approval	<input type="checkbox"/> Conditions of Approval	
<input type="checkbox"/> Refusal	<input type="checkbox"/> Refusal	

REASONS FOR APPEAL Sections 678 and 686 of the Municipal Government Act require that the written Notice of Appeal must contain specific reasons for the appeal.

I do hereby appeal the decision of the Subdivision/Development Authority for the following reasons:

This DP approval violates minimum separation distance required by City bylaw between 2 cannabis stores.

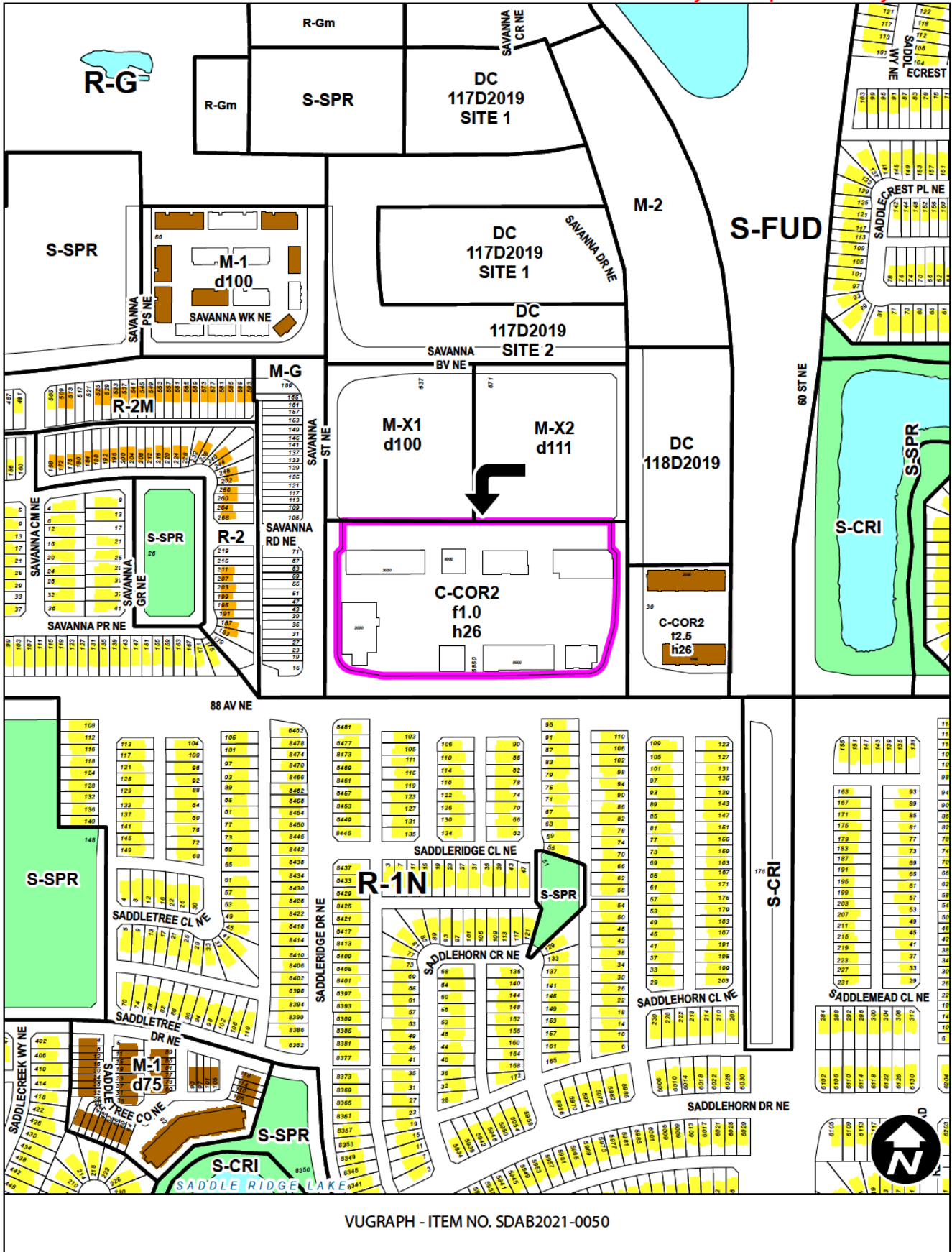
In order to assist the Board in scheduling, please answer the following questions to the best of your ability:

Estimated presentation time (minutes/hours) 1 HOUR	Will you be using an agent/legal counsel? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
Do you anticipate any preliminary issues with your appeal? (i.e. jurisdiction, parties status as affected persons, adjournment, etc.) <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown	
If yes, what are the issues?	
Do you anticipate bringing any witnesses/experts to your hearing? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown	If yes, how many will you be bringing?

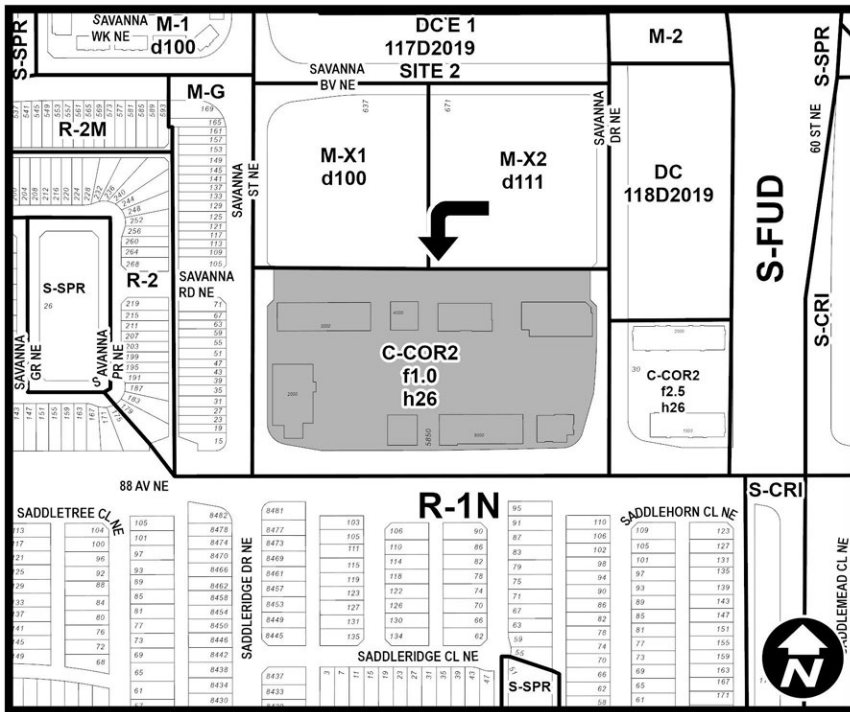
This personal information is collected under the authority of the Freedom of Information and Protection of Privacy Act, Section 33(c) and the Municipal Government Act, Sections 678 and 686. NOTE: THIS INFORMATION WILL FORM PART OF A FILE AVAILABLE TO THE PUBLIC. If you have any questions regarding the collection of this information, contact the City Appeal Boards at 403-268-5312 or PO Box 2100 Stn. "M", #8110, Calgary, AB, T2P 2M5.

FOR OFFICE USE ONLY				
Final Date of Appeal YYYY MM DD 2021 07 22	SDAB Appeal Number SDAB2021-0050	Fee Paid <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Hearing Date YYYY MM DD 2021 08 12	Date Received July 19, 2021

SDAB2021-0050



VUGRAPH - ITEM NO. SDAB2021-0050



SDAB2021-0050



June 29, 2021

Khosa, Dharmender
Dharmender Khosa
Dharmenderkhosa [REDACTED]
[REDACTED]

Dear Sir/Madam:

RE: Notification of Decision: DP2021-1980
Subject: Change of Use: Cannabis Store
Project:
Address: 5850 88 AV NE

#3170 5850 88 AV NE

This is your notification of decision by the Development Authority to approve the above noted application on June 28, 2021.

Read all of the Permanent Conditions of approval carefully as they form part of the approval decision. Advisory Comments, if applicable, are also attached and are intended to be of assistance in obtaining additional permits and supplementary information for the successful completion of your development.

Development approved by this permit must commence by June 28, 2022 or the development permit shall cease to be valid.

The decision will be advertised beginning July 1, 2021 at www.calgary.ca/publicnotices, which is the start of the mandatory 21-day appeal period. This appeal period will conclude at midnight July 22, 2021. Release of the permit will occur within 2-4 business days following the conclusion of the appeal period and upon receipt of all Prior to Release requirements.

An appeal along with reasons must be submitted, together with payment of \$200.00 fee, to the Subdivision and Development Appeal Board (4th floor, 1212 31 Avenue N.E., Calgary, AB T2E 7S8) within 21 days of receipt of this letter. An appeal may also be filed online at <http://www.calgarysdab.ca>. To obtain an appeal form, for information on appeal submission options or the appeal process, please call (403) 268-5312.

Please note that this letter is to advise you of the conditions of approval, the mandatory advertising appeal period and the timeframe in which you may appeal this decision. If no appeals have been filed during the appeal period, your Development Permit will be released. Should you require clarification of the above or further information, please contact me at (403) 333-5398 or by email at david.weisgerber@calgary.ca and assist me by quoting the Development Permit number.

Sincerely,

David Weisgerber
Senior Planning Technician
Planning and Development
Attachment(s)



**DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007**

DP2021-1980

This permit relates to land in the City of Calgary municipally described as:

5850 88 AV NE

#3170 5850 88 AV NE

Community: **Saddle Ridge**

L.U.D.: **C-COR2 f1.0h26**

and legally described as:

1910548;20

1910548;29

1910548;8

(See attachment for complete list of legal desc.)

and permits the land to be used for the following development:

Change of Use: Cannabis Store

The present owner and any subsequent owner of the above described land must comply with any attached conditions.

The development has been approved subject to any attached conditions and to full compliance with the approved plans bearing the stamp of approval and the above development permit number.

Decision By: **Development Authority**

Date of Decision: **June 28, 2021**

Development Authority **Dino Civitarese**

File Manager: **David Weisgerber**

Release Date: _____

This permit will not be valid if development has not commenced by: June 28, 2022

This Development Permit was advertised on: **July 01, 2021**

This is NOT a Building Permit

In addition to your Development Permit, a Building Permit may be required, prior to any work commencing. further information, you should contact the City of Calgary, Planning, Development & Assessment - Building Regulations Division.

WARNING

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Applicant: **Khosa, Dharmender**
Address: **#3170 5850 88 AV NE**
City: **Calgary, Alberta, T3J0Z7**
Phone: **[REDACTED]**

Complete Address and Legal Description listing for Development Permit DP2021-1980

Address Type	Address	Legal Description
Building	#3000 5850 88 AV NE	
Parcel	5850 88 AV NE	1910548;CS 1910548;6 1910548;7 1910548;9 1910548;11 1910548;12 1910548;13 1910548;14 1910548;39 1910548;41 1910548;42 1910548;43 1910548;44 1910548;38 1910548;40 1910548;18 1910548;15 1910548;49 1910548;50 1910548;47 1910548;48 1910548;19 1910548;20 1910548;8 1910548;45 1910548;46 1910548;16 1910548;23 1910548;24 1910548;25 1910548;27 1910548;28 1910548;29 1910548;30 1910548;31 1910548;17 1910548;32 1910548;36 1910548;37 1910548;21 1910548;35 1910548;22 1910548;33 1910548;34 1910548;5 1910548;26 1910548;10
Suite	#3170 5850 88 AV NE	1910548;29



Conditions of Approval – Development Permit

Application Number:	DP2021-1980
Application Description:	Change of Use: Cannabis Store
Land Use District:	Commercial - Corridor 2
Use Type:	Discretionary
Site Address:	5850 88 AV NE
Community:	SADDLE RIDGE
Applicant:	Khosa, Dharmender
Senior Planning Technician:	DAVID WEISGERBER - (403) 333-5398 - david.weisgerber@calgary.ca

Permanent Conditions

The following permanent conditions shall apply:

1. The development shall be completed in its entirety, in accordance with the approved plans and conditions. The stamped and signed plans are a legal document.
2. No changes to the approved plans shall take place unless authorized by the Development Authority. If changes to the development occur or are proposed, a new development permit or revised plan application may be required.

Advisory Comments

The following advisory comments are provided as a courtesy to the Applicant and registered property owner. The comments represent some, but not all of the requirements contained in the Land Use Bylaw that must be complied with as part of this approval.

3. The Applicant may appeal the decision of the Development Authority, including any of the conditions of the development permit. If you decide to file an appeal, please refer to the notification of decision letter for the appropriate appeal body and appeal process.
4. The approval of this development permit does not limit in any way the application of any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline, nor does it constitute any permit or permission under any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline.

5. In addition to this development permit, building permits may also be required. Building permit applications may be submitted upon approval of the associated development permit. Contact Building Regulations at 403-268-5311 for further information.
6. All roof top mechanical equipment shall be screened or must not be visible from thoroughfares or sidewalks. Any new exterior or at grade mechanical equipment must be screened and may require a development permit.
7. There are many types of caveats and other agreements that can be registered on the title of the property that can restrict the ability to develop. The City has not reviewed or considered all instruments registered on the title to this property. Property owners must evaluate whether this development is in compliance with any documents registered on title.



**APPLICATION FOR A DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007**

3

295393838-001
Taken By: BDG

Application Date **Mar 25, 2021**

APPLICATION NO DP2021-1980

I/We hereby make application for a Development Permit under the provisions of the Land Use Bylaw in accordance with these plans and supporting information submitted herewith and which form part of this application.

Total Fees: \$0.00

Cart #:

Applicant: Khosa, Dharmender
Address: **#3170 5850 88 AV NE**
City: **Calgary, Alberta, T3J0Z7**
Phone:

Contact: Khosa, Dharmender
Phone:
Fax:
e-mail: **Dharmenderkhosa**

Parcel Address: **5850 88 AV NE**
Legal: **1910548;CS**
Building Address: **#3000 5850 88 AV NE**
Legal:
Suite Address: **#3170 5850 88 AV NE**
Legal: **1910548;29**

L.U.D.: C-COR2 f1.0h26

Community: SADDLE RIDGE
Sec. Number: 14NE Ward: 05

Description: Change of Use: Cannabis Store

Proposed Development is: Discretionary

Proposed Use: Cannabis Store

I agree to receive correspondence via electronic message related to this application.

By signing below, I confirm that the contact information provided above is accurate and further, acknowledge the ability of the General Manager - Planning and Development to inactivate and cancel incomplete applications.

Applicant / Agent Signature: _____ **Date:** _____

The personal information on this form is being collected under the authority of The Municipal Government Act, Section 640, and The City of Calgary Land Use Bylaw 1P2007 (Part 2) and amendments thereto. It will be used for the permit review and inspection processes. It may also be used to conduct ongoing evaluations of services received from Planning, Development & Assessment. The name of the applicant and the nature of the permit will be available to the public. Please send inquiries by mail to the FOIP Program Administrator, Planning, Development & Assessment, PO Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.

Track your application on-line with **VISTA** Go to: www.calgary.ca/vista and enter your **JOB ACCESS CODE (JAC) DP2021-1980-93838** or call our Planning Support Centre at (403)268-5311.

SDAB2021-0050

Motor Vehicle Parking Bylaw Check

FILE: DP2021-1980

DATE RECEIVED: March 25, 2021

Not Applicable

Proposed Visitor Parking (Not Required)

Suite	Business Name	Use	GFA (m ²)	GUFA (m ²)	Public Area (m ²)	# of Units	Section	Rate	Stalls Required
Address									
Not Applicable									

Barrier Free Parking

Suite	Business Name	Use	GFA (m ²)	GUFA (m ²)	Public Area (m ²)	# of persons	Section	Rate	Stalls Required
Address									
Not Applicable									

Drop-Off / Pick-Up Parking (Not Required)

Suite	Business Name	Use	GFA (m ²)	GUFA (m ²)	Public Area (m ²)	# of persons	Section	Rate	Stalls Required
Address									
Not Applicable									

Proposed Loading (Not Required)

Suite	Business Name	Use	GFA (m ²)	GUFA (m ²)	Public Area (m ²)	# of Units	Section	Rate	Stalls Required
Address									
Not Applicable									

Proposed Residential Bicycle Parking - Class 1 (Not Required)

Suite	Business Name	Use	GFA (m ²)	GUFA (m ²)	Public Area (m ²)	# of persons	Section	Rate	Stalls Required
Address									
Not Applicable									

Proposed Commercial Bicycle Parking - Class 1 (Not Required)

Suite	Business Name	Use	GFA (m ²)	GUFA (m ²)	Public Area (m ²)	# of persons	Section	Rate	Stalls Required
Address									

Not Applicable

Proposed Bicycle Parking - Class 2 (Not Required)

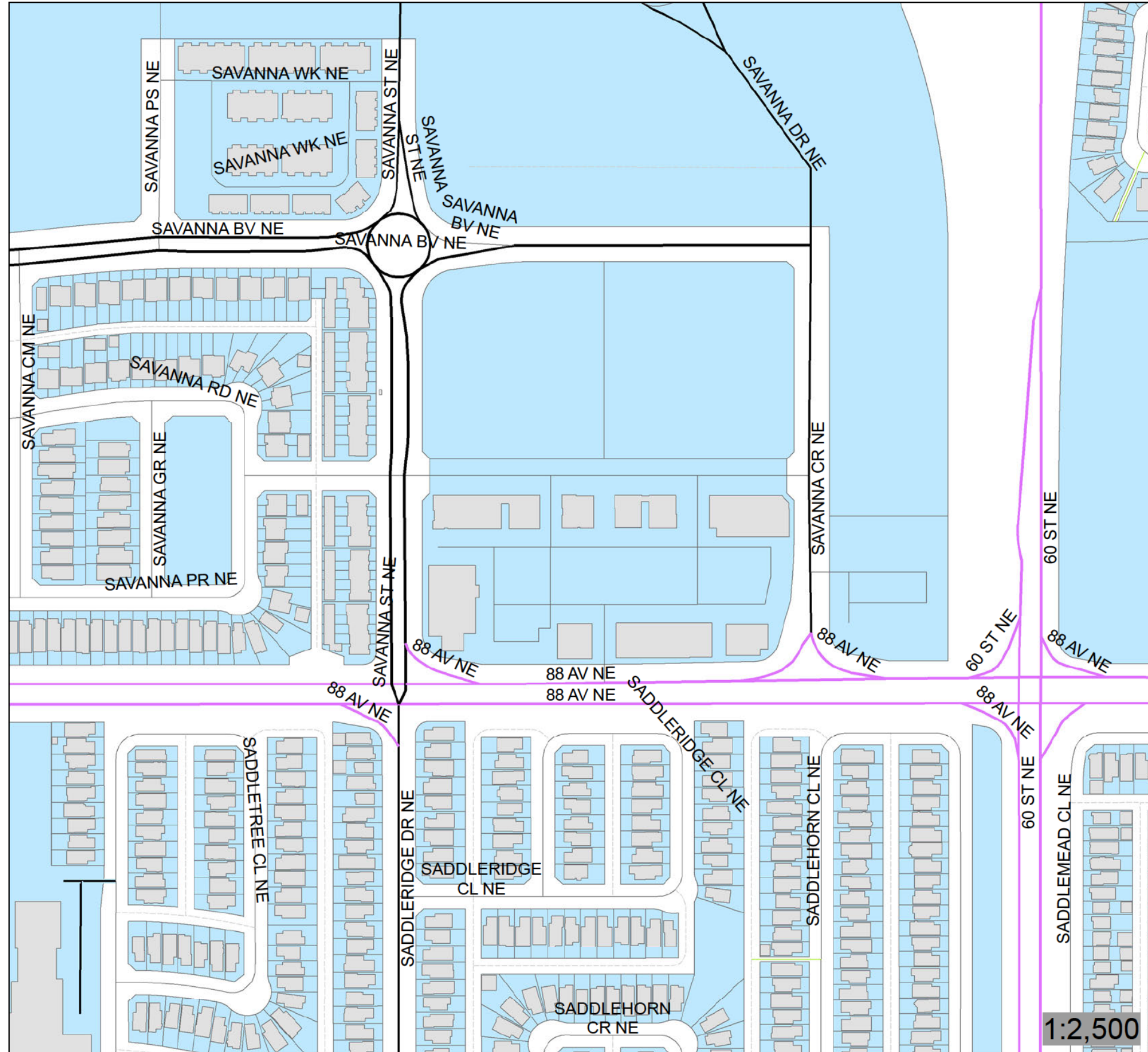
Suite	Business Name	Use	GFA (m ²)	GUFA (m ²)	Public Area (m ²)	# of persons	Section	Rate	Stalls Required
Address									
Not Applicable									

Excess Motor Vehicle Parking Stalls (Not Required)

Suite	Business Name	Use	GFA (m ²)	GUFA (m ²)	Public Area (m ²)	# of persons	Section	Rate	Stalls Required
Address									
Not Applicable									

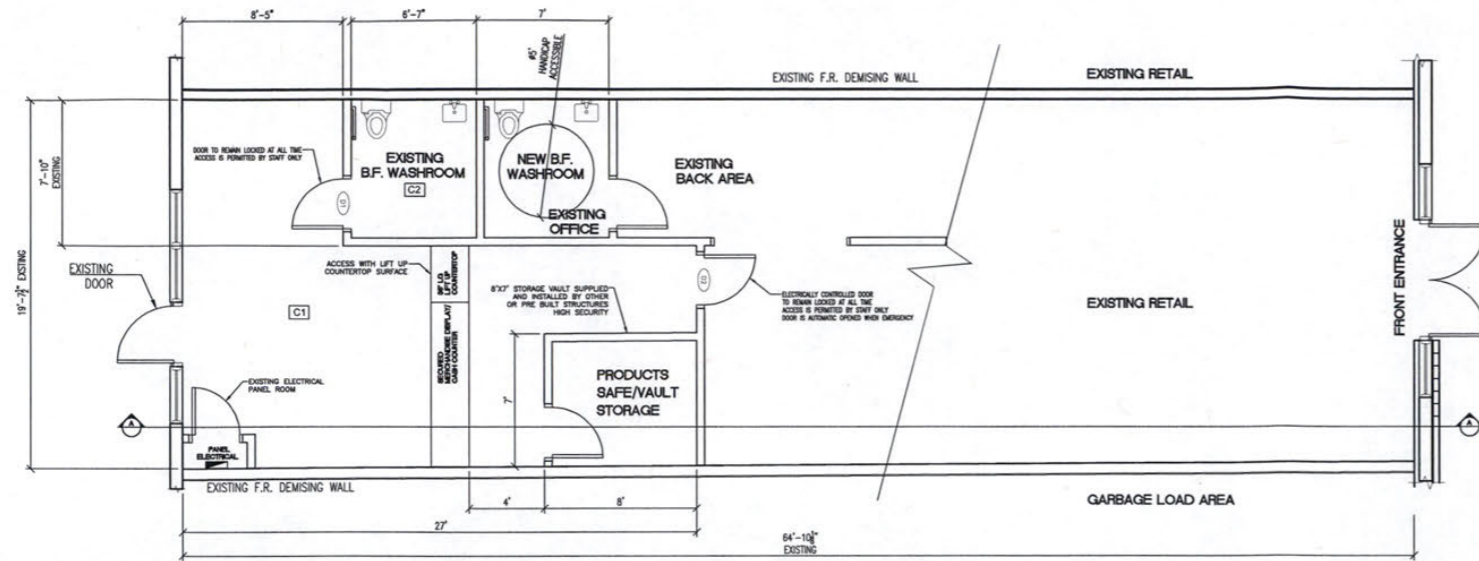
Part 4 A to Z Use and Use Rules				D.P. # 2020-7675					
<div style="display: flex; justify-content: space-around; text-align: center;"> ABCDEFGHIKLMNOPRSTUV </div>									
Section / Use	Type	Requirements				Evaluation			
160.3 Cannabis Store	Compulsory	(a) means a use:	(i) where cannabis is sold for consumption off the premises;	C	N/C	N/A	N/I		
			(ii) where consumption of cannabis must not occur;	File Manager Discretion		N/A	N/I		
			(iii) that may include the ancillary retail sale or rental of merchandise; and	Applies		Does Not Apply			
			(iv) where counselling on cannabis may be provided	Applies		Does Not Apply			
	Rule		(e) in the C-N1 and C-N2 Districts, must only be located on a parcel with a front property line on a major street or a primary collector street.	C	N/C	N/A	N/I		
			(f) in all Districts, not including the C-R2, C-R3 and CR20-C20/R20 districts, must not be located within 300.0m of any other Cannabis Store, when measured from the closest point of a Cannabis Store to the closest point of another Cannabis Store;	126.05		-173.95			
			Address of Cannabis Store use within 300.0m, if applicable.	DP2020-7675, 5850 88 Av NE					
			(f) in all Districts, not including the C-R2, C-R3 and CR20-C20/R20 districts, must not be located within 300.0m of any other Cannabis Store, when measured from the closest point of a Cannabis Store to the closest point of another Cannabis Store;	269.40		-30.60			
			Address of Cannabis Store use within 300.0m, if applicable.	DP2020-4959, Uno Cannabis Store, #1130, 30 Savanna Cr NE					
			(g) in all Districts, not including the C-R2, C-R3 and CR20-C20/R20 Districts, must not:	(i) abut a Liquor Store;	C	N/C	N/A	N/I	
				(ii) if not for one or more intervening actual side setback areas, abut a Liquor Store; and	C	N/C	N/A	N/I	
				(iii) when located on the same parcel, if not for a vacant space between buildings, not including an internal road, abut a Liquor Store	C	N/C	N/A	N/I	
			(h) in all Districts, must not be located within 100m of a parcel that does not have a School Authority - School located on it and is designated as a municipal and school reserve or school reserve on the certificate of title;	N/A					
			Address of applicable parcel within 100.0m.						
(i) in all commercial, industrial and mixed use districts, not including the C-R2, C-R3 and CR20-C20/R20 Districts, must not be located within 150.0m of a parcel that contains any of the following uses, when measured from the closest point of a Cannabis Store to the closest point of a parcel that contains any of them:	(i) Emergency Shelter;	N/A							
	(ii) School - Private	N/A							
	(iii) School Authority - School	N/A							
Address(es) of applicable parcel(s) within 150.0m.									

Commercial – Corridor 2			D.P. # 2020-7675		
Rule	Requirements		Evaluation		
		Notes	Provided/Variance		
803 Use Area (Identify locations)	(1) Unless otherwise referenced in subsection (3), the max. use area for uses on the ground floor of buildings is 930.0 m ² .		Cannabis Store	44.17	-885.83
	(2) Unless otherwise referenced in subsection (3), there is no max. use area for uses located on upper floors.			Applies	Does Not
	(3) The max. use area of a:	(a) Catering Service – Minor, or a Catering Service – Minor combined with any other use, is 300.0m ² ;		N/A	
		(b) Cinema, or a Cinema combined with any other use, is 550.0m ² ; and		N/A	
		(c) Supermarket, or a Supermarket combined with any other use, is 2500.0m ²		N/A	
	(4) The following uses do not have a use area restriction:	(a) Addiction Treatment;		Applies	Does Not
		b) Custodial Care;		Applies	Does Not
		(c) Hotel; and		Applies	Does Not
		(d) Residential Care.		Applies	Does Not
	804 Location of Uses within Buildings (Identify locations)	(1) A min. of 20.0% of the gross floor area of buildings in the Commercial – Corridor 2 District must contain “Commercial Uses”.		Percentage	
		X 20.0% = 0.00	Area (m ²)		
Building Gross Floor Area (m ²)		Min. Area (m ²)	N/A	#VALUE!	
(2) Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units and Residential Care must not be located in the same building as an automotive use.		C	N/C	N/A N/I	
(3) Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units and Residential Care must not be located on the ground floor of a building.		C	N/C	N/A N/I	
(4) “Commercial Uses” and Live Work Units:		(a) may be located on the same floor as Addiction Treatment, Custodial Care, Dwelling Units and Residential Care; and	C	N/C	N/A N/I
		(b) must not share an internal hallway with Addiction Treatment, Custodial Care, Dwelling Units and Residential Care.	C	N/C	N/A N/I
(5) Where this section refers to “Commercial Uses”, it refers to the listed uses at sections 797 and 798, other than Addiction Treatment, Custodial Care, Dwelling Units and Residential Care.					
Active:		Low Water Irrigation			

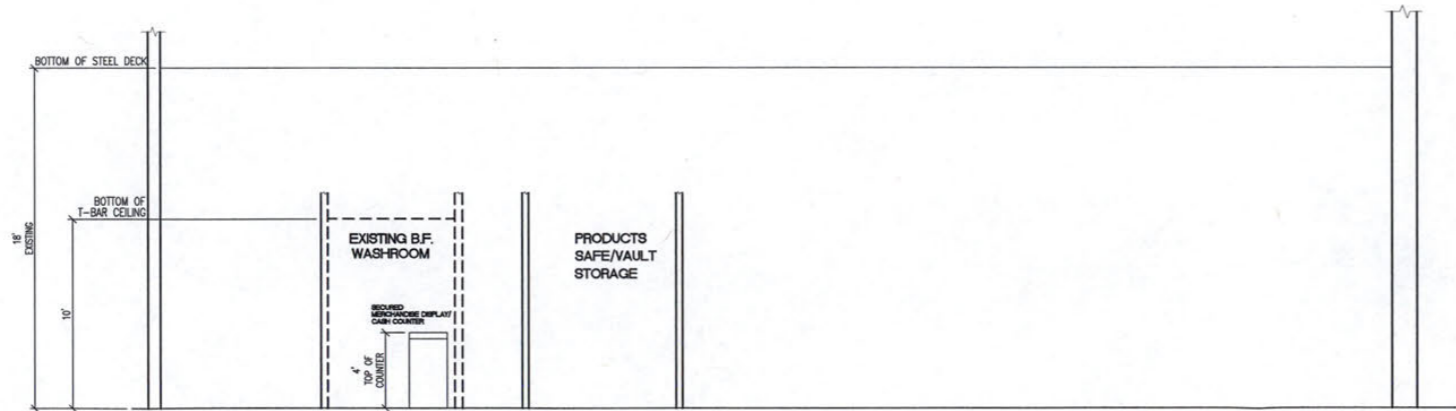


Legend

Date: 2021-04-20



FLOOR PLAN
1/4" = 1'-0"



BUILDING SECTION A-A
1/4" = 1'-0"

GENERAL NOTES:

- 1) THE FOLLOWING NOTES ARE TO BE INCLUDED WITH AND BECOME PART OF THE ATTACHED DRAWINGS.
- 2) ALL WORK CARRIED OUT SHALL CONFORM TO ALBERTA BUILDING CODE LATEST EDITION
- 3) CONTRACTOR AND SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS, LINES, EXISTING SERVICES AND OTHER INFORMATION PRIOR TO COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER.
- 4) DO NOT SCALE DRAWINGS
- 5) CONTRACTOR SHALL ENSURE THAT ALL WORK CARRIED OUT CONFORMS TO MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS, AND IS PERFORMED WITH CARE AND DILIGENCE ACCORDING TO GOOD BUILDING PRACTICES.
- 6) WHERE ALTERNATE PRODUCTS, MATERIALS OR METHODS ARE PROPOSED, COMPLETE AND APPROPRIATE DETAILS, LITERATURE AND SAMPLES SHALL BE SUBMITTED TO THE DESIGNER FOR REVIEW AND APPROVAL PRIOR TO ORDERING OR FABRICATION.
- 7) CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, INSURANCE AND WCB PAYMENT.
- 8) OPENING SIZES FOR MANUFACTURED COMPONENTS ARE NOMINAL SIZES ONLY. VERIFY WITH SUPPLIER OR MANUFACTURER.
- 9) CONTRACTOR SHALL PROVIDE AND PAY FOR 'Y-BAY' OR OTHER TESTS WHICH ARE NECESSARY TO DETERMINE EXISTING DIMENSIONS AND HIDDEN BUILDING COMPONENTS PRIOR TO CUTTING THROUGH WALLS AND FLOORS. CONTRACTOR TO BE RESPONSIBLE FOR ANY DAMAGE ARISING FROM CUTTING AND FOR THE COST OF REPAIRS.
- 10) CONTRACTOR TO INFORM BUILDING SUPERINTENDENT OF THE WORK AND TO OBTAIN OWNER'S APPROVAL AS REQUIRED PRIOR TO THE START OF CONSTRUCTION.
- 11) WORK TO BE CARRIED OUT WITH MINIMAL DISRUPTIONS TO NORMAL BUILDING OPERATIONS AND TO OTHER TENANTS.
- 12) ANY WORK REQUIRING CONNECTIONS TO EXISTING BUILDING SYSTEM SHALL BE CO-ORDINATED WITH THE BUILDING SUPERINTENDENT.
- 13) ALL WORK AND PROCEDURES TO BE PERFORMED IN ACCORDANCE WITH THE 'LEASE AGREEMENT'.
- 14) CONTRACTOR SHALL PROVIDE, MAINTAIN, AND PAY FOR INSURANCE COVERAGE FOR 'GENERAL LIABILITY AND PROPERTY' AS SET FORTH BY THE LANDLORD AND TENANT UNLESS OTHERWISE STIPULATED BUT NOT RESTRICTED TO THE ABOVE.
- 15) REPORT ANY DISCREPANCIES IN DRAWINGS TO THE DESIGNER.
- 16) REPORT ANY DISCREPANCIES AND INCONSISTENCIES BETWEEN DRAWINGS AND SITE CONDITIONS TO THE DESIGNER.
- 17) DOCUMENT ALL CHANGES TO DRAWINGS AND PROVIDE 'AS-BUILT' DRAWINGS TO THE TENANT AT COMPLETION OF CONSTRUCTION.

NOTES:

TOTAL OCCUPANT LOAD = 8 PERSONS (2 STAFF, 6 CUSTOMERS)
 PROPOSED NO SEATING-PICKUP ONLY
 ABC 2014 - TABLE 3.7.2.2.(4)
 BOTH SEXES ARE PERMITTED TO BE SERVED BY A SINGLE WATER CLOSET IF ... NOT MORE THAN 10.
 PROVIDED TOTAL = 1 UNI-SEX WATER CLOSET FOR STAFF ONLY

INTERIOR PARTITION SCHEDULE

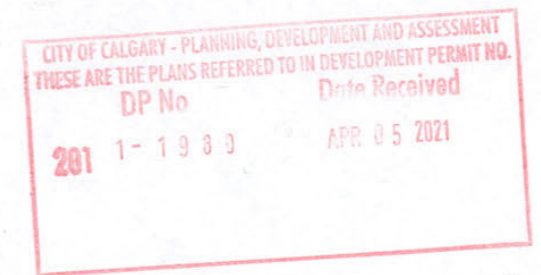
- ♦ INTERIOR PARTITION WALL
- ♦ 45 MIN F/R
- 1 - 1/2 DRYWALL
- 3-5/8 STEEL STUDS @ 16" o.c.
- SAFE & SOUND BATT INSULATION
- 1 - 1/2" DRYWALL

CEILING SCHEDULE

- [C1] OPEN
- [C2] SUSPENDED T-BAR CEILING

ROOM FINISH SCHEDULE

ALL SPACE (I.N.O.)
 FLOOR - TILE
 BASE - NL
 WALL - PAINTED GNB



DOOR SCHEDULE - MAIN FLOOR							FRAME SCHEDULE				
Mk	WIDTH	HEIGHT	MATERIAL	TYPE	FINISH	CLOSER	FIRE RATED	MATERIAL	FINISH	HARDWARE GROUP	NOTES
D1	2'-8"	6'-8"	WD	1	PTD	●	--	WF	PTD		
D2	3'-0"	6'-8"	HM	1	PTD	●	--	PS	PTD	BY DOOR SUPPLIER	

DOOR TYPES		DOOR ABBREVIATION	
	1 - Single	HM	INSULATED HOLLOW METAL
		HM	HOLLOW METAL
		PS	PRESSED STEEL FRAME
		PTD	PAINTED
		WD	WOOD DOOR
		WF	WOOD FRAME
		SS	STAINLESS STEEL
		AL	ALUMINUM
		ANO	ANODIZED
		GL	TEMPERED GLASS

COMPLETE MECHANICAL & ELECTRICAL ENGINEER & DESIGN
 Tel: (403) 479-9689
 Email: altaramps@gmail.com

Seal

Important Notice:
 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO CHECK AND VERIFY ALL EXISTING SITE DIMENSIONS WITH DRAWINGS AND REPORT ALL DISCREPANCIES AND OMISSIONS TO THE DESIGNER, PRIOR TO CONSTRUCTION. (DO NOT SCALE THESE DRAWINGS)

Revisions:

Client:
CANNABIS RETAIL STORE

Project Location:
 UNIT 3170, 5850 88 AVE. NE
 CALGARY, AB

Drawing Title:
FLOOR PLAN

Drawn by:
 T. DO

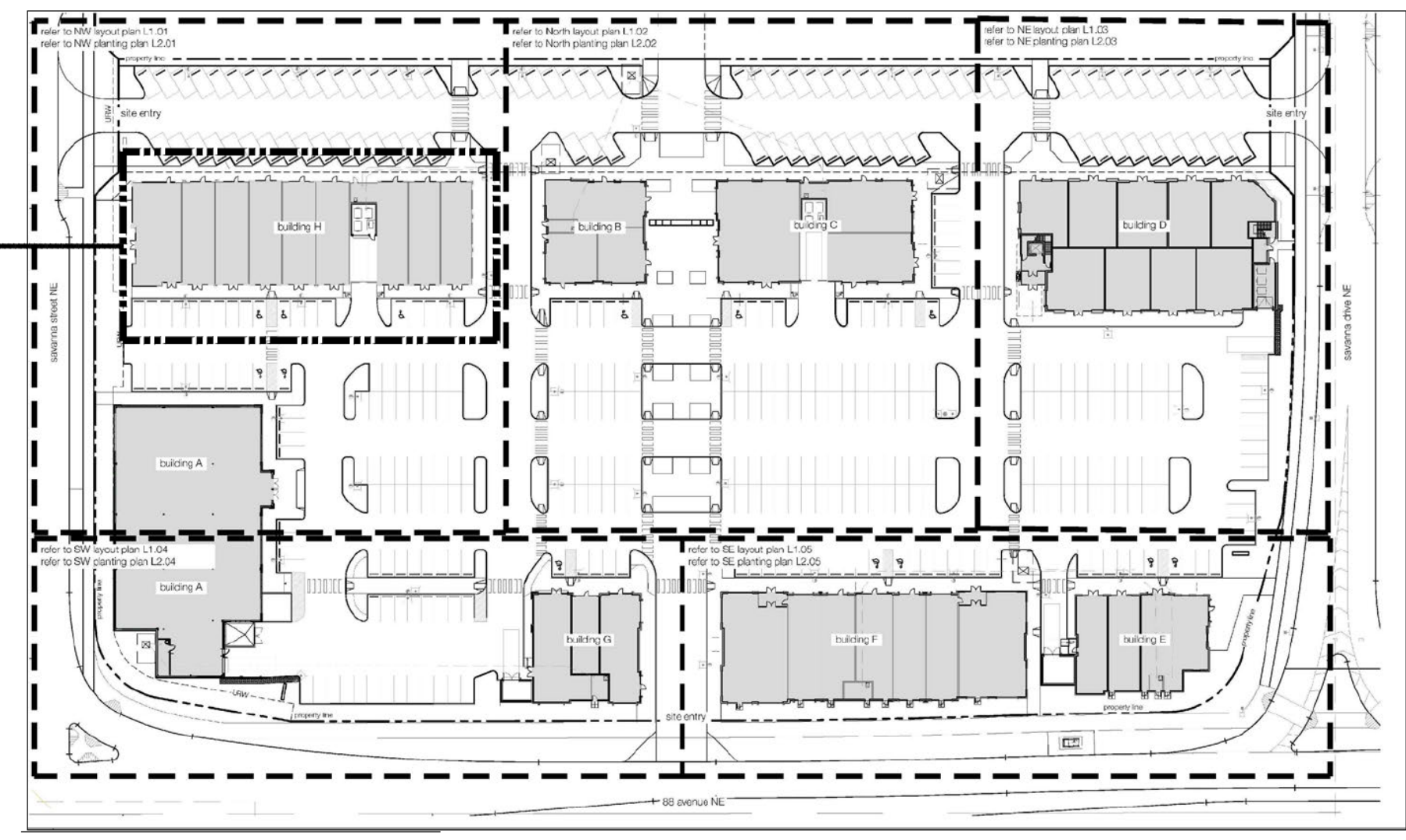
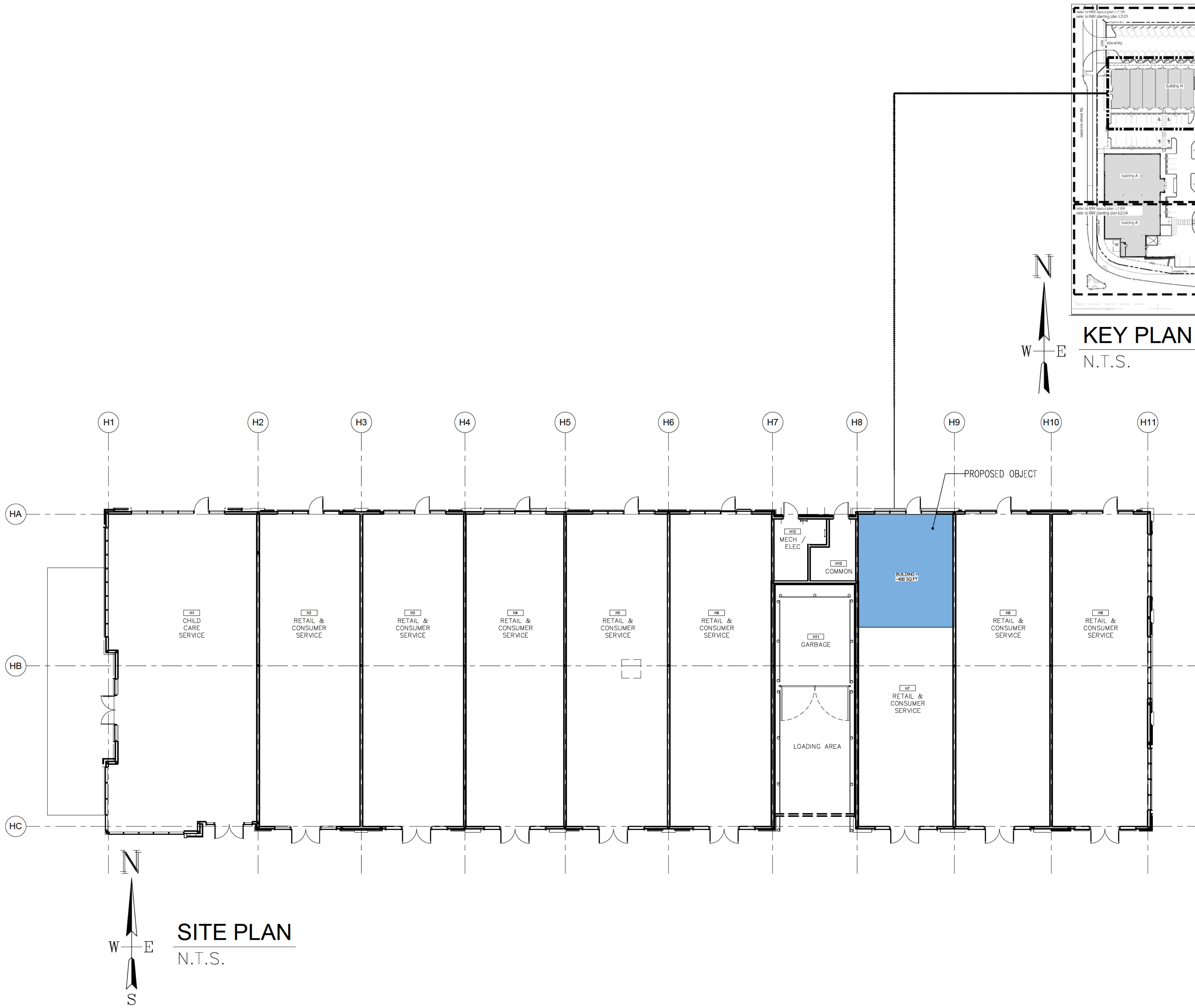
Approved by:

Approved Dated:

Scale:
 NOTED

Sheet No.:
 1 OF 1

Drawing No.:
A1



KEY PLAN
N.T.S.

NOTES:

LEGAL DESCRIPTION
LOT 3
BLOCK 71
PLAN 171 2289

MUNICIPAL ADDRESS
UNIT 3170, 5850 88 Ave NE
5850 88 Avenue Northeast
Calgary Alberta

ISSUED FOR BUILDING PERMIT

PROJECT DESCRIPTION: MULTIPLE USED RETAIL
PROJECT IDENTIFICATION AREA: 37 50 M x 48 50 FT
CONSTRUCTION: COMBUSTIBLE / NON-COMBUSTIBLE. BUILDING IS NON-SPRINKLER.
OCCUPANCY CLASSIFICATION: General Use Inhabits (Subdiv) (CANNABIS RETAIL)
CODE ANALYSIS: PARKING WILL NOT BE AFFECTED

GENERAL CONSTRUCTION REQUIREMENTS APPLICABLE BASED ON THE BUILDING AREA BEING APPROXIMATELY 3100 M², 1 STOREY IN BUILDING HEIGHT WOULD FALL UNDER NBC/AE ARTICLE 3.2.2.80. CONSIDERING GROUP E MAJOR OCCUPANCY, IT IS UNDERSTOOD THE NEW TENANT SPACE WILL BE APPROXIMATELY 127 M² IN AREA.

EXIT DOORS SERVING THE TENANT SPACES ARE REQUIRED TO BE SPACED NOT LESS THAN 1/4 THE MAXIMUM DIAGONAL OF THE FLOOR AREA APART, MEASURED THE DISTANCE SMOKE WOULD TRAVEL BETWEEN THEM.

WASHROOMS: TYPICALLY REQUIRED TO SERVE A GROUP 'E' OCCUPANCY IS BASED ON 1 WATER CLOSET FOR EACH 300 MALES AND 1 WATER CLOSET FOR EACH 150 FEMALES. HOWEVER, WASHROOMS SERVING A GROUP 'E' OCCUPANCY IS PERMITTED TO BE BASED SOLELY ON THE NUMBER OF STAFF (NBC/AE) SENTENCE 3.7.2.2.(16). WHERE THE NUMBER OF STAFF IS NOT MORE THAN 10, A SINGLE WATER CLOSET IS PERMITTED AS PER NBC/AE SENTENCE 3.7.2.2.(4).

BASED ON THE EXTENT OF ALTERATIONS PROPOSED AS PART OF THE RE-DEMISING OF THE TENANT SPACES, UPGRADES TO EXISTING WASHROOMS TO ADDRESS ACCESSIBILITY REQUIREMENTS OF THE CURRENT 2019 NBC/AE WOULD NOT BE EXPECTED. DEPENDING ON THE EXTENT OF INTERIOR PARTITIONING AND CONSTRUCTION WITHIN THE TENANT SPACES DURING TENANT FIT-OUT, UPGRADES MAY BE REQUIRED TO EXISTING WASHROOMS TO CONFORM TO CURRENT ACCESSIBILITY REQUIREMENTS AT THAT TIME.

BOTH TENANTS WILL BE SERVED BY AT LEAST 2 EXIT DOORS IN WHICH TRAVEL DISTANCES WITHIN THE TENANT SPACES IS PERMITTED TO BE UP TO 45 M BASED ON THE UNDERSTANDING THE BUILDING IS SPRINKLER.

TRAVEL DISTANCES MEET THIS REQUIREMENT WITHIN BOTH TENANT SPACES. IF THE SMALLER NORTH TENANT IS USED AS A GROUP 'D' OCCUPANCY AND ONLY SERVED BY A SINGLE EXIT, TRAVEL DISTANCE WOULD BE LIMITED TO A MAXIMUM 25 M TO THE EXIT DOOR.

EXIT DOORS SERVING THE TENANT SPACE ARE REQUIRED TO BE SPACED NOT LESS THAN 1/4 THE MAXIMUM DIAGONAL OF THE FLOOR AREA APART, MEASURED THE DISTANCE SMOKE WOULD TRAVEL BETWEEN THEM.

PER NBC/AE ARTICLE 3.4.3.3. EXISTING EXIT DOORS SERVING THE TENANT SPACES COMPLY WITH THIS REQUIREMENT.

OCCUPANT LOADS:
MAIN FLOOR (GROUP E) - 37 m² = 5 PEOPLE (2 STAFF AND 3 CUSTOMERS MAX)

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Seal

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Revisions:

Client:

CANNABIS RETAIL STORE

Project Location:

**UNIT 3170, 5850 88 AVE. NE
CALGARY, AB**

Drawing Title:

KEY AND SITE PLAN

Drawn by:

T. DO

Approved by:

Approved Dated:

Scale:

NOTED

Sheet No.:

1 OF 1

Drawing No.:

S1

From: david.weisgerber@calgary.ca
Sent: Wednesday, April 7, 2021 9:13 AM
To: Dharmenderkhosa [REDACTED]
Cc: Weisgerber, David
Subject: DP2021-1980 INITIAL REVIEW - #3170 5850 88 AV NE



Re: DP2021-1980 INITIAL REVIEW - #3170 5850 88 AV NE

Good day,

I am the file manager who will be reviewing your Development Permit application.

The initial review of your application is complete, and a detailed planning review is now underway. This includes consulting with stakeholders to gather planning information relevant to your application. You will be contacted if additional information is needed.

For more information about the Development Permit Process please visit www.calgary.ca/dpprocess.

Please track your application, using your Job Access Code (JAC) DP2021-1980-93838, at www.calgary.ca/vista.

Regards,

DAVID WEISGERBER
Senior Planning Technician
david.weisgerber@calgary.ca
(403) 333-5398
www.calgary.ca/PDMap

From: [Briegel, Michael J.](#)
To: [DP Circ](#)
Cc: [Weisgerber, David](#)
Subject: RE: Electronic Circulation of DP2021-1980 @ 5850 88 AV NE
Date: Thursday, April 8, 2021 11:36:46 AM
Attachments: [image001.png](#)
[image002.jpg](#)
[image003.jpg](#)
[image004.jpg](#)
[image005.png](#)

No issues from business licence.

MICHAEL BRIEGEL

A/Chief Licence Inspector
Compliance Services
P.O. Box 2100, Stn. M, #128
Calgary, AB Canada T2P 2M5
T 403-643-6341 | C 403-512-2559
michael.briegel@calgary.ca
ISC: Protected

From: Halliburn, Pamela E. **On Behalf Of** DP Circ
Sent: Thursday, April 8, 2021 10:51 AM
Cc: DP Circ ; Weisgerber, David
Subject: Electronic Circulation of DP2021-1980 @ 5850 88 AV NE

Calgary banner (generic).png



For more information
[CALGARY.CA/PD](#)
[DISPATCH](#)
[ENEWSLETTER](#)



Good day,
Please find attached the circulation package for the above noted Development Permit application.

Included are the following documents:

1. Circulation Package
 - Guidelines for Electronic Circulation
 - Request for Comment Sheet
 - Complete Set of Plans
2. Community Association Feedback Form
Please note, you can also [submit feedback online](#).

Please respond electronically to DP.Circ@calgary.ca.

Thank you.

Pamela Halliburn

Applications Processing Representative
Calgary Building Services
Development, Applications and Licensing Services

From: [Harjeet singh Gill](#)
To: [Weisgerber, David](#)
Subject: [EXT] DP2021 1980
Date: Wednesday, April 14, 2021 10:00:20 AM

Hello David
As a community member of saddleridge
We are excited to see a this new establishment coming in
We approve 100 percent

Thank you

Sent from my iPhone

From: [Lovepreet Bhatti](#)
To: [Weisgerber, David](#)
Subject: [EXT] david.weisgerber@calgary.ca DP2021 1980
Date: Thursday, April 8, 2021 5:34:40 PM

We are so happy to hear a cannabis is coming into this plaza
Huge fan and supporter
We live in coral spring to come see and shop at these amazing stores in This plaza

Thank you

Sent from my iPhone

From: [Kalsang Chodon](#)
To: [Weisgerber, David](#)
Subject: [EXT] Dp2021 1980
Date: Friday, April 9, 2021 12:41:49 PM

Hello David

Just wanted to get my comment in

This is an amazing plan to add cannabis to the plaza
I personal use cbd and cannabis
For personal reason
I can't wait
35 Taralake garden north east
Regard
Loday

From: [Avtar Singh](#)
To: [Weisgerber, David](#)
Subject: [EXT] DP2021 1980
Date: Thursday, April 8, 2021 4:23:15 PM

Hello

I saw a sign stating discretionary change of use.

This would be an amazing asset to the plaza. We are only missing that

Looking forward for it to open.

I also live in the area, about 5 min away

Thanks



Development Authority Response to Notice of Appeal

Appeal number: SDAB2021-0050

Development Permit number: DP2021-1980

Address: 5850 88 AV NE

Description: Change of Use: Cannabis Store

Land Use: Commercial – Corridor 2 (C-COR2)

Community: Saddle Ridge

Jurisdiction Criteria:

Subject to National Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board, Alberta Utilities Commission or Minister of Environmental and Parks license, permit, approval, or other authorization: No

DA Attendance: No

Use: Discretionary

Notice Posted: Yes, 7 days

Objections: No

Support: Yes

Bylaw relaxations:

The development requires the following relaxations of the rules of the Land Use Bylaw:

Bylaw Discrepancies		
Regulation	Standard	Provided
160.3 Cannabis Store	(f) in all Districts, not including the C-R2, C-R3 and CR20-C20/R20 Districts, must not be located within 300.0 metres of any other Cannabis Store, when measured from the closest point of a Cannabis Store to the closest point of another Cannabis Store;	The Cannabis Store is 269.4 metres from another Cannabis Store (DP2020-4956), a relaxation of 30.6 metres.

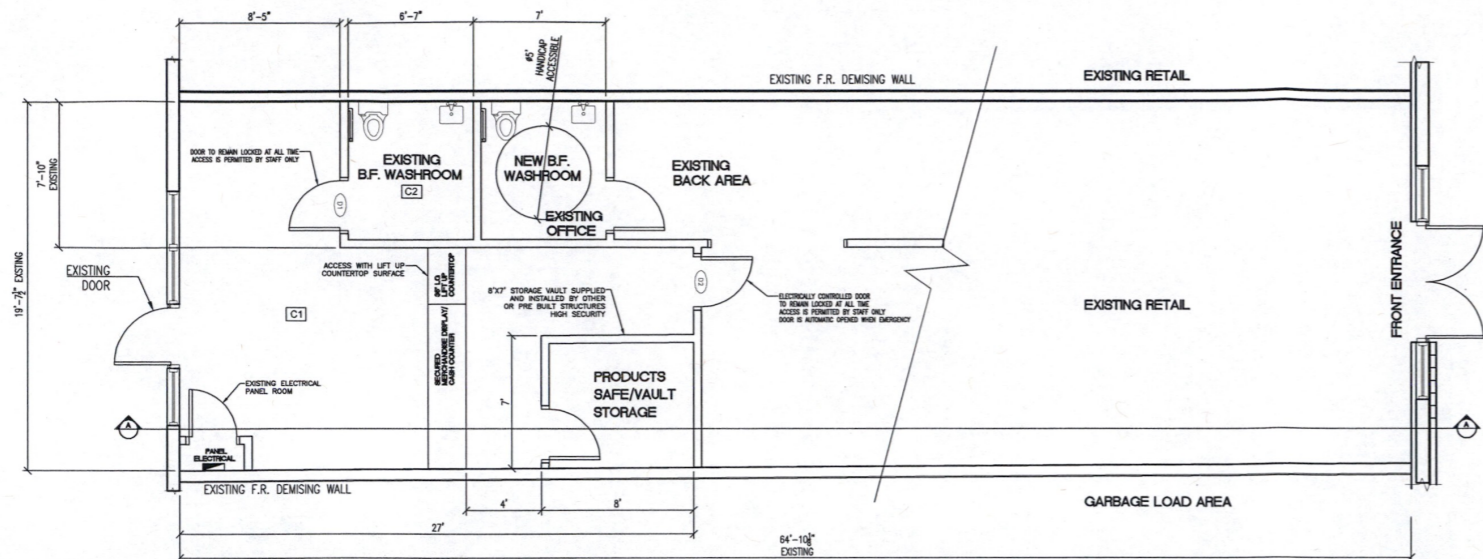
Applicable ARP, ASP or Design Brief (in addition to the MDP):

- Cannabis Store Guidelines
- Saddle Ridge Area Redevelopment Plan

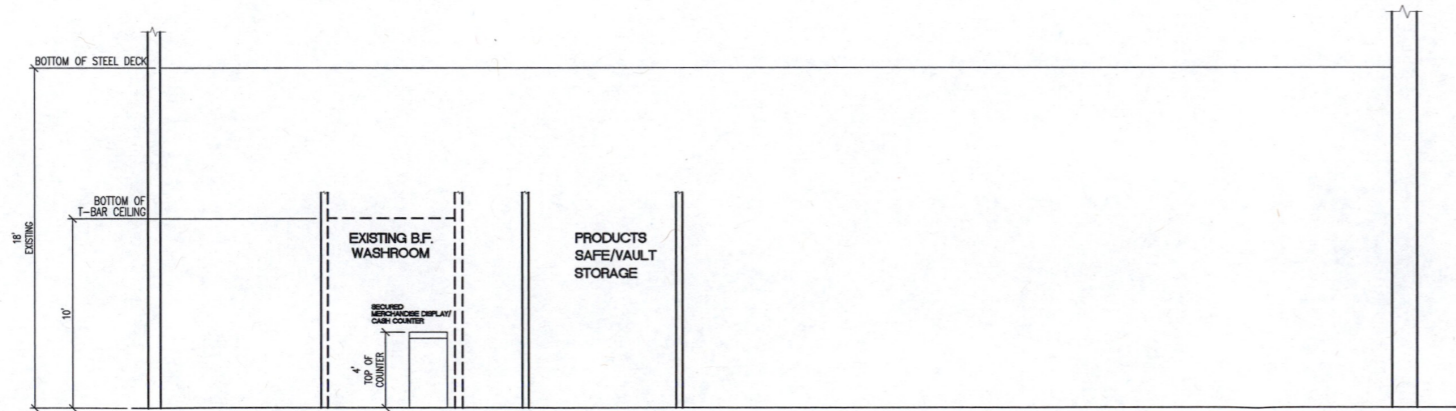
Additional factors, considerations and rationale for the decision:

1. The use of Cannabis Store is discretionary in the C-C1 district
2. In rendering their decision, the Development Authority applied sections 35 and 36 of the Land Use Bylaw
3. The proposed development complies with the following Land Use Bylaw rules for Cannabis Stores:
 - a. There is no abutting liquor store
 - b. There are no emergency shelters, school – private of school public within 150.0 metres
 - c. There is no required parking
 - d. As a change of use, there is no required bicycle parking
4. The parcel is occupied by a comprehensibly designed shopping centre with multiple buildings, the Cannabis Store is located at the north side of the parcel, buggered from 88 AV NE by other buildings on the parcel.

5. The Development Authority is of the opinion that the proposed development complies with the Cannabis Store Guidelines:
 - a. There are a variety of commercial uses located on the parcel, including restaurant, retail, medical, personal service type uses
 - b. There is no evidence of a concentration of Cannabis Stores along 88 AV NE as proposed store is separated from 88 AV SE
 - c. There is no evidence that the store is too close to a public or private school
 - d. DP2020-7675 was recently applied for on the subject parcel, the Development was previously refused and does not form part of this decision
6. The Cannabis Store Guidelines suggest that a Cannabis Store should not be approved within 30 metres of a Payday Loan, Pawn Show or Place of Worship, or 10 metres from a Child Care Service:
 - a. The proposed store is not within 30 metres of a Payday Loan or Pawn Shop
 - b. The Proposed store is not within 10 metres of a Child Care Service or Place of Worship
7. The application was notice posted and circulated:
 - a. The application was notice posted from April 8, 2021 to April 16, 2021, notes indicate the “posting visible and in good condition”
 - b. The application was circulated to:
 - i. Business Licence,
 - ii. Building Regulation
 - iii. Saddle Ridge Community Association
 - iv. Ward 5 Councilor, and
 - v. The Alberta Gaming & Liquor Commission
 - c. The application is visible at [Calgary.ca/dmap](https://calgary.ca/dmap)
 - d. The decision of the Development Authority was advertised on [Calgary.ca](https://calgary.ca) as required by the Land Use Bylaw



FLOOR PLAN
1/4" = 1'-0"



BUILDING SECTION A-A
1/4" = 1'-0"

GENERAL NOTES:

- 1) THE FOLLOWING NOTES ARE TO BE INCLUDED WITH AND BECOME PART OF THE ATTACHED DRAWINGS.
- 2) ALL WORK CARRIED OUT SHALL CONFORM TO ALBERTA BUILDING CODE LATEST EDITION.
- 3) CONTRACTOR AND SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS, LINES, EXISTING SERVICES AND OTHER INFORMATION PRIOR TO COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER.
- 4) DO NOT SCALE DRAWINGS.
- 5) CONTRACTOR SHALL ENSURE THAT ALL WORK CARRIED OUT CONFORMS TO MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS, AND IS PERFORMED WITH CARE AND DILIGENCE ACCORDING TO GOOD BUILDING PRACTICES.
- 6) WHERE ALTERNATE PRODUCTS, MATERIALS OR METHODS ARE PROPOSED, COMPLETE AND APPROPRIATE DETAILS, LITERATURE AND SAMPLES SHALL BE SUBMITTED TO THE DESIGNER FOR REVIEW AND APPROVAL PRIOR TO ORDERING OR FABRICATION.
- 7) CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, INSURANCE AND WCB PAYMENT.
- 8) OPENING SIZES FOR MANUFACTURED COMPONENTS ARE NOMINAL SIZES ONLY. VERIFY WITH SUPPLIER OR MANUFACTURER.
- 9) CONTRACTOR SHALL PROVIDE AND PAY FOR 'X-RAY' OR OTHER TESTS WHICH ARE NECESSARY TO DETERMINE EXISTING EMBEDDED AND HIDDEN BUILDING COMPONENTS PRIOR TO CUTTING THROUGH WALLS AND FLOORS. CONTRACTOR TO BE RESPONSIBLE FOR ANY DAMAGE ARISING FROM CUTTING AND FOR THE COST OF REPAIRS.
- 10) CONTRACTOR TO INFORM BUILDING SUPERINTENDENT OF THE WORK AND TO OBTAIN OWNER'S APPROVAL AS REQUIRED PRIOR TO THE START OF CONSTRUCTION.
- 11) WORK TO BE CARRIED OUT WITH MINIMAL DISRUPTIONS TO NORMAL BUILDING OPERATIONS AND TO OTHER TENANTS.
- 12) ANY WORK REQUIRING CONNECTIONS TO EXISTING BUILDING SYSTEM SHALL BE CO-ORDINATED WITH THE BUILDING SUPERINTENDENT.
- 13) ALL WORK AND PROCEDURES TO BE PERFORMED IN ACCORDANCE WITH THE 'LEASE AGREEMENT'.
- 14) CONTRACTOR SHALL PROVIDE, MAINTAIN, AND PAY FOR INSURANCE COVERAGE FOR 'GENERAL LIABILITY AND PROPERTY' AS SET FORTH BY THE LANDLORD AND TENANT UNLESS OTHERWISE STIPULATED BUT NOT RESTRICTED TO THE ABOVE.
- 15) REPORT ANY DISCREPANCIES IN DRAWINGS TO THE DESIGNER.
- 16) REPORT ANY DISCREPANCIES AND INCONSISTENCIES BETWEEN DRAWINGS AND SITE CONDITIONS TO THE DESIGNER.
- 17) DOCUMENT ALL CHANGES TO DRAWINGS AND PROVIDE 'AS-BUILT' DRAWINGS TO THE TENANT AT COMPLETION OF CONSTRUCTION.

NOTES:

TOTAL OCCUPANT LOAD = 8 PERSONS (2 STAFF, 6 CUSTOMERS)
 PROPOSED NO SEATING-PICKUP ONLY
 ABC 2014 - TABLE 3.7.2.2.(4)
 BOTH SEXES ARE PERMITTED TO BE SERVED BY A SINGLE WATER CLOSET IF ... NOT MORE THAN 10.
 PROVIDED TOTAL = 1 UNI-SEX WATER CLOSET FOR STAFF ONLY

INTERIOR PARTITION SCHEDULE

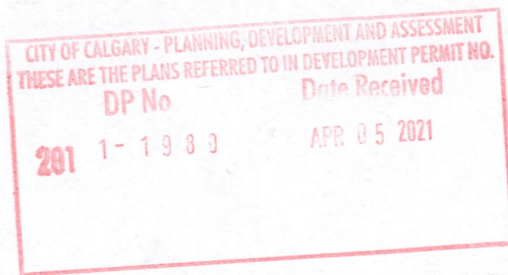
- ♦ INTERIOR PARTITION WALL
- ♦ 45 MIN F/R
- 1 - 1/2 DRYWALL
- 3-5/8 STEEL STUDS @ 16" o.c.
- SAFE & SOUND BATT INSULATION
- 1 - 1/2" DRYWALL

CEILING SCHEDULE

- [C1] OPEN
- [C2] SUSPENDED T-BAR CEILING

ROOM FINISH SCHEDULE

ALL SPACE (I.N.O.)
 FLOOR - TILE
 BASE - NL
 WALL - PAINTED GWB



DOOR SCHEDULE - MAIN FLOOR							FRAME SCHEDULE				
Mk	WIDTH	HEIGHT	MATERIAL	TYPE	FINISH	CLOSER	FIRE RATED	MATERIAL	FINISH	HARDWARE GROUP	NOTES
D1	2'-8"	6'-8"	WD	1	PTD	●	--	WF	PTD	BY DOOR SUPPLIER	
D2	3'-0"	6'-8"	HM	1	PTD	●	--	PS	PTD		

DOOR TYPES		DOOR ABBREVIATION	
	1 - Single	HM	INSULATED HOLLOW METAL
		HM	HOLLOW METAL
		PS	PRESSED STEEL FRAME
		PTD	PAINTED
		WD	WOOD DOOR
		WF	WOOD FRAME
		SS	STAINLESS STEEL
		AL	ALUMINUM
		ANO	ANODIZED
		GL	TEMPERED GLASS

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Seal

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Revisions:

Client:
CANNABIS RETAIL STORE

Project Location:
 UNIT 3170, 5850 88 AVE. NE
 CALGARY, AB

Drawing Title:
FLOOR PLAN

Drawn by:
 T. DO

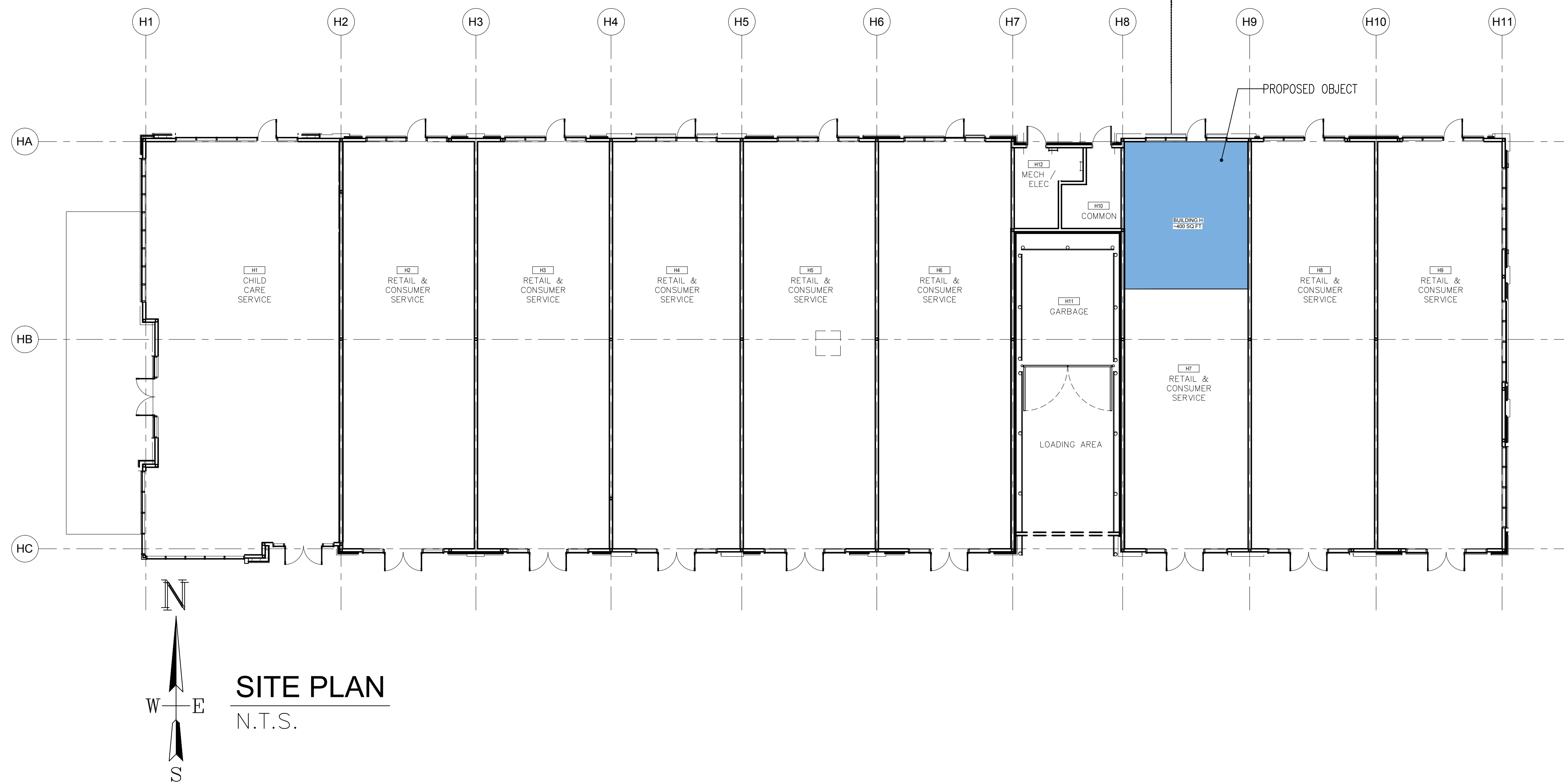
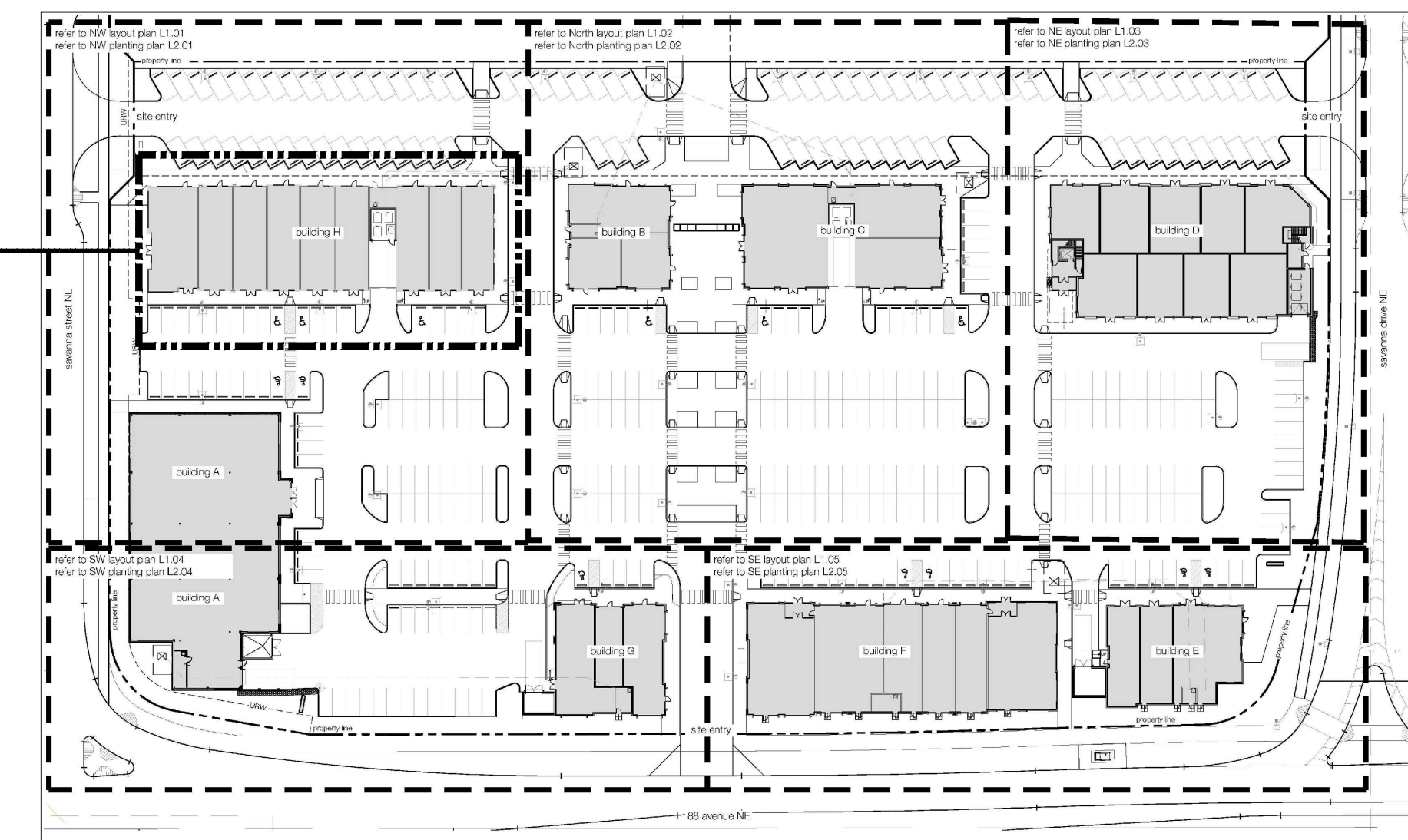
Approved by:

Approved Dated:

Scale:
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Sheet No.:
 1 OF 1

Drawing No.:
A1



NOTES:

LEGAL DESCRIPTION:
LOT 3
BLOCK 21
PLAN 171 2289

MUNICIPAL ADDRESS:
Unit 3170 (Building H)
5850 88 Avenue Northeast
Calgary Alberta

ISSUED FOR BUILDING PERMIT

PROJECT DESCRIPTION: MULTIPLE USED RETAIL
PROJECT RESERVATION AREA: 37 524 M² (400 523 FT²)
CONSTRUCTION: COMBUSTIBLE/NON-COMBUSTIBLE BUILDING IS NON-SPRINKLER
OCCUPANCY CLASSIFICATION: General Light Business/Quartermen (CANNABIS RETAIL)
CODE ANALYSIS: PARKING WILL NOT BE AFFECTED

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WASHROOMS TYPICALLY REQUIRED TO SERVE A GROUP E OCCUPANCY IS BASED ON 1 WATER CLOSET FOR EACH 300 MALES AND 1 WATER CLOSET FOR EACH 100 FEMALES. HOWEVER, WASHROOMS SERVING A GROUP E OCCUPANCY LESS THAN 500 M² IN AREA IS PERMITTED TO BE BASED SOLELY ON THE NUMBER OF STAFF (NBC(AE) SENTENCE 3.7.2.2 (16)), WHERE PEOPLE, A SINGLE WATER CLOSET IS PERMITTED AS PER NBC(AE) SENTENCE 3.7.2.2 (4).

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