



National Building Code - 2019 Alberta Edition Volume 1

BUILDING DESIGNED FOR THE FOLLOWING OCCUPANCIES - GROUP C

BUILDING CODE CLASSIFICATION

3.2.2.51. GROUP C, UP TO 4 STOREYS, SPRINKLERED
 1) A BUILDING CLASSIFIED AS GROUP C IS PERMITTED TO CONFORM TO SENTENCE (2) PROVIDED:
 A) EXCEPT AS PERMITTED BY SENTENCES 3.2.2.7 (1) AND 3.2.2.18 (2), THE BUILDING IS SPRINKLERED THROUGHOUT.
 B) IT IS NOT MORE THAN 4 STOREYS IN BUILDING HEIGHT, AND
 C) IT HAS A BUILDING AREA NOT MORE THAN:
 I) 7 200 M² IF 1 STOREY IN BUILDING HEIGHT,
 II) 3 600 M² IF 2 STOREYS IN BUILDING HEIGHT, OR
 III) 2 400 M² IF 3 STOREYS IN BUILDING HEIGHT, OR
 IV) 1 800 M² IF 4 STOREYS IN BUILDING HEIGHT.
 2) THE BUILDING REFERRED TO IN SENTENCE (1) IS PERMITTED TO BE OF COMBUSTIBLE CONSTRUCTION OR NONCOMBUSTIBLE CONSTRUCTION USED SINGLY OR IN COMBINATION, AND A) EXCEPT AS PERMITTED BY SENTENCES (3) AND (4), FLOOR ASSEMBLIES SHALL BE FIRE SEPARATIONS WITH A FIRE-RESISTANCE RATING NOT LESS THAN 1 H,
 B) MEZZANINES SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 1 H, AND
 C) LOADBEARING WALLS, COLUMNS AND ARCHES SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED ASSEMBLY.
 3) IN A BUILDING THAT CONTAINS DWELLING UNITS THAT HAVE MORE THAN ONE STOREY, SUBJECT TO THE REQUIREMENTS OF SENTENCE 3.3.4.2 (3), THE FLOOR ASSEMBLIES, INCLUDING FLOORS OVER BASEMENTS, WHICH ARE ENTIRELY CONTAINED WITHIN THESE DWELLING UNITS, SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 1 H BUT NEED NOT BE CONSTRUCTED AS FIRE SEPARATIONS.
 4) IN A BUILDING IN WHICH THERE IS NO DWELLING UNIT ABOVE ANOTHER DWELLING UNIT, THE FIRE-RESISTANCE RATING FOR FLOOR ASSEMBLIES ENTIRELY WITHIN THE DWELLING UNIT IS WAIVED.

BYLAW REVIEW
MAY 3, 2024

BYLAW
TOWN OF OLDS LAND USE BYLAW 01-23 – OFFICE CONSOLIDATION JANUARY 2024

MUNICIPAL ADDRESS:
6108 53 ST OLDS, ALBERTA

LEGAL ADDRESS:
BLOCK 2, PLAN 0711572 OLDS, ALBERTA

LAND-USE:
R3 – MEDIUM DENSITY RESIDENTIAL

PERMITTED USES:
APARTMENTS

MINIMUM PARCEL AREA:
APARTMENTS – 1.3 TIMES THE BUILDING'S TOTAL FLOOR AREA

FAR REQUIRED	FAR PROPOSED	REQUESTING RELAXATION
1.3	2.5	

FAR = GFA/SITE AREA
SITE AREA: 14511.9 GFA: 37118.9

MAXIMUM PARCEL COVERAGE:

REQUIRED	PROPOSED
APARTMENTS - 75%	SITE AREA = 14512 SF BUILDING AREA = 8039 SF COVERAGE = 56%

SETBACK:

MINIMUM FRONT YARD:
6M (20 FT)

MINIMUM SIDE YARD:
APARTMENTS – 3M (9.84 FT), EXCEPT WHERE IT ABUTS A ROAD – 6M (20 FT), OR AS REQUIRED IN THE ALBERTA BUILDING CODE, WHICHEVER IS GREATER.

MINIMUM REAR YARD:
9M (30 FT), EXCEPT IN MULTIPLE HOUSING DEVELOPMENTS DWELLING UNITS WITH GROUND LEVEL PRIVATE ACCESS WHERE EACH UNIT SHALL HAVE A PRIVATE, SCREENED YARD AREA OF NOT LESS THAN 45M² (484 FT²).

MAXIMUM BUILDING HEIGHT:
APARTMENTS – 13.5M (44 FT) OR THE LESSER OF FOUR (4) STOREYS OR 15.25M (50 FT)

PROPOSED BUILDING HEIGHT:
14.9 M

LANDSCAPED AREA:

(I) A MINIMUM OF 30 PERCENT OF THE PARCEL AREA LANDSCAPED.	SITE AREA	RATIO	LANDSCAPE AREA
REQUIRED	14512 SF	30%	4350 SF
PROPOSED	14512 SF	22%	3280 SF

REQUESTING RELAXATION

(II) THE LANDSCAPED AREA IS DESIGNED TO SEPARATE PARKING FACILITIES FROM ALL WINDOWS OF LIVING ROOMS, DINING ROOMS AND BEDROOMS ON FIRST FLOORS AND IN BASEMENTS BY A MINIMUM OF 4M (13 FT).

PARKING REQUIRED:

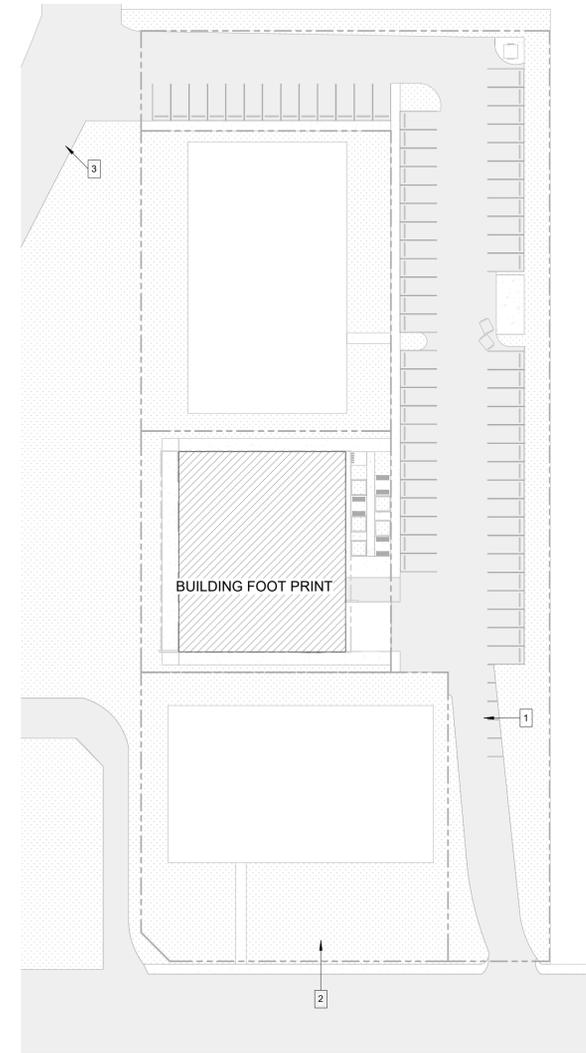
APARTMENTS	STALLS/UNIT	# OF UNITS	PARKING REQUIRED
1 BEDROOM SUITE	1	30	30
2 BEDROOM SUITE	1.25	0	0
TOTAL REQUIRED		32	

PARKING PROPOSED:

SURFACE	TOTAL
EXISTING	88
ADJACENT NEIGHBOUR REQUIRED	56
REMAINDER FOR UNIT 2	12
PARKADE	21
TOTAL FOR UNIT 2	38

UNITS PROPOSED

AREA	UNIT	5TH FL	4TH FL	3RD FL	2ND FL	MAIN FL	TOTAL
670SF	2 BED	4	4	4	4	3	19
970SF	2 BED	4	4	4	4	3	19
GRAND TOTAL		8	8	8	8	6	38



B SITE PLAN - KEY - DP VIEWS
A015 1 : 500

SITE PHOTOS



CLIENT
SATNAM PANNU
3D HOMES BUILD INC.
Unit 3070, 11124-36 ST NE
Calgary AB T3N 1L3
403-831-5441
spannu.3dhomes@gmail.com

CONSULTANTS:
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3404 215 Legacy Blvd SE
Calgary, AB T2X 3Z6

RICHVIEW ENGINEERING LTD.
Unit D, 203 38th Ave NE
Calgary, AB T2E 2M3
Office: 1(403)230-3218

ELECTRICAL & MECHANICAL
DBK ENGINEERING
Unit 1, 5608 – 1 Street SE
Calgary, AB T2H 2W9

LANDSCAPE
WLA GROUP LANDSCAPE
ARCHITECTURE
Fort Saskatchewan
AB, T8L 0S2

No.	DATE	ISSUED FOR	BY	CHK
2	2022-01-01	BUILDING PERMIT	RB	JH
1	2023-01-01	DEVELOPMENT PERMIT	RB	JH
No.	YYYY-MM-DD	ISSUED FOR	RB	JH
			DRN	CHK

REVISION:
MUNICIPAL ADDRESS:
6108 53 ST OLDS, ALBERTA

LEGAL ADDRESS:
BLOCK 2, PLAN 0711572 OLDS,

PROJECT TITLE:
OLDS RESIDENTIAL
APARTMENTS

SHEET TITLE:
PROJECT INFO - BYLAW

PROJECT NO.: 097 SHEET NO.: **A015**



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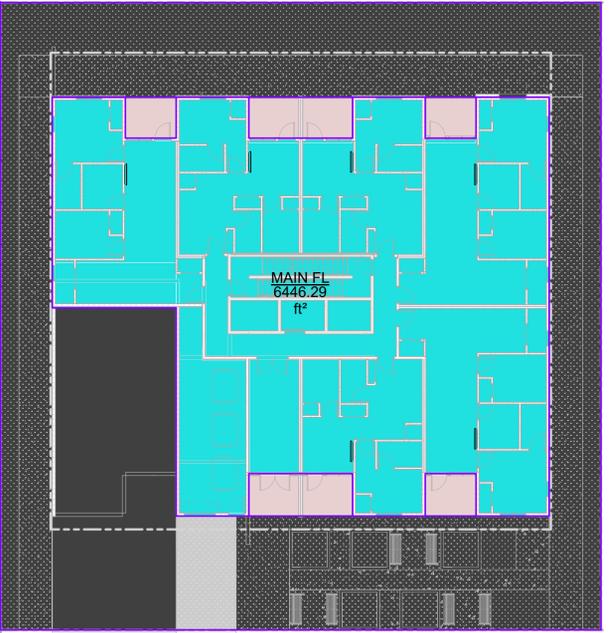
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LANDSCAPE
 WLA GROUP LANDSCAPE
 ARCHITECTURE
 Fort Saskatchewan
 AB, TBL 0S2



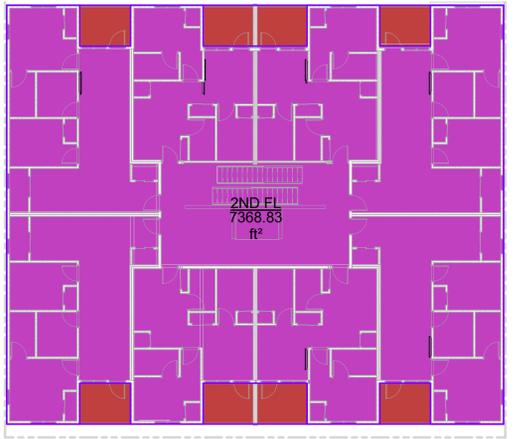
BUILDING AREA
 PARKADE FL
 10152.95
 ft²

3 FLOOR PLAN - PARKADE
 A030



BUILDING AREA
 BALC.
 GARDEN AREA
 MAIN FL

1 AREA PLAN - MAIN FLOOR
 A030



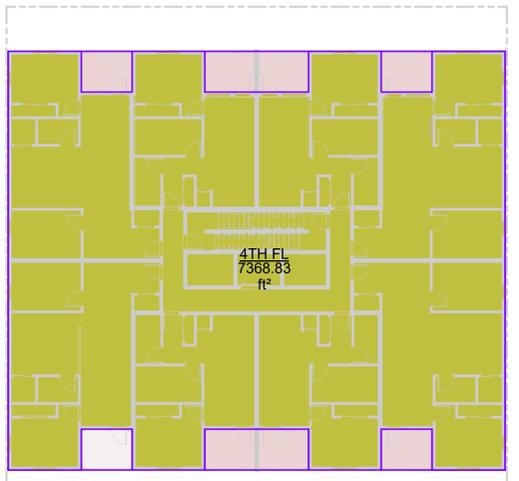
BUILDING AREA
 2ND FL
 BALC.

2 AREA PLAN - 2ND FLOOR
 A030



BUILDING AREA
 3RD FL
 BALC.

5 T/O 3RD FLOOR
 A030



BUILDING AREA
 4TH FL
 BALC.

4 T/O 5TH FLOOR
 A030

SCHEDULE - BUILDING AREA ALL FLOORS						
NAME	Level	INCLUDED IN GFA	BLG CLASSIFICATION	AREA	AREA SF	REMARKS
2ND FL OVERHANG	Not Placed			0.00 m²	0 SF	
.1				0.00 m²	0 SF	
BALC.		No		233.73 m²	2516 SF	
GARDEN AREA	MAIN FLOOR	No		695.82 m²	7490 SF	
PARKADE FL	FLOOR PLAN - PARKADE	No		943.24 m²	10153 SF	
No. 25				1872.70 m²	20159 SF	
2ND FL	T/O 2ND FLOOR	Yes		684.59 m²	7369 SF	
3RD FL	T/O 3RD FLOOR	Yes		684.59 m²	7369 SF	
4TH FL	T/O 5TH FLOOR	Yes		684.59 m²	7369 SF	
MAIN FL	MAIN FLOOR	Yes		598.88 m²	6446 SF	
Yes: 4				2652.64 m²	28553 SF	
				4525.45 m²	48711 SF	

NO.	DATE	DESCRIPTION	BY	CHK
1	2023-01-01	DEVELOPMENT PERMIT	RB	JH
	XXXX-MM-DD	ISSUED FOR	DRN	CHK

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PROJECT TITLE:
 OLDS RESIDENTIAL APARTMENTS

SHEET TITLE:
 PROJECT INFO - AREA

PROJECT NO.: 097 SHEET NO.: **A030**

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 Calgary, AB T2H 2W9

LANDSCAPE
WLA GROUP LANDSCAPE ARCHITECTURE
 Fort Saskatchewan
 AB, TBL 0S2

PRELIMINARY NOT FOR CONSTRUCTION

3	2022-01-01	BUILDING PERMIT	RB	JH
2	2023-01-01	DP-DTR-1 RESPONSE	RB	JU
1	2023-01-01	DEVELOPMENT PERMIT	RB	JH
No.	YYYY-MM-DD	ISSUED FOR	DRN	CHK

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LEGAL ADDRESS:

PROJECT TITLE:
OLDS RESIDENTIAL APARTMENTS

SHEET TITLE:
BUILDING ELEVATION

PROJECT NO.: 097 SHEET NO.: **A300**



3 BUILDING ELEVATION - SOUTH
 A300 1:100



1 BUILDING ELEVATION - NORTH
 A300 1:100



5 ELEVATION - MATERIALS
 A300 1:4

LEGEND
 [Dashed box symbol] LOCATION OF PLYWOOD BACKING BEHIND SIGNAGE.

BUILDING ELEVATION NOTES:

- ALL SIGNAGE IS NOT IN CONTRACT. SIGNAGE IS SHOWN FOR INFORMATION ONLY. SIGNAGE APPLICATION TO BE MADE SEPARATELY AT TENANT IMPROVEMENT STAGE.
- AT ALL SIGNAGE LOCATIONS, PROVIDE 13MM EXTERIOR GRADE PLYWOOD BACKING BEHIND SHEATHING.
- SEE ELECTRICAL FOR LIGHTING.
- PER REQUEST OF CITY OF CALGARY, ALL GLAZING TO BE CLEAR. NO COLOURED COATING OR TINT TO BE APPLIED.

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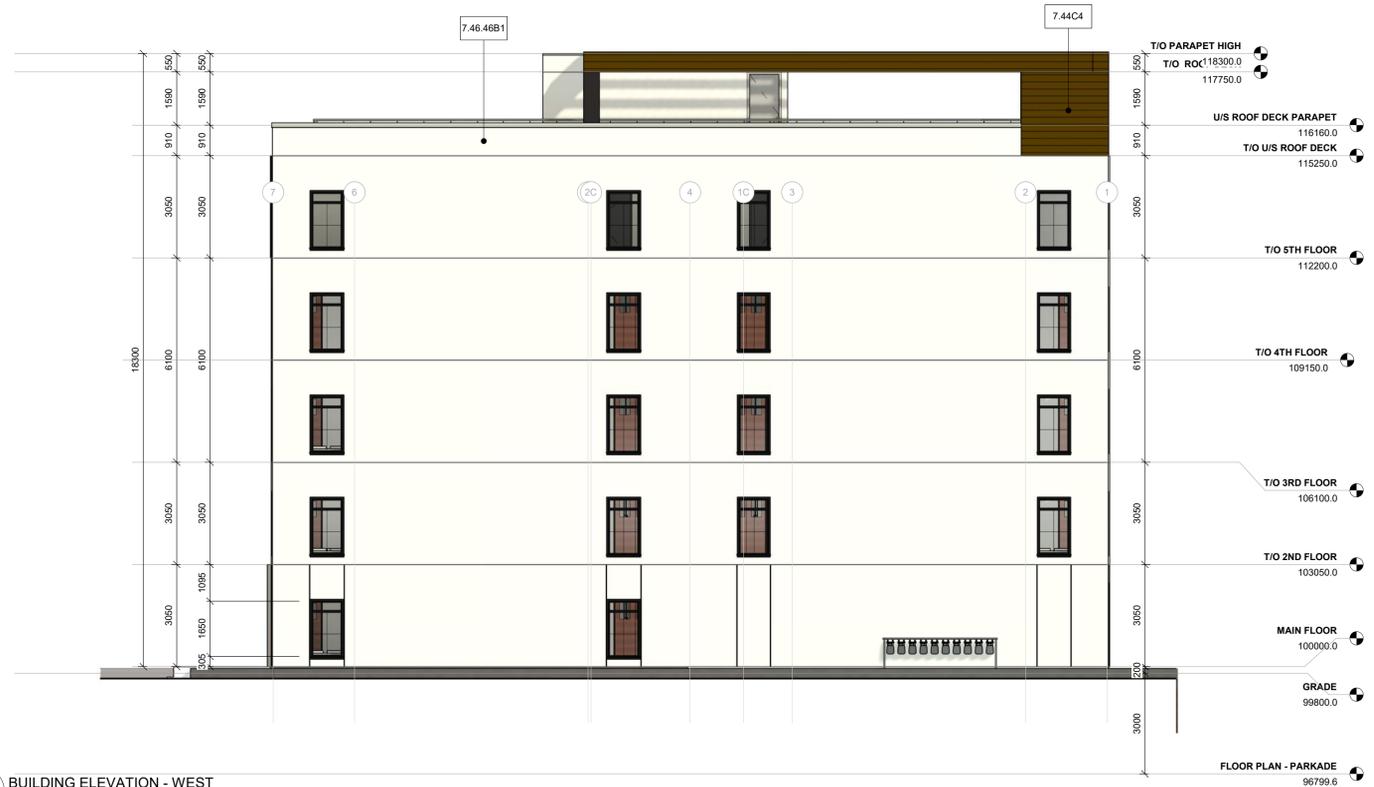
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 Calgary, AB T2H 2W9

LANDSCAPE
 WLA GROUP LANDSCAPE ARCHITECTURE
 Fort Saskatchewan
 AB, TBL 0S2



1 BUILDING ELEVATION - EAST
 A302 1:100



2 BUILDING ELEVATION - WEST
 A302 1:100

STUCCO



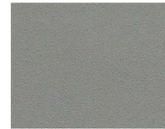
9.24A WHITE



9.24B GREY



9.24C MEDIUM GREY



9.24D DARK GREY



9.24G ORANGE



METAL SIDING 6" SIDING (FORMASTEEL - FORMA PLANK - IMAGE SERIES)



7.46B3 SADDLE WOODGRAIN



No. YYYY-MM-DD ISSUED FOR DRN CHK

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LEGAL ADDRESS:
 BLOCK 2, PLAN 0711572 OLDS,

PROJECT TITLE:
OLDS RESIDENTIAL APARTMENTS

SHEET TITLE:
BUILDING ELEVATION

PROJECT NO.: 097 SHEET NO.: **A302**

