



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) STORIES OR 15.25M (50 FT)

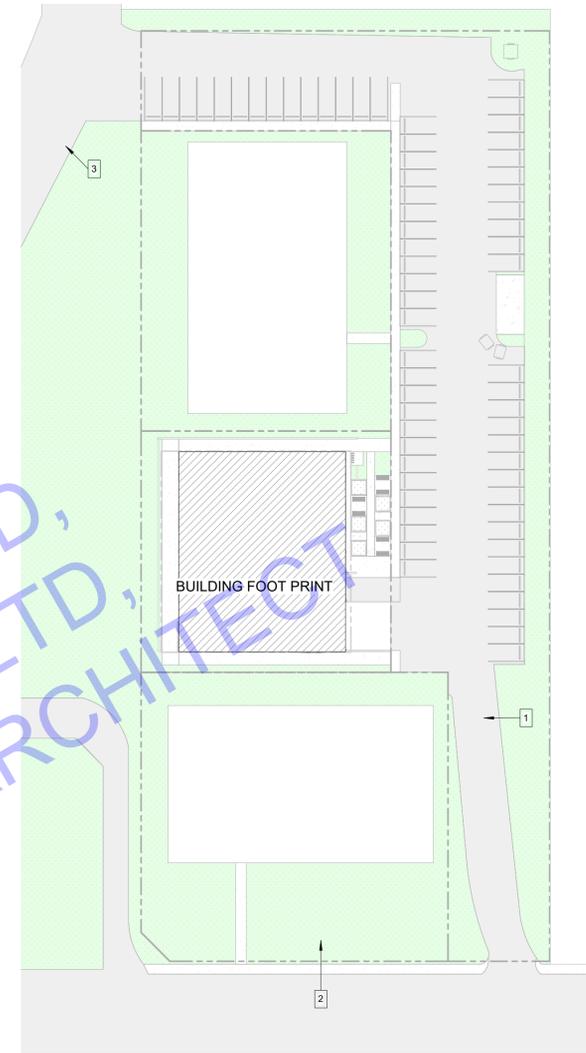
PROPOSED BUILDING HEIGHT:
14.9 M

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).



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

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,
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 NON-COMBUSTIBLE 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.

AREA	UNIT	4TH FL	3RD FL	2ND FL	MAIN FL	TOTAL
670SF	1 BED	4	4	4	3	15
970SF	1 BED+DEN	4	4	4	3	15
GRAND TOTAL		8	8	8	6	30

SITE PHOTOS



CLIENT

CONSULTANTS:

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

REVISION:

MUNICIPAL ADDRESS:
6108 53 ST OLDS, ALBERTA

LEGAL ADDRESS:
BLOCK 2, PLAN 0711572 OLDS,
ALBERTA

PROJECT TITLE:
**OLDS RESIDENTIAL
APARTMENTS**

SHEET TITLE:
PROJECT INFO - BYLAW

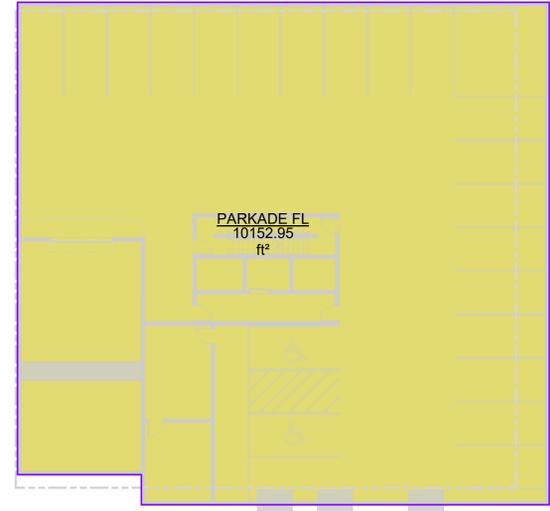
PROJECT NO.:
350E

SHEET NO.:
A015



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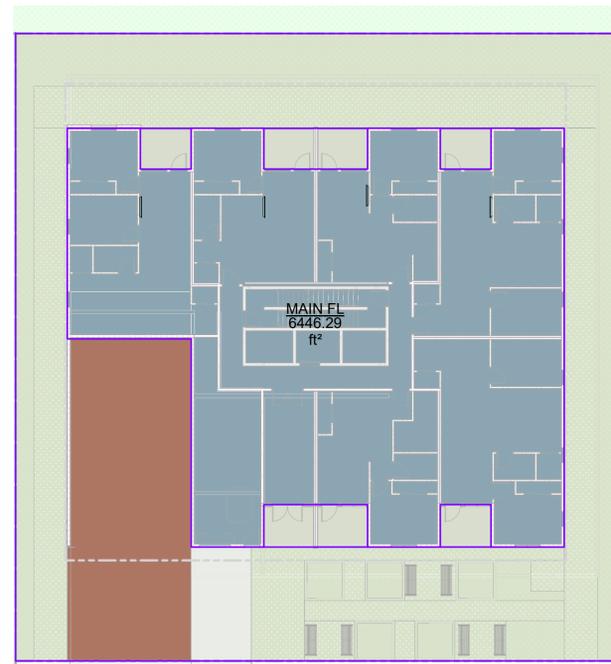
CONSULTANTS:



PARKADE FL
10152.95
ft²

BUILDING AREA
PARKADE FL

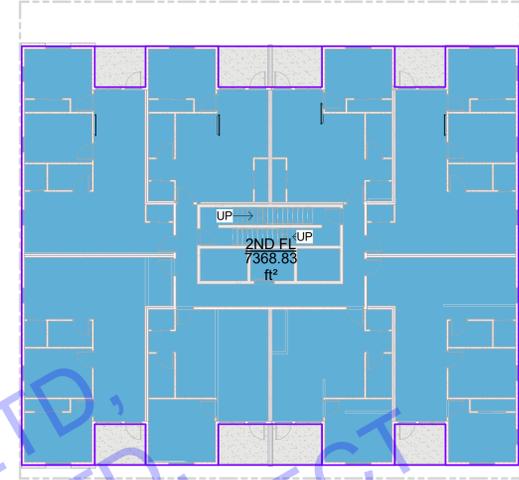
3 FLOOR PLAN - PARKADE
A030



MAIN FL
6446.29
ft²

BUILDING AREA
BALC.
GARDEN AREA
MAIN FL

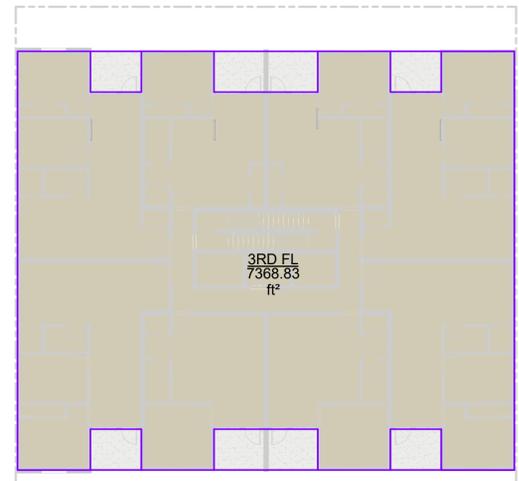
1 AREA PLAN - MAIN FLOOR
A030



2ND FL
7368.83
ft²

BUILDING AREA
2ND FL
BALC.

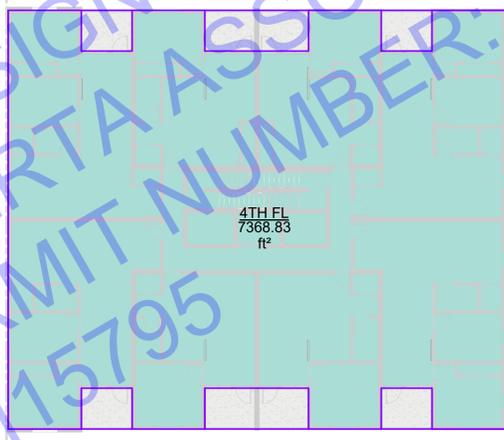
2 AREA PLAN - 2ND FLOOR
A030



3RD FL
7368.83
ft²

BUILDING AREA
3RD FL
BALC.

5 T/O 3RD FLOOR
A030



4TH FL
7368.83
ft²

BUILDING AREA
4TH FL
BALC.

4 T/O 4TH 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 m ²	0 SF	
.1				0.00 m ²	0 SF	
BALC.		No		233.73 m ²	2516 SF	
GARDEN AREA	MAIN FLOOR	No		695.82 m ²	7490 SF	
PARKADE FL	FLOOR PLAN - PARKADE	No		943.24 m ²	10153 SF	
No. 25				1872.79 m ²	20159 SF	
2ND FL	T/O 2ND FLOOR	Yes		684.59 m ²	7369 SF	
3RD FL	T/O 3RD FLOOR	Yes		684.59 m ²	7369 SF	
4TH FL	T/O 4TH FLOOR	Yes		684.59 m ²	7369 SF	
MAIN FL	MAIN FLOOR	Yes		598.88 m ²	6446 SF	
Yes: 4				2652.64 m ²	28553 SF	
				4525.45 m ²	48711 SF	

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 ARCHITECTURE & ARCHITECTURE LTD,
 ASSOCIATION OF ARCHITECTS
 ALBERTA
 PERMIT NUMBER:
 FM15795

1 2023-01-01 DEVELOPMENT PERMIT RB JH
 No. YYYY-MM-DD ISSUED FOR DRN CHK

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SHEET TITLE:
 PROJECT INFO - AREA

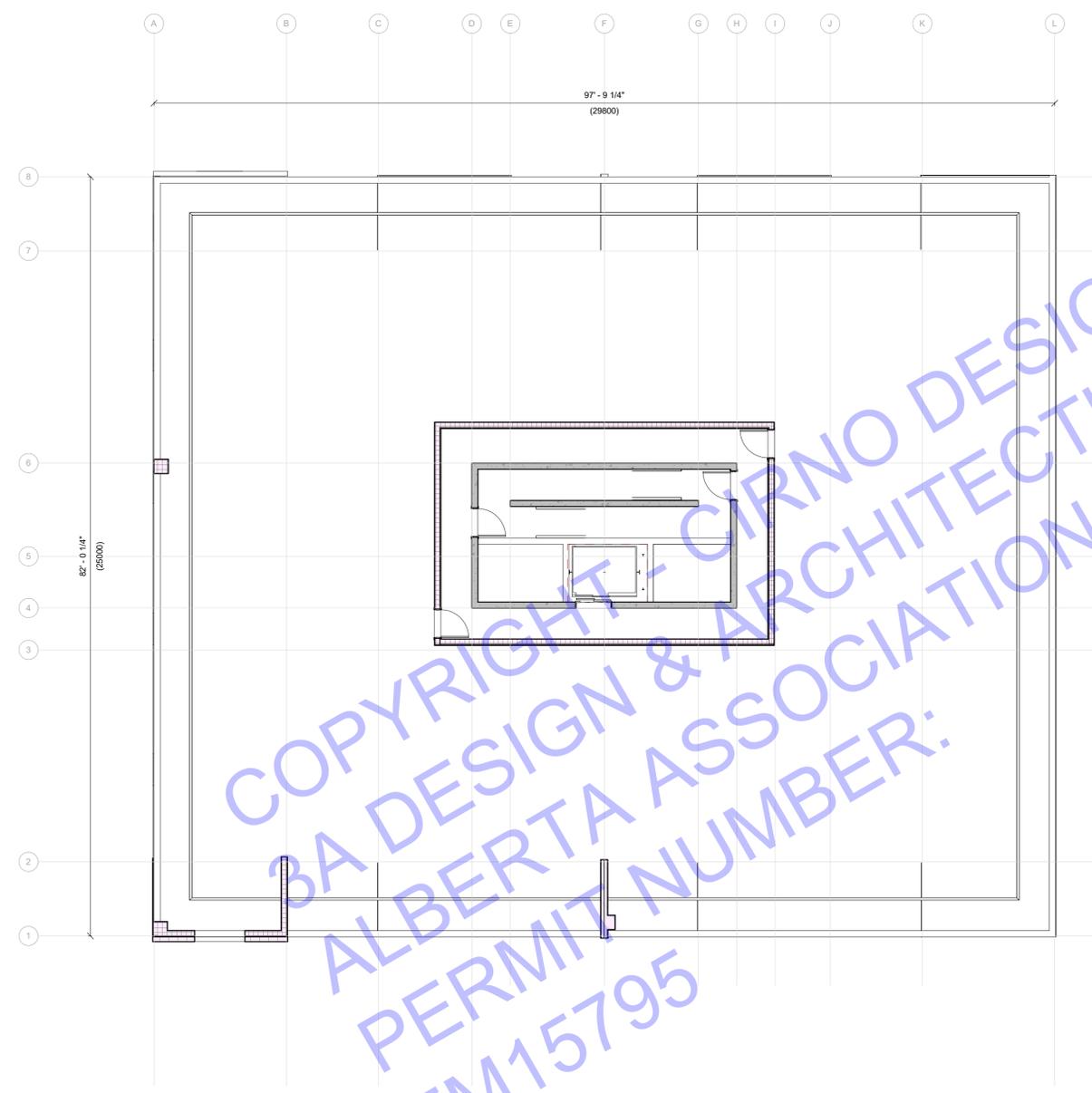
PROJECT NO.: 350E SHEET NO.: A030

CLIENT
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CONSULTANTS:
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- ROOF DRAIN.
- ☒ ROOF SCUPPER

- NOTES:**
1. RTUS, ROOF DRAINS, EXHAUST FANS - SEE MECHANICAL.
 2. PROVIDE 2% ROOF SLOPE. IF SUFFICIENT SLOPE IS NOT PROVIDED THROUGH STRUCTURAL, PROVIDE INSULATION SLOPE TO 2%.
 3. PROVIDE TAPERED INSULATION OF MIN 2% AT CRICKETS AT THE HIGH SIDE OF ALL MECHANICAL CURBS, ROOF HATCH CURBS, PLATFORM BASE AND ALONG SIDES OF PARAPET RETURN WALL, AND ANYWHERE AS REQUIRED TO SHED WATER TO ROOF DRAIN AND ENSURE POSITIVE DRAINAGE AT ALL LOCATIONS.
 4. ALL ROOF DETAILING TO CONFORM TO ARCA 15 YEARS WARRANTY STANDARD.
 5. FOR ALL ROOF PENETRATIONS - ROOF HATCH, ROOF VENTS, STRUCTURAL PENETRATIONS - PROVIDE 200MM CURB AS REQUIRED PER ARCA 15 YEARS WARRANTY STANDARD.
 6. ALL DIMENSIONS TO ROOF PARAPET IS TO THE OUTSIDE FACE OF SHEATHING.
 7. ROOF WALKWAY - PROVIDE ADDITIONAL LAYER OF SBS CAP SHEET. ENSURE COLOUR IS DIFFERENT FROM THE REST OF THE ROOF CAP SHEET. MINIMUM WIDTH OF WALKWAY = 610 MM UNLESS NOTED OTHERWISE IN DRAWING. PROVIDE WALKWAY FROM ROOF HATCH TO ALL ROOF TOP MECHANICAL UNITS - ROOF TOP UNITS, EXHAUST FANS, UNLESS NOTED OTHERWISE. ROOF WALKWAY TO BE APPROX 200MM AWAY FROM ALL MECH UNITS.
 8. ALL ELECTRICAL AND MECHANICAL COMPONENTS (FLOOR DRAIN, SCUPPER, ROOF TOP UNITS, ROOF DRAIN, ELECTRICAL PANELS ETC) ETC IS DIMENSIONED TO THE CENTRE, UNO.



1 FLOOR PLAN OVERALL - ROOF
 A219 1 : 100

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SHEET TITLE:
**FLOOR PLANS OVERALL
 - ROOF**

PROJECT NO.: 350E SHEET NO.: **A219**

CLIENT

CONSULTANTS:



LEGEND
 [Dashed Box] 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.

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.: 350E SHEET NO.: A300

