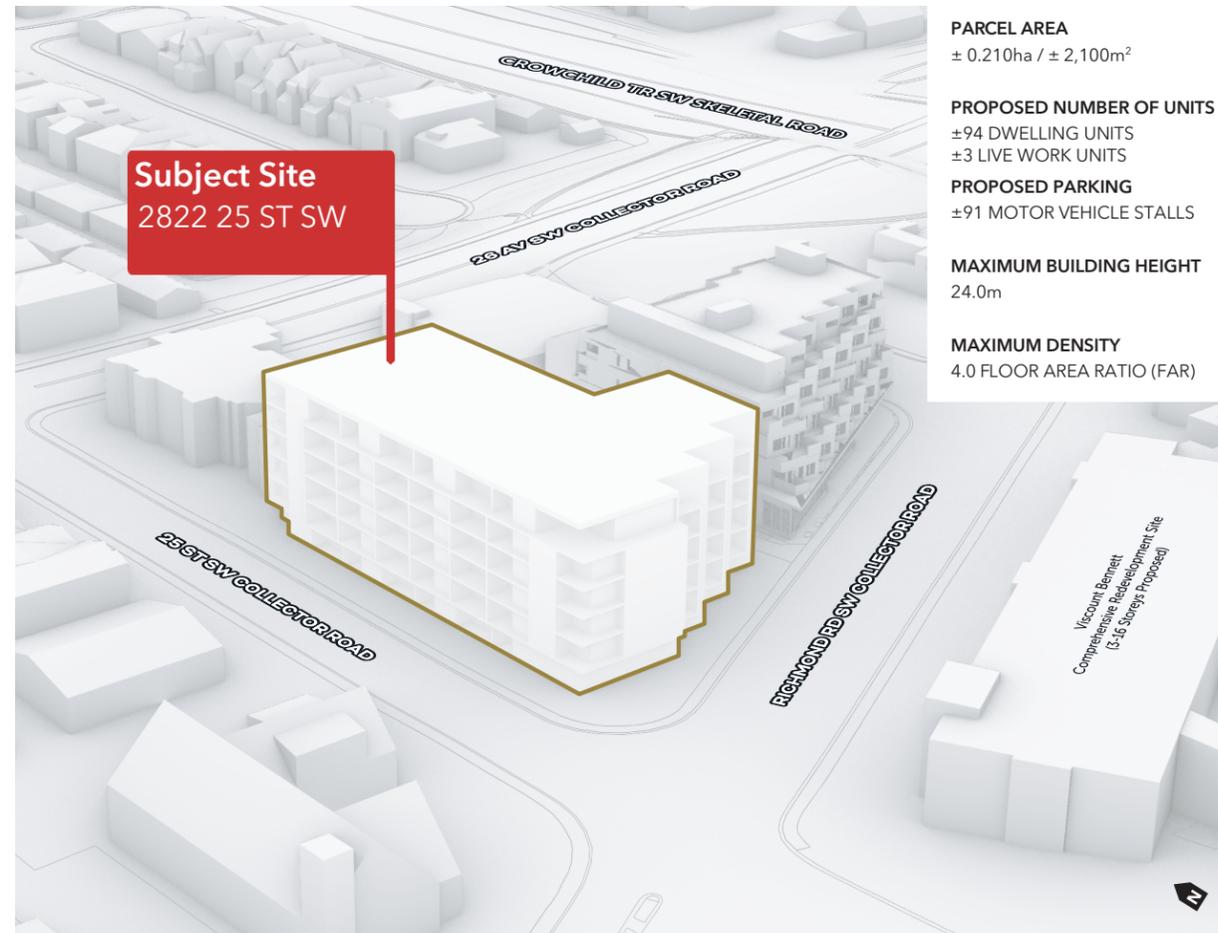


CONCEPTUAL SITE PLAN *



* NOTE: DESIGN IS CONCEPTUAL FOR ILLUSTRATIVE PURPOSES ONLY. DETAILS TO BE DETERMINED THROUGH THE DEVELOPMENT PERMIT APPLICATION.

CONCEPTUAL MASSING DIAGRAM *



PARCEL AREA
± 0.210ha / ± 2,100m²

PROPOSED NUMBER OF UNITS
±94 DWELLING UNITS
±3 LIVE WORK UNITS

PROPOSED PARKING
±91 MOTOR VEHICLE STALLS

MAXIMUM BUILDING HEIGHT
24.0m

MAXIMUM DENSITY
4.0 FLOOR AREA RATIO (FAR)

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460 - 5119 Elbow Drive SW
Calgary, Alberta T2V 1H2

CLIENT
Unitii

PROJECT NUMBER
24-021

DATE
May 2025

MUNICIPAL ADDRESS
2822 25 ST SW

LEGAL ADDRESS
Plan 56610; Block 47; Lots 11-17
(excepting out of Lot 11 the roadway on Plan 6198JK)

WESTBROOK COMMUNITIES LOCAL AREA PLAN (URBAN FORM MAP)



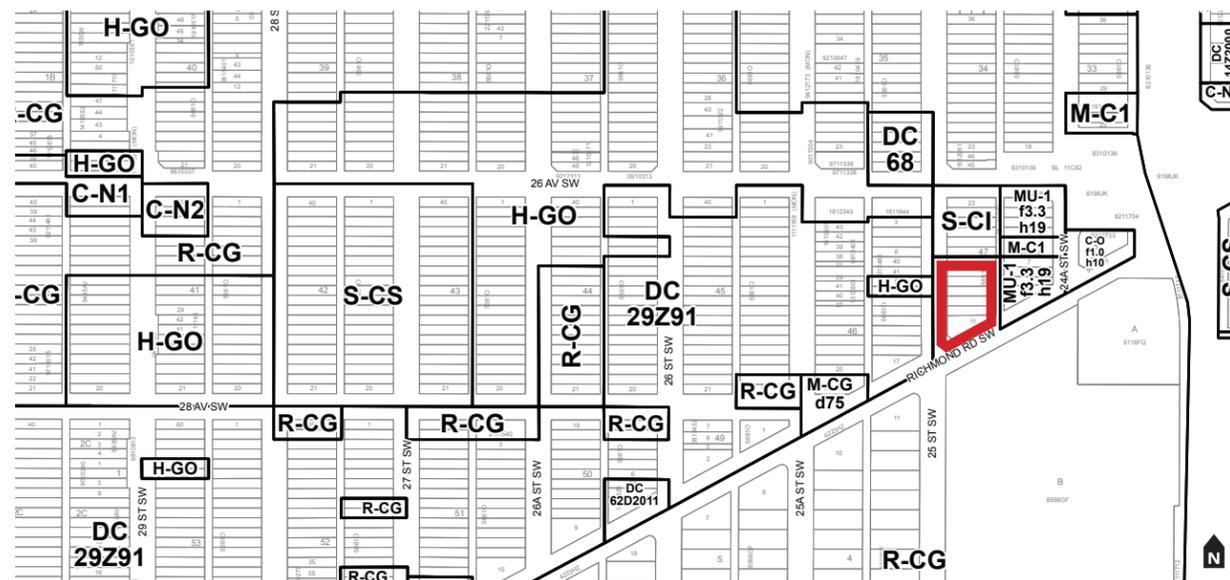
- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local
- Parks & Open Space
- Comprehensive Planning Site
- Plan Area Boundary

WESTBROOK COMMUNITIES LOCAL AREA PLAN (BUILDING SCALE)



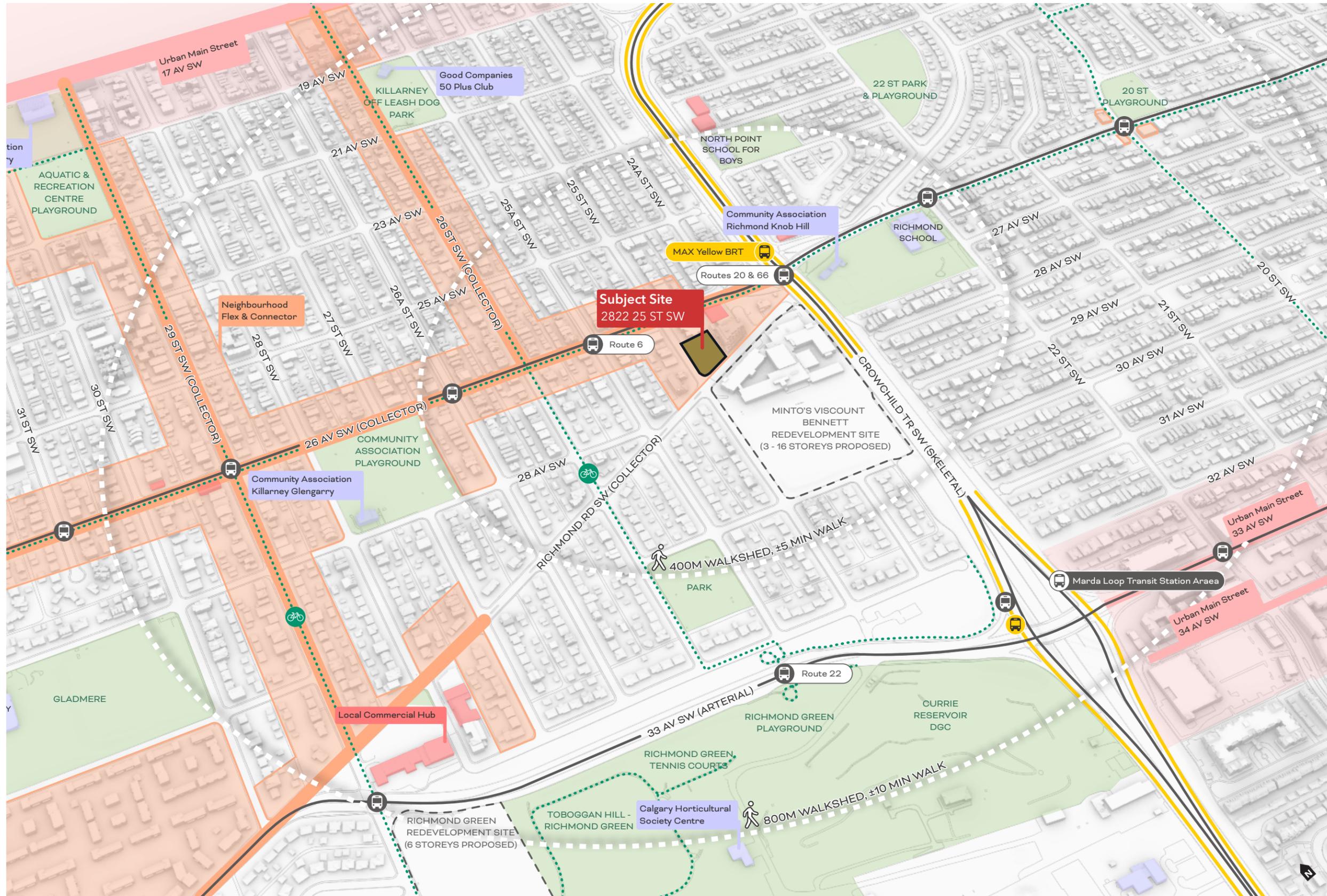
- Limited (up to 3 Storeys)
- Low-Modified (up to 4 Storeys)
- Low (up to 6 Storeys)
- No Scale Modifier
- Parks & Open Space
- Plan Area Boundary

LAND USE CONTEXT



SCALE
NTS

SHEET
S1
SITE PLAN



† NOTE: VISUALIZATION INCLUDES RECENTLY APPROVED DEVELOPMENT PERMIT APPLICATIONS AND IS CONCEPTUAL FOR ILLUSTRATIVE PURPOSES ONLY. DETAILS TO BE DETERMINED THROUGH THE DEVELOPMENT PERMIT APPLICATION.

CLIENT
Unitii

PROJECT NUMBER
24-021

DATE
2024.11.29

MUNICIPAL ADDRESS
2822 25 ST SW

LEGAL ADDRESS
Plan 56610; Block 47; Lots 11-17
(excepting out of Lot 11 the roadway on
Plan 6198JK)

SCALE
NTS

SHEET
S2
SITE ADJACENCIES