



Family/Party Rooms

Christenson Hub

Restaurant & Patio

SW PERSPECTIVE VIEW

DEVELOPMENT DATA

PROJECT INFORMATION:

Project Description	6 STOREY RESIDENTIAL
Municipal Address	50 STREET AND ATHAPASKAN DRIVE
Legal Description	LOT A1, BLOCK 2, PLAN 554TR

APPLICABLE BUILDING CODE

NATIONAL BUILDING CODE - 2019 ALERTA EDITION

EXISTING/PROPOSED ZONING

MIXED USED COMPREHENSIVE (MUC)

SITE AREA

Gross Total 13,247 m²

SITE COVERAGE

Building and Strcture 2,198 m² (Total Building Area of Proposed)
Total Site Coverage 16.6 %

SETBACKS

Front (E / 50 Street) 7.5m required / 15.4m proposed
Rear (W / Alley Lane) 7.0m required / 21.8m proposed
Side #1 (N / Commercial Lot) 5.0m required / 5.8m proposed
Side #2 (SW / Residential Lot) 5.0 required / 5.2m proposed

BUILDING HEIGHT

Principal 33.3m required / 24.8 proposed
Accessory N/A

NUMBER OF RESIDENTIAL UNITS

1 Bdrm. Units 103 Units
2 Bdrm. Units 30 Units
Total 133 Units

PARKING

Loading 1
Total # of Stalls Required 163 (incl 13 barrier free stalls for each accessible units)
Total # of Visitors Parking Stalls Req'd. 27 Visitors Parking
Total # of Stalls Provided 190 Stalls Required
Parking Stall Size 186 (13 barrier free stalls for each accessible units)
Barrier Free Stall Size 2.75m x 5.5m
Loading Stall Size 2.4m x 5.5m with 2.4m aisle
4.0m x 8.0m



TELFORD MEWS

AT LEDUC VILLAGE



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SITE CONTEXT MAP

LEGEND:

1 - RECREATION

- KINGSMEN PARK
- JOHN BOLE ATHLETICS PARK

2 - SCHOOL

- LEDUC COMPOSITE HIGH SCHOOL

3 - RETAIL / COMMERCIAL

- PHARMACY
- MEDICAL CLINIC
- DAYCARE
- PETROL & CONVENIENCE

4 - RETAIL / COMMERCIAL

- RESTAURANT
- FITNESS CENTRE
- PHARMACY

5 - HOSPITAL

- LEDUC COMMUNITY HOSPITAL

6 - EMERGENCY SERVICES

- RCMP
- LEDUC FIRE SERVICES

7 - RECREATION

- CORINTHIA PARK

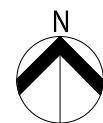
8 - SCHOOL

- ECOLE CORINTHIA

9 - RETAIL / COMMERCIAL

- GROCERY
- CAR WASH

- - BUS STOP



TRUE NORTH



PROJET NORTH

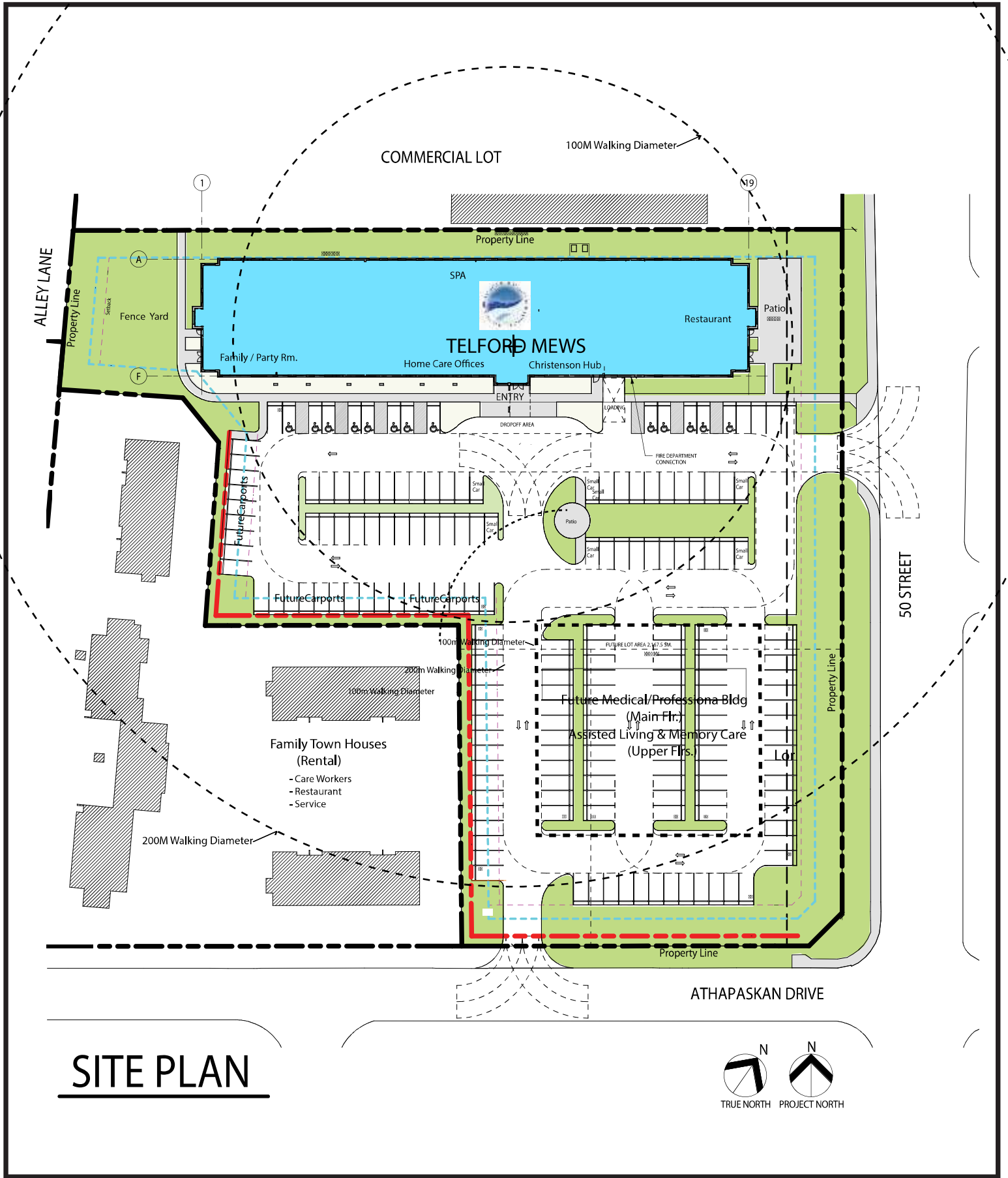


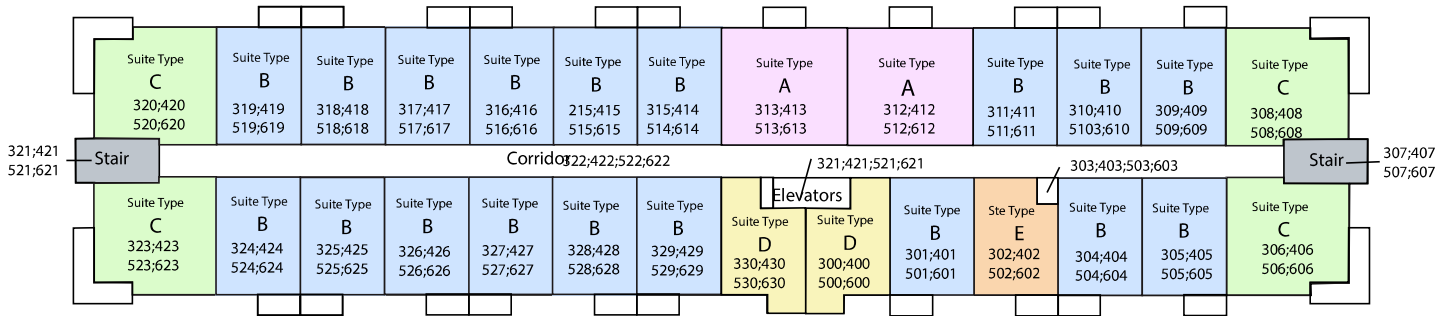
TELFORD MEWS

AT LEDUC VILLAGE

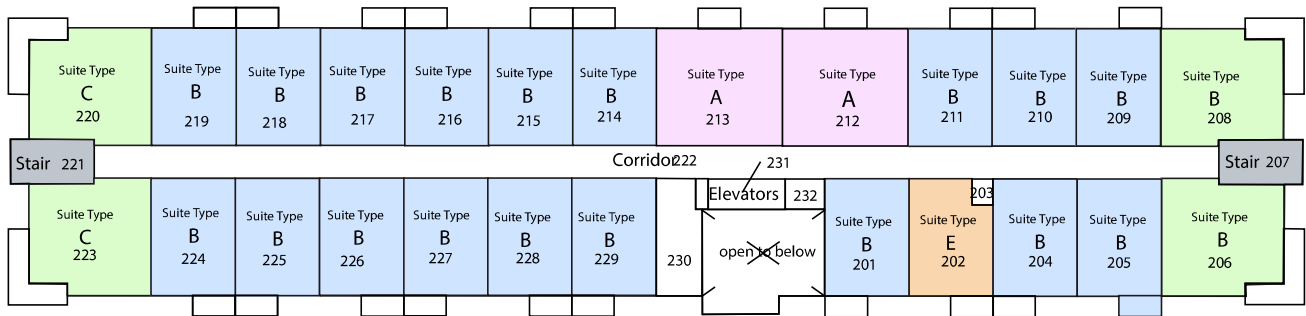


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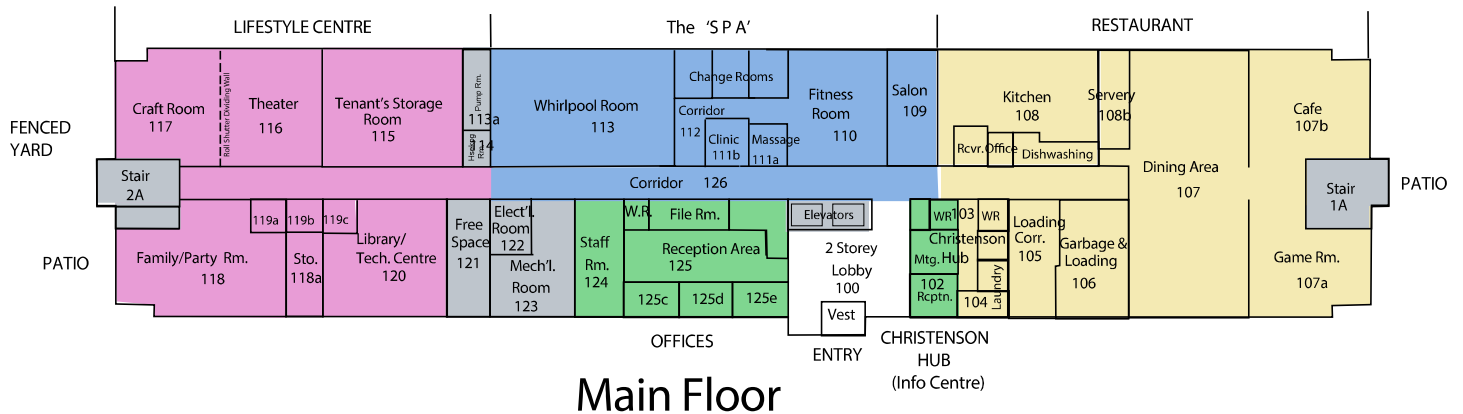




Typical Floors (3rd to 6th floors)



Second Floor



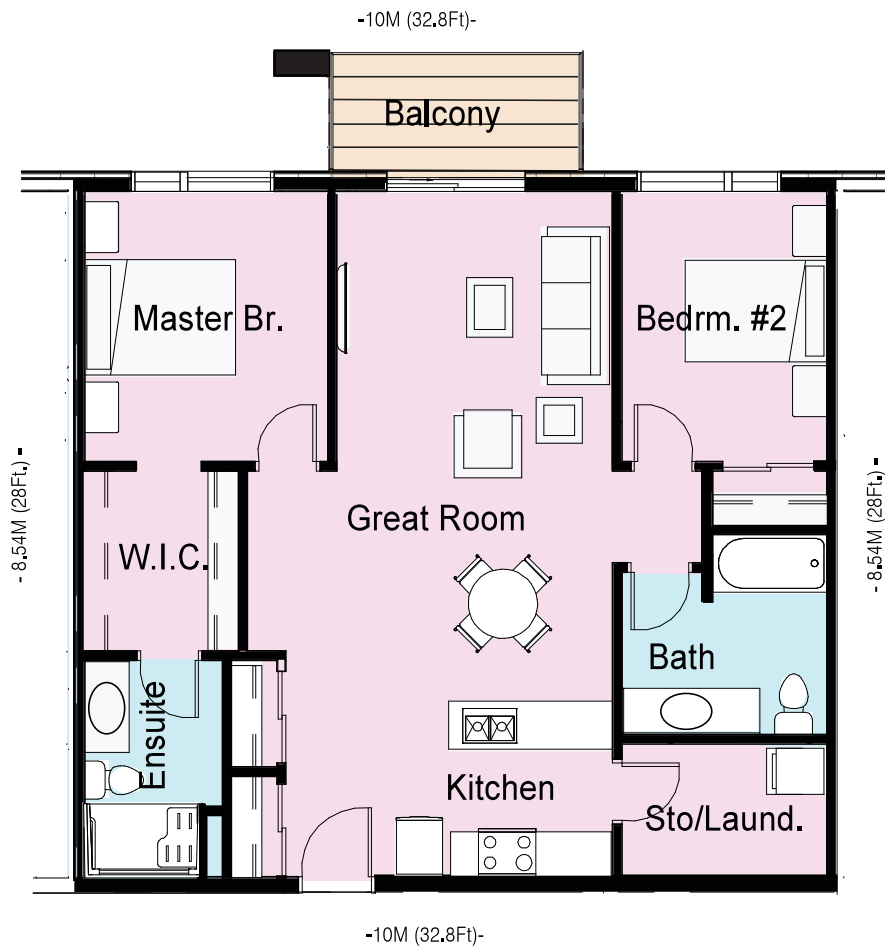
Main Floor

Floor Layouts



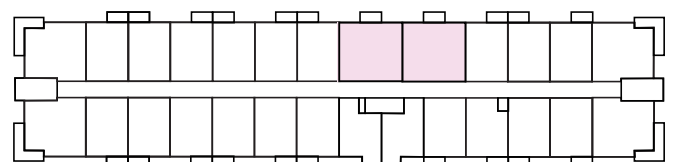
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Suite Type A

89 M² (960 F²)



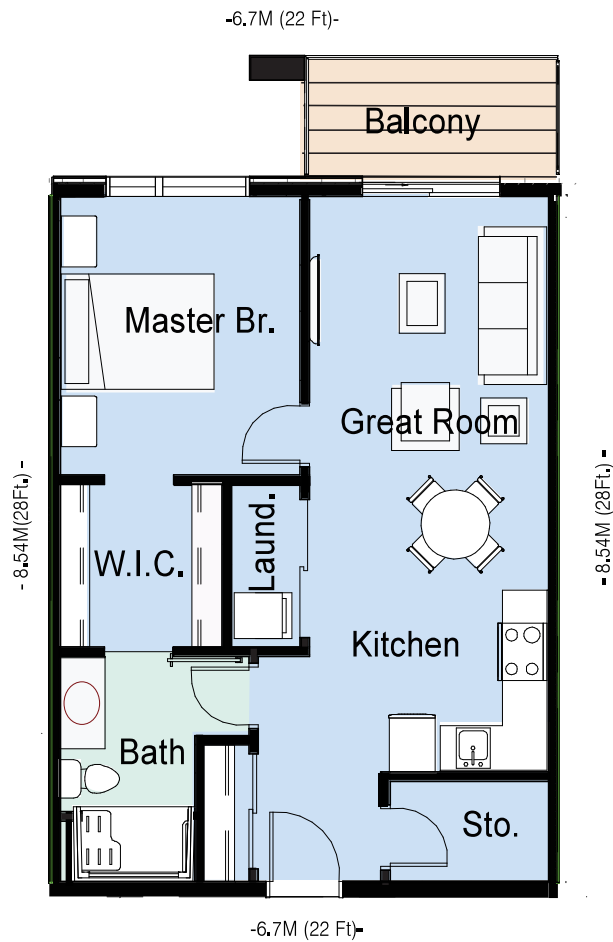
Keyplan



TELFORD MEWS
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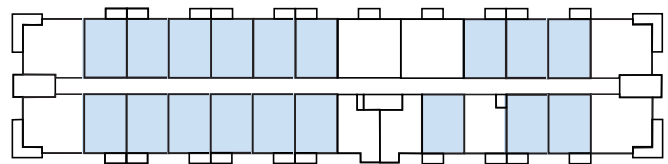


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Suite Type B

59 M² (632 F²)



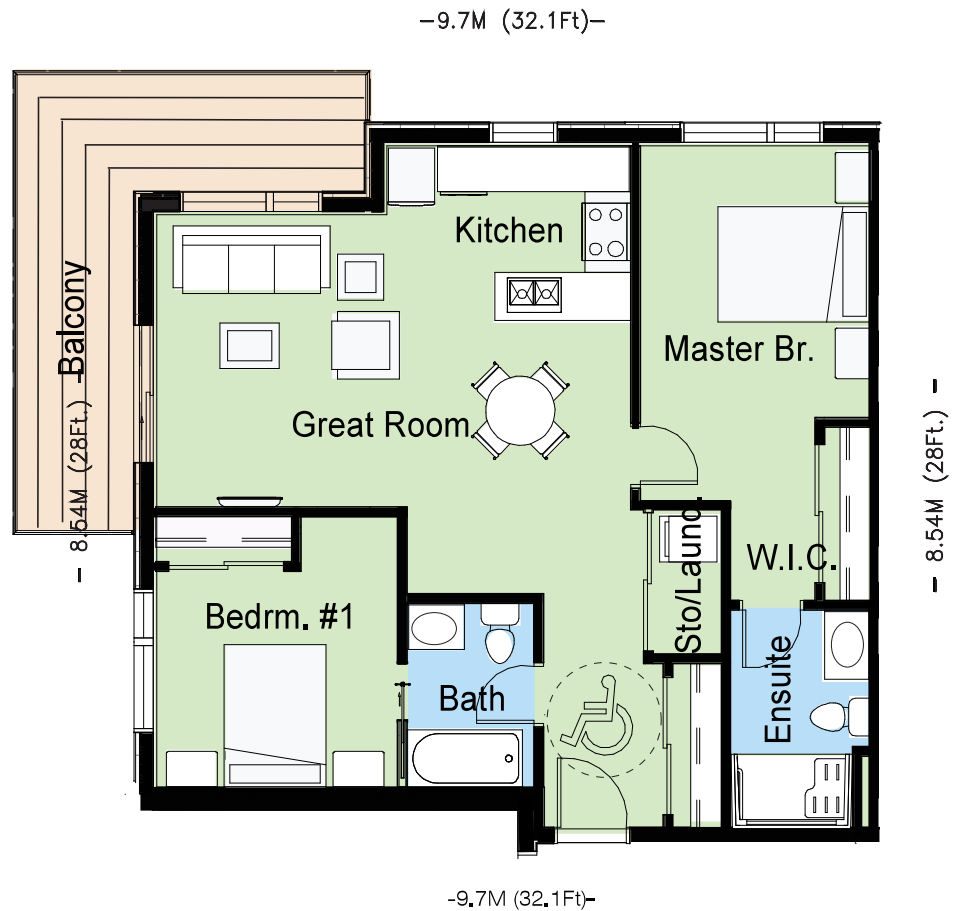
Keyplan



TELFORD MEWS
AT LEDUC VILLAGE

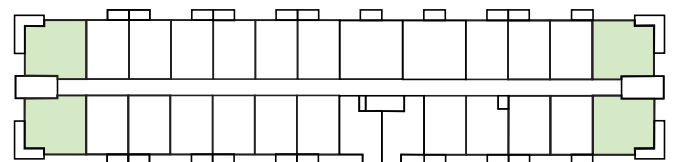


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Suite Type C

81 M² (870 F²)



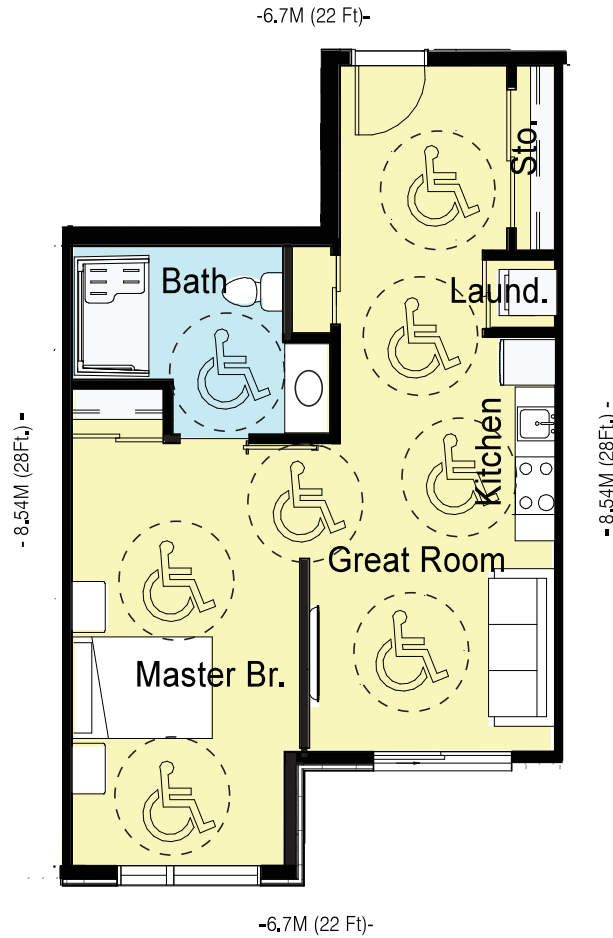
Keyplan



TELFORD MEWS
AT LEDUC VILLAGE

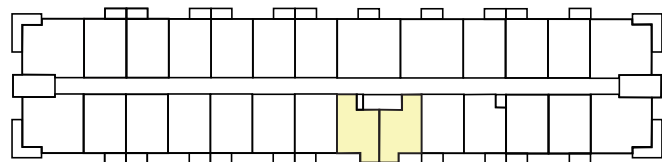


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Suite Type D

55 M² (587 F²)



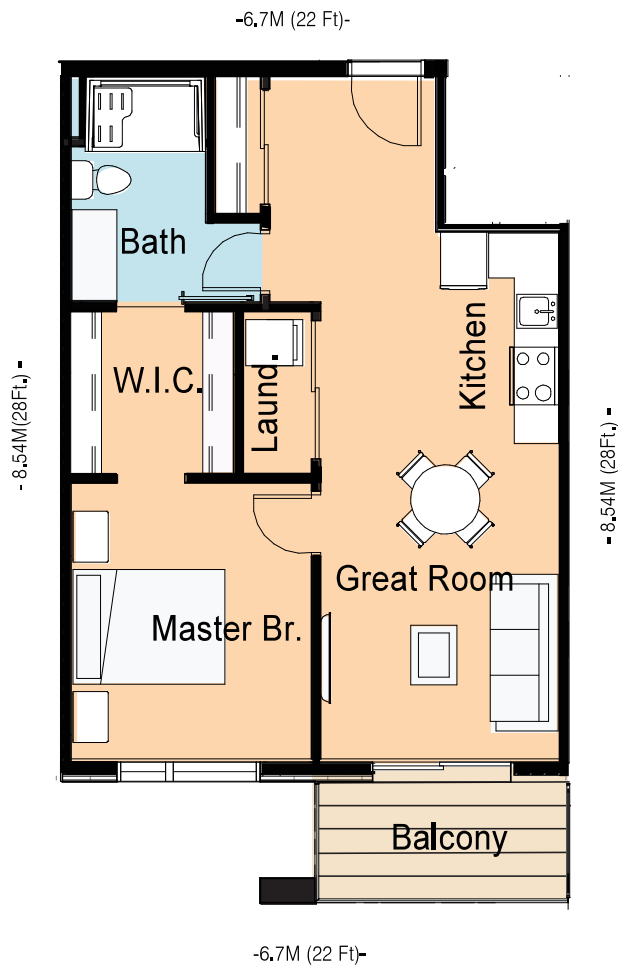
Keyplan



TELFORD MEWS
AT LEDUC VILLAGE

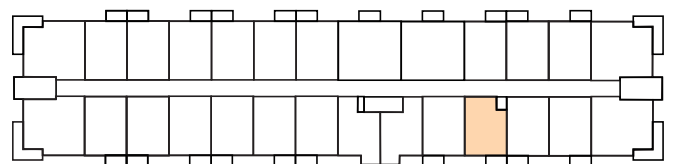


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Suite Type E

55 M² (595 F²)



Keyplan



TELFORD MEWS
AT LEDUC VILLAGE



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