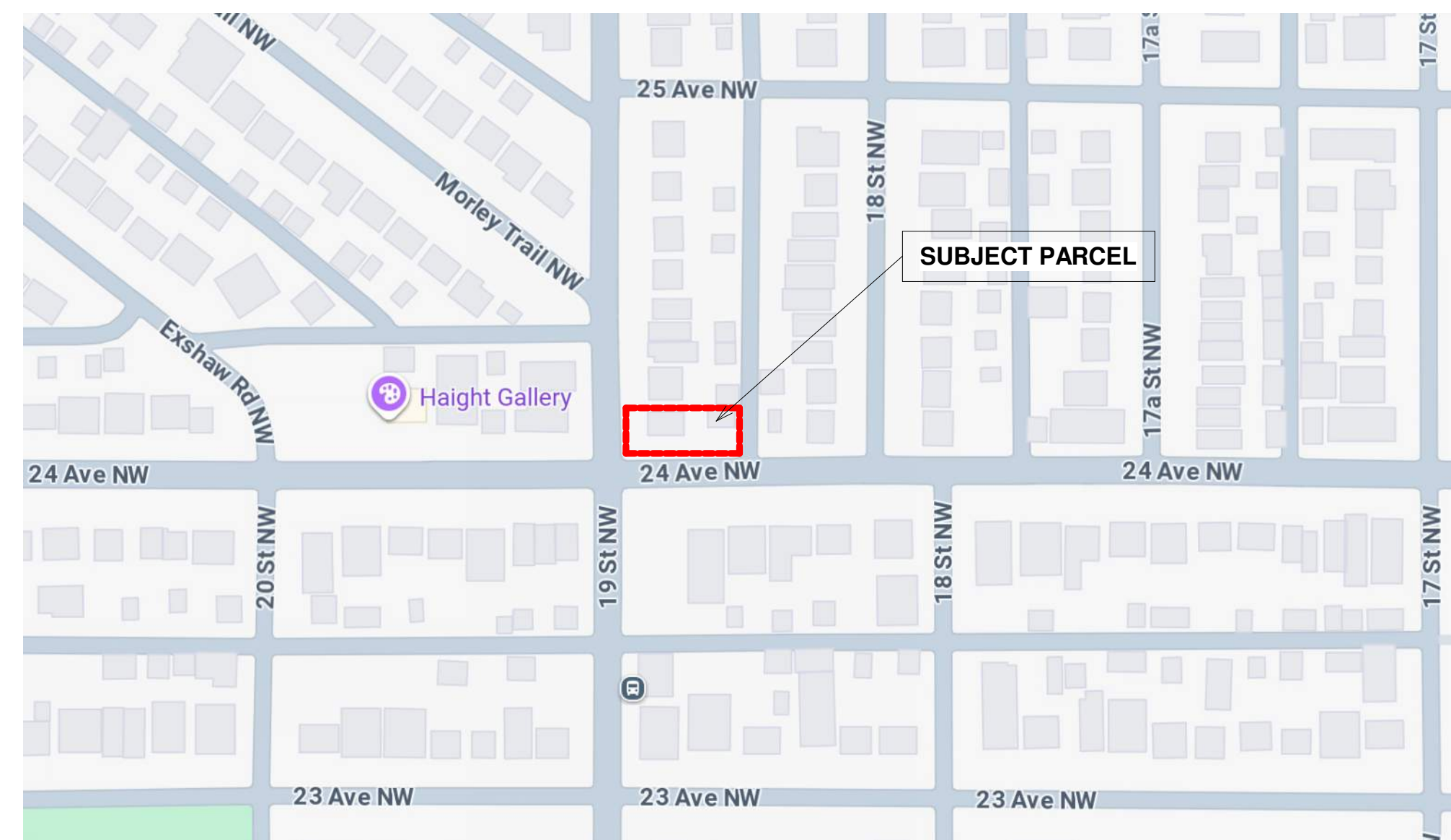


PROPOSED MULTI-FAMILY DEVELOPMENT

ISSUED FOR DEVELOPMENT PERMIT



Municiple Address:
2504 19 St N.W.,
Legal Description:
Lots 29&30, Block 4, Plan 6310AK
Land Use Designation:
R-CG Residential - Grade-Oriented Infill
Parcel Area:
5732.38 ft²
532.56m² (0.0532ha)
Proposed density:
4/0.0532= 75.18 Units/ha
Proposed Coverage:
Building Footpring : 2464.0 ft²
Garages : 835.59 ft²
3299.59 ft²/5732.38 ft²=57.56%

BUILDING UNIT AREAS		
NAME	SQ.FT	SQ.M.
UNIT 1		
MAIN FLOOR	616.00	57.23
SECOND FLOOR	624.33	58.00
THIRD FLOOR	475.26	44.15
TOTAL AREA	1715.59	159.38
SUITE 1		
BASEMENT	616.00	57.23
UNIT 2		
MAIN FLOOR	616.00	57.23
SECOND FLOOR	624.33	58.00
THIRD FLOOR	475.26	44.15
TOTAL AREA	1715.59	159.38
SUITE 2		
BASEMENT	616.00	57.23
UNIT 3		
MAIN FLOOR	616.00	57.23
SECOND FLOOR	624.33	58.00
THIRD FLOOR	475.26	44.15
TOTAL AREA	1715.59	159.38
SUITE 3		
BASEMENT	616.00	57.23
UNIT 4		
MAIN FLOOR	616.00	57.23
SECOND FLOOR	624.33	58.00
THIRD FLOOR	475.26	44.15
TOTAL AREA	1715.59	159.38
SUITE 4		
BASEMENT	616.00	57.23
ABOVE GRADE	6862.36	637.53
BELOW GRADE	2464.0	228.91

DATE	No.	REVISION	BY

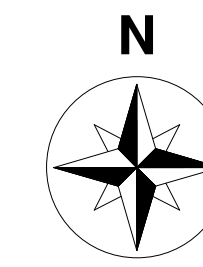
PROJECT
**Proposed Multi-Family
Development**

2504 19 St N.W., Calgary, AB

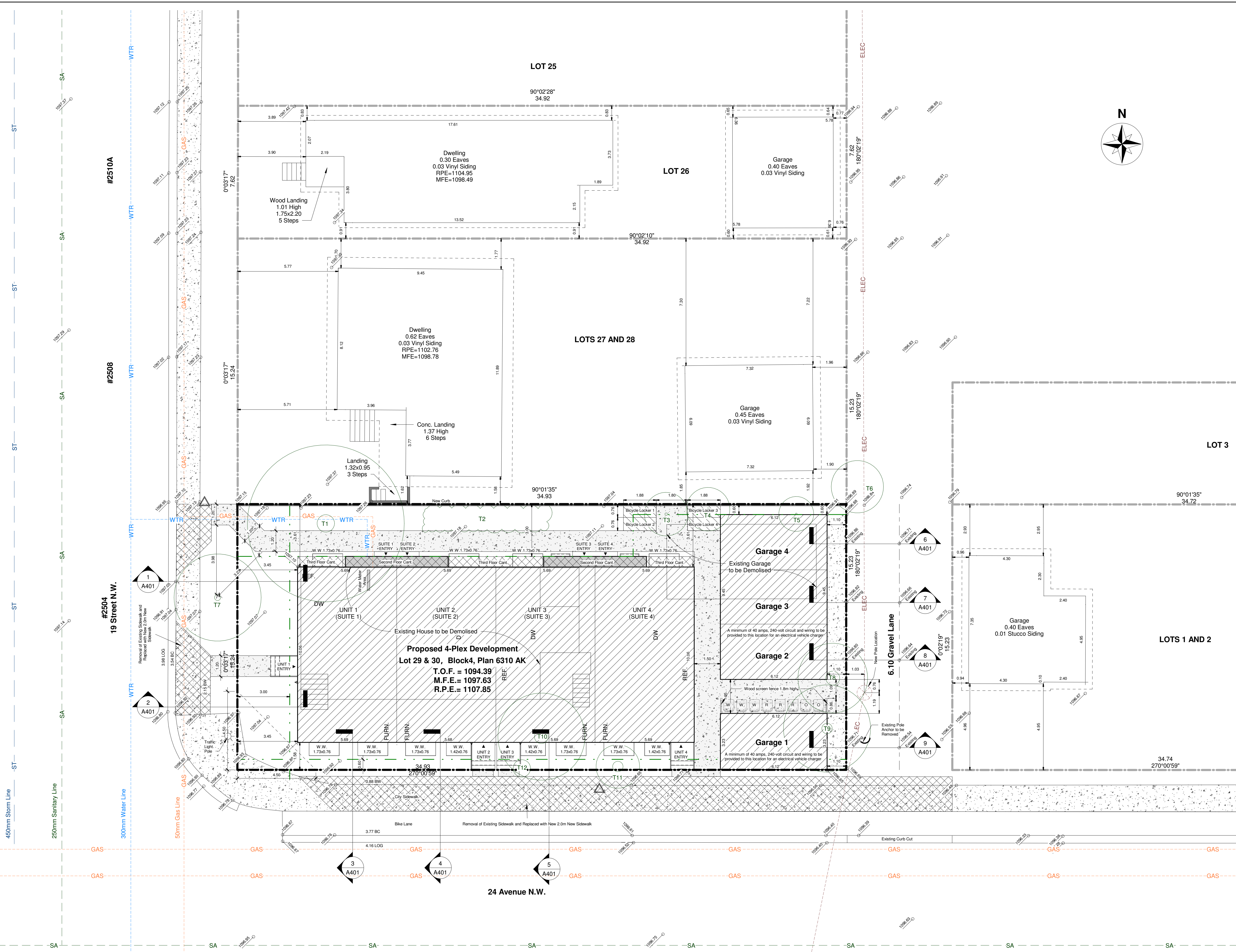
CLIENT
Owner

PROGRESS	DP
SCALE	As indicated
DRAWN	TB
FILE	20250906
DATE	12/28/2025 4:37:00 PM

Title Page



DATE	No.	REVISION	BY



Proposed Multi-Family Development

2504 19 St N.W., Calgary, AB

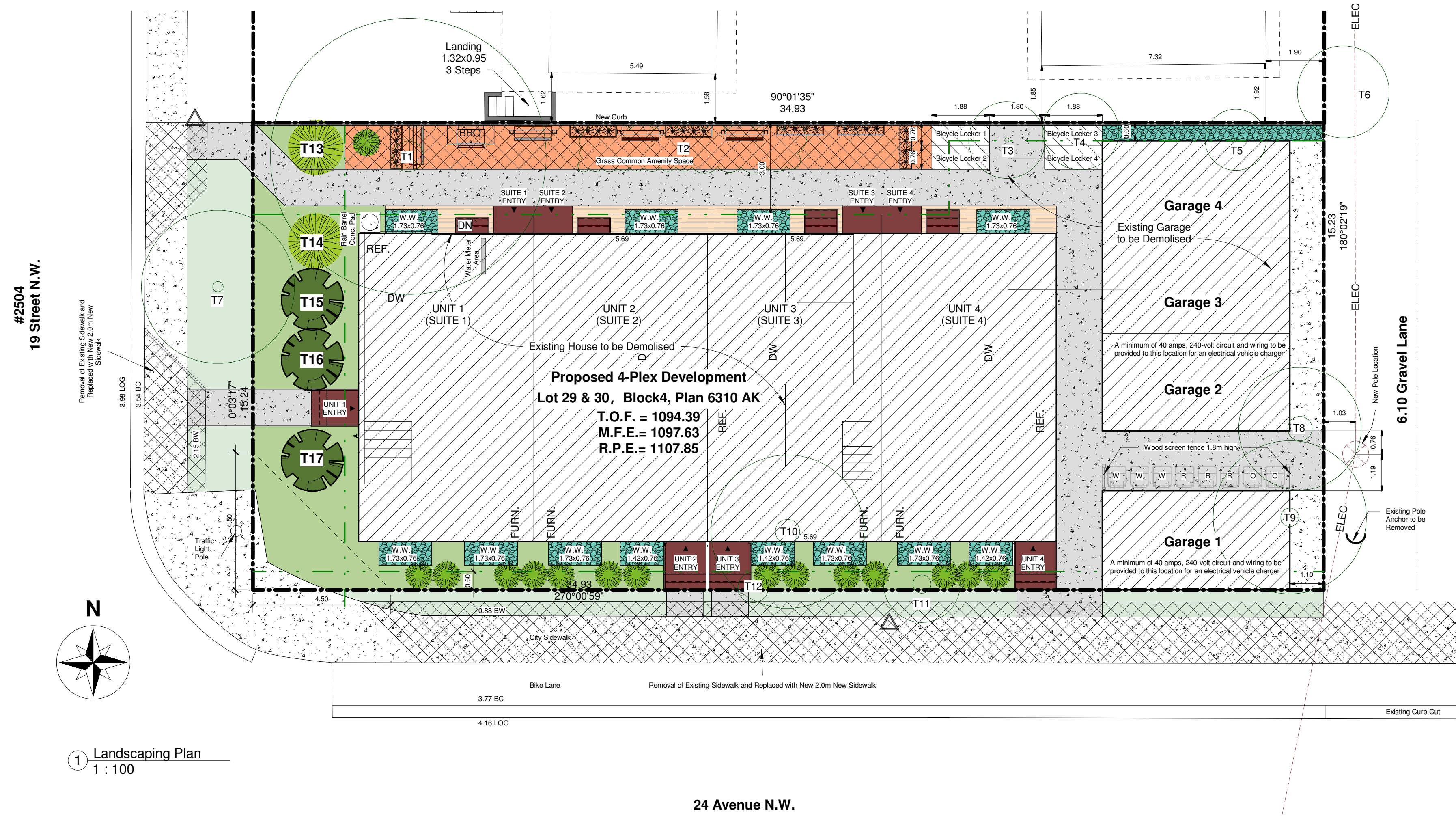
PROJECT

CLIENT
Owner

PROGRESS	DP
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DATE	12/28/2025 4:37:01 PM

Site/Block Plan

1 Site/Block Plan
1 : 100



1 Landscaping Plan
1 : 100

Municiple Address:
2504 19 St N.W.,

Legal Description:
Lots 29&30, Block 4, Plan 6310AK

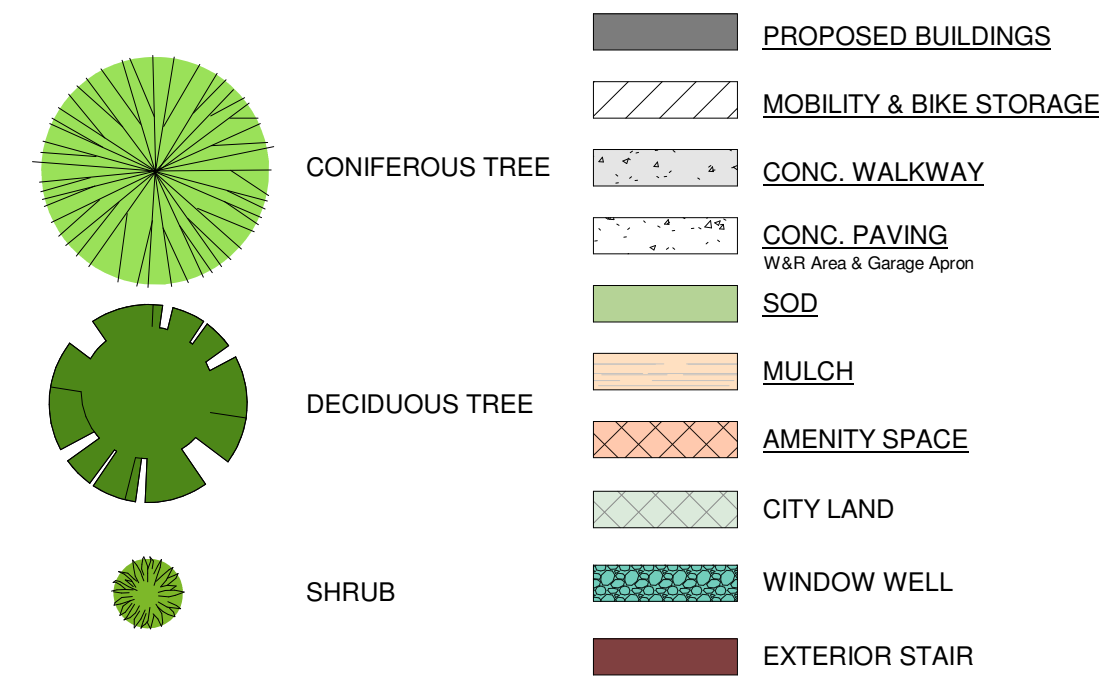
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Proposed Coverage:
Building Footprint : 2464.0 ft²
Garages : 835.59 ft²
3299.59 ft²/5732.38 ft²=57.56%

DRAWING LEGEND



1. All soft surface landscaping provided with low water irrigation system.
2. All sodded areas are planted with a drought tolerant grass species.
3. A minimum depth of 300mm topsoil for all sodded areas and 600mm for shrub and tree beds.
4. City boulevard between property line and back of walk to be grass.
5. An Urban Forestry (UF) Technician must be onsite to mitigate possible root damage to adjacent Public trees during deep service excavation and walkway installation. Contact Urban Forestry via 311 to make arrangements for onsite meeting. Urban Forestry requires minimum two business days' notice prior to meeting onsite.
6. The dwelling units will be solar ready and able to accommodate solar photovoltaic panels for electricity eneration.
7. Rough in EV chargers in the garage 1 and 2.

PLANTING SCHEDULE

PROPOSED TREE							
#	SPECIES	CALIPER	CANOPY	HEIGHT	STATUS	AMOUNT	COMMENTS
S	SHRUB	0.15m	0.6m	1m	PROPOSED	15	JUNIPERUS PROCUMBENS
T13	DECIDUOUS	60mm	2m	3m	PROPOSED	1	SIBERIAN LARCH
T14	DECIDUOUS	75mm	2m	3m	PROPOSED	1	SIBERIAN LARCH
T15	CONIFEROUS	60mm	2m	2m	PROPOSED	1	PRINCESS KAY PLUM
T16	DECIDUOUS	75mm	2m	3m	PROPOSED	1	PIN CHERRY
T17	DECIDUOUS	75mm	2m	2m	PROPOSED	1	PRINCESS KAY PLUM

EXISTING TREES							
#	SPECIES	CALIPER(±)	CANOPY(±)	HEIGHT(±)	STATUS	LOCATION	SCIENTIFIC NAME
T1	DECIDUOUS	1.00m	9.0m	10.0m	REMOVED	IN SUBJECT PROPERTY	
T2	BUSH		1.5m	6.0m	REMOVED	IN SUBJECT PROPERTY	
T3	DECIDUOUS	0.15m	2.5m	7.0m	REMOVED	IN SUBJECT PROPERTY	
T4	DECIDUOUS	0.15m	2.5m	7.0m	REMOVED	IN SUBJECT PROPERTY	
T5	DECIDUOUS	0.10m	2.0m	5.0m	REMOVED	IN SUBJECT PROPERTY	
T6	BUSH		3.0m	5.0m	RETAIN	IN CITY PROPERTY	
T7	DECIDUOUS	0.35m	5.0m	8.0m	RETAIN	IN CITY PROPERTY	FRAXINUS PENNSYLVANICA
T8	DECIDUOUS	0.80m	4.0m	8.0m	REMOVED	IN SUBJECT PROPERTY	
T9	DECIDUOUS	0.60m	5.0m	8.0m	REMOVED	IN SUBJECT PROPERTY	
T10	DECIDUOUS	0.80m	5.0m	8.0m	REMOVED	IN SUBJECT PROPERTY	
T11	DECIDUOUS	0.60m	2.5m	7.0m	REMOVED	IN SUBJECT PROPERTY	
T12	BUSH		1.0m	1.5m	REMOVED	ON PROPERTY LINE	

DATE	No.	REVISION	BY

Proposed Multi-Family Development

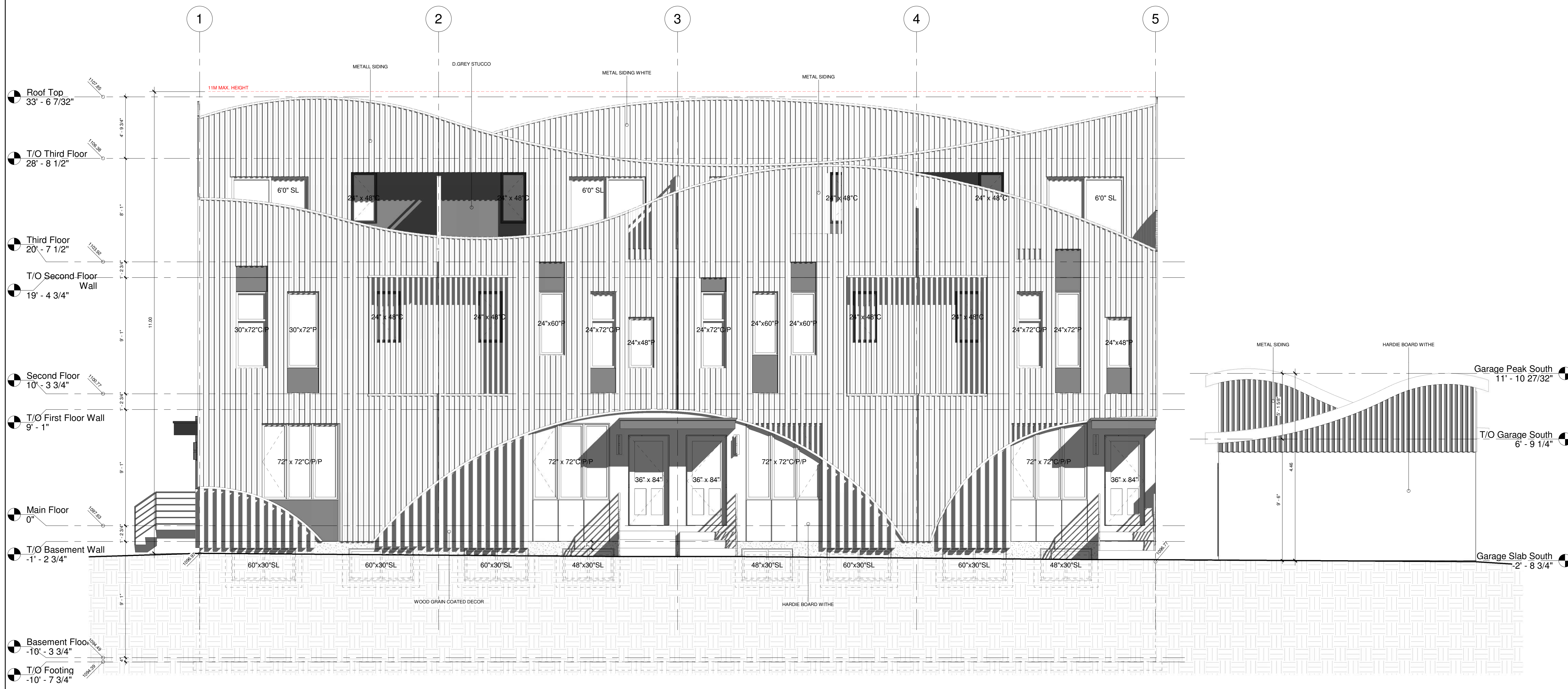
2504 19 St N.W., Calgary, AB

PROJECT

CLIENT
Owner

PROGRESS	DP		
SCALE	As indicated		
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FILE	20250906		
DATE	12/28/2025 4:37:01 PM		

Landscaping Plan



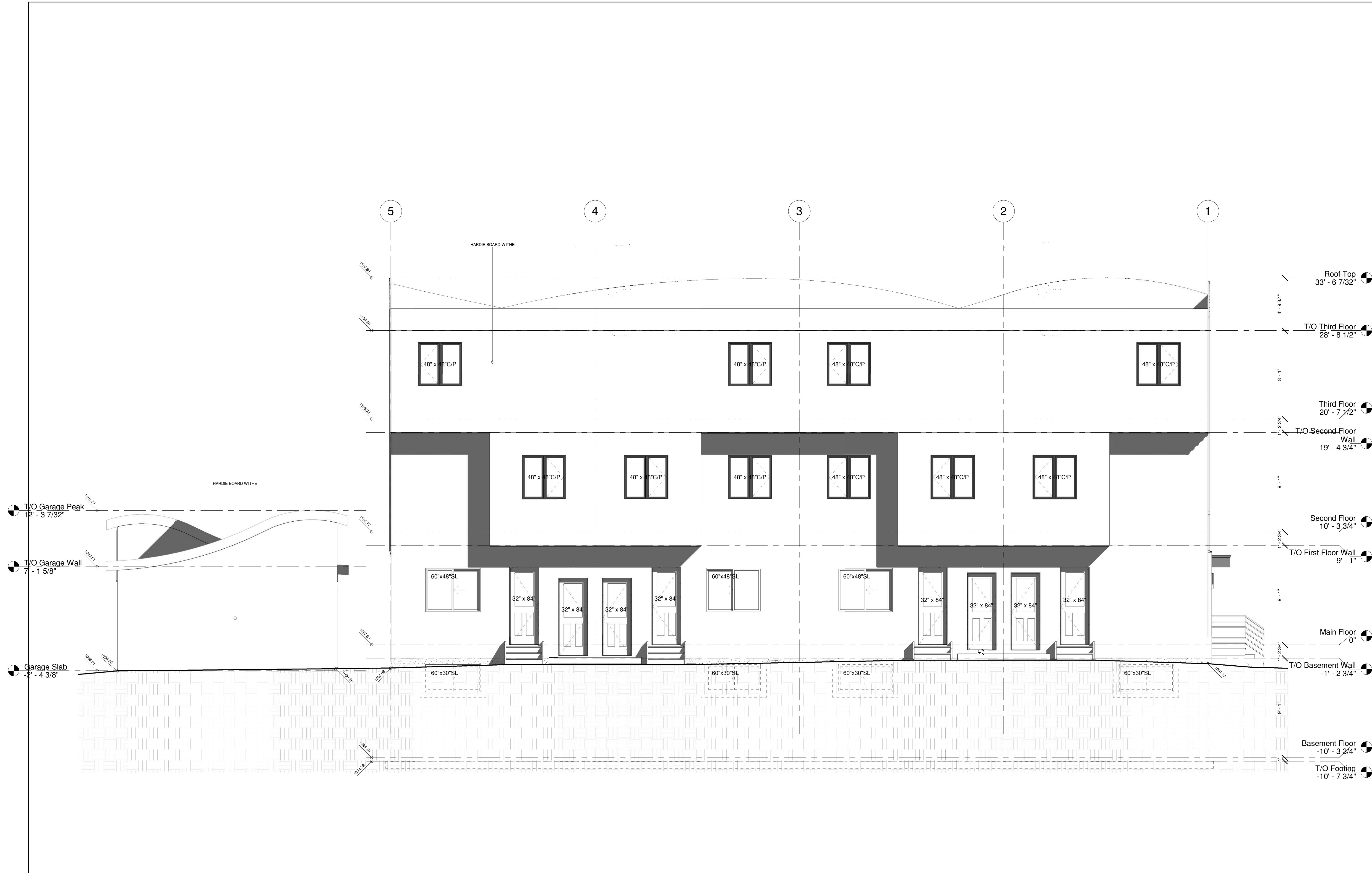
DATE	No.	REVISION	BY

PROJECT
Proposed Multi-Family Development
 2504 19 St N.W., Calgary, AB

CLIENT	Owner		
PROGRESS	DP		
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DRAWN	TB	CHECKED	LM
FILE	20250906		
DATE	12/28/2025 4:37:08 PM		

1 South Elevation
 1/4" = 1'-0"

South Elevation



DATE	No.	REVISION	BY

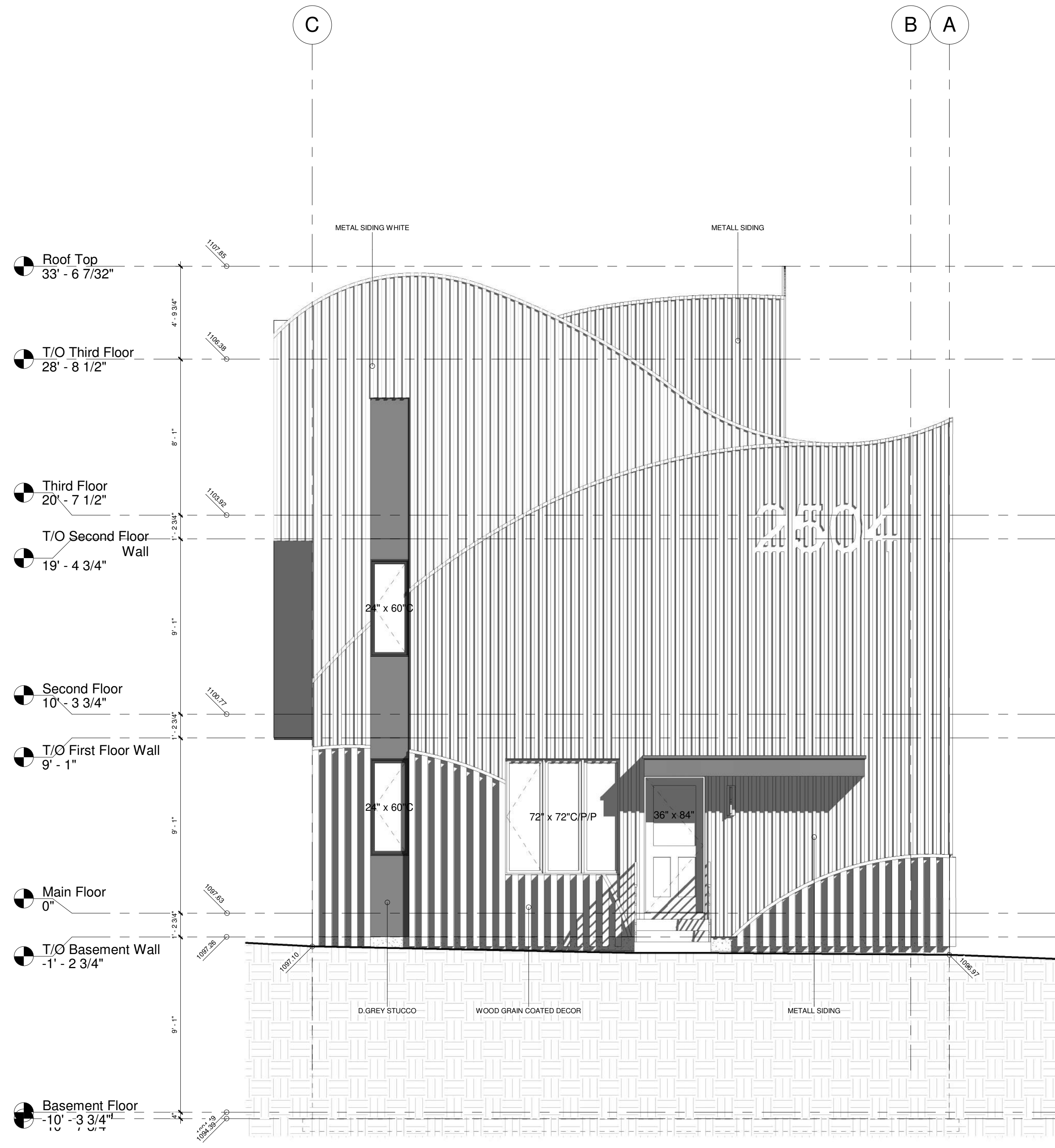
PROJECT
Proposed Multi-Family Development
 2504 19 St N.W., Calgary, AB

CLIENT
 Owner

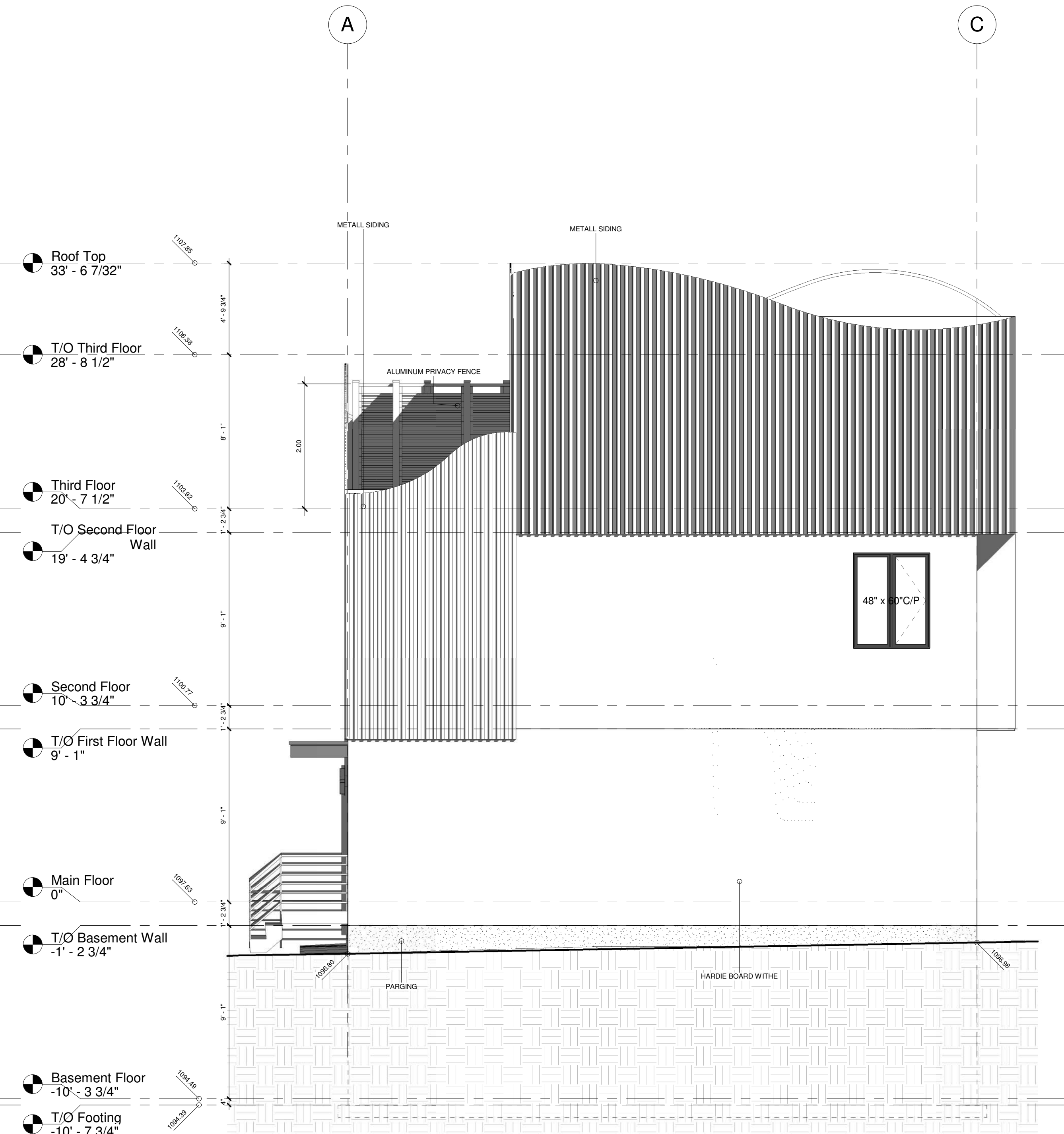
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DRAWN	TB
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DATE	12/28/2025 4:37:11 PM

① North Elevation
 1/4" = 1'-0"

North Elevation



① West Elevation
1/4" = 1'-0"



② East Elevation
1/4" = 1'-0"

DATE	No.	REVISION	BY

PROJECT
Proposed Multi-Family Development
 2504 19 St N.W., Calgary, AB

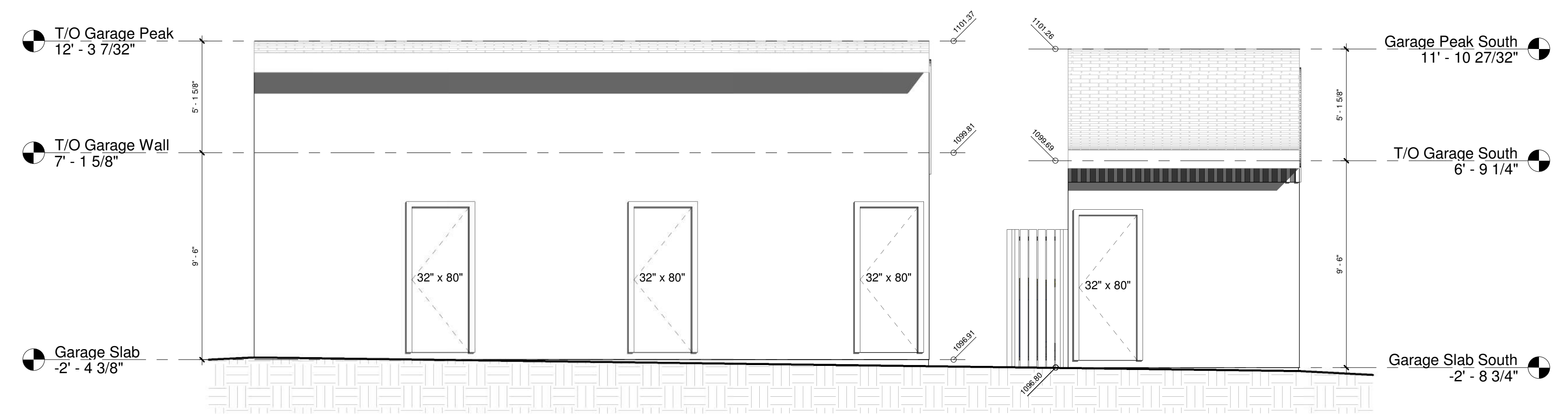
CLIENT
 Owner

PROGRESS	DP		
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FILE	20250906		
DATE	12/28/2025 4:37:13 PM		

West & East Elevations



① Garage East Elevation
1/4" = 1'-0"



② Garage West Elevation
1/4" = 1'-0"

DATE	No.	REVISION	BY

PROJECT
Proposed Multi-Family Development
2504 19 St N.W., Calgary, AB

CLIENT
Owner

PROGRESS
DP

SCALE
1/4" = 1'-0"

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DATE	12/28/2025 4:37:14 PM		

Garage East & West Elevations