

# PROPOSED MULTI-FAMILY DEVELOPMENT

ISSUED FOR DEVELOPMENT PERMIT



BUILDING UNIT AREAS		
NAME	SQ.FT	SQ.M.
<b>UNIT 1</b>		
MAIN FLOOR	616.00	57.23
SECOND FLOOR	624.33	58.00
THIRD FLOOR	464.26	43.13
TOTAL AREA	1704.59	158.36
<b>SUITE 1</b>		
BASEMENT	616.00	57.23
<b>UNIT 2</b>		
MAIN FLOOR	616.00	57.23
SECOND FLOOR	624.33	58.00
THIRD FLOOR	464.26	43.13
TOTAL AREA	1704.59	158.36
<b>SUITE 2</b>		
BASEMENT	616.00	57.23
<b>UNIT 3</b>		
MAIN FLOOR	616.00	57.23
SECOND FLOOR	624.33	58.00
THIRD FLOOR	464.26	43.13
TOTAL AREA	1704.59	158.36
<b>SUITE 3</b>		
BASEMENT	616.00	57.23
<b>UNIT 4</b>		
MAIN FLOOR	616.00	57.23
SECOND FLOOR	624.33	58.00
THIRD FLOOR	464.26	43.13
TOTAL AREA	1704.59	158.36
<b>SUITE 4</b>		
BASEMENT	616.00	57.23
<b>ABOVE GRADE</b>	<b>6818.36</b>	<b>633.44</b>
<b>BELOW GRADE</b>	<b>2464.0</b>	<b>228.91</b>

April 7, 2026	1	DR2	
DATE	No.	REVISION	BY

**Municipal 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 ft<sup>2</sup>/532.56m<sup>2</sup> (0.0532ha)

**Proposed density:**  
4/0.0532= 75.18 Units/ha

**Proposed Coverage:**  
Building Footprint : 2464.0 ft<sup>2</sup>  
Garages : 835.59 ft<sup>2</sup>  
3299.59 ft<sup>2</sup>/5732.38 ft<sup>2</sup>=57.56%

PROJECT

## Proposed Multi-Family Development

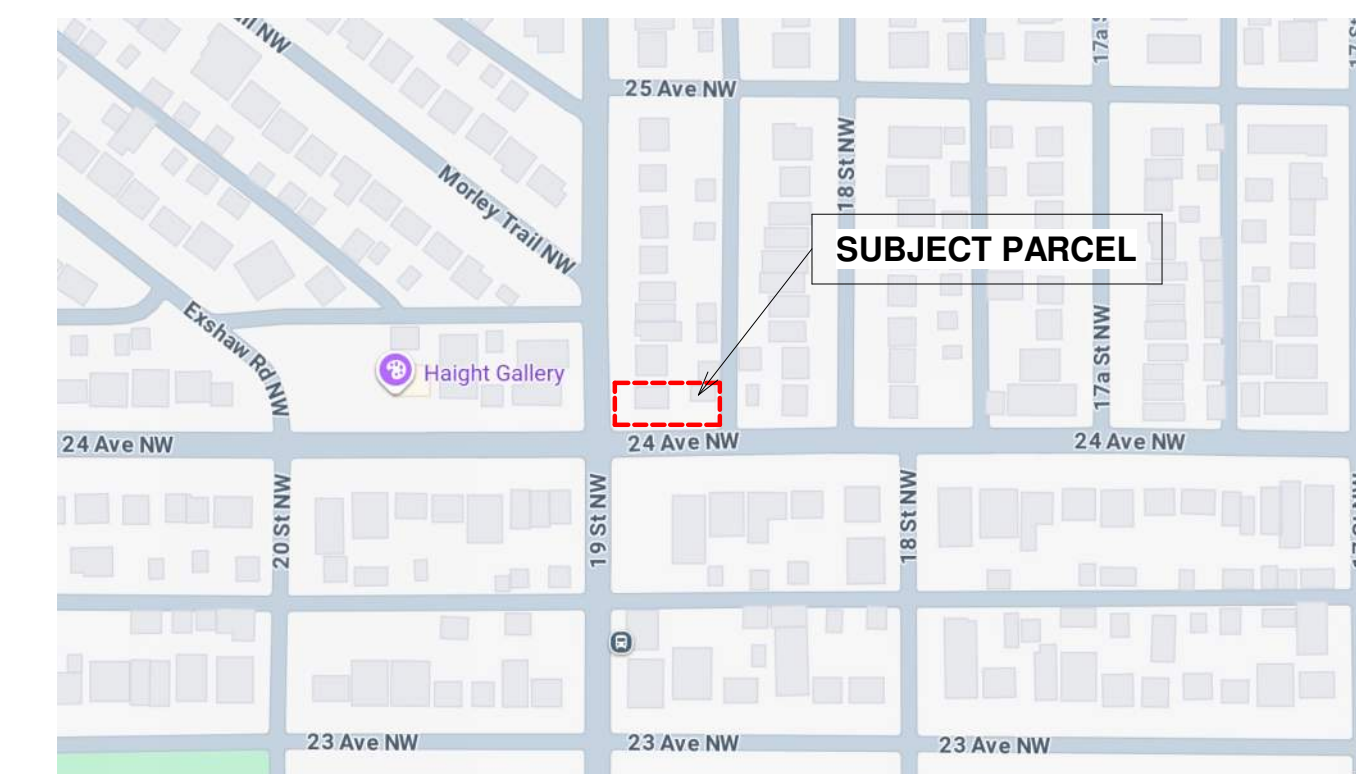
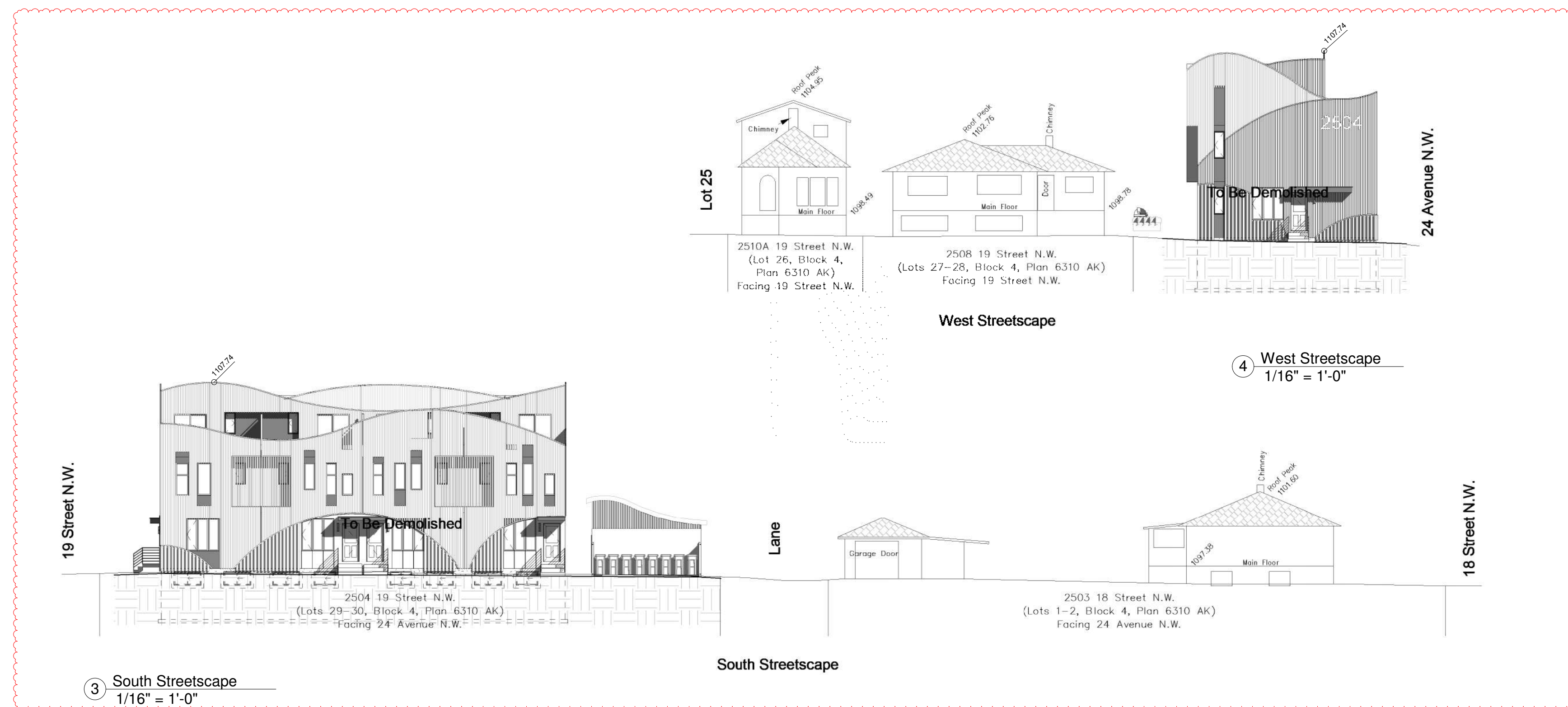
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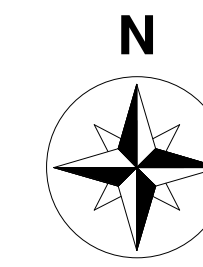
CLIENT  
Owner

PROGRESS	DP		
SCALE	As indicated		
DRAWN	TB	CHECKED	LM
FILE	20250906		
DATE	4/7/2026 9:42:32 PM		

Title Page

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April 7, 2026	1	DR2	
DATE	No.	REVISION	BY

# Proposed Multi-Family Development

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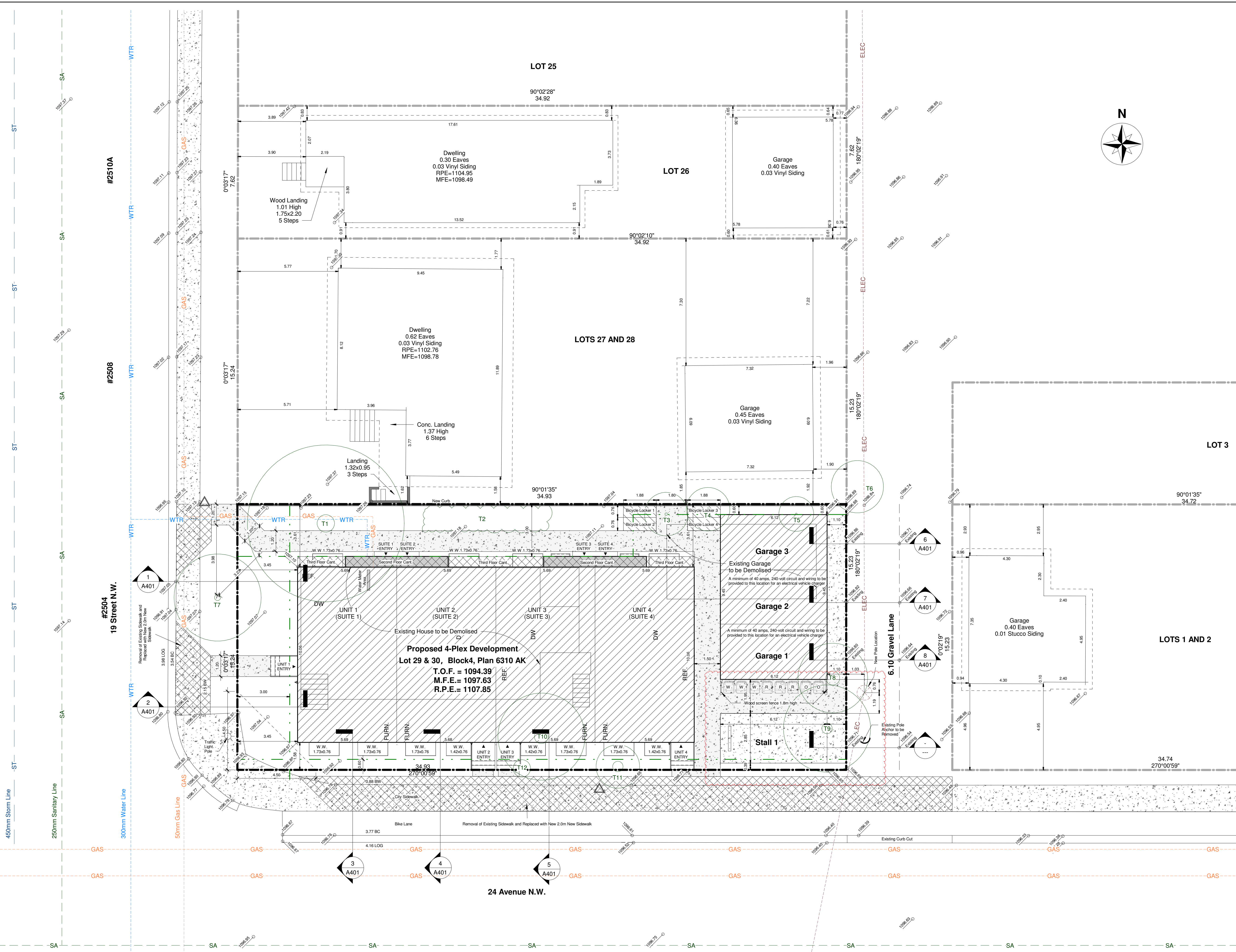
PROJECT

CLIENT  
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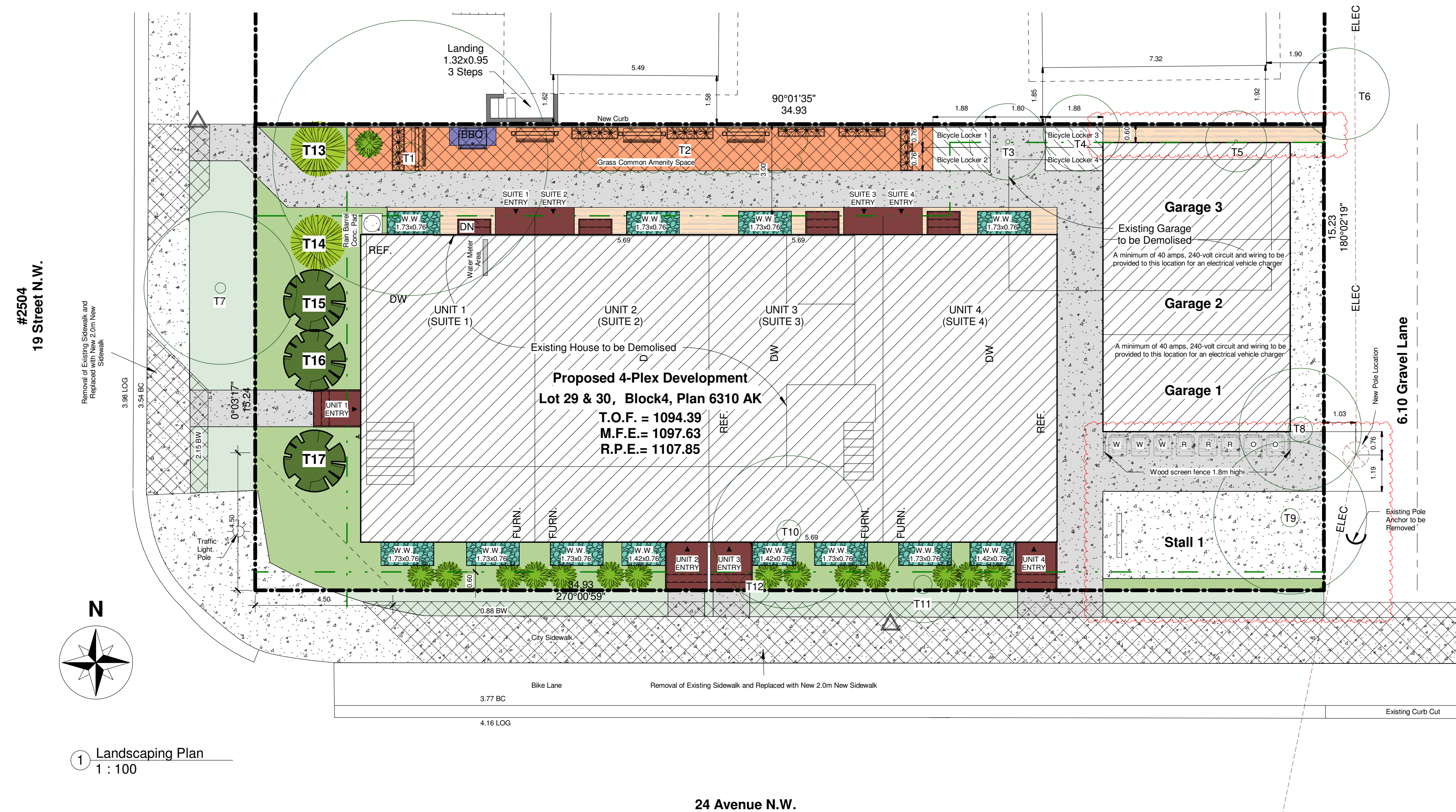
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FILE	20250906		
DATE	4/7/2026 9:42:33 PM		

Site/Block Plan

A003



1 Site/Block Plan  
1 : 100



1 Landscaping Plan  
1 : 100

**Municiple Address:**  
2504 19 St N.W.,

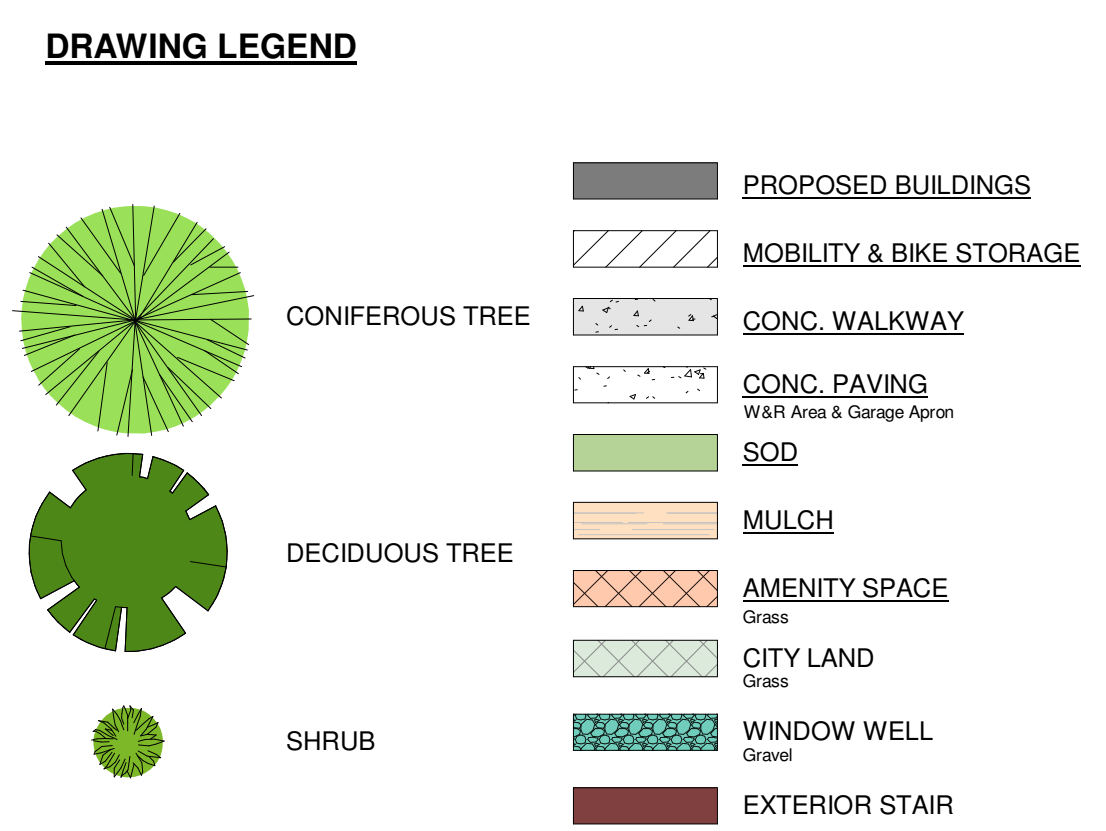
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3299.59 ft<sup>2</sup>/5732.38 ft<sup>2</sup>=57.56%



- All soft surface landscaping provided with low water irrigation system.
- All sodded areas are planted with a drought tolerant grass species.
- A minimum depth of 300mm topsoil for all sodded areas and 600mm for shrub and tree beds.
- City boulevard between property line and back of walk to be grass.
- 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.
- The dwelling units will be solar ready and able to accommodate solar photovoltaic panels for electricity eneration.
- 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	

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

CLIENT  
Owner

PROGRESS  
DP

SCALE  
As indicated

DRAWN Author CHECKED Checker

FILE 20250906

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Landscaping Plan





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PROJECT

# Proposed Multi-Family Development

2504 19 St N.W., Calgary, AB

CLIENT

Owner

PROGRESS DP

SCALE 1/4" = 1'-0"

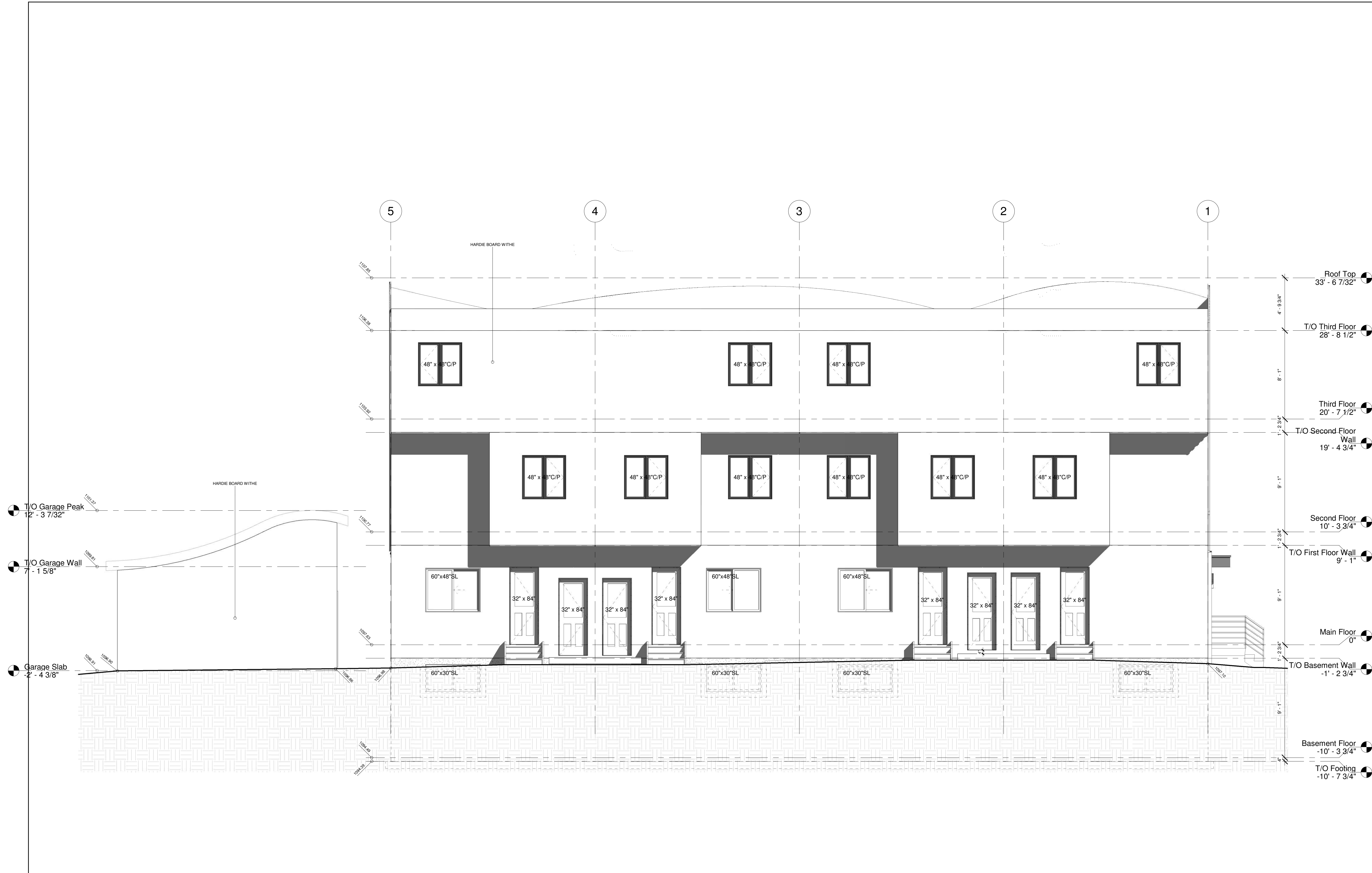
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South Elevation

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



DATE	No.	REVISION	BY

PROJECT  
**Proposed Multi-Family Development**

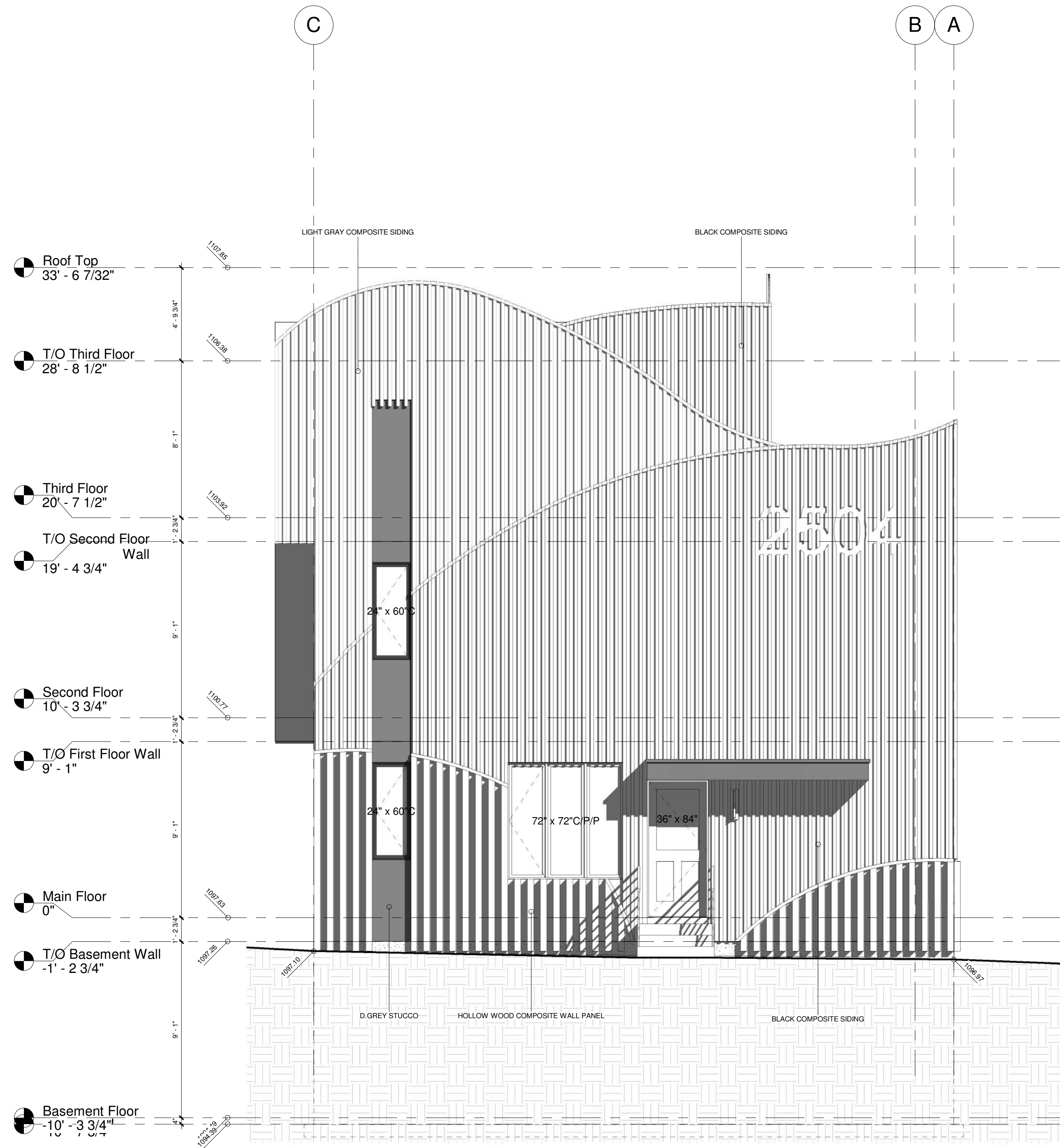
2504 19 St N.W., Calgary, AB

CLIENT  
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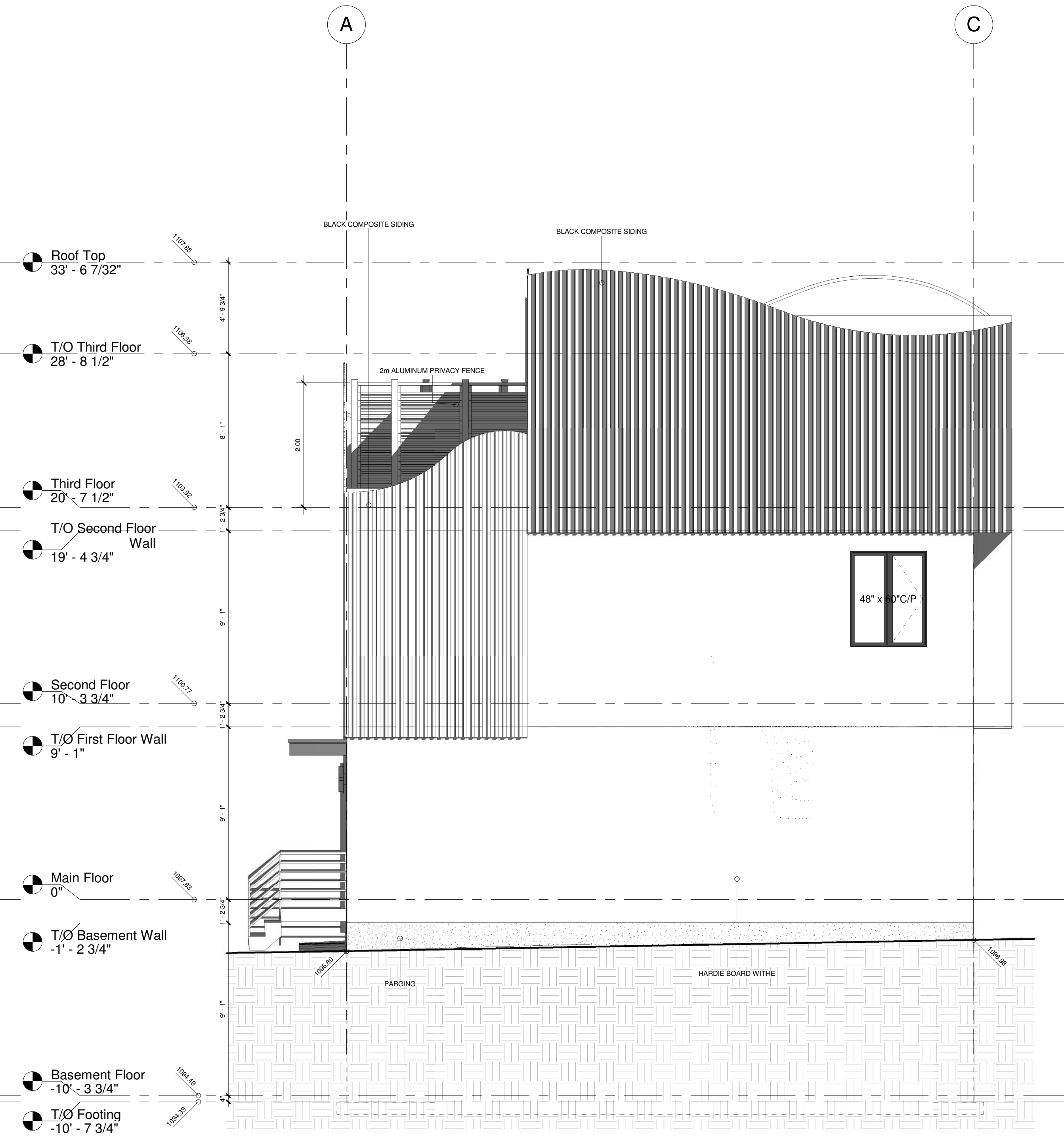
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DRAWN	TB
FILE	20250906
DATE	4/7/2026 9:42:44 PM

① North Elevation  
1/4" = 1'-0"

North Elevation



① West Elevation  
1/4" = 1'-0"



② East Elevation  
1/4" = 1'-0"

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**Proposed Multi-Family Development**

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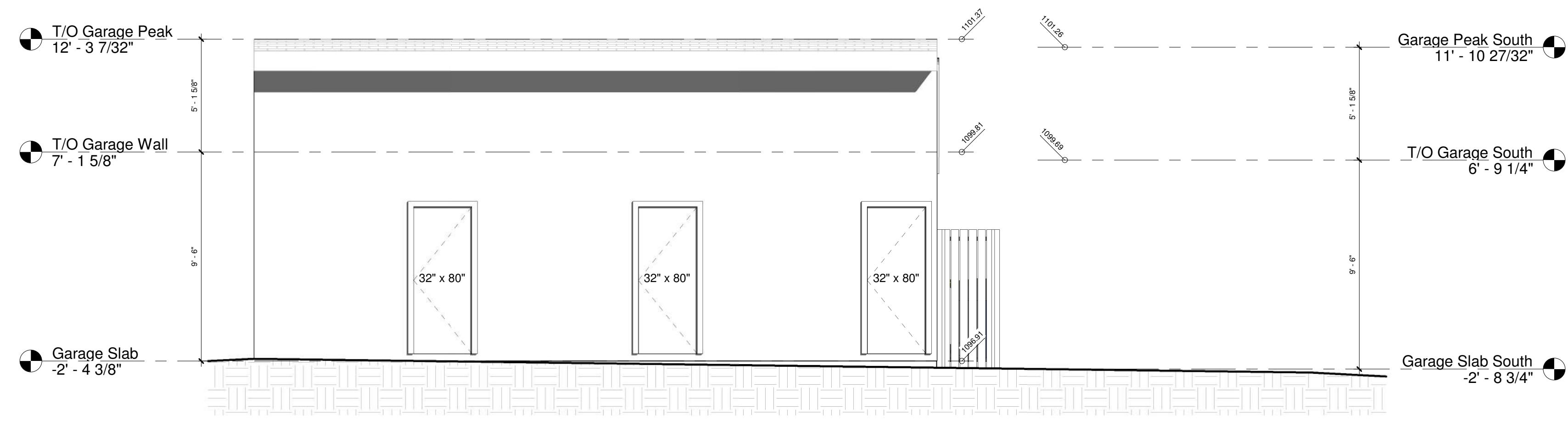
CLIENT  
Owner

PROGRESS	DP
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DRAWN	Author
FILE	20250906
DATE	4/7/2026 9:42:47 PM

West & East Elevations



① Garage East Elevation  
1/4" = 1'-0"



② Garage West Elevation  
1/4" = 1'-0"

DATE	No.	REVISION	BY

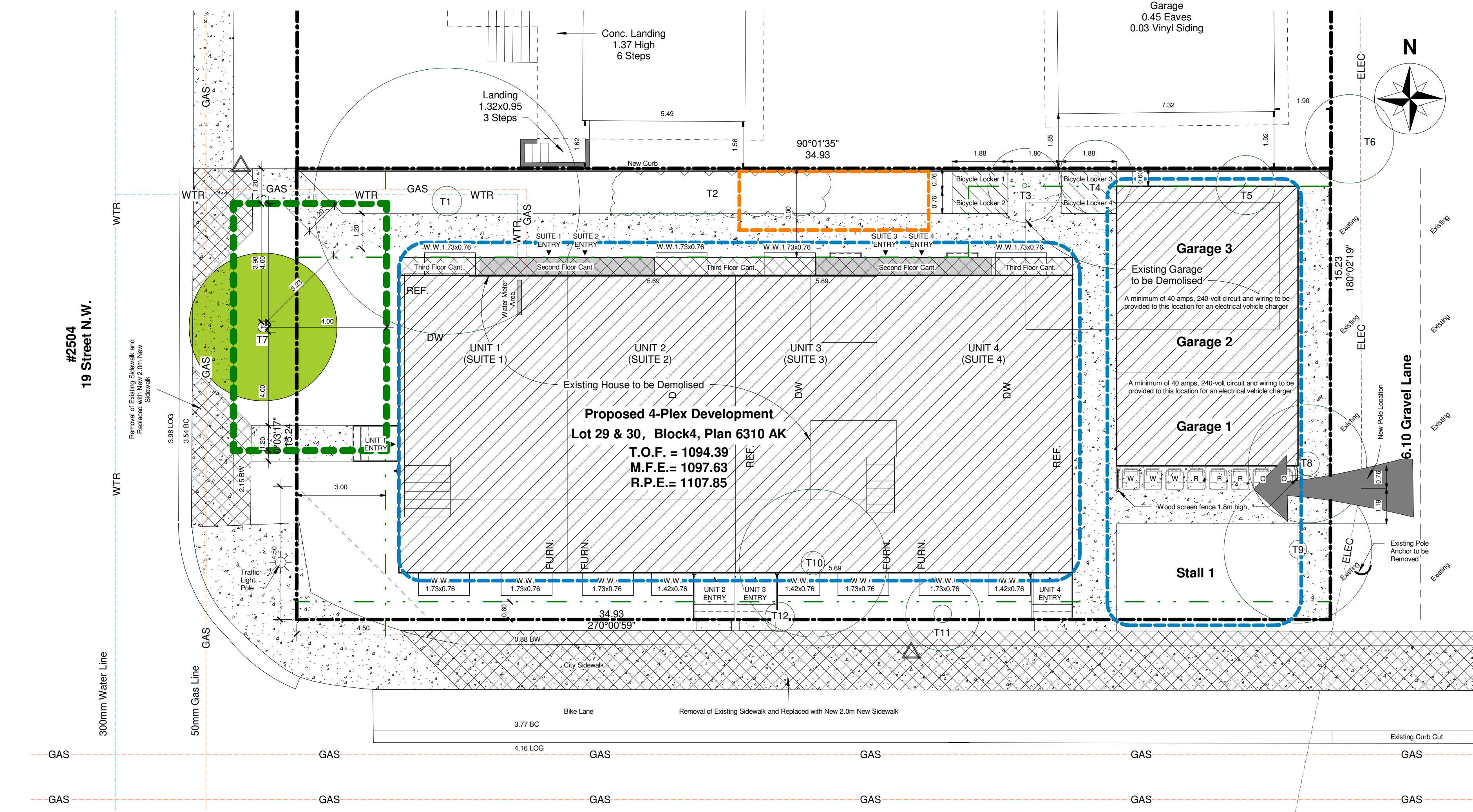
PROJECT  
**Proposed Multi-Family  
Development**

2504 19 St N.W., Calgary, AB

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Owner

PROGRESS	DP
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DRAWN	Author
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Garage East &  
West Elevations



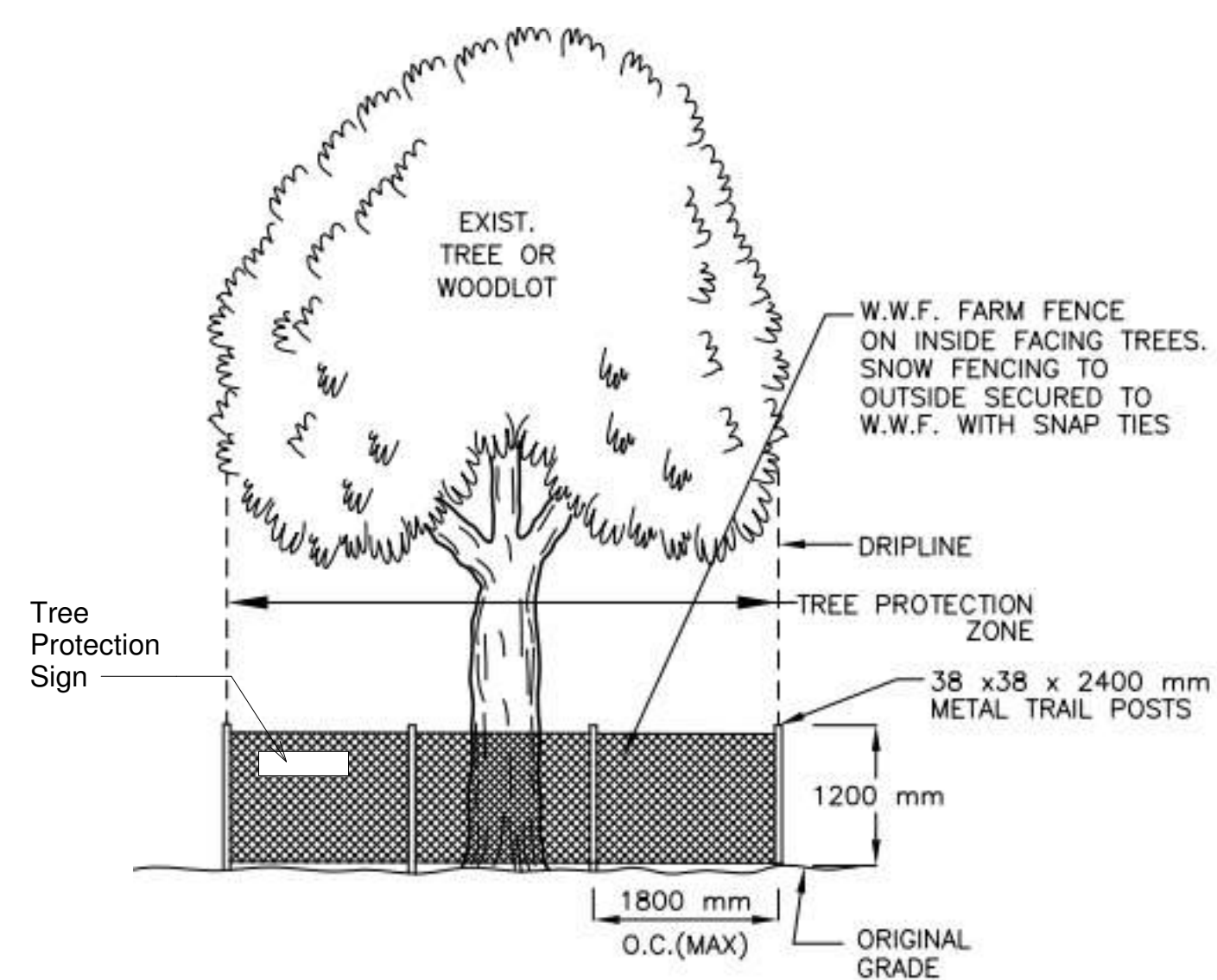
1 Tree Protection Plan  
 1:100

**LEGEND**

- TREES TO BE PROTECTED
- TREES PROTECTION BARRIER
- CONSTRUCTION MATERIAL STORAGE AREA
- LIMIT OF LAND DISTURBANCE
- SITE ACCESS ROUTE

**PUBLIC TREE INFORMATION**

Tree#	Variety	Calliper(m)	Canopy(m)	Height(m)	Scientific Name
T7	Deciduous	0.35	5.00	8.00	Fraxinus Pennsylvanica



**TREE PROTECTION FENCING**  
 -REQUIRED FOR ALL TREES.

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CLIENT  
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PROGRESS	DP
SCALE	As indicated
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**Tree Protection Plan**

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