

SIXPLEX DWELLING
652 + 654 24TH AVENUE NW
CALGARY, ALBERTA

ISSUED FOR DEVELOPMENT PERMIT

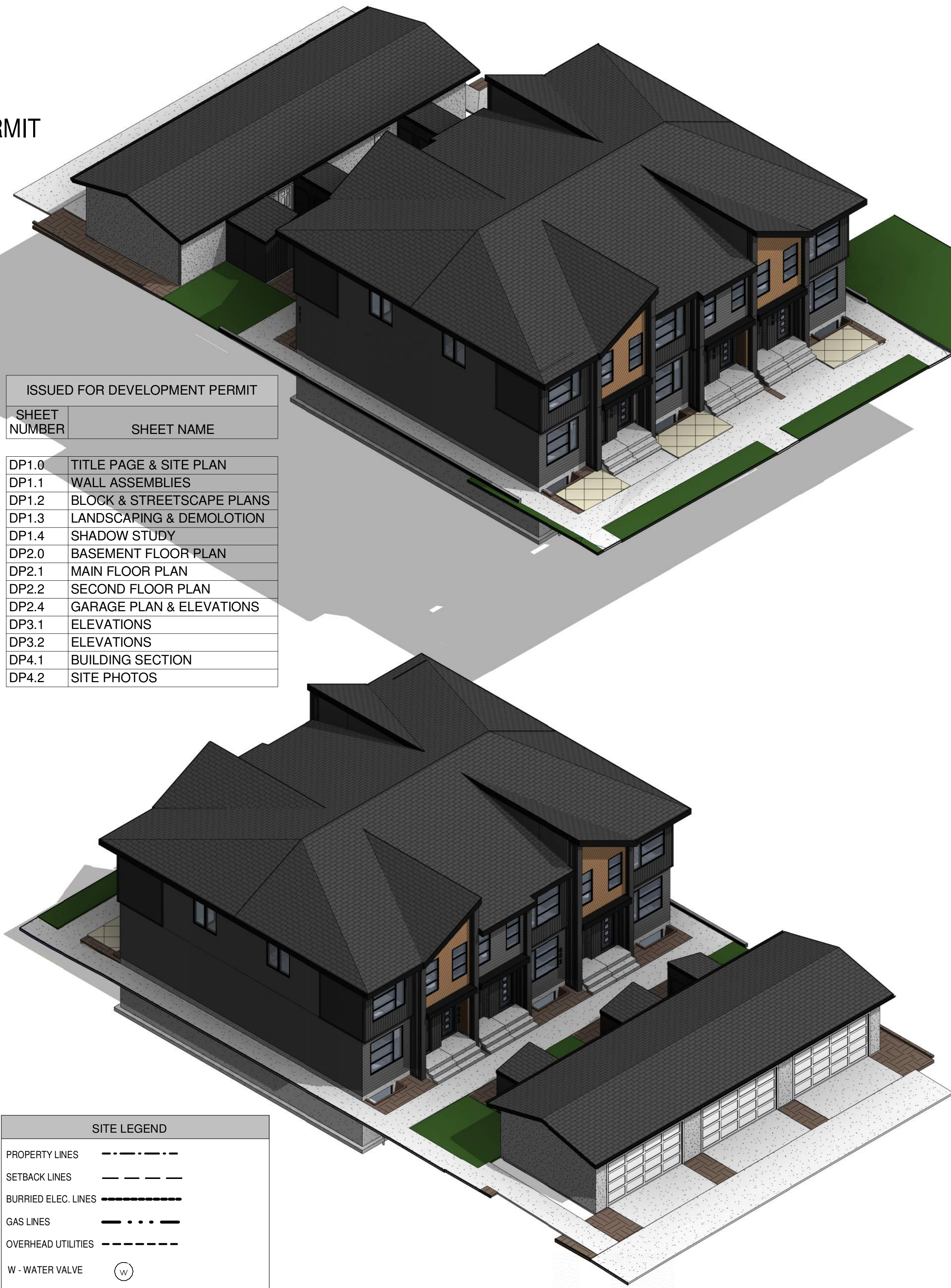
PROJECT STATISTICS	
DEVELOPMENT DESCRIPTION	
THE DEVELOPMENT AT 652 + 654 24TH AVE N.W. IS A GRADE ORIENTED (R-C-G) DISTRICT DEVELOPMENT, ACCESSORY RESIDENTIAL BUILDING (GARAGE)	
MUNICIPAL ADDRESS	
652 + 654 24TH AVE NW, CALGARY, AB	
LEGAL ADDRESS	
LOT 26 & 27, BLOCK 2, PLAN 3955R	

LAND USE BYLAW GUIDELINES	
PARCEL COVERAGE	
1392	
(1) UNLESS OTHERWISE REFERENCED IN SUBSECTION (2), THE MAXIMUM CUMULATIVE BUILDING COVERAGE OVER ALL THE PARCELS SUBJECT TO A SINGLE DEVELOPMENT PERMIT CONTAINING ONE OR MORE DWELLINGS UNITS IS:	
D) 60.0 PER CENT OF THE AREA OF THE PARCELS SUBJECT TO A SINGLE DEVELOPMENT PERMIT FOR A DEVELOPMENT WITH A DENSITY OF 60 UNITS PER HECTARE OR GREATER.	
DWELLINGS, ACCESSORY BUILDING, CANT FLOORS	
464.0 SQ. M.	
LOT AREA	
845.5 SQ. M.	
LOT COVERAGE	
55%	
BUILDING HEIGHT	
1399	
(1) UNLESS OTHERWISE REFERENCED IN SUBSECTIONS (2), THE MAXIMUM BUILDING HEIGHT IS 12.0 METRES MEASURED FROM GRADE.	
(2) WHERE A BUILDING SETBACK IS REQUIRED FROM A PROPERTY LINE SHARED WITH ANOTHER PARCEL DESIGNATED WITH A LOW DENSITY RESIDENTIAL DISTRICT, H-GO OR THE M-CG DISTRICT, THE MAXIMUM BUILDING HEIGHT:	
A) IS THE GREATER OF:	
I) THE HIGHEST GEODETIC ELEVATION OF A MAIN RESIDENTIAL BUILDING ON THE ADJOINING PARCEL; OR	
II) 8.0 METRES FROM GRADE;	
MEASURED AT THE SHARED PROPERTY LINE; AND	
B) INCREASES AT A 45 DEGREE ANGLE TO A MAXIMUM OF 12.0 METRES MEASURED FROM GRADE.	
PROVIDED 11.5M	
PLANTING REQUIREMENTS	
1404	
(1) TREES REQUIRED BY THIS SECTION:	
A) MAY BE PROVIDED THROUGH THE PLANTING OF NEW TREES OR THE PRESERVATION OF EXISTING TREES; AND	
B) WHERE APPROVED BY THE DEVELOPMENT AUTHORITY, MAY BE PROVIDED ON A BOULEVARD ADJACENT TO THE PARCEL.	
(2) A MINIMUM OF 1.0 TREE AND 3.0 SHRUBS MUST BE PROVIDED FOR EACH 110.0 SQUARE METERS OF PARCEL AREA.	
MOTOR VEHICLE PARKING STALLS	
1411	
THE MINIMUM NUMBER OF MOTOR VEHICLE PARKING STALLS IS CALCULATED BASED ON THE SUM OF ALL UNITS AND SUITES AT A RATE OF 0.5 STALLS PER UNIT OR SUITE	
PROVIDED 6	
REQUIRED 6	
MOBILITY STORAGE	
1412	
THE MINIMUM NUMBER OF MOBILITY STORAGE LOCKERS IS CALCULATED BASED ON THE SUM OF ALL UNITS AND SUITES AT A RATE OF 0.5 LOCKERS PER UNIT OR SUITE WHERE A UNIT OR SUITE IS NOT PROVIDED A MOTOR VEHICLE PARKING STALL LOCATED IN A PRIVATE GARAGE.	
PROVIDED 2	
REQUIRED 0	
BICYCLE PARKING STALLS	
1413	
THE MINIMUM NUMBER OF BICYCLE PARKING STALLS - CLASS 1 IS CALCULATED BASED ON THE SUM OF ALL UNITS AND SUITES AT A RATE OF 1.0 STALL PER UNIT OR SUITE WHERE A UNIT OR SUITE IS NOT PROVIDED A MOTOR VEHICLE PARKING STALL LOCATED IN A PRIVATE GARAGE OR MOBILITY STORAGE LOCKER.	
PROVIDE 6	
REQUIRED 6	

ISSUED FOR DEVELOPMENT PERMIT	
SHEET NUMBER	SHEET NAME
DP1.0	TITLE PAGE & SITE PLAN
DP1.1	WALL ASSEMBLIES
DP1.2	BLOCK & STREETSCAPE PLANS
DP1.3	LANDSCAPING & DEMOLITION
DP1.4	SHADOW STUDY
DP2.0	BASEMENT FLOOR PLAN
DP2.1	MAIN FLOOR PLAN
DP2.2	SECOND FLOOR PLAN
DP2.4	GARAGE PLAN & ELEVATIONS
DP3.1	ELEVATIONS
DP3.2	ELEVATIONS
DP4.1	BUILDING SECTION
DP4.2	SITE PHOTOS

SITE LEGEND	
PROPERTY LINES	---
SETBACK LINES	---
BURIED ELEC. LINES	---
GAS LINES	---
OVERHEAD UTILITIES	---
W - WATER VALVE	(W)
B.O.C. - BACK OF CURB	---
B.O.W. - BACK OF WALK	---
L.O.G. - LIP OF GUTTER	---
EXTERIOR OPENINGS	→
EXISTING FENCE
RETAINING WALL	---
ROOF LINE ABOVE	---
F.H. - FIRE HYDRANT	⊗
P.P. - POWER POLE	⊙
EXISTING GRADE	(xx.xx)
PROPOSED GRADE	(xx.xx)
EXISTING SIDEWALK (TO BE REMOVED)	---
CONC. SIDEWALK / LANE (BROOM FINISH)	---
AREAS OF NON-COMBUSTIBLE SOFFIT	---

LANDSCAPE PLAN LEGEND	
1	CONCRETE WALKWAY (HARDSCAPING)
2	GRASS SPECIES DROUGHT TOLERANT SOD (SOFTSCAPING)
3	BARK MULCH BEDDING (SOFTSCAPING)
4	PERMIABLE PAVERS (SOFTSCAPING)
A	CAST-IN-PLACE CONCRETE STEPS / LANDING
B	VERTICAL WOOD SCREENING COLOUR: DARK GREY
---	BOUNDARY OF TREE PROTECTION
---	BOUNDARY OF LIMITING DISTANCE
---	CONCRETE RETAINING WALL
---	LOCATION OF 2ND FLOOR WINDOWS



DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

AMENDED DRAWINGS
 DP No: DP2025-06107 Date Received: MAY 13 2026
 THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

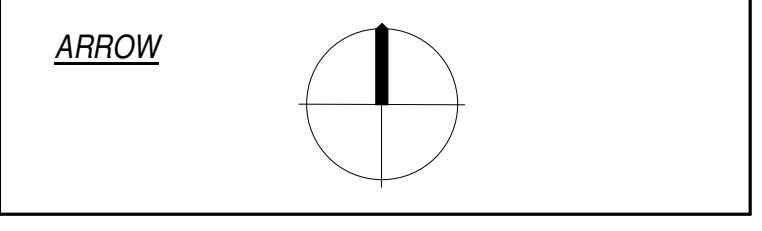


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STATUS



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3	2025-12-22	ISSUED FOR REVISED DP
4	2026-03-06	ISSUED FOR REVISED DP

PROJECT TITLE / LEGAL ADDRESS

652 + 654 24 AVENUE NW
 CALGARY, AB

PROPERTY ADDRESS

LOT 26 AND 27, BLOCK 2, PLAN 3955R

DRAWING TITLE

TITLE PAGE & SITE PLAN

SCALE: As indicated

DRAWING BY: ST

REVIEWED BY: #

PROJECT #: #

DATE: 2026-05-01

RE ISSUE #: SHEET #:
DP1.0

1
 DP1.0
 1/8" = 1'-0"

24 AVENUE N.W.
 PROPOSED UNDERGROUND SERVICING TO WATER METERS, TO BE FINALIZED ON FORTHCOMING DSSP.

COMMON TRENCH DRAIN TO BE PLACED ON SHARED PROPERTY LINE. PLACEMENT TO BE CONFIRMED ON FORTHCOMING DSSP.

CLIENT



STATUS

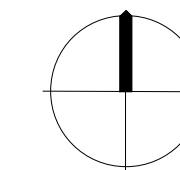


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ARROW



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DRAWING TITLE

BLOCK & STREETScape PLANS

SCALE: As indicated

DRAWING BY: ST

REVIEWED BY: #

PROJECT #: #

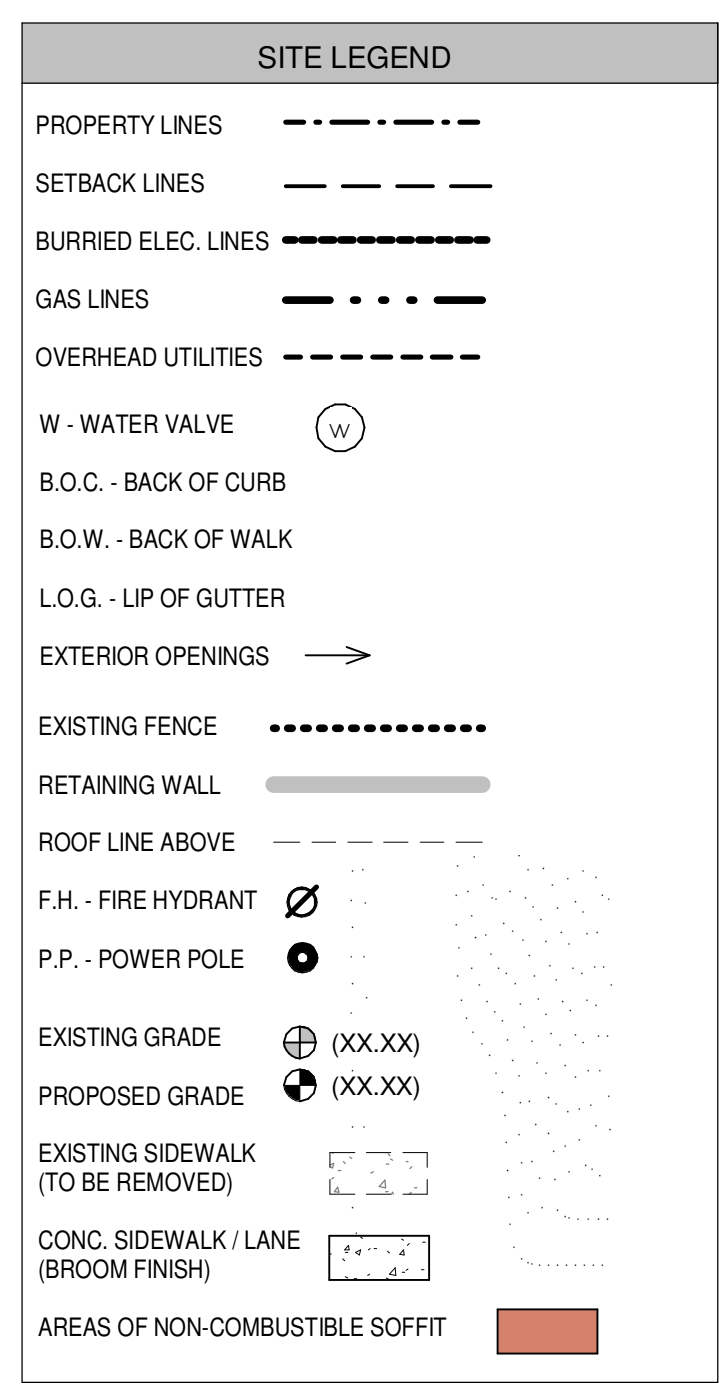
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RE ISSUE #:

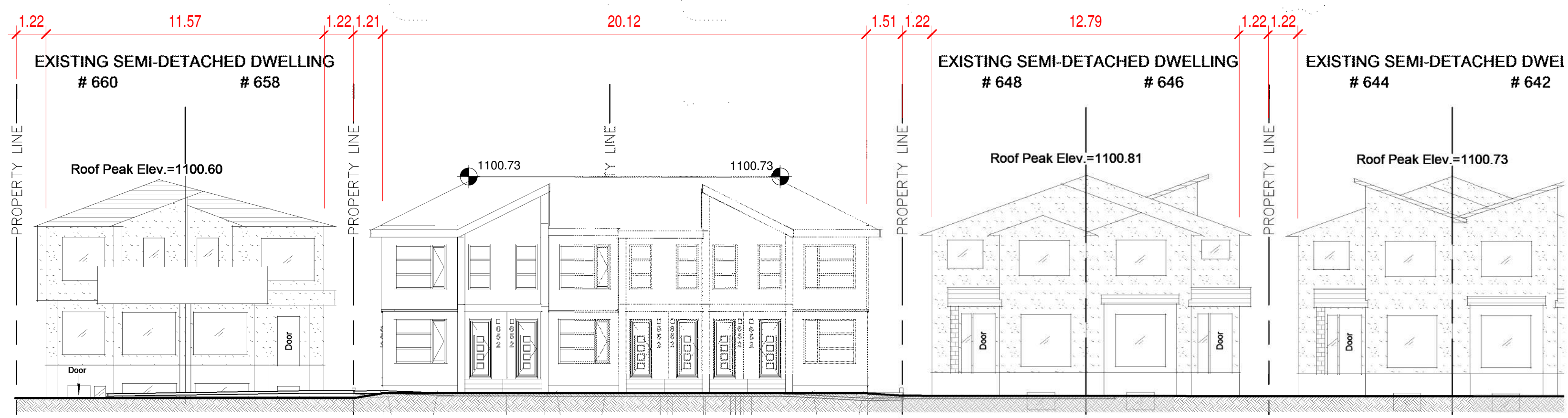
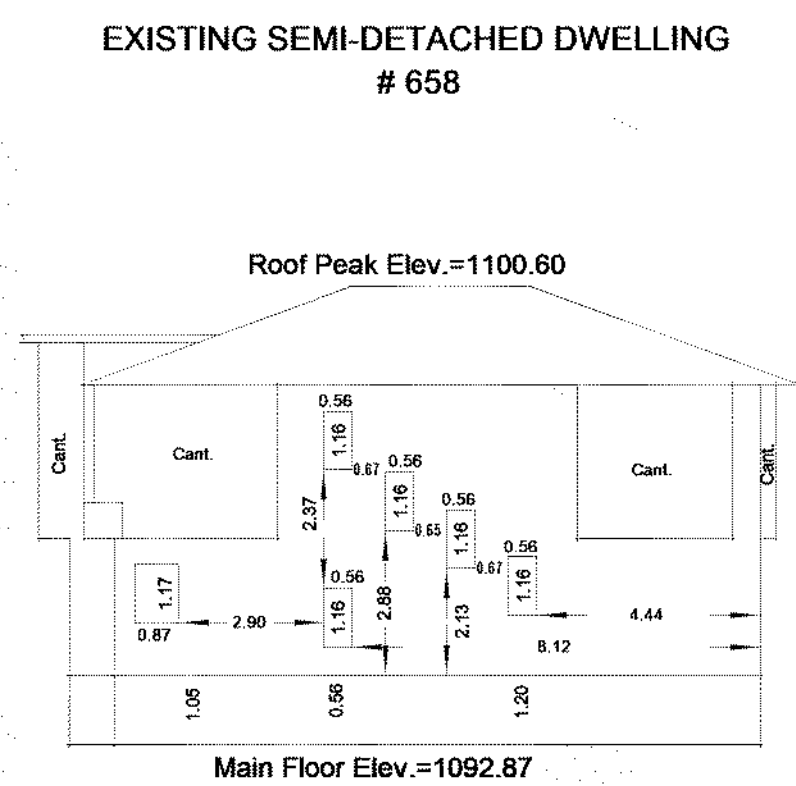
SHEET #:

DP1.2

AMENDED DRAWINGS
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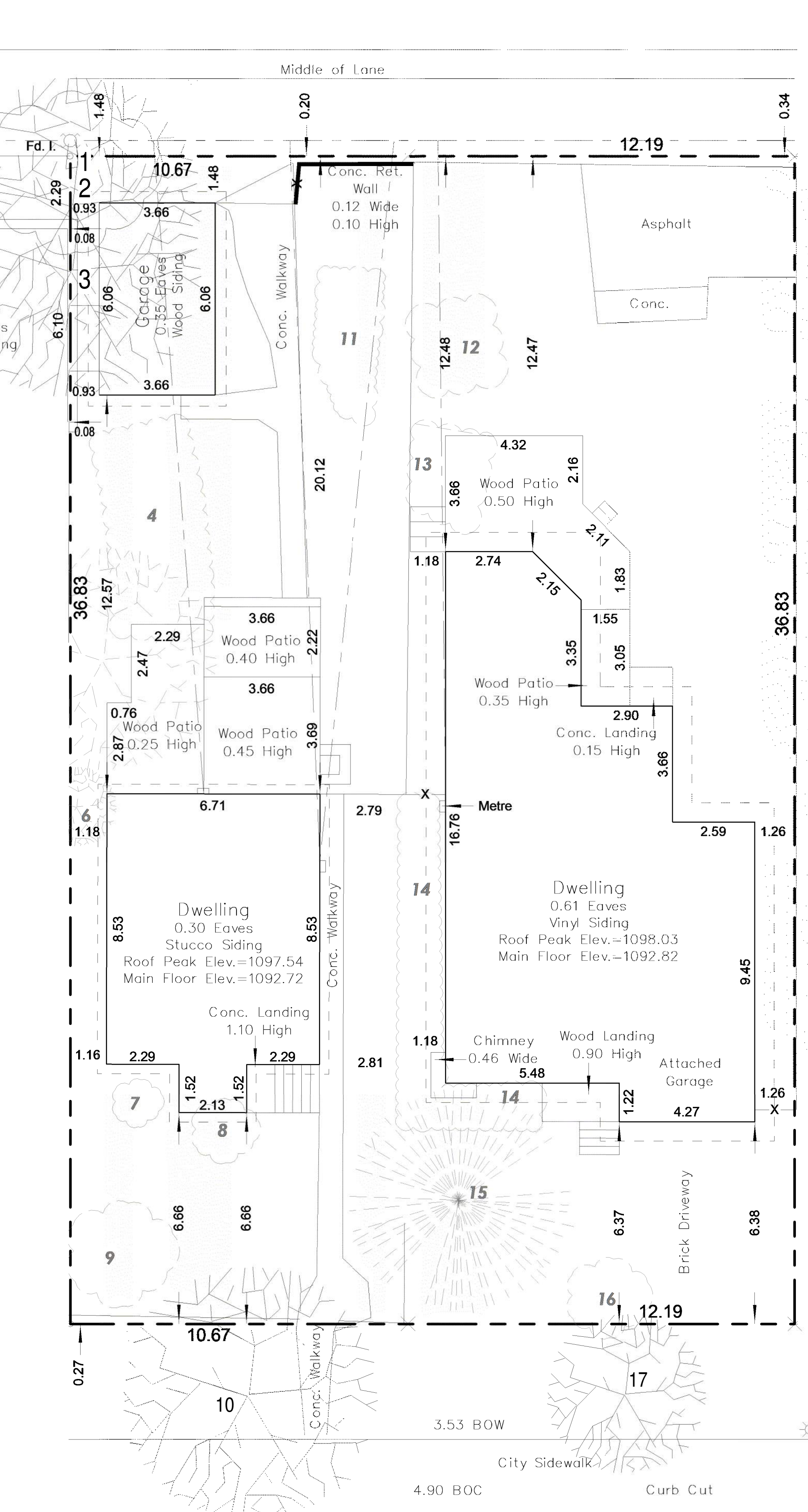
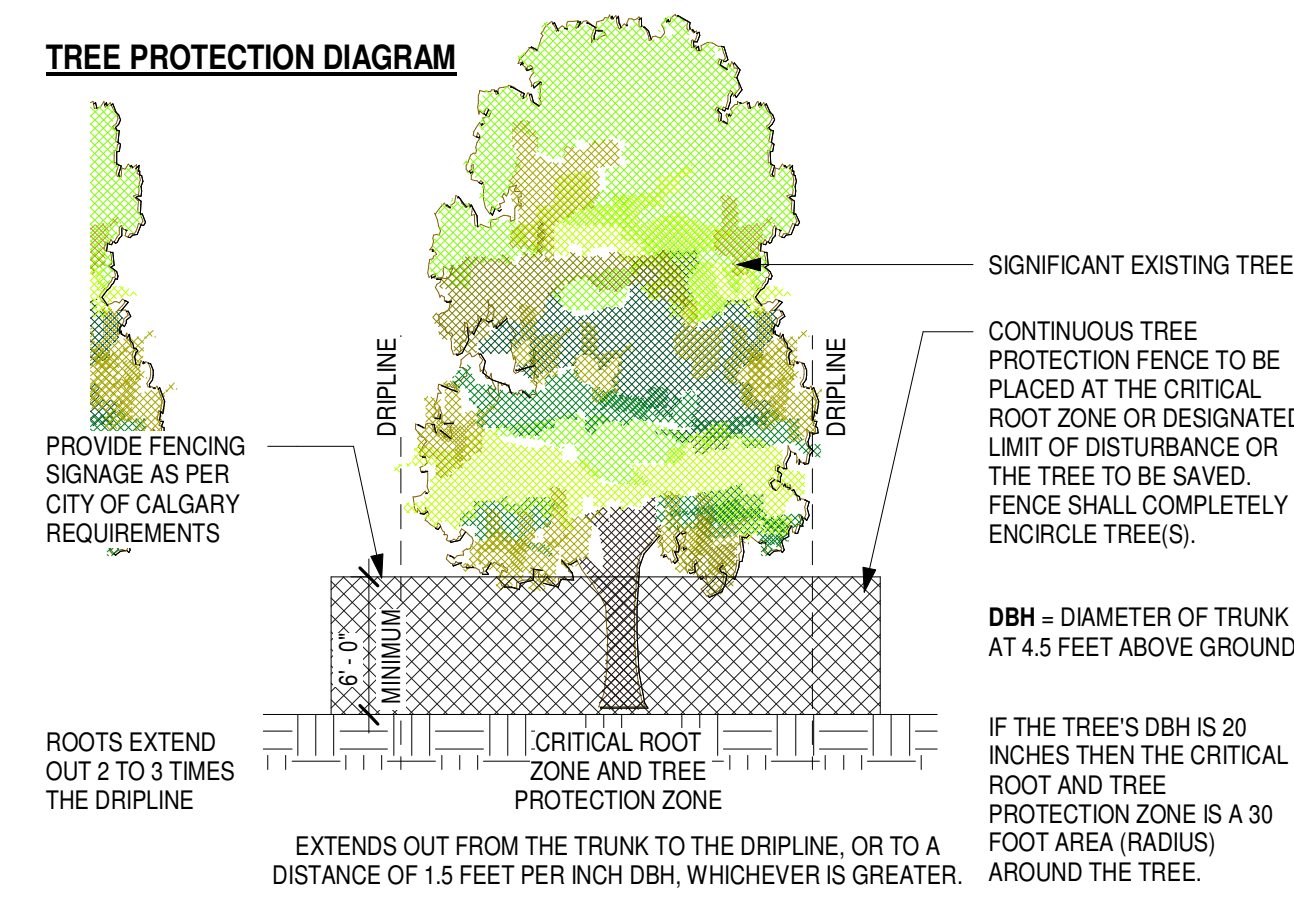
1 BLOCK PLAN
DP1.2 1:150



3 STREETScape ELEVATION
DP1.2 1:150

NEW TREE DATA LEGEND					
TREE	TREE TYPE	TRUNK DIA	CANOPY	HEIGHT	STATUS
1	BUSH	---	5.00	7.00	(ADJ.) REMAIN
2	DECIDUOUS	0.30	8.00	12.00	(ADJ.) REMAIN
3	DECIDUOUS	0.30	8.00	12.00	(ADJ.) REMAIN
4	BUSH	---	3.00	5.00	REMOVED
5	DECIDUOUS	0.20	7.00	12.00	REMOVED
6	DECIDUOUS	0.10	2.50	10.00	REMOVED
7	BUSH	---	1.50	2.50	REMOVED
8	BUSH	---	2.00	3.00	REMOVED
9	BUSH	---	1.90	3.00	REMOVED
10	DECIDUOUS	0.70	8.00	7.00	(PUBLIC) REMAIN
11	BUSH	---	2.00	2.00	REMOVED
12	BUSH	---	3.50	3.00	REMOVED
13	BUSH	---	6.00	6.00	REMOVED
14	BUSH	---	1.50	2.00	REMOVED
15	CONIFEROUS	0.75	7.00	15.00	REMOVED
16	BUSH	---	2.50	2.00	REMOVED
17	DECIDUOUS	0.35	5.00	6.00	(PUBLIC) REMAIN
18	DECIDUOUS	0.70	5.00	6.00	(PUBLIC) REMAIN

NEW TREE DATA LEGEND			
TREE	TREE TYPE	HEIGHT	STATUS
19	PRINCESS KAY PLUM (60mm MINIMUM CALLIPER)	4.00	NEW
20	BOXWOOD BUSH (TRIMMED 60" MAX)	1.00	NEW
21	BOXWOOD BUSH (TRIMMED 60" MAX)	1.00	NEW
22	SPIREA / BRIDLEWREATH (TRIMMED 48" MAX)	1.00	NEW
23	SPIREA / BRIDLEWREATH (TRIMMED 48" MAX)	1.00	NEW
24	BOXWOOD BUSH (TRIMMED 60" MAX)	1.00	NEW
25	BOXWOOD BUSH (TRIMMED 60" MAX)	1.00	NEW
26	SPIREA / BRIDLEWREATH (TRIMMED 48" MAX)	1.00	NEW
27	PRINCESS KAY PLUM (60mm MINIMUM CALLIPER)	1.00	NEW
28	BOXWOOD BUSH (TRIMMED 60" MAX)	1.00	NEW
29	BOXWOOD BUSH (TRIMMED 60" MAX)	1.00	NEW
30	PRINCESS KAY PLUM (60mm MINIMUM CALLIPER)	4.00	NEW
31	BOXWOOD BUSH (TRIMMED 60" MAX)	1.00	NEW
32	SPIREA / BRIDLEWREATH (TRIMMED 48" MAX)	4.00	NEW
33	BOXWOOD BUSH (TRIMMED 60" MAX)	1.00	NEW
34	BOXWOOD BUSH (TRIMMED 60" MAX)	1.00	NEW
35	BOXWOOD BUSH (TRIMMED 60" MAX)	1.00	NEW
36	SPIREA / BRIDLEWREATH (TRIMMED 48" MAX)	1.00	NEW
37	BOXWOOD BUSH (TRIMMED 60" MAX)	1.00	NEW
38	BOXWOOD BUSH (TRIMMED 60" MAX)	1.00	NEW
39	PRINCESS KAY PLUM (60mm MINIMUM CALLIPER)	4.00	NEW
40	PRINCESS KAY PLUM (60mm MINIMUM CALLIPER)	4.00	NEW
41	PRINCESS KAY PLUM (60mm MINIMUM CALLIPER)	1.00	NEW
42	PRINCESS KAY PLUM (60mm MINIMUM CALLIPER)	1.00	NEW
43	PRINCESS KAY PLUM (60mm MINIMUM CALLIPER)	1.00	NEW
44	PRINCESS KAY PLUM (60mm MINIMUM CALLIPER)	1.00	NEW
45	SPIREA / GOLD FLAME (TRIMMED 36" MAX)	1.00	NEW
46	SPIREA / GOLD FLAME (TRIMMED 36" MAX)	1.00	NEW
47	SPIREA / GOLD FLAME (TRIMMED 36" MAX)	1.00	NEW
48	SPIREA / GOLD FLAME (TRIMMED 36" MAX)	4.00	NEW
49	SPIREA / GOLD FLAME (TRIMMED 36" MAX)	4.00	NEW
50	SPIREA / GOLD FLAME (TRIMMED 36" MAX)	1.00	NEW
51	SPIREA / GOLD FLAME (TRIMMED 36" MAX)	1.00	NEW
52	CALGARY BUFFALO JUNIPER	0.60	NEW
53	CALGARY BUFFALO JUNIPER	0.60	NEW
54	CALGARY BUFFALO JUNIPER	0.60	NEW
55	CALGARY BUFFALO JUNIPER	0.60	NEW
56	CALGARY BUFFALO JUNIPER	0.60	NEW
57	CALGARY BUFFALO JUNIPER	0.60	NEW



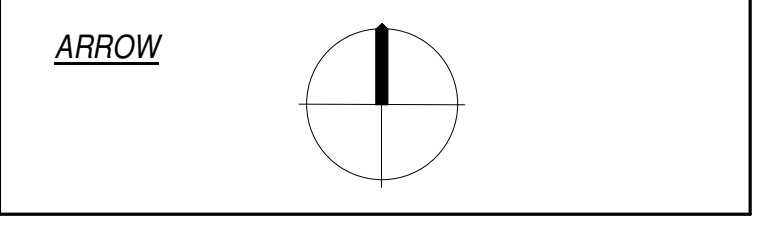
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GOALDEX BUILDERS
MANAGE DESIGN CONSTRUCT

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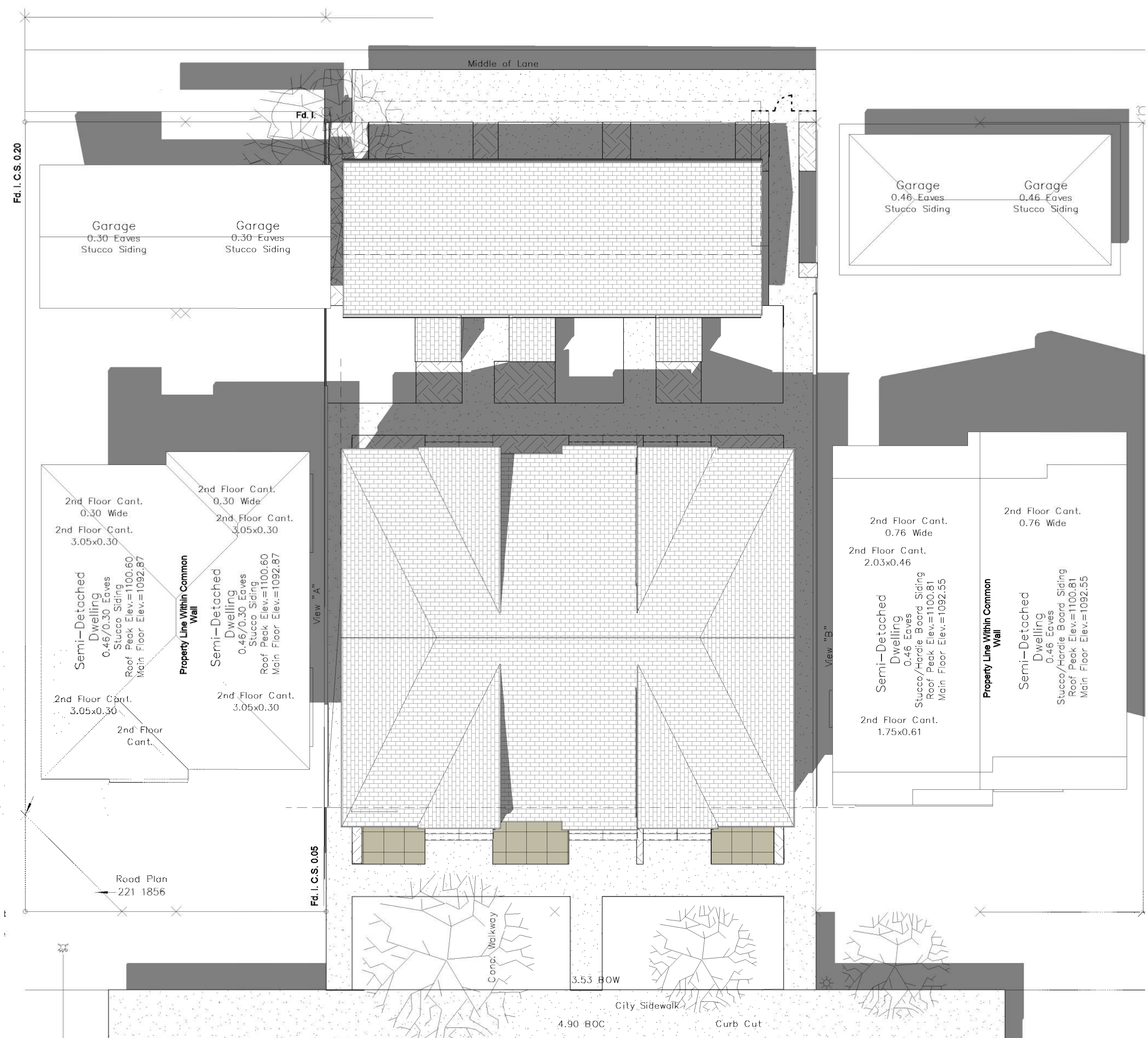
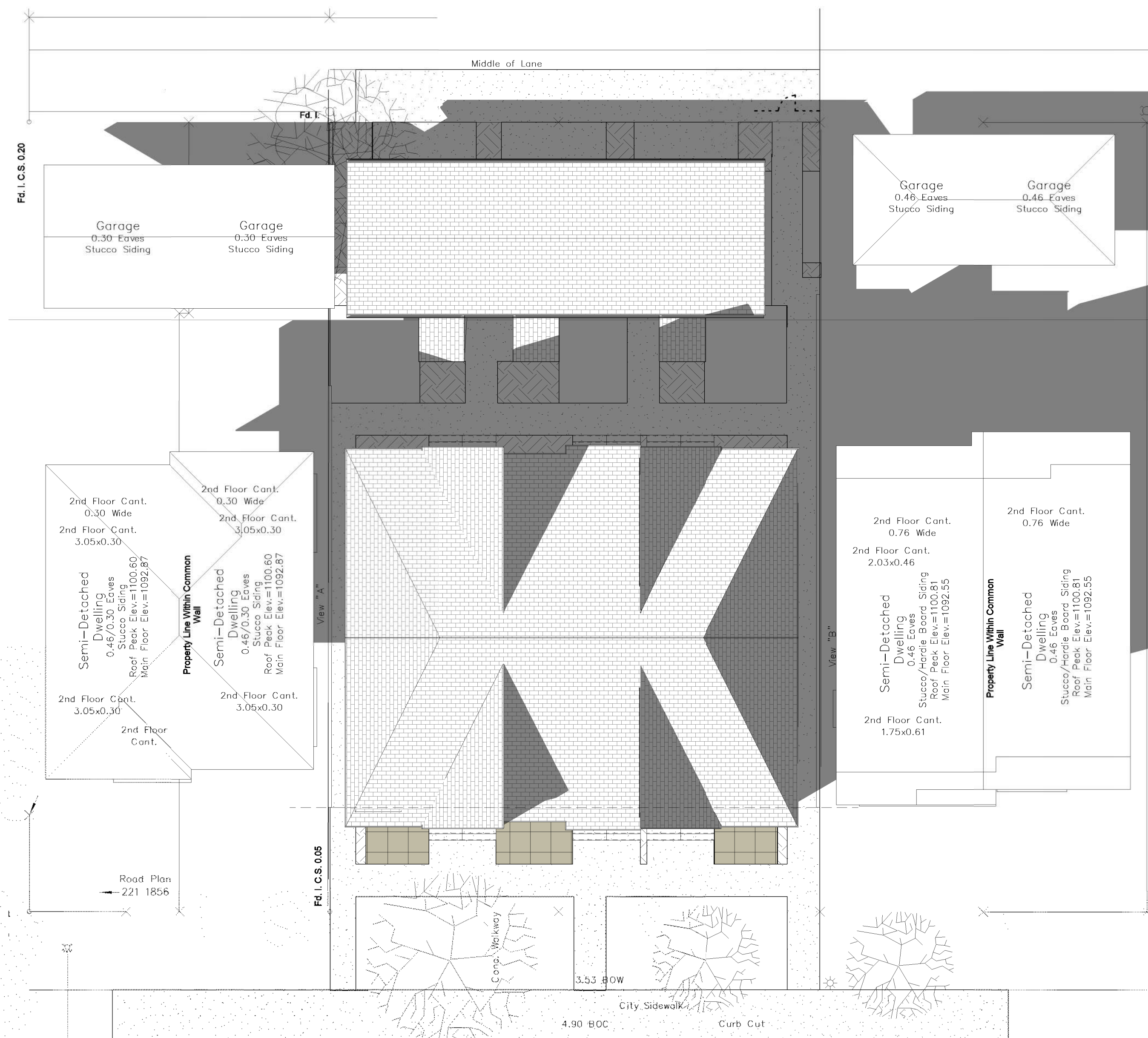
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PROPERTY ADDRESS
LOT 26 AND 27, BLOCK 2, PLAN 3955R

DRAWING TITLE
LANDSCAPING & DEMOLITION

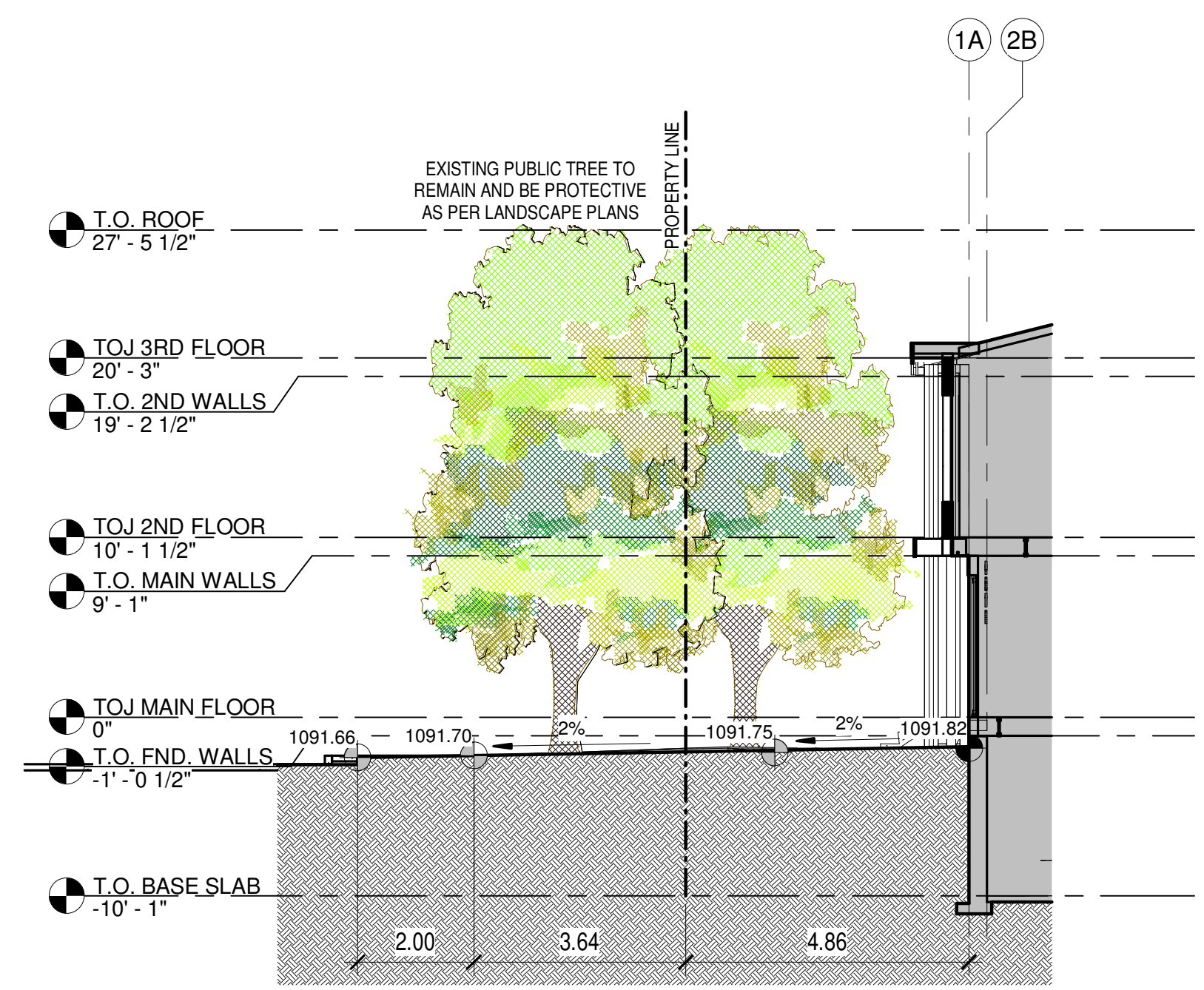
SCALE: As indicated
DRAWING BY: ST
REVIEWED BY: #
PROJECT #: #
DATE: 2026-05-01

RE ISSUE #: SHEET #:
DP1.3

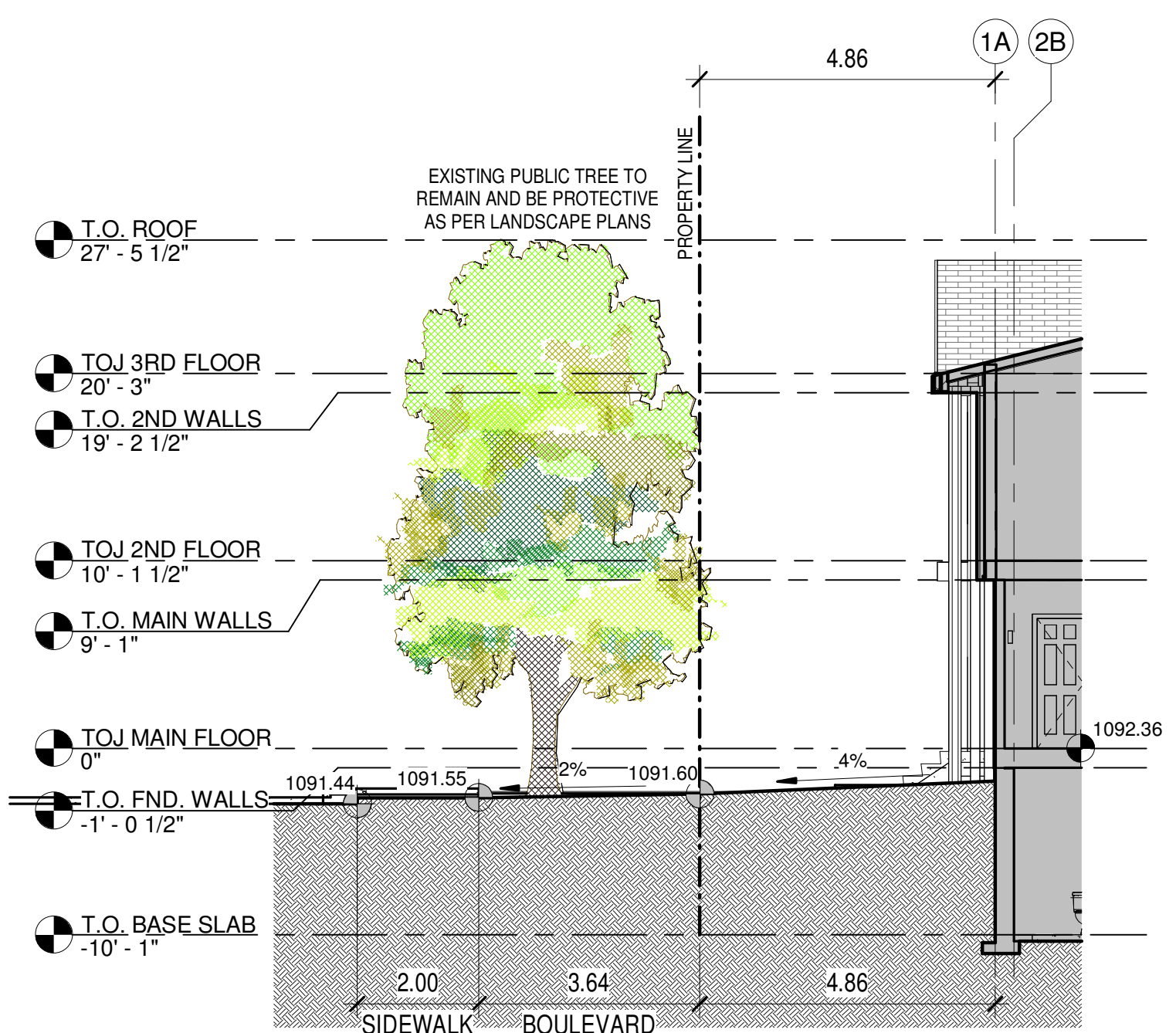


1 SHADOW STUDY - JULY @ 10AM 24 AVENUE N.W.
DP1.4 1:150

2 SHADOW STUDY - JULY @ 2PM 24 AVENUE N.W.
DP1.4 1:150



4 SITE CROSS SECTION
DP1.4 1/8" = 1'-0"

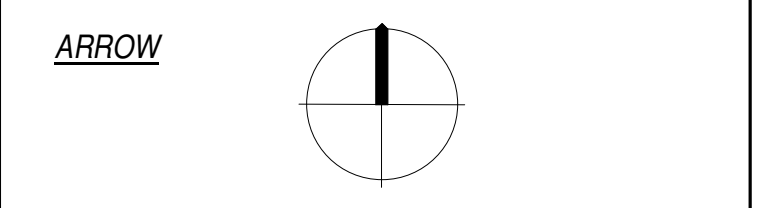


3 SITE CROSS-SECTION
DP1.4 1/8" = 1'-0"

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

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DP2025-06107 MAY 13 2026
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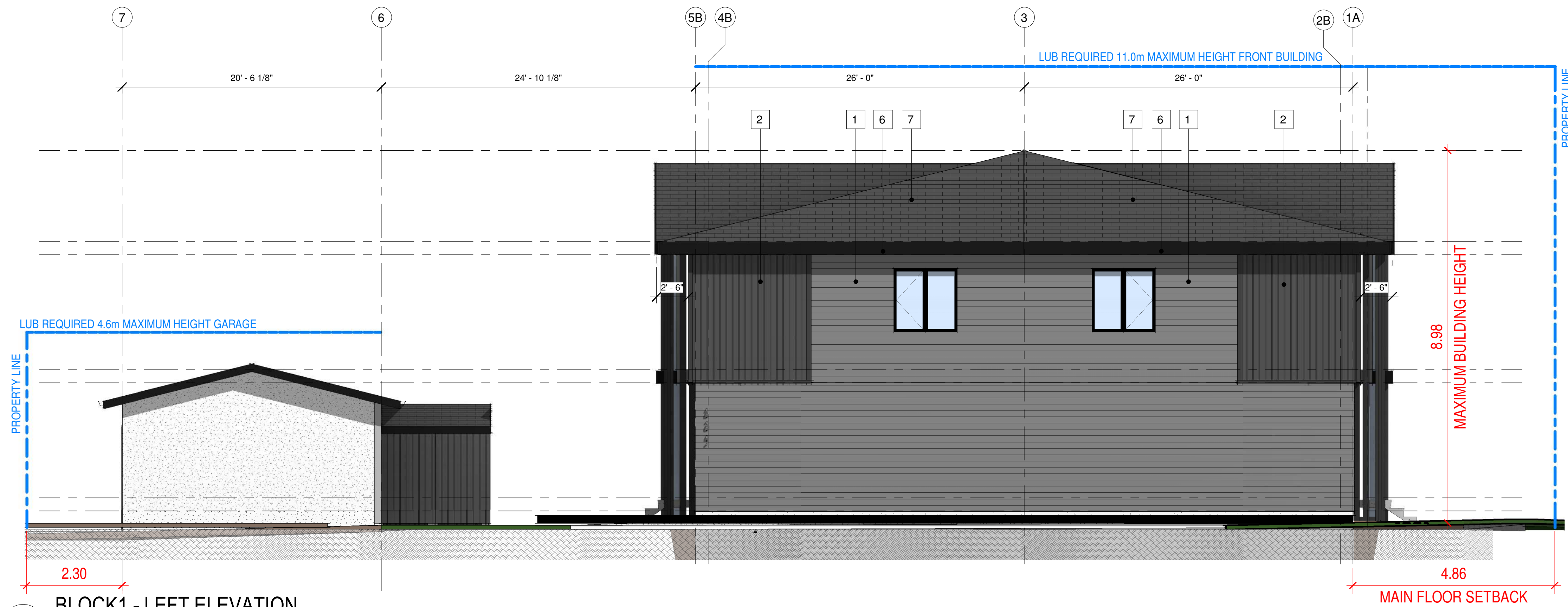
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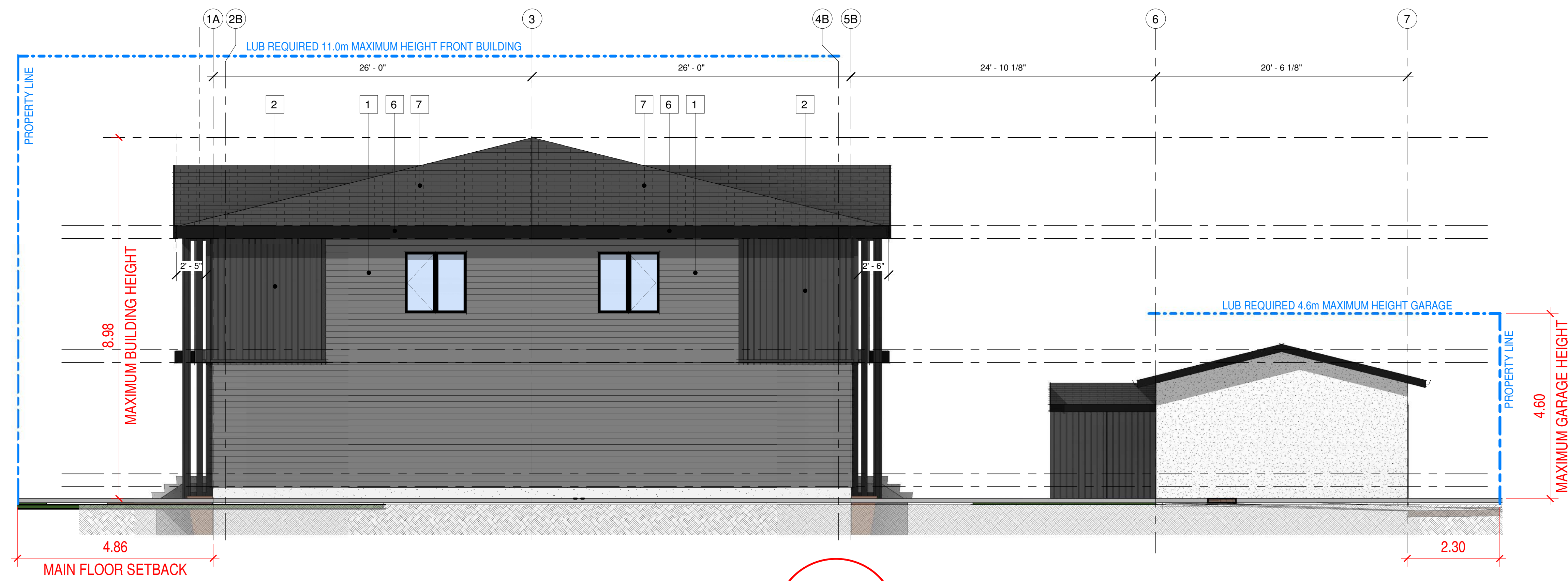
DRAWING TITLE
SHADOW STUDY

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RE ISSUE #: SHEET #:
DP1.4



1
BLOCK1 - LEFT ELEVATION
DP3.2 3/16" = 1'-0"



2
BLOCK1 - RIGHT ELEVATION
DP3.2 3/16" = 1'-0"

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DECISION
RENDERED
ON THIS PLAN

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MATERIAL LIST					
1	MATERIAL: FISHERCOATING ARTISAN WOOD GRAIN FIBRE CEMENT CLADDING COLOUR: CEDAR / INSTALLED 45 DEGREE	5	MATERIAL: FIBRE CEMENT TRIM BOARD COLOUR: BLACK	9	MATERIAL: CONCRETE PAVING NOTES: ON ALL EXPOSED FOUN.
2	MATERIAL: FISHERCOATING TRUEGRAIN COLOUR: SHOU SUGI VAN / INSTALLED VERTICALLY	6	MATERIAL: PREFINISHED METAL FASCIA COLOUR: BLACK	10	MATERIAL: ALUMINIUM RAILING w/ GLASS INSERTS COLOUR: BLACK
3A 3B	MATERIAL: ACRYLIC STUCCO COLOUR: 3A WHITE / 3B BLACK	7	MATERIAL: ASPHALT SHINGLES COLOUR: T.B.D.	11	MATERIAL: WINDOW WELL CEDAR / STAINED
4	MATERIAL: CEDAR VERTICAL WOOD SCREENING COLOUR: STAINED	8	MATERIAL: P.V.C. WINDOWS COLOUR: BLACK NOTES: REFER TO ELEV FOR EGRESS	12	MATERIAL: ENTRY DOOR PVC - BLACK

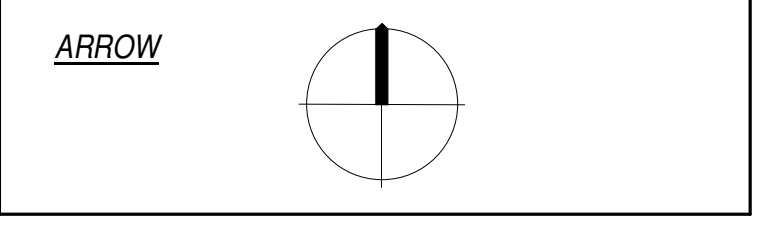
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DRAWING TITLE
ELEVATIONS

SCALE: 3/16" = 1'-0"
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RE ISSUE #: SHEET #:
DP3.2