

PORTE HILLHURST



Suite 1130
140 4th Avenue SW
CALGARY, ALBERTA CANADA
T2P 3N3

211 14 St NW - Calgary, Alberta | TN2 1Z6
Lots 4 to 9 & 2/3 of Lot 10 - Block 3
Plan 6219L

CTZN25-0014



ISSUED FOR: DEVELOPMENT PERMIT

2025-12-09

PRELIMINARY - NOT FOR CONSTRUCTION



EAST VIEW | 14 ST FRONTAGE



NORTHEAST VIEW



SOUTHEAST VIEW



WEST VIEW | LANE FRONTAGE



NORTHWEST VIEW



SOUTHWEST VIEW

NOTES:
- DIMENSION TO FACE OF STUD (INTERIOR PARTITIONS), CONCRETE, CONCRETE BLOCK, EXTERIOR WALL SHEATHING - UNLESS NOTED OTHERWISE
- NOTE WHEN REQUIRED MINIMUM CLEAR DIMENSIONS WILL BE IDENTIFIED
- VERIFY ALL DIMENSIONS, ELEVATIONS, AND DATUM, REPORT ANY ERRORS AND/OR DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION
- DO NOT SCALE DRAWINGS
- THIS DRAWING SUPERCEDES PREVIOUS ISSUES.

Project Component
Key Plan

Seal(s)



CTZN Architecture Inc.
Suite 1130
140 4th Avenue SW
CALGARY, AB
T2P 3N3
P: 403-861-6930
BORN IN CALGARY
PROJECTS: HILLHURST, 44A, S.D., NARVA

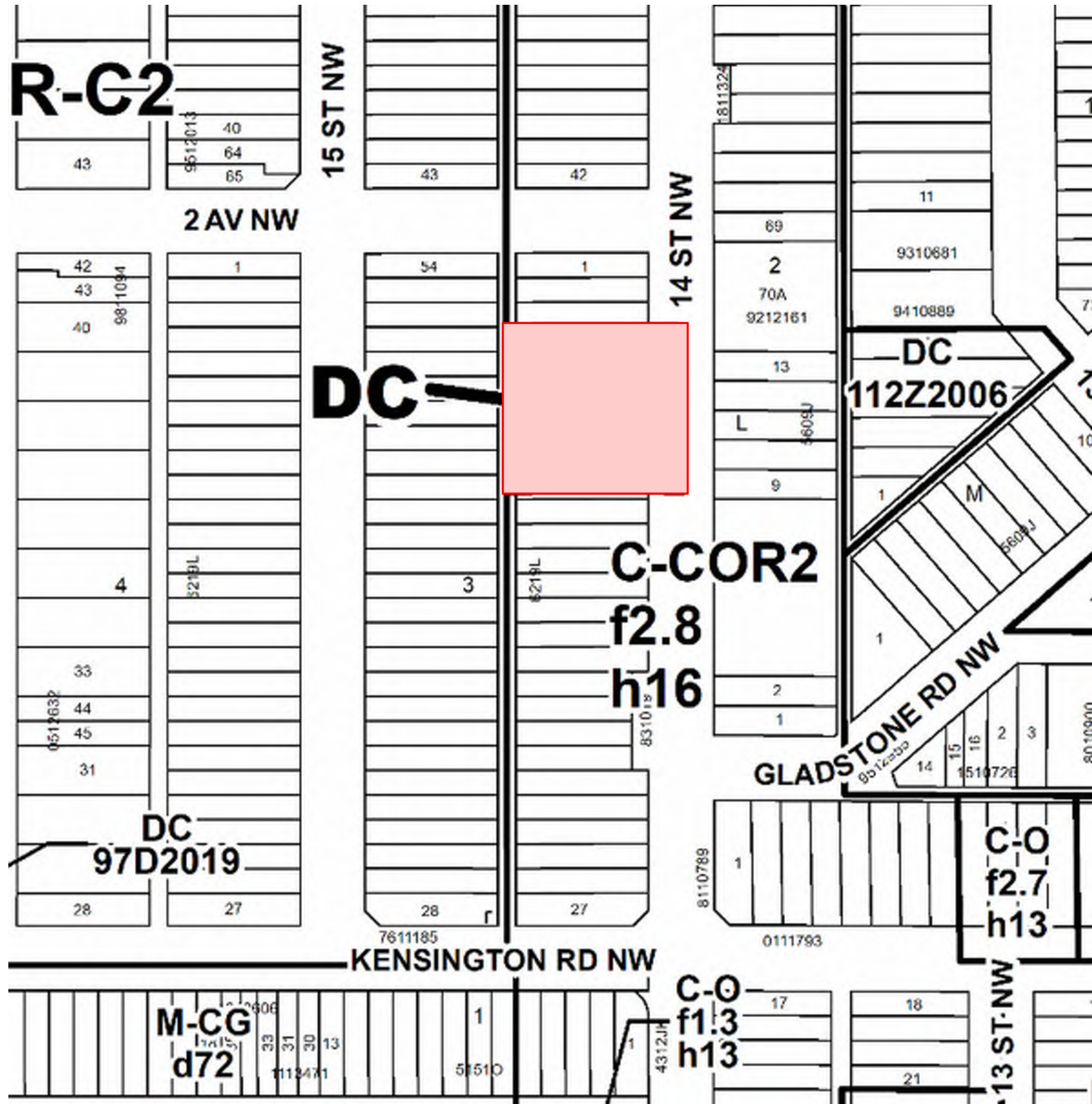
2025-12-09	DEVELOPMENT PERMIT	A
DATE	ISSUED FOR	REV

Client
PORTE COMMUNITIES

Project
PORTE HILLHURST
211 1st St NW - Calgary, Alberta | T2N 1Z6
Lots 4 to 9 & 2/3 of Lot 10 - Block 3
Plan 6219L
Drawing Title
3D VIEWS

Project Manager N. TRAHAN	Drawn M. FOSTER
Project Leader C. ONYEKA	Checked -
Scale	

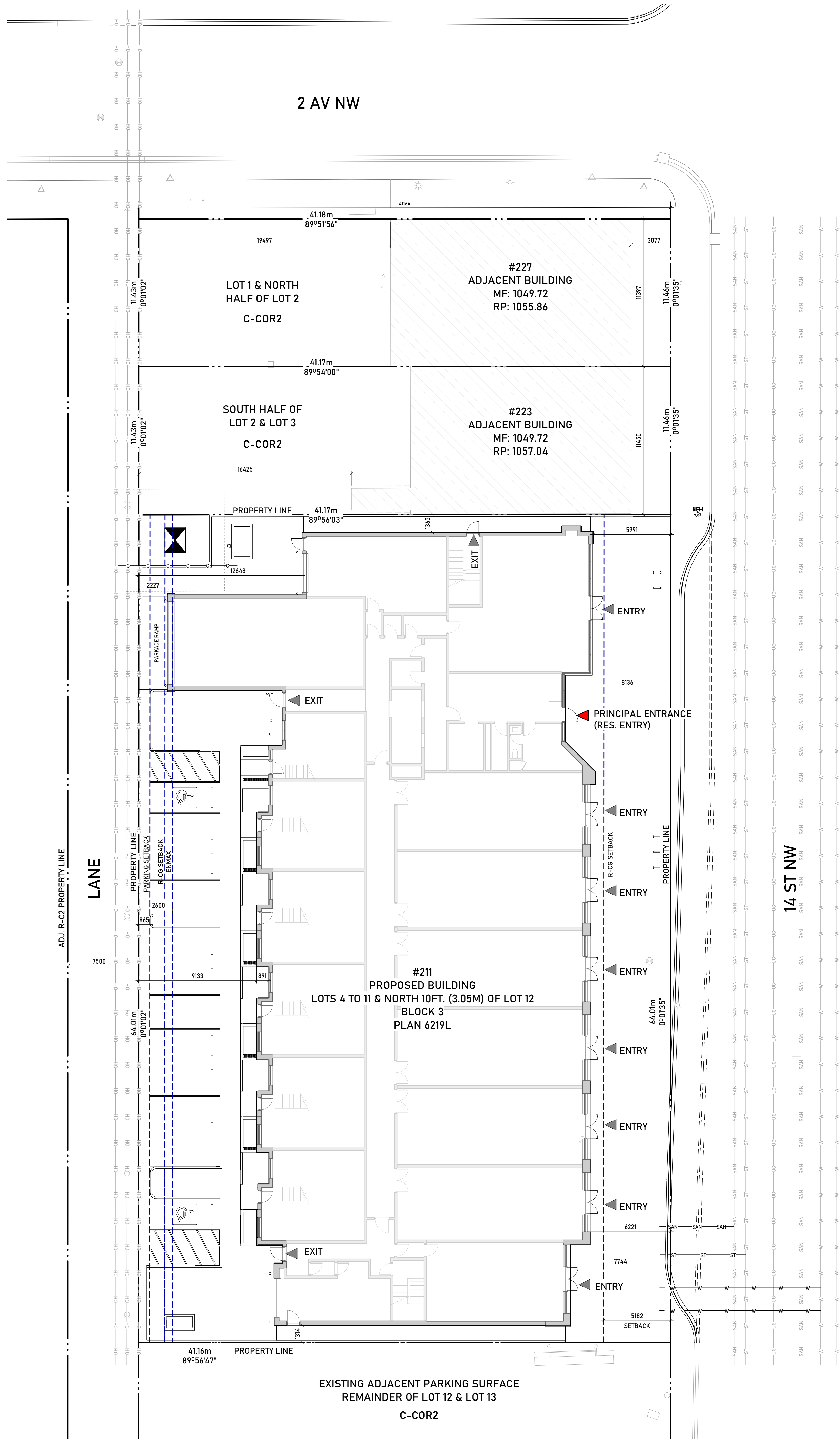
Project No.
CTZN25-0014
Drawing No.
DP00.02



VICINITY PLAN MAP
SCALE: 1:10



CONTEXT PLAN
SCALE: 1:10



BLOCK PLAN
SCALE: 1:150

- NOTES:
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Key Plan

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PORTE COMMUNITIES

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PORTE HILLHURST

211 1st St NW - Calgary, Alberta | T2N 1Z6
Lots 4 to 9 & 2/3 of Lot 10 - Block 3
Plan 6219L

Drawing Title
BLOCK PLAN, CONTEXT
PLAN, LAND USE MAP

Project Manager N.TRAHAN	Drawn Author
Project Leader C.ONYEKA	Checked -
Scale As indicated	

Project No.
CTZN25-0014

Drawing No.
DP01.02

PROJECT INFORMATION	
MUNICIPAL ADDRESS	207 & 211, 14 ST NW, CALGARY, ALBERTA T2N 1Z6
LEGAL ADDRESS	LOTS 4 TO 9 & 2/3 OF LOT 10 BLOCK 3 PLAN 6219L
TOTAL PARCEL AREA	2,435 m ² (28,347 ft ² , 0.24 Ha, 0.45 Ac) - PER SURVEY
TOTAL PARCEL DIMS	APPROX. 41.2m x 64.0m 135' 1" x 210'
LAND USE...	MU-2 F4 H24
DISCRETIONARY USE	MIXED USE - ACTIVE FRONTAGE

BUILDING STATISTICS - UNIT COUNT | GROSS FLOOR AREAS (GFA)

LEVEL	1 BED	2 BED	CRU COUNT	GROSS FLOOR AREA (GFA)	
				m ²	ft ²
1	1	5	8	1553	16,716
LOFT	-	-	-	150	1,617
2	15	3	-	1305	14,047
3	16	4	-	1305	14,047
4	16	4	-	1305	14,047
5	16	4	-	1305	14,047
6	16	4	-	1305	14,047
TOTAL	80	24	8	8228 m ²	88,568 ft ²
UNIT %	76.9%	23.1%			
TOTAL UNITS	104		P01	2,477 m ²	26,662 ft ²

GROSS FLOOR AREA REQUIREMENT (GFA)

ALLOWABLE	ACHIEVED	NOTES
10,540 m ² (113,448 ft ²)	8,228 m ² (88,568 ft ²)	COMMERCIAL GFA = 848 m ²

FLOOR AREA RATIO REQUIREMENT (FAR)

ALLOWABLE	ACHIEVED	NOTES
4.0	3.1	-

PARKING REQUIREMENTS | PROVISIONS

MOTOR VEHICLE PARKING REQUIREMENT

TYPE	STALLS PER UNIT	TOTAL STALLS PER CALC.	TOTAL STALLS W/ REDUCTIONS	NOTES
RESIDENTIAL	0.75	78	67	89 STALLS - 25% TRANSIT REDUCTION (22.25 STALLS) + 66.75 STALLS
VISITOR	0.1	11	-	N/A
COMMERCIAL	-	-	-	N/A
LOADING STALL	-	1	1	1 STALL / 9,300m ² GFA
REQUIRED BARRIER FREE STALLS		4		4 / (51-100) REQUIRED STALLS

MOTOR VEHICLE PARKING PROVIDED

LOCATION / TYPE	STALLS PROVIDED	TOTAL	NOTES
SURFACE	12	92	2 BARRIER FREE STALLS PROVIDED @ GRADE 2 BARRIER FREE STALLS PROVIDED IN PARKADE.
UNDERGROUND	72		
PARKING LAYBY	8		
LOADING STALL	2	2	1 RESIDENTIAL LOADING STALL 1 COMMERCIAL LOADING STALL

BICYCLE PARKING REQUIREMENT

TYPE	STALLS PER UNIT	TOTAL STALLS PER CALC.	TOTAL STALLS W/ REDUCTIONS	NOTES
CLASS 1	0.5	52	52	-
CLASS 2	0.10	11	11	-

BICYCLE PARKING PROVIDED

CLASS 1	-	52	52	SECURED IN BIKE ROOM
CLASS 2	-	-	-	EXTERIOR @ GRADE

WASTE REQUIREMENTS | PROVISIONS

WASTE DISPOSAL REQUIREMENT (CUBIC YARDS [yd³])

W&R ROOM DESIGNATION	TOTAL WASTE REQUIRED	NOTES
COMMERCIAL	8 yd ³	TOTAL COMMERCIAL AREA - 485m ² 8 CRU BAYS x 1 yd ³ = 8 yd ³
RESIDENTIAL	32 yd ³	0.3 yd ³ x 104 UNITS = 31.2 yd ³

WASTE DISPOSAL PROVIDED (CUBIC YARDS [yd³])

W&R ROOM DESIGNATION	WASTE	RECYCLING	COMPOST	NOTES
COMMERCIAL	4	2	2	TOTAL COMMERCIAL = 8 yd ³
RESIDENTIAL	12	18	2	TOTAL RESIDENTIAL = 32 yd ³
TOTAL PROVIDED	40 yd ³			

AMENITY SPACE CALCULATIONS

AMENITY AREA REQUIRED (m²)			NOTES		
520.0m²			5.0 m² / UNIT REQUIRED		
LEVEL	PRIVATE AMENITY SPACE (m²)		COMMON AMENITY SPACE (m²)		TOTAL AMENITY AREA PROVIDED PER FLOOR (m²)
1	PRIVATE PATIO	19.77	-	-	19.77
2	PRIVATE PATIO	83.13	RESIDENT AMENITY (INDOOR)	81.13	222.61
			RESIDENT AMENITY (OUTDOOR)	58.35	
3	PRIVATE PATIO	99.54	-	-	99.54
4	PRIVATE PATIO	99.65	-	-	99.65
5	PRIVATE PATIO	102.94	-	-	102.94
6	PRIVATE PATIO	102.94	-	-	102.94
TOTAL		507.97		139.48	647.45m²

SITE PLAN LEGEND

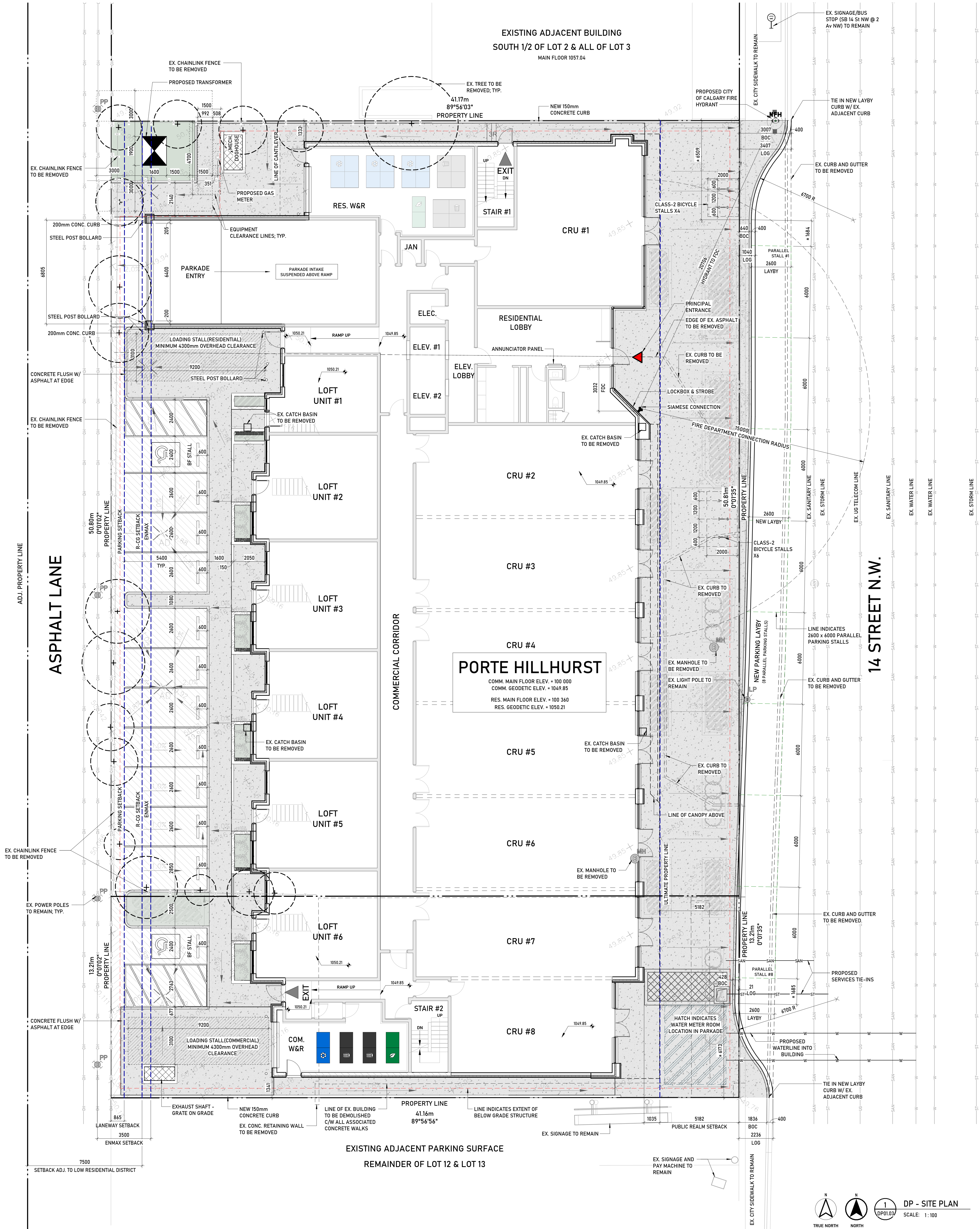
- CONCRETE SURFACE
- ASPHALT SURFACE
- LANDSCAPED AREA; REFER TO LANDSCAPING FOR FURTHER INFORMATION
- EXISTING TREES / BUSHES TO REMAIN
- EXISTING TREES / BUSHES TO BE REMOVED
- PROPOSED PLANTING; REFER TO LANDSCAPING FOR FURTHER INFORMATION
- TRANSFORMER
- EXISTING / NEW FIRE HYDRANT
- EXISTING / NEW LIGHT POLE
- EXISTING / NEW POWER POLE
- EXISTING / NEW MANHOLE

- PROPERTY LINE
- SETBACK LINE
- ENMAX CLEARANCES
- EXISTING GRADES
- PROPOSED DESIGN ELEVATION
- PROPOSED BUILDING GRADES
- WATER
- SANITARY LINE
- STORM LINE
- GAS LINE
- UNDERGROUND POWER
- EX. OVERHEAD POWER TO REMAIN
- FENCELINE

NOTE: WHERE NO EXISTING VS NEW IS INDICATED, GREY WILL INDICATE EXISTING AND BLACK WILL INDICATE NEW.

GENERAL NOTES

1. ALL EXISTING BUILDINGS / STRUCTURES ON SUBJECT PROPERTY TO BE DEMOLISHED.



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ctzn

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Drawing Title		
PROPOSED SITE PLAN, SITE STATISTICS, BYLAW REVIEW		
Project Manager		
N.TRAHAN		
Project Leader		
C.ONYEKA		
Scale		
1:100		
Project No.		
CTZN25-0014		
Drawing No.		
DP01.03		



1 EAST ELEVATION
SCALE: 1:100



2 WEST ELEVATION
SCALE: 1:100

EXTERIOR FINISH MATERIALS		
ABBREV.	MATERIAL	COLOUR/STYLE/FINISH
BR-1	BRICK	STACKED BOND BROWN
FC-1	FIBRE CEMENT	WHITE
FC-2	FIBRE CEMENT	LIGHT BROWN
MP-1	METAL PANEL	SMOOTH BRONZE
MP-2	METAL PANEL	PERFORATED BLUE
MP-3	METAL PANEL	CORRUGATED BRONZE

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EXTERIOR ELEVATIONS

Project Manager
N. RAHMAN
Project Leader
C. ONYEKA
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Drawing No.
DP03.01

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EXTERIOR FINISH MATERIALS

ABBREV.	MATERIAL	COLOUR/STYLE/FINISH
BR-1	BRICK	STACKED BOND BROWN
FC-1	FIBRE CEMENT	WHITE
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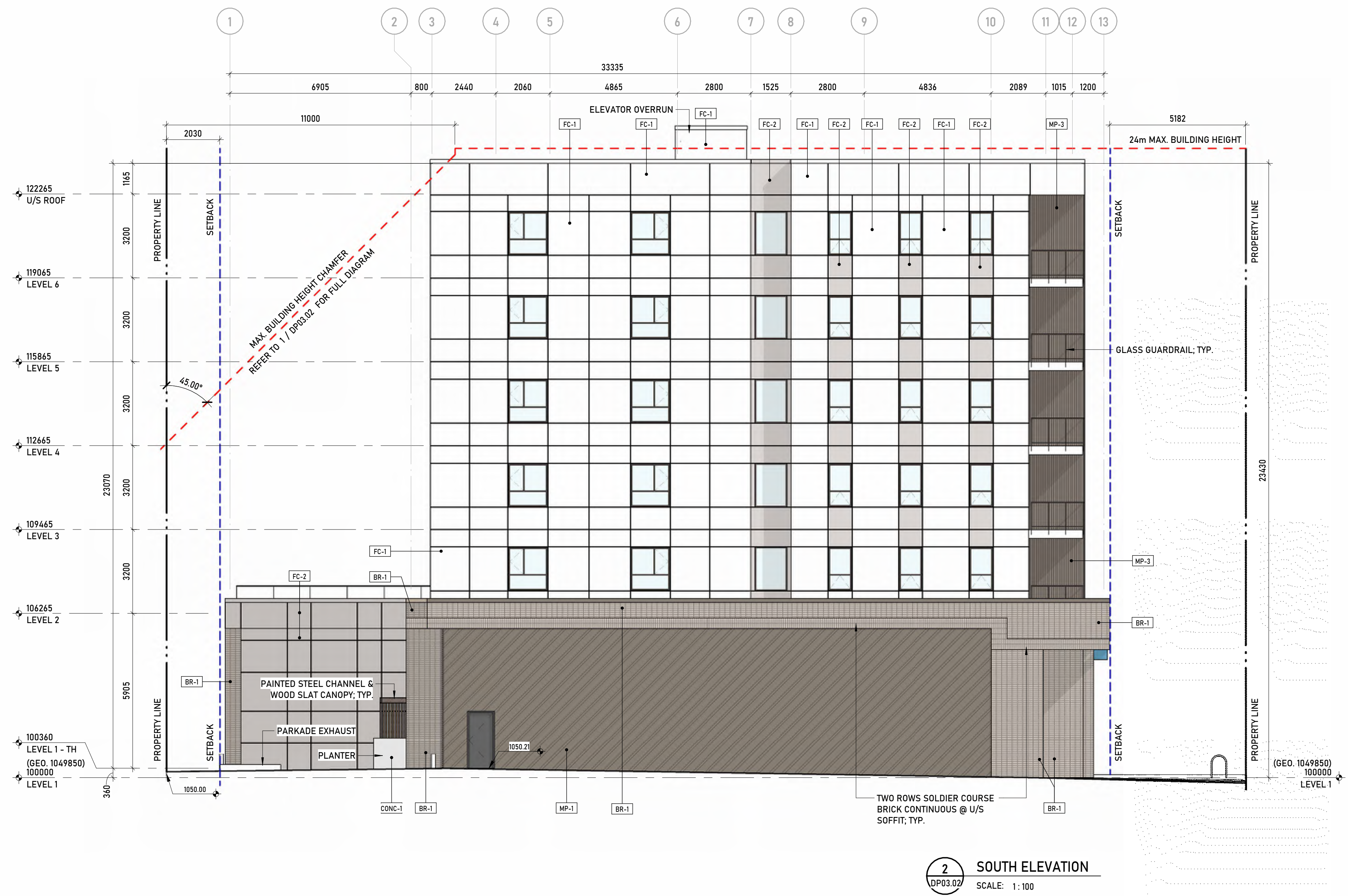
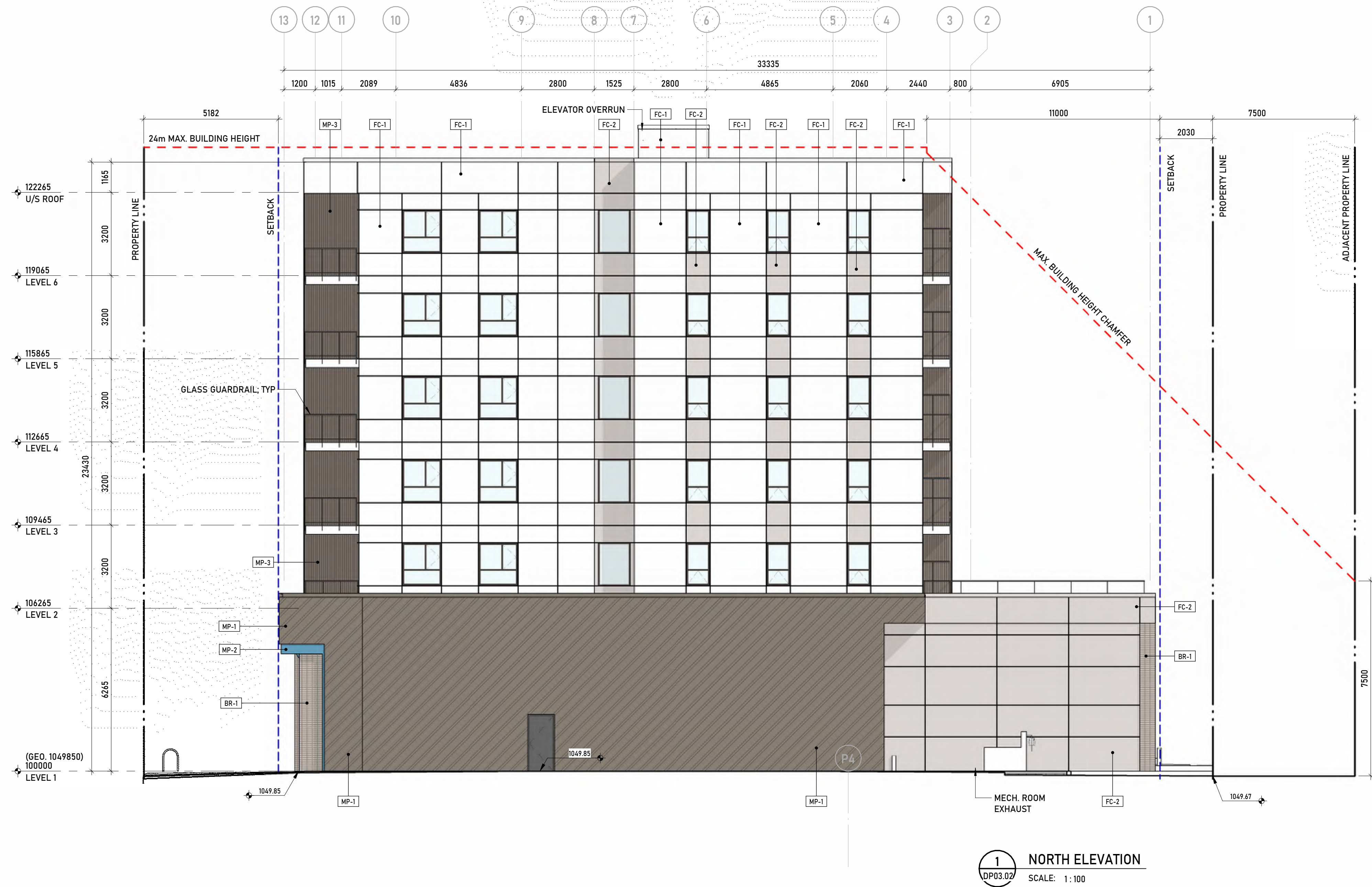
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PORTE COMMUNITIESProject
PORTE HILLHURST211 1st St NW - Calgary, Alberta | T2N 1Z6
Lots 4 to 9 & 2/3 of Lot 10 - Block 3
Plan 6219LDrawing Title
EXTERIOR ELEVATIONS

Project Manager
N. RAHMAN

Drawn
M. FOISTER

Project Leader
C. ONYEKA

Checked
-

Scale
1:100

Project No.
CTZN25-0014

Drawing No.
DP03.02

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