PORTE HILLHURST



porte communities

RICHVIEW ENGINEERING INC.
CONSULTING ENGINEERS

NAVAGRAH

TLJ ENGINEERING MECHANICAL ELECTRICAL

CTZN architecture

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: REV. DR1 SUBMISSION

2026-09-15

PRELIMINARY - NOT FOR CONSTRUCTION

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EAST VIEW | 14 ST FRONTAGE



WEST VIEW | LANE FRONTAGE



NORTHEAST VIEW



SOUTHEAST VIEW



NORTHWEST VIEW



SOUTHWEST VIEW

NOTES:
- DIMENSION TO FACE OF STUD (INTERIOR PARTITIONS), CONCRETE, CONCRETE BLOCK, EXTERIOR WALL SHEATHING - UNLESS NOTED OTHERWISE
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- DO NOT SCALE DRAWINGS.
- THIS DRAWING SUPERCEDES PREVIOUS ISSUES.

Project Component

Key Plan

Seal(s)

CTZN Architecture Inc.
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140 4th Avenue SW
CALGARY, AB
T2P 3N3
P: 403-861-6930
DANI LALONDE
PRINCIPAL, ARCHITECT, AAA, B.Ed., M.ARCH

DATE	ISSUED FOR	REV
2026-09-15	REV. DR1 SUBMISSION	N
2026-08-18	DR1 Coordination	M
2026-03-20	DR1 RESPONSE	E
2026-03-16	ISSUED FOR REVIEW	C
2025-12-09	DEVELOPMENT PERMIT	A

Client
PORTE COMMUNITIES

Project
PORTE HILLHURST

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

Drawing Title
3D VIEWS

Project Manager N.TRAHAN	Drawn C.ONYEKA
Project Leader C.ONYEKA	Checked C.ONYEKA

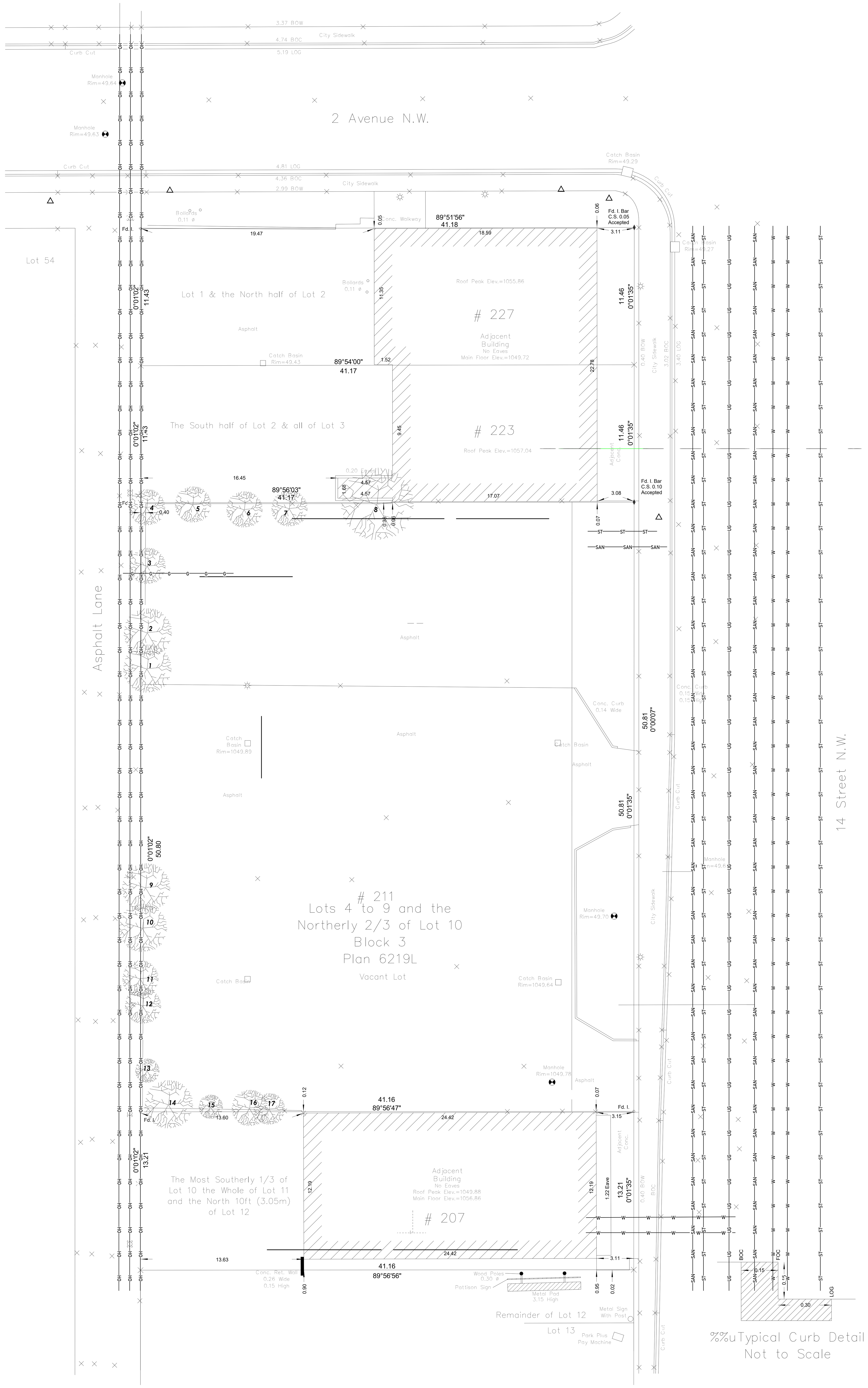
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Project No.
CTZN25-0014

Drawing No.
DP00.02

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SITE PLAN

LEGAL DESCRIPTION: Lots 4 to 11 and the North 10ft (3.05m) of Lot 12
Block 3
Plan 6219L

MUNICIPAL ADDRESS: 207 & 211 14 Street N.W.
Calgary, Alberta

DATE OF SURVEY: September 17th, 2025.

LEGEND

Elevations are shown thus: = 1000.00 Metres. (Geodetic)
Elevations are referred to ASCM 80861 Elev.=1050.47
Distances are in metres and decimals thereof.
Bearings are Grid (3TM-114°W) and Derived from GNSS Observations.
Found Iron Posts are shown thus:
Drill Holes are shown thus:
Found Iron Bars are shown thus:
Calculation points are shown thus:
Fire Hydrants are shown thus:
Water Valves are shown thus:
Gas Valves are shown thus:
Power Poles are shown thus:
Manholes are shown thus:
Lamp Standards are shown thus:
Street Signs are shown thus:
Property lines are shown thus:
Utility Right of Ways are shown thus:
Eaves are shown thus:
Fences are shown thus:
Streetlight Cables are shown thus:
Underground Electrical lines shown thus:
Stormline are shown thus:
Sanitaryline are shown thus:
Combined Storm/Sanitary are shown thus:
Telephone Lines are shown thus:
Waterline are shown thus:
Gasline are shown thus:
Overhead Electrical lines shown thus:
All fences are within 0.2 metres of the property lines unless otherwise shown.
All eaves are measured to fascia unless otherwise shown.
Unless noted otherwise lines outside of property are not to scale.

NOTE:

Title information for Lots 4 to 10 is based on the C. of T. 251 190 905 which was searched on the 29th day of September, 2025, and is subject to:
No Pertinent Registration.

Title information for Lot 11 is based on the C. of T. 921 246 531 which was searched on the 30th day of September, 2025, and is subject to:
Caveat No.: 6112LO

ABBREVIATIONS

A--Arc Length	Fd.--Found
Acc.--Accessory	I.--Iron Post
A/C--Air Conditioner	I.B.--Iron Bar
Bldg--Building	LOG--Lip of Gutter
BOC--Back of Curb	M.A.--Maintenance Access
BOW--Back of Walk	Mk.--Mark
Calc.--Calculated	M.N.--Magnetic Nail
Cant.--Cantilever	O.D.--Overland Drainage
Conc.--Concrete	R--Radius
C.S.--Countersunk	Reg.--Registration
DH--Drill Hole	Ret.--Retaining
Enc.--Encroaches	R/W--Right of Way
EOA--Edge of Asphalt	W/O--Walkout Basement
EOR--Edge of Road	W.W.--Window Well

This plan represents the best information at the time of survey. Arc Surveys Ltd. and its employees take no responsibility for the location of any underground conduits, pipes or other facilities whether shown on or omitted from this plan. All underground installations should be located by the respective authorities prior to construction.

Call Alberta One-Call: 1-800-242-3447

--- denotes Coniferous

--- denotes Deciduous

Tree Schedule

Tree No.	Tree Type	Trunk Dia.	Canopy Dia	Height
1	Deciduous	0.13	4.00	4.50
2	Deciduous	0.10	4.00	4.50
3	Deciduous	0.08	3.00	4.00
4	Deciduous	0.08	3.00	3.50
5	Deciduous	0.09	3.00	4.00
6	Deciduous	0.09	3.00	4.00
7	Deciduous	0.09	3.00	4.00
8	Deciduous	0.48	6.00	6.50
9	Deciduous	0.15	4.00	5.50
10	Deciduous	0.15	4.00	5.50
11	Deciduous	0.08	3.00	4.50
12	Deciduous	0.09	3.00	4.50
13	Deciduous	0.06	2.00	3.50
14	Deciduous	0.15	4.00	5.00
15	Deciduous	0.09	2.00	5.50
16	Deciduous	0.20	3.00	5.50
17	Deciduous	0.15	2.60	5.50

TRUE NORTH NORTH

1 DP01.01 SITE SURVEY
SCALE: 1 : 150

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Arc Surveys Ltd.
#202, 337 41 Avenue N.E.
Calgary, Alberta T2E 2N4
Ph.: 403-277-1272
Fax: 403-277-1275
www.arcsurveys.ca

Surveyed: WL | Drawn: JW/LC | Checked by: RB | Scale: 1:200 | 0m 1 5 10 | File No.: 200386

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PORTE COMMUNITIES
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Drawing Title
SITE SURVEY
-

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

Scale
1 : 150

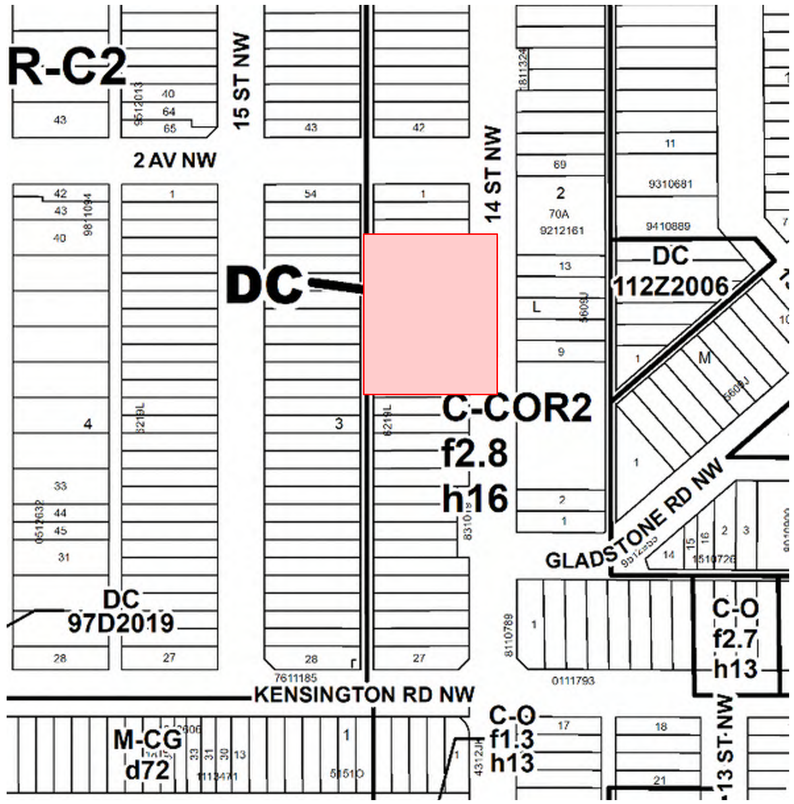
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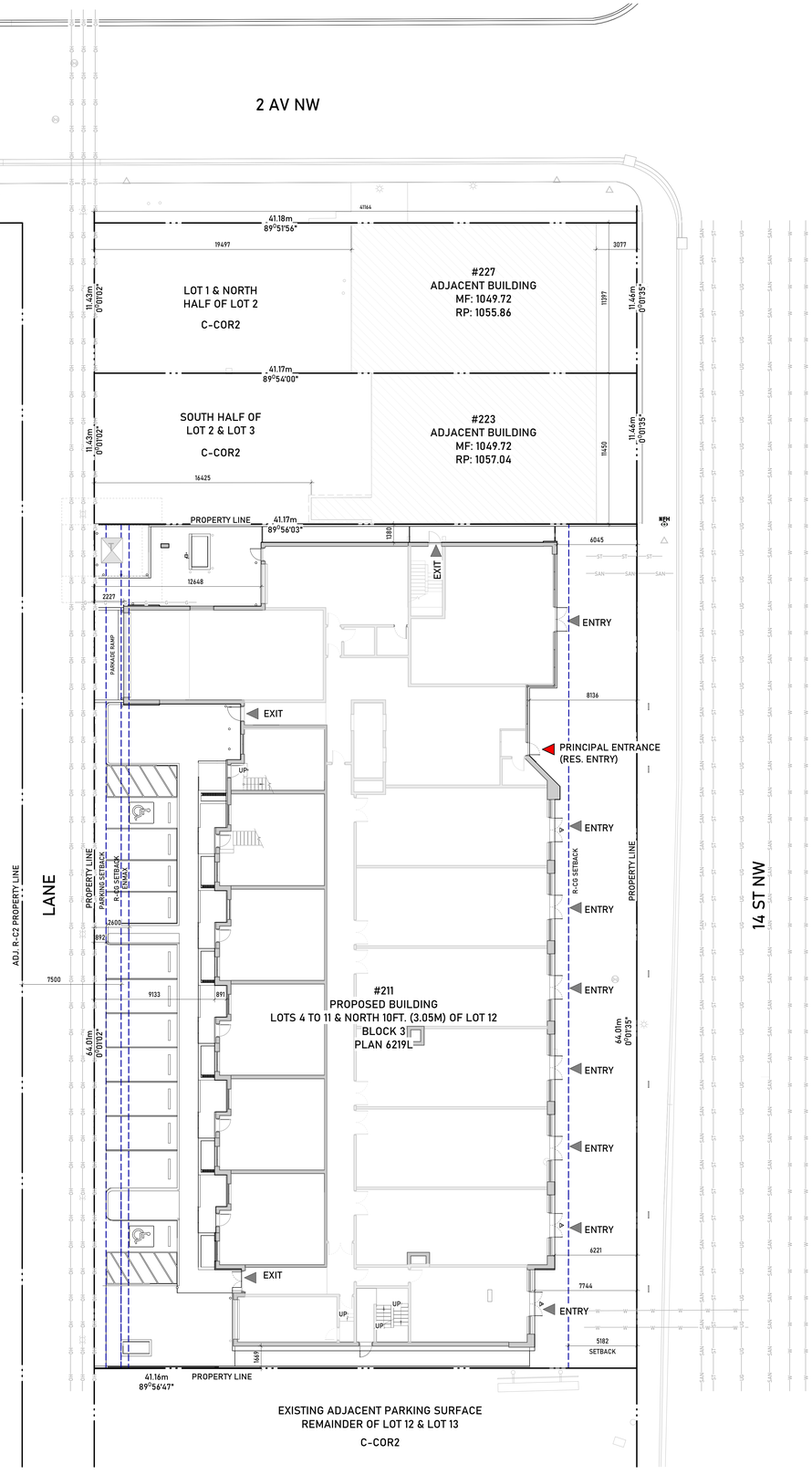
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1 DP01.02 VICINITY PLAN MAP
SCALE: 1:10



2 DP01.02 CONTEXT PLAN
SCALE: 1:10



TRUE NORTH NORTH 3 DP01.02 BLOCK PLAN
SCALE: 1:150

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Project
PORTE HILLHURST

211 14 St NW - Calgary, Alberta | TN2 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 M.FOSTER/B.MELO
Project Leader C.ONYEKA	Checked C.ONYEKA

Scale: As indicated
Project No.: CTZN25-0014
Drawing No.: DP01.02

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PROJECT INFORMATION

MUNICIPAL ADDRESS	207 & 211, 14 ST NW, CALGARY, ALBERTA | TN2 1Z6
LEGAL ADDRESS	LOTS 4 TO 9 & 2/3 OF LOT 10 | BLOCK 3 | PLAN 4219L
TOTAL PARCEL AREA	2,635 m² (28,367 ft², 0.26 Ha, 0.65 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	UNIT COUNTS		CRU COUNT	GROSS FLOOR AREA (GFA)	
	1 BED	2 BED		m²	ft²
1	1	5	8	1434	15,431
LOFT	-	-	-	154	1,653
2	15	3	-	1308	14,079
3	16	4	-	1297	13,961
4	16	4	-	1297	13,961
5	16	4	-	1297	13,961
6	16	4	-	1297	13,961
TOTAL	80	24	8	8,084 m²	87,007 ft²
UNIT %	76.9%	23.1%		SUBGRADE AREAS	
TOTAL UNITS	104		P01	2,268 m²	24,413 ft²

GROSS FLOOR AREA REQUIREMENT (GFA)

ALLOWABLE	ACHIEVED	NOTES
10,540 m² (113,468ft²)	8,084 m² (87,007 ft²)	COMMERCIAL GFA = 848 m²

FLOOR AREA RATIO REQUIREMENT (FAR)

ALLOWABLE	ACHIEVED	NOTES
4.0	3.1	-

PARKING & BIKE 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		
COMMERCIAL	-	-	-	N/A
LOADING STALL	-	1	1	1 STALL / 9,300m² GFA
REQUIRED BARRIER FREE STALLS		4		4 / (51-100) REQUIRED STALLS

MOTOR VEHICLE PARKING PROVIDED

LOCATION / TYPE	STALLS PROVIDED	TOTAL	
SURFACE	12	79	2 BARRIER FREE STALLS PROVIDED @ GRADE | 2 BARRIER FREE STALLS PROVIDED IN PARKADE. SEE BELOW FOR STALL CLASSIFICATION BREAKDOWN
UNDERGROUND	67		
LOADING STALL	2	2	1 RESIDENTIAL LOADING STALL | 1 COMMERCIAL LOADING STALL

MOTOR VEHICLE PARKING STALL BREAKDOWN

RESIDENT	-	65	77	-
VISITOR	-	11		2 VISITORS STALLS PROVIDED IN PARKADE AND 9 PARKING STALLS...
COMMERCIAL	-	12		SHARED VISITORS AND COMMERCIAL PARKING STALLS OFF-LANE

OF THE 79 TOTAL STALLS PROVIDED, 76 ARE BYLAW COMPLIANT AND 3 ARE SMALL CAR STALLS

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	-	12	12	EXTERIOR @ GRADE

WASTE REQUIREMENTS | PROVISIONS

WASTE DISPOSAL REQUIREMENT (CUBIC YARDS [yd³])

W&R ROOM DESIGNATION	TOTAL WASTE REQUIRED	NOTES
COMMERCIAL	8 yd³	TOTAL COMMERCIAL AREA ~726m² | 8 CRU BAYS x 1 m³ (1.31 yd³) = 11 yd³
RESIDENTIAL	32 yd³	0.3 yd³ x 104 UNITS = 31.2 yd³

WASTE DISPOSAL PROVIDED (CUBIC YARDS [yd³])

W&R ROOM DESIGNATION	WASTE	RECYCLING	COMPOST	NOTES
COMMERCIAL	4	4	3	TOTAL COMMERCIAL = 11 yd³
RESIDENTIAL	14	14	3	TOTAL RESIDENTIAL = 31 yd³
TOTAL PROVIDED	42 yd³			

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	128.78	RESIDENT AMENITY (INDOOR)	138	337.78
			RESIDENT AMENITY (OUTDOOR)	71	
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	553.62		209		762.62 m²

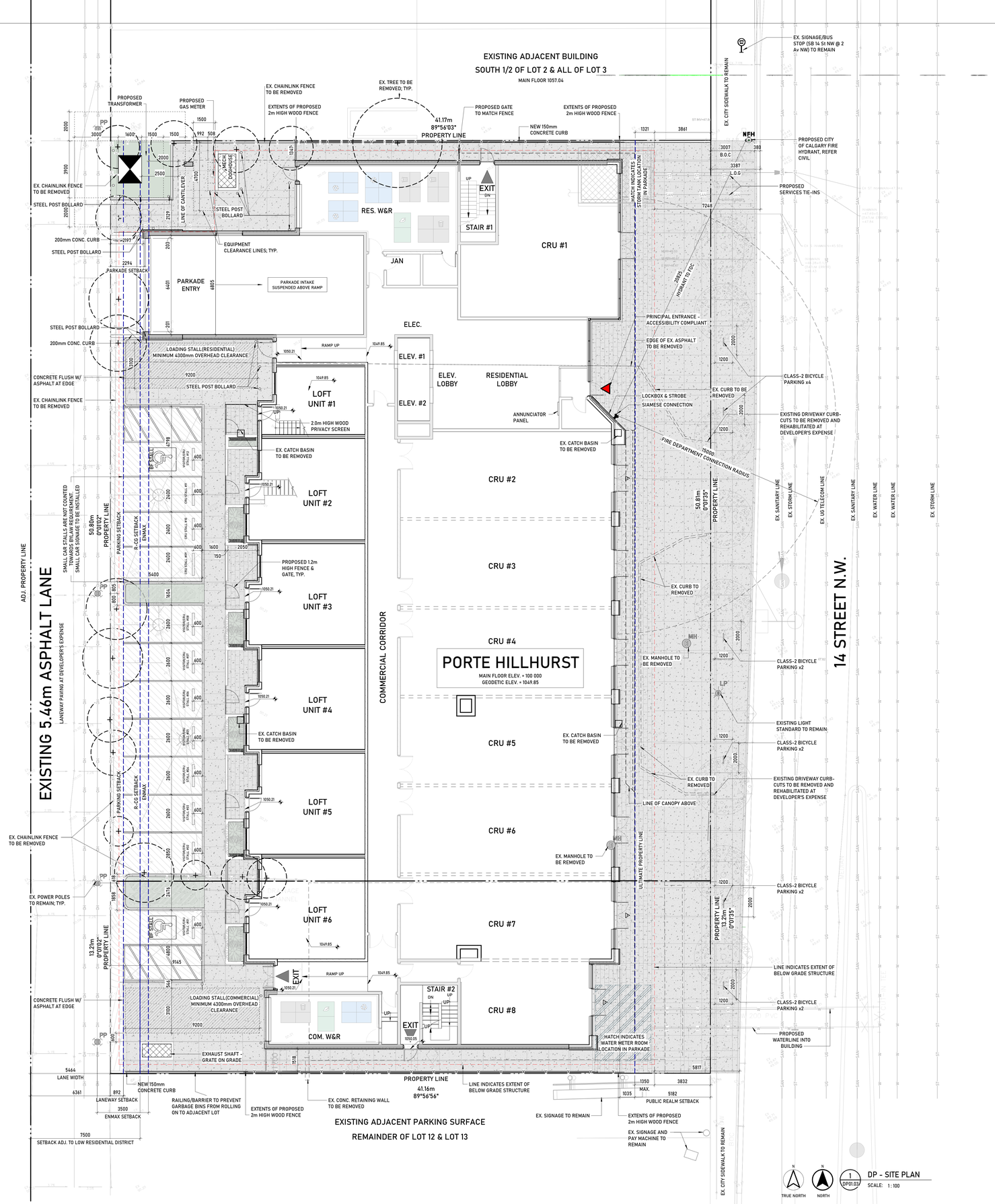
SITE PLAN LEGEND

- 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
- EFH / NFH — EXISTING / NEW FIRE HYDRANT
- LP / LS — EXISTING / NEW LIGHT POLE
- PP / PP — EXISTING / NEW POWER POLE
- MH / MH — EXISTING / NEW MANHOLE
- PROPERTY LINE
- SETBACK LINE
- ENMAX CLEARANCES
- 0.00 — EXISTING GRADES
- 0.00 — PROPOSED DESIGN ELEVATION
- 0.00 — PROPOSED BUILDING GRADES
- W — WATER
- SAN — SANITARY LINE
- ST — STORM LINE
- G — GAS LINE
- UG — UNDERGROUND POWER
- OH — EX. OVERHEAD POWER TO REMAIN
- X — 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.
2. ALL PORTIONS OF WASTE COLLECTION VEHICLE ROUTE/PARKING STRUCTURE TO BE CAPABLE OF SUPPORTING A MINIMUM WEIGHT OF 25,000KG.
3. PARKING STALLS OFF LANEWAY TO BE SHARED VISITOR AND COMMERCIAL STALLS.
4. SHORING DRAWINGS TO BE PREPARED BY AND SIGNED BY AN ENGINEER WITH GOOD STANDING PRIOR TO CONSTRUCTION.
5. DEVELOPER TO FOLLOW THE REQUIREMENTS OF ENMAX GROUND DISTURBANCE GUIDELINES PRIOR TO CONSTRUCTION.
6. 14 STREET PUBLIC REALM IMPROVEMENTS AND LAY-BY STALLS TO BE AT DEVELOPER'S EXPENSE.



1 DP01.02 — DP - SITE PLAN
SCALE: 1 : 100

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2026-08-18	DRI Coordination	M
2026-06-02	ISSUED FOR CITY REVIEW	J
2026-04-29	CITY REVIEW	G
2026-03-29	DRI RESPONSE	E
2026-03-16	ISSUED FOR REVIEW	C
2026-03-05	ENMAX COORDINATION	B
2025-12-09	DEVELOPMENT PERMIT	A

Client
PORTE COMMUNITIES
-

Project
PORTE HILLHURST
211 14 St NW - Calgary, Alberta | TN2 1Z6
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Drawing Title
PROPOSED SITE PLAN, SITE STATISTICS, BYLAW REVIEW
-

Project Manager N.TRAHAN	Drawn M.FOSTER/B.MELO
Project Leader C.ONYEKA	Checked C.ONYEKA

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Project No.: CTZN25-0014
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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
FC-3	FIBRE CEMENT	DARK BROWN
MP-1	METAL PANEL	SMOOTH | BRONZE
MP-2	METAL PANEL	PERFORATED | BLUE
MP-3	METAL PANEL	CORRUGATED | BRONZE



1 DP03.01 EAST ELEVATION
SCALE: 1 : 100



2 DP03.01 WEST ELEVATION
SCALE: 1 : 100

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EXTERIOR ELEVATIONS
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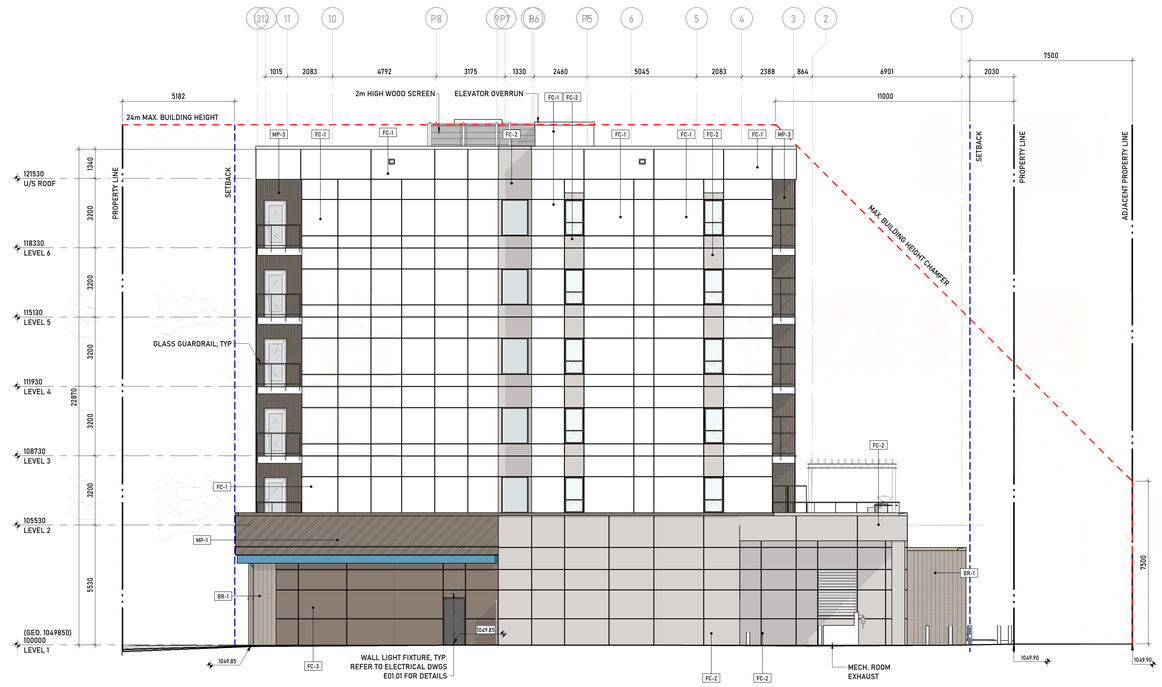
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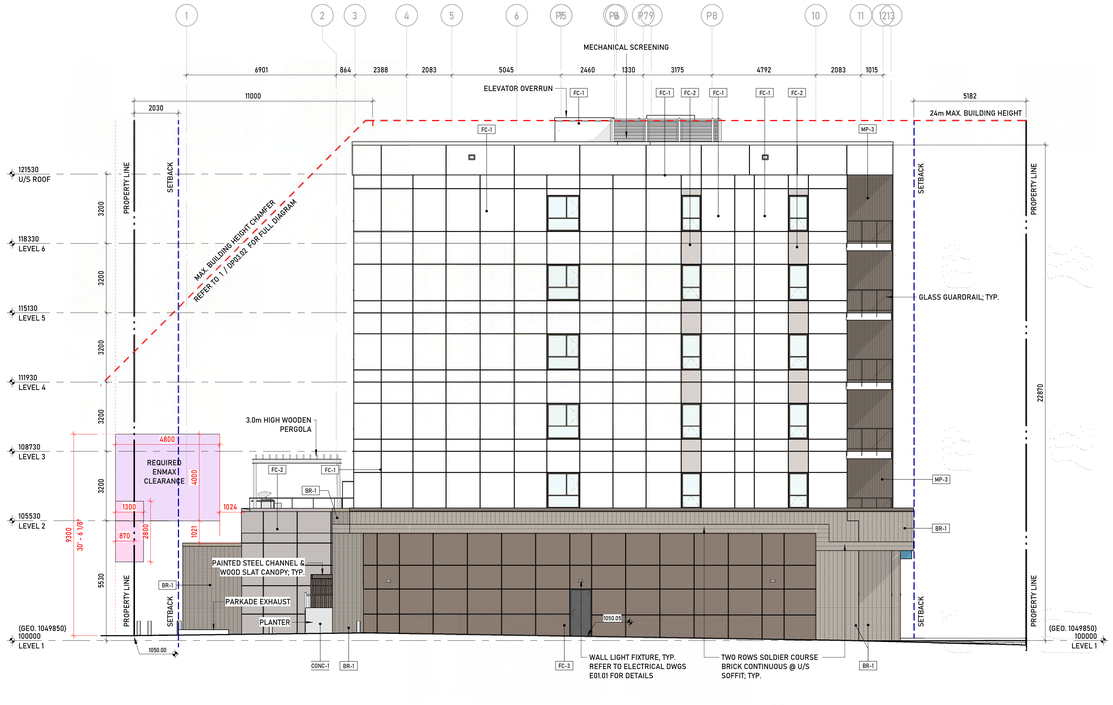
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1 DP03.02 NORTH ELEVATION
SCALE: 1 : 100



2 DP03.02 SOUTH ELEVATION
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Plan 6219L

Drawing Title
EXTERIOR ELEVATIONS
-

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Scale: 1 : 100
Project No.: CTZN25-0014
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