



VICINITY MAP IS ONLY AN APPROXIMATION OF PROJECT LOCATION

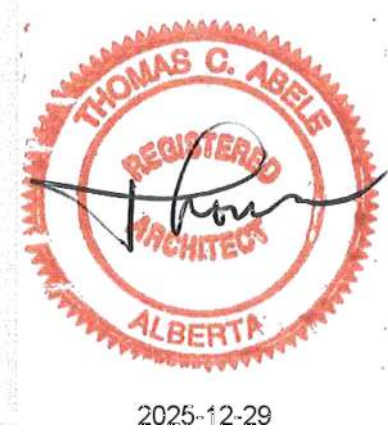
LIVINGSTON HEIGHTS 2

14555 1ST STREET NE

CALGARY, AB

LIST OF DRAWINGS

A0.00	COVER SHEET
A0.01	RENDERS
A0.02	OVERALL SITE PLAN
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A1.02	FIRE + EMERGENCY ACCESS PLAN
A1.03	WASTE + RECYCLING PLAN
A1.04	PHASING PLAN
A1.05	LIGHTING PLAN
A1.06	SITE ACCESSORIES
A1.07	RAMP DETAILS
A2.00	BUILDING A - PARKADE FLOOR PLAN
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A2.02	BUILDING A - TYPICAL FLOOR PLAN
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A2.05	BUILDING B - FIRST FLOOR PLAN
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A2.07	BUILDING B - ROOF PLAN
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A2.09	BUILDING C - FIRST FLOOR & TYPICAL PLAN
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A3.00	BUILDING A - ELEVATION - COLOUR
A3.01	BUILDING A - ELEVATION - COLOUR
A3.02	BUILDING B - ELEVATION - COLOUR
A3.03	BUILDING B - ELEVATION - COLOUR
A3.04	BUILDING C - ELEVATION - COLOUR
A3.05	BUILDING C - ELEVATION - COLOUR
A3.06	BUILDING D - ELEVATION - COLOUR
A3.07	BUILDING D - ELEVATION - COLOUR



2025-12-29

PROJECT TEAM:

APPLICANT:



BROADSTREET

PROPERTIES' LTD.

100 St Anns, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.broadstreet.ca

CONSTRUCTION:



SEYMOUR PACIFIC

DEVELOPMENTS LTD.

100 St Anns, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.seymourpacific.ca

STRUCTURAL
ENGINEERING:

-

CIVIL ENGINEERING:

GRADE CONSULTING INC.
#220 , 10158 - 103 Street
Edmonton, AB T5J 0X6
780-920-0685

LANDSCAPE ARCHITECT:

LANDFORUM LANDSCAPE ARCHITECTS
47 Triton Bay
Winnipeg, MB R2M 2E8
204-296-9833

MECHANICAL & ELECTRICAL
ENGINEERING:

-

ARCHITECT:

ABELEARCHITECTURE
Thomas Abele, Architect AAA
2001 – 1755 Haro Street
Vancouver, B.C. V6G 1H2
604-682-6818



NORTH WEST CORNER



NORTH EAST CORNER



SOUTH WEST CORNER



SOUTH EAST CORNER



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SITE MAP:

PROJECT STATUS:
ISSUED FOR DEVELOPMENT PERMIT

Revision Schedule		
No.	Description	Revision Date
A	ISSUED FOR REVIEW	08/27/2025
B	ISSUED FOR REVIEW	09/05/2025
C	ISSUED FOR REVIEW	09/12/2025
D	ISSUED FOR DEV. PERMIT	12/09/2025
E	ISSUED FOR REVIEW	12/16/2025
F	ISSUED FOR REVIEW	12/19/2025
G	ISSUED FOR DEV. PERMIT	12/23/2025

SEAL: 

THO: 

4.882-6818

2025-12-29

TRADE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO SEYMOUR PACIFIC DEVELOPMENTS LTD., WITHOUT DELAY. FOR CLARIFICATION AND/OR CONFIRMATION, DO NOT SCALE DRAWINGS. DESIGNS REPRESENTED AND DRAWINGS USED AS INSTRUMENTS OF SERVICE SHALL REMAIN THE COPYRIGHT AND PROPERTY OF SEYMOUR PACIFIC DEVELOPMENTS LTD. ANY REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. IS PROHIBITED.

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PROJECT NAME:
LIVINGSTON HEIGHTS 2

PROJECT NUMBER:
VP 2511

ADDRESS:
14555 1ST STREET NE,
CALGARY, AB

DRAWING TITLE:
RENDERS

DRAWN BY: HM

CHECKED BY: RR

DATE: 12/23/2025

SCALE:

DRAWING #:
A0.01

REV #:

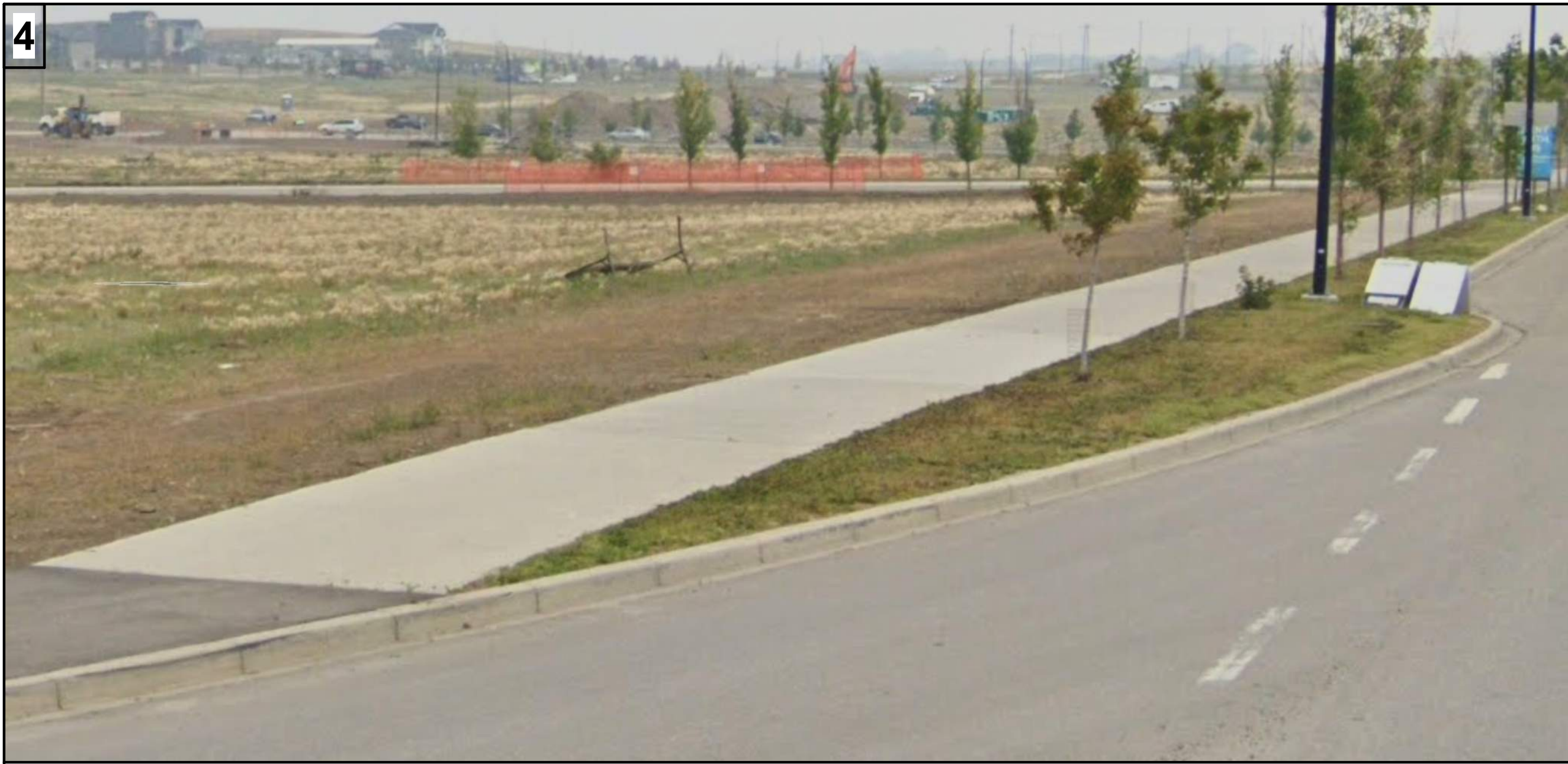




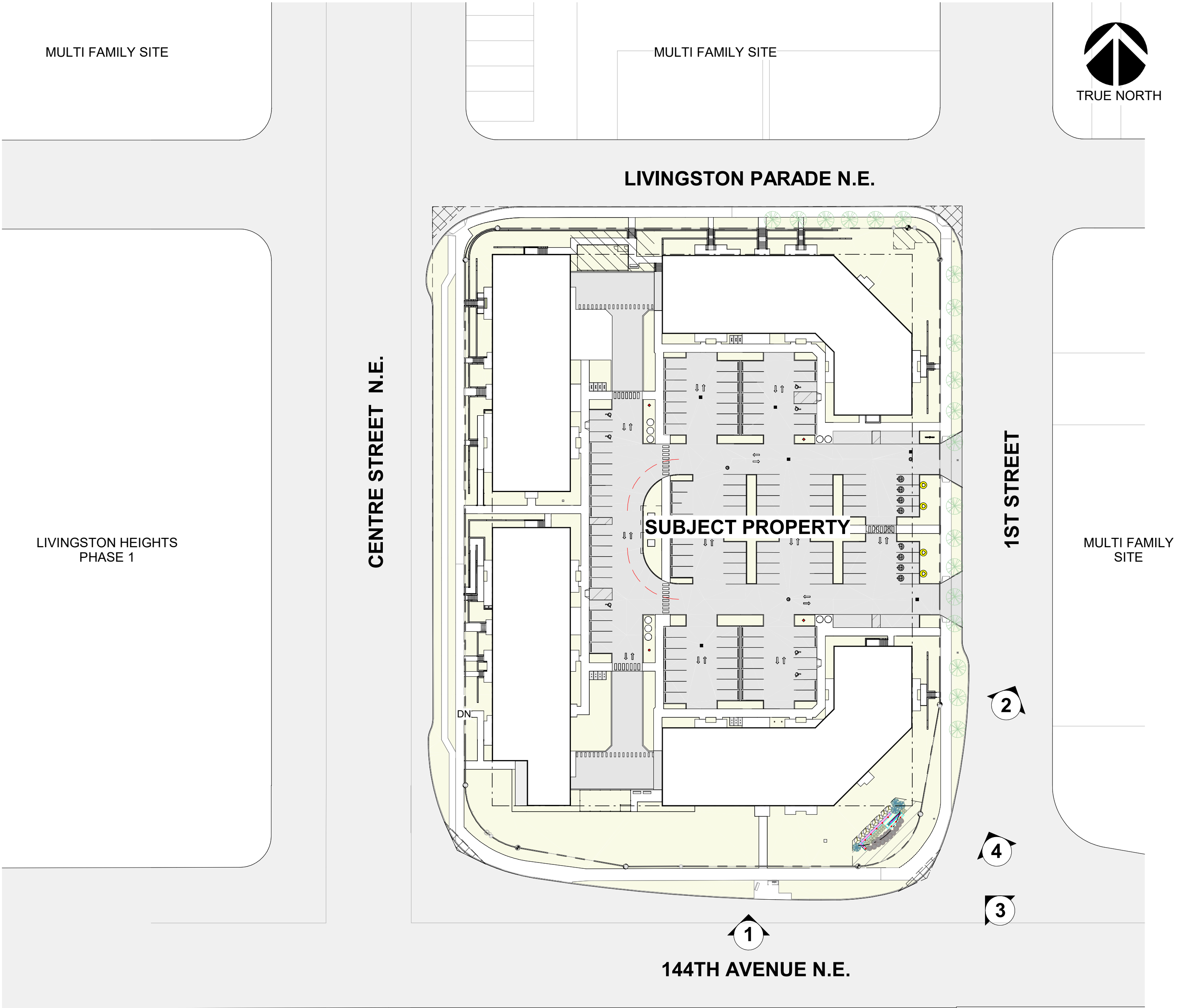
144 AVENUE N.E. LOOKING NORTH



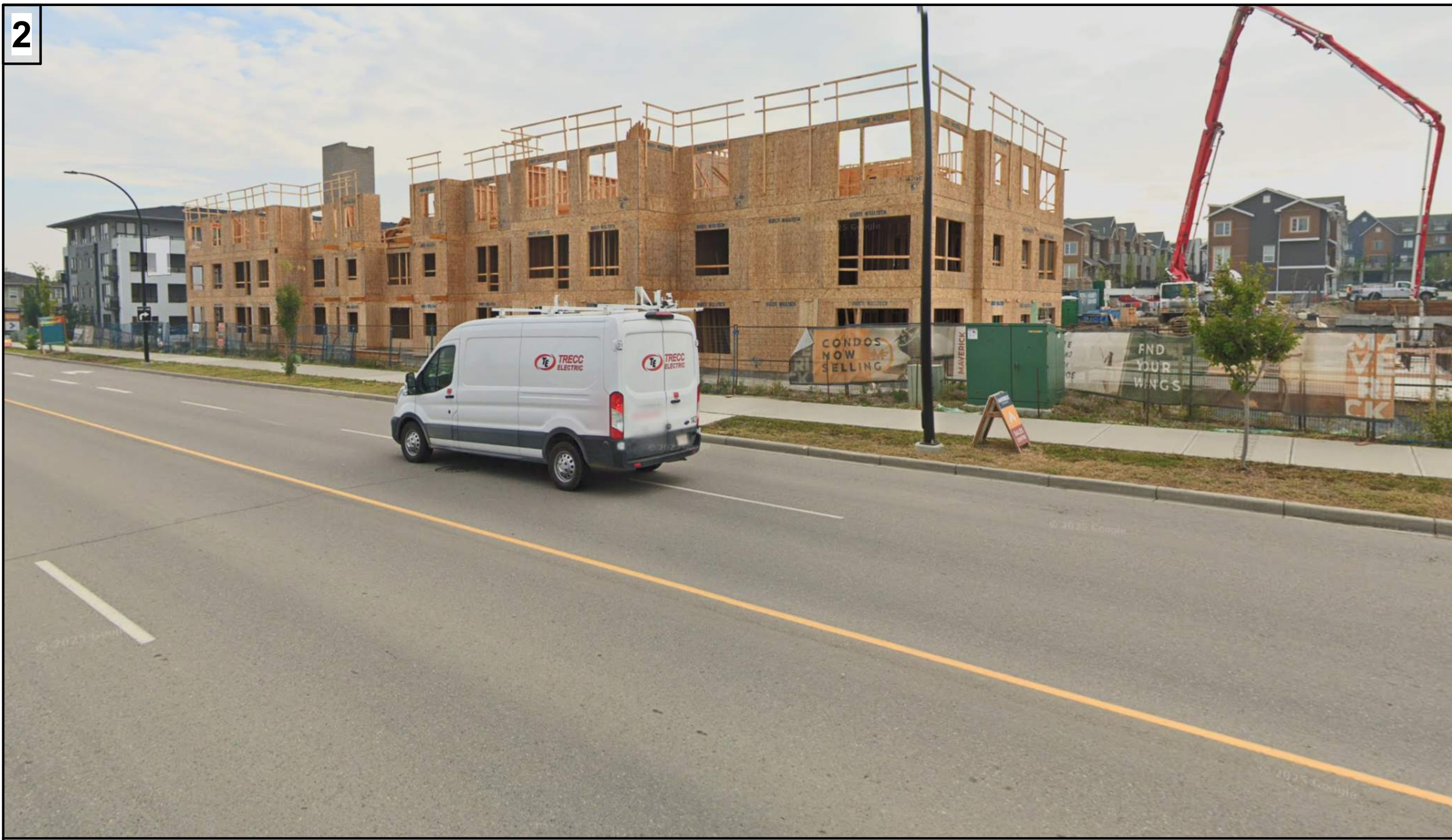
144 AVENUE N.E. LOOKING NORTH



1ST STREET LOOKING NORTH WEST



1 SITE PLAN
1 : 700



1ST STREET LOOKING NORTH EAST

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SEAL:

THO
4.882-6818

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PROJECT NAME:

LIVINGSTON HEIGHTS 2

PROJECT NUMBER:

VP 2511

ADDRESS:

14555 1ST STREET NE,
CALGARY, AB

DRAWING TITLE:

OVERALL SITE PLAN

DRAWN BY:	HM
CHECKED BY:	RR
DATE:	12/23/2025
SCALE:	1 : 700
DRAWING #:	

REV #:

A0.02



MATERIAL BOARD

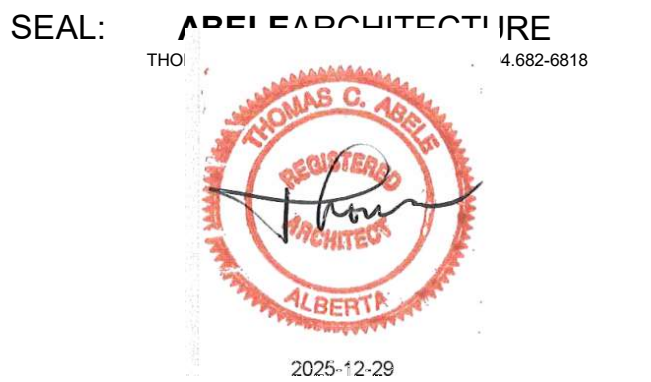
	1 PLANK - CEDARMILL (RICH ESPRESSO)		5 PANEL - SMOOTH (EVENING BLUE)		9 CULTURED STONE - ECHO RIDGE ASHLAR		14 PATIO DOOR - SWING - WHITE
	2 PLANK - CEDARMILL (TIMBER BARK)		6 ALUMINUM RAILING - WELDED SYSTEM - BLACK		10 TRIM - SMOOTH (MIDNIGHT BLACK)		15 ENTRY DOOR - SWING - ALUMINUM
	3 PANEL - SMOOTH (COBBLESTONE)		7 3 PANEL CLASSIC SOFFIT - WHITE		11 TIMBER BEAM / POST - STAIN - ST020 OLD CEDAR		16 FLASHING - IRON GRAY
	4 TRIM - SMOOTH (IRON GRAY)		8 EASY TRIM / BUILDING NUMBERING - STANDARD CLEAR ANODIZED		12 WINDOW - SLIDER - WHITE		
					13 WINDOW - FIXED - WHITE		

LIGHTING FIXTURE SCHEDULE	
	L1 EXTERIOR WALL SCONE
	L2 SOFFIT POT LIGHT



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PROJECT NAME:
LIVINGSTON HEIGHTS 2

PROJECT NUMBER:
VP 2511

ADDRESS:
14555 1ST STREET NE,
CALGARY, AB

DRAWING TITLE:
BUILDING A - ELEVATION - COLOUR

DRAWN BY: HM
CHECKED BY: RR
DATE: 12/23/2025
SCALE: As indicated
DRAWING #: A3.00
REV #: G



MATERIAL BOARD

	1 PLANK - CEDARMILL (RICH ESPRESSO)		5 PANEL - SMOOTH (EVENING BLUE)		9 CULTURED STONE - ECHO RIDGE ASHLAR
	2 PLANK - CEDARMILL (TIMBER BARK)		6 ALUMINUM RAILING - WELDED SYSTEM - BLACK		10 TRIM - SMOOTH (MIDNIGHT BLACK)
	3 PANEL - SMOOTH (COBBLESTONE)		7 3 PANEL CLASSIC SOFFIT - WHITE		11 TIMBER BEAM / POST - STAIN - ST020 OLD CEDAR
	4 TRIM - SMOOTH (IRON GRAY)		8 EASY TRIM / BUILDING NUMBERING - STANDARD CLEAR ANODIZED		12 WINDOW - SLIDER - WHITE
					13 WINDOW - FIXED - WHITE

	14 PATIO DOOR - SWING - WHITE
	15 ENTRY DOOR - SWING - ALUMINUM
	16 FLASHING - IRON GRAY

LIGHTING FIXTURE SCHEDULE	
	L1 EXTERIOR WALL SCONE
	L2 SOFFIT POT LIGHT

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PROJECT NAME:

LIVINGSTON HEIGHTS 2

PROJECT NUMBER:

VP 2511

ADDRESS:

14555 1ST STREET NE,
CALGARY, AB

DRAWING TITLE:

BUILDING A - ELEVATION - COLOUR

DRAWN BY:	HM
CHECKED BY:	RR
DATE:	12/23/2025
SCALE:	As indicated
DRAWING #:	REV #:

A3.01

G



1 SOUTH ELEVATION
1 : 100



2 NORTH ELEVATION
1 : 100

MATERIAL BOARD

	1 PLANK - CEDARMILL (RICH ESPRESSO)		5 PANEL - SMOOTH (EVENING BLUE)		9 CULTURED STONE - ECHO RIDGE ASHLAR
	2 PLANK - CEDARMILL (TIMBER BARK)		6 ALUMINUM RAILING - WELDED SYSTEM - BLACK		10 TRIM - SMOOTH (MIDNIGHT BLACK)
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					13 WINDOW - FIXED - WHITE

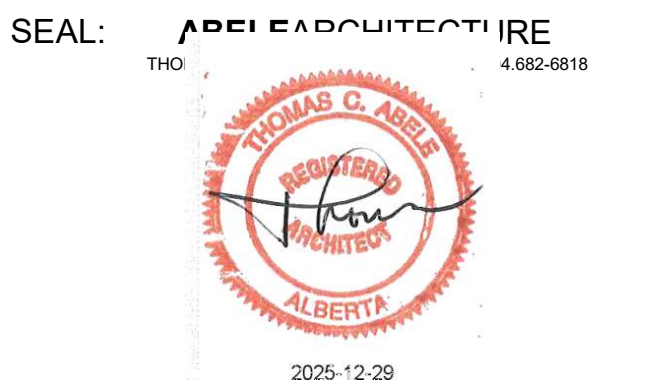
	14 PATIO DOOR - SWING - WHITE
	15 ENTRY DOOR - SWING - ALUMINUM
	16 FLASHING - IRON GRAY

LIGHTING FIXTURE SCHEDULE	
	L1 EXTERIOR WALL SCONE
	L2 SOFFIT POT LIGHT



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PROJECT NAME:
LIVINGSTON HEIGHTS 2

PROJECT NUMBER:
VP 2511

ADDRESS:
14555 1ST STREET NE,
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DRAWING TITLE:
BUILDING B - ELEVATION - COLOUR

DRAWN BY: HM
CHECKED BY: RR
DATE: 12/23/2025
SCALE: As indicated
DRAWING #:

A3.02





MATERIAL BOARD

	1 PLANK - CEDARMILL (RICH ESPRESSO)		5 PANEL - SMOOTH (EVENING BLUE)		9 CULTURED STONE - ECHO RIDGE ASHLAR
	2 PLANK - CEDARMILL (TIMBER BARK)		6 ALUMINUM RAILING - WELDED SYSTEM - BLACK		10 TRIM - SMOOTH (MIDNIGHT BLACK)
	3 PANEL - SMOOTH (COBBLESTONE)		7 3 PANEL CLASSIC SOFFIT - WHITE		11 TIMBER BEAM / POST - STAIN - ST020 OLD CEDAR
	4 TRIM - SMOOTH (IRON GRAY)		8 EASY TRIM / BUILDING NUMBERING - STANDARD CLEAR ANODIZED		12 WINDOW - SLIDER - WHITE
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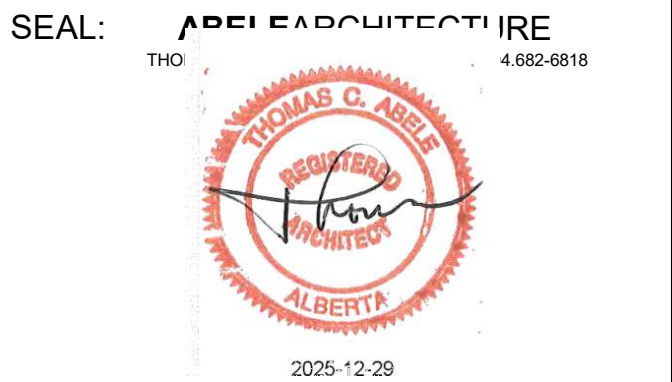
	14 PATIO DOOR - SWING - WHITE
	15 ENTRY DOOR - SWING - ALUMINUM
	16 FLASHING - IRON GRAY

LIGHTING FIXTURE SCHEDULE	
	L1 EXTERIOR WALL SCONE
	L2 SOFFIT POT LIGHT



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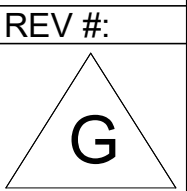
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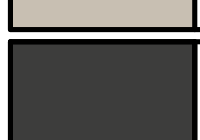
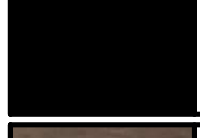
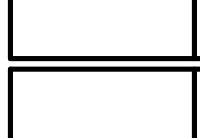
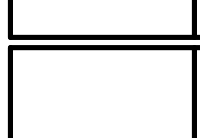
DRAWING TITLE:
BUILDING B - ELEVATION - COLOUR

DRAWN BY: HM
CHECKED BY: RR
DATE: 12/23/2025
SCALE: As indicated
DRAWING #:

A3.03



MATERIAL BOARD

	1	PLANK - CEDARMILL (RICH ESPRESSO)
	2	PLANK - CEDARMILL (TIMBER BARK)
	3	PANEL - SMOOTH (COBBLESTONE)
	4	TRIM - SMOOTH (IRON GRAY)
	5	PANEL - SMOOTH (EVENING BLUE)
	6	ALUMINUM RAILING - WELDED SYSTEM - BLACK
	7	3 PANEL CLASSIC SOFFIT - WHITE
	8	EASY TRIM / BUILDING NUMBERING - STANDARD CLEAR ANODIZED
	9	CULTURED STONE - ECHO RIDGE ASHLAR
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	14	PATIO DOOR - SWING - WHITE
	15	ENTRY DOOR - SWING - ALUMINUM
	16	FLASHING - IRON GRAY

LIGHTING FIXTURE SCHEDULE

	L1	EXTERIOR WALL SCONE
	L2	SOFFIT POT LIGHT



① EAST ELEVATION
1 : 100

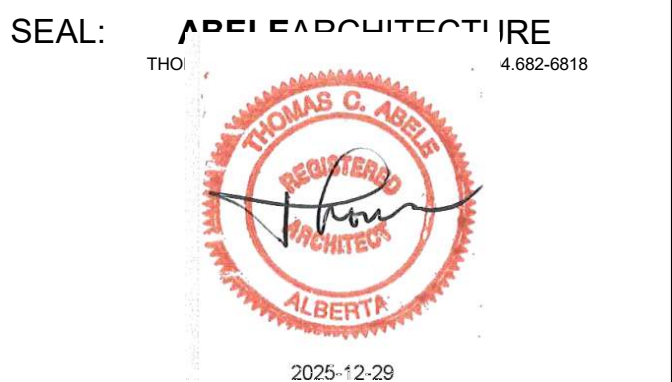


② WEST ELEVATION
1 : 100



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A	ISSUED FOR REVIEW	08/27/2025
B	ISSUED FOR REVIEW	09/05/2025
C	ISSUED FOR REVIEW	09/12/2025
D	ISSUED FOR DEV. PERMIT	12/09/2025
E	ISSUED FOR REVIEW	12/16/2025
F	ISSUED FOR REVIEW	12/19/2025
G	ISSUED FOR DEV. PERMIT	12/23/2025



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PROJECT NAME:
LIVINGSTON HEIGHTS 2

PROJECT NUMBER:
VP 2511

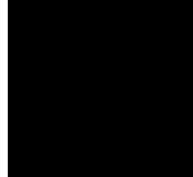
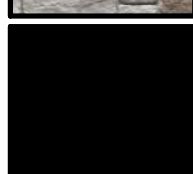
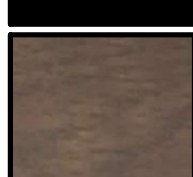
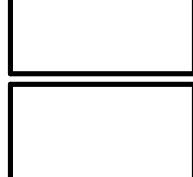
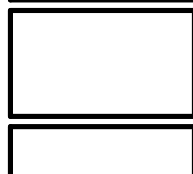
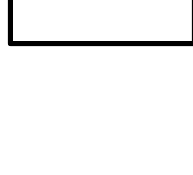
ADDRESS:
14555 1ST STREET NE,
CALGARY, AB

DRAWING TITLE:
BUILDING C - ELEVATION - COLOUR

DRAWN BY:	HM
CHECKED BY:	RR
DATE:	12/23/2025
SCALE:	As indicated
DRAWING #:	REV #:

A3.04



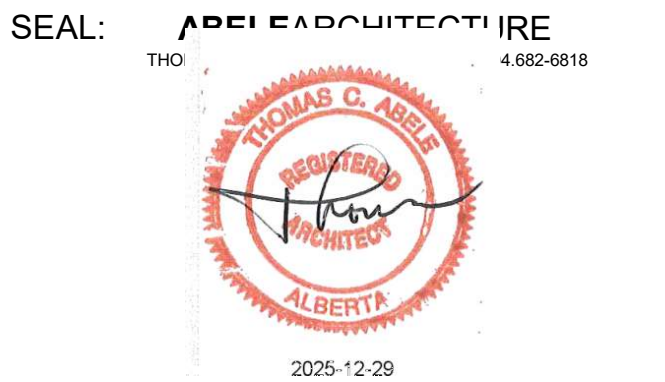
MATERIAL BOARD	
	1 PLANK - CEDARMILL (RICH ESPRESSO)
	2 PLANK - CEDARMILL (TIMBER BARK)
	3 PANEL - SMOOTH (COBBLESTONE)
	4 TRIM - SMOOTH (IRON GRAY)
	5 PANEL - SMOOTH (EVENING BLUE)
	6 ALUMINUM RAILING - WELDED SYSTEM - BLACK
	7 3 PANEL CLASSIC SOFFIT - WHITE
	8 EASY TRIM / BUILDING NUMBERING - STANDARD CLEAR ANODIZED
	9 CULTURED STONE - ECHO RIDGE ASHLAR
	10 TRIM - SMOOTH (MIDNIGHT BLACK)
	11 TIMBER BEAM / POST - STAIN - ST020 OLD CEDAR
	12 WINDOW - SLIDER - WHITE
	13 WINDOW - FIXED - WHITE
	14 PATIO DOOR - SWING - WHITE
	15 ENTRY DOOR - SWING - ALUMINUM
	16 FLASHING - IRON GRAY

LIGHTING FIXTURE SCHEDULE	
	L1 EXTERIOR WALL SCONE
	L2 SOFFIT POT LIGHT



PROJECT STATUS:
ISSUED FOR DEVELOPMENT PERMIT

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No.	Description	Revision Date
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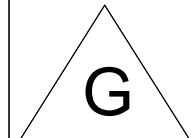
PROJECT NAME:
LIVINGSTON HEIGHTS 2

PROJECT NUMBER:
VP 2511

ADDRESS:
14555 1ST STREET NE,
CALGARY, AB

DRAWING TITLE:
BUILDING C - ELEVATION - COLOUR

DRAWN BY: HM
CHECKED BY: RR
DATE: 12/23/2025
SCALE: As indicated
DRAWING #: A3.05
REV #:





1 EAST ELEVATION
1 : 100



2 WEST ELEVATION
1 : 100

MATERIAL BOARD	
	1 PLANK - CEDARMILL (RICH ESPRESSO)
	2 PLANK - CEDARMILL (TIMBER BARK)
	3 PANEL - SMOOTH (COBBLESTONE)
	4 TRIM - SMOOTH (IRON GRAY)

	5 PANEL - SMOOTH (EVENING BLUE)
	6 ALUMINUM RAILING - WELDED SYSTEM - BLACK
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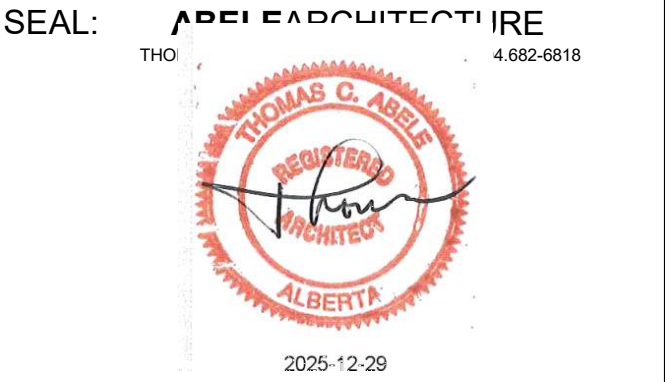
	14 PATIO DOOR - SWING - WHITE
	15 ENTRY DOOR - SWING - ALUMINUM
	16 FLASHING - IRON GRAY

LIGHTING FIXTURE SCHEDULE	
	L1 EXTERIOR WALL SCONE
	L2 SOFFIT POT LIGHT



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PROJECT NAME:
LIVINGSTON HEIGHTS 2

PROJECT NUMBER:
VP 2511

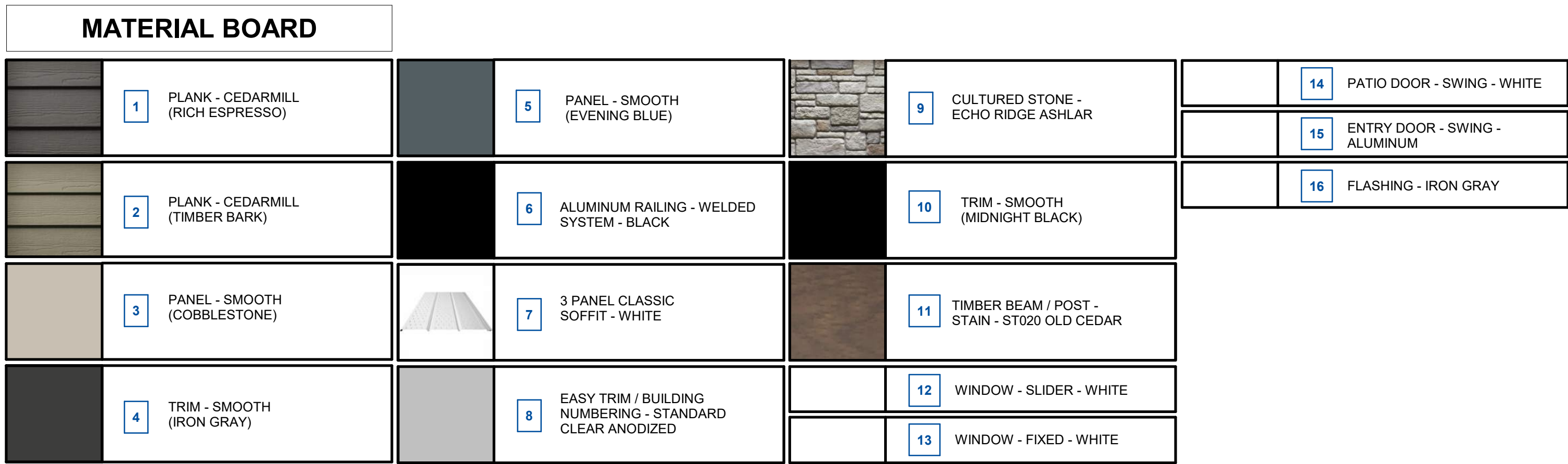
ADDRESS:
14555 1ST STREET NE,
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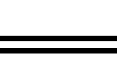
DRAWING TITLE:
BUILDING D - ELEVATION - COLOUR

DRAWN BY: HM
CHECKED BY: RR
DATE: 12/23/2025
SCALE: As indicated

DRAWING #:
A3.06

REV #:
G



LIGHTING FIXTURE SCHEDULE	
	 L1 EXTERIOR WALL SCONCE
	 L2 SOFFIT POT LIGHT

SITE INFORMATION			
PROJECT DESCRIPTION	4-MULTIFAMILY RESIDENTIAL APARTMENT (5/6 STOREY)		
TOTAL UNITS	274 UNITS		
CIVIC ADDRESS	14555 1ST STREET NE		
MUNICIPALITY	CALGARY, ALBERTA		
ZONING	DC 238D2019 - SITE 2		
LEGAL DESCRIPTION	PLAN 2511166 BLOCK 40 LOT 1		
LOT AREA	16,651.41 m ²	4.11 ACRES	1.665 HECTARES
DENSITY	99.0 DU/ACRE - 197.0 DU/HECTARES		

ZONING SUMMARY				
	REQUIRED		PROPOSED	
MAX. BUILDING HEIGHT	24 m		16.87 m	
MIN. CENTRE STREET S.B.	-	m	6.36	m
MIN. LIVINGSTON PARADE S.B.	-	m	6.17	m
MIN. FIRST STREET S.B.	-	m	6.53	m
MIN. 144TH AVENUE N.E. S.B.	-	m	9.90	m
FLOOR AREA RATIO	MAX 4.0		1.64	
SITE COVERAGE	MAX 50%		29.3 %	

VEHICULAR / BIKE PARKING				
	REQUIRED	UNITS/AREA	REQUIRED	PROPOSED
DWELLING UNIT	0.75 / UNIT	270	203	205
VISITORS (DWELLING UNITS)	0.1 / UNIT	270	27	27
LIVE WORK	0.5 / UNIT	4	2	2
VISITORS (LIVE WORK)	0.5 / UNIT	4	2	2
ACCESSIBLE TYPE A			7	7
LOADING			4	4
TOTAL PARKING STALLS			245	247
OTHER PARKING PROVISIONS				
EV CAPABLE				8
BICYCLE PARKING				
CLASS 1 - Controlled Area	0.5 / 1 DU	274	137	138
PARKADES - Horizontal (50%)				82
PARKADES - Vertical				56
SUITE - Vertical				
CLASS 2 - Uncontrolled Area	0.1 / 1 DU	274	27	28

BUILDING INFORMATION					
BUILDING	STORIES	UNIT #	OTHER	FOOTPRINT	GROSS BLDG AREA
A	6	77	BIKE RM.	1,319.0 m ²	8,003.1 m ²
B	6	78	BIKE RM.	1,319.0 m ²	8,003.1 m ²
C	5	57	BIKE RM.	1,075.3 m ²	5,430.7 m ²
D	5	62	BIKE RM.	1,171.2 m ²	5,916.3 m ²
TOTAL		274		4,884.5 m ²	27,353.2 m ²

UNIT BREAKDOWN					
	BUILDING A	BUILDING B	BUILDING C	BUILDING D	
					%
STUDIO	0	0	9	9	6.5 %
1 BED / 1 BATH	13	14	10	11	17.5 %
1 BED / 1 BATH / DEN	6	6	5	5	8.0 %
2 BED / 2 BATH	34	34	23	31	44.5%
LIVE / WORK	0	0	2	2	1.5%
3 BED / 2 BATH	24	24	8	4	22%
	77	78	57	62	
TOTAL	274 UNITS				

LANDSCAPE		
	REQUIRED	PROPOSED
PERCENTAGE OF LOT AREA	-	34.2%
m ²	-	6,034.1 m ²
SOFT LANDSCAPE	-	4,579.0 m ²
HARD LANDSCAPE	-	1,455.1 m ²

AMENITY			
	RATE	REQUIRED	PROPOSED
TOTAL AMENITY SPACE	5 m ²	1,370.0 m ²	1,706.2 m ²
PRIVATE			1,070 m ²
BALCONY (L2 +)	5 m ² x 214		1,070 m ²
INDOOR			329.4 m ²
FITNESS AREA			179.3 m ²
COMMUNITY AREA			150.1 m ²
OUTDOOR			306.8 m ²
AMENITY AREA 1			116.4 m ²
AMENITY AREA 2			190.4 m ²

LEGEND	
	PROPERTY LINE
	SETBACK LINE
	BUILDING OUTLINE
	FIRE HYDRANT
	EV CAPABLE CHARGER
	WOODEN FENCE
	RETAINING WALL
	CHAINLINK FENCE
	LANDSCAPE AREA
	ROCK MULCH (300 mm STRIP)
	RAISED CROSSWALK 1.5 X .45 STRIPS
	SIDEWALK LETDOWN
	ACCESSIBLE PARKING
	BIKE PARKING (NUMBER REPRESENTS COUNT)



SEYMOUR PACIFIC DEVELOPMENTS LTD.

100 St Anns Street, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.seymourpacific.ca

SITE MAP:

PROJECT STATUS:

ISSUED FOR REVIEW

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SEAL: **ABELEARCHITECTURE**
THOMAS C. ABLE, ARCHITECT AAA, T. 604.882-6818

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LIVINGSTON HEIGHTS 2

PROJECT NUMBER:
VP 2511

ADDRESS:
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CALGARY, AB

DRAWING TITLE:
SITE PLAN

DRAWN BY: HM
CHECKED BY: RR
DATE: 12/16/2025
SCALE: As indicated
DRAWING #:

REV #:
A1.00