

EVERGREEN AFFORDABLE HOUSING



NOTE: IMAGES SHOWN ON THIS PAGE ARE FOR REPRESENTATIONS ONLY. EXACT CONFIGURATION MAY VARY. ALL BUILDING AND SITE DESIGN SUBJECT TO APPROVAL BY THE APPROVING AUTHORITY.

ISSUED FOR: DEVELOPMENT PERMIT

2026-02-06

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PROPERTY DESCRIPTION AND ZONING

LEGAL DESCRIPTION: PLAN 0412677, BLOCK 1, LOT 52
MUNICIPAL ADDRESS: 2525 EVERSYPDE AVE SW

CURRENT ZONING: DC (DIRECT CONTROL)
PROPOSED ZONING: M-G (MULTI-RESIDENTIAL - AT GRADE HOUSING)

SITE ANALYSIS

SITE AREA: 9,413.7 m² | 101,328.2 ft²
GROSS FLOOR AREA: 5,729.8 m² | 61,675.0 ft²
BUILDING FOOTPRINT TOTAL: 3,617.2 m² | 38,935.2 ft²
F.A.R: 0.60
SITE COVERAGE: 38.42%
TOTAL BUILDINGS: 8 BUILDINGS
TOTAL UNIT COUNT: 45 UNITS
UNITS PER HECTARE: 48 UNITS PER HECTARE

VEHICLE PARKING

M-G RESIDENT PARKING REQUIREMENT:
0.625 STALLS PER DWELLING UNIT
M-G VISITOR PARKING REQUIREMENT:
NO REQUIREMENT

NUMBER OF STALLS REQUIRED:
= 0.625 X 45 UNITS
= 29 STALLS

NUMBER OF STALLS PROVIDED:
= 30 STALLS

BUILDING ANALYSIS

BLOCK 01, 7 UNITS (1 ACCESSIBLE):	L01 477.7 m² 5,142 ft²	L02 362.4 m² 3,900 ft²
BLOCK 02, 7 UNITS:	L01 422.5 m² 4,548 ft²	L02 422.5 m² 4,548 ft²
BLOCK 03, 9 UNITS:	L01 542.8 m² 5,842 ft²	L02 542.8 m² 5,842 ft²
BLOCK 04, 7 UNITS:	L01 422.5 m² 4,548 ft²	L02 422.5 m² 4,548 ft²
BLOCK 05, 7 UNITS (1 ACCESSIBLE):	L01 477.7 m² 5,142 ft²	L02 362.4 m² 3,900 ft²
BLOCK 06, 4 UNITS (4 ACCESSIBLE):	L01 427.0 m² 4,596 ft²	
BLOCK 07, 4 UNITS (4 ACCESSIBLE):	L01 427.0 m² 4,596 ft²	
AMENITY BUILDING:	L01 420.0 m² 4,520 ft²	

BICYCLE PARKING

M-G CLASS 1 STALL REQUIREMENT:
0.50 STALLS PER DWELLING UNIT
M-G CLASS 2 STALL REQUIREMENT:
0.10 STALLS PER DWELLING UNIT

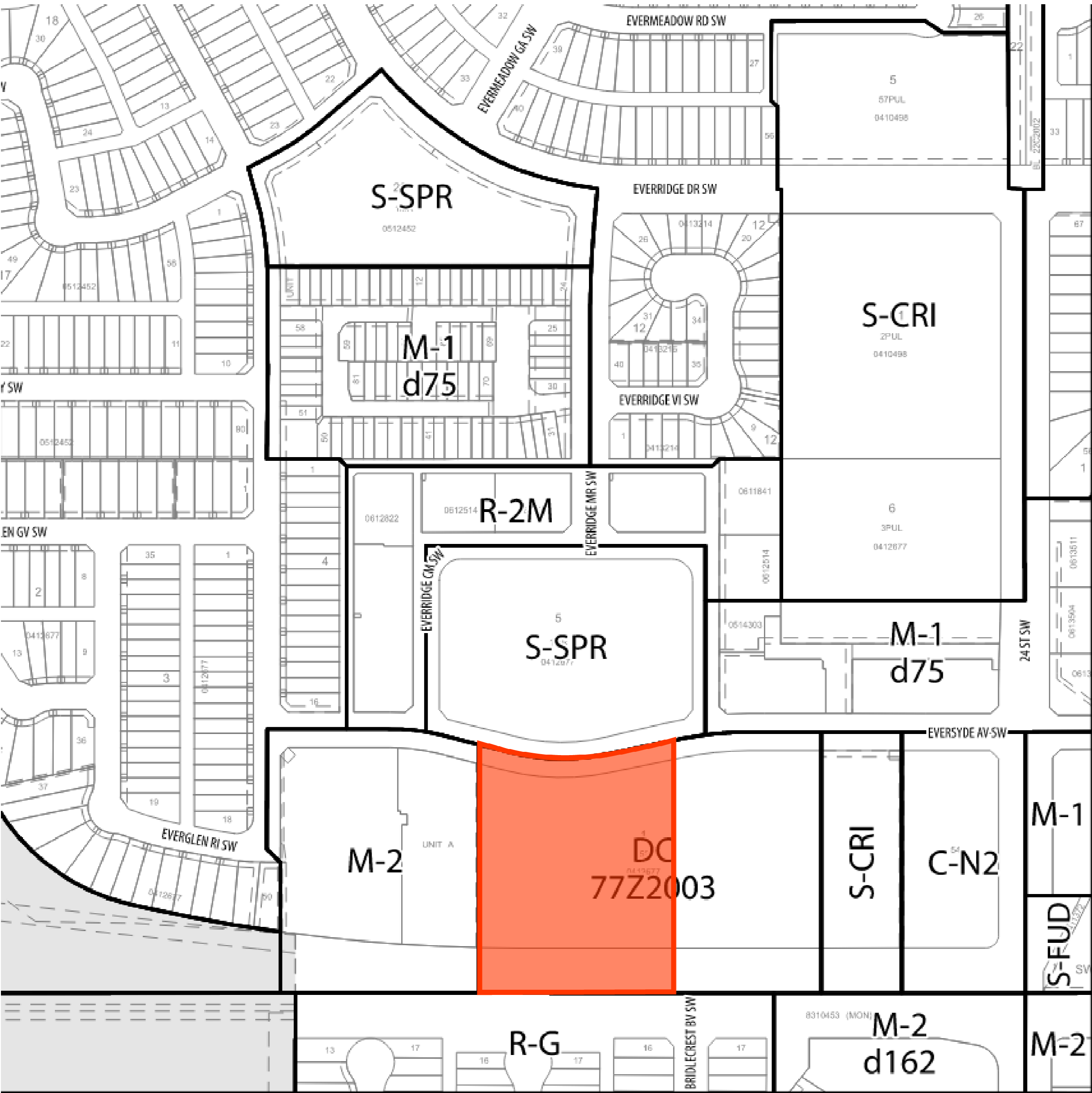
CLASS 1 STALLS REQUIRED:
= 0.50 X 45 UNITS
= 23 STALLS

CLASS 1 STALLS PROVIDED:
= 23 STALLS

CLASS 2 STALLS REQUIRED:
= 0.10 X 45 UNITS
= 5 STALLS

CLASS 2 STALLS PROVIDED:
= 5 STALLS

CITY ZONING BYLAW MAP



CONTEXT SITE PLAN

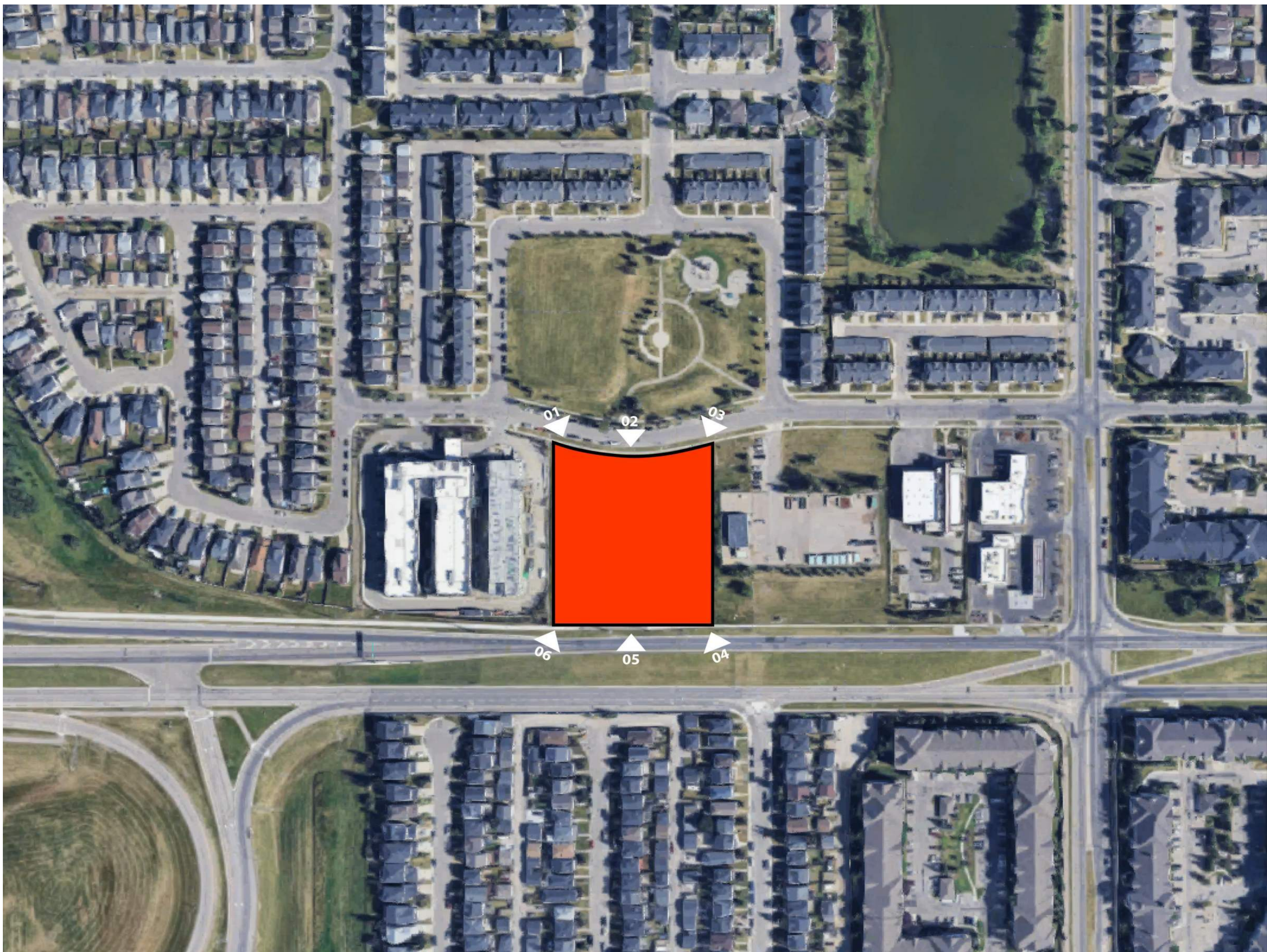


IMAGE 01



IMAGE 02



IMAGE 03

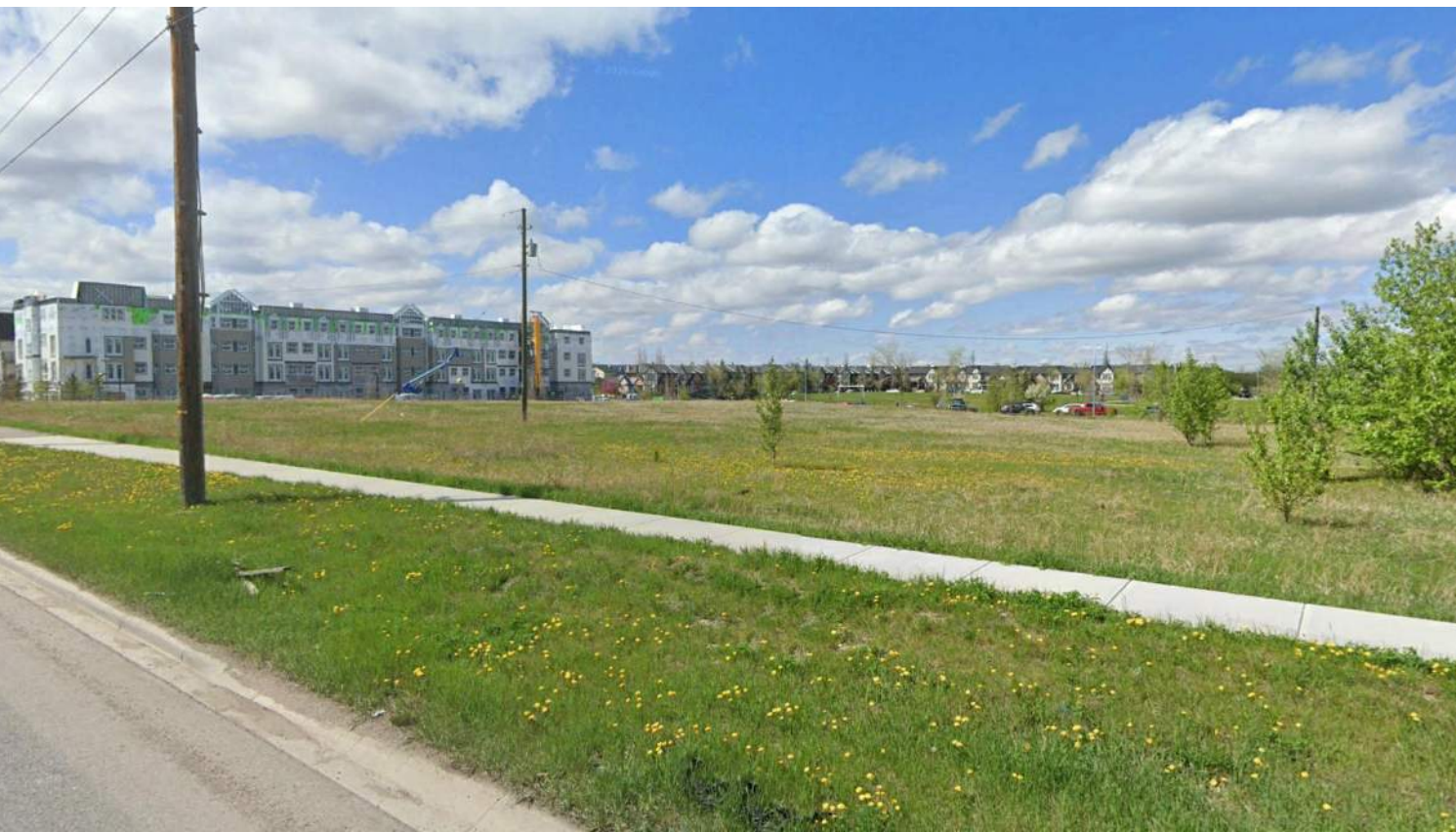


IMAGE 04

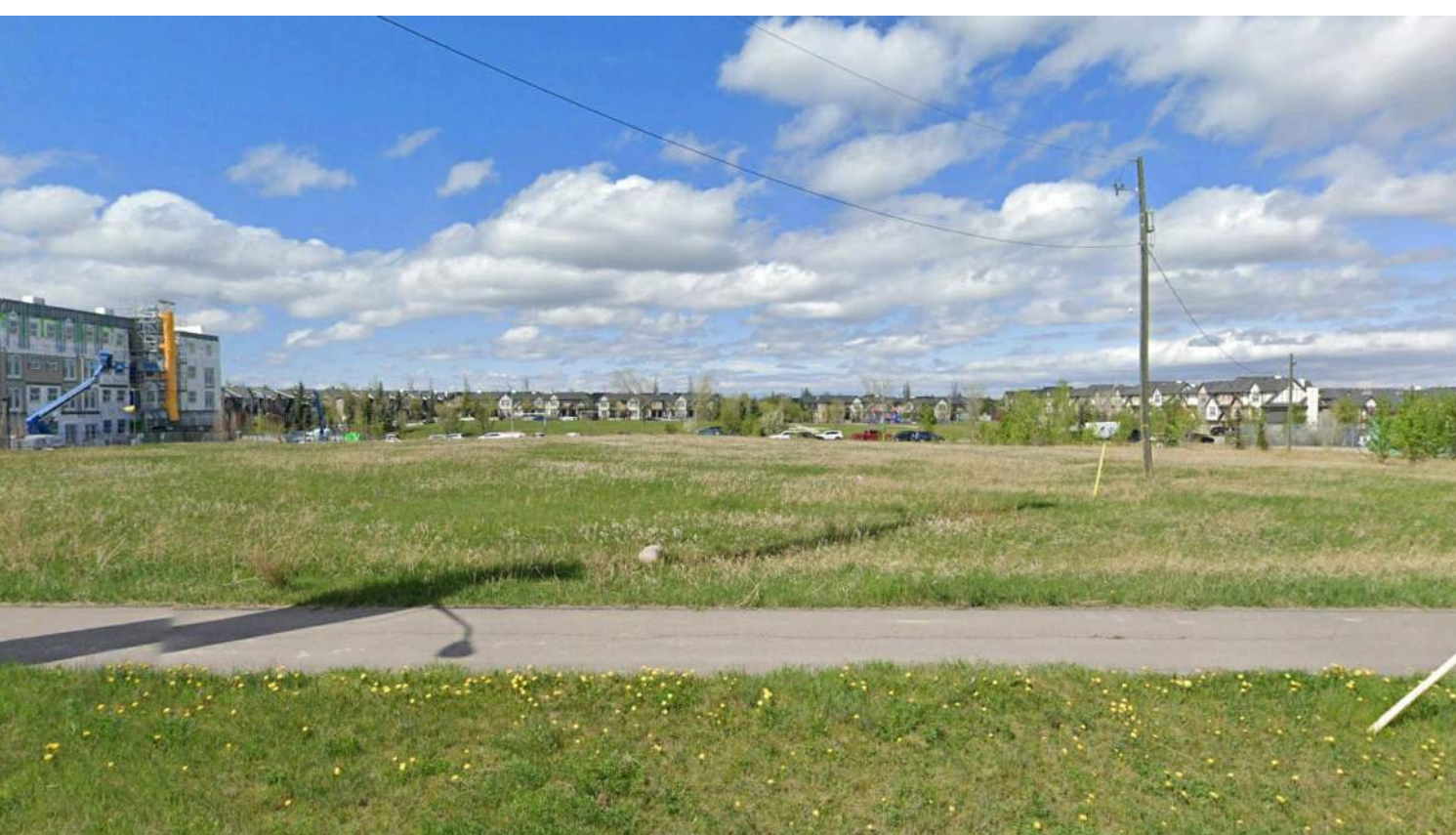


IMAGE 05



IMAGE 06

NOTES:
• DIMENSION TO FACE OF STUD (INTERIOR PARTITIONS), CONCRETE, CONCRETE BLOCK, EXTERIOR WALL SHEATHING - UNLESS NOTED OTHERWISE.
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• 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.

ISSUED FOR REVIEW

Project
EVERGREEN
AFFORDABLE HOUSING
2525 Eversyde Ave SW
Calgary, Alberta
Legal Description
LOT 52, BLOCK 1, PLAN
041 2677
Development Permit No.
DSSP No.
Project Number: 25059
Building Permit No.

GGA-ARCHITECTURE
Drawing Title
CONTEXT PLAN & PROJECT
STATISTICS
Drawing Number
DP10.01
Drawing Package
Revision Number
Scale
Date (YYYY-MM-DD)
Tech Review:
LF
Date (YYYY-MM-DD)

NORTH WEST CORNER RENDER



COURTYARD VIEW FROM ACCESSIBLE UNITS



INTERIOR STREET LOOKING SOUTH



COMMUNITY BUILDING



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Project: 25059
Project Number: 25059
EVERGREEN
AFFORDABLE HOUSING
2525 Eversyde Ave SW
Calgary, Alberta
Legal Description: LOT S2, BLOCK 1, PLAN 041 2677
Development Permit No.: DSSP No.

GGA-ARCHITECTURE

Drawing Title: OVERALL SITE RENDERS

Scale: LF Date (YYYY-MM-DD)

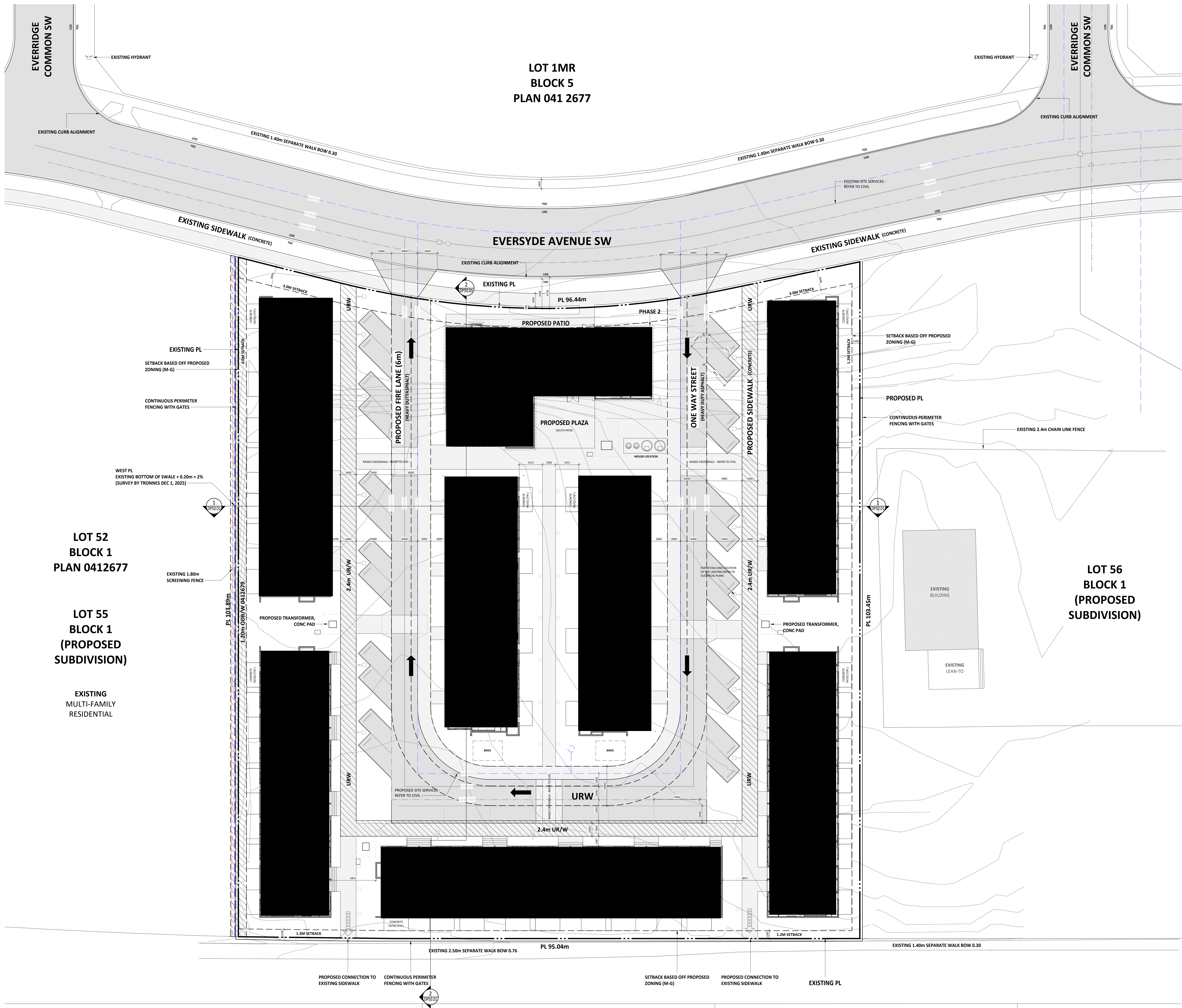
Tech Review: Drawing Number Drawing Package

DP10.02 Revision Number

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PRELIMINARY - NOT FOR CONSTRUCTION

PRELIMINARY - NOT FOR CONSTRUCTION



1
DP10.04

Proposed Site Plan
1 : 200

162nd AVENUE SW

Project
EVERGREEN
AFFORDABLE HOUSING
2525 Eversyde Ave SW
Calgary, Alberta

Project Number: 25059

Legal Description
LOT 52, BLOCK 1, PLAN
041 2677

Building Permit No.
Development Permit No.
DSPP No.



Drawing Title
PROPOSED SITE PLAN

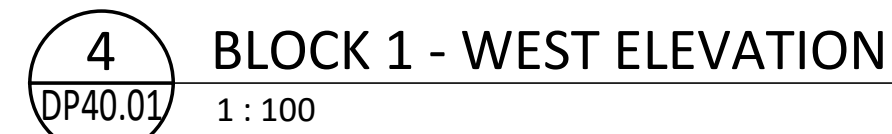
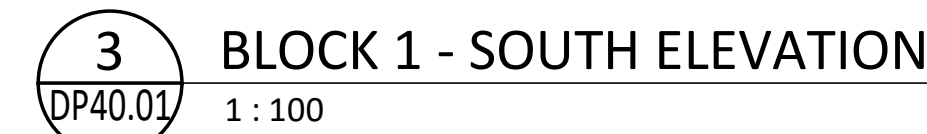
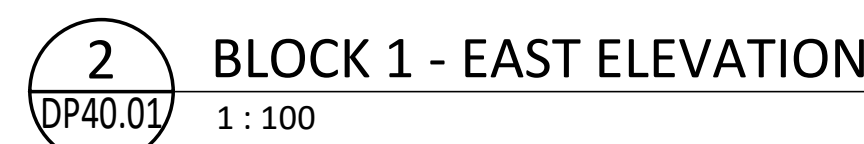
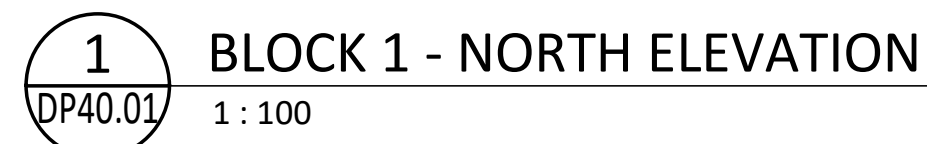
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Date (YYYY-MM-DD)

Tech Review:

Drawing Number
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Drawing Package
Revision Number

- NOTE: REFER TO EXTERIOR FINISH MATERIAL LIST FOR
ADDITIONAL INFORMATION & FINISH TYPES.

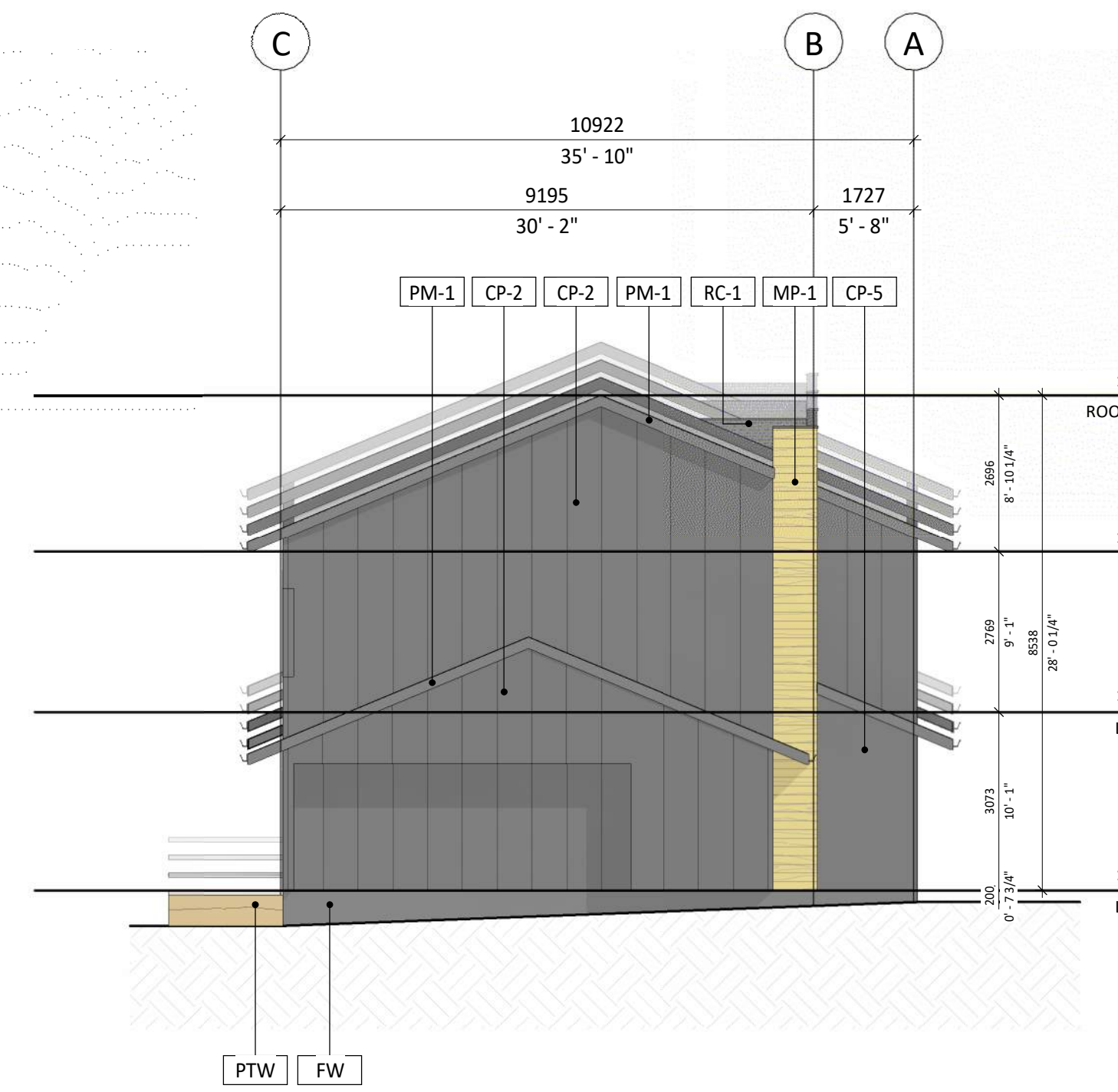


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MATERIAL LEGEND

CP-1	CEMENTITIOUS BOARD & BATTEN PANEL - LIGHT GREY
CP-2	CEMENTITIOUS BOARD & BATTEN PANEL - DARK GREY
CP-3	CEMENTITIOUS LAP SIDING - LIGHT GREY
CP-4	CEMENTITIOUS LAP SIDING - DARK GREY
CP-5	CEMENTITIOUS FLAT PANEL - DARK GREY
MP-1	METAL PANEL - WOOD GRAIN APPEARANCE
RC-1	ROOF CLADDING SHINGLES - BLACK
EPT-1	EXTERIOR PAINT - DARK GREY
EPT-2	EXTERIOR PAINT - LIGHT GREY
GL-1	GLASS
PVC-1	PVC FRAME - DARK GREY
AL-1	PREFINISHED ALUMINUM FRAMES
PM-1	PREFINISHED METAL - BLACK
FW	FOUNDATION WALL - CONCRETE
PTW	PRESSURE TREATED WOOD

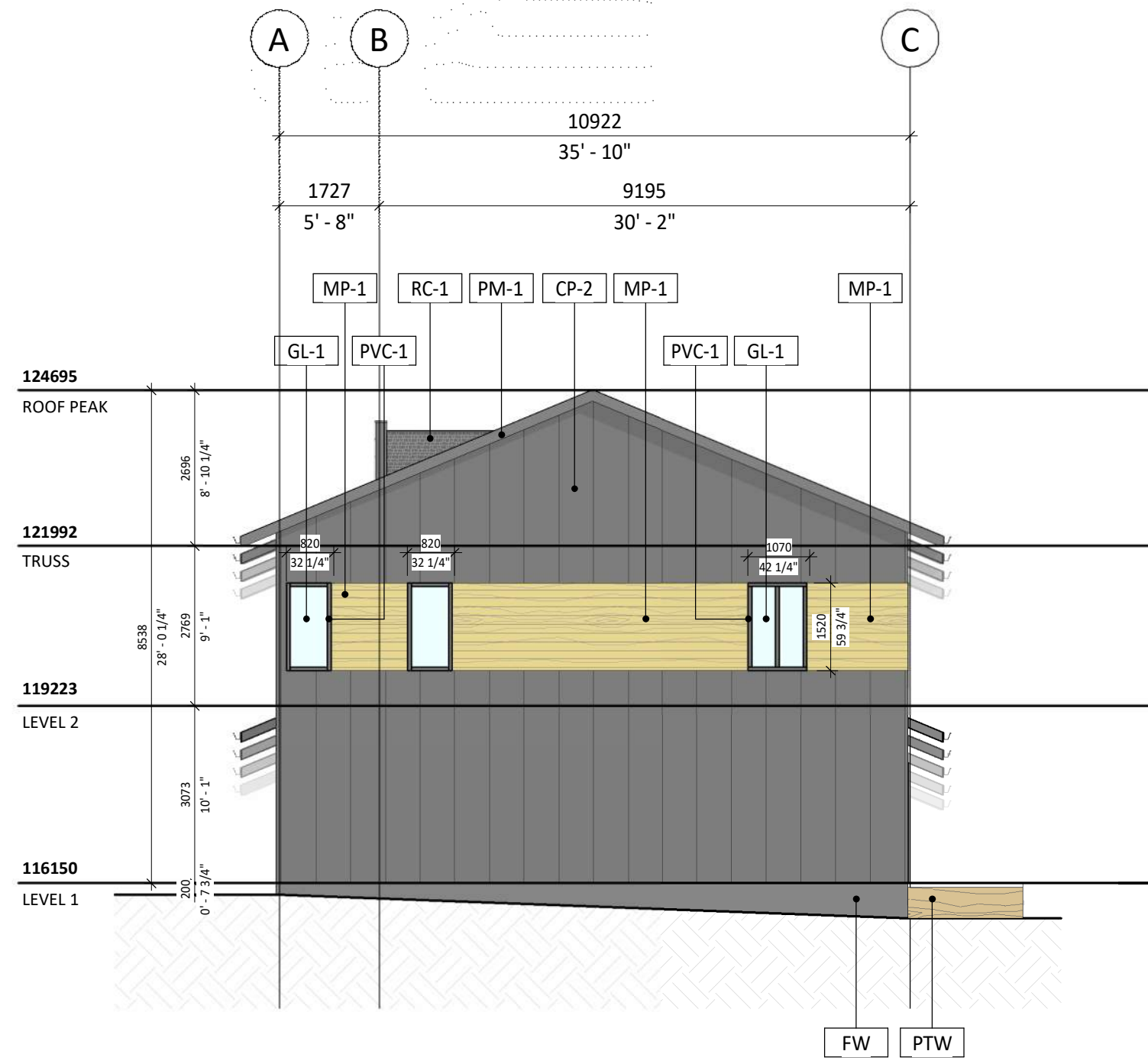
NOTE: REFER TO EXTERIOR FINISH MATERIAL LIST FOR ADDITIONAL INFORMATION & FINISH TYPES.



1 BLOCK 2 - NORTH ELEVATION
DP40.02 1:100



2 BLOCK 2 - EAST ELEVATION
DP40.02 1:100



3 BLOCK 2 - SOUTH ELEVATION
DP40.02 1:100



4 BLOCK 2 - WEST ELEVATION
DP40.02 1:100

Project	Project Number: 25059
EVERGREEN AFFORDABLE HOUSING	
2525 Eversyde Ave SW Calgary, Alberta	
Legal Description LOT S2, BLOCK 1, PLAN 041 2677	Building Permit No. DSSP No.



Drawing Title
EXTERIOR ELEVATIONS - BLOCK 2

LF	Scale As indicated
	Date (YYYY-MM-DD)

Tech Review:

Drawing Number

Drawing Package

Revision Number

DP40.02

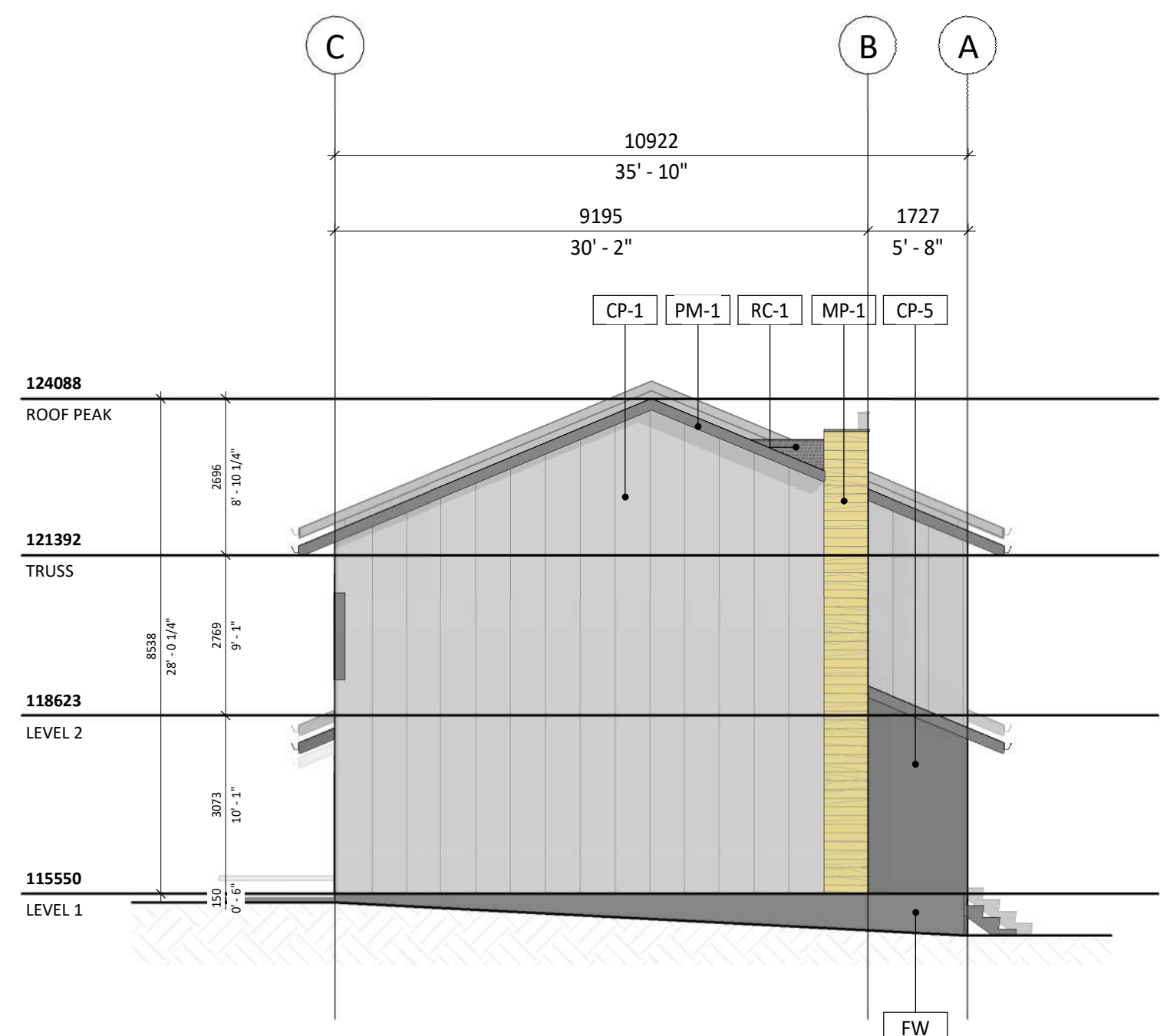
PRELIMINARY - NOT FOR CONSTRUCTION

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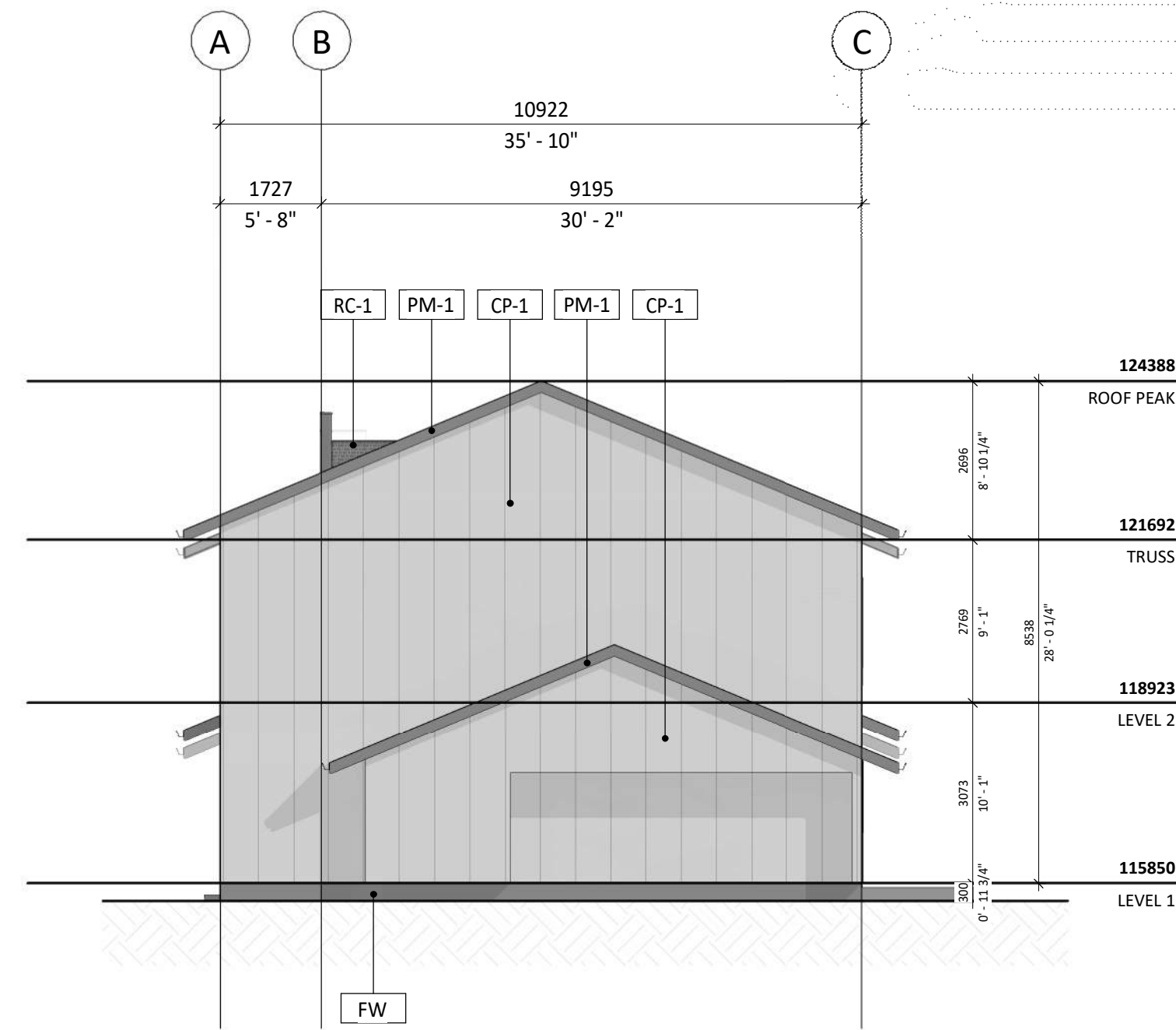
1 BLOCK 3 - NORTH ELEVATION
1:100



2 BLOCK 3 - EAST ELEVATION
1:100



3 BLOCK 3 - SOUTH ELEVATION
1:100



4 BLOCK 3 - WEST ELEVATION
1:100

MATERIAL LEGEND

CP-1	CEMENTITIOUS BOARD & BATTEN PANEL - LIGHT GREY
CP-2	CEMENTITIOUS BOARD & BATTEN PANEL - DARK GREY
CP-3	CEMENTITIOUS LAP SIDING - LIGHT GREY
CP-4	CEMENTITIOUS LAP SIDING - DARK GREY
CP-5	CEMENTITIOUS FLAT PANEL - DARK GREY
MP-1	METAL PANEL - WOOD GRAIN APPEARANCE
RC-1	ROOF CLADDING SHINGLES - BLACK
EPT-1	EXTERIOR PAINT - DARK GREY
EPT-2	EXTERIOR PAINT - LIGHT GREY
GL-1	GLASS
PVC-1	PVC FRAME - DARK GREY
AL-1	PREFINISHED ALUMINUM FRAMES
PM-1	PREFINISHED METAL - BLACK
FW	FOUNDATION WALL - CONCRETE
PTW	PRESSURE TREATED WOOD

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Drawing Title
EXTERIOR ELEVATIONS - BLOCK 3

LF	Scale As indicated
	Date (YYYY-MM-DD)

Tech Review:

Drawing Number

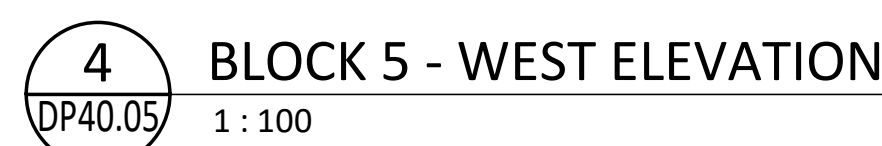
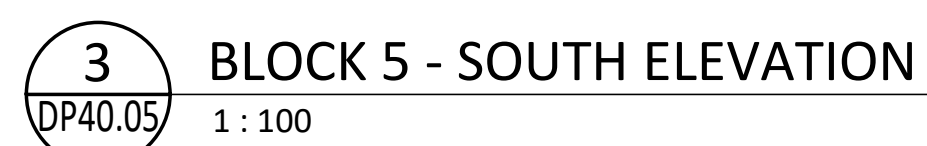
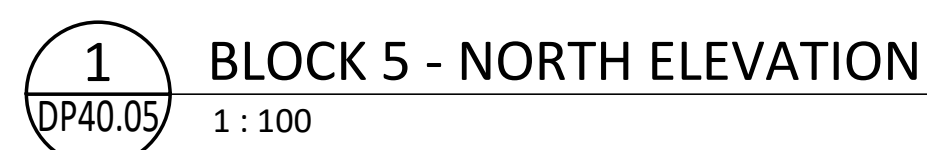
Revision Number

DP40.03



PRELIMINARY - NOT FOR CONSTRUCTION

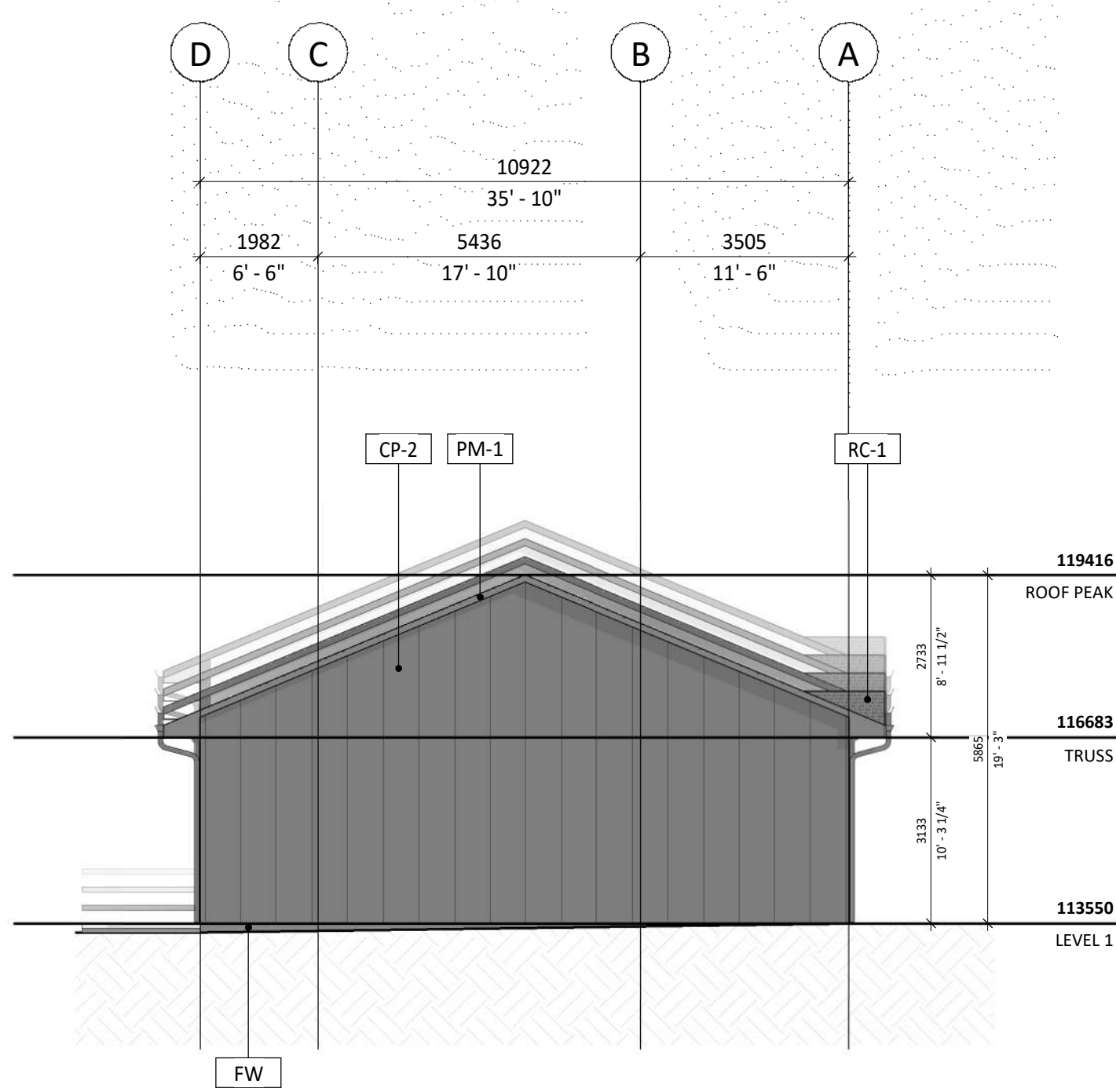
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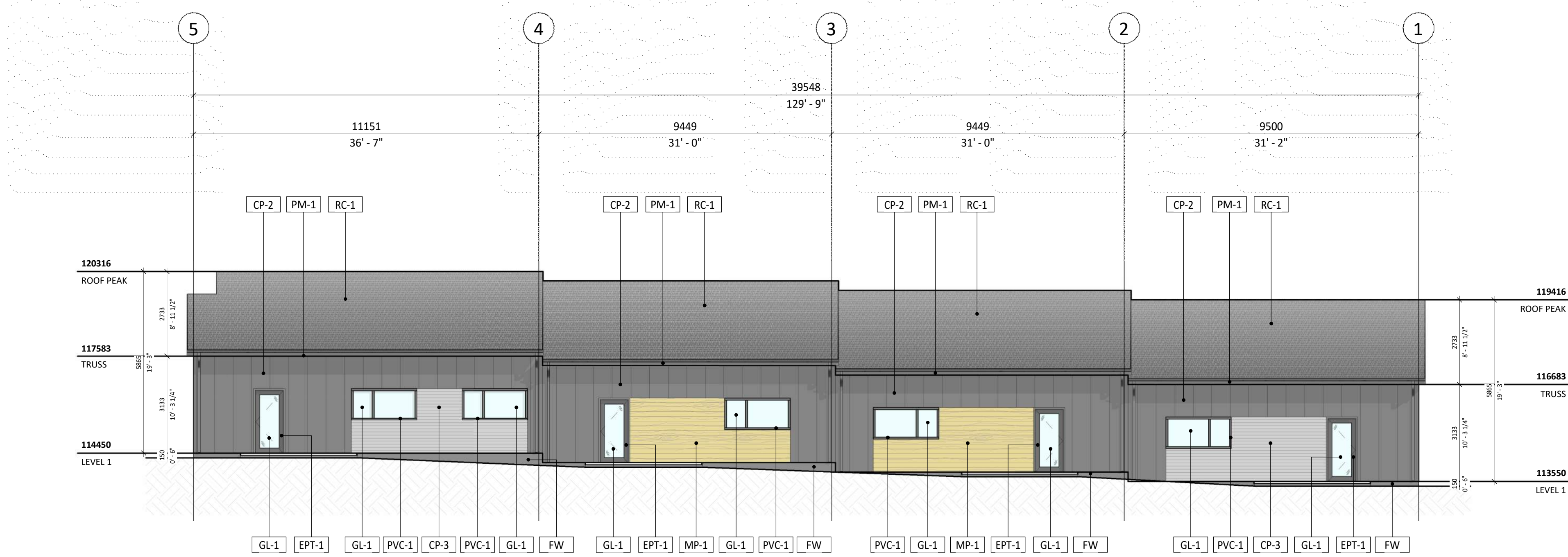
Drawing Number	Drawing Package
DP40.05	Revision Number

NOTES:

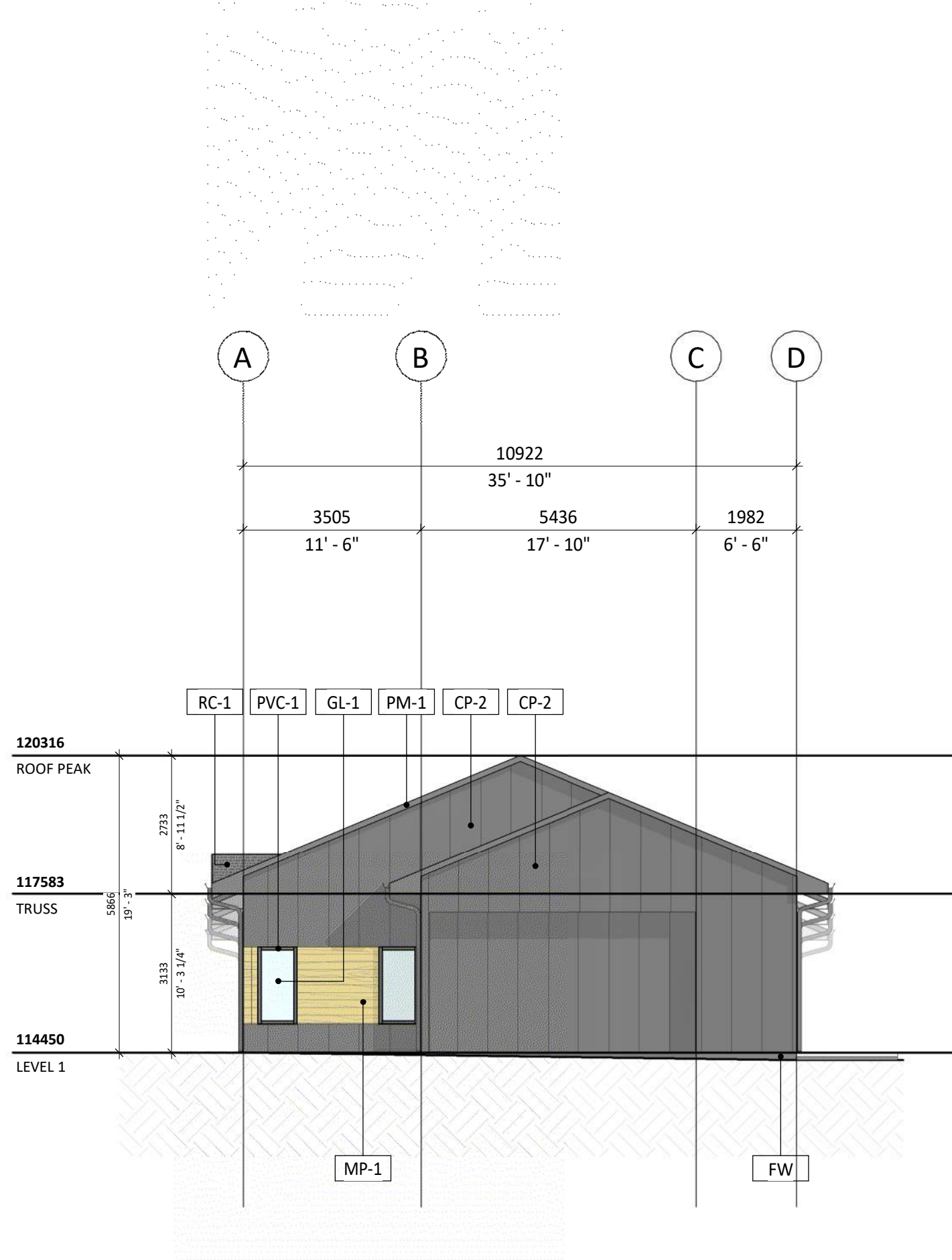
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1 BLOCK 6 - NORTH ELEVATION
DP40.06 1:100



2 BLOCK 6 - EAST ELEVATION
DP40.06 1:100



3 BLOCK 6 - SOUTH ELEVATION
DP40.06 1:100



4 BLOCK 6 - WEST ELEVATION
DP40.06 1:100

MATERIAL LEGEND

CP-1	CEMENTITIOUS BOARD & BATTEN
CP-2	PANEL - LIGHT GREY
CP-3	CEMENTITIOUS BOARD & BATTEN
CP-4	PANEL - DARK GREY
CP-5	CEMENTITIOUS LAP SIDING - LIGHT GREY
CP-6	CEMENTITIOUS LAP SIDING - DARK GREY
CP-7	CEMENTITIOUS FLAT PANEL - DARK GREY
MP-1	METAL PANEL - WOOD GRAIN APPEARANCE
RC-1	ROOF CLADDING SHINGLES - BLACK
EPT-1	EXTERIOR PAINT - DARK GREY
EPT-2	EXTERIOR PAINT - LIGHT GREY
GL-1	GLASS
PVC-1	PVC FRAME - DARK GREY
AL-1	PREFINISHED ALUMINUM FRAMES
PM-1	PREFINISHED METAL - BLACK
FW	FOUNDATION WALL - CONCRETE
PTW	PRESSURE TREATED WOOD

NOTE: REFER TO EXTERIOR FINISH MATERIAL LIST FOR ADDITIONAL INFORMATION & FINISH TYPES.

Project	Project Number: 25059
EVERGREEN	
AFFORDABLE HOUSING	
2525 Eversyde Ave SW	
Calgary, Alberta	
Legal Description	Building Permit No.
LOT S2, BLOCK 1, PLAN	
041 2677	
Development Permit No.	DSPP No.



Drawing Title
EXTERIOR ELEVATIONS - BLOCK 6

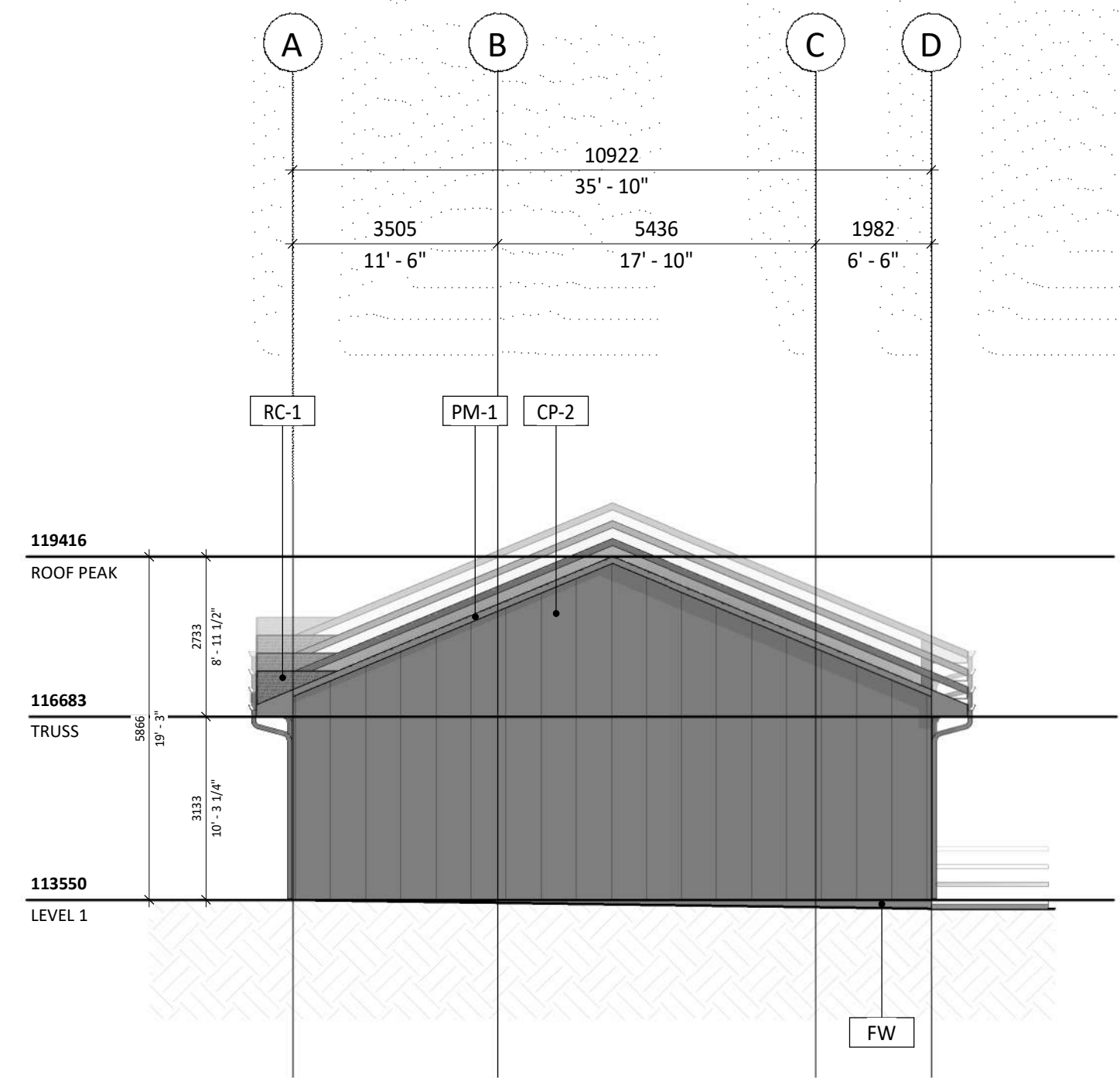
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	Date (YYYY-MM-DD)

Tech Review:

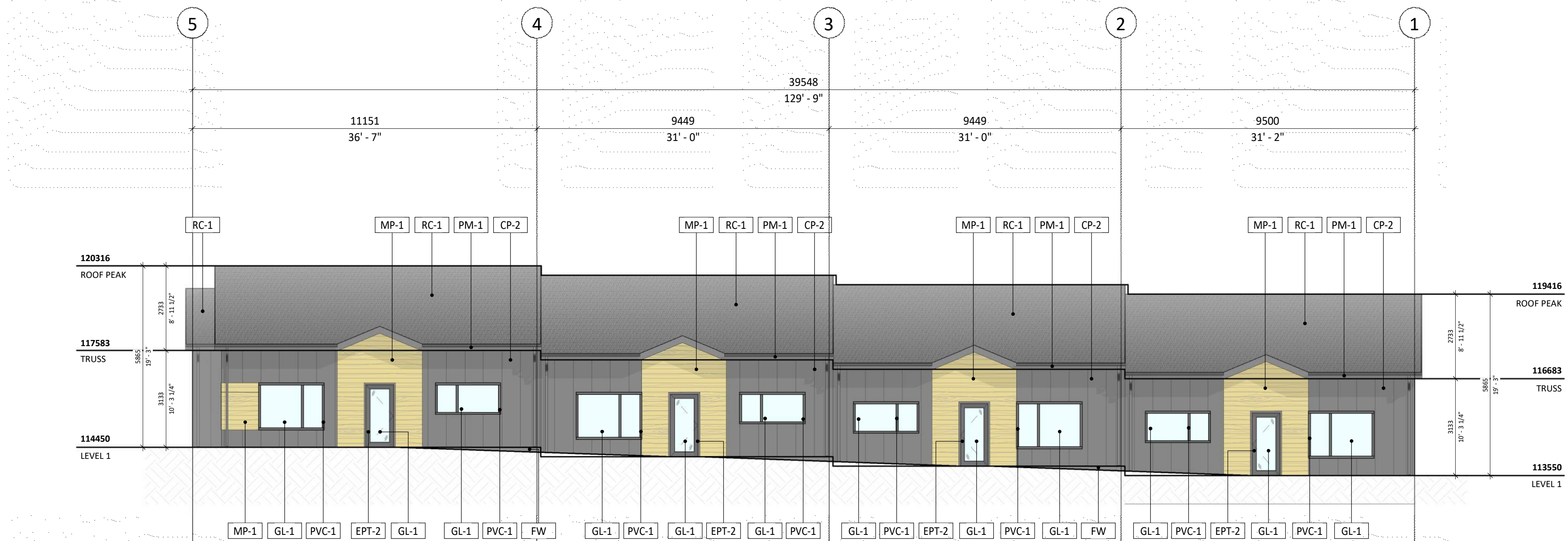
Drawing Number	Drawing Package
DP40.06	
Revision Number	

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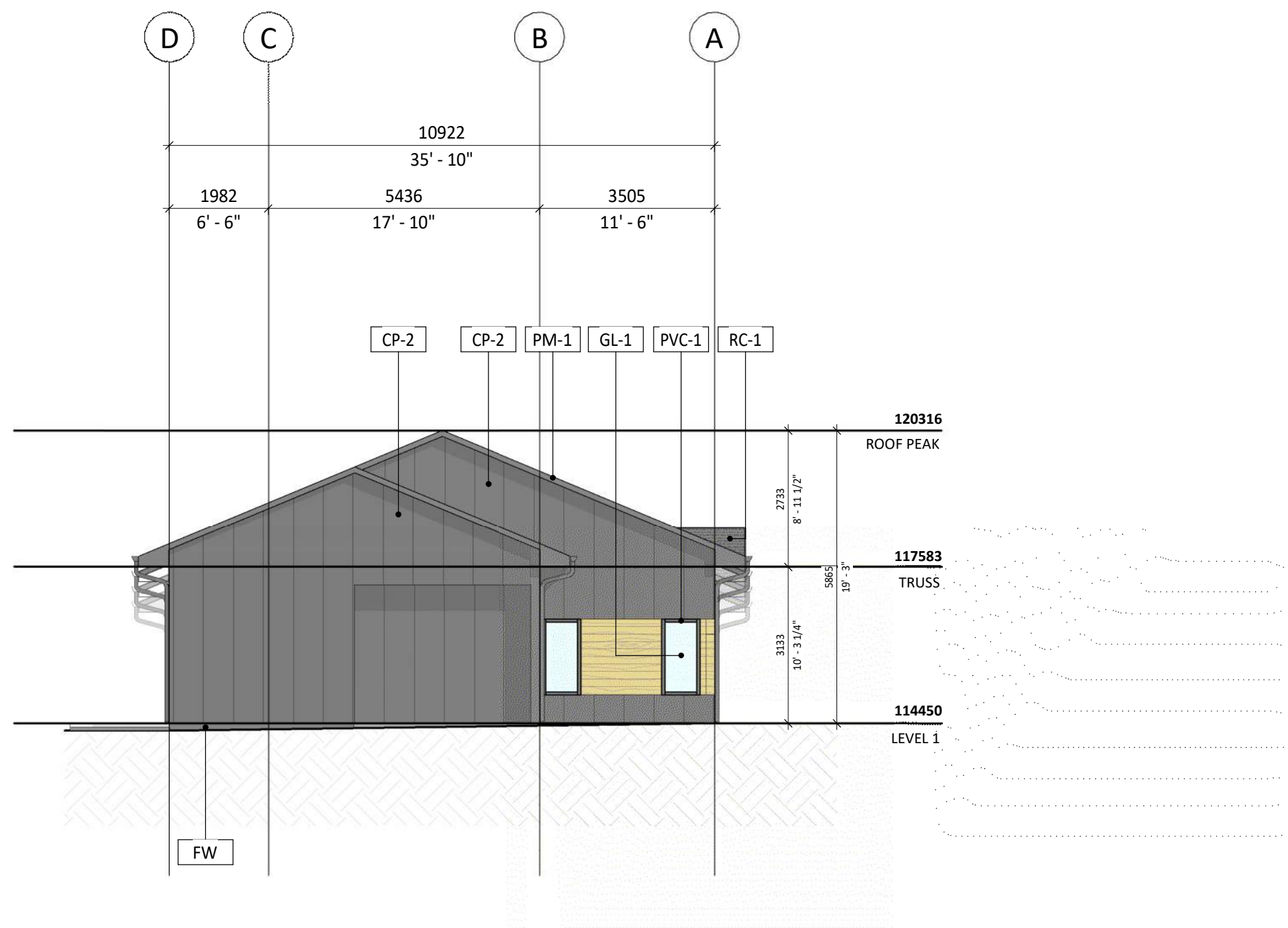
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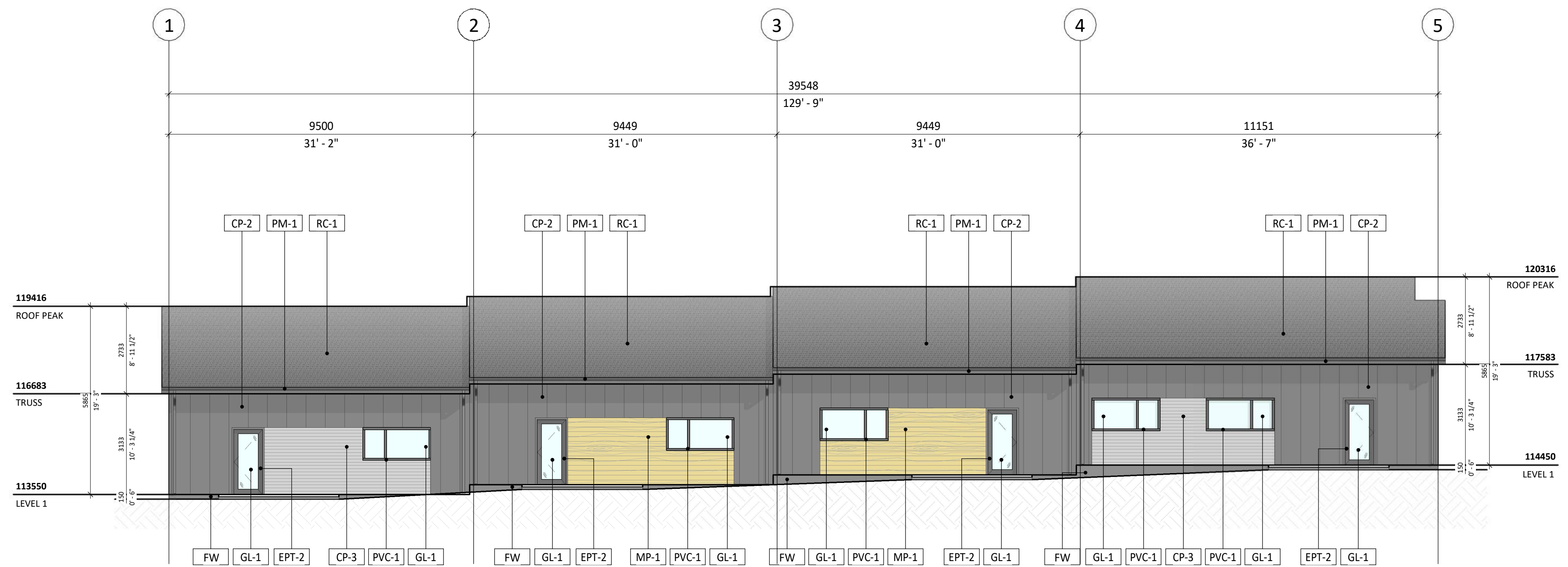
1 BLOCK 7 - NORTH ELEVATION
1 : 100



2 BLOCK 7 - EAST ELEVATION
1 : 100



3 BLOCK 7 - SOUTH ELEVATION
1 : 100



4 BLOCK 7 - WEST ELEVATION
1 : 100

MATERIAL LEGEND	
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CP-2	PANEL - LIGHT GREY
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CP-5	CEMENTITIOUS LAP SIDING - LIGHT GREY
CP-6	CEMENTITIOUS LAP SIDING - DARK GREY
CP-7	CEMENTITIOUS FLAT PANEL - DARK GREY
MP-1	METAL PANEL - WOOD GRAIN APPEARANCE
RC-1	ROOF CLADDING SHINGLES - BLACK
EPT-1	EXTERIOR PAINT - DARK GREY
EPT-2	EXTERIOR PAINT - LIGHT GREY
GL-1	GLASS
PVC-1	PVC FRAME - DARK GREY
AL-1	PREFINISHED ALUMINUM FRAMES
PM-1	PREFINISHED METAL - BLACK
FW	FOUNDATION WALL - CONCRETE
PTW	PRESSURE TREATED WOOD

NOTE: REFER TO EXTERIOR FINISH MATERIAL LIST FOR ADDITIONAL INFORMATION & FINISH TYPES.

Project	Project Number: 25059
EVERGREEN	
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LOT S2, BLOCK 1, PLAN	041 2677
Development Permit No.	DSPP No.



Drawing Title
EXTERIOR ELEVATIONS - BLOCK 7

LF	Scale As indicated
	Date (YYYY-MM-DD)

Tech Review:

Drawing Number	Drawing Package
DP40.07	Revision Number

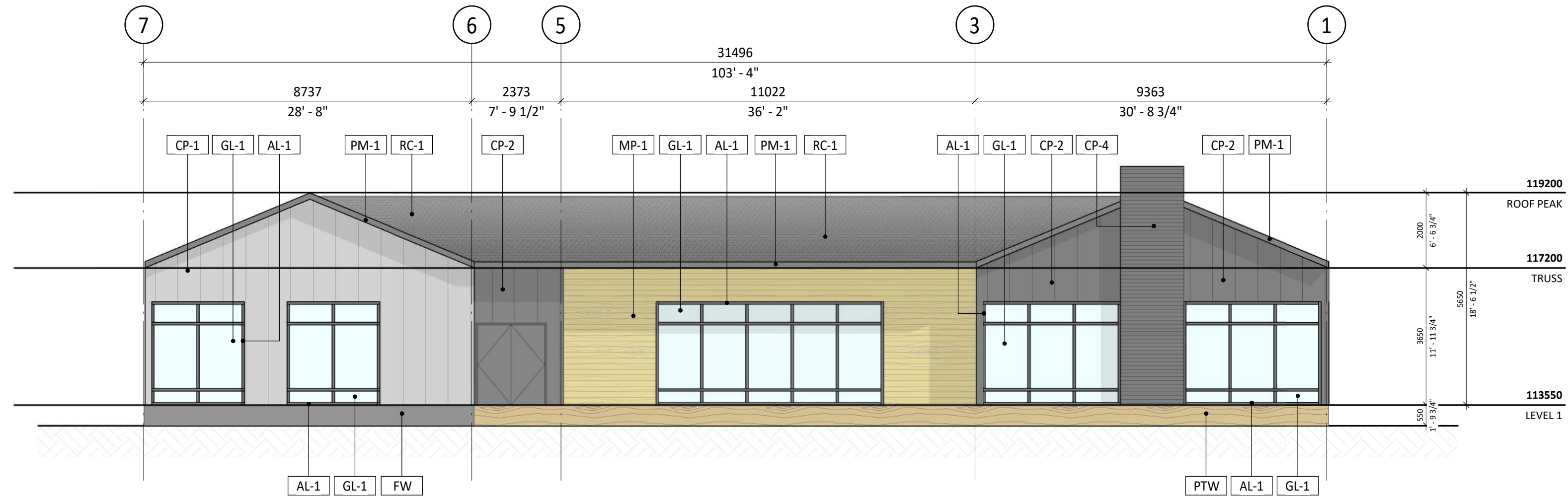
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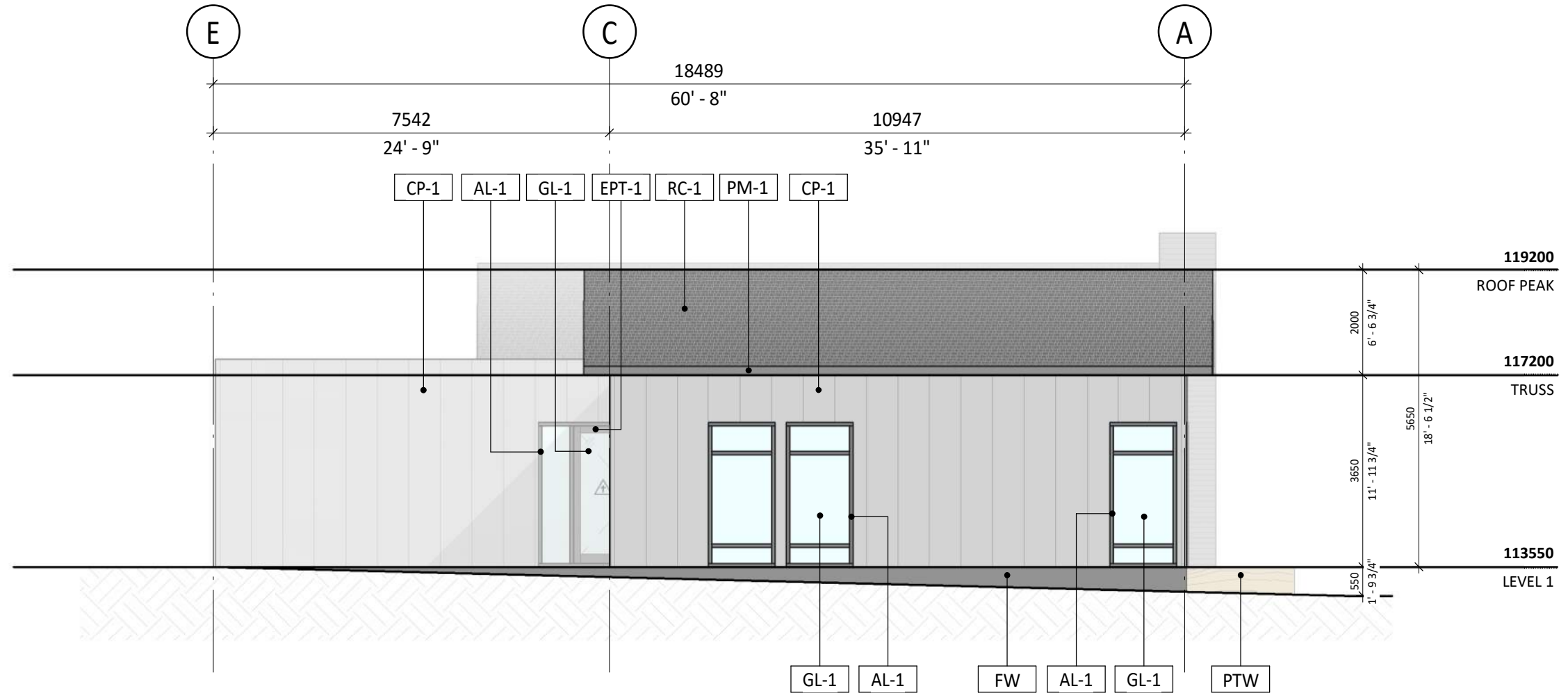
MATERIAL LEGEND

CP-1	CEMENTITIOUS BOARD & BATTEN
CP-2	PANEL - LIGHT GREY
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CP-4	PANEL - DARK GREY
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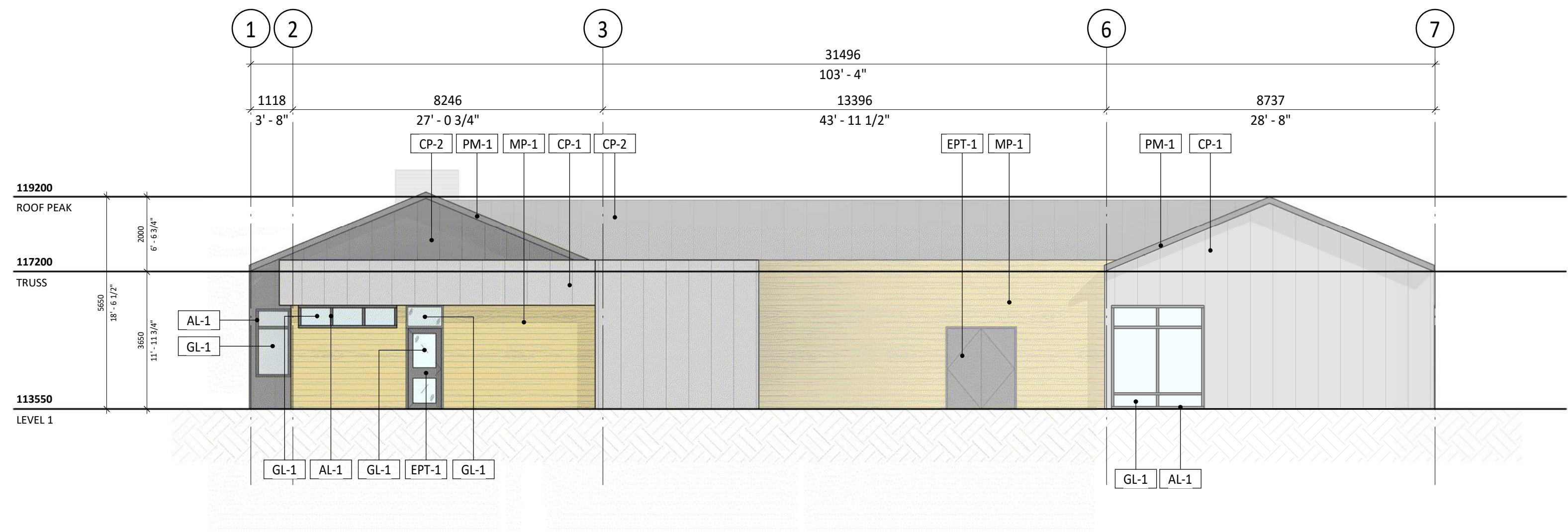
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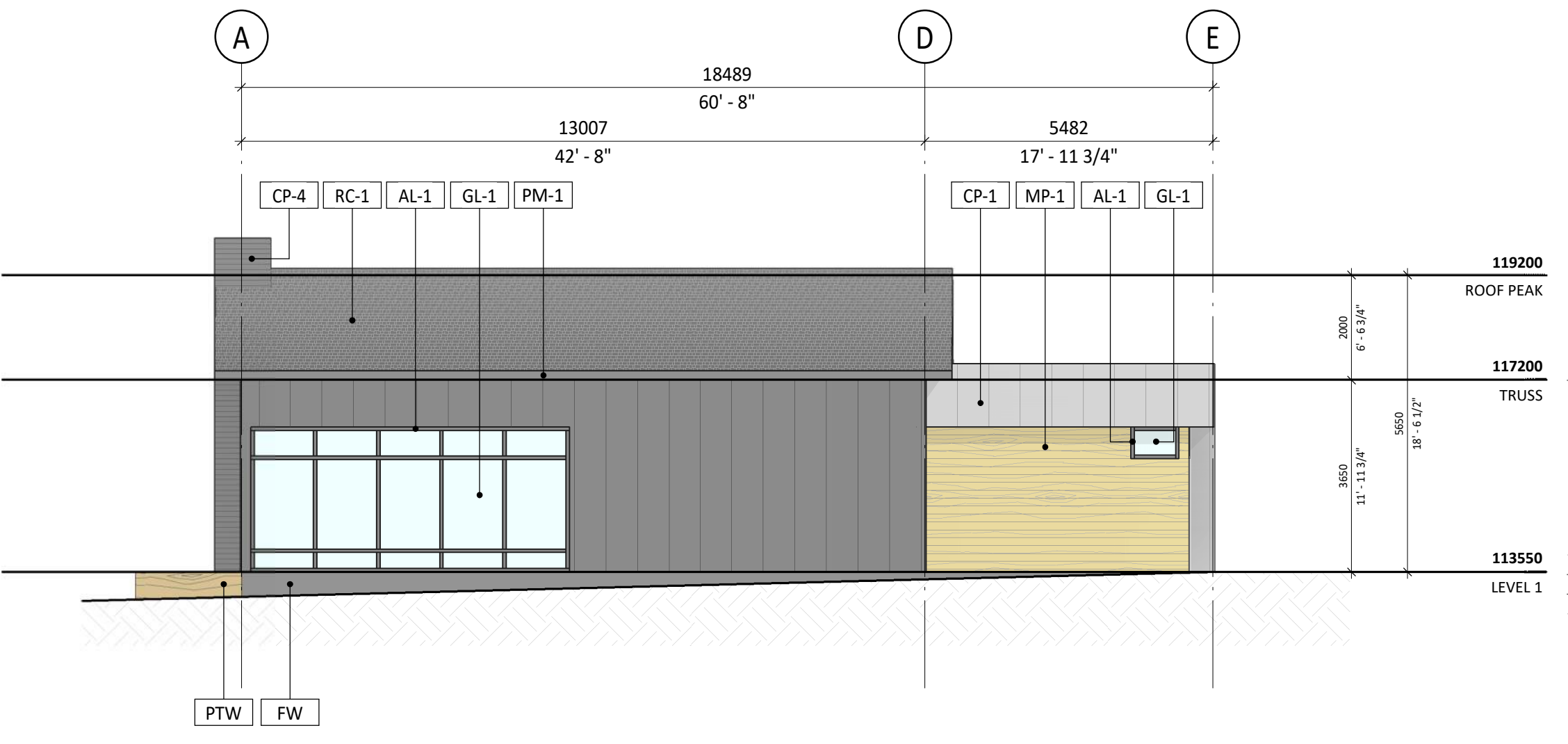
1 AMENITY - NORTH ELEVATION
DP40.08 1:100



2 AMENITY - EAST ELEVATION
DP40.08 1:100



3 AMENITY - SOUTH ELEVATION
DP40.08 1:100



4 AMENITY - WEST ELEVATION
DP40.08 1:100

Project	Project Number: 25059
EVERGREEN	
AFFORDABLE HOUSING	
2525 Eversyde Ave SW	
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Legal Description	Building Permit No.
LOT S2, BLOCK 1, PLAN	041 2677
Development Permit No.	DSSP No.



Drawing Title
EXTERIOR ELEVATIONS -
AMENITY BUILDING

LF	Scale As indicated
Tech Review:	Date (YYYY-MM-DD)

Drawing Number	Drawing Package
DP40.08	Revision Number