SCARBORO

4-PLEX



DRAWING SHEETS

A0.0	COVER SHEET
DP.02	SURVEY PLAN
DP.04	BLOCK PLAN
DP.05	SITE PLAN
DP.06	LANDSCAPE PLAN
DP.07	LANDSCAPE DETAILS
DP.08	CLASS 1 BICYCLE STALL DETAILS
DP.09	PARKING PAD DETAILS
DP.10	PLANS-BASEMENT
DP.11	PLANS-LEVEL 1
DP.12	PLANS-LEVEL 2
DP.13	PLANS-LEVEL 3
DP.14	PLANS-ROOF
DP.20	ELEVATIONS
DP.21	ELEVATIONS
DP.22	ELEVATIONS
DP.30	SECTIONS-A
DP.31	SECTIONS-B
DP.32	SECTIONS-C
DP.35	BULEVARD SECTIONS
DP.36	BULEVARD SECTIONS
DP.37	EBF CALCULATION
DP.40	PERSPECTIVE

AMENDED DRAWINGS

DP No	Date Received
DP2026-01323	SEPT 28 2026

THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

PROPOSED 4-UNIT GRADE-ORIENTED DEVELOPMENT
(4 DWELLING UNITS + 4 SECONDARY SUITES)

2424 17 AVENUE SW
CALGARY, ALBERTA

LEGAL DESCRIPTION:
LOT 10 BLOCK 269 PLAN 7680 AN

LAND USE DISTRICT:
H-GO – HOUSING GRADE-ORIENTED DISTRICT

Kingsway
4310 104 Ave NE Unit 3252,
Calgary, AB T3N 1W3
www.kingswaydrafting.ca
(825) - 888 - 6550

Site:
2424 17 AVE SW, CALGARY, AB

Project:
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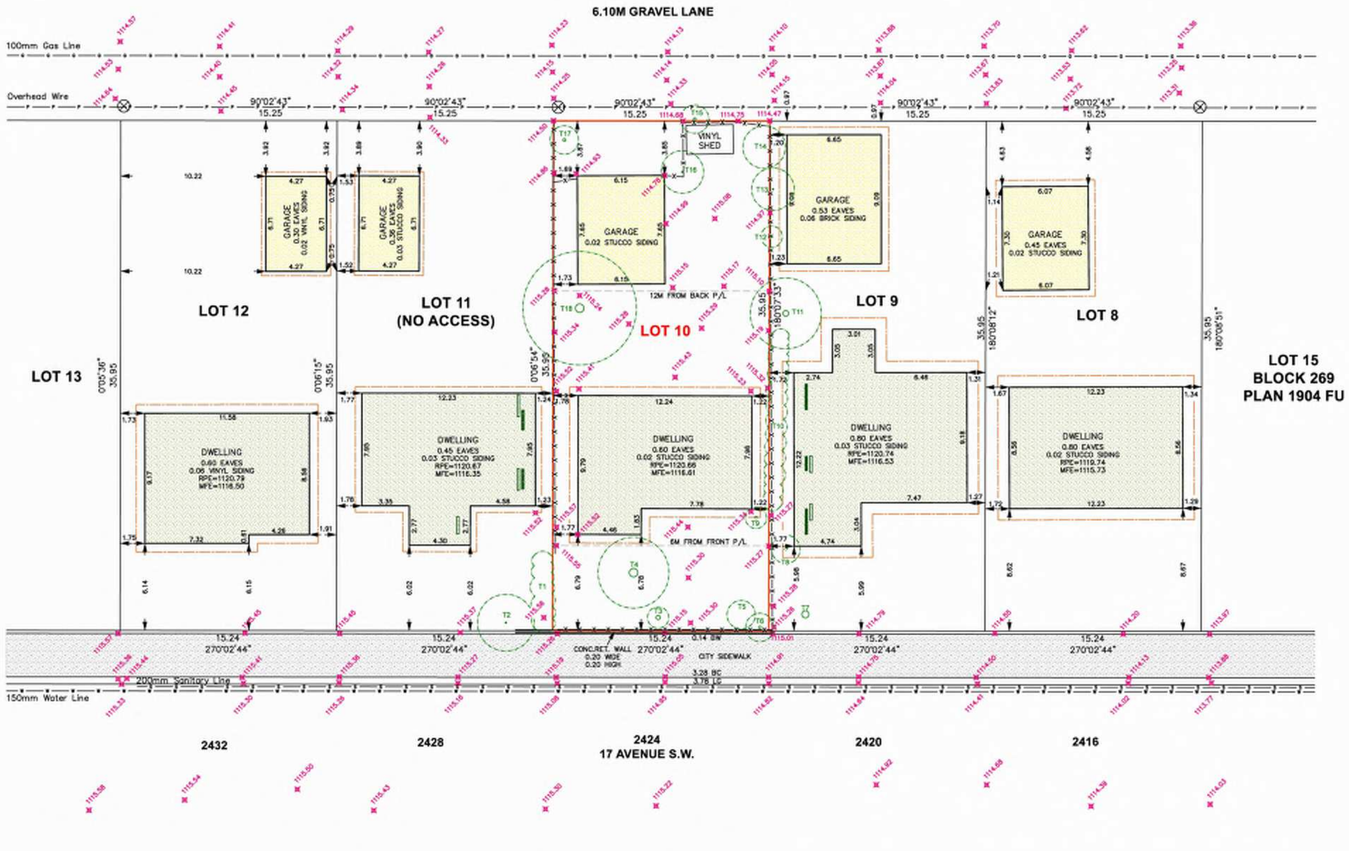
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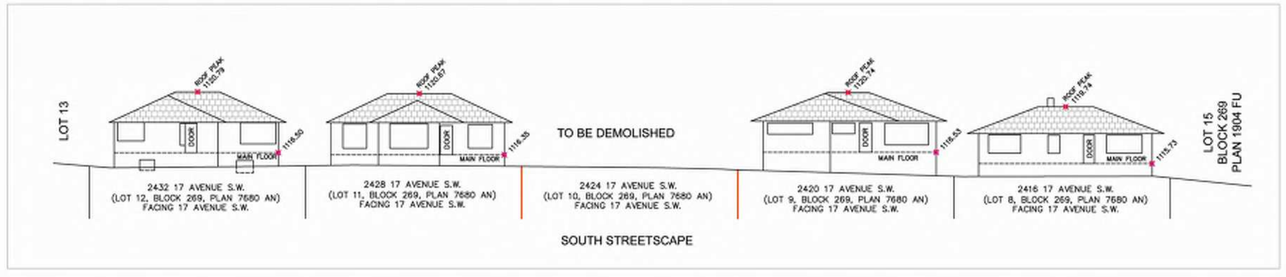
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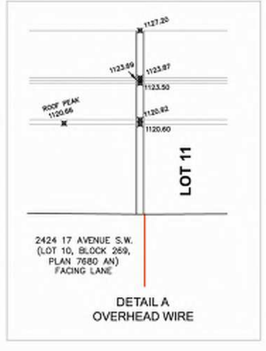
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A0.0
Scale:







TREE SCHEDULE:

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location
T1	Bush	–	2.00	3.00	In Adjacent Property
T2	Deciduous	0.10	4.00	4.00	In Adjacent Property
T3	Deciduous	0.30	1.50	4.00	In Subject Property
T4	Coniferous	0.60	5.00	10.00	In Subject Property
T5	Bush	–	2.00	4.00	In Subject Property
T6	Deciduous	0.20	2.00	5.00	In Subject Property
T7	Stump	0.50	----	4.00	In Adjacent Property
T8	Coniferous	0.20	2.00	4.00	In Adjacent Property
T9	Coniferous	0.20	1.50	3.00	In Subject Property
T10	Bush	–	1.50	5.00	In Adjacent Property
T11	Deciduous	0.40	5.00	4.00	In Adjacent Property
T12	Deciduous	0.10	1.50	3.00	In Adjacent Property
T13	Deciduous	0.10	3.00	5.00	In Adjacent Property
T14	Bush	–	3.00	4.00	In Subject Property
T15	Deciduous	0.20	2.00	3.00	In City Property
T16	Deciduous	0.10	3.00	5.00	In Subject Property
T17	Deciduous	0.20	2.00	4.00	In Subject Property
T18	Deciduous	0.60	8.00	6.00	In Subject Property

SITE PLAN

MUNICIPAL ADDRESS:
2424 17 AVE S.W.
CALGARY, ALBERTA

LEGAL DESCRIPTION:
LOT 10
BLOCK 269
PLAN 7680 AN

PREPARED FOR: KINGSWAY BUILDERS

DATE OF SURVEY: February 17th, 2026

0 2 4 8 12 16 20 METRES
SCALE: 1:200

LEGEND:
- Subject Property Line
- Right of Way Line
- Eave Line
- Fence Line
- Sanitary Line
- Storm Line
- Water Line
- Gas Line
- Overhead Wire
- A.G.T Line
- Door
- Second Floor Window
- Main Floor Window
- Basement Floor Window
- Calculation points
- Power Pole
- Power Anchor
- Light Pole
- Manhole
- Catch Basin
- Water Valve
- Gas Valve
- Sign
- Fire Hydrant
- Tree
- Main Building Hatch
- Detached Garage Hatch
- Shed Hatch
- Concrete and Asphalt Hatch
- Wood Hatch
- Roof Hatch

'2F.'–Second Floor	'Enc.'–Encroach(es)	'R/W'–Right of Way
'BC'–Back of Curb	'L'–Length of Arc	'Ret.'–Retaining
'BW'–Back of Walkway	'LG'–Lip of Gutter	'RPE'–Roof Peak Elevation
'Cant.'–Cantilever	'M.F.'–Main Floor	'WB'–Bottom of Wall
'Conc.'–Concrete	'MFE'–Main Floor Elevation	'WT'–Top of Wall
'Elev.'–Elevation	'R'–Radius	

NOTE:
1. The basis of this plan is as follows:
   Datum: North American Datum 1983 (original)
   Projection: 3° Transverse Mercator
   Reference Meridian: 114° west longitude
   Combined Scale Factor: 0.999729
2. Distances are in ground and are shown in metres and decimals thereof.
3. Distances along curves are arc distances.
4. Elevations are derived from ASCM 279018.
5. Existing spot elevations are shown thus: × 1000.00
6. The Certificate of Title 261 010 194 which was Searched on the 10th day of February, 2026 and includes the following instruments:
   Caveat No. 261 000 515
   Mortgage No. 261 010 195
7. The utilities information is acquired from 'The City of Calgary Engineering Department' Drawing No. 38; 59; 60; 87 & 173 in Sec.17–Twp.24–Rge.1–W.5M.

(Horizon Land Surveys Inc. accepts no responsibility for its accuracy. It is the responsibility of the developer and excavator to have all utilities located by Alberta One Call prior to conducting any excavation or ground disturbance.)

AMENDED DRAWINGS

DP No	Date Received
DP2026-01323	SEPT 28 2026

THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

ALBERTA LAND SURVEYORS' ASSOCIATION PERMIT NUMBER P 309 HORIZON LAND SURVEYS INC.

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File No.: 260178	Date: 26/Feb/2026
Surveyed: RW/DK	Drawn: SS/EM

Horizon Land Surveys Inc.
130 Bowness Centre N.W. P. 403-719-0272
Calgary, Alberta, T3B 5M5 F. 403-775-4171

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Drawn by:
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Consultants:

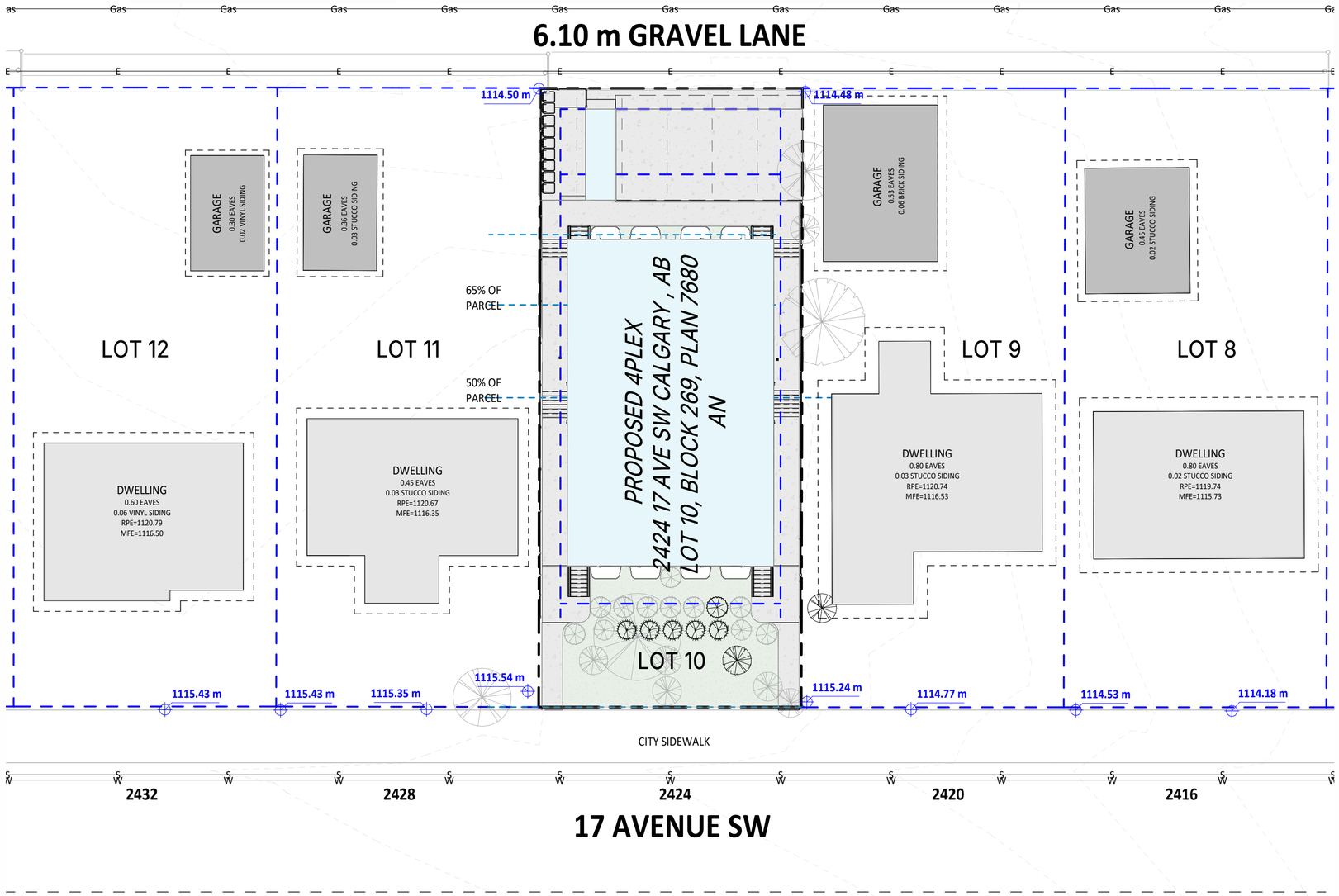
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DP.02
Scale:



2 SOUTH-BLOCK ELEVATION
1 : 200

SOUTH STREETSCAPE



1 BLOCK PLAN
1 : 200

GROSS BUILDING AREA		
FLOOR AREA	Ft^2	m^2
BASEMENT FLOOR	2425.64	225.3
MAIN FLOOR (L1)	2378.85	221.0
SECOND FLOOR (L2)	2430.61	225.8
THIRD FLOOR (L3)	2110.6	196.1
PARKING PAD	630.05	58.5
TOTAL(LEVEL 1 + 2+3)	6920.01	642.9

GROSS UNIT AREA		
DWELLING UNIT #1 - ABOVE GRADE		
FLOOR AREA	Ft^2	m^2
MAIN FLOOR	594.71	55.3
SECOND FLOOR	607.65	56.5
THIRD FLOOR	527.64	49.0
TOTAL	1730	160.7

DWELLING UNIT #2 - ABOVE GRADE		
FLOOR AREA	Ft^2	m^2
MAIN FLOOR	594.71	55.3
SECOND FLOOR	607.65	56.5
THIRD FLOOR	527.64	49.0
TOTAL	1730	160.7

DWELLING UNIT #3 - ABOVE GRADE		
FLOOR AREA	Ft^2	m^2
MAIN FLOOR	594.71	55.3
SECOND FLOOR	607.65	56.5
THIRD FLOOR	527.64	
TOTAL	1730	160.7

DWELLING UNIT #4 - ABOVE GRADE		
FLOOR AREA	Ft^2	m^2
MAIN FLOOR	594.71	55.3
SECOND FLOOR	607.65	56.5
THIRD FLOOR	527.64	49.0
TOTAL	1730	160.7

SUITE #1- BELOW GRADE		
FLOOR AREA	Ft^2	m^2
BASEMENT FLOOR	606.41	56.3
TOTAL	606.41	56.3

SUITE #2 - BELOW GRADE		
FLOOR AREA	Ft^2	m^2
BASEMENT FLOOR	606.41	56.3
TOTAL	606.41	56.3

SUITE #3 - BELOW GRADE		
FLOOR AREA	Ft^2	m^2
BASEMENT FLOOR	606.41	56.3
TOTAL	606.41	56.3

SUITE #4 - BELOW GRADE		
FLOOR AREA	Ft^2	m^2
BASEMENT FLOOR	606.41	56.3
TOTAL	606.41	56.3

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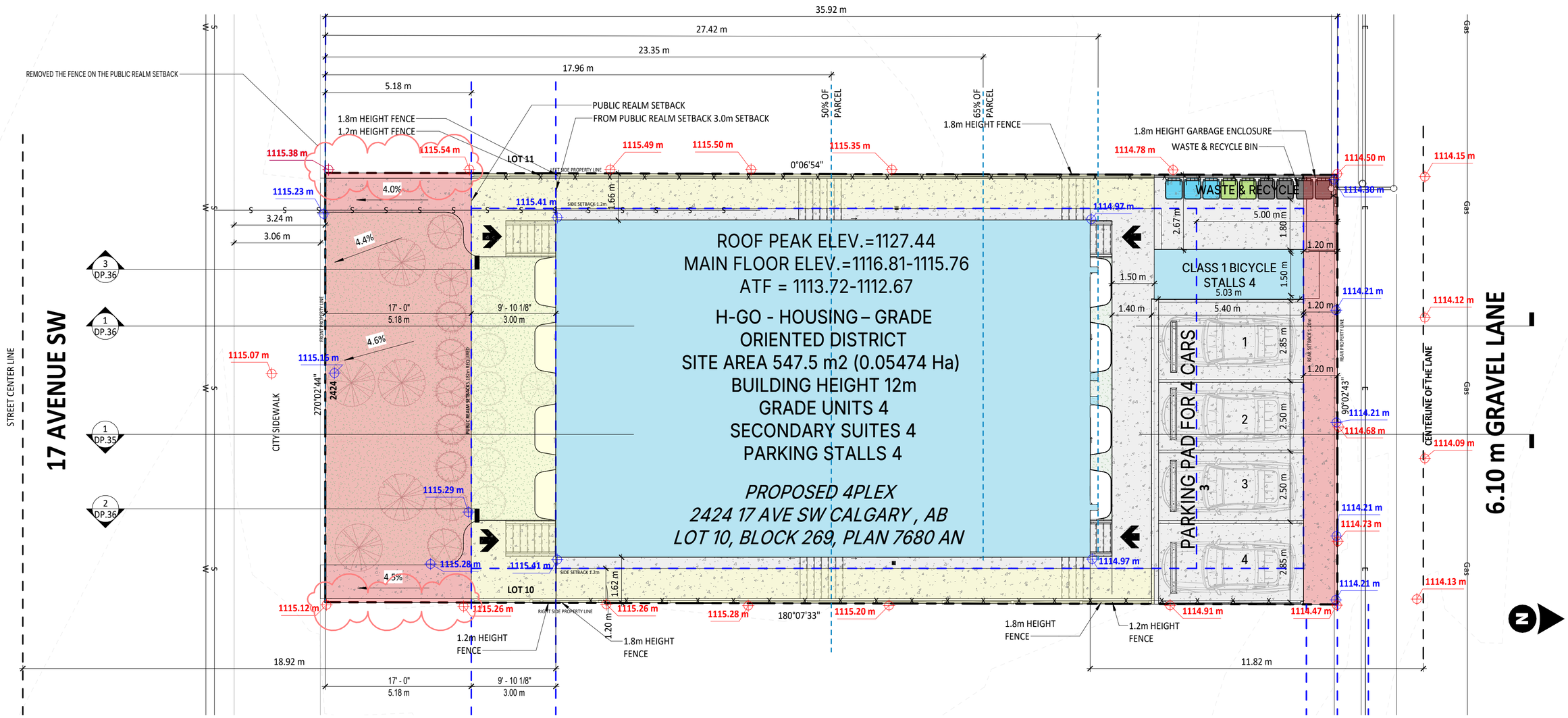
Site:
2424 17 AVE SW, CALGARY, AB
Project:
SCARBORO 4PLEX

Date:
28 SEP 2026
Drawn by:
MP

Consultants:

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DP.04
Scale: 1 : 200



1 SITE PLAN
1 : 100

Property Line
Setback Line
Projection Line
Fence Line
Sanitary Line
Storm Line
Water Line
Gas Line
Electrical Line
To Be Demolished

GRADING
1065.5 m Proposed
1065.5 m Existing

LEGEND-SITE PLAN

CALGARY LAND USE BYLAW 1P2007 - H-GO - Housing – Grade Oriented District					
PART 15: HOUSING DISTRICTS (Division 1)					
	1386	**Purpose :** Grade-oriented residential development in attached or stacked forms at a low-density scale.			
	1387	**Permitted Use :** Dwelling Unit and accessory residential uses.			
	1389	**Rules**			
			Hectare	Ft²	m²
		SITE	0.05474	5892.72	547.5
		60% of Site Coverage	53.9%	3176.8	295.1
		30% Soft Landscaping	30.7%	962.4	89.4
		Vehical Parking			3.0
		Bicycle Stalls			4.0
PART 3 & 4: RULES GOVERNING ALL DISTRICTS (Division 1)					
D1	53	**Public Realm Setbacks**	(17 Ave SW): 5.182 m	5.18 m Provided	
	1390	**Floor Area Ratio**	FAR 1.5	FAR 1.5 Provided	
	1392	**Parcel Coverage**	53.90%		
	1393	**Building Depth and Separation**	76.34%		
	1395	Building Setback from **Front** Property Line	7.90 m		
	1396	Building Setback from **Side** Property Line	LEFT 1.66 m	RIGHT 1.63 m	
	1397	Building Setback from **Rear** Property Line	Laned Parcel 1.1 m		
	1398	**Projections Into Setback Areas**	EAVES	0.3m	
	1399	**Building Height**	12 m		
	1404	**Planting Requirements** -1 tree + 3 shrubs per 110 m²	5 Trees	15 Shrubs	
	1405	**Amenity Space**	86.5 m²		
	1407	**Fences**	1.2m/ 1.8m height		
	1411	**Motor Vehicle Parking Stalls**	0.5 per unit 4 stalls (Parking Pad)		
	1413	**Bicycle Parking Stalls**	(class 1) 1.0 per unit (4 stalls provide)		
	1415	Waste, Recycling and Organics	9 BINS(4+2+3) PROVIDE		

ACCESSORY RESIDENTIAL BUILDING LOCATED WITHIN REQUIRED REAR SETBACK IN ACCORDANCE WITH LUB 1401(4)(b). ALL EXTERIOR WALL/FASCIA MATERIALS ADJACENT TO PROPERTY LINES TO BE MAINTENANCE-FREE. NO EAVES OR ROOF PROJECTIONS TO ENCROACH BEYOND PROPERTY LINES.

AMENDED DRAWINGS
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SITE NOTES

- ROOF DOWNSPOUTS SHALL BE ANGLED TO DISCHARGE TOWARDS THE SWALE IN THE DIRECTION OF FLOW AND SHALL NOT BE

DIRECTED ONTO ADJACENT PROPERTY OR SHALL BE DIRECTLY CONNECTED TO THE STORM SERVICE WHERE REQUIRED.

- SITE COVERAGE IS CALCULATED BASED ON THE BUILDING FOOTPRINT MEASURED TO THE OUTSIDE FACE OF EXTERIOR WALLS,

INCLUDING ALL PORTIONS OF THE BUILDING ABOVE GRADE.

- ALL DIMENSIONS ARE TO PROPERTY LINE UNLESS OTHERWISE NOTED.
- ALL LANDSCAPING TO BE INSTALLED PRIOR TO OCCUPANCY.
- ALL TREES AND SHRUBS SHALL BE NURSERY GROWN STOCK.
- BICYCLE PARKING PROVIDED IN ACCORDANCE WITH CALGARY LAND USE BYLAW.

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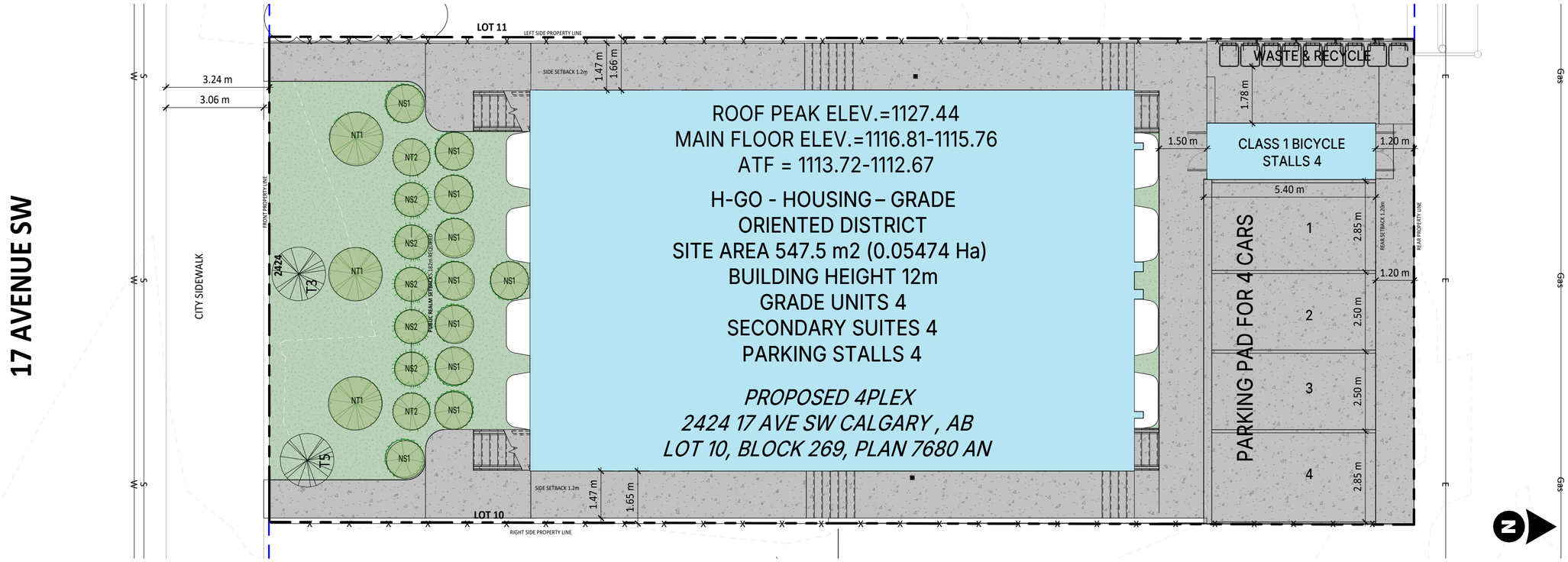
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DP.05
Scale: As indicated



1 LANDSCAPE PLAN

1 : 100

SITE AREA **5892.72 ft² (547.5 m²)**
PROPOSED SOFT LANDSCAPE AREA **1121.6 ft² (104.2m²)** 37.1% TOTAL LANDSCAPE
HARD LANDSCAPE **1898.7 ft² (176.4 m²)**
1 TREE + 3 SHRUBS PER 110 M² OF PARCEL AREA
547.5 m² ÷ 110 m² = 4.97
REQUIRED **TREES = 5**
547.5 m² ÷ 110 m² × 3 = 14.91
REQUIRED **SHRUBS = 15**

PLANTING PROVIDED **5 TREE + 15 SHRUBS**

AMENITY/ LANDSCAPE			%
	Ft²	m²	
SOFTLANDSCAPE	962.39	89.4	
TOTAL LANDSCAPE (SOFT)	962.39	**89.4**	30.65
PAVED PATH	1548.98	143.9	
CONCRETE	628.95	58.4	
TOTAL LANDSCAPE (HARD)	2177.93	**202.3**	69.35
TOTAL LANDSCAPE	3140.32	**291.7**	53.29

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LANDSCAPE IRRIGATION NOTE:
ALL SOFT-SURFACED LANDSCAPED AREAS SHALL BE IRRIGATED BY AN APPROVED LOW-WATER IRRIGATION SYSTEM IN ACCORDANCE WITH THE CITY OF CALGARY LAND USE BYLAW 1P2007.

NOTES
- FENCE LOCATION TO BE ENTIRELY WITHIN PROPERTY LINE UNLESS OTHERWISE APPROVED.

ID	TYPE	QUANTITY	MINIMUM SIZE (AT TIME OF PLANTING)	BOTANICAL & COMMON NAME	PLANT IMAGE
NT1	DECIDUOUS TREE	03	CALIPER 85 MM	• *ACER TATARICUM (HOT WINGS MAPLE)* • *POPULUS TREMULA 'ERECTA'(SWEDISH COLUMNAR ASPEN)*	
NT2	CONIFEROUS TREE	02	HEIGHT 2.0 M	• *PICEA PUNGENS (COLORADO BLUE SPRUCE)*	
NS1	DECIDUOUS SHRUB	10	SPREAD 600 MM	• *CORNUS ALBA (IVORY HALO DOGWOOD)*	
NS2	CONIFEROUS SHRUB	05	SPREAD 600 MM	• *JUNIPERUS SABINA (CALGARY CARPET JUNIPER)*	

LANDSCAPE-PLANTING

PROPOSED CONCRETE PATHWAY/ DRIVE LANE (BROOM FINISH)
PROPOSED SOFTSCAPE (SOD)
PERMEABLE PAVERS
MLUCH

NT1-TREE-DECIDUOUS **03**
NT2-TREE-CONIFEROUS **02**
NS1-SHRUBS-DECIDUOUS **10**
NS2-SHRUBS-CONIFEROUS **05**

Property Line
Setback Line
Projection Line
Fence Line
Sanitary Line
Storm Line
Water Line
Gas Line
Electrical Line
To Be Demolished

GRADING
1065.5 m Proposed
1065.5 m Existing

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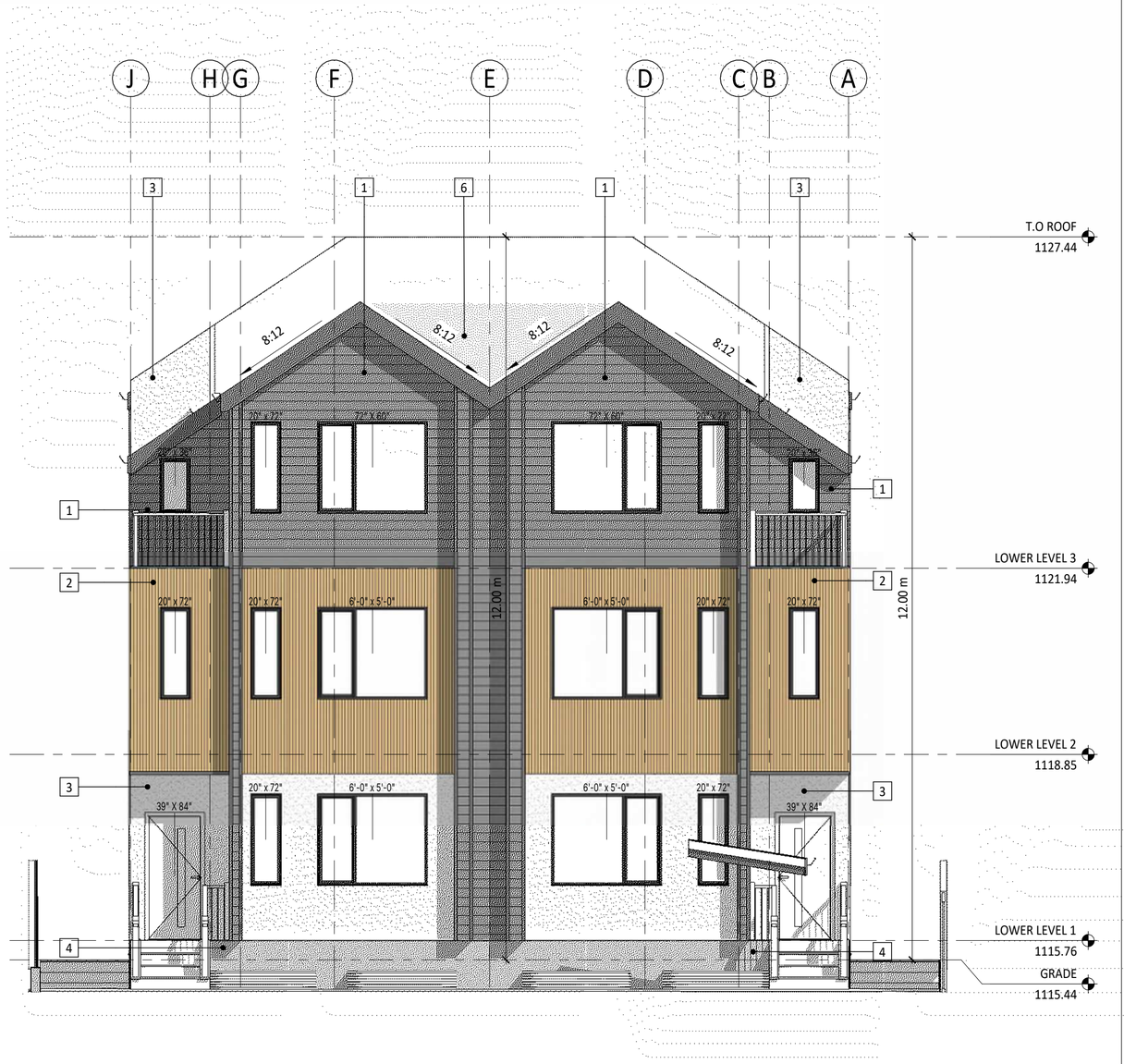
DP.06
Scale: As indicated

MATERIALS

ID	DESCRIPTION
1	HORIZONTAL HARDIE PANEL (GREY)
2	VERTICAL WOOD CLADDING
3	STUCCO (WHITE)
4	PARGING
5	PAINTED WOOD (DARK GREY)
6	ASPHALT ARCHITECTURAL SHINGLES
7	CAST-IN-PLACE CONCRETE
8	ORIENTED STRAND BOARD (OSB)
P-2	METAL ROOFING



1 SOUTH-ELEVATION
1 : 64



3 NORTH-ELEVATION
1 : 64

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P-2	METAL ROOFING

AMENDED DRAWINGS
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GLAZING TREATMENT NOTE:
PROVIDE OBSCURE / FROSTED GLAZING TO DESIGNATED SIDE-FACING WINDOWS TO LIMIT DIRECT VIEWS TOWARD ADJACENT RESIDENTIAL PROPERTIES AND REDUCE PRIVACY / OVERLOOKING IMPACTS.

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DP.21
Scale: 1 : 64

AMENDED DRAWINGS
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WEST-ELEVATION

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DP.22
Scale: 1 : 64



1 EAST-ELEVATION-EBF
1 : 200



2 NORTH-ELEVATION-EBF
1 : 200



3 SOUTH-ELEVATION-EBF
1 : 200



4 WEST-ELEVATION-EBF
1 : 200

Occupancy Classification of Building		Elevation	Area (m^2)	Area of opening (Sqm)	Area of wall (Sqm)	Limiting Dist.(m)	Maximum Area of Unprotected Openings Permitted, % of Exposing Building Face Area	Maximum Aggregated Area of Unprotected openings in Exterior wall-Proposed %
RESIDENTIAL	C	EAST	174.7	14.06	160.64	1.62	8%	8.0%
		NORTH	114.56	19.2	95.36	11.82	55%	17%
		SOUTH	120.42	18.5	101.92	20.83	92%	15%
		WEST	174.95	14.07	160.88	1.65	8%	8.0%

AMENDED DRAWINGS
DP No: DP2026-01323
Date Received: SEPT 28 2026
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Kingsway
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www.kingswaydrafting.ca
(825) - 888 - 6550

Site:
2424 17 AVE SW, CALGARY, AB

Project:
SCARBORO 4PLEX

Date:
28 SEP 2026

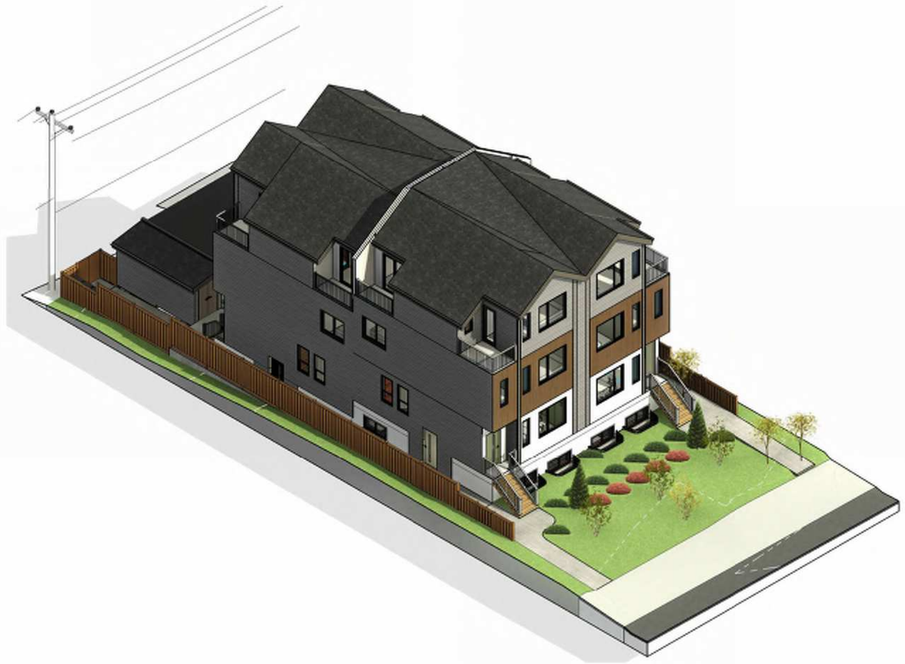
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ISOMETRIC VIEW-1



ISOMETRIC VIEW-2



ISOMETRIC VIEW-3



ISOMETRIC VIEW-4

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DP.40

Scale: