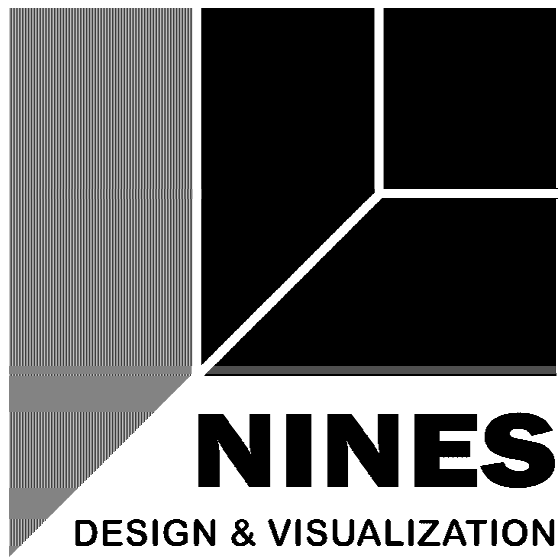


PROPOSED MULTI-FAMILY DEVELOPMENT

ISSUED FOR DEVELOPMENT PERMIT



BUILDING UNIT AREAS		
NAME	SQ.FT	SQ.M
UNIT 1		
MAIN FLOOR	751.67	69.83
BASEMENT	751.67	69.83
TOTAL AREA	1503.34	139.66
UNIT 5		
THIRD FLOOR	773.83	71.89
SECOND FLOOR	722.54	67.13
TOTAL AREA	1496.37	139.02
UNIT 2		
MAIN FLOOR	750.75	69.74
BASEMENT	750.75	69.74
TOTAL AREA	1501.5	139.48
UNIT 6		
THIRD FLOOR	771.83	71.70
SECOND FLOOR	724.37	67.29
TOTAL AREA	1496.2	138.99
UNIT 3		
MAIN FLOOR	750.75	69.74
BASEMENT	750.75	69.74
TOTAL AREA	1501.5	139.48
UNIT 7		
THIRD FLOOR	771.83	71.70
SECOND FLOOR	724.37	67.29
TOTAL AREA	1496.2	138.99
UNIT 4		
MAIN FLOOR	750.67	69.74
BASEMENT	750.67	69.74
TOTAL AREA	1501.34	139.48
UNIT 8		
THIRD FLOOR	771.83	71.70
SECOND FLOOR	724.37	67.29
TOTAL AREA	1496.2	138.99
ABOVE GRADE	8988.81	835.08
BELOW GRADE	3003.84	279.06

DATE	No.	REVISION	BY

Bylaw Study

ADDRESS

Municipal: 112 18 Ave NE, Calgary, AB
Legal: Lots 14&15, Block 11, Plan 21290

PROPOSED DENSITY (U/Ha)

LAND USE
M-C1 Multi-Residential - Contextual Low Profile
Parcel Area (Ha) 0.058
Proposed Units: 8
8 units / 0.058 Ha = 137.93 U/Ha

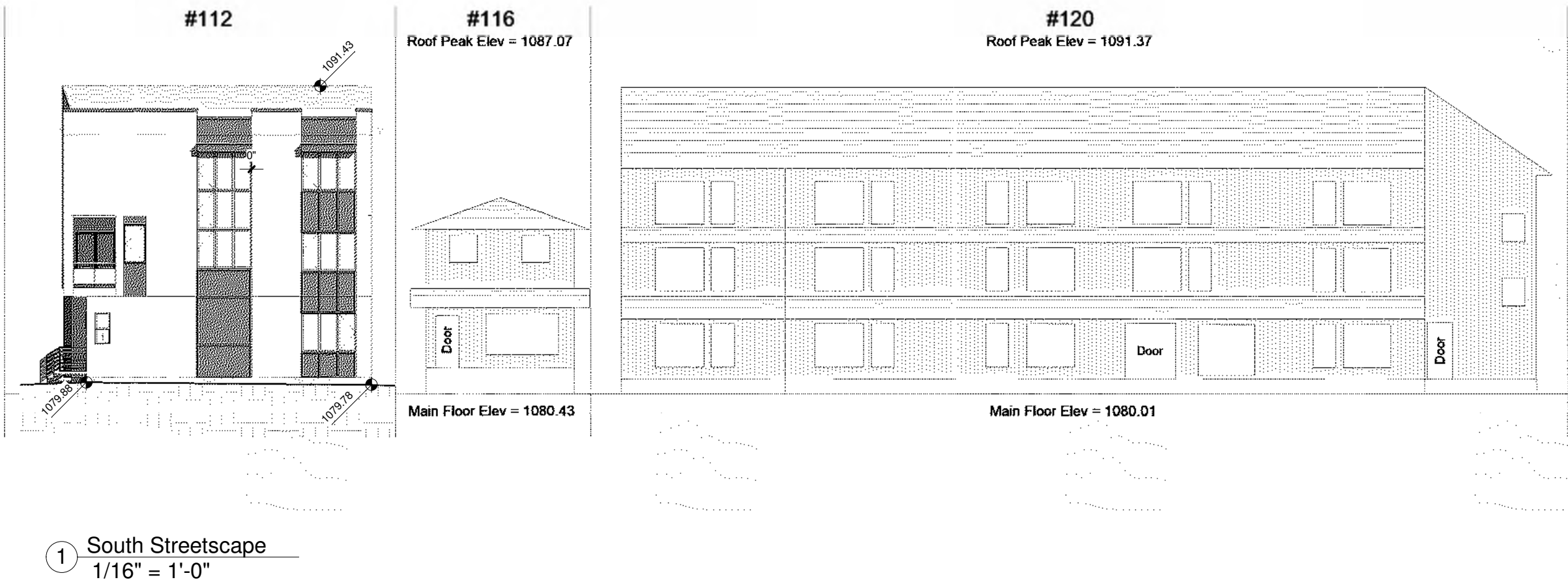
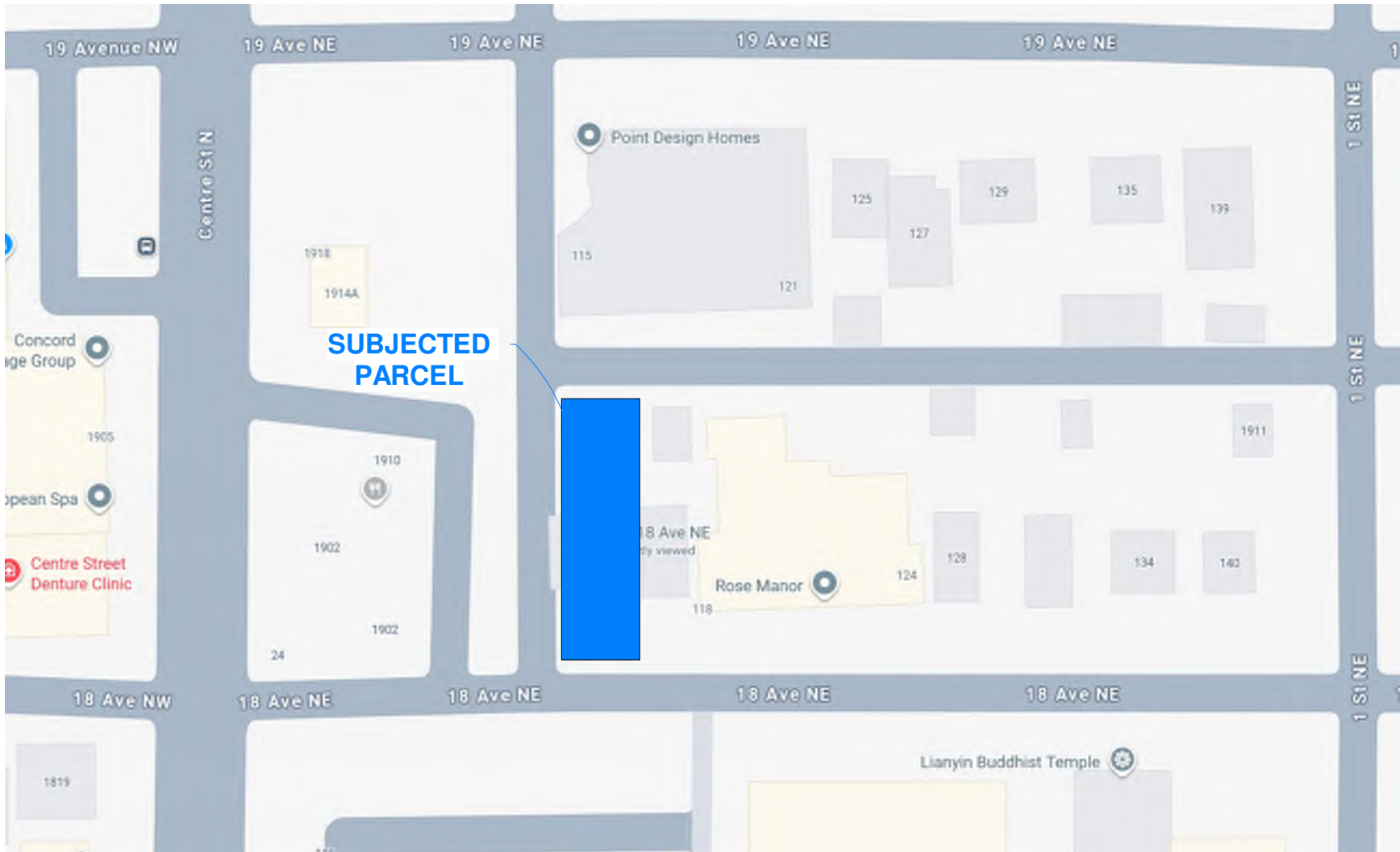
BUILDING COVERAGE (%) 62.75

WASTE AND RECYCLING

Capacity: 8 carts x 65 Gallon each = 520 Gallons
Proposed Waste storage distribution:
Black Cart (65G) 3
Blue Cart (65G) 3
Green Cart (65G) 2
Total Carts: 8
Carts to be manually rolled out to pick-up location on collection day by a private waste management company.

PARKING

On-Site Parking Garage 4
Bike Storage 4



Proposed Multi-Family Development

112 18 Ave NE, Calgary, AB

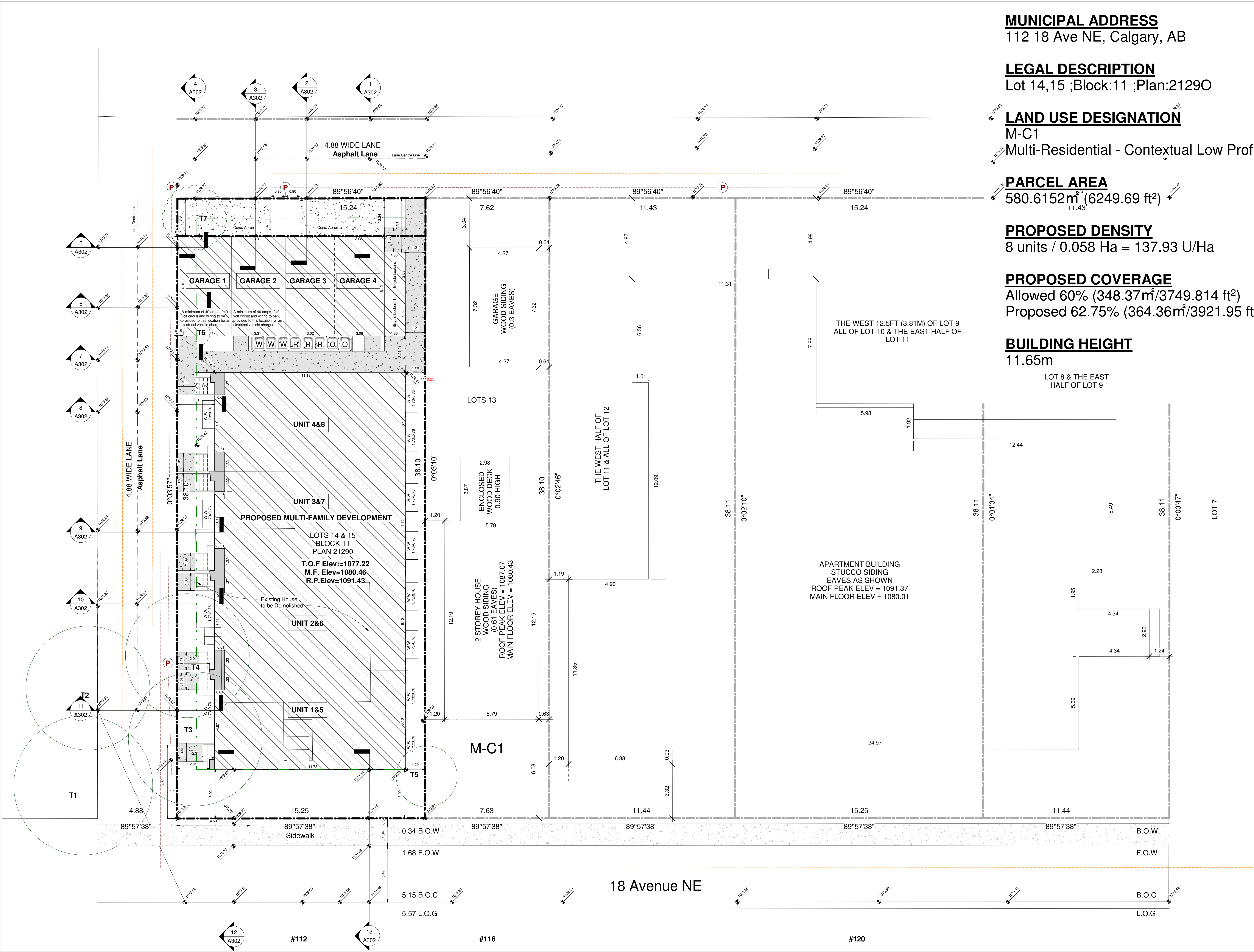
PROJECT

CLIENT
Owner

PROGRESS		DP	
SCALE		As indicated	
DRAWN	JP	CHECKED	TB
FILE		20260107	
DATE		3/23/2026 11:00:07 AM	

Title Page

A001



MUNICIPAL ADDRESS
112 18 Ave NE, Calgary, AB

LEGAL DESCRIPTION
Lot 14,15 ;Block:11 ;Plan:21290

LAND USE DESIGNATION
M-C1
Multi-Residential - Contextual Low Profile

PARCEL AREA
580.6152m² (6249.69 ft²)

PROPOSED DENSITY
8 units / 0.058 Ha = 137.93 U/Ha

PROPOSED COVERAGE
Allowed 60% (348.37m²/3749.814 ft²)
Proposed 62.75% (364.36m²/3921.95 ft²)

BUILDING HEIGHT
11.65m
LOT 8 & THE EAST HALF OF LOT 9

DATE	No.	REVISION	BY

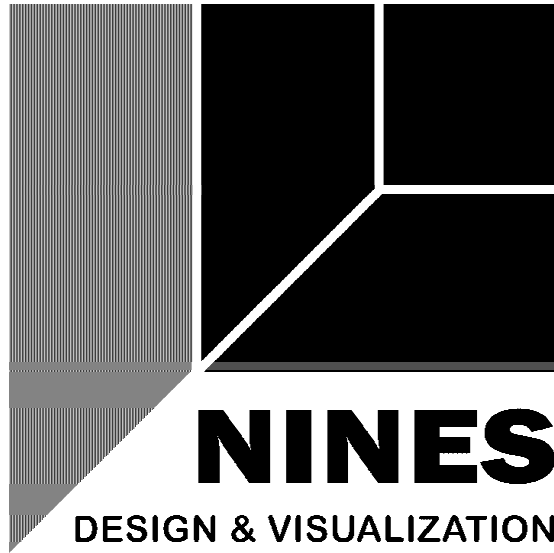
PROJECT
Proposed Multi-Family Development

CLIENT
Owner

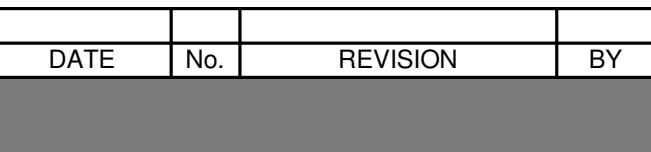
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Site / Block Plan

A002



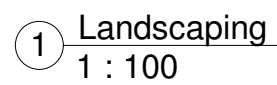
112 18 Ave NE, Calgary, AB



112 18 Ave NE, Calgary, AB

PROGRESS		DP	
SCALE		As indicated	
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FILE	20260107		
DATE	3/23/2026 11:00:10 AM		

A003



	CONIFEROUS TREE		<u>PROPOSED STRUCTURE</u>
			<u>CONC. WALKWAY</u>
			<u>CONC. PAVING</u>
			WAP Area & Apron
			<u>SOD</u>
			<u>MULCH</u>
	DECIDUOUS TREE		<u>AMENITY SPACE</u>
			Grass
			<u>CITY LAND</u>
	SHRUB		<u>GRAVEL</u>
			<u>CONC. STEPS & PORCH</u>

10 Trees & 20 Shrubs Provided.

1. All soft surface landscaping provided with low water irrigation system.
2. City boulevard between property line and back of walk to be grass.
3. An Urban Forestry (UF) Technician must be onsite to mitigate possible root damage to adjacent Public trees during deep service excavation and walkway installation. Contact Urban Forestry via 311 to make arrangements for onsite meeting. Urban Forestry requires minimum two business days' notice prior to meeting onsite.
4. The dwelling units will be solar ready and able to accommodate solar photovoltaic panels for electricity eneration.
5. Rough in EV chargers in the garage 5 for future level 2 EVSE installation.
6. A minimum depth of 300mm topsoil for all sodded areas and 600mm for shrub and tree beds.

DATE	No.	REVISION	BY

PROJECT
Proposed Multi-Family Development

112 18 Ave NE, Calgary, AB

CLIENT
Owner

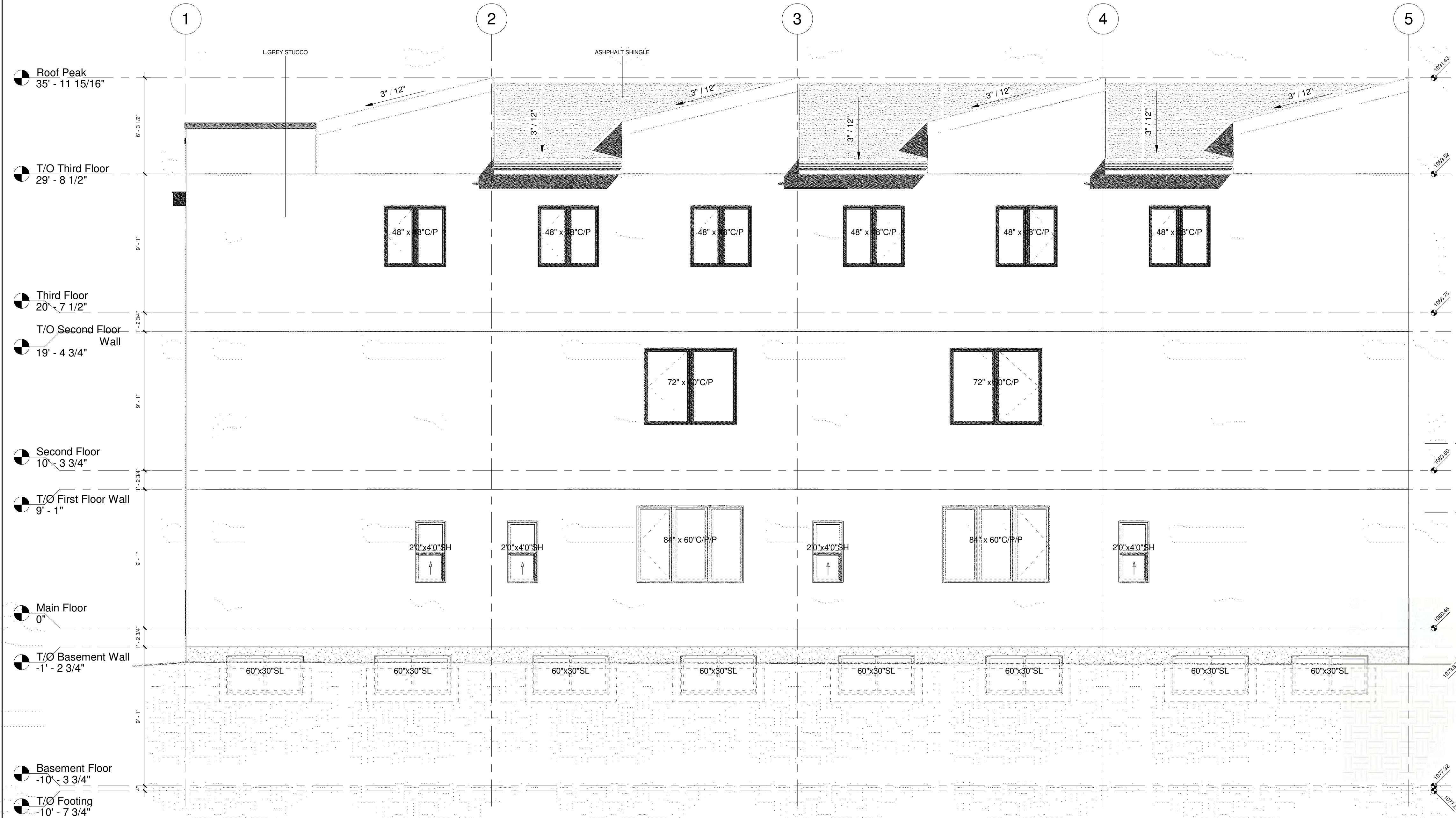
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West Elevation

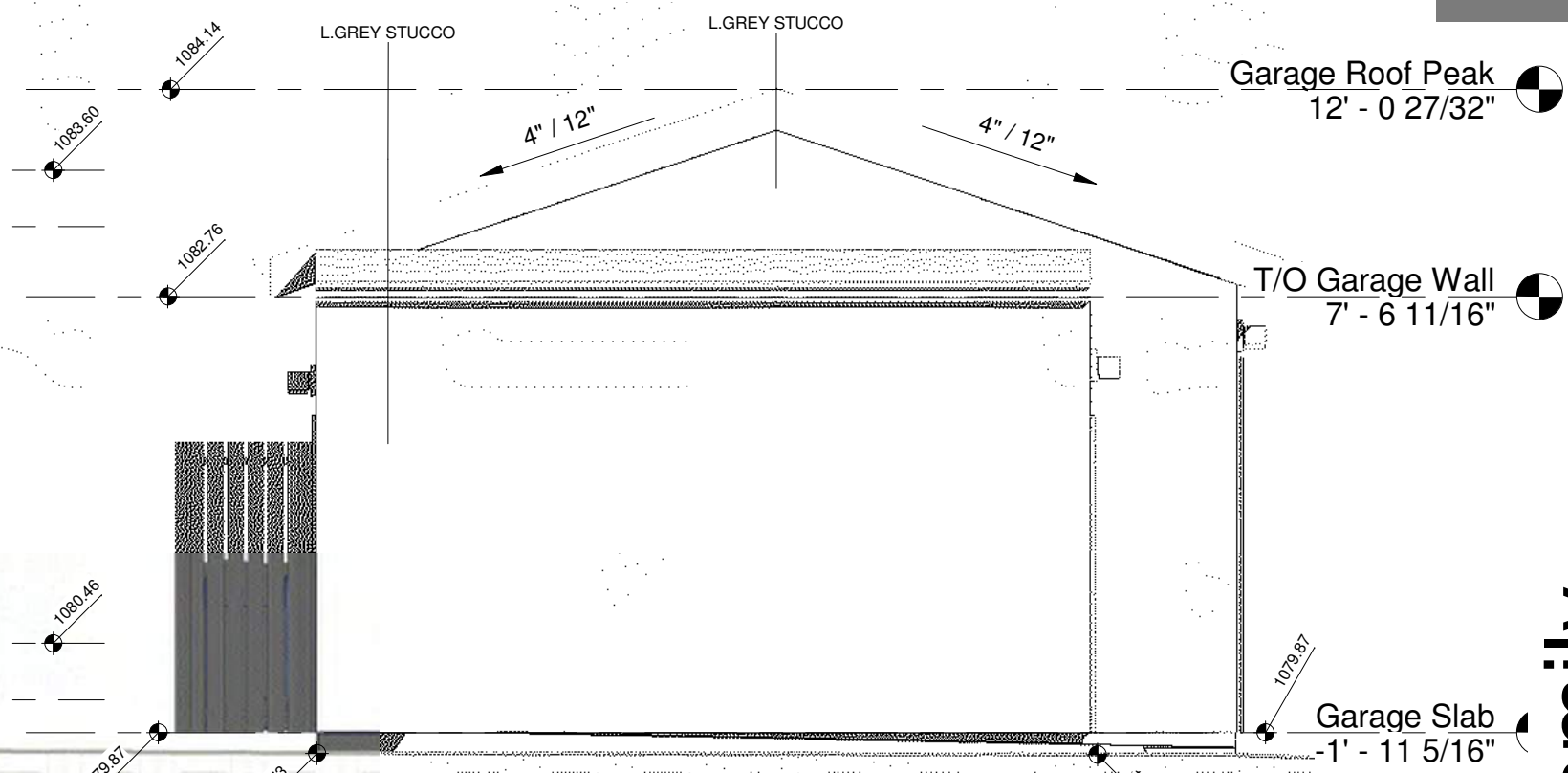
A201



1 West Elevation
1/4" = 1'-0"



DATE	No.	REVISION	BY



PROJECT
**Proposed Multi-Family
Development**

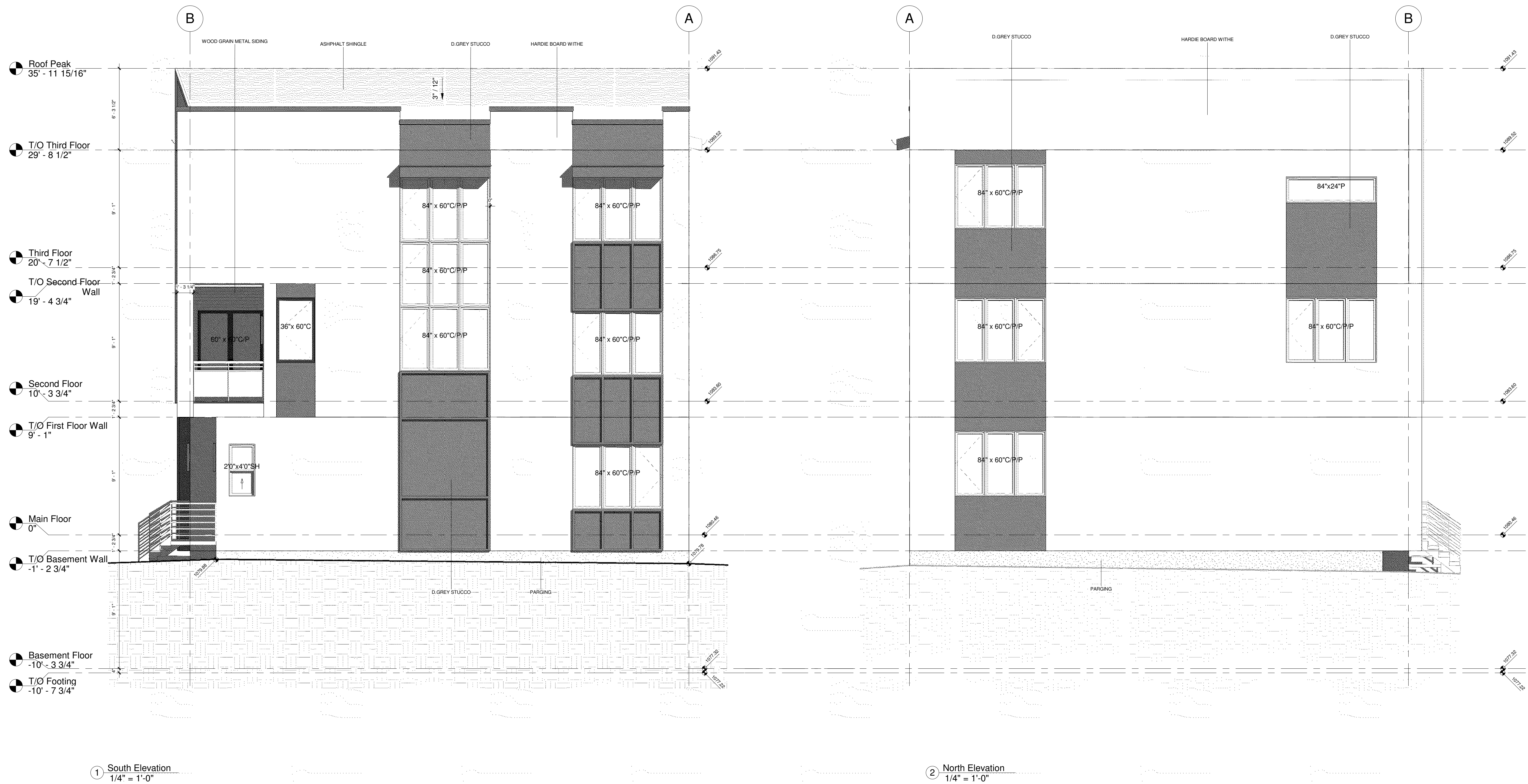
112 18 Ave NE, Calgary, AB

CLIENT
Owner

PROGRESS	DP
SCALE	1/4" = 1'-0"
DRAWN	TB
CHECKED	LM
FILE	20260107
DATE	3/23/2026 11:00:20 AM

East Elevation

A202



DATE	No.	REVISION	BY

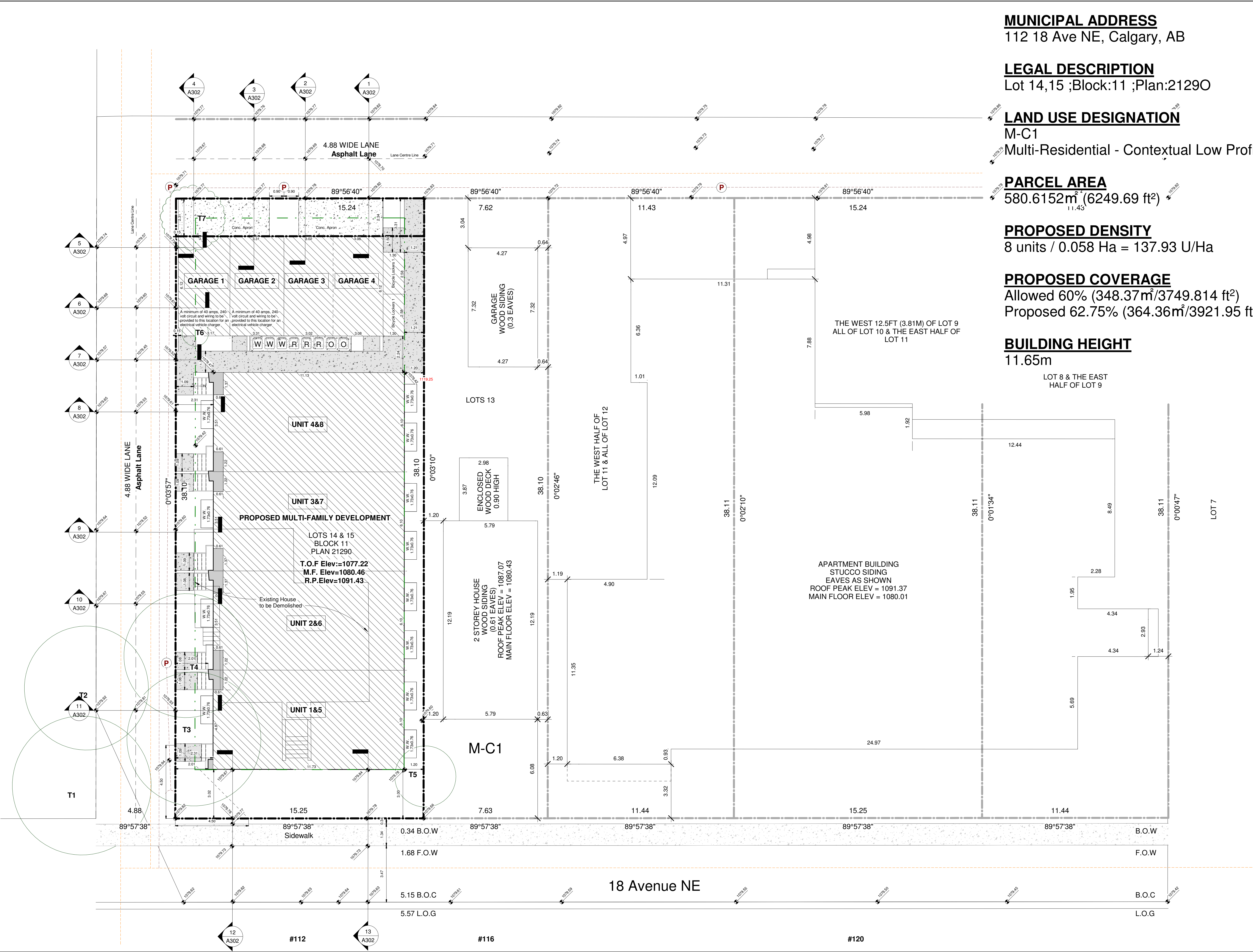
PROJECT
**Proposed Multi-Family
Development**

112 18 Ave NE, Calgary, AB

CLIENT
Owner

PROGRESS	DP
SCALE	1/4" = 1'-0"
DRAWN	JP
FILE	20260107
DATE	3/23/2026 11:00:22 AM

South & North
Elevations
A203



MUNICIPAL ADDRESS
112 18 Ave NE, Calgary, AB

LEGAL DESCRIPTION
Lot 14,15 ;Block:11 ;Plan:21290

LAND USE DESIGNATION
M-C1
Multi-Residential - Contextual Low Profile

PARCEL AREA
580.6152m² (6249.69 ft²)

PROPOSED DENSITY
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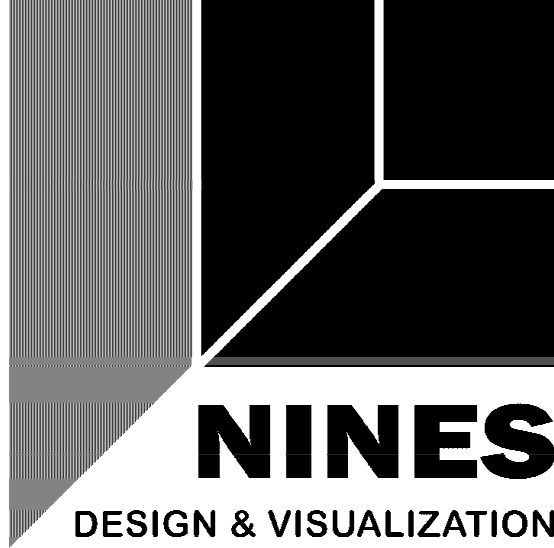
PROJECT
**Proposed Multi-Family
Development**

CLIENT
Owner

PROGRESS	DP
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DATE	3/23/2026 10:59:30 AM

Site / Block Plan

A002



112 18 Ave NE, Calgary, AB