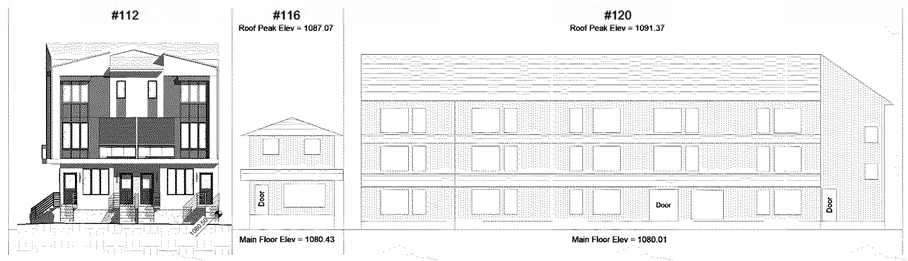
# PROPOSED MULTI-FAMILY DEVELOPMENT

ISSUED FOR DEVELOPMENT PERMIT






1 South Streetscape
1/16" = 1'-0"

## 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**

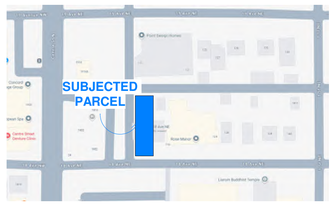
Capacity: 10 carts x 65 Gallon each = 650 Gallons
Proposed Waste storage distribution:
Black Cart (65G) 4
Blue Cart (65G) 3
Green Cart (65G) 3
Total Carts: 10
Carts to be manually rolled out to pick-up location
on collection day by a private waste management company.

**PARKING**

On-Site Parking Stalls 5
Bike Storage 6

**BUILDING UNIT AREAS**

| NAME | SQ.FT | SQ.M |
|---|---|---|
| **UNIT 1** | | |
| SECOND FLOOR | 415.51 | 38.60 |
| THIRD FLOOR | 471.63 | 43.81 |
| TOTAL AREA | 887.14 | 82.41 |
| **UNIT 2** | | |
| SECOND FLOOR | 391.01 | 36.33 |
| THIRD FLOOR | 447.13 | 41.54 |
| TOTAL AREA | 838.14 | 77.87 |
| **SUITE 1** | | |
| MAIN FLOOR | 412.29 | 38.30 |
| BASEMENT | 422.63 | 39.26 |
| TOTAL AREA | 834.92 | 77.56 |
| **SUITE 2** | | |
| MAIN FLOOR | 436.79 | 40.58 |
| BASEMENT | 447.13 | 41.54 |
| TOTAL AREA | 883.92 | 82.12 |
| **UNIT 3** | | |
| MAIN FLOOR | 637.42 | 59.22 |
| BASEMENT | 637.42 | 59.22 |
| TOTAL AREA | 1274.84 | 118.44 |
| **UNIT 4** | | |
| MAIN FLOOR | 637.42 | 59.22 |
| BASEMENT | 637.42 | 59.22 |
| TOTAL AREA | 1274.84 | 118.44 |
| **UNIT 5** | | |
| MAIN FLOOR | 637.42 | 59.22 |
| BASEMENT | 637.42 | 59.22 |
| TOTAL AREA | 1274.84 | 118.44 |
| **UNIT 6** | | |
| THIRD FLOOR | 693.75 | 64.45 |
| SECOND FLOOR | 654.08 | 60.77 |
| TOTAL AREA | 1347.83 | 125.22 |
| **UNIT 7** | | |
| THIRD FLOOR | 693.75 | 64.45 |
| SECOND FLOOR | 654.08 | 60.77 |
| TOTAL AREA | 1347.83 | 125.22 |
| **UNIT 8** | | |
| THIRD FLOOR | 693.75 | 64.45 |
| SECOND FLOOR | 654.08 | 60.77 |
| TOTAL AREA | 1347.83 | 125.22 |
| **ABOVE GRADE** | 8530.11 | 792.47 |
| **BELOW GRADE** | 2782.02 | 258.46 |




NINES
DESIGN & VISUALIZATION

| DATE | No. | REVISION | BY |
|---|---|---|---|
| July 3 | 1 | DR1 | |

PROJECT
Proposed Multi-Family Development
112 18 Ave NE, Calgary, AB

CLIENT
Owner

| | | | |
|---|---|---|---|
| PROGRESS | DP | | |
| SCALE | As indicated | | |
| DRAWN | JP | CHECKED | TB |
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Title Page

A001

## MUNICIPAL ADDRESS
112 18 Ave NE, Calgary, AB

## LEGAL DESCRIPTION
Lot 14,15 ;Block:11 ;Plan:2129O

## 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

## BUILDING HEIGHT
12.44m

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| Oct 18, 2026 | 2 | Revision 2 | |
| July 3 | 1 | DR1 | |
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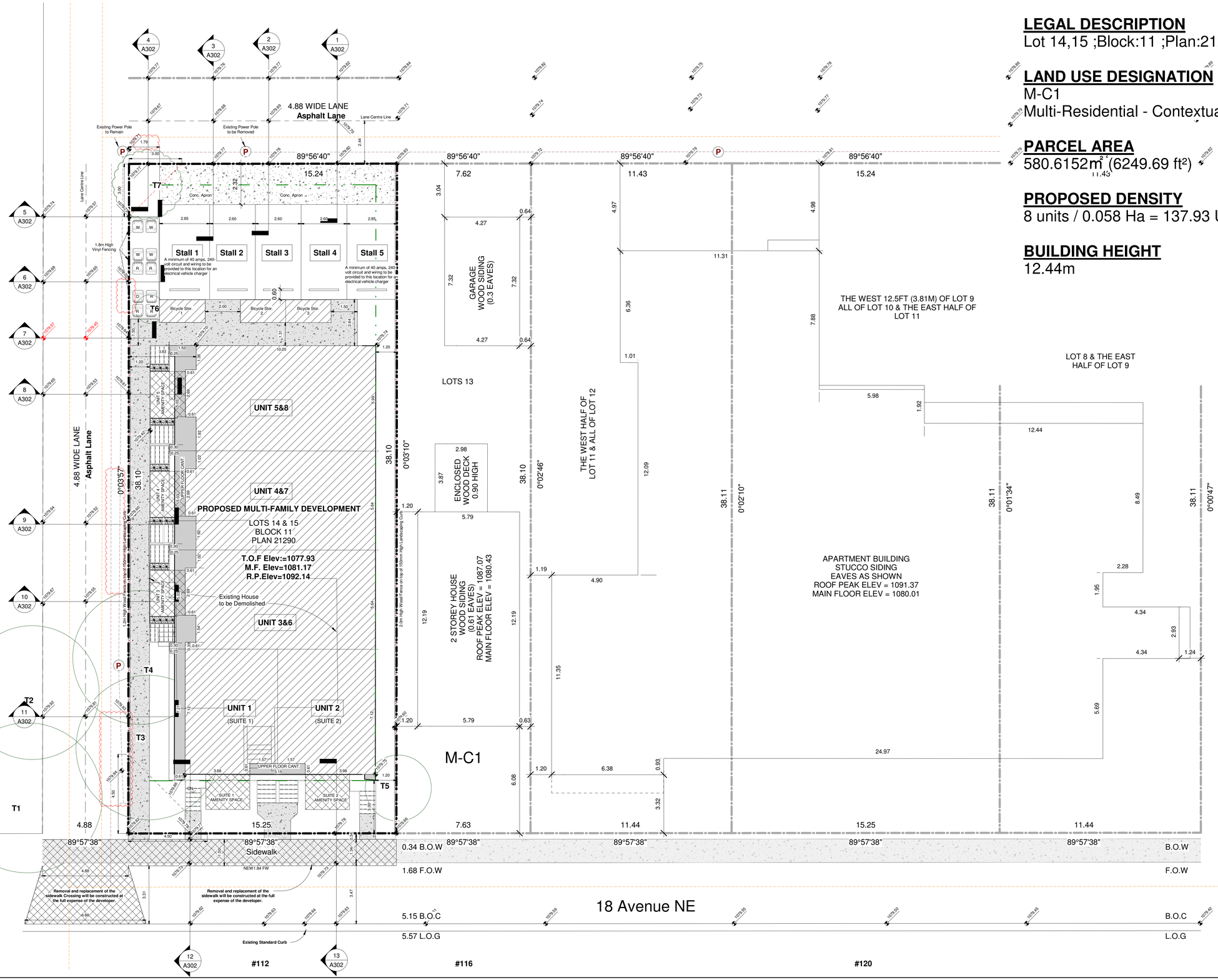


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# Proposed Multi-Family Development
112 18 Ave NE, Calgary, AB

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Site / Block Plan

A002

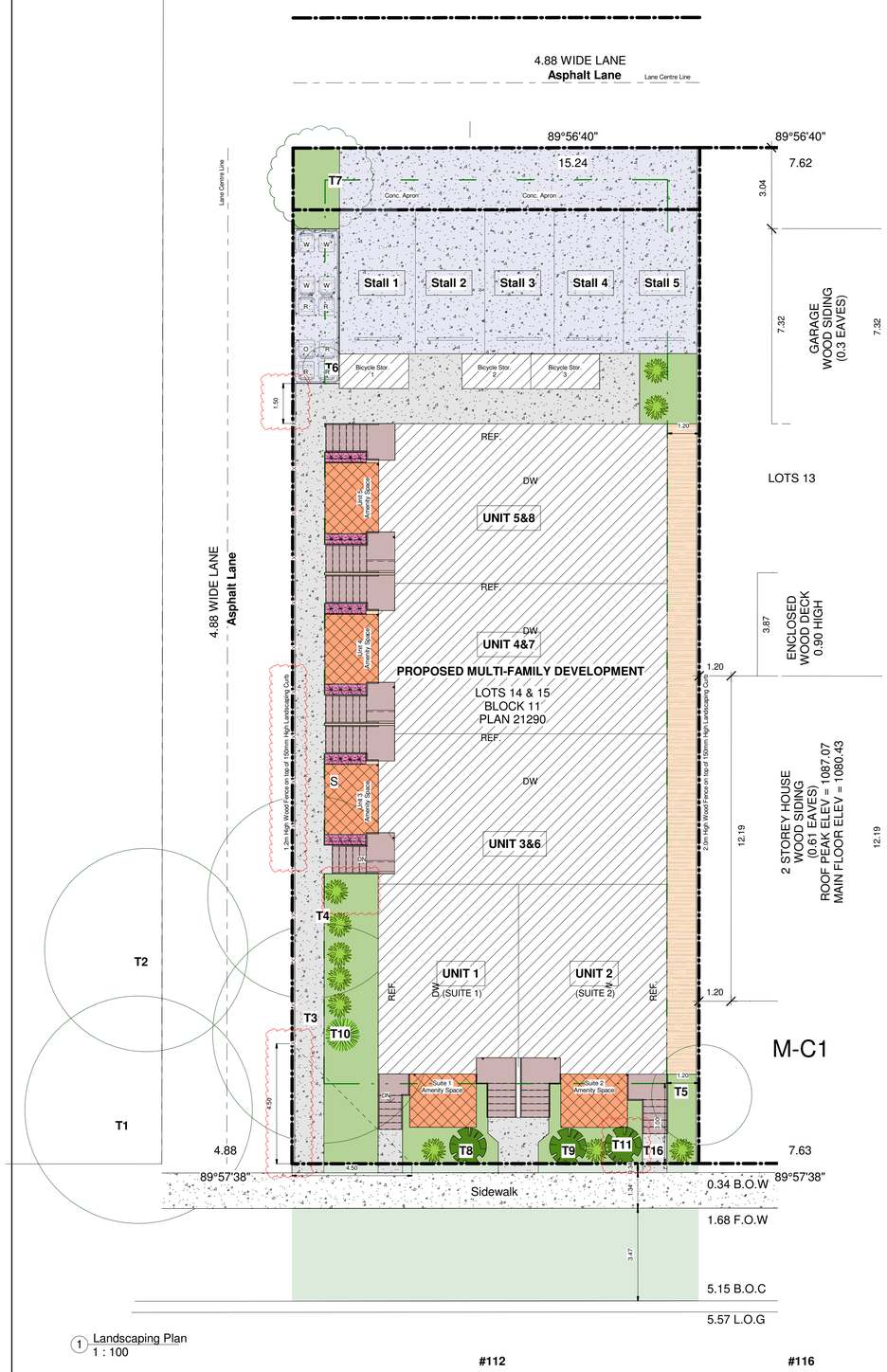
## DRAWING LEGEND

CONIFEROUS TREE

DECIDUOUS TREE

SHRUB

PROPOSED STRUCTURE
CONC. WALKWAY
Permeable Concrete Paving
CONC. PAVING
W&R Area & Apron
SOD
MULCH
AMENITY SPACE
Permeable Brick Paving
CITY LAND
GRAVEL
CONC. STEPS & PORCH
RAISED PLANTER




1 Landscaping Plan
1 : 100

**Municiple 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)
0.058ha

**Landscaping Area Calculation:**
Building Foot Print: 2761.58 ft²/256.56 m²
Bicycle Storages:108.64 ft²/10.09 m²
Parking Stalls:783.44 ft²/72.78m²
Driveway:338.38ft²/31.44m²
W&R Area:108.78ft²/10.10m²

Provided Landscaping Area: 38.69%
269.10ft²/25m² (Balcony) (11.13% of Total Landscaping Area)
2148.87ft²/199.63m² (Provided on Grade)
Low Water Landscaping Option & Enhanced Landscaping Option Applied.

Sod: 531.83 ft²/49.41 m²
Mulch: 371.12 ft²/34.48 m²
**Soft Landscaping Area: 902.95 ft²/83.89m² (42.02%)**

Conc. Walkway: 652.79 ft²/ 60.65 m²
Conc. Steps/Landings: 311.67 ft²/ 28.95 m²

**4 Trees & 10 Shrubs Provided.**

1. All soft surfaced landscaped area provided with low water irrigation system that is confined to trees and shrubs.
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.

## PLANTING SCHEDULE

**PROPOSED TREE**

| # | SPECIES | CALIPER | CANOPY | HEIGHT | AMOUNT | SCIENTIFIC NAME |
|---|---|---|---|---|---|---|
| S | SHRUB | 0.15m | 0.6m | 1m | 10 | JUNIPERUS PROCUMBENS |
| T8 | DECIDUOUS | 75mm | 2.0m | 3m | 1 | SNOWBIRD HAWTHORN |
| T9 | DECIDUOUS | 75mm | 2.0m | 3m | 1 | GLADIATOR CRABAPPLE |
| T10 | CONIFEROUS | 65mm | 2.0m | 3m | 1 | SIBERIAN LARCH |
| T11 | DECIDUOUS | 65mm | 2.0m | 3m | 1 | PIN CHERRY |

**EXISTING TREES**

| # | SPECIES | TRUNK(±) | CANOPY(±) | HEIGHT(±) | STATUS | | COMMENTS |
|---|---|---|---|---|---|---|---|
| T1 | DECIDUOUS | 0.75m | 8.0m | 8.50m | REMOVED | 1 | |
| T2 | DECIDUOUS | 0.95m | 8.0m | 8.00m | REMOVED | 1 | |
| T3 | DECIDUOUS | 0.75m | 9.0m | 10.00m | REMOVED | 1 | |
| T4 | DECIDUOUS | 0.60m | 8.0m | 9.00m | REMOVED | 1 | |
| T5 | DECIDUOUS | 0.65m | 8.0m | 3.65m | REMOVED | 1 | |
| T6 | DECIDUOUS | 0.10m | 2.4m | 1.00m | REMOVED | 1 | |
| T7 | BUSH | -- | -- | 4.00m | REMOVED | 1 | |



PERMEABLE BRICK PAVING FOR AMENITY SPACE



PERMEABLE CONCRETE FOR WALKWAY

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| | | | |

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Landscaping Plan

A003




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

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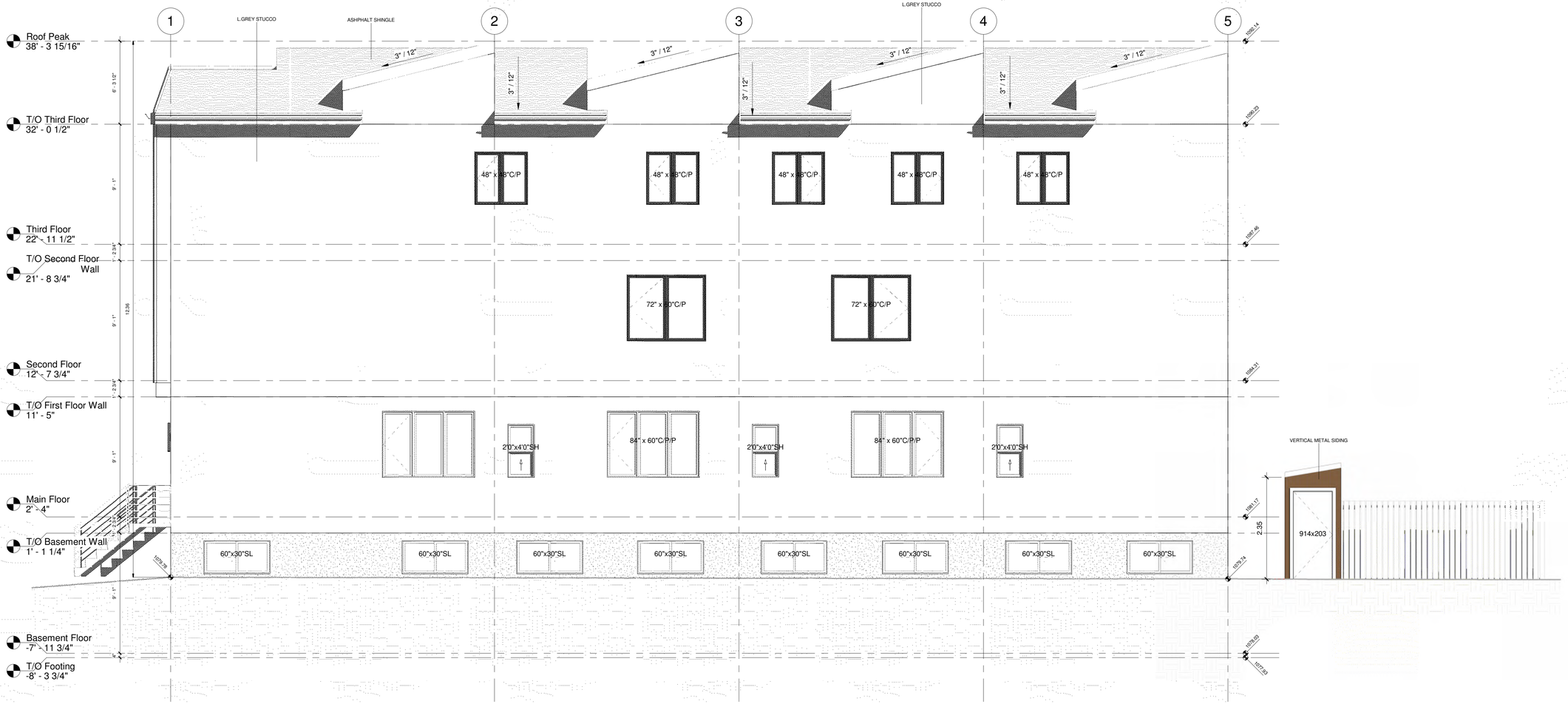
West Elevation

A201




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

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|---|---|---|---|
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East Elevation

A202




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| | | | |

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|---|---|---|---|
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South & North Elevations

A203