

COLLECTIVE DESIGN

KINGSLAND – MULTI FAMILY
5 UNIT & 5 SUITE
HGO DEVELOPMENT

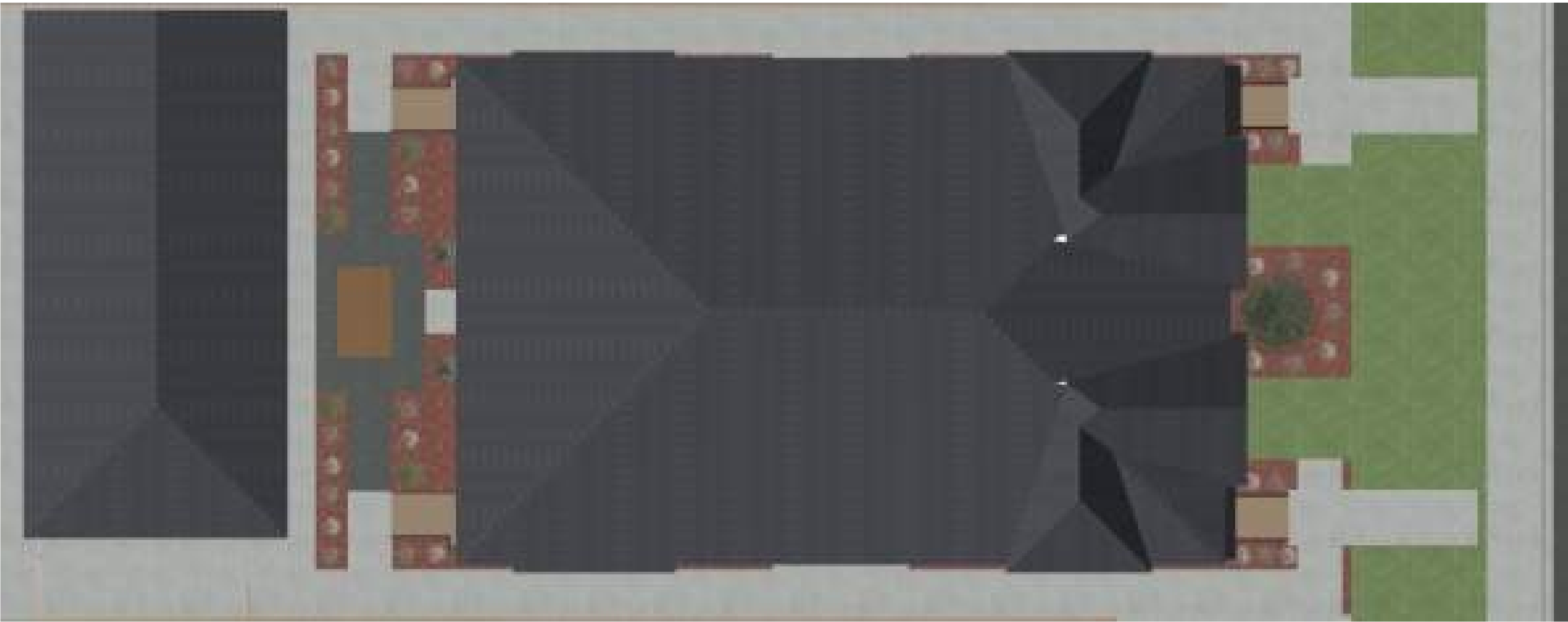
2409 25 AVE NW
THAT PORTION OF LOT 16 WHICH
LIES TO THE EAST OF THE WEST
15 FEET (4.57m) THEREOF ALL
OF LOT 17 AND THE WEST 20
FEET (6.10m) OF LOT 18
BLOCK 4, PLAN 5090AM

CONTENTS

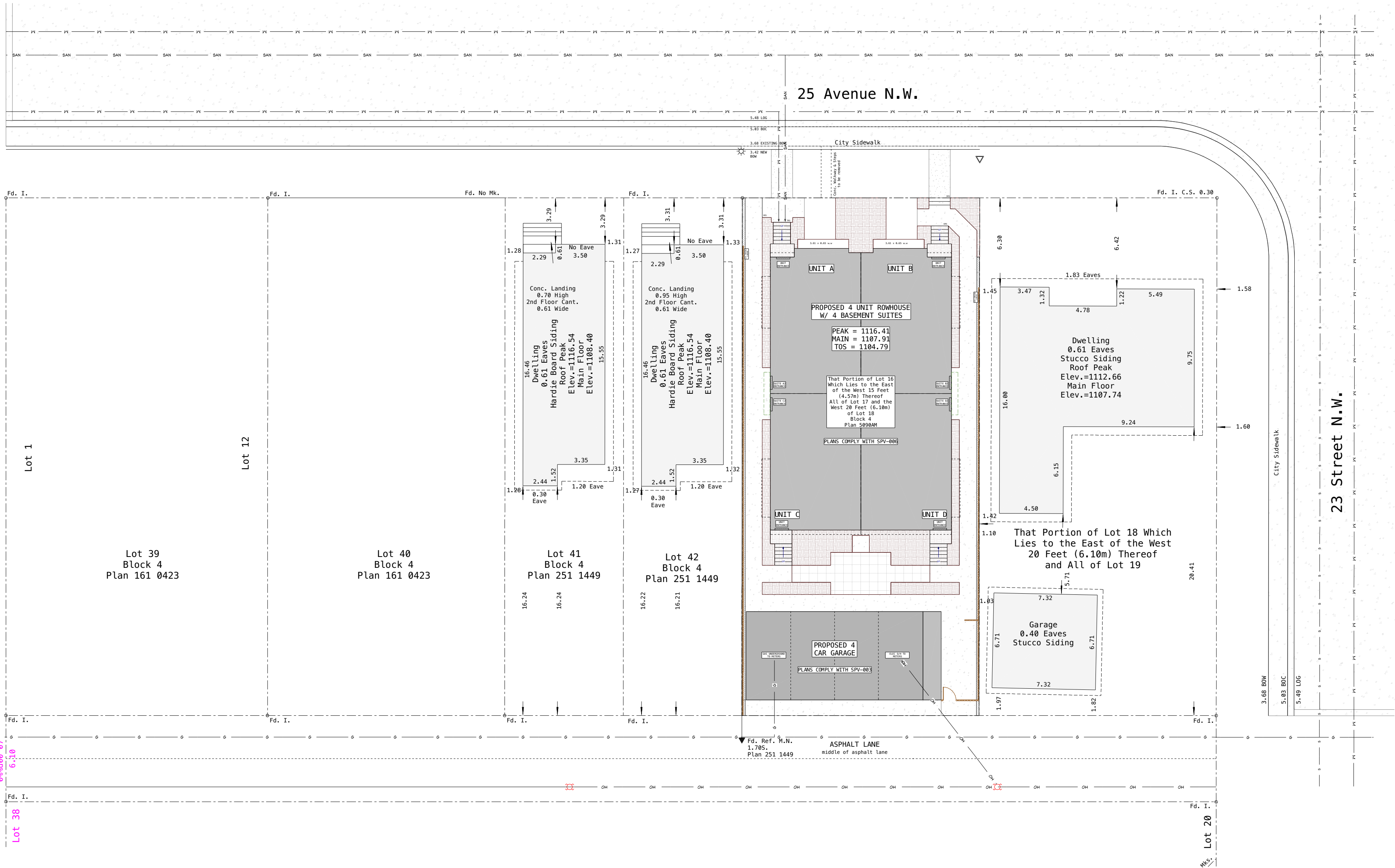
- A1 – COVER PAGE
- A2 – SITE PLAN
- A3 – LANDSCAPE PLAN
- A4 – BUILDING 1 FLOOR PLANS
- A5 – BUILDING 2 FLOOR PLANS
- A6 – ELEVATIONS
- A7 – ELEVATIONS
- A8 – GARAGE PLANS & ELEVATIONS



EXTERIOR IMAGE – BUILDING 1 FRONT
SCALE: NTS



AERIAL PLAN
SCALE: 1:200



BLOCK PLAN
SCALE: 1:200

AMENDED DRAWINGS
DP No DP2026-02407 Date Received JUN 11 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

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CONTACT INFO
PHONE: 403-671-2856
EMAIL: clay@collectivedesign.ca

RESPONSIBILITIES

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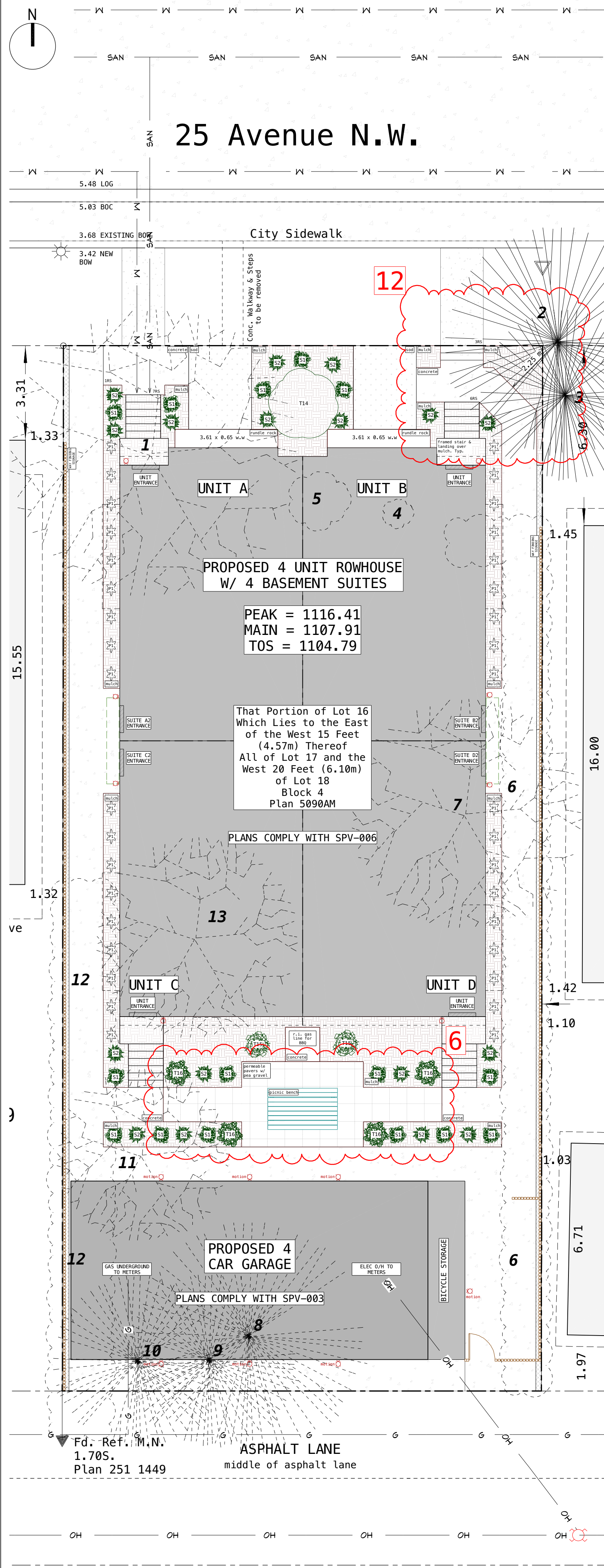
DESIGN: CI

DRAWN: CI+RG

CHECKED: CI

A1 | 8

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LANDSCAPE PLAN
SCALE: 1=100



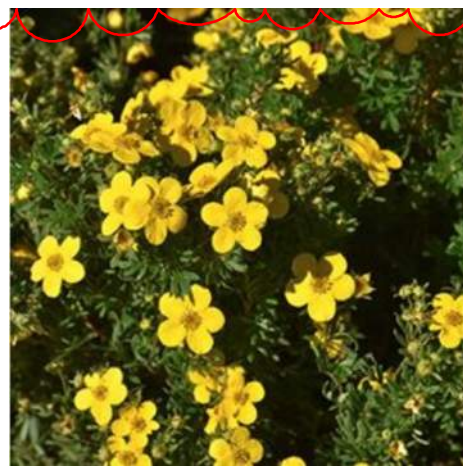
T14 – Japanese Lilac



S1 – Abbotswood Potentilla



T15 – Colorado Blue Spruce



S2 – Golden Potentilla



T16 – Balsam Poplar



P1 – Prairie Grasses



EXT LIGHTING
SCALE: NTS



PICNIC BENCH
SCALE: NTS

LEGEND	
	PROPOSED STRUCTURE
	PROPOSED CARPORT
	PROPOSED DECK / VERANDA
	NEIGHBOURING STRUCTURE
	PROPOSED AMENITY SPACE
	PROPOSED RETAINING WALL
	CONCRETE
	PERMEABLE PAVERS W/ PEA GRAVEL
	DROUGHT RESISTANT SOD
	MULCH
	TREE – TYPE 14
	TREE – TYPE 15
	TREE – TYPE 16
	SHRUB – TYPE 1
	SHRUB – TYPE 2
	PLANT – P1
	= SITE SECTION
	= PROPOSED GRADE
	= EXISTING GRADE
	= EXTRAPOLATED GRADE
	= PROPOSED SLOPE
	COMPOST, WASTE & RECYCLING BINS
	OVERHEAD ELECTRICAL LINE
	CITY SANITATION LINE
	CITY WATER LINE
	CITY STORM LINE
	CITY GAS LINE
	PROPERTY LINE
	TREE TO REMAIN
	TREE TO BE REMOVED

TREE SCHEDULE (meters)									
#	DATE	SPRO.	HGT.	TYPE	BOULES	STATUS			
T1	0.65	10.00	8.00	DECIDUOUS	X	to be removed			
T2	0.50	8.00	8.00	CONIFEROUS	X	White Spruce (T-51562711)			
T3	0.68	6.00	8.00	CONIFEROUS	X	to be removed			
T4	---	---	---	---	---	to be removed			
T5	---	2.00	2.00	BUSH	X	to be removed			
T6	---	1.40	2.00	BUSH	X	to be removed			
T7	0.30	8.00	4.00	DECIDUOUS	X	to be removed			
T8	0.60	8.00	10.00	CONIFEROUS	X	to be removed			
T9	0.30	6.00	8.00	CONIFEROUS	X	to be removed			
T10	0.60	6.00	10.00	CONIFEROUS	X	to be removed			
T11	0.30	6.00	6.00	DECIDUOUS	X	to be removed			
T12	---	2.00	3.00	BUSH	X	to be removed			
T13	0.35	7.00	6.00	DECIDUOUS	X	to be removed			
T14	0.06	---	---	DECIDUOUS	JAPANESE LILAC	to be planted x1			
T15	---	---	2.00	CONIFEROUS	COLORADO BLUE SPRUCE	to be planted x2			
T16	0.06	---	---	DECIDUOUS	BALSAM POPLAR	to be planted x4			
S1	---	0.60	0.60	BUSH	ABBOTSWOOD POTENTILLA	to be planted x15			
S2	---	0.60	0.60	BUSH	GOLDEN POTENTILLA	to be planted x17			
P1	---	0.60	0.60	PLANT	PRAIRIE GRASS	to be planted x36			

LANDSCAPE STATISTICS

NOTES:
-Underground Low-Water-Irrigation System to be provided only for shrubs and tr
ees.
-All sodded areas to be planted with a drought tolerant grass spec
ies.
-Minimum soil depth of 600mm for planting beds with shrubs and 300mm in all other are
as.

LOT AREA = 613.67 m2

LANDSCAPING AREA = 259.74 m2

Lot area = 613.67 m2
Building footprint = 252.32 m2
4 Stall Garage & Bicycle lockers = 86.14 m2
Garage Apron = 15.47 m2
Total = 353.93 m2

613.67 – 353.93 = 259.74 m2 or 57.6%

SOFT SURFACE AREA = 81.81 m2 (31.49%)

Wood Mulch Bed Excluding Under Staircase = 68.93 m2

Sod = 12.88 m2

SOFT SURFACE NOT INCLUDED

Mulch Under Staircase = 13.54 m2 (5.37%)

HARD SURFACE AREA = 217.62 m2 (63.14%)

Concrete = 140.40 m2
Rubble/Rock = 23.97 m2

PLANTINGS REQUIRED

Trees required = 1 tree per 110m2 of lot area
= 6 trees
Trees proposed = 7 trees

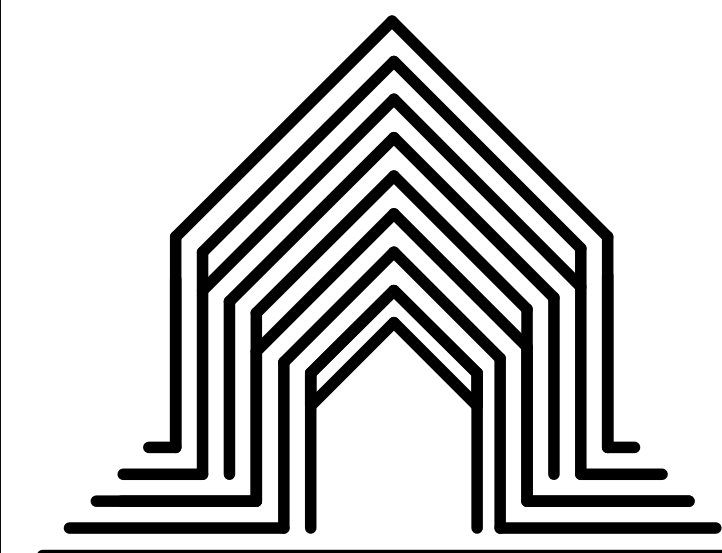
Proposed deciduous tree = Japanese Lilac (x1)
T14 (Syringa Reticulata)
Proposed coniferous tree = Colorado Blue Spruce (x2)
T15 (Thuja Occidentalis)
Proposed deciduous tree = Basalm Poplar (x4)
T16 (Populus Tremula Erecta)

Shrubs required = 3 shrubs per 110m2 of lot area
= 15 shrubs
Shrubs proposed = 32 shrubs

S1 – Proposed shrub = Abbotswood Potentilla (x15)

S2 – Proposed shrub = Golden Potentilla(x17)

P1 – Proposed plantings = Prairie Grasses(x36)



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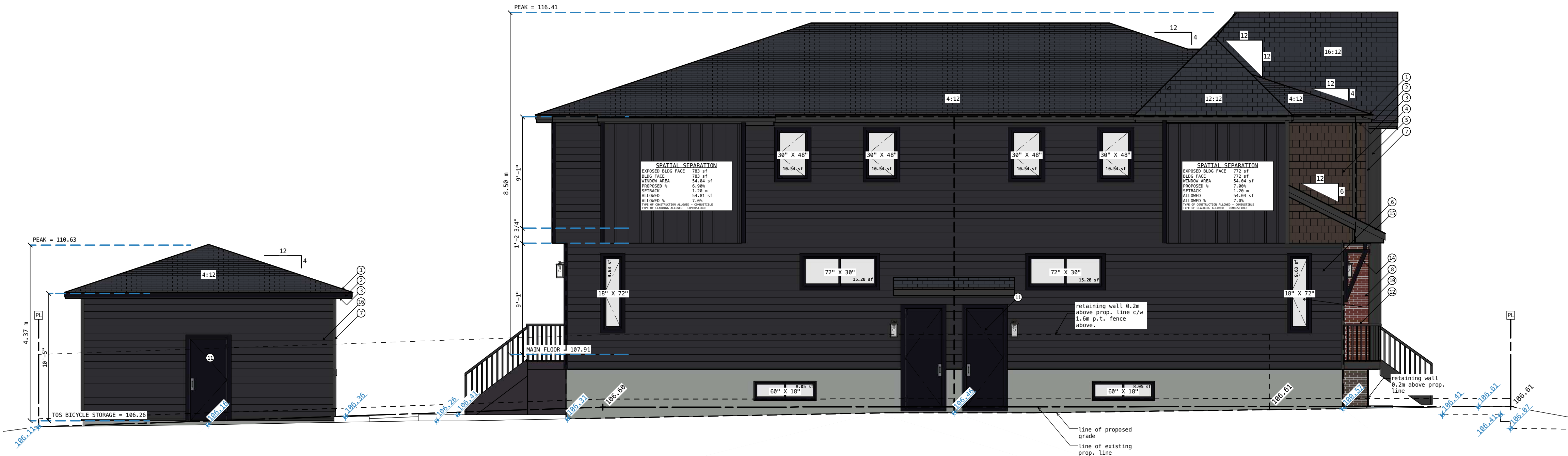
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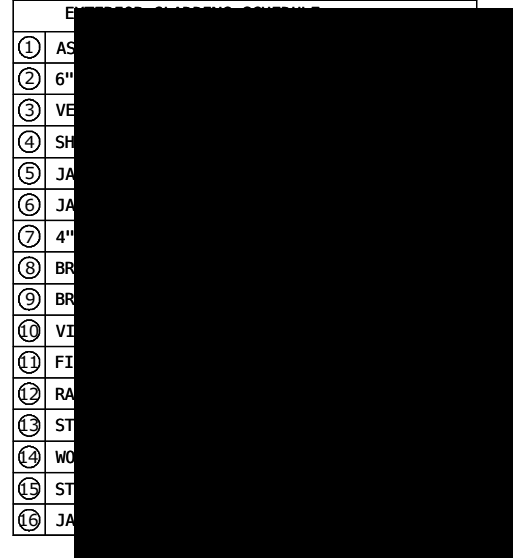
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FRONT ELEVATION (NORTH)
SCALE: 3/16"=1'-0"



RIGHT ELEVATION (EAST)
SCALE: 3/16"=1'-0"



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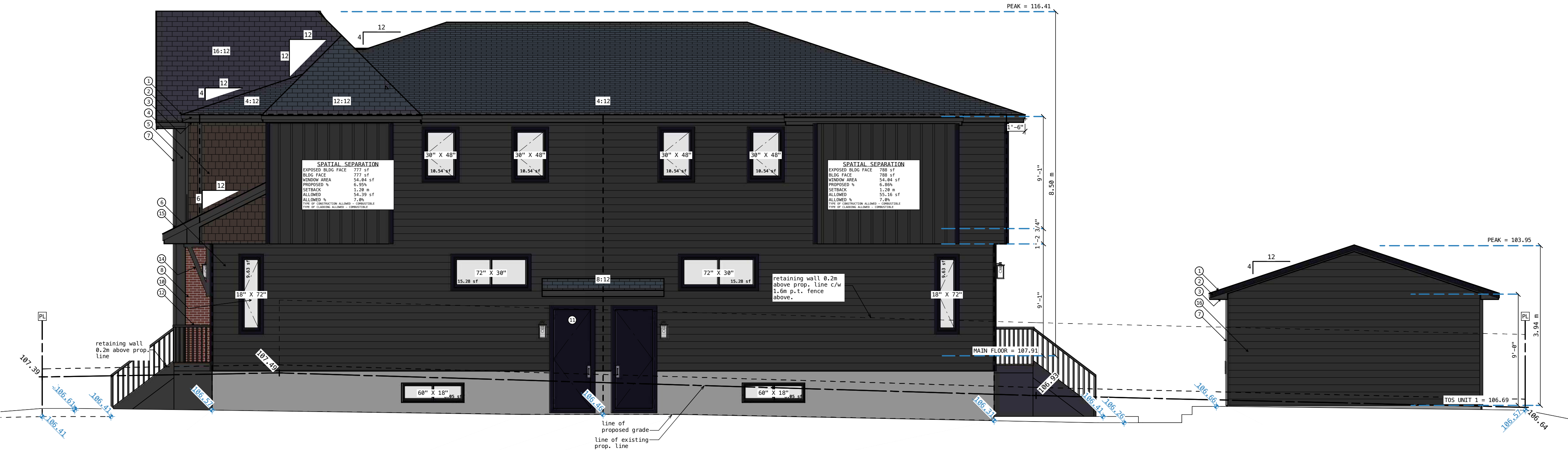
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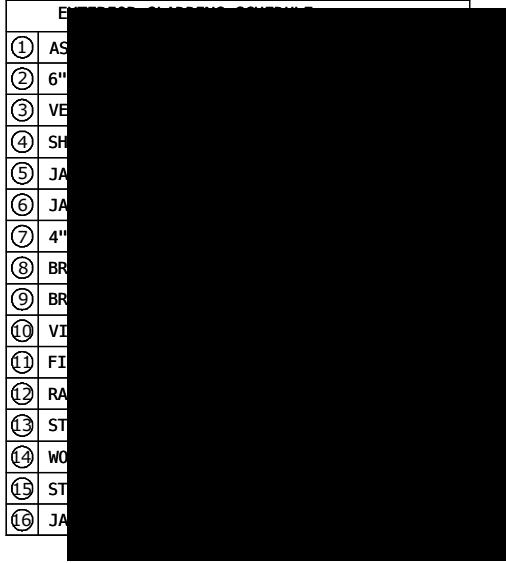
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REAR ELEVATION (SOUTH)
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LEFT ELEVATION (WEST)
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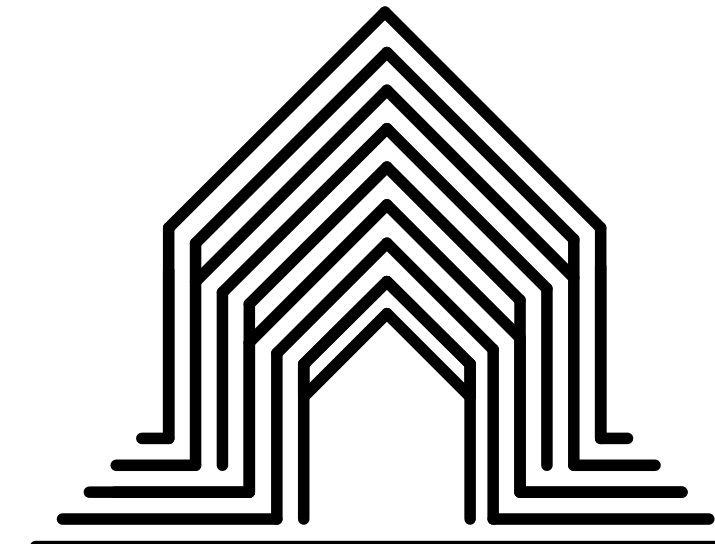
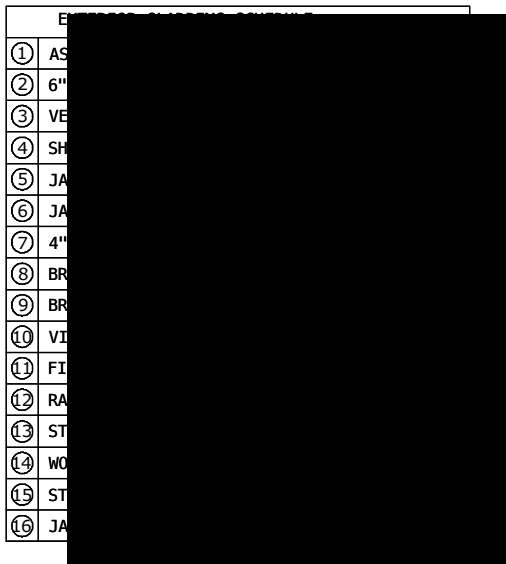
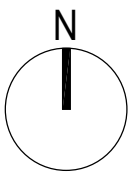
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