



RENDERED VIEW (PRESENTATION ONLY)



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## EAST HILLS COMMUNITY 2 BUILDINGS 14 - 17 & 24 TOWNHOUSE DEVELOPMENT

Municipal Address: 2313 84 Street SE, Calgary, AB.  
 Legal Address: Portion of Section 12NE, TWP 24, RGE 29, W4M  
 Land Use Designation: R-G & R-Gm , Low Density Mixed Housing

### DRAWING LIST

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# PROJECT INFORMATION

**MUNICIPAL ADDRESS:**  
2313 84 Street SE, Calgary AB

**LEGAL ADDRESS:**  
Portion of Section 12 NE, TWP 24, RGE 29, W4M

**LAND USE DESIGNATION:**  
R-G Low Density Mixed Housing  
as per DC 130D2025

## SETBACKS:

Front	1.0m	LUB 1P2007 547.10
Side	1.2m	LUB 1P2007 547.11 (1)
Side (corner parcel on side shared with a street)	1.0m	LUB 1P2007 547.11 (4)
Rear	7.5m	LUB 1P2007 547.12 (1)
Rear (Laneless)	5.0m	LUB 1P2007 547.12 (2)
Rear (Garage)	0.6m	LUB 1P2007 547.12 (4)

## SITE DATA:

SITE AREA TOTAL:	± 4218.7 m <sup>2</sup> (0.422 ha)
LOT COVERAGE:	± 1626.9 m <sup>2</sup> (39%)
LANDSCAPE AREA PROVIDED*:	± 2591.8 m <sup>2</sup> (61%)

## LOT COVERAGE

Block # Building #	AREA
Block 2 Building 15	701.00
Block 2 Building 16	967.52
Block 2 Building 17	882.29
Block 5 Building 14	749.29
Block 5 Building 24	918.60
<b>Total</b>	<b>4218.70 m<sup>2</sup></b>

## DENSITY:

NUMBER OF UNITS:	17 UNITS
DENSITY:	40.28 UPH

## BUILDING HEIGHT:

BUILDING HEIGHT ALLOWED :	12 m
PROPOSED BUILDING HEIGHT:	2 STOREYS, NOT EXCEEDING 12 m

## TOTAL UNITS = 17

Block # Building #	End	End(Mirror)	Inside	Inside(Mirror)	Combined
Block 2 Building 15	1	1	0	0	2
Block 2 Building 16	1	1	1	1	4
Block 2 Building 17	1	1	1	1	4
Block 5 Building 14	1	1	0	1	3
Block 5 Building 24	1	1	1	1	4
<b>Total</b>	<b>5</b>	<b>5</b>	<b>4</b>	<b>3</b>	<b>17</b>

## GROSS FLOOR AREAS (GFA)

Block # Building #	Main Floor	Second Floor	Combined
Block 2 Building 15	197.5	149.4	346.9
Block 2 Building 16	380.1	292.7	672.8
Block 2 Building 17	380.1	292.7	672.8
Block 5 Building 14	289.1	221.1	510.2
Block 5 Building 24	380.1	292.7	672.8
<b>Total</b>	<b>1626.9</b>	<b>1248.6</b>	<b>2875.5 m<sup>2</sup></b>

## FAR = 0.68

PROPOSED GFA:	± 2875.5 m <sup>2</sup>
SITE AREA:	± 4218.7 m <sup>2</sup>

FAR: ± 2875.5 m<sup>2</sup> / ± 4218.7 m<sup>2</sup> = 0.68

## BUILDING CODE

NBC - ALBERTA EDITION 2023  
GROUP C (RESIDENTIAL), PART 9

# PARKING

**UNIT AND PARKING TYPE**  
DWELLING UNITS WITH 1 STALL  
(1 GARAGE) 17 UNITS

**PARKING REQ.**  
1.0 RESIDENT STALL PER DWELLING UNIT  
RESIDENT STALLS REQUIRED LUB 1P2007 287(C)  
1.0 x 17 = 17 STALLS

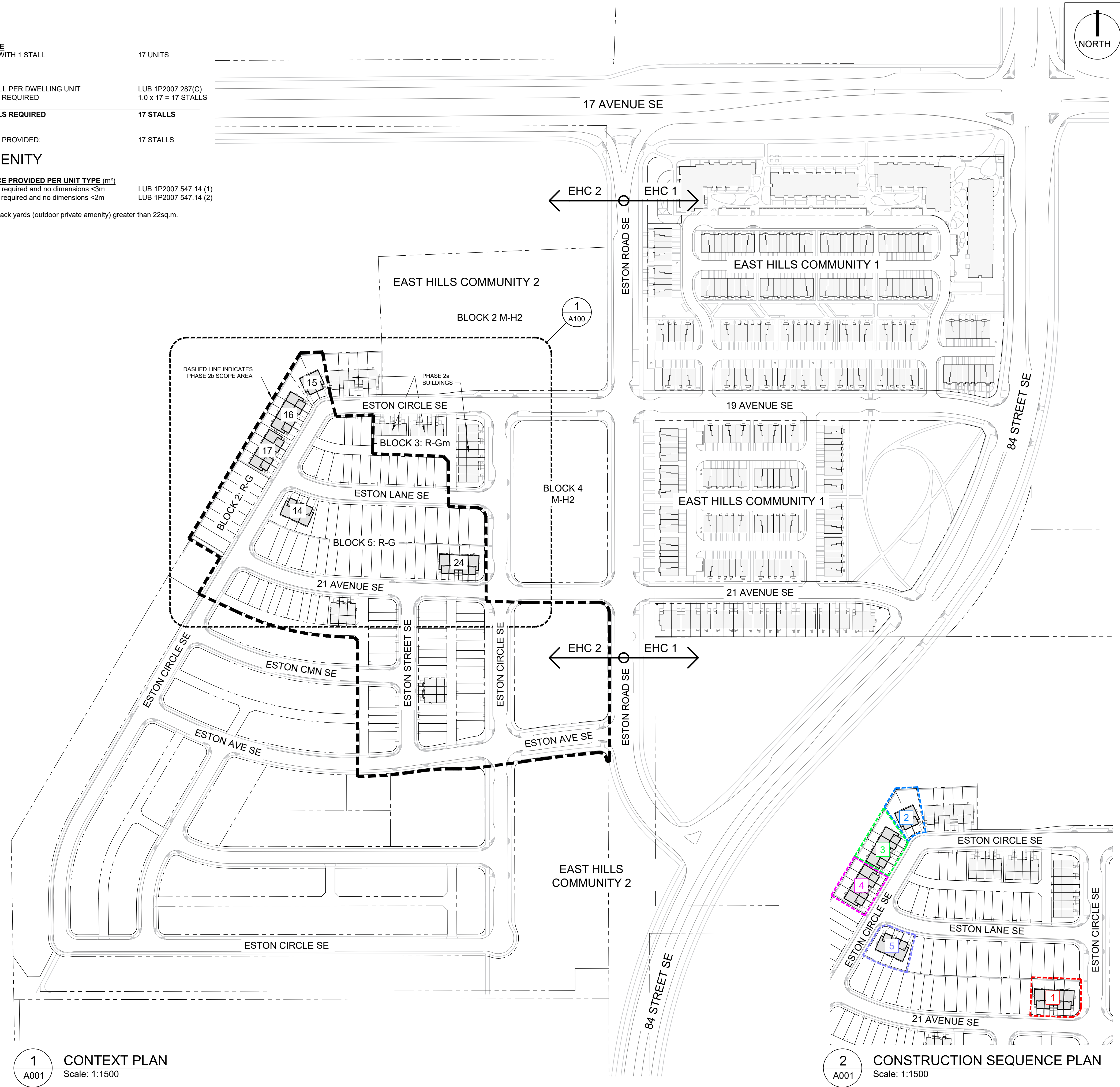
**TOTAL RESIDENT STALLS REQUIRED** 17 STALLS

**PARKING PROVIDED**  
GARAGE PARKING PROVIDED: 17 STALLS

# PRIVATE AMENITY

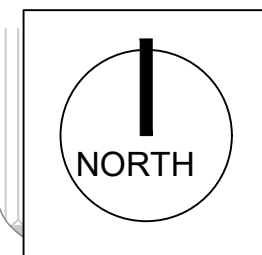
**PRIVATE AMENITY SPACE PROVIDED PER UNIT TYPE (m<sup>2</sup>)**  
R-G 22sq.m required and no dimensions <3m LUB 1P2007 547.14 (1)  
R-Gm 15sq.m required and no dimensions <2m LUB 1P2007 547.14 (2)

All front drive (R-G) have back yards (outdoor private amenity) greater than 22sq.m.



**1**  
A001 **CONTEXT PLAN**  
Scale: 1:1500

**2**  
A001 **CONSTRUCTION SEQUENCE PLAN**  
Scale: 1:1500



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**Project Team**  
Architect / Prime Consultant  
**LOLA Architecture**  
Structural Consultant  
N/A  
Mechanical Consultant  
N/A  
Electrical Consultant  
DesignCore  
Landscape Architect  
O2 Landscape & Design  
Civil Consultant  
Urban Systems



Client  
Consultant  
Seal

Drawing History

No.	Issued For	Date
01	DEVELOPMENT PERMIT	2026-05-12

Project No. 2025-013  
Drawn/Checked DV / SL

**EAST HILLS COMMUNITY 2  
BUILDINGS 14 - 17 & 24  
TOWNHOUSE  
DEVELOPMENT**

MUNICIPAL ADDRESS: 2313 84 Street SE, Calgary AB  
LEGAL ADDRESS: Portion of Section 12 NE, TWP 24, RGE 29, W4M  
Drawing Title  
**PROJECT INFORMATION  
AND CONTEXT PLAN**

Scale AS SHOWN  
Drawing Number



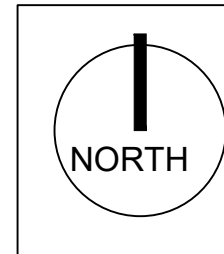












Consultant

Seal

Drawing History

No.	DEVELOPMENT PERMIT	Date
01	2025-013	2026-05-12

Project No. 2025-013  
Drawn/Checked BP / SL

Project  
**EAST HILLS COMMUNITY 2  
BUILDINGS 14 - 17 & 24  
TOWNHOUSE  
DEVELOPMENT**

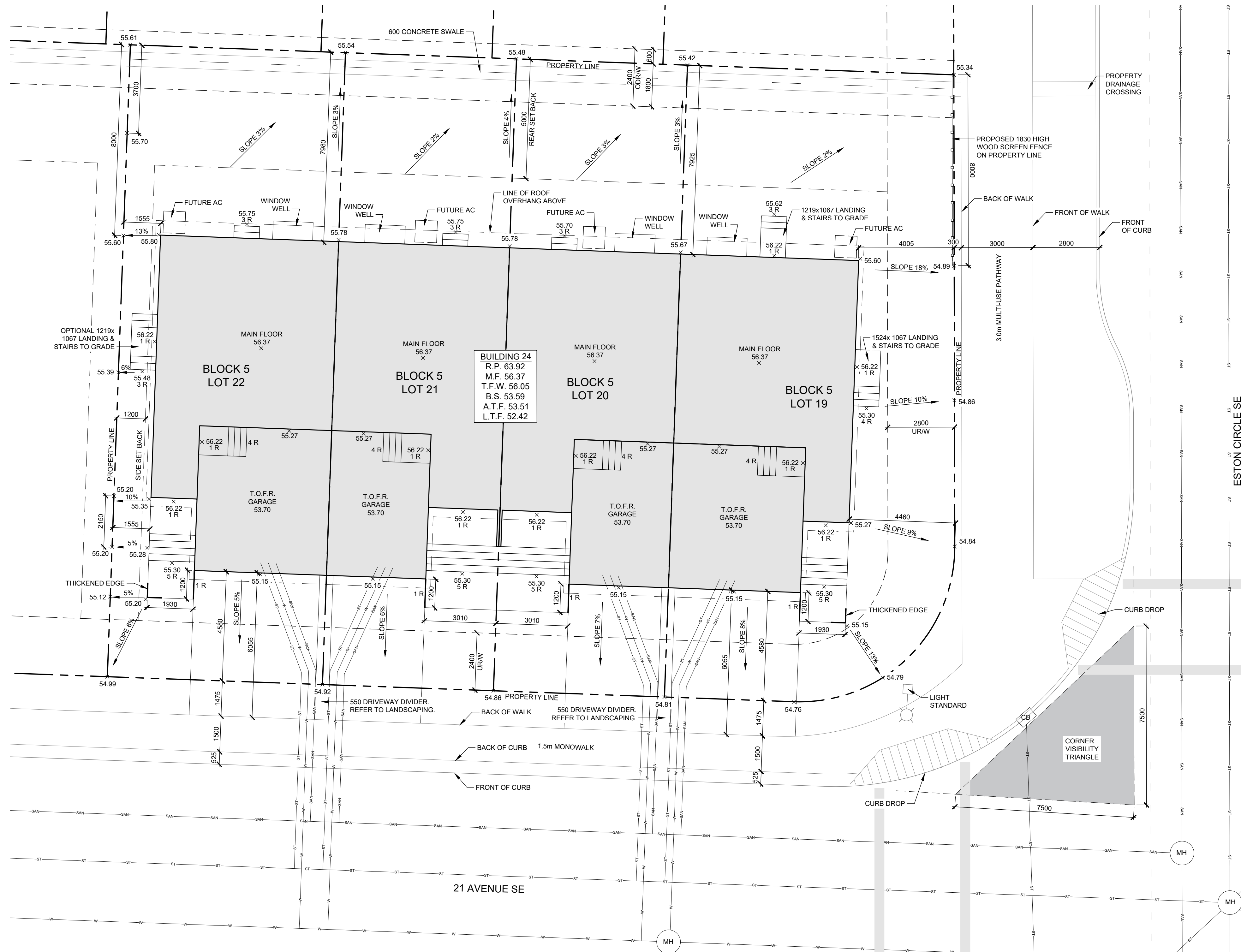
MUNICIPAL ADDRESS: 2313 84 Street SE, Calgary AB  
LEGAL ADDRESS: Portion of Section 12 NE, TWP 24,  
RGE 29, W4M

Drawing Title  
**BUILDING 24 SITE PLAN**

Scale 1:100

Drawing Number

# A105



SITE LEGEND			
	PROPERTY LINE		SANITARY LINE
	UTILITY RIGHT OF WAY		STORM LINE
	SETBACK		DOMESTIC WATER LINE
	GEODETIC GRADES		NATURAL GAS LINE
	FIRE HYDRANT		ELECTRICAL POWER LINE
	CATCH BASIN		TELECOM LINE
	LIGHT STANDARD		CABLE LINE
	MAN HOLES		SWALE
			EXISTING FENCE
			PROPOSED FENCE

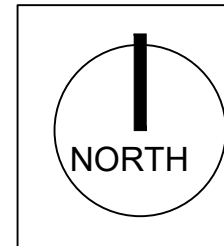
**1**  
A105 **BUILDING 24 SITE PLAN**  
Scale: 1:100











Client



Consultant

Seal

Drawing History

No.	Issued For	Date
01	DEVELOPMENT PERMIT	2026-05-12

Project No. 2025-013  
Drawn/Checked ED / SL

Project  
**EAST HILLS COMMUNITY 2  
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RGE 29, W4M  
Drawing Title  
**BUILDING 24  
LANDSCAPE PLAN**

Scale 1:100

Drawing Number

# A115

LANDSCAPE	REQUIRED	PROVIDED	
TOTAL PARCEL			± 919 m <sup>2</sup>
TOTAL LANDSCAPED AREA (INITIAL)	MIN 40%	± 367 m <sup>2</sup>	± 540 m <sup>2</sup>
TOTAL SOFT LANDSCAPED AREA	-	-	± 406 m <sup>2</sup>
TOTAL HARD LANDSCAPED AREA	MAX 40%		± 134 m <sup>2</sup> (25% of Landscaped Area)
<b>TOTAL HARD LANDSCAPED AREA %</b>	<b>40%</b>	<b>59%</b>	

TREES	REQUIRED	PROVIDED ON SITE	PROVIDED ON BLVD.	TOTAL
346.1 (2) 2.0 trees / unit in a Rowhouse Building				
<b>TOTAL CONIFEROUS TREES</b>	<b>0</b>	<b>0</b>	<b>0</b>	
3.0 m Hl. CONIFEROUS TREES		0	0	
4.0 m Hl. CONIFEROUS TREES		0	0	
<b>TOTAL DECIDUOUS TREES</b>	<b>0</b>	<b>0</b>	<b>0</b>	
75mm CALLIPER DECIDUOUS TREES		0	0	
85mm CALLIPER DECIDUOUS TREES		0	0	
<b>TOTAL EXISTING TREES</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>TOTAL TREES</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

SHRUBS	REQUIRED	PROVIDED
0.6m H/SPREAD SHRUBS	0	20

### PLANT SCHEDULE

SHRUB	CODE	BOTANICAL NAME	COMMON NAME	CONTAINER	QTY
	PP	PICEA PUNGENS 'GLOBOSA'	GLOBE BLUE SPRUCE	1.5 M HT, B&B	1
	SJ-LP	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	#2	4
	SP	SYRINGA X 'PENDA' (BLOOMERANG®)	BLOOMERANG® LILAC	#5	0
	SJ-G	SPIRAEA JAPONICA 'GOLDMOUND'	GOLDMOUND SPIREA	#3	0
	PS	PHILADELPHUS 'SNOWBELLE'	SNOWBELLE MOCKORANGE	#5	6
	JS	JUNIPERUS SABINA 'ARCADIA'	ARCADIA JUNIPER	#3	0
	PO	PHYSOCARPUS OPULIFOLIUS	DIABLO NINEBARK	#5	0
	JSC	JUNIPERUS SABINA 'CALGARY CARPET'	CALGARY CARPET JUNIPER	#2	0
	CF	CARAGANA FRUTEX 'GLOBOSA'	GLOBE CARAGANA	#2	3
	PM	PINUS MUGO 'MOPS'	MOPS MUGO PINE	#2	2
	JS-B	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	#2	4

### MATERIALS SCHEDULE (Areas taken within property line)

	001	CAST-IN-PLACE CONCRETE	± 99 m <sup>2</sup>
	002	DWARF KENTUCKY BLUE GRASS / ECO SOD	± 136 m <sup>2</sup>
	002.1	FUTURE SOD	± 250 m <sup>2</sup>
	003	MULCH - 75 MM DEPTH FINELY SHREDDED PERENNIAL PLANTING BED	± 16 m <sup>2</sup>
	004	GRAVEL MULCH - 75 MM DEPTH	± 5 m <sup>2</sup>
	005	PRECAST STEPS / LANDING	± 26 m <sup>2</sup>
	005.1	WOOD STEPS WITH OR WITHOUT LANDING	± 8 m <sup>2</sup>
	006	1830 WOOD PRIVACY FENCE	8.0 m

### NOTES:

- ALL PLANTING BEDS TO BE WATERED WITH A LOW WATER AUTOMATIC IRRIGATION SYSTEM. TREES AND SHRUBS WITH SIMILAR WATER REQUIREMENTS TO BE GROUPED TOGETHER. DELIVERY OF IRRIGATED WATER TO BE CONFINED TO TREES AND SHRUBS.
- ALL SHRUBS TO BE A MINIMUM HEIGHT OR SPREAD OF 9.0m AT THE TIME OF PLANTING.
- ALL PLANTING TO BE MULCHED WITH FINELY SHREDDED BARK MULCH.











