

2 KEY PLAN
1 : 5000

RED LINE DENOTES APPROXIMATE PROPERTY LINE OF PREVIOUS PARCEL



GREEN LINE DENOTES APPROXIMATE PROPERTY LINE OF EXISTING PARCEL
PLAN: 1810096
BLOCK: 20
LOT: 45

BLUE LINE DENOTES APPROXIMATE PROPERTY LINE OF PREVIOUS PARCEL

1 SITE PLAN - PARCEL PLAN
1 : 250

CONCURRENT SUBDIVISION APPLICATION INFORMATION:

IN 2016 THE RED AND BLUE PARCELS WERE COMBINED TO FORM THE GREEN PARCEL (PLAN: 1810096, BLOCK: 20, LOT: 45).

THE RED PROPERTY IS INCLUDES 2116 54 AVENUE SW.

THE BLUE PROPERTY IS INCLUDES 2104, 2106, 2108, 2110, 2112, 2114 54 AVENUE SW.

THE PURPOSE OF THE PROPOSED SUBDIVISION IS TO RETURN THE PARCELS AND PROPERTY LINES TO THEIR PREVIOUS STATE PRIOR THE SUBDIVISION TOOK PLACE. NO ALTERATIONS HAVE OCCURRED TO EXISTING BUILDINGS SINCE THE PARCELS WERE COMBINED THAT HAVE CHANGED THE RELATIONSHIP OF THE EXISTING STRUCTURES TO THE PROPERTY LINES.

SEPARATING THE PARCELS WILL ALLOW THE OWNER TO PROCEED WITH THE PROPOSED RENOVATION AND ADDITION TO THE RESIDENTIAL DWELLING LOCATION ON THE RED PARCEL.

PER THE PRE-APPLICATION REVIEW (PE2026-00455) WE WERE INFORMED A SUBDIVISION WOULD BE REQUIRED FOR THE PROPOSED RENOVATION AND ADDITION AT 2116 54 AVENUE SW TO PROCEED. WE WERE INFORMED THE ZONING FOR BOTH SEPARATE PARCELS WILL REMAIN DC76D2020, WITH THE RED LOT BEING BASED ON RC-G AND THE BLUE LOT BEING BASED ON M-X2. AT THE TIME OF SUBMITTING THE DP APPLICATION (2026-05-19), THE SUBDIVISION DOCUMENTS WERE STILL BEING PREPARED. WE ARE PROCEEDING WITH THE DP APPLICATION FOR THE PROPOSED RENOVATION AND ADDITION IN HOPES OF OBTAINING APPROVAL PRIOR TO AUGUST 4, 2026, SUCH THAT BOTH THE BASEMENT SUITE AND BACKYARD SUITE MAY BE PERMITTED.



FRONT (SOUTH) OF EXISTING HOME



BACK ALLEY (NORTH) OF EXISTING GARAGE

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PROJECT NORTH

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ISSUES/REVISIONS

DATE	DESCRIPTION	#
2026-05-25	ISSUED FOR DP	1

Seal

Client

Project Title
S RESIDENCE
2116 54 AVE SW, CALGARY, AB, T3E 1L7

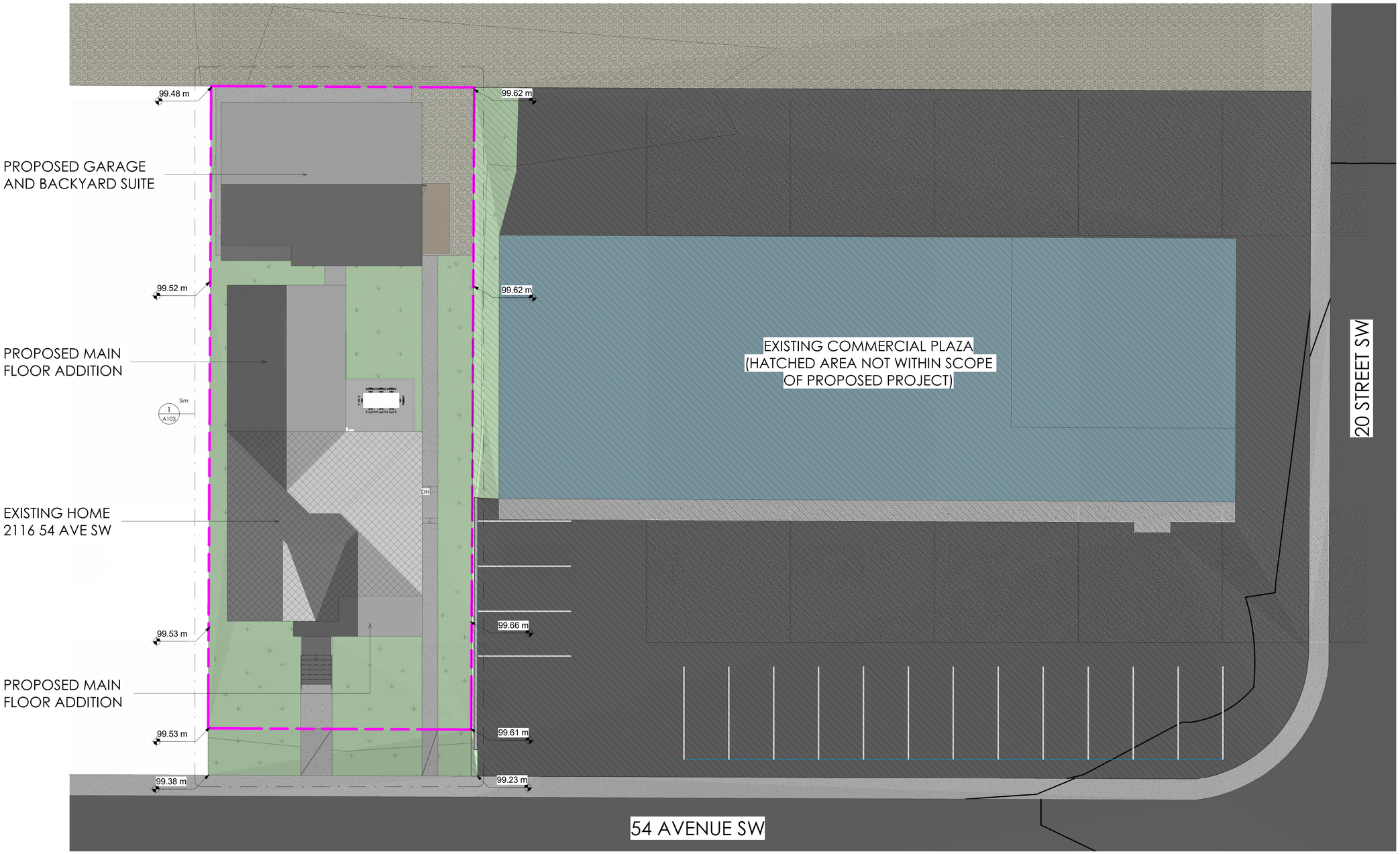
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PROJECT SITE - SUBDIVISION INFORMATION

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Date	2026-05-20
Drawn	JU
Checked	
Partner	

Project Number 2026-002

Drawing Number A101

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1 PROPOSED SITE PLAN
1 : 100

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Seal

Client

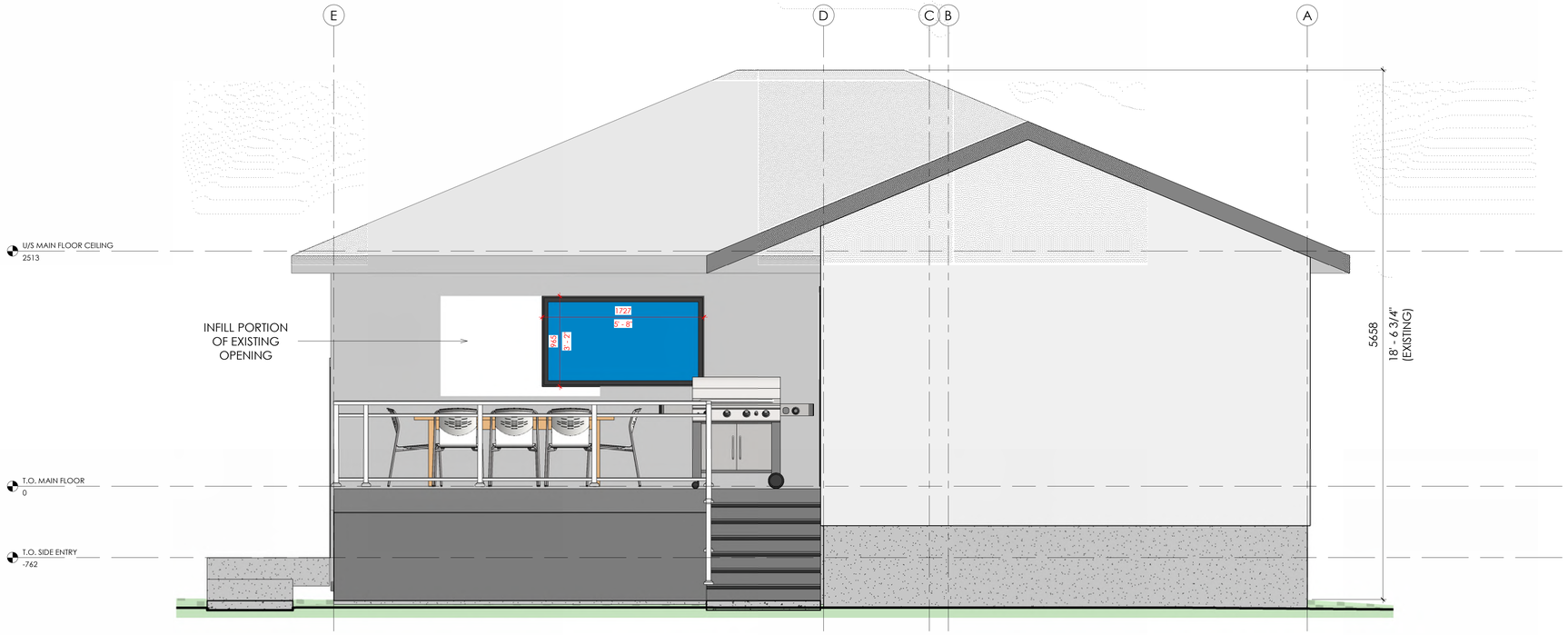
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2116 54 AVE SW, CALGARY, AB, T3E 1L7

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PROJECT SITE PLAN

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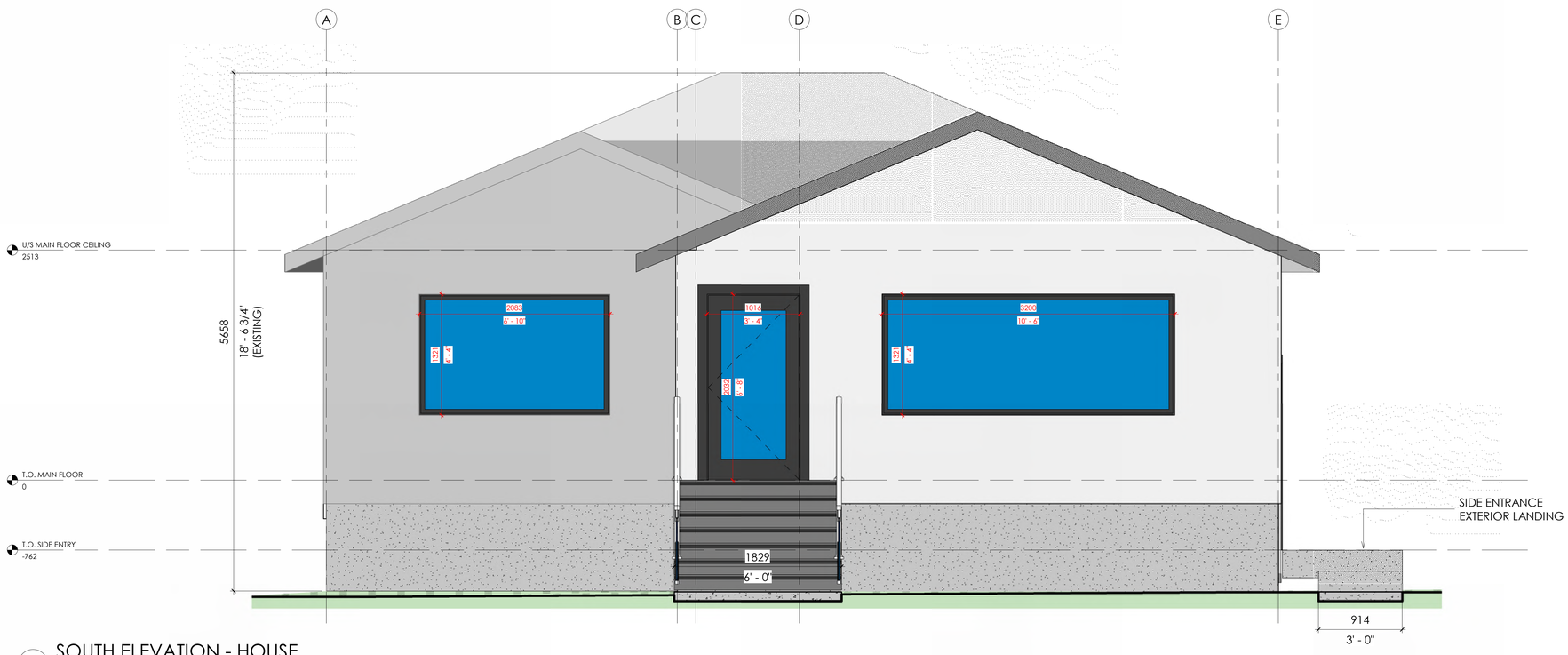
Project Number
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Drawing Number
A102



1 NORTH ELEVATION - HOUSE

1 : 25



2 SOUTH ELEVATION - HOUSE

1 : 25

STUCCO EXTERIOR FINISH

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2116 54 AVE SW, CALGARY, AB, T3E 1L7

Drawing Title

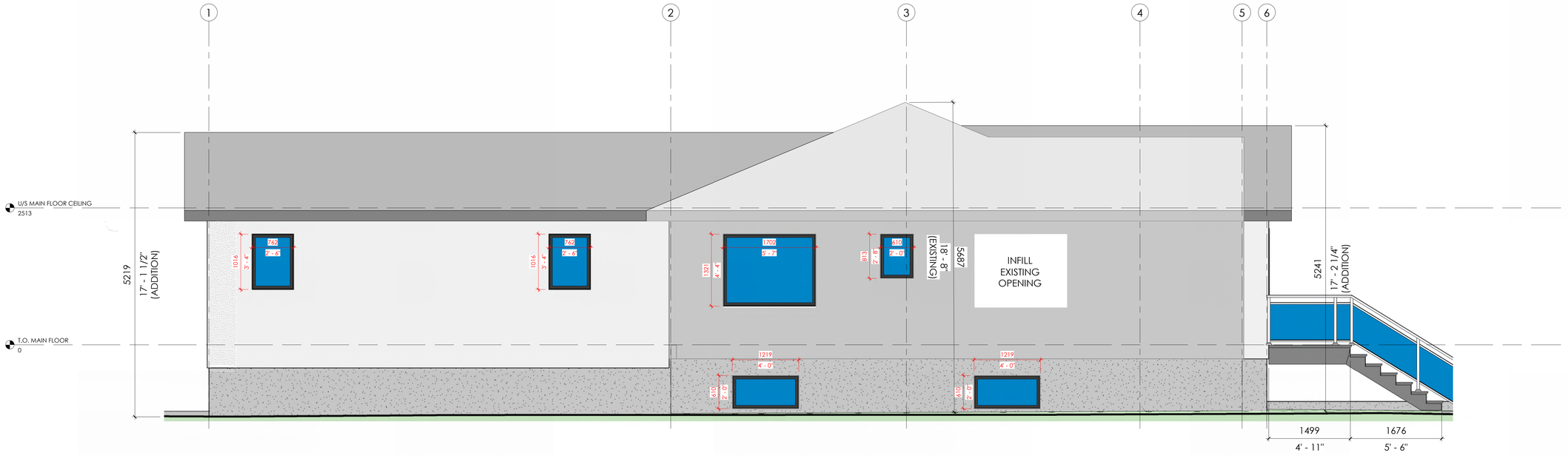
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Project Number 2026-002

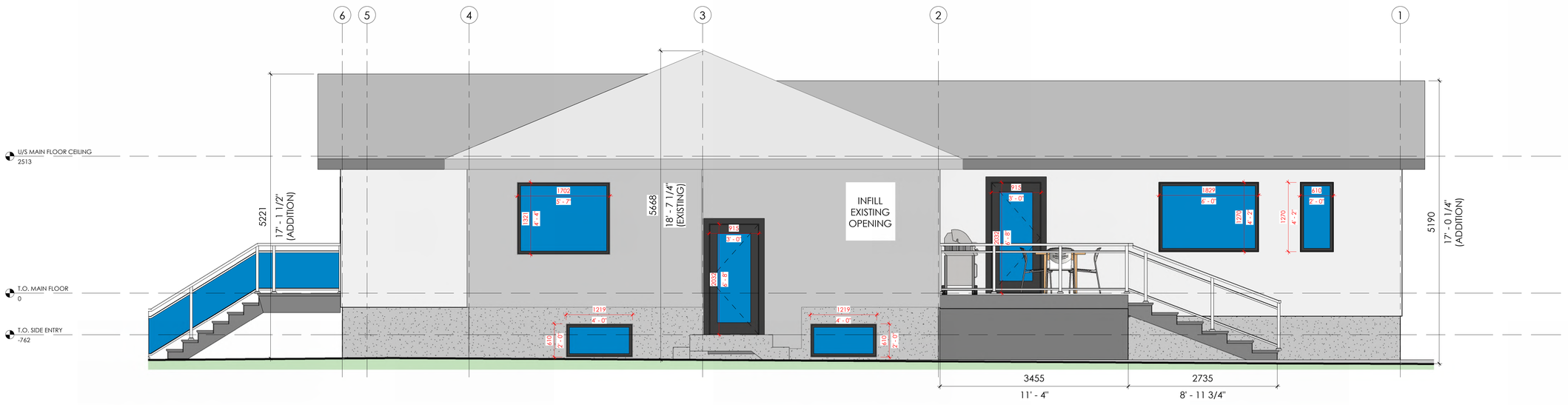
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1 WEST ELEVATION - HOUSE

1 : 35



2 EAST ELEVATION - HOUSE

1 : 35

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Seal

Client

Project Title

S RESIDENCE
2116 54 AVE SW, CALGARY, AB, T3E 1L7

Drawing Title

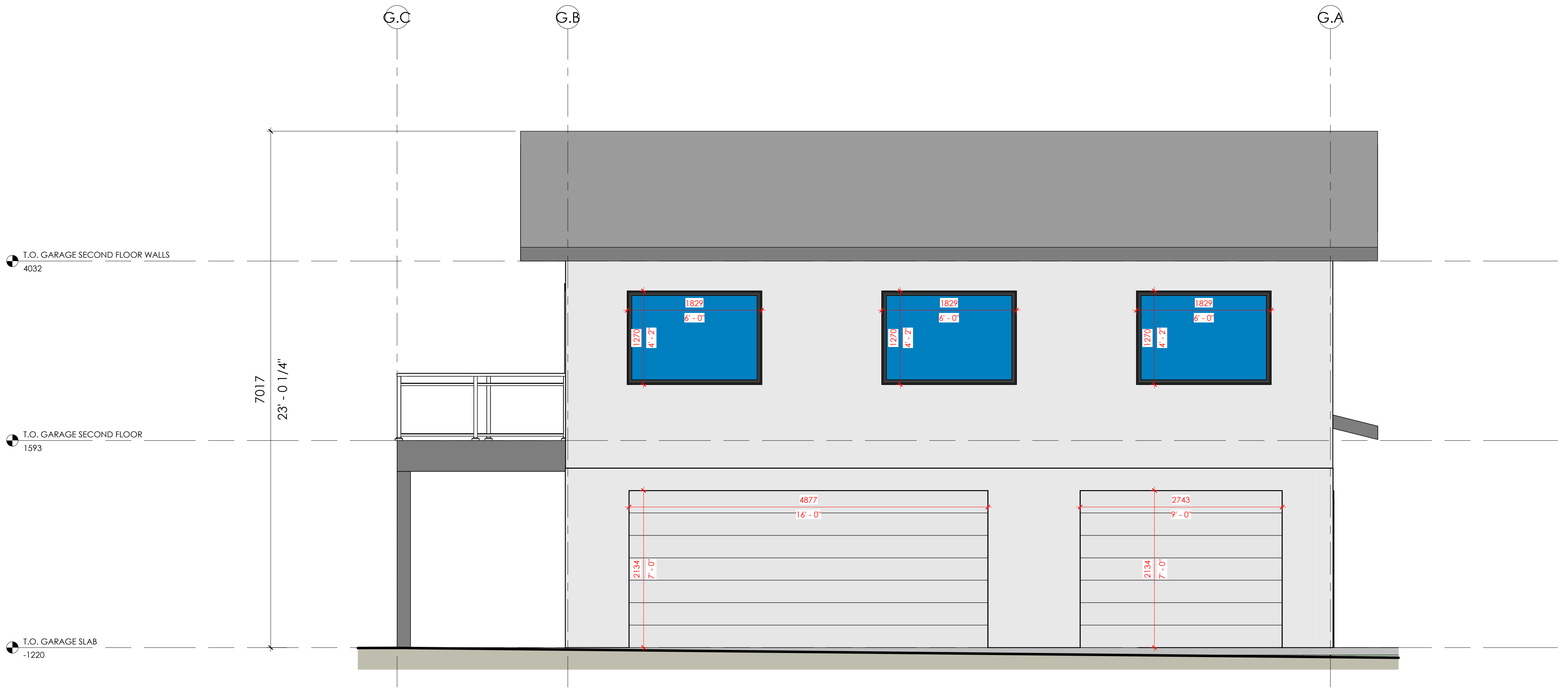
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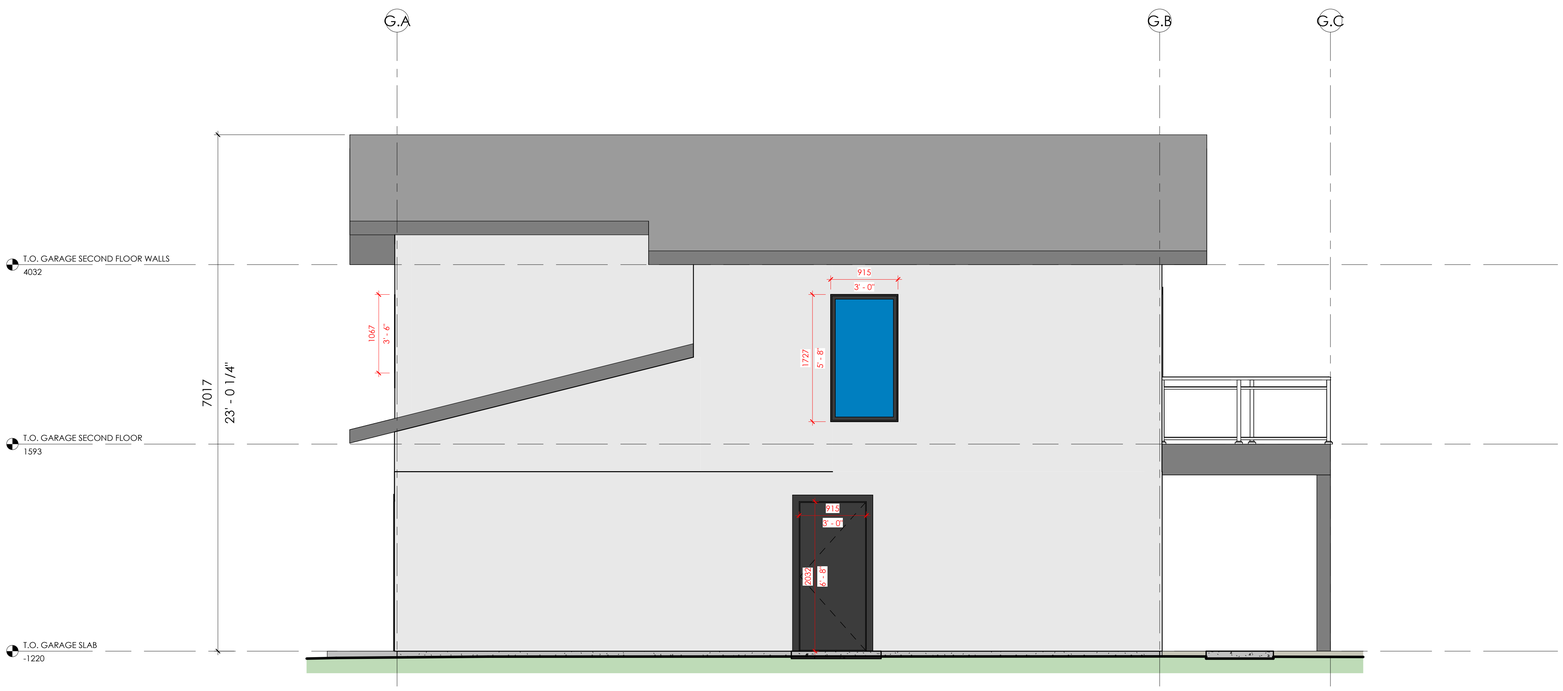
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1 NORTH ELEVATION - GARAGE

1 : 35



2 SOUTH ELEVATION - GARAGE

1 : 35

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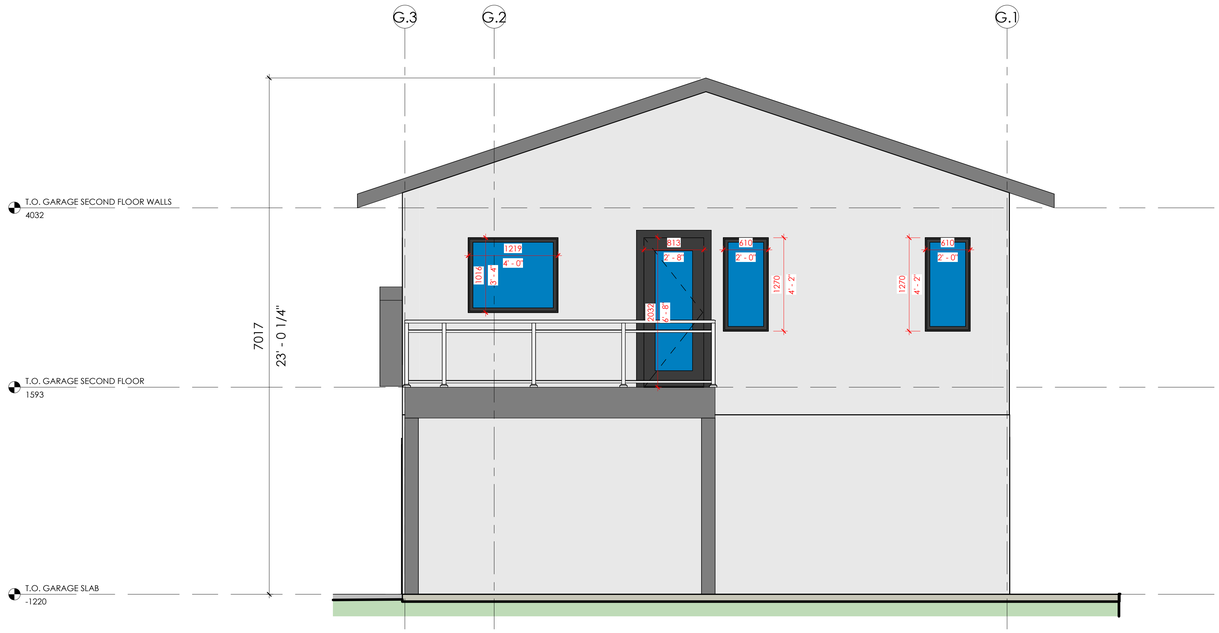
EXTERIOR ELEVATIONS

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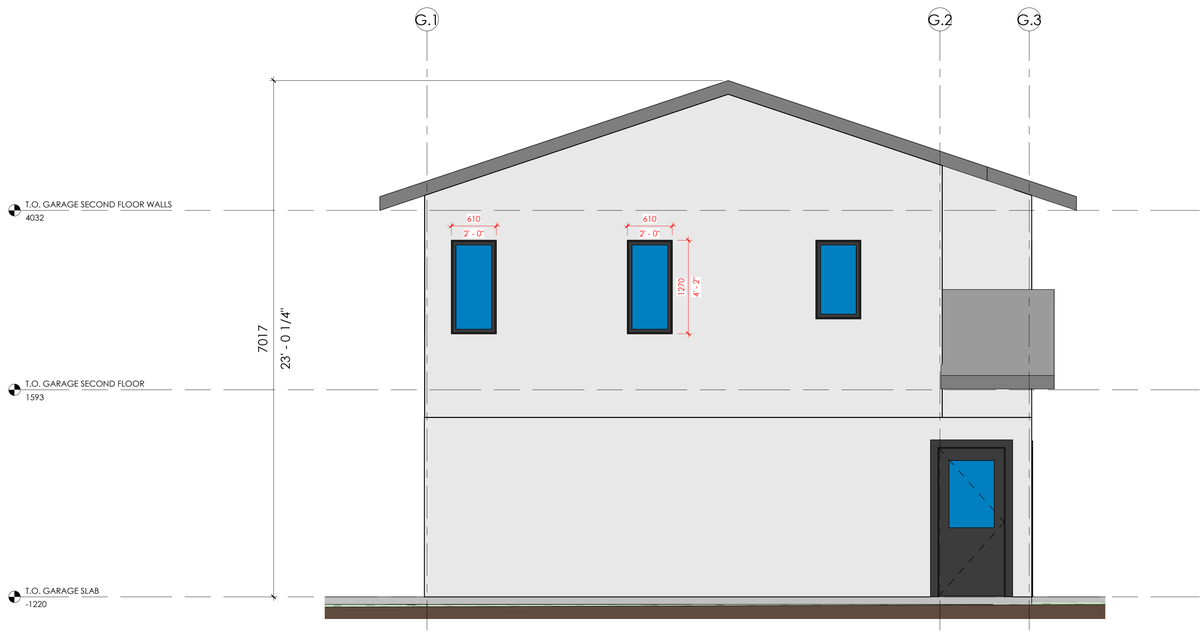
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1 EAST ELEVATION - GARAGE

1 : 35



2 WEST ELEVATION - GARAGE

1 : 35

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Seal

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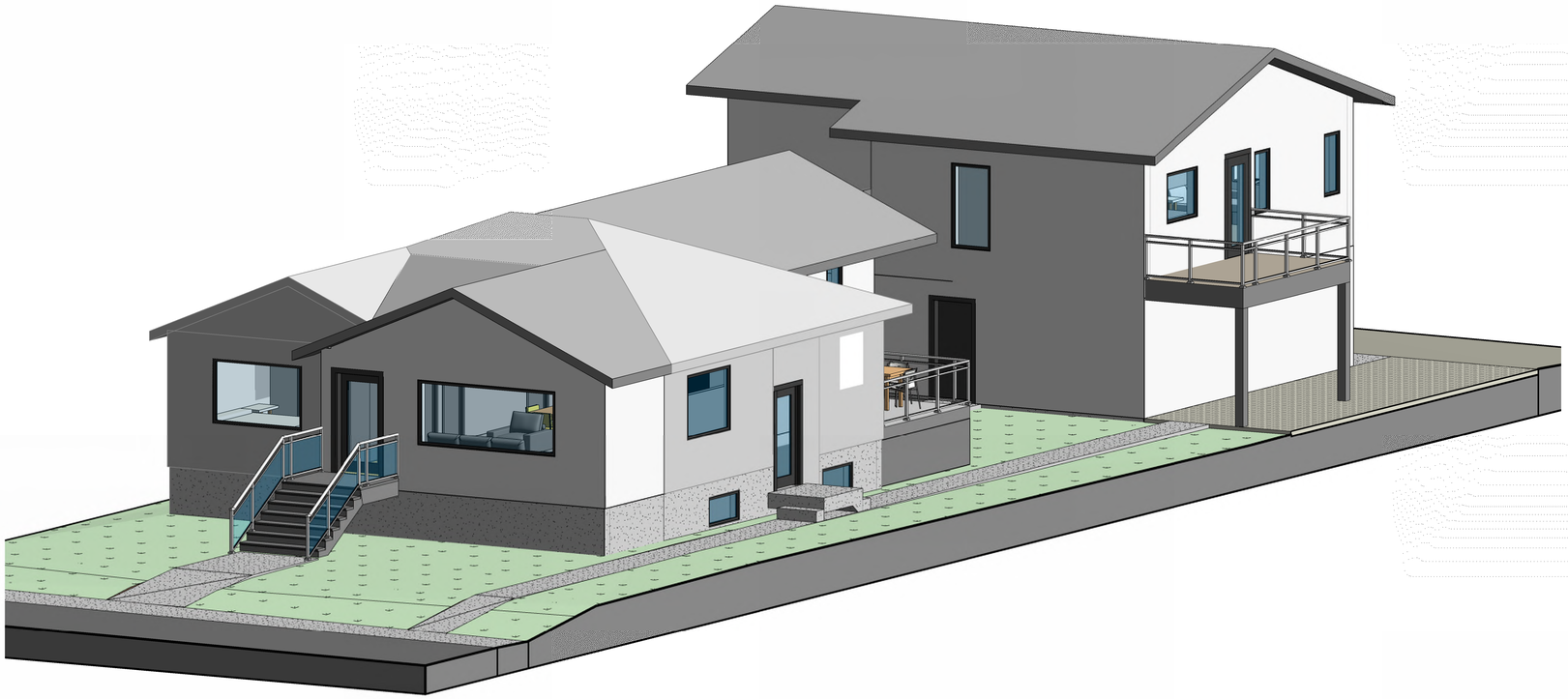
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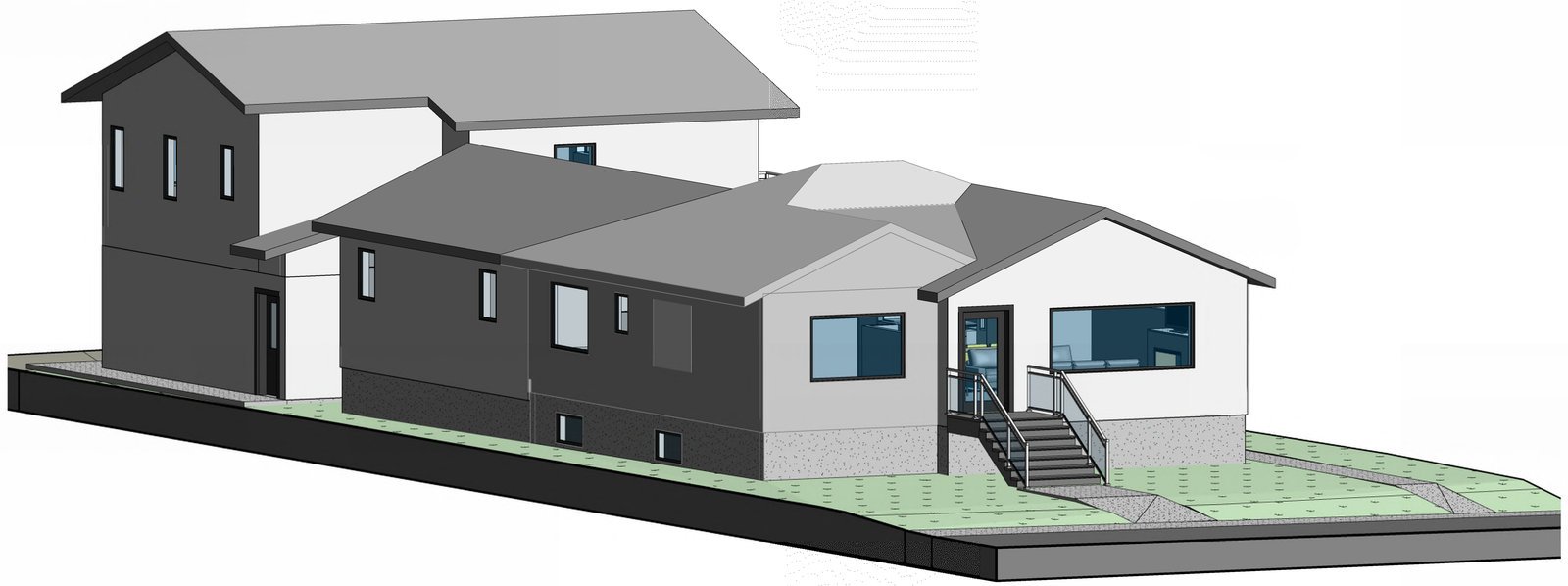
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Drawn	JU
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Partner	

Project Number 2026-002

Drawing Number A504



1 3D View 1



2 3D View 2

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Seal

Client

Project Title
S RESIDENCE
2116 54 AVE SW, CALGARY, AB, T3E 1L7

Drawing Title
3D VIEWS

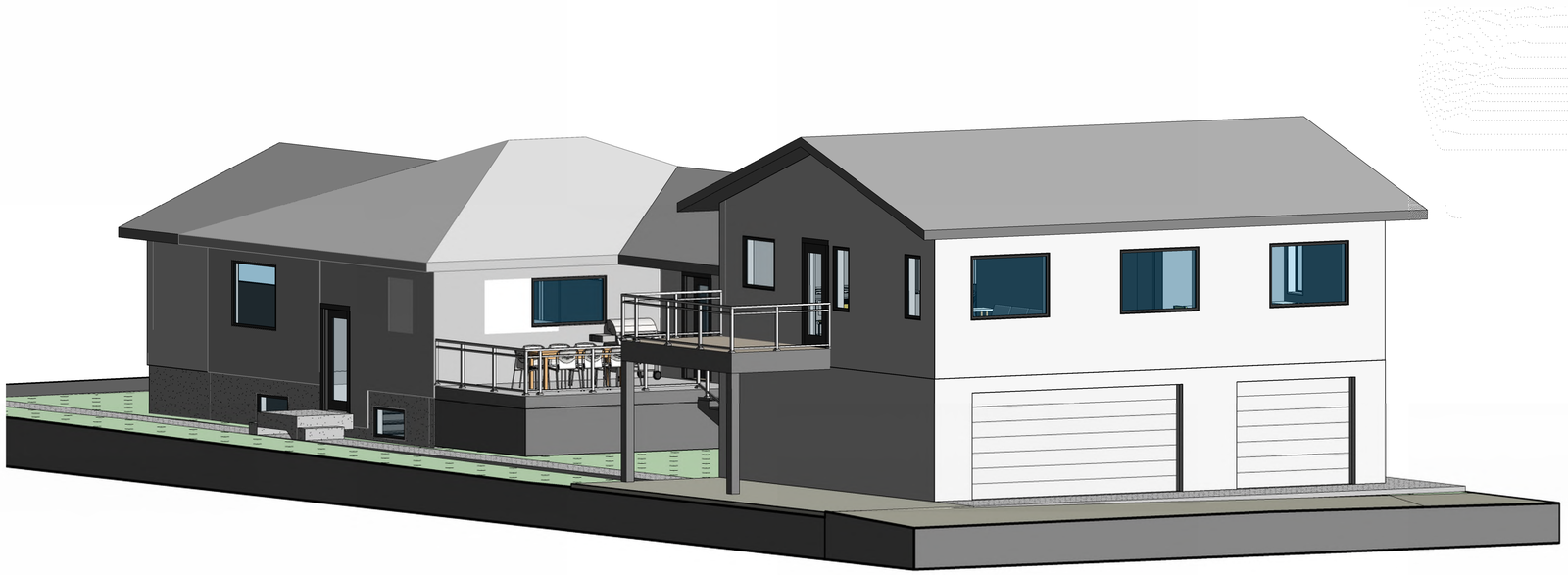
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Date	2026-05-20
Drawn	JU
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Partner	

Project Number
2026-002

Drawing Number
A1601



1 3D View 3



2 3D View 4

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Seal

Client

Project Title
S RESIDENCE
2116 54 AVE SW, CALGARY, AB, T3E 1L7

Drawing Title
3D VIEWS

Drawing info	
Scale	
Date	2026-05-20
Drawn	JU
Checked	
Partner	

Project Number
2026-002

Drawing Number
A1602

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