

SPARK252

252 20 AVENUE N.E.



DEVELOPMENT PERMIT - OAPS

DATE: MAY 27, 2026

DRAWING LIST:

DP.000	COVER
DP.001	BLOCK PLAN & STREETSCAPE
DP.002	SITE PLAN & LANDSCAPE PLAN
DP.100	OPEN-AIR PARKING STRUCTURE PLAN AND ROOF PLAN
DP.200	OPEN-AIR PARKING STRUCTURE ELEVATIONS
DP.300	OPEN-AIR PARKING STRUCTURE SECTIONS

PROJECT INFORMATION

PARCEL ADDRESS:

LEGAL:	L:15 & 16 B:3 P: 1367 0
MUNICIPAL:	252 20 AVENUE N.E. CALGARY, AB, T2E 1P9
COMMUNITY:	TUXEDO PARK
ZONING:	M-C1 MULTI RES CONTEXTUAL LOW PROFILE
CURRENT:	M-C1 MULTI RES CONTEXTUAL LOW PROFILE
PROPOSED:	M-C1 MULTI RES CONTEXTUAL LOW PROFILE

PARCEL COVERAGE:

SITE AREA:	580 sm	(6,250 sqft)
BUILDINGS FOOTPRINT:		
BUILDING A:	135 sm	(1,461 sqft)
BUILDING B:	89 sm	(958 sqft)
TOTAL AREA:	224 sm	(2,419 sqft)

OPEN-AIR PARKING	76.93 sm	(828 sqft)
------------------	----------	-------------

PROPOSED COVERAGE: 58.9%

DENSITY:

MAXIMUM ALLOWED:	73 UNITS / HA
PROPOSED DENSITY:	73 UNITS / HA
TOTAL PROPOSED UNITS:	5 TOWNHOUSE UNITS + 5 BASEMENT UNITS

UNIT MIX:

TOWNHOUSE:	5 UNITS ABOVE GRADE
SECONDARY SUITES:	5 UNITS BELOW GRADE

SETBACKS:

	PERMITTED	PROPOSED
FRONT (17 AVENUE S.W.)	4.3m	4.31m
SIDE (RIGHT) (LOTS 17 & 18- 20 AVENUE N.E.)	1.2m	1.2m
SIDE (LEFT) (CONDOMINIUM PLAN 1213186 - 20 AVENUE N.E.)		
BUILDING A	1.2m	1.2m
BUILDING B	1.2m	1.2m
REAR (GRAVEL LANE)	1.2m	1.2m

VEHICULAR PARKING:

MIN. 0.625 VEHICLE PARKING STALLS PER UNIT	= 6.25 STALLS
REDUCED BY 25% PER BYLAW 560	= 4.68 STALLS
TOTAL RESIDENTIAL STALLS	= 5 STALLS PROPOSED

BICYCLE PARKING:

1.0 CLASS 1 BICYCLE RACK PER UNIT	= 10 STALLS
TOTAL BICYCLE PARKING STALLS	= 10 PROVIDED

MUNICIPAL ADDRESS:
252 20th Avenue N.E.
Calgary, Alberta

LEGAL DESCRIPTION:
Lots 15 & 16
Block 3
Plan 1367 O

PREPARED FOR: Canada ICI

DATE OF SURVEY: August 3rd, 2023

SCALE: 1:200

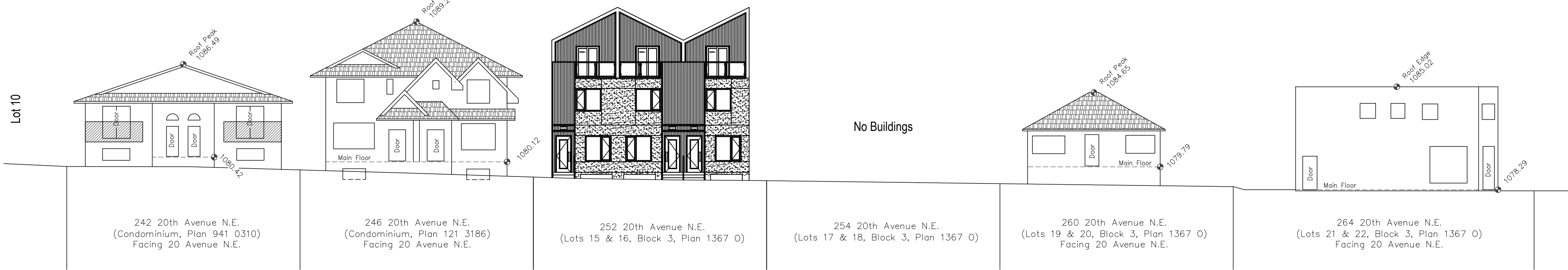
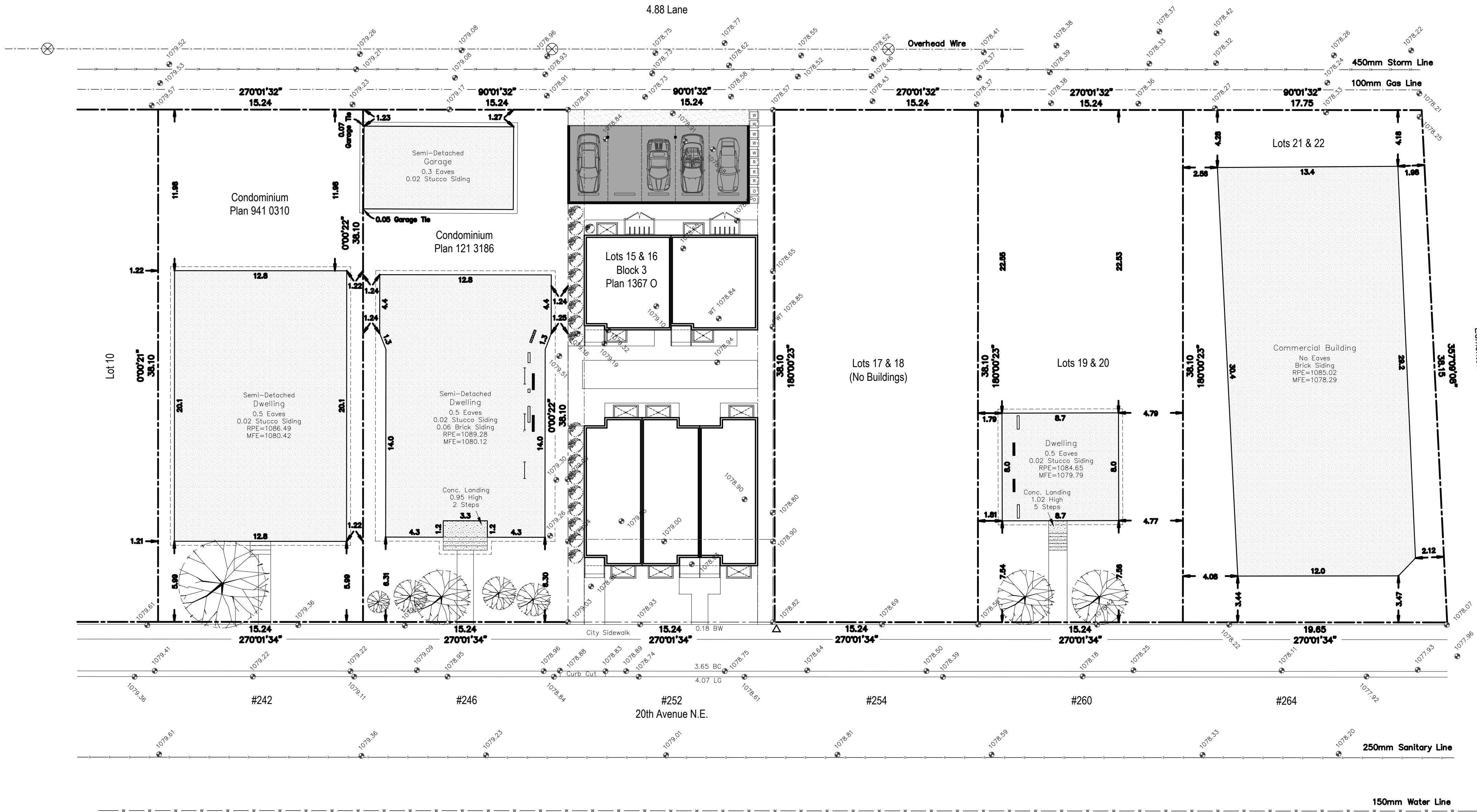
LEGEND:

- Property Line
- Right of Way Line
- Eave Line
- Fence Line
- Sanitary Line
- Storm Line
- Water Line
- Gas Line
- Overhead Wire
- A.G.T. Line
- Door
- Main Floor Window
- Second Floor Window
- Basement Floor Window
- Door
- Second Floor Window
- Main Floor Window
- Basement Floor Window
- Calculation points
- Power Pole
- Power Anchor
- Light Pole
- Manhole
- Catch Basin
- Water Valve
- Gas Valve
- Sign
- Fire Hydrant
- Tree
- Building (Dwelling/Garage/Shop/Shed/Shelter) Hatch
- Cantilever Hatch
- Deck/Balcony Hatch (Regardless Material)
- Patio/Pad/Walkway/Landing/Step Hatch (Regardless Material)
- Wall/Pillar/Post Hatch
- Roof Hatch

'2F.'-Second Floor
'A'-Length of Arc
'BC'-Back of Curb
'BW'-Back of Walkway
'Cont.'-Cantilever
'Conc.'-Concrete
'Elev.'-Elevation
'Enc.'-Encroachment
'LC'-Lip of Gutter
'M.F.'-Main Floor
'MFE'-Main Floor Elevation
'R'-Radius
'R/W'-Right of Way
'Ret.'-Retaining
'RPE'-Roof Peak Elevation
'WB'-Bottom of Wall
'WT'-Top of Wall

NOTE:

- Distances are on the ground and are shown in metres and decimals thereof.
- Distances along curves are arc distances.
- Elevations are derived from ASCM 71035.
- Existing spot elevations are shown thus: 1000.00
- The Certificate of Title 231 227 114 which was searched on the 7th Day of August, 2023 and includes the following instruments:
Caveat No. 121 283 857
Mortgage No. 231 227 115
- The utilities information is acquired from 'The City of Calgary Engineering Department' Drawing No. 81 & 95 in Sec.27-Twp.24-Rge.1-W.5M.
(Horizon Land Surveys Inc. accepts no responsibility for its accuracy. It is the responsibility of the developer and excavator to have all utilities located by Alberta One Call prior to conducting any excavation or ground disturbance.)



South Streetscape



A - FIBRE CEMENT

- A1 HARDIE PANEL SIDING
COLOUR: IRON GRAY
- A2 HARDIE LAP SIDING
COLOUR: BLACK
- A3 HARDIE TRIM
COLOUR: BLACK

B - METAL

- | | |
|---|---|
|  | METAL FASCIA
COLOUR: BLACK |
|  | PRE-FINISHED METAL CAP FLASHING
COLOUR: BLACK |
|  | METAL DOWNSPOUT
COLOUR: BLACK |
|  | METAL EAVESTROUGH
COLOUR: BLACK |
|  | ANODIZED ALUMINUM FENCE
COLOUR: BLACK |

C - ROOFING

- C1 ASPHALT SHINGLES
COLOUR: CHARCOAL

D - CONCRETE

- 01 PARGING

SHEET NOTES

- | | |
|-------------|---|
| N.01 | LINE OF GRADING AT PROPERTY LINE |
| N.02 | LINE OF GRADING AT FACE OF BUILDING |
| N.03 | LINE OF ROOF ABOVE |
| N.04 | RESIDENTIAL PARKING STALL |
| N.05 | PRIVATE WASTE COLLECTION AREA |
| N.06 | ALTERNATIVE MOBILE STORAGE (AREA = 2.81 SQ.M) |
| N.07 | DOWNSPOUT LOCATION |
| N.08 | CONTINUOUS EAVESTROUGH |
| N.09 | STEEL COLUMN REFER TO STRUCTURAL DRAWING |
| N.10 | VENT LOCATION REFER TO MECHANICAL DRAWING |

-  EXISTING GEODETIC ELEVATION
 PROPOSED GEODETIC ELEVATION

RELEASER

[illegible]

01	ISSUED FOR DP - OAPS	05.27.2026
----	----------------------	------------

PROJECT NAME

SPARK 252

MUNICIPAL ADDRESS
252 20th AVENUE N.E.

LEGAL ADDRESS
L: 15+16 B: 3 P: 1367 0

PROJECT NO.
23.40.SPARK252

OPEN	CHECKED
NP	SM

DATE	SCALE
2026.06.27	AS NOTED

DRAWING TITLE

OARS ELEVATIONS

OPENING NUMBER

DP.200

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

