

1023 CAMERON AVE SW

EAGLE CREST CONSTRUCTION

PARKADE DEVELOPMENT PERMIT

JULY 13th, 2026

DRAWING LIST:

DP.000	COVER
DP.001	BLOCK PLAN
DP.002	SITE DETAILS
SEE ATTACHED	LANDSCAPE PLAN
DP.100	SITE PLAN- COURTYARD
DP.100A	SITE PLAN- PARKING
DP.100B	GARAGE PLANS
DP.100C	HERITAGE PLAQUE DESIGN - 1
DP.100D	HERITAGE PLAQUE DESIGN - 2
DP.101	LEVEL -1 - BLDN A
DP.102	LEVEL 0 - BLDN A + B PLANS
DP.103	LEVEL 1 - BLDN A + B PLANS
DP.104	LEVEL 2 - BLDN A + B PLANS
DP.105	LEVEL 3 + 4 - BLDN B PLANS
DP. 200	NORTH ELEVATIONS
DP. 201	SOUTH ELEVATIONS
DP 202	EAST ELEVATIONS
DP 203	EAST ELEVATIONS
DP204	WEST ELEVATIONS
DP.205	CENTRE SECTION
DP 300	SURVEY



PROJECT INFORMATION

PARCEL ADDRESS:

LEGAL:	LOT 6, BLOCK 31, PLAN 179 R
MUNICIPAL:	1023 CAMERON AVE SW CALGARY AB
COMMUNITY:	LOWER MOUNT ROYAL
ZONING:	DC 143283 , R-M5
CURRENT:	DC BASED ON MC-2
PROPOSED:	

PROPOSED GROSS BUILDING AREA

BUILDING A GROSS AREAS		
GARAGE (UNDERGROUND)	2,334.63	SQ FT (215.67 SQ.M)
UNITS (UNDERGROUND)	1,451.30	SQ FT (134.83 SQ.M)
MAIN FLOOR	2,277.96	SQ FT (211.63 SQ.M)
2 ND FLOOR	2,563.34	SQ FT (238.11 SQ.M)
3 RD FLOOR	2,166.10	SQ FT (201.24 SQ.M)
TOTAL:	10,783.33	SQ FT (1001.80 SQ.M)
BUILDING B GROSS AREAS		
MAIN FLOOR	875.00	SQ FT (81.29 SQ.M)
2ND FLOOR	875.00	SQ FT (81.29 SQ.M)
3RD FLOOR	1,573.76	SQ FT (146.21 SQ.M)
4TH FLOOR	1,670.22	SQ FT (155.17 SQ.M)
5TH FLOOR	987.10	SQ FT (91.70 SQ.M)
TOTAL:	5,963.08	SQ FT (553.99 SQ.M)
GRAND TOTAL (A&B):	16,746.41	SQ FT (1,555.79 SQ M)
TOTAL GFA (not incl. areas underground):	12,967.48	SQ.FT (1,204.72 SQ.M)

UNIT MIX:

TOTAL PROPOSED UNITS:	8 TOWNHOUSE UNITS
	7 UNITS

SITE AREA:

8,480 SQ.FT/ 787.8 SQ M

FAR:

2.5 ALLOWABLE UNDER MC-2

1,271.66 SQ M / 787.8 SQ M = 1.53 FAR PROPOSED

SETBACKS:

	PERMITTED	PROPOSED
FRONT (NORTH 22TH AVE NW)	3.0m	3.0m
SIDE (EAST/ M-C2)	1.2m	1.2m
REAR (SOUTH LANE)	1.2m	1.2m
SIDE (WEST / M-C2)	1.2m	1.2m

AMENITY SPACE:

MC-2 REQUIREMENTS :	5 SM/TOWNHOUSE
MINIMUM REQUIRED :	5 SM/TOWNHOUSE
PROPOSED:	5 SM/TOWNHOUSE 5 SM/ UNIT (97.36 SQ.M)

APPLICABLE BUILDING CODE:

BLDN A: PART 3, 3.2.2.52. GROUP C, UP TO 4 STOREYS, SPRINKLERED
BLDN B: PART 3, 3.2.2.51. GROUP C, UP TO 6 STOREYS, SPRINKLERED

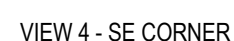
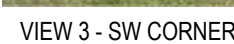
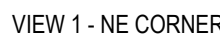
VEHICULAR PARKING:

MOTOR VEHICLE PARKING STALL REQUIREMENTS PER MC-2:
0.625 STALLS PER UNIT - 25% TRANSIT REDUCTION = 0.469 STALLS PER UNIT 0.469 X 16 TOTAL UNITS = 7.5 STALLS REQUIRED
= 8 RESIDENT STALLS PROPOSED
BICYCLE PARKING STALL REQUIREMENTS PER MC-2:
559: THE MINIMUM NUMBER OF BICYCLE PARKING STALLS IS CALCULATED BASED ON THE SUM FOR ALL UNITS AND UNITS WHERE THE RATE IS:
A)1.0 BICYCLE PARKING STALLS PER MAIN UNIT B)1.0 BICYCLE PARKING STALLS PER UNIT

= 16 U-BAR RACKS
16 CLASS 1 BICYCLE STORAGE STALLS PROVIDED.

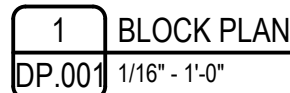


FORMED ALLIANCE ARCHITECTURE STUDIO



☐ SITE PHOTOS

DP.001	NTS
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DP.001	1/32" - 1'-0"
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RELEASER[illegible]

PROJECT NAME

1023 CAMERON AVE

PRINCIPAL ADDRESS

LEGAL ADDRESS

L: 05 B: 31 P: 179 R

PROJECT NO.

21.32.ECC CAM RD

DRYAN

PF SM

DATE _____

2023.11.23	AS NOTED
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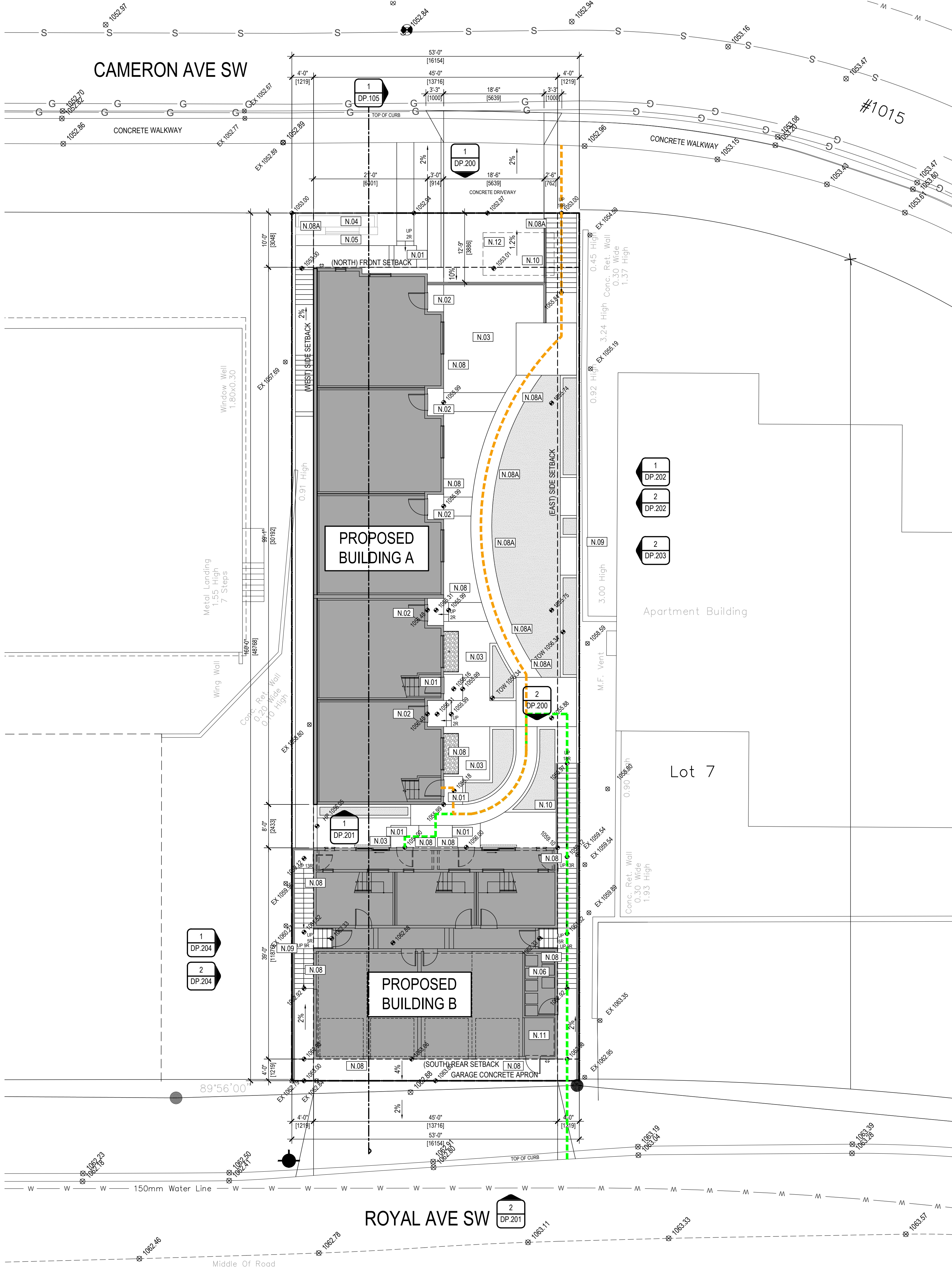
DRAFTING TITLE

BLOCK PLAN

SPENDING: \$1,000

DP.001

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1 SITE PLAN - COURTYARD
DP. 100 3/32" - 1'-0"

- GENERAL NOTES
- A. ALL EXISTING STRUCTURES, RETAINING WALLS AND LANDSCAPING TO BE REMOVED WITHIN COMBINED DEVELOPMENT PARCELS U.N.O.
- B. REFER TO LANDSCAPE PLANS FOR ALL PLANTING AND GROUND COVER INFORMATION & DETAILS.
- C. REFER TO SURVEY PLANS FOR GEODETIC ELEVATIONS ADJACENT TO DEVELOPMENT PERIMETER.
- D. ALL SITE REHABILITATION OF SIDEWALKS, BUS ZONE APRONS, AND PAVED LANES ARE TO BE COMPLETED AT THE OWNER'S EXPENSE.
- E. WASTE & RECYCLING: PRIVATE COLLECTION SERVICE TO BE ENGAGED TO PICK UP CARTS WEEKLY.
NUMBER OF CARTS REQUIRED IS BASED ON 0.3 CUBIC YARDS OF WASTE GENERATED PER WEEK PER UNIT, PER CITY OF CALGARY WASTE AND RECYCLING SERVICES REQUIREMENTS 2011. CALCULATION BELOW:

(0.3 YD3/ UNIT) X (8 UNITS) = 2.4 YD3 TOTAL WASTE GENERATED PER WEEK
2.4 YD3 = 1.84 M3
INDIVIDUAL CART CAPACITY = 0.246M3
THEREFORE **8 CARTS** ARE REQUIRED FOR THE SITE.
- D. EXTERIOR LIGHTING IN FRONT ENTRY AREA, WALL MOUNTED. MOUNTING HEIGHT @7'-6" ABOVE ADJACENT FLOOR.
- E. HOUSING NUMBER MOUNTED ON EXTERIOR WALL @5FT ABOVE ADJACENT FLOOR.

BLDN A:
5 TOWNHOUSE UNITS
3 UNITS

BLDN B:
3 TOWNHOUSE UNITS
4 UNITS

TOTAL:
8 TOWNHOUSE UNITS
7 UNITS

- SHEET NOTES
- N.01 ACCESS TO UNITS
N.02 ACCESS TO MAIN UNITS
N.03 COMMON AMENITY SPACE AREA (40 M2 REQ. 140 M2 PROVIDED)
N.04 MEMORIAL TO THE HISTORIC HEENEY HOUSE
N.05 PERENNIAL PLANTER (PLANTS NOT INCLUDED IN LEGEND)
N.06 WASTE, ORGANICS, AND RECYCLING
N.07 CLASS 1 BICYCLE STALL ENCLOSURE - 20 BICYCLE CAPACITY
N.08 EXTERIOR LIGHTING (REF DP.002)
N.08A PATHWAY LIGHTING (REF DP.002)
N.09 PROPOSED RETAINING WALL
N.10 42" GUARD RAIL
N.11 WATER METER ROOM
N.12 UNDERGROUND STORM WATER RETENTION TANK
N.13 LINE OF STAIRS ABOVE
- ⊗ GEODETIC EXISTING
⊗ GEODETIC PROPOSED
TRAVEL DISTANCE = 44.20 m.
TRAVEL DISTANCE = 40.20 m.



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RELEASES

NO.	DESCRIPTION	DATE
01	ISSUED FOR DP	07/13/2026

PROJECT NAME

1023 CAMERON AVE

BRANCH/ADDRESS

1023 CAMERON AVE SW

LEGAL ADDRESS

L: 06 B: 31 P: 179 R

PROJECT NO.

21.32.ECC_CAM_RD

DRAWN

PF

CHECKED

SM

DATE

2023.11.23

SCALE

AS NOTED

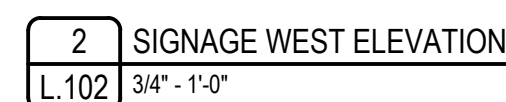
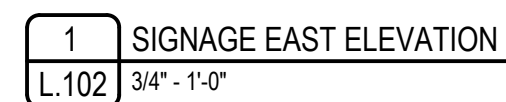
DRAWING TITLE

SITE PLAN - COURTYARD

DRAWING NUMBER

DP.100

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- S1 METAL CAP FLASHING**
- COLOR: BLACK
- S2 THIN BRICK VENEER**
- COLOR: BRICK
- S3 CONCRETE WITH SEALER**
MEDIUM SANDBLAST FINISHED
COLOR: NATURAL
STAINLESS STEEL
- S4 SIGNAGE SATIN FINISHED**
MOUNTED TO CONCRETE STRUCTURE
- COLOR: NATURAL

N.01 LINE OF GRAD

 GEODETIC EXISTING
 GEODETIC PROPOSED

[illegible]

1023 CAMERON AVE

MUNICIPAL ADDRESS
1023 CAMERON AVE SW

L: 06 B: 31 P: 179

PROJECT NO. 21.32.ECC CAM RD

OPINION	CHECKED
PF	SM

DATE	SCALE
2023.11.23	AS NOTED

DRAWING TITLE

HERITAGE PLAQUE
DESIGN

Continued

DP.100D

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