

Project Data / Zoning Bylaw Summary - Calgary			
Site/Building Data			
Project Description	New Mixed use building with commercial rental units on the main floor and residential units on floors 2 to 6.		
Project Name	West Hillhurst Mixed-Use		
Municipal Address	2409 5 Ave NW Calgary AB		
Neighborhood	West Hillhurst		
Legal Description	Plan:2511748; Block:20; Lot:86		
Land Use	MU-1f4h26		
Abutting Land Use Districts	North: 5 Ave NW		
	East: 23 St NW		
	West: MU-1f4.0h16		
	South: lane (R-C6 beyond)		
Flood Protection Area	No		
Abandoned Wells	N/A		
Applicable Bylaw	City Of Calgary LUB1P2007		
Site Area	2717.5 sqm.		
Gross building area	8,616.23 sqm.		
Parkade	2,400.97 sqm.		
	Required/Permitted	Proposed	Bylaw Reference
Site/Area Analysis			
Use	Mixed- use	Mixed- use	
Floor Area Ratio	4.0	3.16	
Units	N/A	96 units	
Building Height	26 m	21.96 m	1371
No. of Storeys	-	6	
Front Setback- East (street)	min. 0m, max. 4.5m	2.64m	1374
Side Setback-North (street)	min. 0m, max. 4.5m	4.36m	1374
Side setback-West	0	3.77m	1374
Min. Rear Setback- South Lane	7.5m from adjacent PL	5.28m	1374
Amenity Space Analysis			
Min. Required Area	5 sqm. /unit	provided as a combination of both common and private amenity spaces	1349
Total Area Required	480 sqm.	Private amenity spaces = 773.62 sqm. Common Amenity space = 141.75 sqm. Total = 915.37 sqm.	1349
Min. Dimension	2m	2m	1349
Vehicle Parking Analysis			
Residential Parking Stalls	54 stalls (with 25% transit reduction): Multi-family = 53 stalls Live-work = 1 stalls	65 (In basement parkade)	1350
Residential Visitor Parking Stalls	8 stalls (with 25% transit reduction): Multi-family = 7 stalls Live-work = 1 stall	9 (In basement parkade)	1350
Commercial Parking Stalls	6 stalls: Child care = 6 stalls Commercial = 0 stalls	12 stalls (surface parking): Child care = 6 stalls Commercial = 6 stalls	
Total parking stalls	68 stalls	86 stalls	
Bicycle Parking Analysis			
Residential: Class 1	0.5/ unit = 48 stalls	49	559
Residential: Class 2	0.1/ unit = 10 stalls	10	559
Commerical: Class 2	1	2	

DP Sheet List	
Sheet Number	Sheet Name
DP000	Cover
DP100	Site Plan
DP101	Site Details
DP102	Survey/Existing Block Plan
DP103	Shadow Study
DP104	Site Photos
DP200	Floor Plans
DP200-A	Floor Plans
DP201	Floor Plans
DP202	Floor Plans
DP203	Floor Plans
DP204	Floor Plans
DP205	Floor Plans
DP206	Floor Plans
DP207	Unit Plans
DP208	Unit Plans
DP300	Elevations
DP301	Elevations
DP400	Sections
DP401	Sections
DP402	Sections
DP500	Images
DP L-1	Landscape Layout Plan
DP L-2	Landscape Rooftop Layout Plan
DP L-3	Landscape Details

Area Schedule (Gross Building_Above grade)			
Level	Area (m2)	Area (ft2)	
MFL	1469.07	15812.93	
L2	1436.59	15463.35	
L3	1436.59	15463.35	
L4	1436.59	15463.35	
L5	1436.59	15463.35	
L6	1400.79	15078.00	
Total	8616.23	92744.32	

Area Schedule_Basement			
Level	Area (m2)	Area (ft2)	
BSMT	2400.97	25843.85	
Total	2400.97	25843.85	



NOTE: IMAGE FOR PRESENTATION ONLY

Six Summit Hill Inc.

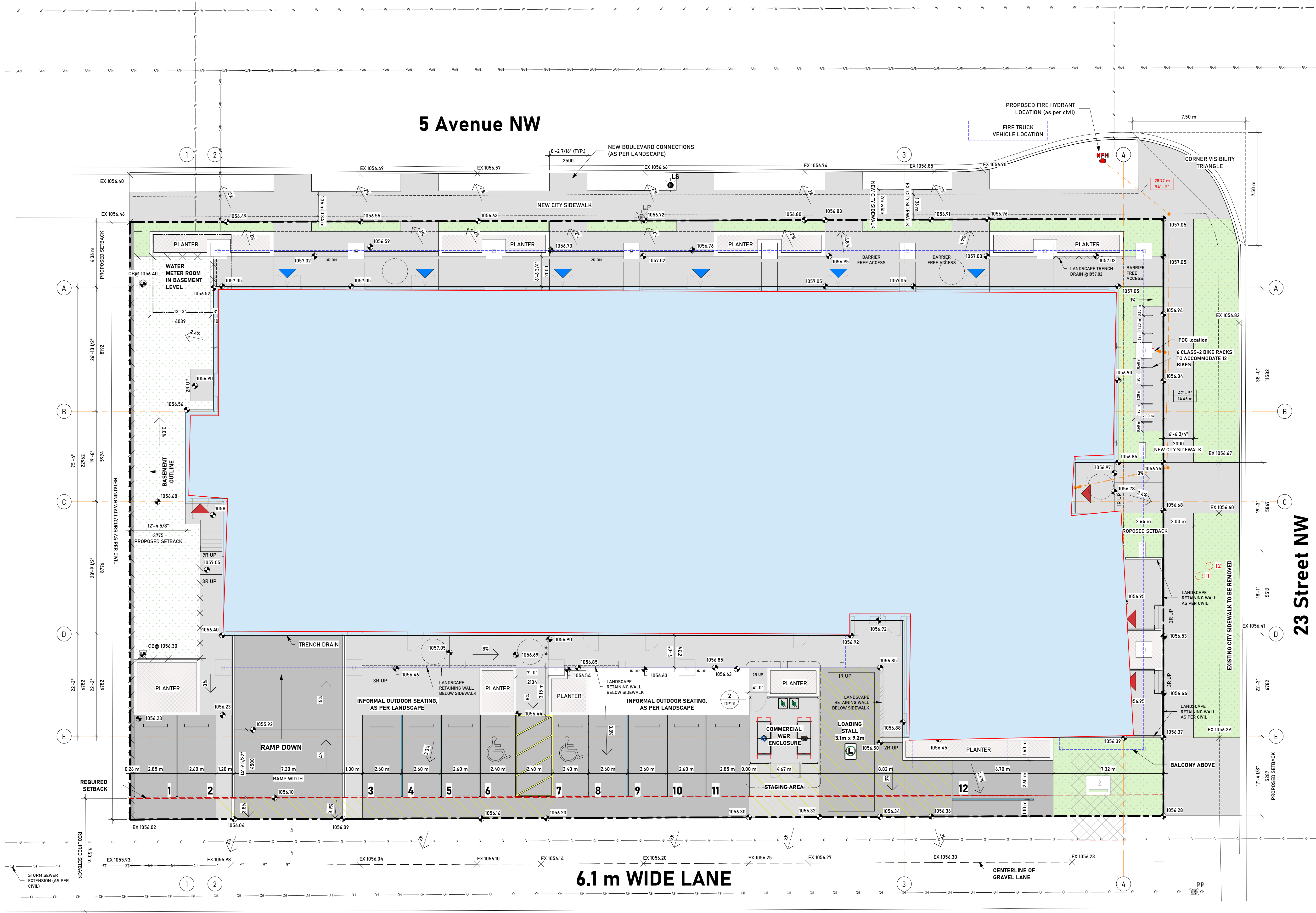
West Hillhurst Mixed Use

2409 5 Ave NW Calgary
LOT 86
BLOCK 20
PLAN 2511748

ISSUED FOR DP
2026-09-09

SITE PLAN NOTES:

- Refer to civil engineering drawings for grading, drainage, & site servicing information. Final geodetic points to be coordinated with civil engineer's Development Site Servicing Plan (DSSP) submission.
- All existing structures, retaining walls, and landscaping to be removed within combined development parcels unless otherwise noted.
- Refer to electrical drawings for site lighting & power information.
- Refer to landscape drawings for detailed landscaping layout & planting information, and surface finishes.
- Refer to Site Details.
- Heavy duty asphalt surfaced roadways to support min. 38,556 kg & point load of 517 kpa (75 psi) over 24" x 24" area; Light duty asphalt roadways to be designed to support 25,000kg vehicular load subgrade preparation as per City of Calgary standards, refer to geotechnical report.
- Sidewalks & curbs are cast concrete typical, curbs to road perimeter to be low profile rolled curbs as per City of Calgary Roads Construction Standards Specifications, Figure 15, Section B and Curb Crossing B.
- Post-mounted signage to be inset min. 0.6m from face of curb typical.
- Sidewalks are 1.5m wide typical with broom finish unless otherwise noted.
- Gross Floor Areas are approximate and are calculated in accordance with the Gross Floor Area measurement definitions provided by the authority having jurisdiction.
- The developer shall be responsible for the construction and rehabilitation of new and existing sidewalks, curbs, gutters, driveway crossings, etc., as required.
- Provide rough-ins for solar photovoltaic (pv) panels, install min. 2.5 cm (1") nominal diameter constructed of rigid or flexible metal conduit, rigid pvc conduit, liquid tight flexible conduit or electrical metallic tubing (as per section 12 of the canadian electrical code part 1 concerning "raceways").



1 Site plan
DP100 1:120

MATERIAL/FINISH LEGEND:

- ASPHALT
- CONCRETE SIDEWALK (AS PER LANDSCAPE)
- SOD/MULCH (AS PER LANDSCAPE)
- TURF (AS PER LANDSCAPE)
- PLANTERS (AS PER LANDSCAPE)
- BUILDING OUTLINE
- COMMERCIAL AREA ACCESS
- RESIDENTIAL AREA ACCESS
- LOADING BAY
- NEW MUNICIPAL FIRE HYDRANT TO BE COMMISSIONED (AS PER CIVIL)

- EXISTING MUNICIPAL LIGHT STANDARD (TO BE RELOCATED, AS PER LANDSCAPE)
- PROPOSED SITE LIGHT STANDARD LOCATION
- EXISTING POWER POLE
- ELEVATION - EXISTING GRADE
- ELEVATION - FINISHED GRADE
- SLOPE ARROW

UTILITY LINES:

- STORMWATER
- WATER
- SANITARY
- GAS
- POWER - OVERHEAD
- POWER - UNDERGROUND

SITE BOUNDARIES:

- PROPERTY LINE
- SETBACK REQUIRED
- FENCE, AS PER LANDSCAPE
- BALCONY/ OVERHANG ABOVE
- PARKADE EXTENT BELOW GRADE

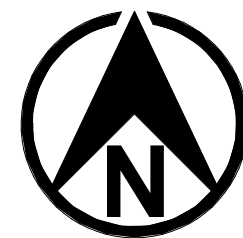
TREE SCHEDULE

- T1- MAPLE, MANITOBA (To be removed)
Trunk Diameter (CM): 51
Scientific Name: ACER NEGUNDO
Size at Maturity: MEDIUM
Maintained by: CALGARY PARKS
Tree ID #: T-51393837
- T2- ASH, GREEN (To be removed)
Trunk Diameter (CM): 21
Scientific Name: FRAXINUS PENNSYLVANICA
Size at Maturity: LARGE
Maintained by: CALGARY PARKS
Tree ID #: T-32107720TY LINE

professional seal

PRELIMINARY
NOT FOR CONSTRUCTION

key plan



project information

project title

West Hillhurst Mixed
Use

municipal address

2409 5 Ave NW Calgary

legal description

LOT: 86
BLOCK: 20
PLAN: 2511748

client

Six Summit Hill Inc.

phase

DEVELOPMENT PERMIT

issue / revision

issue	date	description
7	2026-09-09	ISSUED FOR DP
6	2026-08-31	ISSUED FOR COORDINATION
5	2026-08-21	ISSUED FOR DP REVIEW
4	2026-08-18	ISSUED FOR COORDINATION
3	2026-08-05	ISSUED FOR COORDINATION
2	2026-07-10	ISSUED FOR COORDINATION
1	2026-06-26	ISSUED FOR REVIEW

project number

26-607

scale

As indicated

drawn by

PS

approved by

SA

sheet title

Site Plan

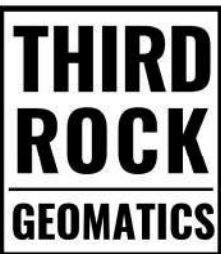
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DP100

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SITE CONDITIONS AND CODE REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK. AN REPORT ANY ERRORS/OMISSIONS/DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. THE ARCHITECT'S DESIGN INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT. ANY DISTRIBUTION AND/OR USE OF THIS DRAWING IS PROHIBITED WITHOUT PRIOR AUTHORIZATION OF THE ARCHITECT.



THIRD ROCK GEOMATICS
PO Box 216, Suite 104 1240 Kensington Road NW
Calgary, Alberta T2N 3P7 Phone 587-333-4413



SITE PLAN SHOWING EXISTING FEATURES

Description of Property
Civic Address: 2401 through 2424 5 Avenue NW, Calgary, Alberta
Legal Address: Lot 64, Block 20, Plan 5612FO,
Lots 11 through 18, Block 20, Plan 710N

Date of Survey: February 22 to 24, 2025 and May 8, 2026



Mark A. Sutter
Mark A. Sutter, ALS, P. Surv. (Copyright reserved)
Dated at the City of Calgary, Alberta, May 8, 2026

Area Table (m ²)		Parcel	House	Garage	Building	Coverage
2401 5 Avenue NW	604.0	86.9				23.2 %
2405 5 Avenue NW	340.7	84.9				26.2 %
2407 5 Avenue NW	414.4	84.0		37.5	4.5	29.3 %
2411 5 Avenue NW	453.1	45.7				23.1 %
2413 5 Avenue NW	302.1	60.1		22.3		27.3 %
2417 5 Avenue NW	604.2	94.8				15.7 %
2419 5 Avenue NW	302.2	60.1		39.2	5.8	34.8 %
2421 5 Avenue NW	302.2	53.8				17.8 %

Tree Table (m)		Trunk@Drip@	Height	Species
T1	0.40	8.0	7	Deciduous
T2	0.20	6.0	6	Deciduous
T3	0.20	7.0	8	Deciduous
T4	0.20	7.0	6	Deciduous
T5	0.60	10.0	13	Coniferous
T6	0.50	3.0	5	Deciduous
T7	0.20	6.0	3	Deciduous
T8	0.70	10.0	8	Deciduous
T9	0.50	8.0	9	Deciduous
T10	0.60	10.0	8	Deciduous
T11	0.40	9.0	11	Deciduous
T12	0.30	7.0	7	Deciduous
T13	0.20	6.0	6	Deciduous
T14	0.30	8.0	7	Deciduous
T15	0.50	9.0	7	Deciduous
T16	0.30	7.0	8	Deciduous
T17	0.30	8.0	7	Deciduous
T18	0.30	8.0	9	Deciduous
T19	0.90	10.0	9	Deciduous
T20	0.40	8.0	8	Deciduous
T21	0.40	8.0	10	Deciduous
T22	0.30	7.0	8	Deciduous
T23	0.30	6.0	7	Deciduous
T24	0.90	14.0	13	Coniferous
T25	0.50	10.0	8	Deciduous
T26	0.30	3.0	6	Deciduous
T27	0.20	3.0	6	Deciduous
T28	0.50	9.0	11	Coniferous
T29	0.20	3.0	11	Coniferous
T30	0.50	7.0	7	Deciduous
T31	0.20	6.0	5	Deciduous
T32	0.20	6.0	5	Deciduous

Notes
Distances are in metres and decimals thereof.
Bearings are assumed from plan 211 0205.
All ties are perpendicular to property line.
Side yard and setback distances are measured to concrete walls.
Title Boundary shown thus
Wood Fence shown thus
OH Powerline & Telephone
Sewer
Elevations are geoidetic, derived from ASCM 47183 Elev = 1056.886
Roof Peak - RP
Main Floor - MF
Utility Pole - o PP
Light Standard - o LS
Elevation Point - o

All buried utility information shown or omitted is subject to verification.
Buried utilities drawn from City of Calgary Block Profiles.

Disclaimer
This Drawing, prepared by Third Rock Geomatics Ltd., and all information contained herein is provided for the purpose of a Development Permit Application for:
2401 through 2424 5 Avenue NW, Calgary, Alberta, Lot 64, Block 20, Plan 5612FO,
Lots 11 through 18, Block 20, Plan 710N
The information contained in the drawing is the property of Third Rock Geomatics Ltd. and any reproduction is prohibited without written consent. Errors or omissions must be reported to Third Rock Geomatics Ltd. immediately upon identification. This survey is not authorized for use in establishing boundaries. Third Rock Geomatics Ltd. takes no responsibility for any unauthorized use of its products.

UTILITY SAFETY
PARTNERS

UtilitySafety.ca 1-800-242-3447

This plan represents information as of the date of survey.
Third Rock Geomatics Ltd. and their employees take no responsibility for the location of any underground facilities whether shown on or omitted from this plan. All underground facilities should be located by the respective authorities prior to construction.

File: 25-0409 5612FO.20.64 | Drawing Name: 25-0409.dwg | Plot Date: 2026-05-08 06:40 PM

professional seal

PRELIMINARY
NOT FOR CONSTRUCTION

key plan

project information

project title

West Hillhurst Mixed Use

municipal address

2409 5 Ave NW Calgary

legal description

LOT: 86
BLOCK: 20
PLAN: 2511748

client

Six Summit Hill Inc.

phase

DEVELOPMENT PERMIT

issue / revision

issue	date	description
1	2025-05-08	ISSUED FOR DP
2	2025-05-08	ISSUED FOR COORDINATION
3	2025-05-21	ISSUED FOR DP REVIEW
4	2025-05-16	ISSUED FOR COORDINATION
5	2025-05-29	ISSUED FOR REVIEW

project number	scale
26-607	

drawn by	checked by	approved by
PS	HM/KA	SA

sheet title

Survey/Existing Block Plan

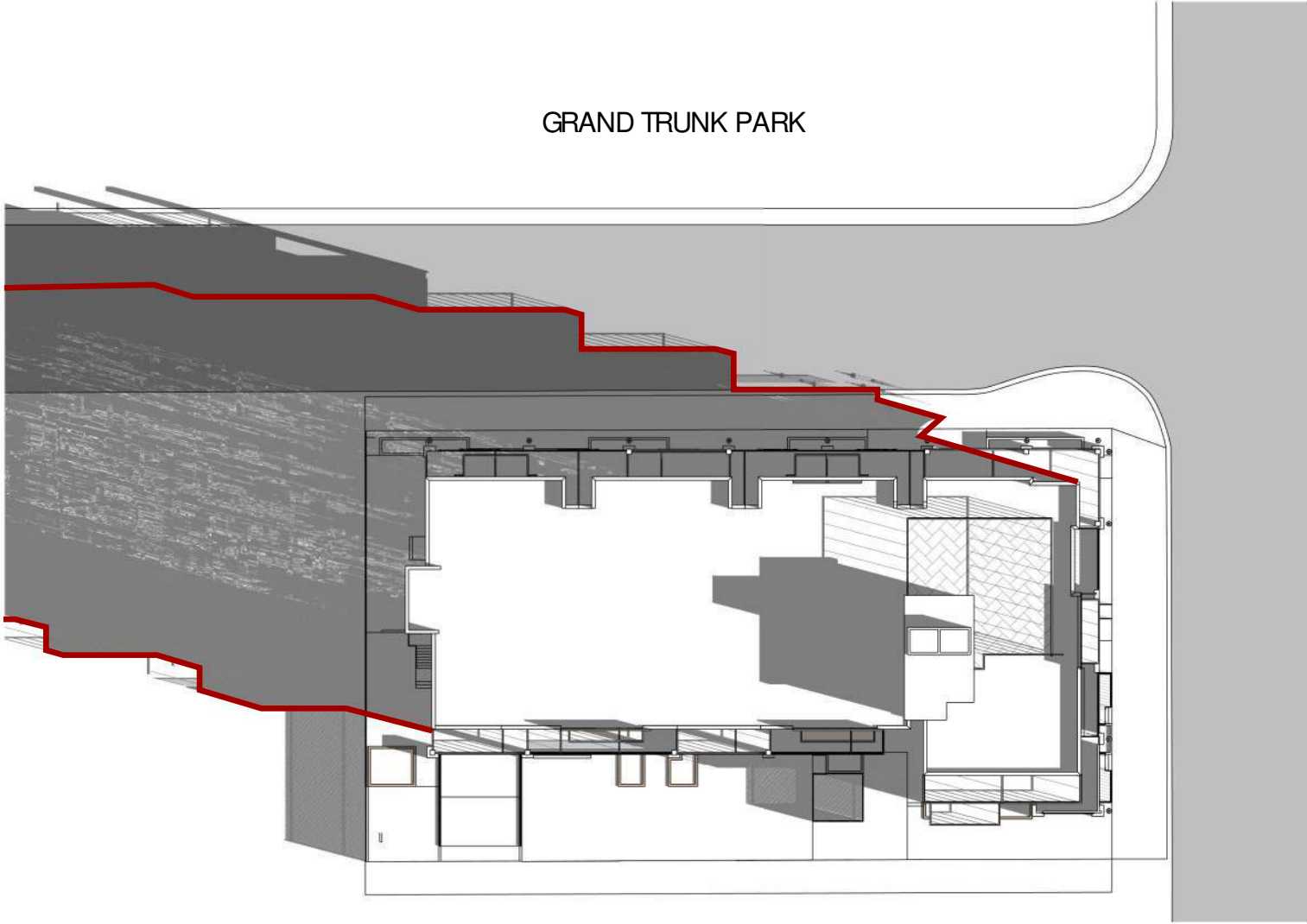
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DP102

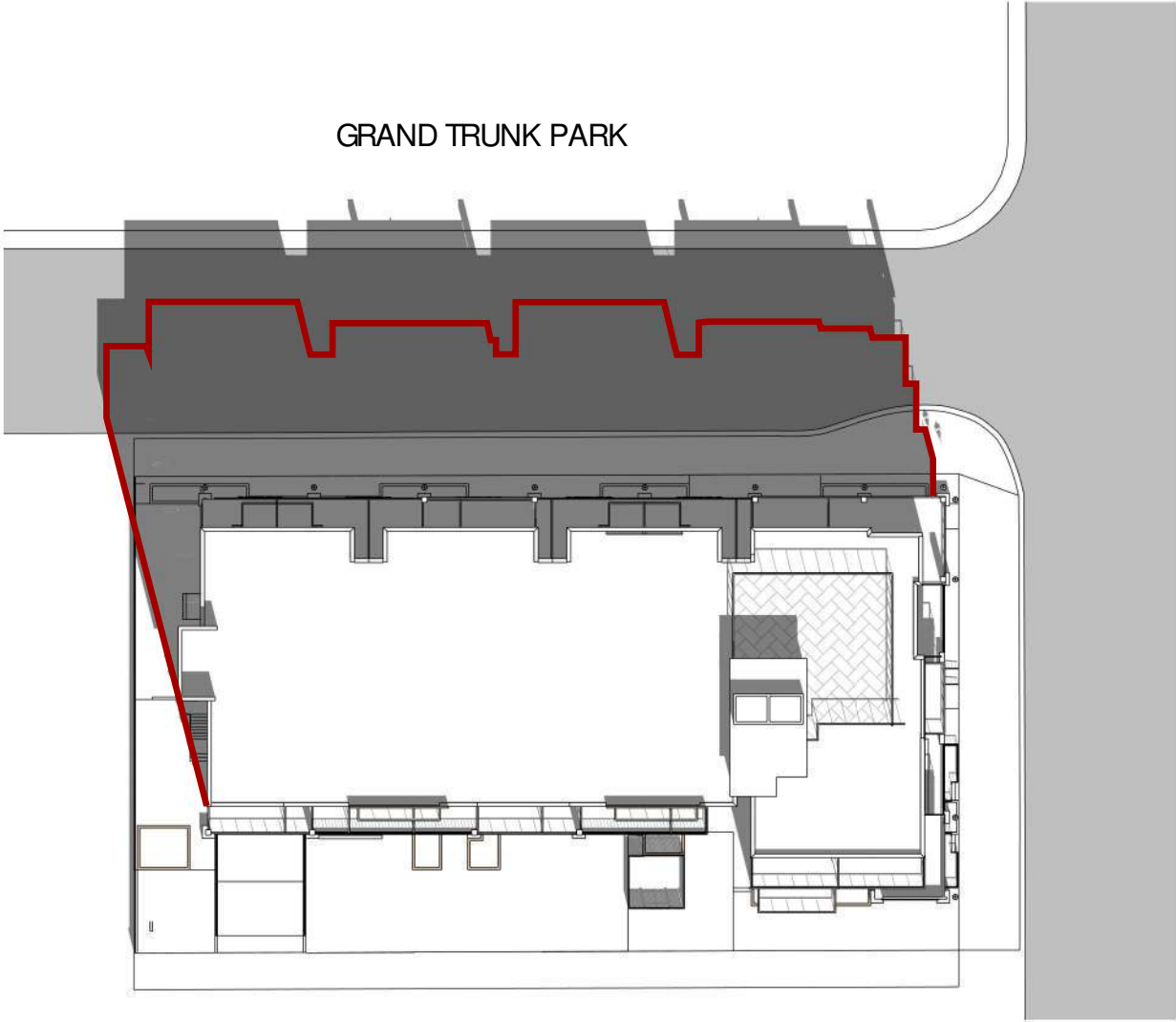
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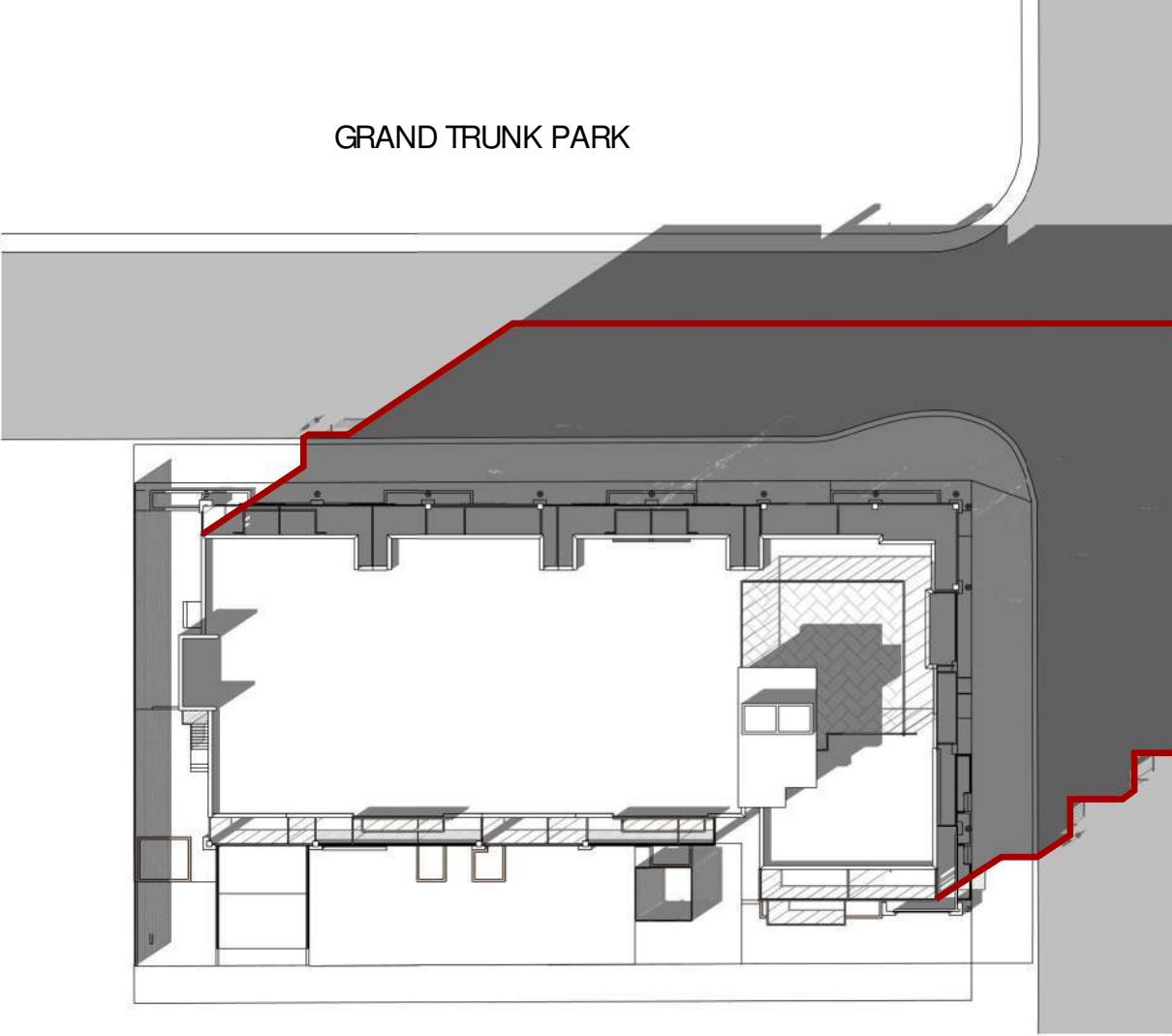
SPRING EQUINOX
March 21



MARCH 21 8 AM

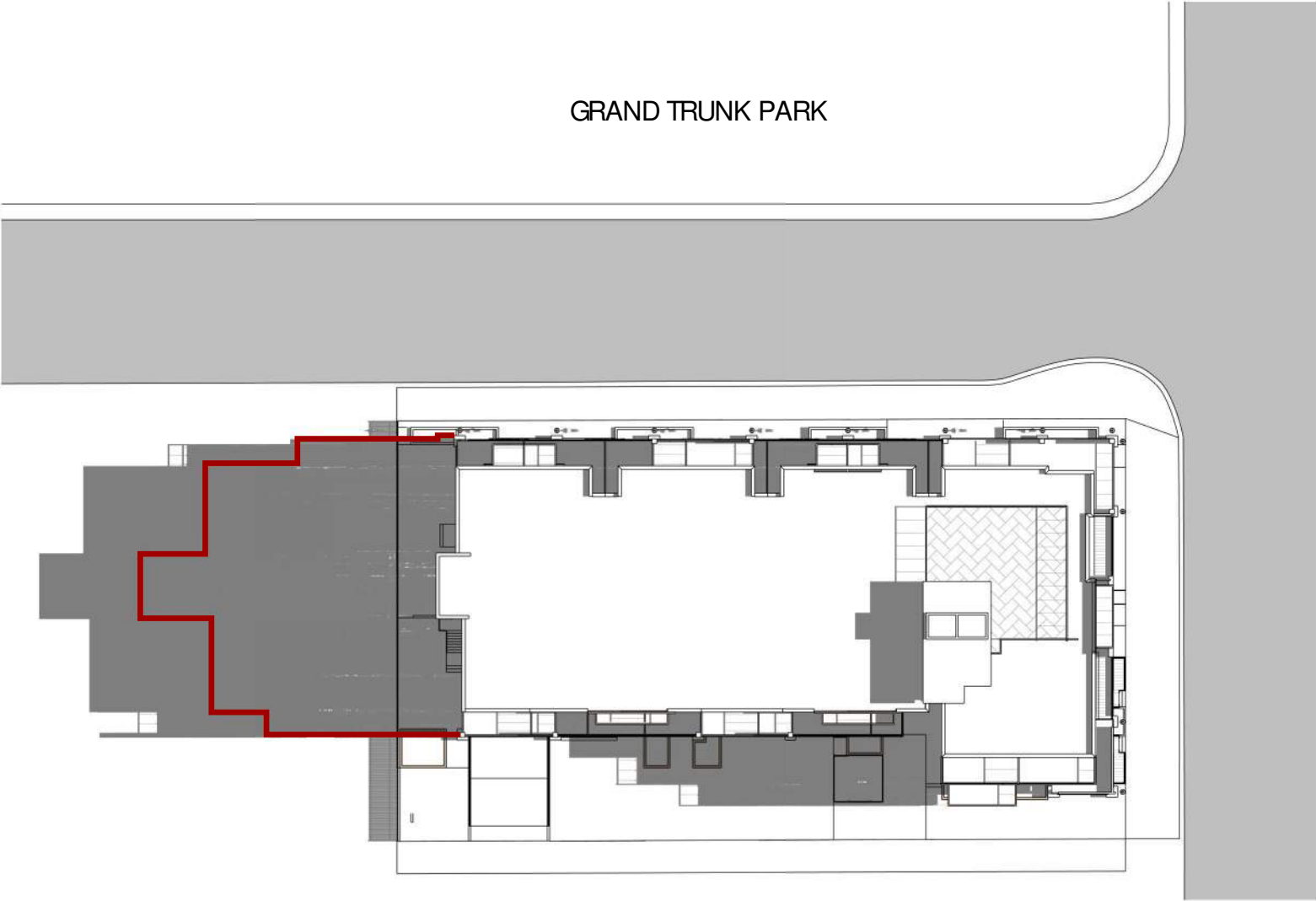


MARCH 21 12PM

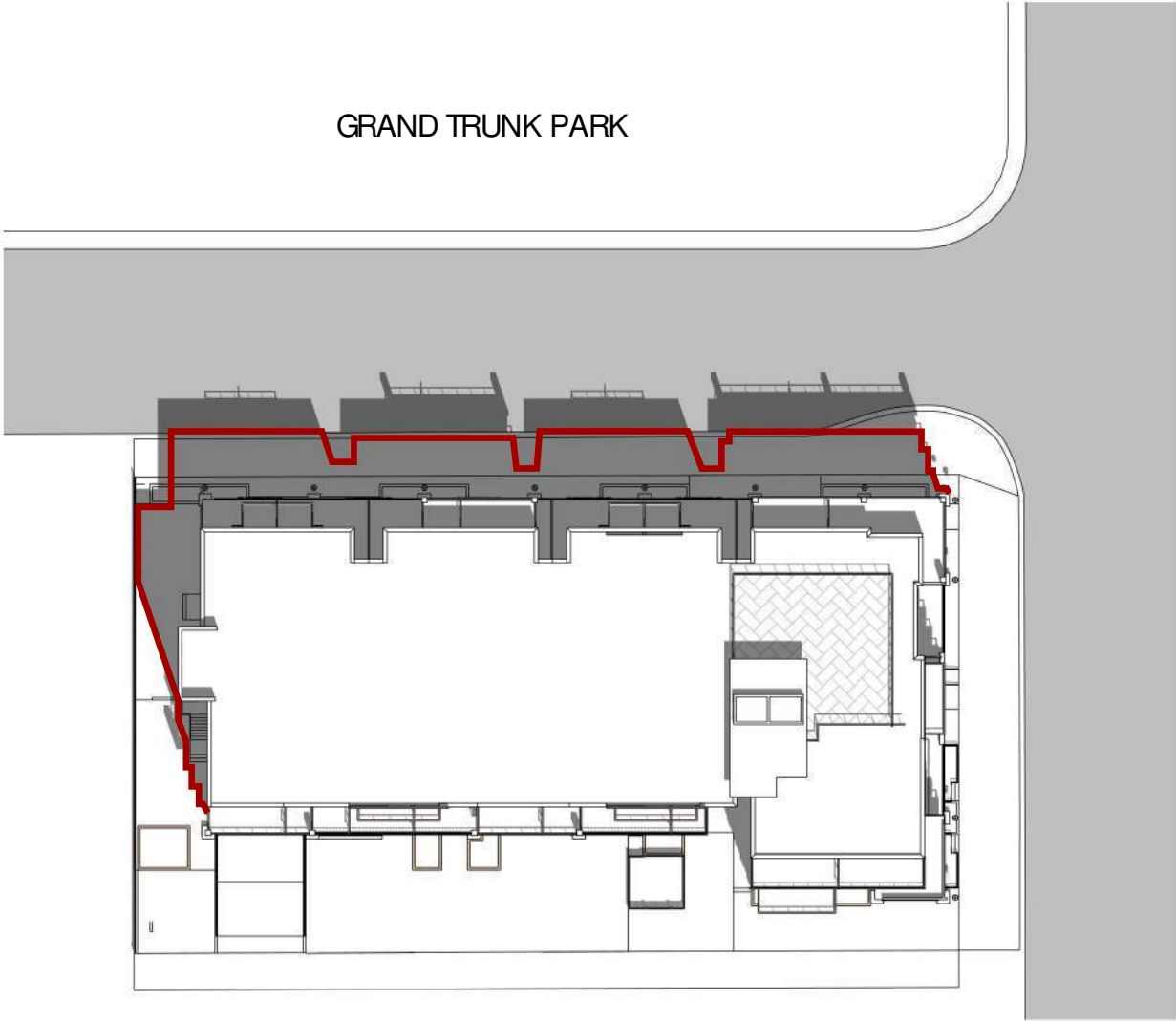


MARCH 21 4 PM

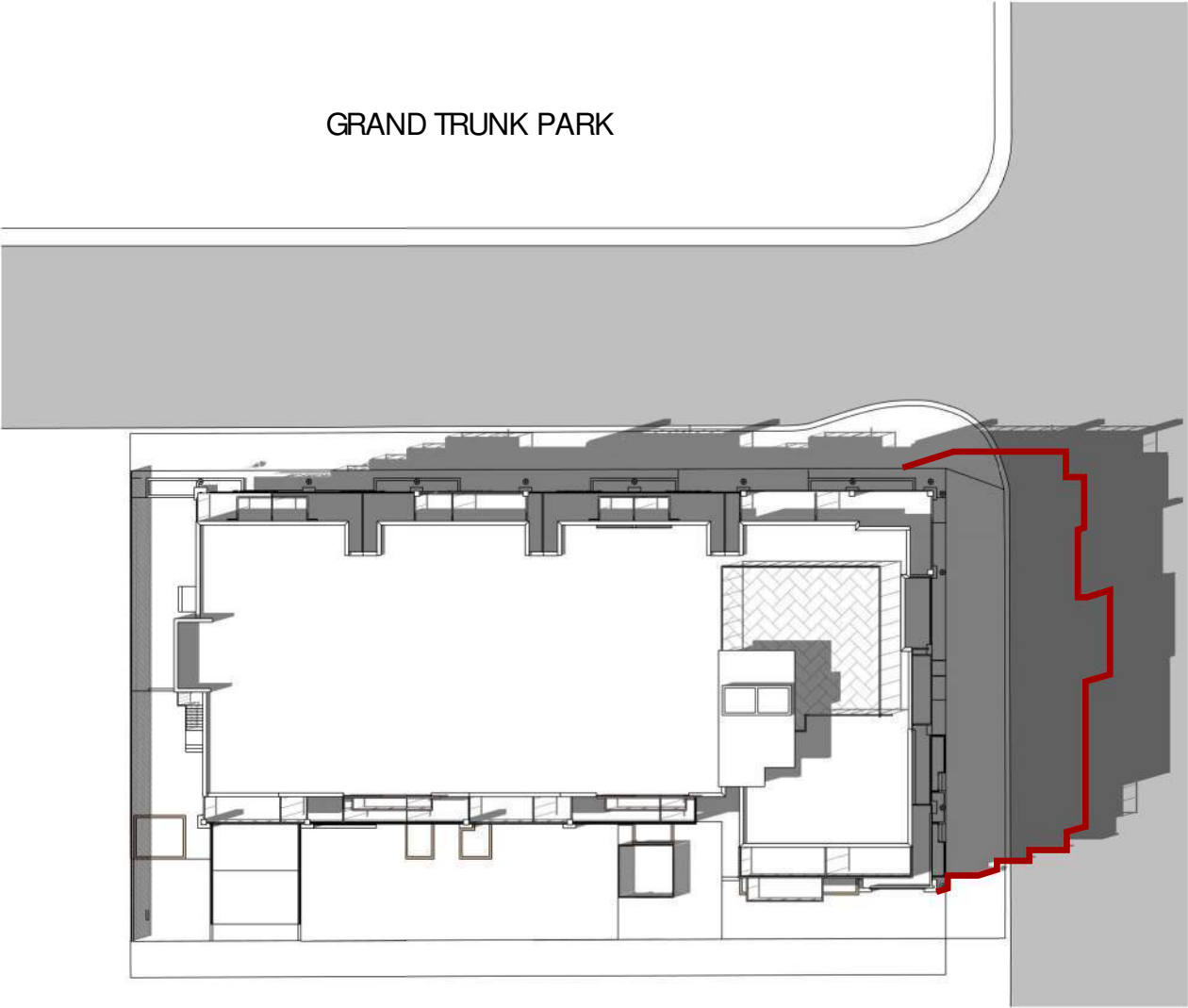
SUMMER SOLSTICE
June 21



JUNE 21 8 AM

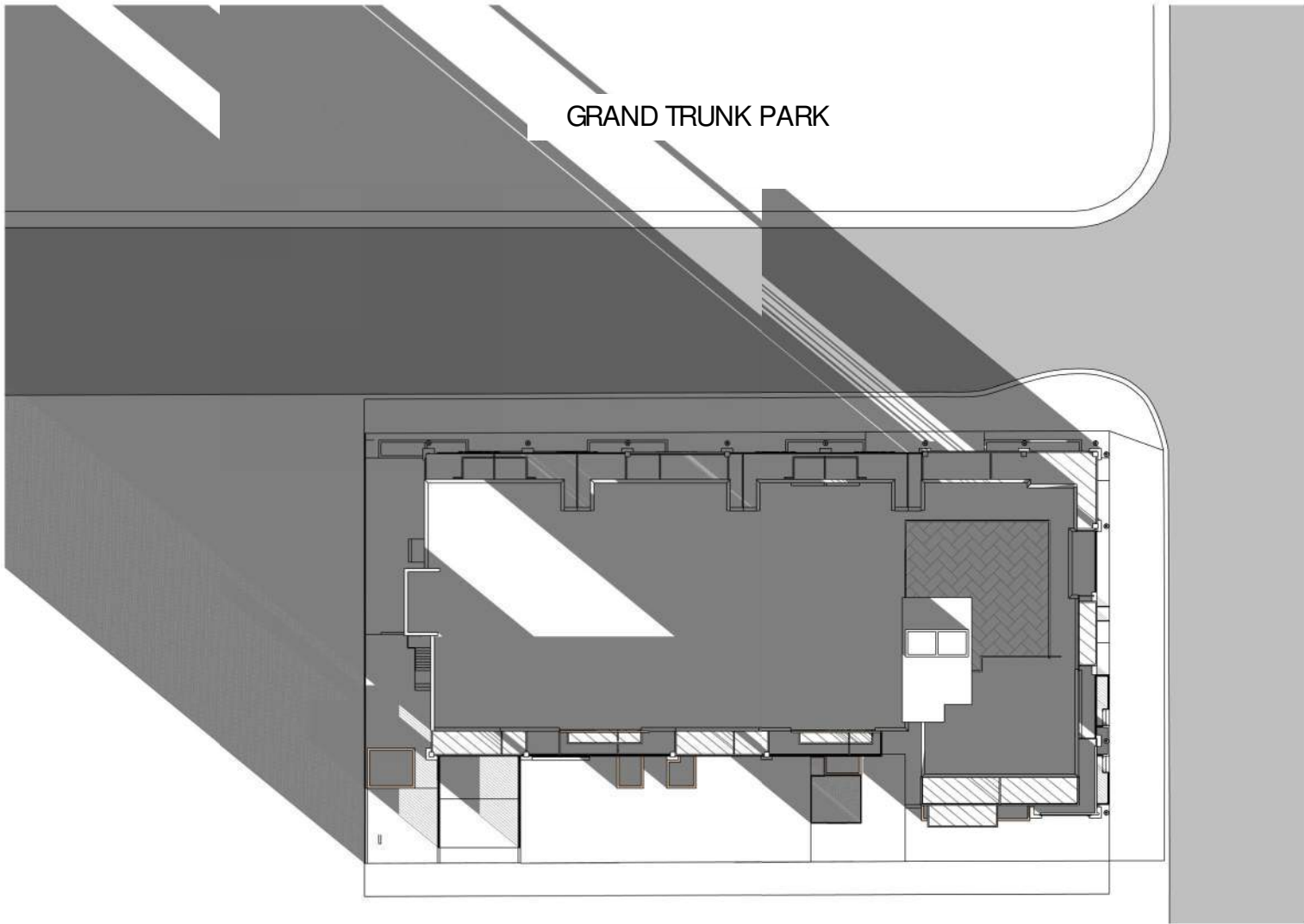


JUNE 21 12PM

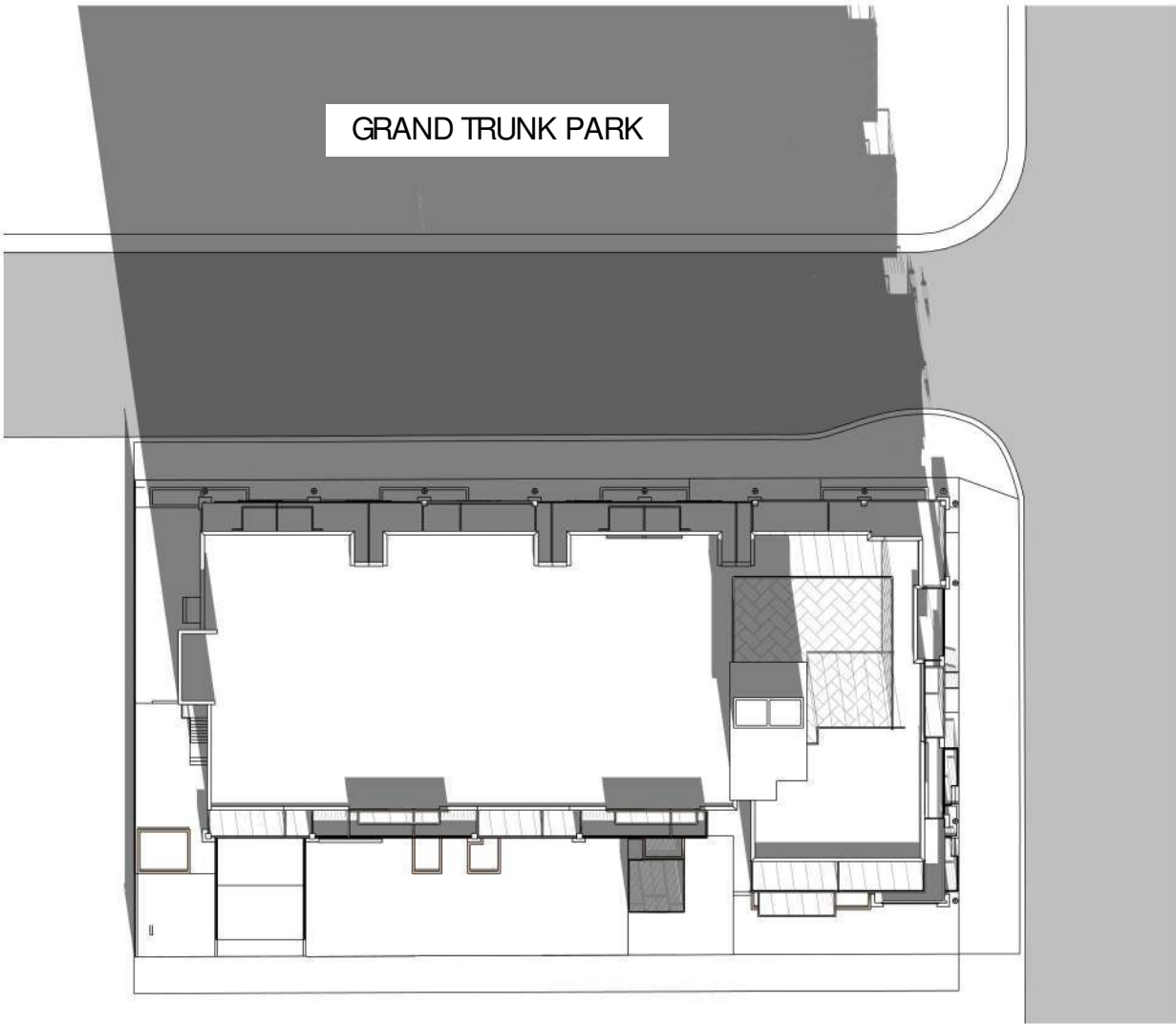


JUNE 21 4PM

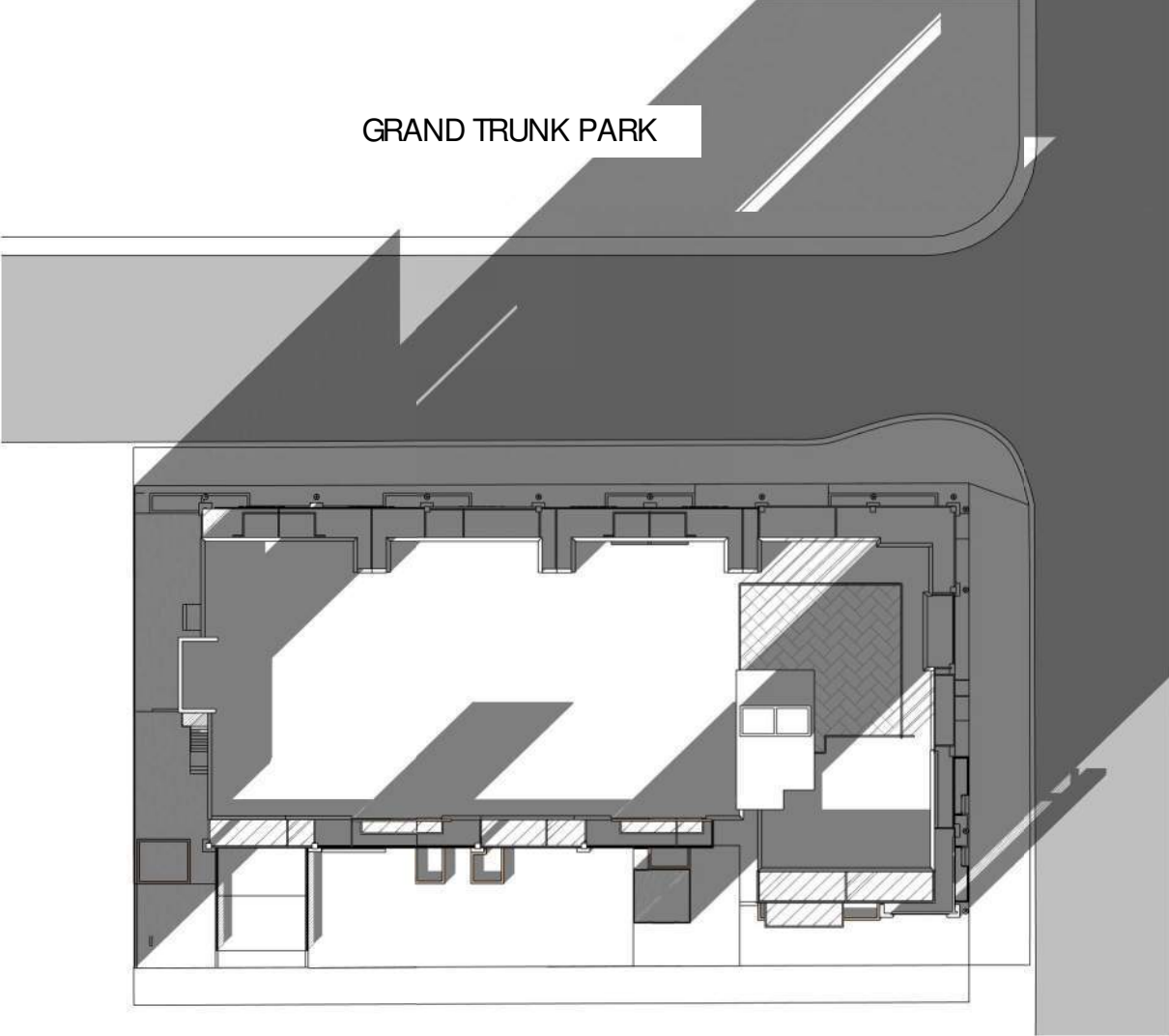
WINTER SOLSTICE
December 21



DEC 21 8 AM



DEC 21 12 PM



DEC 21 4 PM

LEGEND
Shadow Cast by a 4
storey building

PRELIMINARY
NOT FOR CONSTRUCTION

West Hillhurst Mixed
Use

2409 5 Ave NW Calgary

LOT: 86
BLOCK: 20
PLAN: 2511748

Kanak Investments

DEVELOPMENT PERMIT

issue	date	description
1	2024-08-21	ISSUED FOR DP

26-607

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Shadow Study

DP103

PRELIMINARY
NOT FOR CONSTRUCTION

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project information:

project title

West Hillhurst Mixed Use

municipal address

2409 5 Ave NW Calgary

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LOT: 86
BLOCK: 20
PLAN: 2511748

client

Six Summit Hill Inc.

DEVELOPMENT PERMIT

issue / revision

EXTENSION FINISH MATERIAL LEGEND	
Key Value	Keynote Text
001	EPF: Colored acrylic coating, Color: Black, chemical Gray
002	EPF: Colored acrylic coating panel, Color: black, brown
003	Typical stone
004	Light green granite, Low-E glazed storefront glass panel on thermally broken frame
005	Light green granite, Low-E glazed window on thermally broken black PVC frame
006	Light green granite, Low-E glazed sliding door on thermally broken black PVC frame
007	Dark, anodized glass railing on prefinished anodized black aluminum frame
008	Perma-Bond Wood finish
009	Pre-finished metal clip hangers w/ drip edge, Color: Black
010	Insulated steel manifold, Color: Gray
011	Insulated piping system, Occurring in black metal frame
012	Insulated piping system, Occurring in black metal frame
013	Staircase (Subject to separate DP)
014	Concrete sidewalk and steps
015	Exterior wall-mounted light fixture

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26-607 1:

drawn by	PS	approved by	SA
checked by	HM/KA		

sheet

Elevations

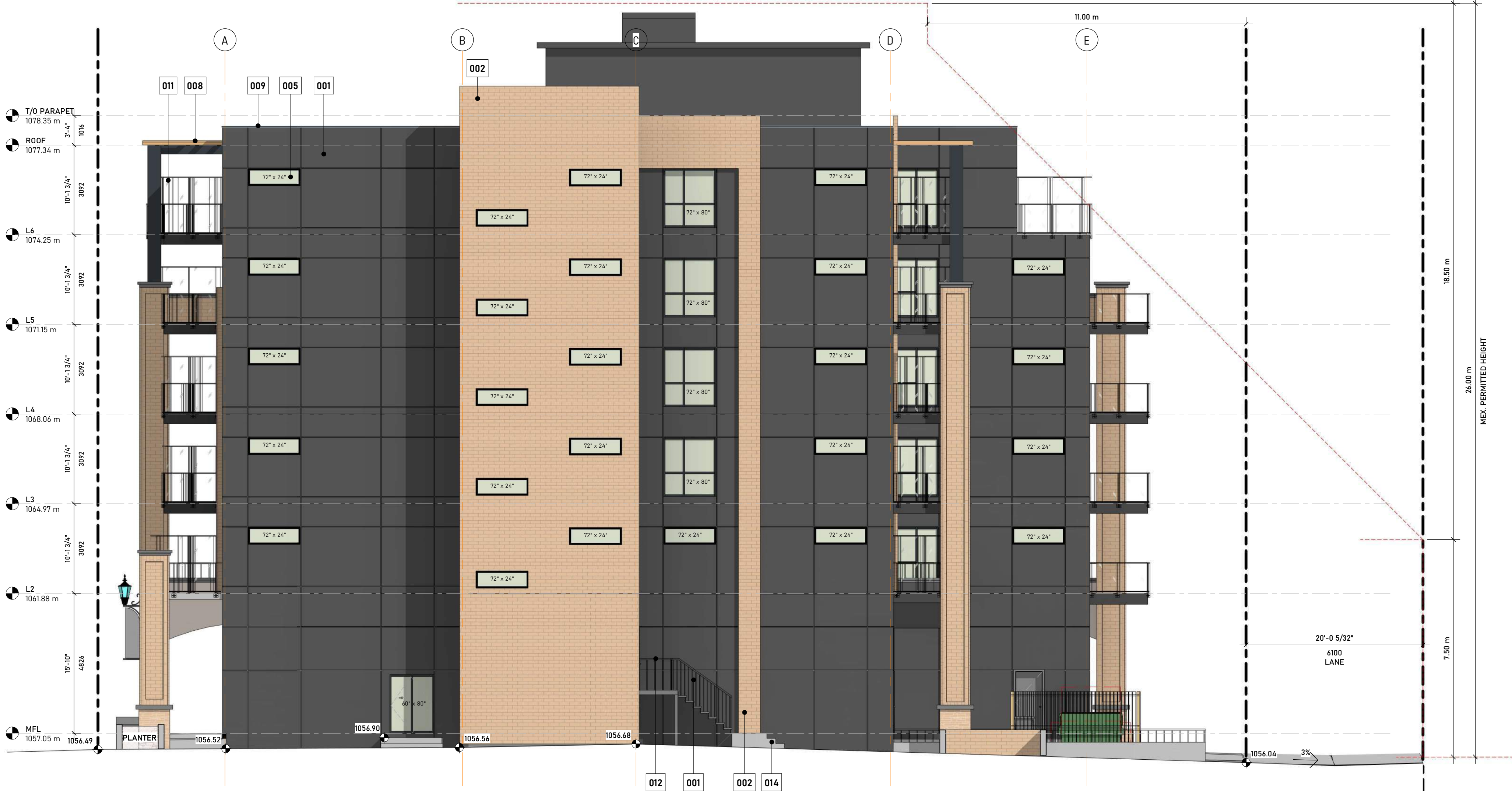
sheet number

DP300

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SITE CONDITIONS AND CODE REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK. IN REPORT ANY ERRORS/OMMISSIONS/DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. THE DRAWING AND DESIGN INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT. ANY DISTRIBUTION AND/OR USE OF THIS DRAWING IS PROHIBITED WITHOUT PRIOR AUTHORIZATION OF THE ARCHITECT.



2 West
DP301 1:96



EXTERIOR FINISH MATERIAL LEGEND	
Key Value	Keynote Text
001	EIFS- Colored acrylic coating. Color: Dark charcoal Grey
002	EIFS- Colored acrylic coating pattern: Brick, brown
003	Tyndall stone
004	Light green-grey tinted, Low-E glazed storefront glazed panel on thermally broken black anodized aluminium frame
005	Light green-grey tinted, Low-E glazed window on thermally broken black PVC frame
006	Light green-grey tinted, Low-E glazed sliding door on thermally broken black PVC frame
007	Clear tempered glass railing on prefinished anodized black aluminium frame
008	Pergola. Color: Wood finish
009	Pre-finished metal cap flashings w/ drip edge, Colour: Black
010	Insulated steel mandoor. Color: Grey
011	2m high privacy screen. Obscured glas in black metal frame
012	Prefinished metal railing, Colour: Charcoal/Black
013	Signage (Subject to separate DP)
014	Concrete sidewalk and steps
LF01	Exterior wall-mounted light fixture

PRELIMINARY
NOT FOR CONSTRUCTION

key plan

project information

project title

West Hillhurst Mixed
Use

municipal address

2409 5 Ave NW Calgary

legal description

LOT: 86
BLOCK: 20
PLAN: 2511748

client

Six Summit Hill Inc.

phase

DEVELOPMENT PERMIT

issue / revision

issue	date	description
6	2026-09-09	ISSUED FOR DP
5	2026-08-31	ISSUED FOR COORDINATION
4	2026-08-21	ISSUED FOR DP REVIEW
3	2026-08-18	ISSUED FOR COORDINATION
2	2026-08-26	ISSUED FOR REVIEW
1	2026-08-09	ISSUED FOR CLIENT REVIEW

project number	scale
26-607	1:96

drawn by	PS	approved by
checked by	HM/KA	SA

sheet title

Elevations

sheet number

DP301

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NE VIEW



NW VIEW



SW VIEW

professional seal

PRELIMINARY
NOT FOR CONSTRUCTION

key plan

project information

project title

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project number	scale
26-607	

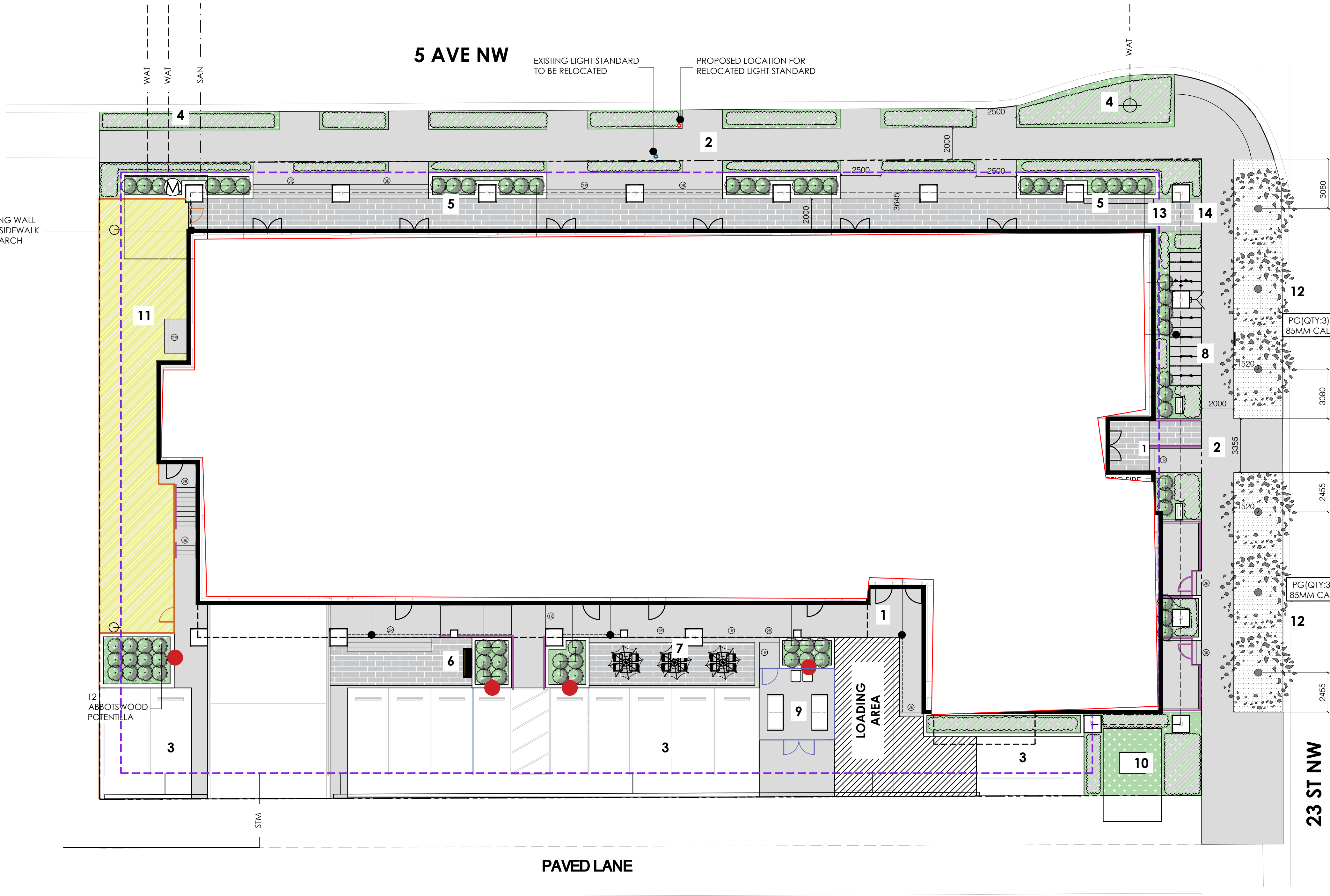
drawn by	PS	approved by
checked by	HM/KA	SA

sheet title

Images

sheet number

DP500



DESIGN ELEMENTS

- 1. MAIN ENTRY
- 2. PEDESTRIAN WALKWAY
- 3. VEHICLE PARKING STALLS
- 4. LANDSCAPE PLANTING BED IN BOULEVARD WITH ORNAMENTAL GRASSES
- 5. 600MM HEIGHT SEATING WALL
- 6. SEATING NODE WITH BENCH
- 7. FLEX SPACE WITH MOVEABLE FURNITURE
- 8. BIKE PARKING STALLS
- 9. WASTE AND RECYCLING CONTAINERS
- 10. TRANSFORMER
- 11. OUTDOOR PLAY SPACE FOR DAYCARE
- 12. BOULEVARD TREES
- 13. PARKADE LINE
- 14. PROPERTY LINE

LEGEND

- DECORATIVE PAVER
- REGULAR GREY COLOUR CONCRETE
- SOD
- PLANTING BED WITH FOOTHILLS PREMIUM MULCH
- ARTIFICIAL TURF
- DECIDUOUS TREES
- DECIDUOUS SHRUBS
- PERENNIALS
- BENCH
- CLASS 2 BIKE STALLS TOTAL QUANTITY: 6
- MOVEABLE FURNITURE
- 2000MM HT. WOOD FENCE
- HANDRAIL/ GUARDRAIL
- 2000MM HT. FENCE
- 450MM HT. PLANTER

GENERAL NOTES

- THIS DRAWING HAS BEEN PREPARED FOR DEVELOPMENT PERMIT PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
- ALL PLANT MATERIAL TO CONFORM TO THE CANADIAN NURSERY TRADES ASSOCIATION STANDARDS.
- ALL PLANT MATERIAL SIZES SHOWN ARE MINIMUM SIZES.
- ALL PLANTING BEDS TO HAVE A MINIMUM OF 75MM DEPTH CHARCOAL MULCH UNLESS OTHERWISE NOTED.
- ALL SOFT SURFACE LANDSCAPE AREAS TO BE IRRIGATED WITH UNDERGROUND IRRIGATION SYSTEM, WITH EXTENT OF WATERING LIMITED TO TREES AND SHRUBS ONLY.
- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.
- DO NOT SCALE DRAWINGS.
- TOPSOIL AVAILABLE FOR PLANTINGS OVER PARKADE"
- TREES 1200MM
- SHRUBS 600MM
- GRASS & PERENNIALS 300MM

LANDSCAPE ANALYSIS

SITE AREA: 2717.50 SQ.M.
PROVIDED LANDSCAPED AREA = 811.93 SQ.M. (29.88%)
TOTAL TREES PROVIDED IN BOULEVARD = 6
TOTAL SHRUBS PROVIDED AT GROUND LEVEL = 67
TOTAL SHRUBS PROVIDED AT ROOFTOP LEVEL = 9

PLANTING SCHEDULE - GROUND LEVEL

common name	latin name	size/ spread	quantity	comments
deciduous trees (TOTAL QUANTITY: 06)				
PATMORE GREEN ASH	FRAXINUS PENNSYLVANICA 'PATMORE'	85MM CAL.	06	B&B, SPECIMEN
deciduous shrubs (TOTAL QUANTITY: 67)				
SNOWBERRY	SYMPHORICARPOS ALBUS	600MM HT.	25	MIN 5-7 STEMS
ARCTIC FIRE DOGWOOD	CORNUS STOLONIFERA 'FARROW'	600MM HT.	13	MIN 5-7 STEMS
ABBOTSWOOD POTENTILLA	POTENTILLA FRUTICOSA 'ABBOTSWOOD'	600MM HT.	29	MIN 5-7 STEMS



ISSUED FOR	DATE
CLIENT REVIEW	260623
CLIENT REVIEW	260626
CLIENT REVIEW	260630
DP SUBMISSION	260819
DP SUBMISSION	260903

SCALE	1:150
DATE	260819
DRAWN BY	CC/JC
CHECKED BY	YN