Hillhurst 5

5-Unit Rowhouse ·

Issued for Development Permit



PARCEL COVERAGE

Name	Imperial	Metric	% of Site
NON-LANDSCAPED			
Parking	1022 ft²	95 m²	14.2%
	1022 ft²	95 m²	14.2%
Building A Footprint	1856 ft²	172 m²	25.8%
Building B Footprint	1237 ft²	115 m²	17.2%
Footprints	3093 ft²	287 m²	43.1%
	4115 ft²	382 m²	57.3%
LANDSCAPED			
Driveway	1036 ft²	96 m²	14.4%
Sidewalks	709 ft²	66 m²	9.9%
Hardscaping	1745 ft²	162 m²	24.3%
Greenery	1319 ft²	123 m²	18.4%
Softscaping	1319 ft²	123 m²	18.4%
	3064 ft²	285 m²	42.7%
TOTAL SITE	7179 ft²	667 m²	100.0%

GROSS FLOOR AREA SUMMARY

Area	Qty.	Imperial	Metric	FAR
Third Floor	5	2642 ft²	245.46 m²	0.37
Second Floor	5	1960 ft²	182.06 m²	0.27
First Floor	5	3176 ft²	295.05 m²	0.44
TOTAL (SITE = 666.9 m²)		7778 ft²	722.56 m²	1.08

DEVELOPMENT SHEET LIST

A0.0 Cover
A0.1 Notes
A0.2 Shadow Study
A1.0 Site
A1.1 Streetscape Elevations
A2.0 Secondary Suites - Level 0
A2.1 Primary Suites - Level 1
A2.2 Primary Suites - Level 2
A2.3 Primary Suites - Level 3
A2.4 Roof Plan
A3.0 South Elevations
A3.1 North Elevations
A3.2 West Elevation - Building A
A3.3 East Elevation - Building A
A3.4 West Elevation - Building B
A3.5 East Elevation - Building B
A4.0 Sections
A4.1 Sections

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FOR DEVELOPMENT PERMIT ONLY

#	DATE	DESCRIPTION
	2026 09 11	Issued for DP

PROJECT

26-015 DHAH

Hillhurst 5

102 18 ST NW
6219L ; 13 ; South Halves of 21-22

PERMIT

ISSUANCE

2026 09 11
Issued for Development Permit

PROJECT MANAGER T. Jenson
DD DRAFTSPERSON G. Poitras | T. Jenson
DD REVIEWER
CD DRAFTSPERSON
CD REVIEWER

SHEET

A0.0
Cover



1 **West Streetscape**
1 : 100



2 **South Streetscape**
1 : 100

PARCEL COVERAGE

Name	Imperial	Metric	% of Site
NON-LANDSCAPED			
Parking	1022 ft²	95 m²	14.2%
	1022 ft²	95 m²	14.2%
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	4115 ft²	382 m²	57.3%
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Driveway	1036 ft²	96 m²	14.4%
Sidewalks	709 ft²	66 m²	9.9%
Hardscaping	1745 ft²	162 m²	24.3%
Greenery	1319 ft²	123 m²	18.4%
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TOTAL SITE	7179 ft²	667 m²	100.0%

GROSS FLOOR AREA SUMMARY

Area	Qty.	Imperial	Metric	FAR
Third Floor	5	2642 ft²	245.46 m²	0.37
Second Floor	5	1960 ft²	182.06 m²	0.27
First Floor	5	3176 ft²	295.05 m²	0.44
TOTAL (SITE = 666.9 m²)		7778 ft²	722.56 m²	1.08

UNIT PLAN SUMMARY

Name	Beds	Baths	Dens	Imperial	Metric
Unit 1a					
Third Floor	1	1	0	522 ft²	48.45 m²
Second Floor	2	1	1	644 ft²	59.80 m²
First Floor	0	1	0	635 ft²	59.01 m²
	3	3	1	1800 ft²	167.26 m²
Unit 1b					
Basement	1	1	0	582 ft²	54.07 m²
	1	1	0	582 ft²	54.07 m²
Unit 2a					
Third Floor	1	1	0	0 ft²	0.00 m²
Second Floor	2	1	1	0 ft²	0.00 m²
First Floor	0	1	0	635 ft²	59.01 m²
	3	3	1	635 ft²	59.01 m²
Unit 2b					
Basement	1	1	0	582 ft²	54.07 m²
	1	1	0	582 ft²	54.07 m²
Unit 3a					
Third Floor	1	1	0	1049 ft²	97.43 m²
Second Floor	2	1	1	0 ft²	0.00 m²
First Floor	0	1	0	635 ft²	59.01 m²
	3	3	1	1684 ft²	156.44 m²
Unit 3b					
Basement	1	1	0	582 ft²	54.07 m²
	1	1	0	582 ft²	54.07 m²
Unit 4a					
Third Floor	1	1	0	536 ft²	49.78 m²
Second Floor	2	1	1	658 ft²	61.13 m²
First Floor	0	1	0	635 ft²	59.01 m²
	3	3	1	1829 ft²	169.92 m²
Unit 4b					
Basement	1	1	0	582 ft²	54.07 m²
	1	1	0	582 ft²	54.07 m²
Unit 5a					
Third Floor	1	1	0	536 ft²	49.78 m²
Second Floor	2	1	1	658 ft²	61.13 m²
First Floor	0	1	0	635 ft²	59.01 m²
	3	3	1	1829 ft²	169.92 m²
Unit 5b					
Basement	1	1	0	582 ft²	54.07 m²
	1	1	0	582 ft²	54.07 m²
TOTAL:	20	20	5	10688 ft²	992.91 m²

DOOR TYPES

Type ID	Description	Panel Size W	H	Area Glazed	Qty
D01	Ext. Single Swing Door	3'-0"	8'-0"	16 ft²	10
D02	Ext. Single Swing Door	2'-8"	6'-8"	11 ft²	5
D03	Ext. Triple Slider Door	3'-0"	6'-8"	40 ft²	5
D04	Int. Single Swing Door	2'-4"	6'-8"	0 ft²	5
D05	Int. Single Swing Door	2'-6"	6'-8"	0 ft²	10
D06	Int. Single Pocket Door	2'-6"	8'-0"	0 ft²	10
D07	Int. Single Swing Door	2'-8"	6'-8"	0 ft²	35
D08	Int. Single Swing Door	2'-8"	8'-0"	0 ft²	5
D09	Int. Double Swing Door	2'-0"	6'-8"	0 ft²	5
D10	Int. Double Bypass Slider Door	2'-6"	6'-8"	0 ft²	10
P12	Shower Door	2'-6"	6'-8"		5
42					

WINDOW TYPES

Type ID	Description	Total Size W	H	Area Glazed	Qty
30		2'-4"	<varies>		24
30		2'-4 1/2"	<varies>		10
W1	Combo 1-over-2	2'-6"	6'-8"	17 ft²	5
W2	Combo 1-over-2	2'-6"	5'-8"	14 ft²	5
W3	Combo 1x2	2'-6"	5'-8"	14 ft²	19
W6	Combo 1x2	2'-6"	7'-0"	18 ft²	5
W9	Casement	2'-6"	2'-0"	5 ft²	5
W4	Combo 2x2 w/ Casement	5'-0"	5'-8"	28 ft²	6
W5	Combo 2x2 w/ Casement	5'-0"	5'-8"	28 ft²	5
W7	Combo 2x2 w/ Casement	5'-0"	7'-0"	35 ft²	6
W8	<varies>	5'-0"	<varies>	<varies>	21

SITE LEGEND

- Proposed Building Footprint(s)
- Neighbouring Building Footprint(s)
- Roof Eavelines
- Balconies
- Cantilevers (> 2.4m | < 2.4 m)
- Asphalt
- Concrete Walkways
- Retaining Walls
- Tree Protection Area
- Utility Rights-of-Way
- Property Lines
- Setbacks
- Limit of Construction Disturbance
- Fences
- Existing Building To Be Removed
- W — Utilities: Water
- SA — Utilities: Sanitary Sewer
- ST — Utilities: Storm Sewer
- G — Utilities: Gas
- OH — Utilities: Misc. Overhead
- Street Lamp Post
- Utility Pole
- Fire Hydrant
- Community Mailbox (Canada Post Standard)
- 55.55 — Existing Elevation / Geodetic
- 55.55 — Proposed Elevation / Geodetic
- Primary Suite Entrance
- Secondary Suite Entrance

Plantings

(Refer to LANDSCAPE drawings for additional info on vegitation and planting details.)

DECIDUOUS TREE | CONIFEROUS TREE | SHRUBS / BUSHES (Individual vs cluster)

PLANTINGS

ID	Species	Dia.	Can.	Ht.
Removed				
3	Deciduous	0.20 m	4.50 m	4.00 m
6	Deciduous	0.20 m	6.00 m	6.00 m
7	Deciduous	0.20 m	6.00 m	6.00 m
8	Deciduous	0.45 m	8.00 m	6.00 m
9	Coniferous	0.40 m	5.00 m	11.00 m
10	Coniferous	0.40 m	5.00 m	11.00 m
14	Deciduous	0.30 m	7.00 m	10.00 m
T1	Deciduous	0.50 m	7.00 m	7.00 m
T2	Bush	0.00 m	2.00 m	2.50 m
T4	Coniferous	0.30 m	5.00 m	11.00 m
T5	Deciduous	0.40 m	6.00 m	7.00 m
Preserved				
11	Deciduous	0.90 m	14.00 m	10.00 m
12	Deciduous	0.10 m	2.50 m	4.00 m
13	Deciduous	0.30 m	7.00 m	10.00 m

WASTE & RECYCLING

Use	Size	Qty.	Volume
Waste Cart			
Compost	0.24 m³	2	0.5 m³
Recycling	0.24 m³	2	0.5 m³
Waste	0.24 m³	2	0.5 m³
		6	1.4 m³
Total		6	1.4 m³

PARKING COUNT

Location	Type	Cap.	Width x Length
MOTOR VEHICLE			
Residential			
Surface	Single Abutment	1	9'-4 3/16" x 17'-8 5/8"
Surface	Standard	4	8'-2 7/16" x 17'-8 5/8"
		5	
BICYCLE			
Resident			
Under Stair	Class 1 - Secure	5	1'-11 5/8" x 6'-6 3/4"
Visitor			
Surface	Class 2 - Unsecure	4	1'-11 5/8" x 5'-10 7/8"
		9	

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26-015 DHAH

Hillhurst 5

102 18 ST NW
6219L ; 13 ; South Halves of 21-22

PERMIT

ISSUANCE

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PROJECT MANAGER	T. Jenson
DD DRAFTSPERSON	G. Poitras	T. Jenson
DD REVIEWER	
CD DRAFTSPERSON	
CD REVIEWER	

SHEET

A1.1

Streetscape Elevations



3 **South Perspective**



2 **South Elevations**
1/4" = 1'-0"

MATERIALS.

#	Description	Colour
1	Cultured Stone	Warm Grey
2	Fibre-Cement Panel w/ Battens	Light Toupe
3	Fibre-Cement Panel w/ Hidden Trim	Medium Toupe
4	Fibre-Cement Panel / Trim	Dark Toupe
5	Metal Flashing	Black
6	Exterior Doors	Black
7	Eavestrough & Downspouts	Black
8	Architectural Asphalt Shingles	Dual Black

MATERIAL NOTES

- All corner boards and window trim to match wall colour w/ 4" wide unless otherwise noted
- All return walls on projections to match face wall material
- All windows & doors to be black vinyl frames
- All entry steps and landings to be pre-cast concrete
- Minimum 8" - Maximum 24" parging

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CD REVIEWER	

SHEET

A3.0

South Elevations

MATERIALS.

#	Description	Colour
1	Cultured Stone	Warm Grey
2	Fibre-Cement Panel w/ Battens	Light Toupe
3	Fibre-Cement Panel w/ Hidden Trim	Medium Toupe
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- Minimum 8" - Maximum 24" parging



3 **North Perspective**



1 **North Elevations**
1/4" = 1'-0"

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CD REVIEWER	

SHEET

A3.1

North Elevations



3 NW Perspective



2 SW Perspective

MATERIALS.

#	Description	Colour
1	Cultured Stone	Warm Grey
2	Fibre-Cement Panel w/ Battens	Light Toupe
3	Fibre-Cement Panel w/ Hidden Trim	Medium Toupe
4	Fibre-Cement Panel / Trim	Dark Toupe
5	Metal Flashing	Black
6	Exterior Doors	Black
7	Eavestrough & Downspouts	Black
8	Architectural Asphalt Shingles	Dual Black

MATERIAL NOTES

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- Minimum 8" - Maximum 24" parging



1 West Elevation - Building A
1/4" = 1'-0"

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DD REVIEWER	
CD DRAFTSPERSON	
CD REVIEWER	

SHEET

A3.2

West Elevation - Building A



2 **SE Perspective**



1 **East Elevation - Building A**
1/4" = 1'-0"

MATERIALS.

#	Description	Colour
1	Cultured Stone	Warm Grey
2	Fibre-Cement Panel w/ Battens	Light Toupe
3	Fibre-Cement Panel w/ Hidden Trim	Medium Toupe
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MATERIAL NOTES

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DD DRAFTSPERSON G. Poitras | T. Jenson
DD REVIEWER
CD DRAFTSPERSON
CD REVIEWER

SHEET

A3.3

East Elevation - Building A

MATERIALS.

#	Description	Colour
1	Cultured Stone	Warm Grey
2	Fibre-Cement Panel w/ Battens	Light Toupe
3	Fibre-Cement Panel w/ Hidden Trim	Medium Toupe
4	Fibre-Cement Panel / Trim	Dark Toupe
5	Metal Flashing	Black
6	Exterior Doors	Black
7	Eavestrough & Downspouts	Black
8	Architectural Asphalt Shingles	Dual Black

MATERIAL NOTES

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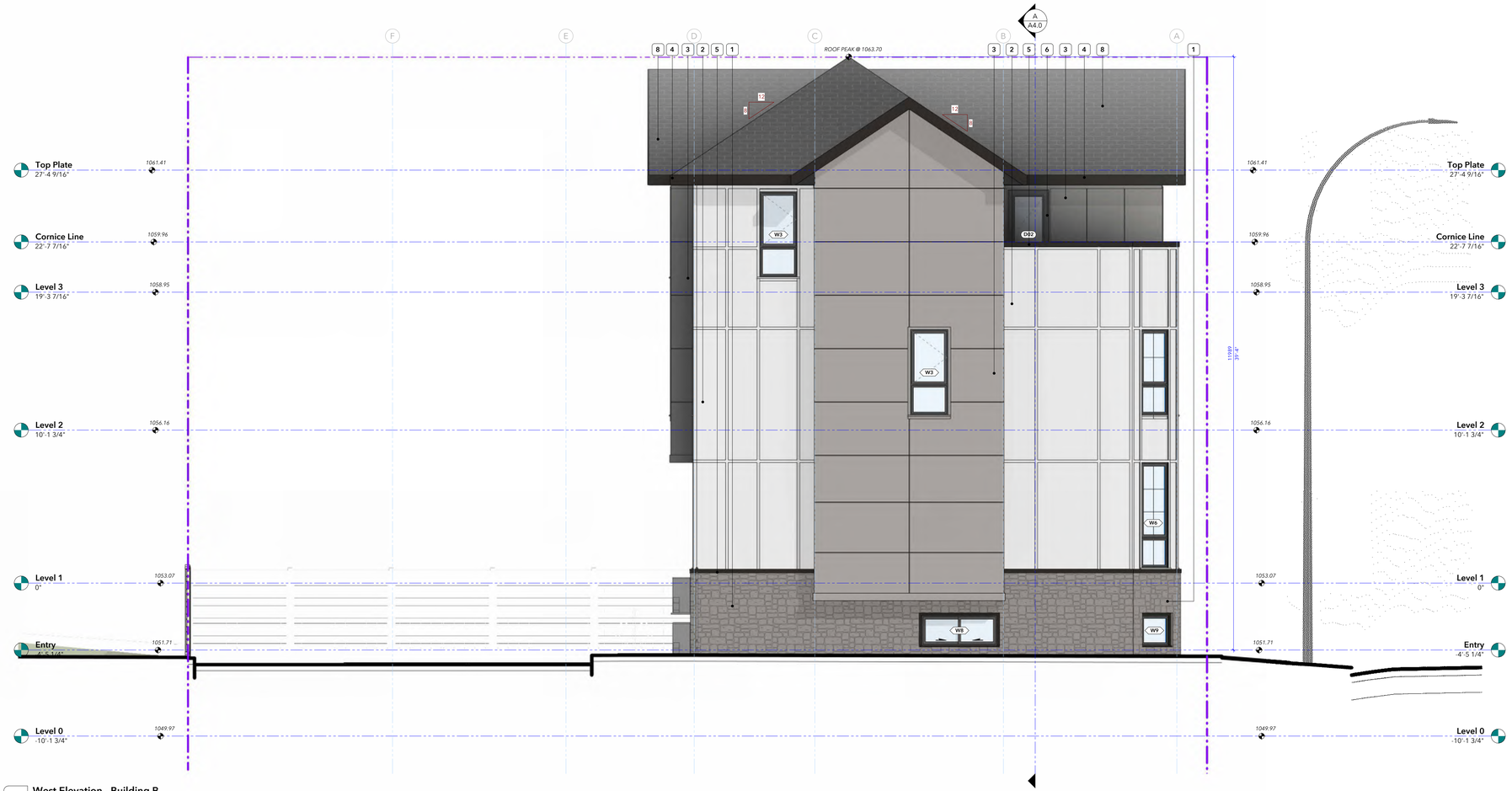
- All return walls on projections to match face wall material
- All windows & doors to be black vinyl frames
- All entry steps and landings to be pre-cast concrete
- Minimum 8" - Maximum 24" parging



1 **West Elevation - Building B**
1/4" = 1'-0"

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DD DRAFTSPERSON	G. Poitras | T. Jenson
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CD DRAFTSPERSON	
CD REVIEWER	

SHEET

A3.4

West Elevation - Building B

MATERIALS.

#	Description	Colour
1	Cultured Stone	Warm Grey
2	Fibre-Cement Panel w/ Battens	Light Toupe
3	Fibre-Cement Panel w/ Hidden Trim	Medium Toupe
4	Fibre-Cement Panel / Trim	Dark Toupe
5	Metal Flashing	Black
6	Exterior Doors	Black
7	Eavestrough & Downspouts	Black
8	Architectural Asphalt Shingles	Dual Black

MATERIAL NOTES

- All corner boards and window trim to match wall colour w/ 4" wide unless otherwise noted
- All return walls on projections to match face wall material
- All windows & doors to be black vinyl frames
- All entry steps and landings to be pre-cast concrete
- Minimum 8" - Maximum 24" parging



2 **NE Perspective**



1 **East Elevation - Building B**

1/4" = 1'-0"

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CD REVIEWER	

SHEET

A3.5

East Elevation - Building B