REPORT TO THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD

DATE: November 24, 2026	**APPEAL NO.: SDAB2026-0184** **FILE NO.: DP2026-03932**
APPEAL BY: Rosina Salina, represented by Angelo Salina (Power of Attorney)	
FROM A DECISION OF THE DEVELOPMENT AUTHORITY for a **New: Accessory Residential Building (garage), Backyard Suite (above garage)** **was approved at 5032 Maryvale Drive NE.**	**LAND USE DESIGNATION: R-C1** **Discretionary**
COMMUNITY OF: Marlborough	**DATE OF DECISION: October 9, 2026**
APPLICANT: Adham Al Aboud	**OWNER: Sara Weldeab Fisehaye, Milkias Teclay Ghebreigziabher and Hidat Abraham Ogbu**

Notes:

- Notice has been given of the hearing pursuant to the *Municipal Government Act* and Land Use Bylaw, including notices to parties who may be affected by the appeal. The final determination of whether a party is an "affected person" will be made by the Board if required.

- This Report is provided as a courtesy only. The Board's record may include additional materials, including notifications to affected parties and correspondence of a procedural or administrative nature. The Board's record may be viewed at the Appeal Board office at: 4th Floor, 1212 31 Avenue NE, Calgary, Alberta during regular office hours.

Subdivision & Development APPEAL BOARD

Subdivision and Development Appeal Board - Notice of Appeal

CC 821 (R2023-03)

In accordance with Sections 678 and 686 of the Municipal Government Act and The City of Calgary Bylaw 25P95, as amended, an appeal to the Subdivision and Development Appeal Board must be filed within the legislated time frame and each Notice of Appeal must be accompanied by the legislated fee.

Municipal Address of Site Under Appeal [required]	5032 Maryvale Drive NE Calgary Alberta
Development Permit/Subdivision Application/File Number [required]	DP2026-03932
Name of Appellant [required]	Rosina Salina
Agent Name (if applicable)	Angelo Salina (Power of Attorney)
Street Address [required]	5028 Maryvale Drive NE
hdnFullAddress	5028 Maryvale Drive NE calgary AB T2A2T3
City [required]	calgary
Province [required]	Alberta
Postal Code [required]	T2A 2T3
Residential Phone # [required]	(403) 808-3132
Business Phone #	
Email Address [required]	angelosalina@hotmail.com

APPEAL AGAINST

Required field. Check one item only: for multiple appeals you must submit another Notice of Appeal.

Development Permit Approval

This document is strictly private, confidential and personal to its recipients and should not be copied, distributed or reproduced in whole or in part, nor passed to any third party.

Nov 1, 2026

11:59:08 PM

SDAB2026-0184

Subdivision & Development APPEAL BOARD

Subdivision and Development Appeal Board - Notice of Appeal

CC 821 (R2023-03)

I do hereby appeal the decision of the Subdivision/Development Authority for the following reasons [required]	Shadowing effect in the backyard garden and privacy, we had indicated the dwelling to be on opposite side that would then cast applicable shadow on the current alley vs. the dwelling located at 5028 Maryvale Drive.

In order to assist the Board in scheduling, please answer the following questions to the best of your ability:

Estimated Presentation Time	10 to 15 mins.
Will you be using an agent/legal counsel? [required]	Yes
Do you anticipate any preliminary issues with your appeal? (i.e. jurisdiction, parties status as affected persons, adjournment, etc.)? [required]	No
If yes, what are the issues?	
Do you anticipate bringing any witnesses/experts to your hearing? [required]	Yes
If yes, how many will you be bringing?	1

I confirm and acknowledge that

- *I have read and understood this form;*
- *The information I have provided is accurate to the best of my knowledge; and*
- *I am responsible for paying the appeal fee and my notice of appeal will not be considered filed until my appeal fee has been received.*

Submission Date	2026-11-01 23:58:28 MST

This document is strictly private, confidential and personal to its recipients and should not be copied, distributed or reproduced in whole or in part, nor passed to any third party.

Subdivision & Development APPEAL BOARD

Subdivision and Development Appeal Board - Notice of Appeal

CC 821 (R2023-03)

The Board collects and uses personal information under the authority of sections 4(a) and (c) and 13(1) of the Protection of Privacy Act, SA 2024, cP-28.5 and sections 678 and 686 of the Municipal Government Act, RSA 2000 c. M-26 for the purposes of administering and adjudicating appeals before the Board. By clicking the link, calling the phone number, or otherwise participating, you are acknowledging and agreeing that your name, phone number, email address, image, or other personal information may be displayed during the videoconference, referenced in the Board's publicly available written decision, and/or included in the recording of the proceedings. If you make written or verbal submissions to the Board, those submissions including personal information contained in those submissions such as your name, phone number, email address, and an audio, visual, or audio-visual recording of verbal submissions will be publicly available (and may be posted on the Board's website as part of a public report) and may be referenced in the Board's publicly available written decision. The Board may use your contact information in the future for follow-up consultation for feedback regarding the appeal process. All information will be kept by the Board in accordance with the Board's information retention policies from time to time. If you have any questions regarding the collection, use, or retention of this information, contact the Tribunal Coordinator of the City Appeal Boards at 403-268-5312, or info@calgarysdab.ca.

If you require further information regarding appeal deadlines and procedures, please contact the SDAB office at:
Website: calgary.ca/sdab **Phone:** (403) 268-5312 **Email:** info@calgarysdab.ca

This document is strictly private, confidential and personal to its recipients and should not be copied, distributed or reproduced in whole or in part, nor passed to any third party.

Nov 1, 2026

11:59:08 PM

SDAB2026-0184

Outlook

SDAB2026-0184 DP2026-03932 Appeal Response

From Reilander, Craig R. <Craig.Reilander@calgary.ca>
Date Thu 11/12/2026 11:43 AM
To Calgary SDAB Info <Info@calgarysdab.ca>

1 attachment (335 KB)
SDAB2026-0184 DP2026-03932 Appeal Response.pdf;

Good Morning,

Please, find attached the Development Authority's Appeal Response to SDAB2026-0184 / DP2026-03932.

Thank you,
Craig Reilander
Senior Planning Technician 2
Technical Planning | Community Planning
Planning & Development
T. 403.333.5386 | E. Craig.Reilander@calgary.ca

Check out www.calgary.ca/pdmap to learn more about the development activity in your community.

The City of Calgary
Planning & Development Services

Development Authority Appeal Response

Appeal Number: SDAB2026-0184

Development Permit Number: DP2026-03932

Address: 5032 Maryvale DR NE

Description: New: Accessory Residential Building (garage), Backyard Suite (above garage)

Land Use: Residential – Contextual One Dwelling (R-C1) District

Community: Marlborough

Identified Appeal Body: Subdivision and Development Appeal Board (SDAB)

Development Authority Attendance: No

Use: Discretionary

Notice Posted: Completed as per Bylaw

Public Response(s) Received? Yes, responses included in the Board Report

Applicable Planning Policies:

- Backyard Suites How-to Guide (the Guide)
- Policy to Guide Discretion for Secondary Suites and Backyard Suites (the Policy)

Bylaw Relaxations:

The development does not require Land Use Bylaw relaxations.

Additional Factors, Considerations, and/or Rationale:

1. The use of Accessory Residential Building is a permitted use and Backyard Suite is discretionary use in the R-C1 district; therefore the application was reviewed as discretionary.

2. In making their decision the Development Authority applied Section 35 of the Land Use Bylaw.

3. The proposed development is a Backyard Suite located over a detached garage.
   The subject parcel is located mid-block and is laned. The lane is located to the rear (north) and side (east) of the parcel. The parcel is surrounded by Single Detached Dwellings to the north, east, and west. Marlborough School is located across the street to the south.
   (Note: the north arrow is upside down on the plans)
   The proposed development is located at the rear of the parcel with access to the garage off the lane to the north and an exterior parking stall provided beside the garage to the east.

4. Secondary Suites increase the diversity and affordability of housing in neighbourhoods. Because they cannot be sold separately, they provide rental housing that contributes to a mix of tenures. The Municipal Development Plan supports a diversity of housing through the following policies:
   a. Facilitating moderate intensification in a form and nature that respects the scale and character of the neighbourhood. (Policy 3.5.1)
   b. Provide a range of housing types, tenures (rental and ownership) and densities to create diverse neighbourhoods to meet affordability, accessibility, life cycle and lifestyle needs of different groups. (Policy 2.3.1.a)
   c. Promote methods to efficiently use or adapt the existing housing stock to enable changing households to remain in the same home or neighbourhood for many years. (Policy 2.3.1.d)

5. The proposed development complies with the policies of the *Backyard Suites How to Guide*:
   a. Building Placement: The placement of the proposed development respects the required setbacks to the development. Access to the Backyard Suite is considered and provided. An outdoor amenity area is provided in the back yard of the subject parcel with access to the entrance to the Backyard Suite.
   b. Sunlight and Shadowing: The proposed development is located at the north side of the parcel. Shading will be located primarily onto the lane to the rear of the parcel. The eaves slope down to the side property lines, reducing potential shading.
   c. Trees: Imagery of the site indicates no trees are on the location of the proposed development.
   d. Height and massing: The proposed development is below the height requirements of the Land Use Bylaw. The gable end roof slopes down so the lower eave is next to the

side property line, reducing the massing. The development uses sloped roofs, materials, and fenestrations to break up the massing of the building.

e. Balconies: the development does not propose a balcony.

f. Access: Pedestrian access to the Backyard Suite entrance and amenity space is considered and provided for the suite.

6. The proposed development is consistent with the policies of the *Policy to Guide Discretion for Secondary Suites and Backyard Suites*:

B. Planning Principles for Secondary Suites and Backyard Suites.

1) Required parking is provided on the parcel, and no relaxation is requested.
3) Amenity space is provided at an appropriate location, with access to the suite entrance and in the yard of the subject parcel.

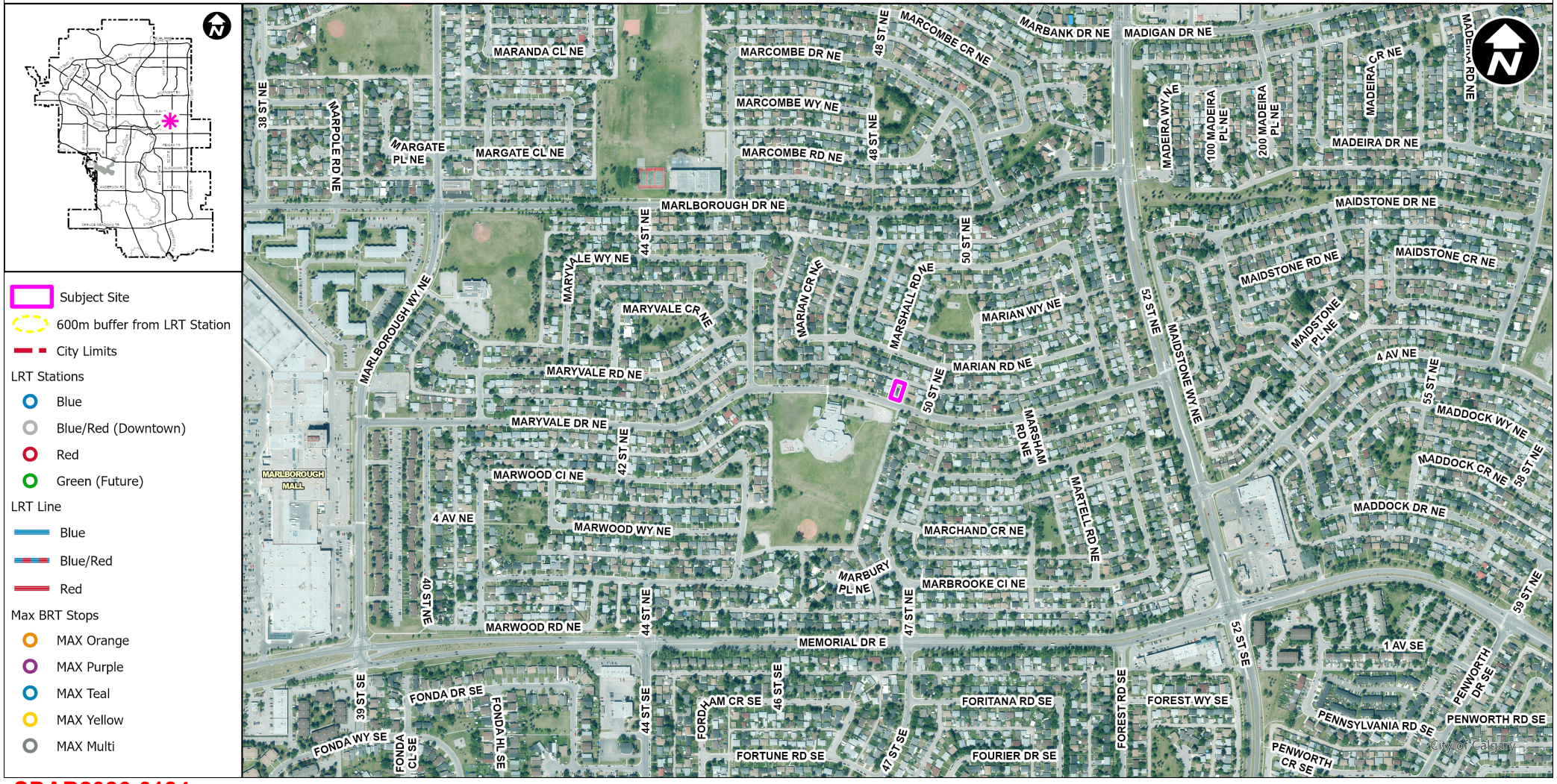
C. Additional Policies for Backyard Suites.

e. Window Placement: Primary windows are on the north elevation facing the lane, and the south elevation facing the subject parcel, consistent with this policy. The windows on the east side elevation, are obscured. No windows are located on the west side facade.

7. The proposed development complies with the following Land Use Bylaw rules for Backyard Suites:
   a. The setbacks from all property lines.
   b. The parcel coverage is below the bylaw requirements.
   c. The height is below the height maximums.

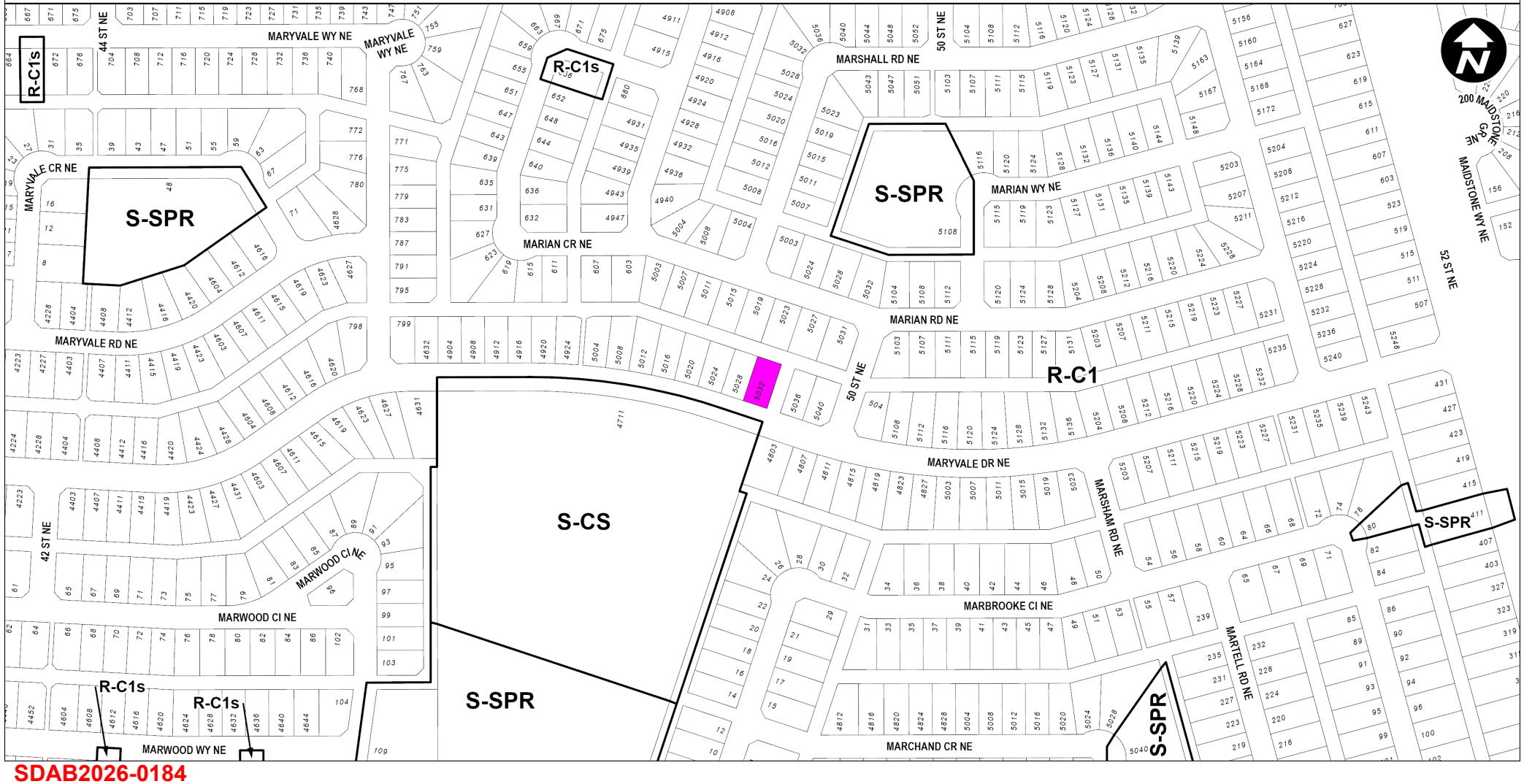
8. The Development Authority may provide additional materials prior to the merits meeting.

Community Context SDAB2026-0184



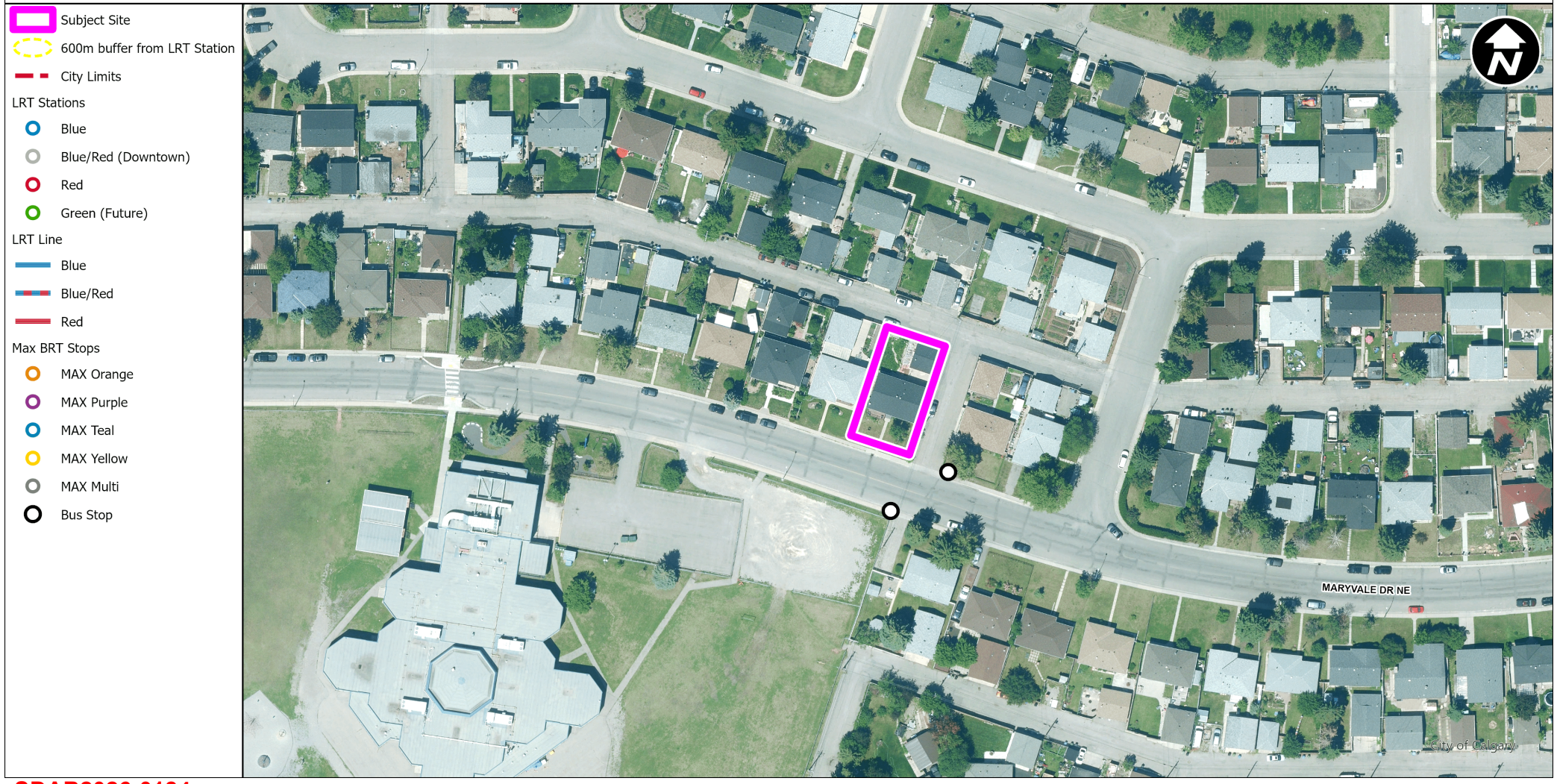
SDAB2026-0184

Land Use Districts SDAB2026-0184



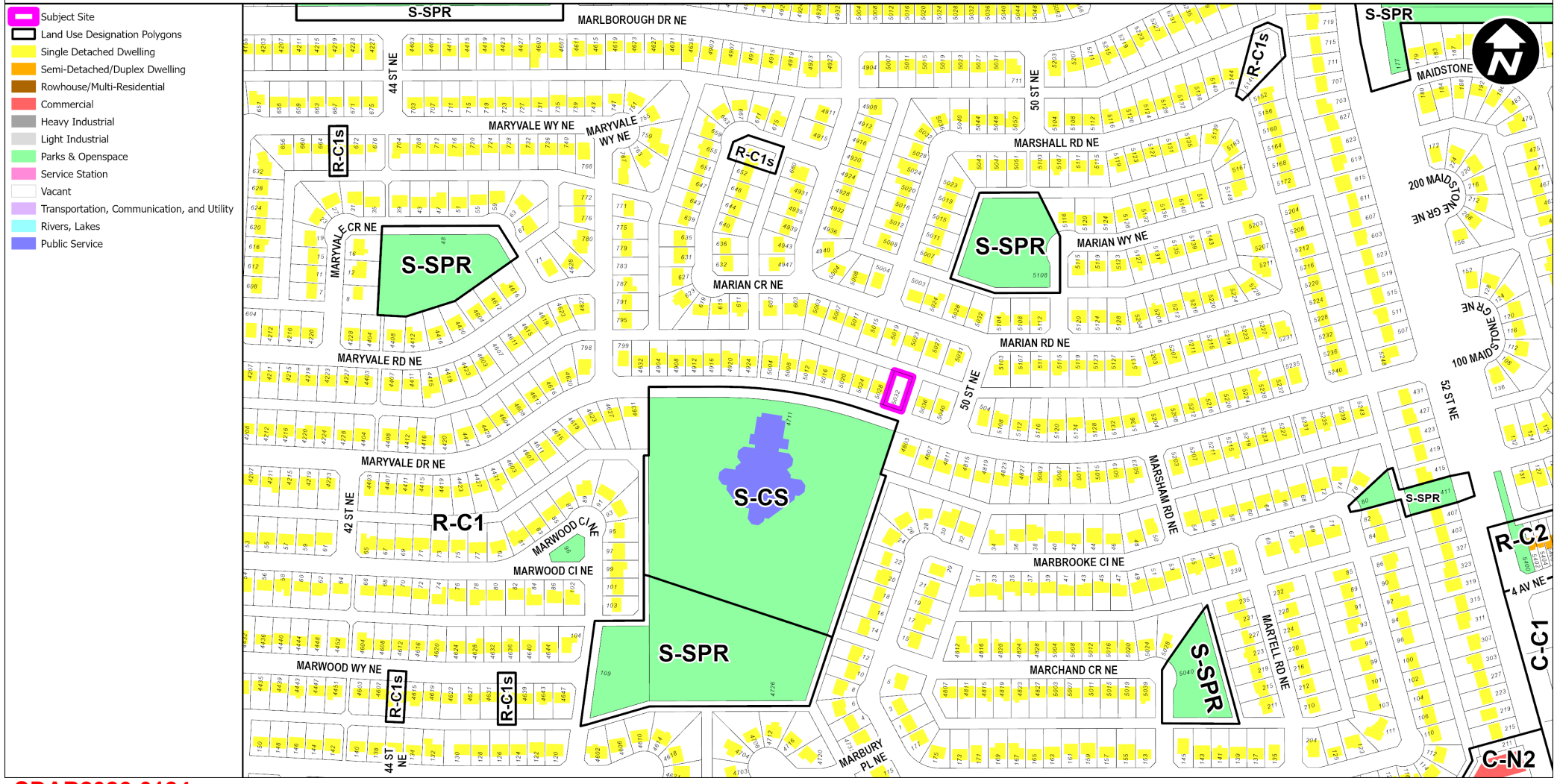
SDAB2026-0184

Site Context SDAB2026-0184



SDAB2026-0184

Surrounding Land Use SDAB2026-0184



SDAB2026-0184

October 13, 2026

AL ABOUD, ADHAM
[redacted]

Dear Applicant:

RE: Notification of Decision: DP2026-03932
Subject: New: Accessory Residential Building (garage), Backyard Suite (above garage)
Address: 5032 MARYVALE DR NE

This is your notification of decision by the Development Authority to approve the above noted application on October 9, 2026.

Read all of the Permanent Conditions of approval carefully as they form part of the approval decision. Advisory Comments, if applicable, are also attached and are intended to be of assistance in obtaining additional permits and supplementary information for the successful completion of your development.

Development approved by this permit must commence by October 9, 2028 or the development permit shall cease to be valid. The decision will be advertised beginning October 15, 2026 at www.calgary.ca/publicnotices, which is the start of the mandatory 21-day appeal period. This appeal period will conclude at midnight November 5, 2026. Release of the permit will occur within 2-4 business days following the conclusion of the appeal period and upon receipt of all Prior to Release requirements.

If you wish to appeal, submit your appeal with reasons and the $200.00 filing fee to the Subdivision and Development Appeal Board within 21 days of this notice of decision being given. The appeal may be filed online at www.calgarysdab.ca or in person or by mail.

Please note that this letter is to advise you of the conditions of approval, the mandatory advertising appeal period and the timeframe in which you may appeal this decision. If no appeals have been filed during the appeal period, your Development Permit will be released. Should you require clarification of the above or further information, please contact me at (368) 886-6452 or by email at brent.ganczar@calgary.ca and assist me by quoting the Development Permit number.

Yours truly,

Brent Ganczar
Senior Planning Technician
Planning and Development
Attachment(s)

SDAB2026-0184

DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

DP2026-03932

This permit relates to land in the City of Calgary municipally described as:

5032 MARYVALE DR NE

Community: **Marlborough** L.U.D.:**R-C1**

and legally described as:

5897JK;11;39

and permits the land to be used for the following development:

New: Accessory Residential Building (garage), Backyard Suite (above garage)

The present owner and any subsequent owner of the above described land must comply with any attached conditions.

The development has been approved subject to any attached conditions and to full compliance with the approved plans bearing the stamp of approval and the above development permit number.

Decision By: **Development Authority**

Date of Decision: **October 9, 2026**

Development Authority: **Michele Yakemchuk** M Yakemchuk

File Manager: **Brent Ganczar** Release Date: _____

This permit will not be valid if development has not commenced by: October 09, 2028

This Development Permit was advertised on: **October 15, 2026**

This is NOT a Building Permit

In addition to your Development Permit, a Building Permit may be required, prior to any work commencing. further information, you should contact the City of Calgary, Planning, Development & Assessment - Building Regulations Division.

WARNING

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Applicant: **AL ABOUD, ADHAM**
Address: **132 MAIDSTONE WY NE**
City: **Calgary, Alberta, T2A3Y8**
Phone: [redacted]

SDAB2026-0184

DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

DP2026-03932

Complete Address and Legal Description listing for Development Permit DP2026-03932

Address Type	Address	Legal Description
Parcel	5032 MARYVALE DR NE	**5897JK;11;39**
Building	5032 MARYVALE DR NE	

SDAB2026-0184

Conditions of Approval – Development Permit

Application Number:	**DP2026-03932**
Application Description:	New: Accessory Residential Building (garage), Backyard Suite (above garage)
Land Use District:	Residential - Contextual One Dwelling
Use Type:	Discretionary
Site Address:	5032 MARYVALE DR NE
Community:	MARLBOROUGH
Applicant:	AL ABOUD, ADHAM
Planning:	BRENT GANCZAR (368) 886-6452 brent.ganczar@calgary.ca

Permanent Conditions

The following permanent conditions shall apply:

Planning

1. The development shall be completed in its entirety, in accordance with the approved plans and conditions. The stamped and signed plans are a legal document.

2. No changes to the approved plans shall take place unless authorized by the Development Authority. If changes to the development occur or are proposed, a new development permit or revised plan application may be required.

3. A development completion permit must be issued for the development before the use is commenced or the development occupied. A development completion permit is independent from the requirements of City of Calgary Building Regulations inspections and permission for occupancy. Request a development completion permit inspection by visiting inspections.calgary.ca or call 403-268-5311.

4. Only one (1) Backyard Suite along with the main residential building can be located on the parcel. No future Secondary Suites will be allowed.

SDAB2026-0184

Advisory Comments

The following advisory comments are provided as a courtesy to the Applicant and registered property owner. The comments represent some, but not all of the requirements contained in the Land Use Bylaw that must be complied with as part of this approval.

Planning

5. The Applicant may appeal the decision of the Development Authority, including any of the conditions of the development permit. If you decide to file an appeal, please refer to the notification of decision letter for the appropriate appeal body and appeal process.

6. The approval of this development permit does not limit in any way the application of any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline, nor does it constitute any permit or permission under any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline.

7. In addition to this development permit, building permits may also be required. Building permit applications may be submitted upon approval of the associated development permit. Contact Building Regulations at 403-268-5311 for further information.

8. All plumbing services including sanitary, storm, and water must be verified onsite by the owner and/or builder to ensure the size and location is compliant with the National Plumbing Code of Canada for the number of fixtures being installed. The waterline must be of the size that is indicated on the grade slip and at least 1 inch.

9. (1) The following non-exhaustive list of bylaws apply to this development: the Street Bylaw 20M88; the Controlled Streets Bylaw 12M80; and the Encroachment Bylaw 9M2020. Accordingly:

   a) Clear visibility to the street/lane must be maintained at all vehicular crossings. Fences, mailboxes, shrubs, etc. are not allowed to extend into the street/boulevard/lane. Please contact 311 (calgary.ca/311.html) to have any trees or bushes on City property trimmed for visibility.

   b) The developer shall be responsible for the cost of all public works and any damage to City rights-of-way caused during construction. All work performed on public property shall be done in accordance with City standards.

   (2) Prior to commencement of any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas, please consider the following:

   a) An Indemnification Agreement may be required for the purposes of crane operation, shoring, tie-backs, piles, surface improvements, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in the City rights-of-way, bylawed setbacks and corner cut areas must be removed to the

satisfaction of the Manager, Development Engineering, at the applicant's expense, upon completion of the foundation. Prior to permission to construct, contact the Indemnification Agreement Coordinator, Roads at roadsia@calgary.ca.

b) Street light cables may exist along property lines shared with a street or within utility rights-of-way. Locates must be obtained prior to ANY ground disturbance. Where street light cables are present within 1.0m of any work, the Developer must contact streetlighting@calgary.ca to de-energize the street light cables. Street light de-energization is always required when there is street light cable within or surrounding the property line, and can only be completed by the City of Calgary. Please allow a minimum of five business days for de-energization.

10. The slope of the driveway to be constructed from the property line to a private garage or parking pad must be between 2-10%, with a recommended 3.5-5% crossfall.

11. There are many types of caveats and other agreements that can be registered on the title of the property that can restrict the ability to develop. The City has not reviewed or considered all instruments registered on the title to this property. Property owners must evaluate whether this development is in compliance with any documents registered on title.

Calgary

APPLICATION FOR A DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

682352250-001
Taken By:

Application Date **Jul 6, 2026**

APPLICATION NO DP2026-03932

I/We hereby make application for a Development Permit under the provisions of the Land Use Bylaw in accordance with these plans and supporting information submitted herewith and which form part of this application.

Total Fees: $0.00
Cart #:

Applicant: **AL ABOUD, ADHAM**
Address: **132 MAIDSTONE WY NE**
City: **Calgary, Alberta, T2A3Y8**
Phone: [redacted]

Parcel Address: **5032 MARYVALE DR NE**
Legal: **5897JK;11;39**
Building Address: **5032 MARYVALE DR NE**
Legal:

L.U.D.: **R-CG**

Community: **MARLBOROUGH**
Sec. Number: **22E** Ward: **10**

Description: **New: Accessory Residential Building (garage), Backyard Suite (above garage)** \r\nDwelling Units: 1

Proposed Development is: **Discretionary**

Proposed Use: **Accessory Residential Building**
Backyard Suite

I agree to receive correspondence via electronic message related to this application.

By signing below, I confirm that the contact information provided above is accurate and further, acknowledge the ability of the General Manager - Planning and Development to inactivate and cancel incomplete applications.

Applicant / Agent Signature: _____ Date: _____

The personal information on this form is being collected under the authority of The Municipal Government Act, Section 640, and The City of Calgary Land Use Bylaw 1P2007 (Part 2) and amendments thereto. It will be used for the permit review and inspection processes. It may also be used to conduct ongoing evaluations of services received from Planning, Development & Assessment. The name of the applicant and the nature of the permit will be available to the public. Please send inquiries by mail to the FOIP Program Administrator, Planning, Development & Assessment, PO Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.

Track your application on-line with **VISTA** Go to: **www.calgary.ca/vista** and enter your JOB ACCESS CODE (JAC)**DP2026-03932-**[redacted]
or call our Planning Support Centre at (403)268-5311.

SDAB2026-0184

Home Improvement - Development Permit

Application Submitted at: July 6, 2026 11:16:40 PM

Permit Type: Development Permit

Applicant Info and Project Location

Project Location : 5032 MARYVALE DR NE

Project Location Full Spell : 5032 MARYVALE DRIVE NE

Applicant Information

I am the property owner : False

I am the licensed contractor : False

Contact Info

First Name : Adham

Last Name : Al Aboud

Phone Number : [redacted]

Email : [redacted]

Mailing Address

Address Line 1 : 5032 MARYVALE DR NE

Address Line 2 :

City : Calgary

Province : Alberta

Country : Canada

Postal Code : T2A2T3

Home Owner Info

First Name : Adham Al Aboud

Phone Number : [redacted]

[redacted]

What are you applying for?

Selected Permits : Backyard Suite

Additional Info

What type of secondary suite do you apply for? :

Option 1: Provide the reduced requirements under 'Option 1: Reduced application requirements' on the application checklist. : False

Option 2: Provide the full requirements under 'Option 2: Full plans' on the application checklist. : False

Development Permit Detail

Are any public trees affected by the project? : No

Input Data

Uploaded Document:

Document Type: : ARCHITECTURAL

Document Subype: : PLANS

Document Name: : 5032 Maryvale Dr NE RV01.pdf

Is Optional: : False

Is Personal Document: : False

Uploaded Document:

Document Type: : SUPPORTING DOCUMENT

Document Subype: : ABANDONED WELL

Document Name: : abandoned-well-declaration.pdf

Is Optional: : False

Is Personal Document: : False

Uploaded Document:
****
Document Type: : SUPPORTING DOCUMENT

Document Subype: : PUBLIC TREE DISCLOSURE

Document Name: : public-tree-disclosure-statement.pdf

Is Optional: : False

Is Personal Document: : False

Uploaded Document:
****
Document Type: : SUPPORTING DOCUMENT

Document Subype: : SITE CONTAMINATION

Document Name: : site-contamination-statement.pdf

Is Optional: : False

Is Personal Document: : False

FOIP DISCLAIMER
==========
The personal information obtained on this form is being collected under the authority of section 4 (c) of the <a href="https://www.alberta.

Applicant's Declaration
==========
Terms and Conditions : Online Services Terms of Use

PLEASE REVIEW THESE TERMS OF USE CAREFULLY. BY ACCESSING AND USING THIS ELECTRONIC ONLINE SERVICES WEBSITE, YOU ACCEPT AND AGREE TO THE FOL

1. <u>Interpretation</u>

These Online Application Consent and Confirmation of Applicant supplement, and shall be interpreted consistently with, the general T

2. <u>Accuracy of Information Submitted</u>

You acknowledge and agree that your electronic submission of information to The City of Calgary ("The City") using this Online Application

3. <u>Consent to Electronic Decision</u>

I agree that The City can issue its formal decision to in electronic form (e.g. electronic mail) to the email address provided through the

4. <u>Electronic Submission</u>

Except as may otherwise be required by The City, you must only submit, provide and accept information or records related to your applicatio

5. <u>Complete Application</u>

I acknowledge that The City may inactivate or cancel incomplete permit applications that do not contain all of the requested information at

6. <u>Changes to Site and Terms of Use</u>
The City reserves the right to make changes to this Online Services Site, the Terms of Use and provide additional terms at any time without

7. <u>Disclaimer of Warranties and Conditions</u>

THE CONTENTS, PRODUCTS AND SERVICES ON THIS ONLINE SERVICES SITE AND YOUR USE OF THIS ONLINE SERVICES SITE ARE PROVIDED IN GOOD FAITH ON AN

THE CITY DISCLAIMS ALL WARRANTIES OR CONDITIONS, EXPRESS OR IMPLIED, WITH RESPECT TO THE CONTENTS, PRODUCTS AND SERVICES CONTAINED ON THIS

WHILE THE CITY TRIES TO ENSURE THE ACCURANCY AND COMPLETENESS OF INFORMATION ON THIS ONLINE SERVICES SITE, IT DOES NOT GUARANTEE ITS ACCURA

8. <u>Privacy Statement and Collection of Personal Information</u>

Any information, including personal information, contained in a permit application submitted by using this site is being collected under th

9. <u>Alberta Law</u>

You agree to be bound by Alberta law when using this Online Services Site and agree that any court proceedings or other legal action will t

10. <u>No Damage or Modification of Site</u>

You agree that you will not take any action to damage, modify, or breach the security of this Online Services Site, or cause the Online Ser

11. <u>Site Ownership</u>

The contents of this Online Services Site are owned or licensed by The City. You may not copy, transfer, store, upload, distribute, publish

12. <u>Security of Account Information</u>

You are responsible for protecting the confidentiality of any account information, user names, logins, passwords, security questions and an

13. <u>Violation of Terms of Use</u>

Any rights you have to use this Online Services Site will terminate immediately upon any violation of these Online Services Terms of Use. T

14. <u>Copyright</u>

I acknowledge and understand that, as part of The City's process in reviewing, evaluating, and processing the permit application, The City

15. <u>Condominium Property</u>

If the application includes land that is common property or other land to which I am not the sole owner, I have all authorizations of those







Updated 2016 July 15

Abandoned Well Declaration

Application # _____
for office use only

Site Address: 5032 Maryvale Dr NE

Legal Description:

The *Municipal Government Act's Subdivision and Development Regulations (Alberta Regulation 160/2012)* requires developers to identify abandoned oil and gas wells and, where present, to comply with setback requirements as identified in the Energy Resources Conservation Board (ERCB) Directive 079: Surface Development in Proximity to Abandoned Wells.

You are responsible for the accuracy of the information provided in this statement. The questions must be answered to the best of your knowledge based upon diligent inquiries and a thorough inspection and review.

1. Provide a map of the subject parcel showing the presence or absence of abandoned wells.
   - User Guide to Finding Abandoned Wells on GeoDiscover Alberta's Map Viewer
   - Abandoned Well Locations on GeoDiscover Alberta's Map Viewer

   NOTE: The map must show the actual well location, as identified in the field, including the surface coordinates (available on the Abandoned Well Map Viewer or by contacting the ERCB Customer Contact Centre at 1-855-297-8311) and the 5 metre setback established in ERCB Directive 079 in relation to existing or proposed building sites.

2. Are there abandoned Oil/Gas wells located within 5 m of the site? ☐ Yes ☑ No
   If you answered 'yes', please answer question 3 and include the well location(s) on the site plan.

3. Have you contacted the licensee of the well(s) to confirm the exact location? ☐ Yes ☑ No
   If you answered 'yes', you must have written confirmation included with your application.

   Licensee Company Name_____ Licensee Contact _____

   NOTE: Where a well is identified, the Development Authority must refer a copy of the application to the Licensee(s) of Record. The referral will include the applicant's contact information.

4. Who is submitting the Abandoned Well Declaration for this development?

   ☑ Applicant ☐ Owner ☐ Builder ☐ Other _____

   Company Name Brilliant Contracting Contact Person Adham Al Aboud

   Address 5032 Maryvale Dr NE

   Phone _____ Cell Phone [redacted]

5. Will the development result in construction activity within the setback area? ☐ Yes ☑ No
If you answered 'yes':

- Provide a statement confirming that the abandoned wells will be temporarily marked with on-site identification to prevent contact during construction; and
- Describe what measures will be taken to prevent contact during construction.

NOTE: This form is to be signed by the titled owner(s) of the property or their authorized agents or consultants.

I, the ☐ owner, ☑ authorized agent, ☐ authorized consultant, state that, to the best of my knowledge, the information provided in this statement is accurate, complete and is based on diligent inquiry and thorough inspection and review of all the documents and other information reasonably available pertaining to the subject property.

7/7/2026
Date

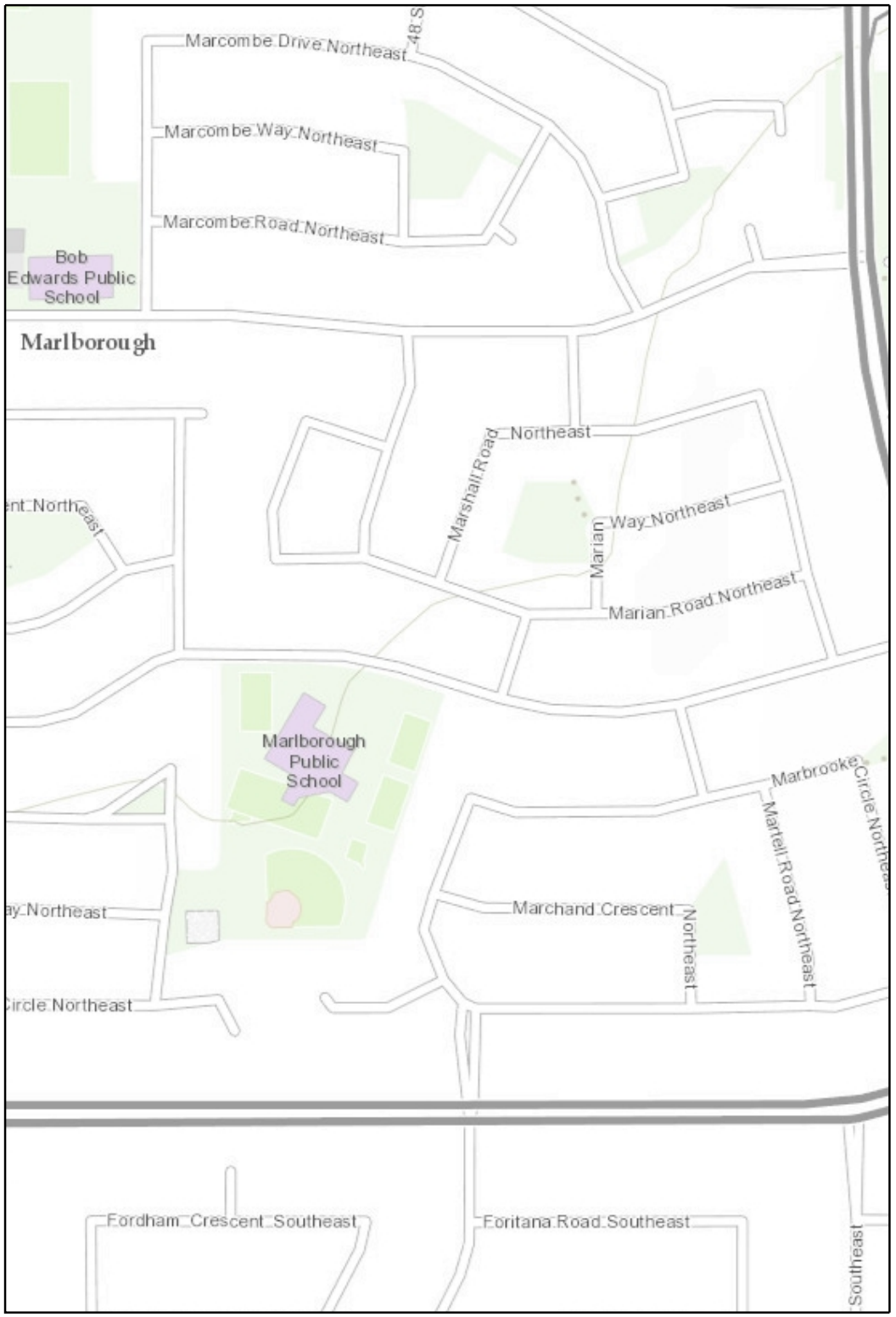
Applicant Signature

Adham Al Aboud
Applicant Name (Please Print)

Brilliant Contracting
Company Name (Please Print)

FOIP DISCLAIMER: The personal information on this form is being collected under the authority of The Freedom of Information and Protection of Privacy (FOIP) Act, Section 33(c). It will be used to provide operating programs, account services and to process payments received for said services. It may also be used to conduct ongoing evaluations of services received from Planning & Development. Please send inquiries by mail to the FOIP Program Administrator, Planning & Development, PO Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.

Map Results



Legend

- Abandoned Wells (Large Scale)
- Abandoned_Well_Revised (Large
- Abandoned_Well_Loc_Pointer
- ATS v4_1 Alberta Provincial Boun
- Citations

© Government of Alberta

While every effort is made to ensure data from this site is accurate and current, the Government of Alberta is not liable for any loss or damage arising from the possession, publication, or use of, that data. This information is provided "as is" without warranty.

Wednesday, July 08, 2026 16:01:05 -06:00

0.5 0.23 0.5 Kilometers
0

Map Scale: 1: 9,028

Alberta Government
GeoDiscover Alberta

SDAB2026-0184

Public Tree Disclosure Statement

The City of Calgary Street Bylaw (20M88) and the Tree Protection Bylaw (23M2002) protect trees growing on City (public) land. An approved Tree Protection Plan is required when construction activities occur within 6m of a public tree. More information regarding protecting trees during construction and development is found here. Public trees are required to be shown on plans submitted for this application.

1. Are there public trees on the City lands within six meters of and/or overhanging the development site? ○ Yes ◉ No

If you answered yes, ensure all trees identified are shown on the submitted plans.

Note: if you are not sure how to determine which trees are yours and which are public, you can:
   a. Use the City's tree map (may not be up to date for your property)
   b. Contact 3-1-1 to put in a "development tree inquiry" to get confirmation from an Urban Forester
   c. Send inquiries to tree.protection@calgary.ca

2. Who will be submitting the Tree Protection Plan for this development?

◉ Applicant ○ Owner ○ Builder ○ Other:

If Other: Name: Adham Al Aboud Phone: [redacted]
Email: [redacted]

The Tree Protection Plan must be submitted directly to Urban Forestry at tree.protection@Calgary.ca following the Tree Protection Plan Guidelines.

FOIP DISCLAIMER: The personal information on this form is being collected under the authority of The Freedom of Information and Protection of Privacy (FOIP) Act, Section 33(c). It will be used to provide operating programs, account services and to process payments received for said services. It may also be used to conduct ongoing evaluations of services received from Planning, Development & Assessment. Please send inquiries by mail to the FOIP Program Administrator, Planning, Development & Assessment, PO Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.

Updated 2016 June 15

Site Contamination Statement

Application # _____
for office use only

Site Address: 5032 Maryvale Dr NE

Legal Description:

The information provided in this disclosure statement will assist the Development, Land Use and Subdivision Authorities in processing planning applications. The Authorities rely on the information provided in this statement to assist in determining the potential for site contamination, which may have been caused by current or historic activities.

You are responsible for the accuracy of the information provided in this statement. The questions must be answered to the best of your knowledge based upon diligent inquiry and the thorough inspection and review of all documents and other information pertaining to the subject property. **Please be aware that further site assessments may be required as part of the review of your application.**

1. Are you aware of any environmental investigations (audits, assessments, tests, surveys or studies) for this site? ☐ Yes ☑ No

   If yes, please provide copy(s).

2. Are you aware of any environmental requirements associated with any previous planning applications on this site? ☐ Yes ☑ No
   (i.e. development permit, land use redesign or subdivision)

   If yes please provided a brief description and the associated development application number(s):

3. Has there been site remediation or a request for such on the site? ☐ Yes ☑ No

   If yes, please provide a brief description:

4. Are you aware of any regulatory actions, past or current, which have been applied to this site? ☐ Yes ☑ No

   Examples include (but are not limited to):
   - Environmental Protection Orders
   - Reclamation Orders or Certificates
   - Control / Stop Orders, fines, tickets or prosecutions
   - Violations of environmental statutes, regulations and bylaws
   - Administrative penalties and warning letters

   If yes, please describe and provide copies of relevant documents:

5. Have any permits been issued or are you currently operating under a license or approval issued by federal or provincial authorities (including, but not limited to the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board, Alberta Utilities Commission, Minister of Environment and Parks) or the Calgary Fire Department for activities which may impact the property? ☐ Yes ☑ No
   (e.g. certificates of approval, storage tank regulations, plant operating permits)

   If yes, please describe:

6. Has there been contact with Alberta Environment or Calgary Regional Health Authority regarding possible contamination on the site? ☐ Yes ☑ No

   If yes, please provided a brief description:

NOTE: This form is to be signed by the titled owner(s) of the property or their authorized agents or consultants.

I, the ☐ owner, ☑ authorized agent, ☑ authorized consultant, state that, to the best of my knowledge, the information provided in this statement is accurate, complete and is based on diligent inquiry and thorough inspection and review of all the documents and other information reasonably available pertaining to the subject property. I am not aware of any other information that may indicate that the subject property is potentially contaminated.

7/7/2026
Date


Applicant Signature

Adham Al Aboud
Applicant Name (Please Print)

Brilliant Contracting
Company Name (Please Print)

FOIP DISCLAIMER: The personal information on this form is being collected under the authority of The Freedom of Information and Protection of Privacy (FOIP) Act, Section 33(c). It will be used to provide operating programs, account services and to process payments received for said services. It may also be used to conduct ongoing evaluations of services received from Planning, Development & Assessment. Please send inquiries by mail to the FOIP Program Administrator, Planning, Development & Assessment, PO Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.

Re: DP2026-03932 COMPLETENESS REVIEW - 5032 MARYVALE DR NE

Dear Applicant,

I am the file manager who will be leading the review of your development permit application.

A review of your application has been undertaken and it has been determined that your application is a complete application. A comprehensive review is now underwa

City Council has approved bylaw 9P2026 for citywide rezoning, taking effect August 4, 2026. The applicant is advised that it is unlikely that a decision can be renderec

For additional information, see www.calgary.ca/rezoning

For information regarding permit review timelines, see www.calgary.ca/development/development-approval-timelines

For more information about the development permit process please visit www.calgary.ca/dpprocess.

Please track your application, using your Job Access Code (JAC) DP2026-03932-52250, at www.calgary.ca/vista.

Should you have any questions or concerns, please contact me at your convenience.

Regards,

BRENT GANCZAR
Senior Planning Technician
brent.ganczar@calgary.ca
(368) 886-6452
www.calgary.ca/PDMap

SDAB2026-0184

August 24, 2026

AL ABOUD, ADHAM

[redacted]

Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2026-03932

Based on the plans received, your application has been reviewed in order to determine compliance with the Land Use Bylaw and applicable City policies. Any variance from the Land Use Bylaw or City policies may require further discussion or revision prior to a decision being rendered.

The City endeavors to render decisions on applications within specific service standards. Please assist us in meeting these targets by ensuring your resubmission is complete and made in a timely manner. Please submit a digital set of the amended plan, in PDF format, along with a detailed response letter on how each of the Prior to Decision and/or Prior to Release conditions have been addressed and/or resolved.

This information must be received, in its entirety, no later than September 23, 2026. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at (368) 886-6452 or by email at brent.ganczar@calgary.ca.

Sincerely,

BRENT GANCZAR
Senior Planning Technician

Detailed Review 1 – Development Permit

Application Number:	**DP2026-03932**
Application Description:	New: Accessory Residential Building (garage), Backyard Suite (above garage)
Land Use District:	Residential - Contextual One Dwelling
Use Type:	Discretionary
Site Address:	5032 MARYVALE DR NE
Community:	MARLBOROUGH
Applicant:	AL ABOUD, ADHAM
Date DR Sent:	August 24, 2026
Response Due Date:	September 23, 2026
Planning:	BRENT GANCZAR (368) 886-6452 brent.ganczar@calgary.ca

General Comments

The above-mentioned Development Permit application is for a new Accessory Residential Building (garage) with a new Backyard Suite located on the upper level.
The project has been circulated to external stakeholders and notice posted on site as applicable.

The Development Authority cannot support the development proposal as currently designed as further amendments are required.
Please refer to the following items which require further action and amendments, prior to decision.

Enmax:
-The current design to be amended per the Letter attached. Applicant to coordinate any necessary revisions by contacting EPC_permits@enmax.com.

A no-conflict letter from Enmax shall be obtained by the applicant, prior to Development Authority decision.

Bylaw Discrepancies		
Regulation	**Standard**	**Provided**
122 Standards for Motor Vehicle Parking Stalls	(15) Motor vehicle parking stalls for a Backyard Suite, Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling and Single Detached Dwelling must be: (a) hard surfaced	**Plans do not indicate the surface material of the outdoor parking stall.** **The parking surface material type must be indicated on the site plan.**
352 Backyard Suite	(1) For a Backyard Suite, the minimum building setback from a rear property line is: (a) 1.5m for any portion of the building used as a Backyard Suite	**Plans indicate a Backyard Suite building setback of 0.61m (-0.89m) from the north rear property line.** **The Development Authority cannot support a relaxation for this rule and current design.**
	(3) Unless otherwise referenced in subsections (3.1) and (3.2), a minimum separation of 5.0m is required between the closest facade of the main residential building to the closest façade of a Backyard Suite.	**Plans indicate a building separation of 3.98m (-1.02m).** **The Development Authority cannot support a relaxation for this rule and current design.**
	(5) The maximum floor area of a Backyard Suite, excluding any area covered by stairways and internal landings not exceeding 2.5m², is 75m².	**Plans indicate a Backyard Suite area of 78.0m² (+3.0m²).** **The Development Authority may consider a relaxation for this rule and current design.**
	(7) A Backyard Suite must have a private amenity space that: (a) is located outdoors; and (b) has a minimum area of 7.5m2 with no dimension less than 1.5m.	**Plans do not indicate a private amenity space for Backyard Suite use.** **The private amenity space must be indicated with dimensions on the site plan**.

Prior to Decision Requirements

The following issues must be addressed by the Applicant through a written submission and amended plans prior to a decision by the Approving Authority:

Planning

1. Submit a complete set of the amended plans, by email in PDF format, to the Senior Planning Technician. The submitted plans must address the requirements listed in this document. Ensure that all plans affected by the revisions are amended accordingly.

Prior to Release Requirements

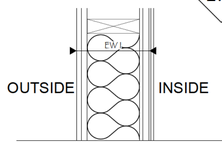
The following requirements shall be met prior to the release of the permit. All requirements shall be resolved to the satisfaction of the Approving Authority:

Planning

2. Submit a letter from ENMAX Corporation confirming that the issues identified in the attached conflict letter related to the Accessory Residential Building have been addressed. Please include any amended plans reflecting changes to the Accessory Residential Building requested by ENMAX. Amended plans must meet either the rules of the land use bylaw or design elements previously agreed to through the DP review. If you have questions regarding the conflicts, please contact the ENMAX Representative indicated in the letter attached.

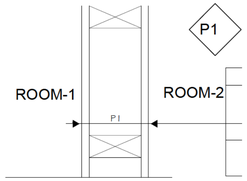
CONSTRUCTION ASSEMBLY

EW1 TYP EXTERIOR WALL (SIM EW1d)



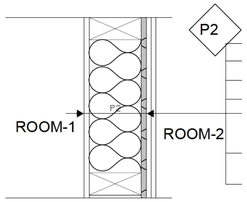
- EXTERIOR FINISH(SIDING)
- 2 LAYERS OF 'TYVEK' WHETHER MEMBRANE
- 1 LAYER 0.7"(18mm) OF OSB SHEATHING
- 2"X6" WOOD STUD @ 16" O.C W/R 24 BATT INSULATION
- 1 LAYER OF 1/2" GYP.BD
- FINISH AS PER ROOM FINISH SCHEDULE

P1 TYP INTERIOR WALL (SIM W1)



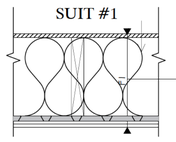
- FINISH AS PER ROOM FINISH SCHEDULE
- 1 LAYER OF 1/2" standard or mold-resistant GYP.BD taped, filled & sanded for painting
- 2"X4" WOOD STUD @ 16" O.C
- 1 LAYER OF 1/2" standard or mold-resistant GYP.BD taped, filled & sanded for painting
- FINISH AS PER ROOM FINISH SCHEDULE

P2 INTERIOR WALL -1 hr F.R.R. (SIM W4a)



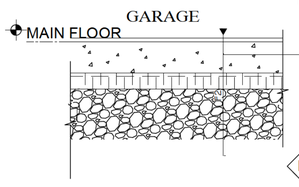
- FINISH AS PER ROOM FINISH SCHEDULE
- 1 LAYER OF 5/8" TYPE "X" GYP.BD
- 2"X4" studs spaced 400mm o.c.
- R-22 BATT INSULATION
- resilient metal channels on one sides paced 400mm or 600mm o.c.
- 2 LAYER OF 5/8" TYPE "X" GYP(on resilient metal channel side)
- FINISH AS PER ROOM FINISH SCHEDULE

F1 FLOOR ABOVE THE GARAGE -1 hr F.R.R. (SUIT FLOOR) (SIM F9d)



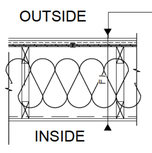
- sub floor of 15.5mm plywood, OSB or waferboard, or17mm tongue and groove lumber
- on wood joists or wood I-joists spaced not more than600mmo.c.
- absorptive material in cavity
- resilient metal channel s spaced 600mm o.c.
- 2 LAYER OF 5/8" TYPE "X" GYP

F2 GARAGE FLOOR (ENTRY SLAB):



- 3" CONCRETE SLAB
- 6 MIL POLY VAPOR BARRIER
- 2"(50mm) EXTRUDED POLYSTYRENE INSULATION
- 5" COMPACTED GRAVEL

R1 TYPICAL TRUSS ROOF



- ASPHALT SHINGLES
- 3/8" O.S.B. SHEATHING
- VENTED ATTIC SPACE
- 2x4 KD#2 OR BTR ROOF TRUSSES @ 24" OR AS PER MANUFACTURES PLANS AND SPECIFICATIONS
- R-60 (MIN DEPTH OF 27.5")GLASS FIBER LOOSE FILL INSULATION
- ½" GYPSUM WALL BOARD (HIGH DENSITY)
- FINISH AS SCHEDULE

STC RATING

STC : 51

STC : 32

STC : 51

STC : 54

ENERGY CODE ANALYSIS

PRESCRIPTIVE COMPLIANCE
FURNACE 96%
DHW UEF > 0.3456-

EW1

	(RSI) (m²xK)/W
EXTERIOR AIR FILM	0.03
EXTERIOR FINISH	
• (HARD SIDING)	0.11
2 LAYERS OF 'TYVEK' WHETHER MEMBRANE	-
1 LAYER 0.7"(18mm) OF OSB SHEATHING	0.1764
2"X6" WOOD STUD @ 16" O.C	-
R 24 BATT INSULATION	2.7785
1 LAYER OF 1/2" GWB	0.08
INTERIOR AIR FILM	0.12
RSI_{EFF} 3.32949	(m²xK)/W

P1

TYP INTERIOR WALL	
INTERIOR AIR FILM	0.12
1 LAYER OF 1/2" GYP.BD	0.08
2"X4" WOOD STUD @ 16" O.C	-
1 LAYER OF 1/2" GWB	0.08
INTERIOR AIR FILM	0.12
RSI_{EFF} 0.40	(m²xK)/W

P2

NTERIOR WALL -1 hr F.R.R	
INTERIOR AIR FILM	0.12
1 LAYER OF 5/8" GYP.BD	0.10
2"X4"studs	-
R-22 BATT INSULATION	2.547
resilient metal channel	
2 LAYER OF 5/8" GWB	0.20
INTERIOR AIR FILM	0.12
RSI_{EFF} 3.087	(m²xK)/W

F1

FLOOR ABOVE THE GARAGE -1 hr F.R.R.	
INTERIOR AIR FILM	0.16
sub floor of 15.5mm plywood,Resilient channel	-
wood joist 600 mm o.c.	1.434
absorptive material in cavity	4.51
resilient metal channel	-
1 LAYER OF 5/8" TYPE "X" GYP	0.10
1 LAYER OF 5/8" TYPE "X" GYP	0.10
INTERIOR AIR FILM	0.16
RSI_{EFF} 6.464	(m²xK)/W

5.02 RSI REQ. 9.36.2.6.-A

F2

GARAGE FLOOR (ENTRY SLAB):	
INTERIOR AIR FILM	0.16
3" CONCRETE SLAB	0.03
6 MIL POLY VAPOR BARRIER	-
2"(50mm) EXTRUDED POLYSTYRENE INSULATION 5"	1.79
COMPACTED GRAVEL	-
RSI_{EFF} 1.98	(m²xK)/W

R1

TYPICAL TRUSS ROOF	
EXTERIOR AIR FILM	0.03
ASPHALT SHINGLES	0.08
3/8" O.S.B. SHEATHING	0.093
VENTED ATTIC SPACE	0.03
2x4 KD#2 OR BTR ROOF TRUSSES	
R-60 (MIN DEPTH OF 27.5")GLASS FIBER	10.557
½" GYPSUM WALL BOARD (HIGH DENSITY)	0.08
FINISH AS SCHEDULE	
INTERIOR AIR FILM	0.11
RSI_{EFF} 10.977	(m²xK)/W

10.43 RSI REQ. 9.36.2.6.-A

GENERAL NOTES:
1-GENERAL CONTRACTOR TO VERIFY THE SITE MEASUREMENTS PRIOR TO CONSTRUCTION TO MAKE SURE IT IS MATCHING THE DRAWINGS
2-ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SITE CONDITIONS GC HAS TO COORDINATE WITH THE CONSULTANT

KEY PLAN:

No.	Description	Date
	ISSUED FOR BP APPROVAL	
0	ISSUED FOR DP APPROVAL	26,08,2026

REVISIONS

Project
GARAGE AND BACKYARD SUIT

LOCATION
5032 MARYVALE DR NE, CALGARY, AB

Title
CONSTRUCTION ASSEMBLY

File Name
GARAGE AND BACKYARD SUIT

Date Created
JUN 30 , 2026

Prototype Version

Project Number

Page Number
A.00

REVISION
0

240503

Consultant
SA

Drawn By
SA

Scale
1/8"=1'-0"

NOTE :This garage is only using by the back yard suite

MUNICIPAL ADDRESS: 5032 MARYVALE DR NE CALGARY– AB

LEGAL DESCRIPTION: Lot 39, block 11, Plan 5897JK

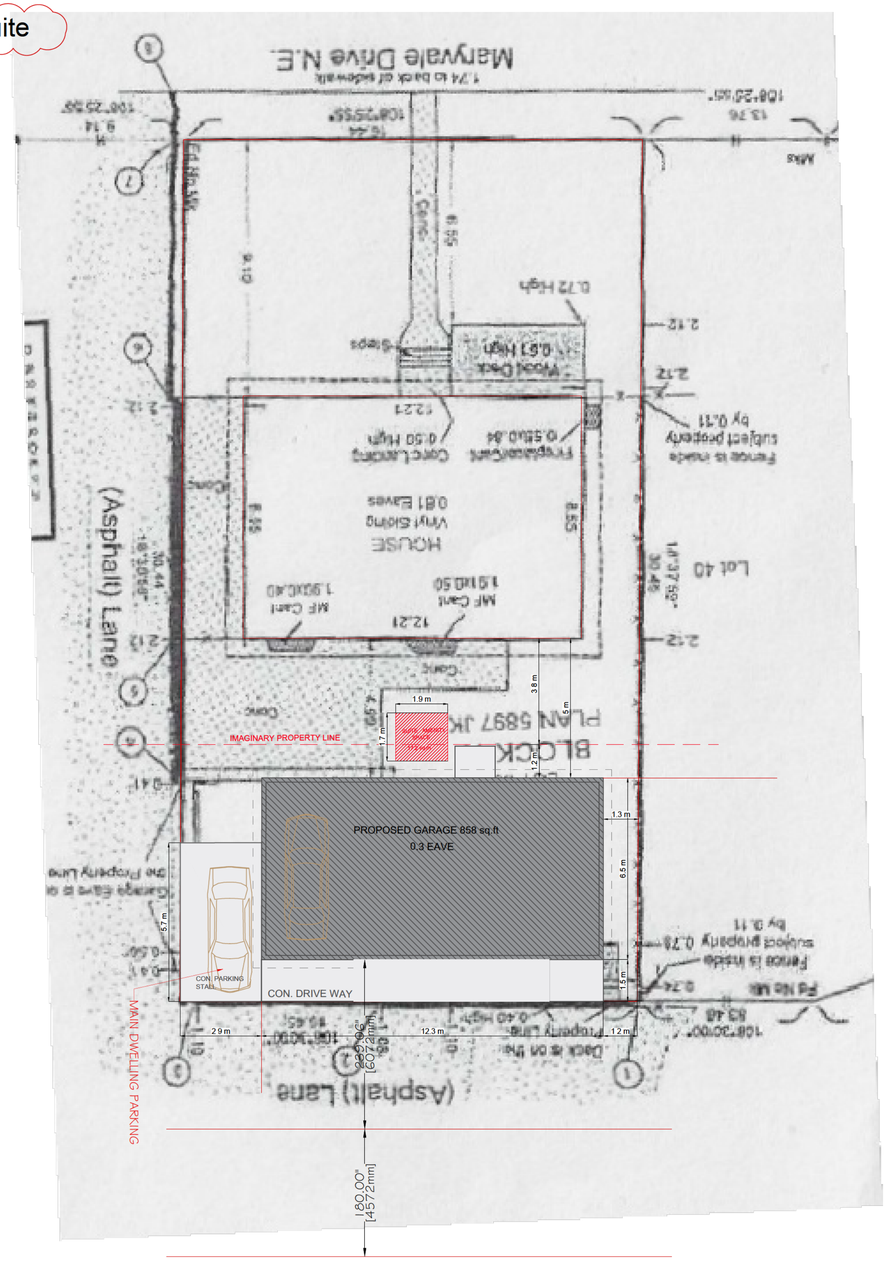
LAND USE: R–C1 Residential – Contextual One Dwelling

PARCEL AREA 6,459.0 SQUARE FEET

Existing dwelling area 1134.2 Square Feet

Garage 858 Square Feet /PROPOSED

TOTAL AREA 2,015.9 30.8%



1 A.01 SITE PLAN

SCALE:1/8"=1' 0"

GENERAL NOTES:
1–GENERAL CONTRACTOR TO VERIFY THE SITE MEASUREMENTS PRIOR TO CONSTRUCTION TO MAKE SURE IT IS MATCHING THE DRAWINGS
2–ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SITE CONDITIONS GC HAS TO COORDINATE WITH THE CONSULTANT

KEY PLAN:

No.	Description	Date
	ISSUED FOR BP APPROVAL	
0	ISSUED FOR DP APPROVAL	26,08,2026

REVISIONS

Project
GARAGE AND BACKYARD SUIT

LOCATION
5032 MARYVALE DR NE, CALGARY, AB

Title
SITE PLAN

File Name
GARAGE AND BACKYARD SUIT

Date Created
JUN 30 , 2026

Prototype Version

Project Number
240503

Consultant
SA

Drawn By
SA

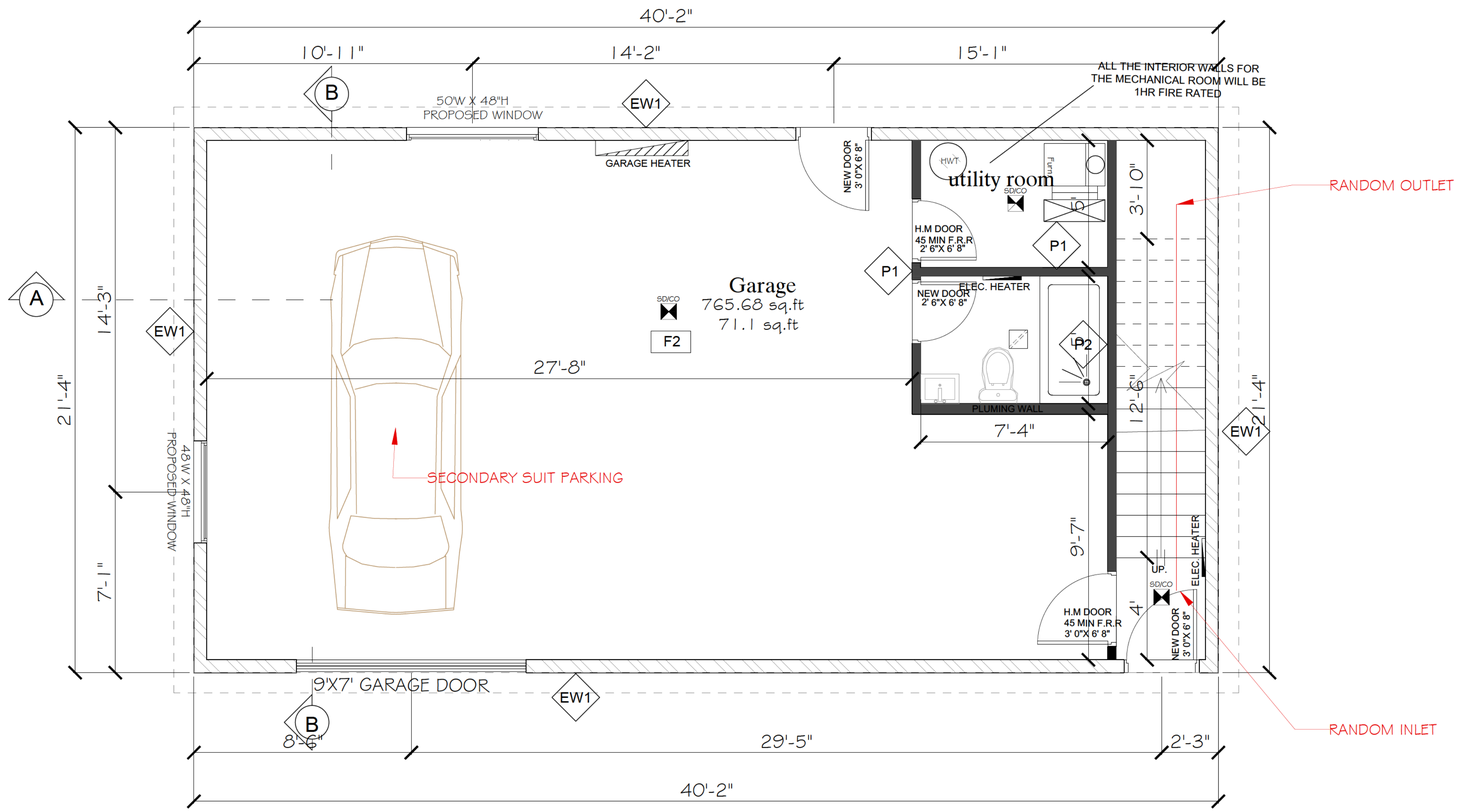
Scale
1/8"=1'-0"

Page Number
A.01

REVISION
0

NOTE :This garage is only using by the back yard suite

ELECTRICAL HEATER
GARAGE HEATER
EXHAUST FAN GRILLE
ELECTRICAL PANEL



1
A.02
GARAGE FLOOR PLAN
SCALE:3/8"=1' 0"

GENERAL NOTES:
1–GENERAL CONTRACTOR TO VERIFY THE SITE MEASUREMENTS PRIOR TO CONSTRUCTION TO MAKE SURE IT IS MATCHING THE DRAWINGS
2–ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SITE CONDITIONS GC HAS TO COORDINATE WITH THE CONSULTANT

KEY PLAN:

No.	Description	Date
	ISSUED FOR BP APPROVAL	
0	ISSUED FOR DP APPROVAL	26,08,2026

REVISIONS

Project
GARAGE AND BACKYARD SUIT

LOCATION
5032 MARYVALE DR NE, CALGARY, AB

Title
GARAGE FLOOR PALN

File Name
GARAGE AND BACKYARD SUIT

Date Created
JUN 30 , 2026

Prototype Version

Project Number
240503

Consultant
SA

Drawn By
SA

Scale
3/8"=1'-0"

Page Number
A.02

REVISION
0

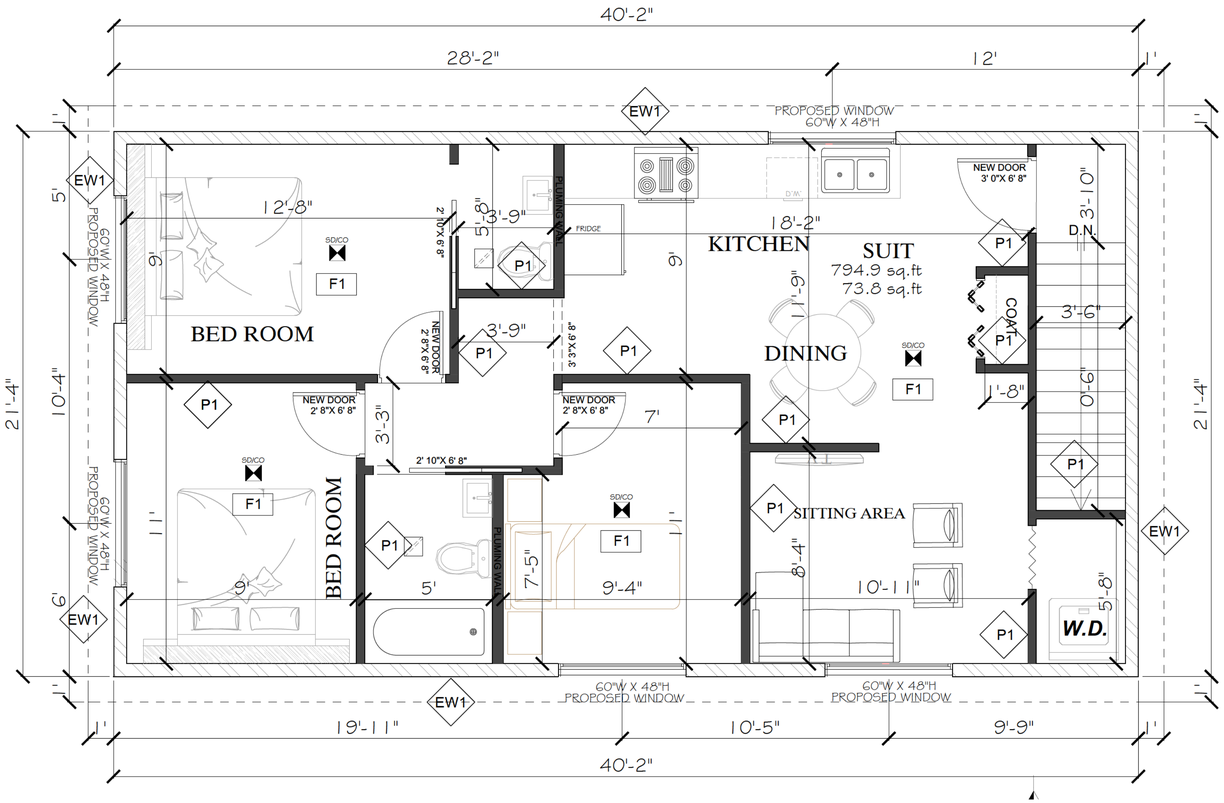
SDAB2026-0184

ELECTRICAL HEATER

GARAGE HEATER

EXHAUST FAN GRILLE

ELECTRICAL PANEL



1 A.03 SUITE FLOOR PLAN
SCALE:3/8"=1' 0"

GENERAL NOTES:
1–GENERAL CONTRACTOR TO VERIFY THE SITE MEASUREMENTS PRIOR TO CONSTRUCTION TO MAKE SURE IT IS MATCHING THE DRAWINGS
2–ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SITE CONDITIONS GC HAS TO COORDINATE WITH THE CONSULTANT

KEY PLAN:

No.	Description	Date
	ISSUED FOR BP APPROVAL	
0	ISSUED FOR DP APPROVAL	26,08,2026

REVISIONS

Project
GARAGE AND BACKYARD SUIT

LOCATION
5032 MARYVALE DR NE, CALGARY, AB

Title
SUITE FLOOR PALN

File Name
GARAGE AND BACKYARD SUIT

Date Created
JUN 30 , 2026

Prototype Version

Project Number
240503

Consultant
SA

Drawn By
SA

Scale
3/8"=1'-0"

Page Number
A.03

REVISION
0

SDAB2026-0184

AS PER 9.10.14.4.-A WHEN THE LIMITING DISTANCE(TO THE IMAGINARY PROPERTY LINE)
1.2m and the Maximum Total Area of Exposing Building Face= 799.5 SQ.FT = 74.2 SQ.M
,THE Maximum Aggregate Area of Unprotected Openings SHOULD BE 7%OR LESS
Unprotected Opening AREA= 40 SQ.FT(3.7 SQ.M) (3.7/74.2)x100=5% (Compliant)

EXTERIOR MATERIALS:

1 PROPOSED DARK ROOFING SHINGLE
2 PROPOSED GRAY SIDING PANEL
3 FLASHING



1 / A.04 ELEVATION(FACING THE HOUSE)
SCALE:3/8"=1' 0"

GENERAL NOTES:
1-GENERAL CONTRACTOR TO VERIFY THE SITE MEASUREMENTS PRIOR TO CONSTRUCTION TO MAKE SURE IT IS MATCHING THE DRAWINGS
2-ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SITE CONDITIONS GC HAS TO COORDINATE WITH THE CONSULTANT

KEY PLAN:

No.	Description	Date
	ISSUED FOR BP APPROVAL	
0	ISSUED FOR DP APPROVAL	26,08,2026

REVISIONS

Project
GARAGE AND BACKYARD SUIT

LOCATION
5032 MARYVALE DR NE, CALGARY, AB

Title
ELEVATION
(FACING THE HOUSE)

File Name
GARAGE AND BACKYARD SUIT

Date Created
JUN 30 , 2026

Prototype Version

Project Number
240503

Consultant
SA

Drawn By
SA

Scale
3/8"=1'-0"

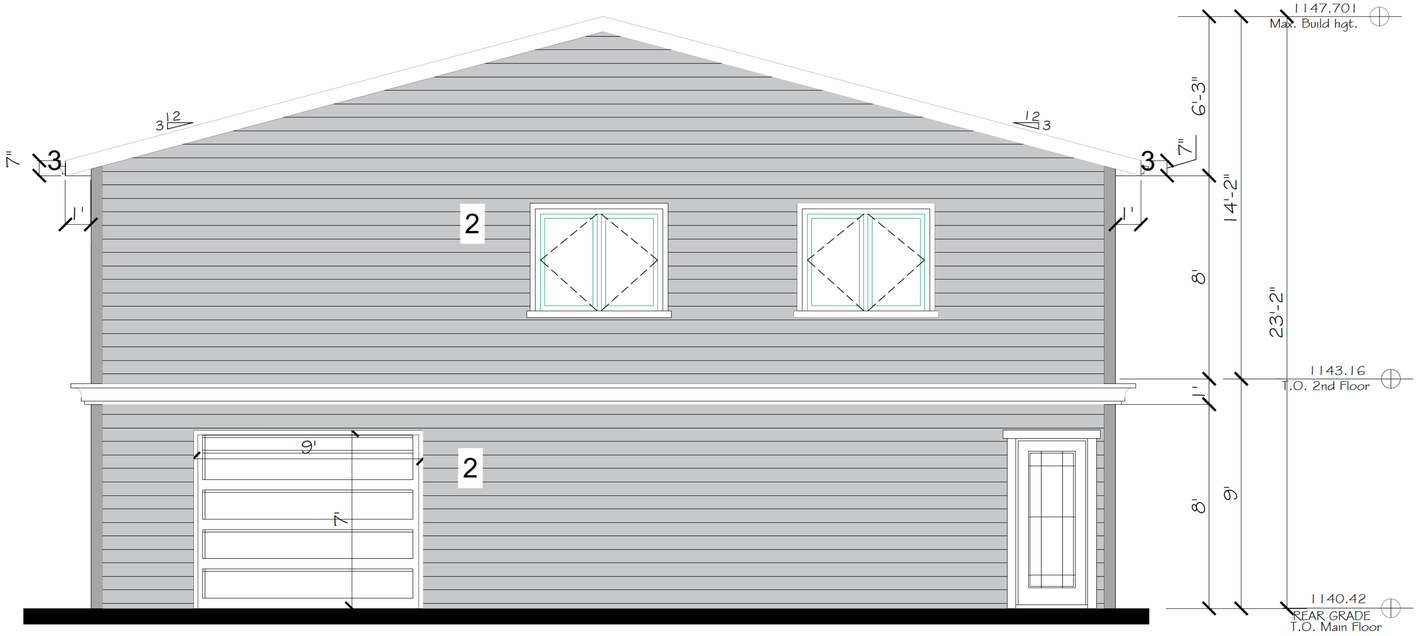
Page Number
A.04

REVISION
0

AS PER 9.10.14.4.-A WHEN THE LIMITING DISTANCE (to the lane C.L.)6m and the Maximum Total Area of Exposing Building Face= 799.5 SQ.FT = 74.2 SQ.M
,THE Maximum Aggregate Area of Unprotected Openings SHOULD BE 36.3%OR LESS
Unprotected OpeningAREA= 50 SQ.FT(4.6 SQ.M) (4.6/74.2)x100=6.2% (Compliant)

EXTERIOR MATERIALS:

1 PROPOSED DARK ROOFING SHINGLE
2 PROPOSED GRAY SIDING PANEL
3 FLASHING



1 / A.05 GARAGE MAIN ELEVATION
SCALE:3/8"=1' 0"

GENERAL NOTES:
1–GENERAL CONTRACTOR TO VERIFY THE SITE MEASUREMENTS PRIOR TO CONSTRUCTION TO MAKE SURE IT IS MATCHING THE DRAWINGS
2–ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SITE CONDITIONS GC HAS TO COORDINATE WITH THE CONSULTANT

KEY PLAN:

	ISSUED FOR BP APPROVAL	
0	ISSUED FOR DP APPROVAL	26,08,2026
No.	Description	Date

REVISIONS

Project
GARAGE AND BACKYARD SUIT

LOCATION
5032 MARYVALE DR NE, CALGARY, AB

Title
GARAGE MAIN ELEVATION

File Name
GARAGE AND BACKYARD SUIT

Date Created
JUN 30 , 2026

Prototype Version

Project Number
240503

Consultant
SA

Drawn By
SA

Scale
3/8"=1'-0"

Page Number
A.05

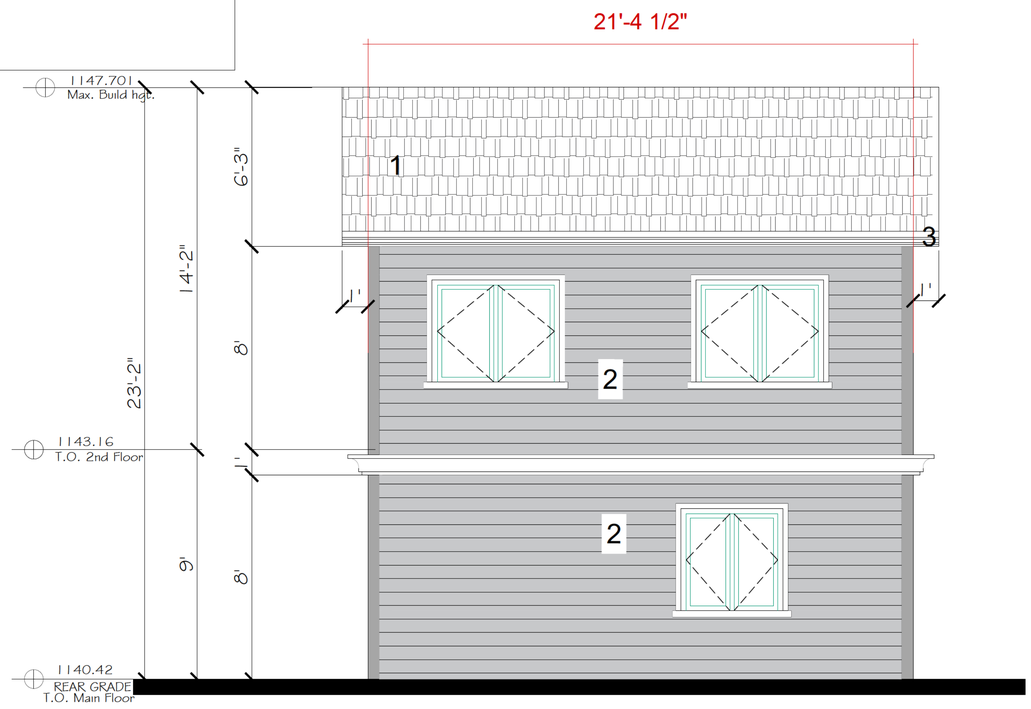
REVISION
0

SDAB2026-0184

AS PER 9.10.14.4.-A WHEN THE LIMITING DISTANCE(T0 THE PROPERTY LINE) 2.9m and the Maximum Total Area of Exposing Building Face= 362.4 SQ.FT = 33.6 SQ.M
,THE Maximum Aggregate Area of Unprotected Openings SHOULD 24.6%OR LESS
Unprotected Opening= 56 SQ.FT(5.2 SQ.M) (5.2/33.6)x100=15.4% (Compliant)

EXTERIOR MATERIALS:

1 PROPOSED DARK ROOFING SHINGLE
2 PROPOSED GRAY SIDING PANEL
3 FLASHING



1 / A.06 SIDE(LEFT) ELEVATION
SCALE:3/8"=1' 0"

GENERAL NOTES:
1-GENERAL CONTRACTOR TO VERIFY THE SITE MEASUREMENTS PRIOR TO CONSTRUCTION TO MAKE SURE IT IS MATCHING THE DRAWINGS
2-ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SITE CONDITIONS GC HAS TO COORDINATE WITH THE CONSULTANT

KEY PLAN:

No.	Description	Date
	ISSUED FOR BP APPROVAL	
0	ISSUED FOR DP APPROVAL	26,08,2026

REVISIONS

Project
GARAGE AND BACKYARD SUIT

LOCATION
5032 MARYVALE DR NE, CALGARY, AB

Title
GARAGE SIDE ELEVATION

File Name
GARAGE AND BACKYARD SUIT

Date Created
JUN 30 , 2026

Prototype Version

Project Number
240503

Consultant
SA

Drawn By
SA

Scale
3/8"=1'-0"

Page Number
A.06

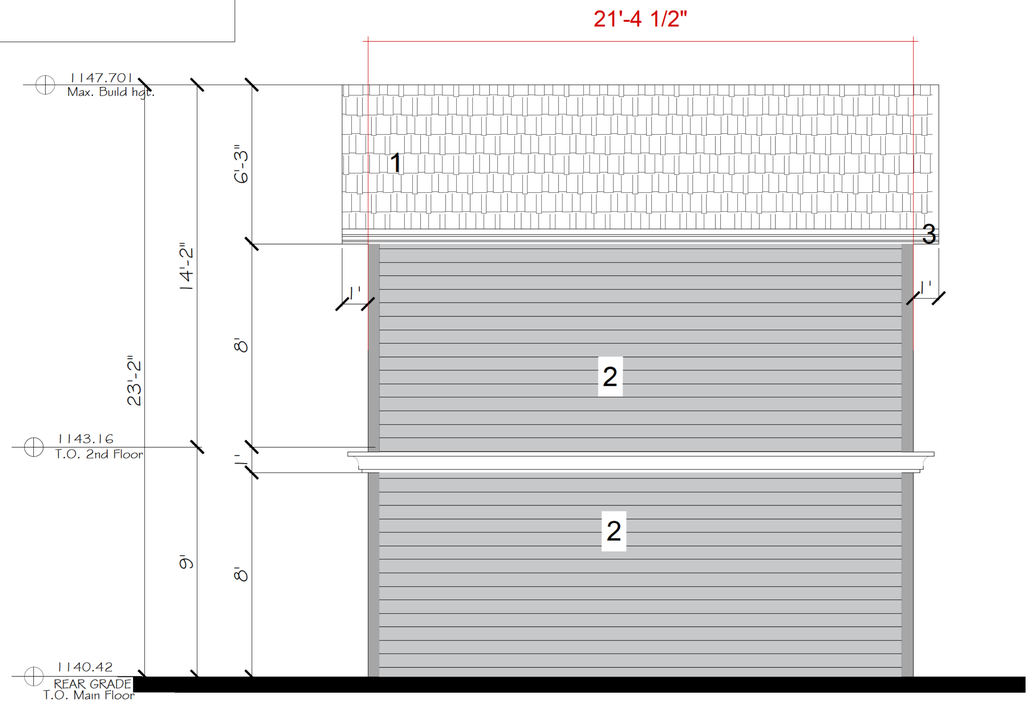
REVISION
0

SDAB2026-0184

AS PER 9.10.14.4.-A WHEN THE LIMITING DISTANCE(T0 THE PROPERTY LINE) 1.3 m and the Maximum Total Area of Exposing Building Face= 362.4 SQ.FT = 33.6 SQ.M
,THE Maximum Aggregate Area of Unprotected Openings SHOULD 7.6%OR LESS
Unprotected Opening= 0 SQ.FT(0SQ.M) 0% (Compliant)

EXTERIOR MATERIALS:

1 PROPOSED DARK ROOFING SHINGLE
2 PROPOSED GRAY SIDING PANEL
3 FLASHING
FLASHING



1 / A.07 SIDE (RIGHT) ELEVATION
SCALE:3/8"=1' 0"

GENERAL NOTES:
1-GENERAL CONTRACTOR TO VERIFY THE SITE MEASUREMENTS PRIOR TO CONSTRUCTION TO MAKE SURE IT IS MATCHING THE DRAWINGS
2-ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SITE CONDITIONS GC HAS TO COORDINATE WITH THE CONSULTANT

KEY PLAN:

No.	Description	Date
	ISSUED FOR BP APPROVAL	
0	ISSUED FOR DP APPROVAL	26,08,2026

REVISIONS

Project
GARAGE AND BACKYARD SUIT

LOCATION
5032 MARYVALE DR NE, CALGARY, AB

Title
GARAGE SIDE ELEVATION

File Name
GARAGE AND BACKYARD SUIT

Date Created
JUN 30 , 2026

Prototype Version

Project Number
240503

Consultant
SA

Drawn By
SA

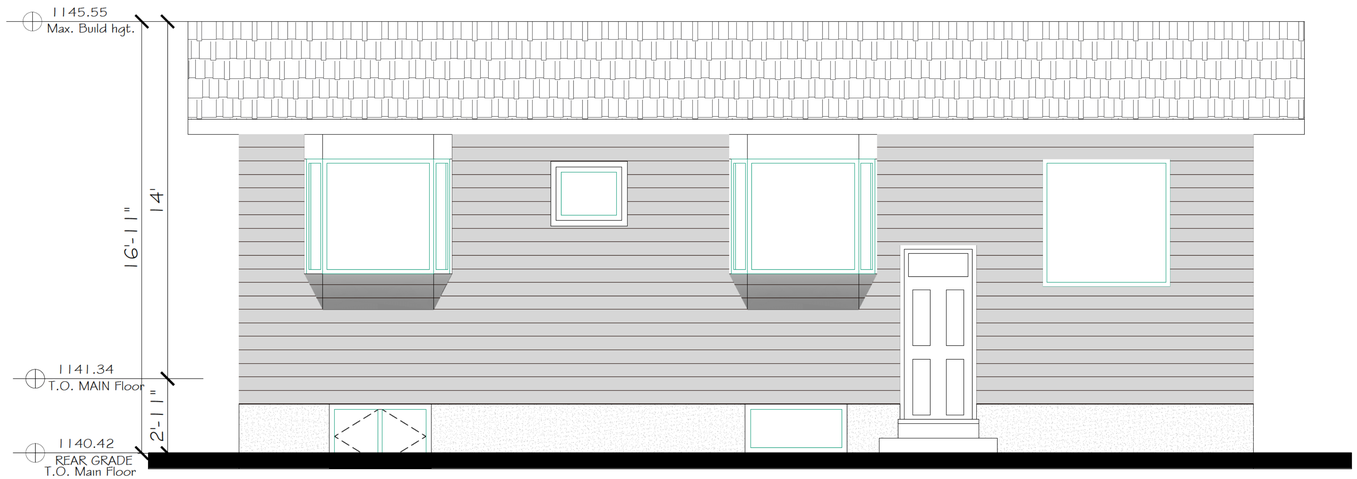
Scale
3/8"=1'-0"

Page Number
A.07

REVISION
0

SDAB2026-0184

AS PER 9.10.14.4.-A WHEN THE LIMITING DISTANCE(TO THE IMAGINARY PROPERTY LINE)
3.8 m and the Maximum Total Area of Exposing Building Face= 497 SQ.FT = 46.1 SQ.M
,THE Maximum Aggregate Area of Unprotected Openings SHOULD BE 41.3%OR LESS
Unprotected Opening= 100 SQ.FT = 9.2 SQ.M ,(9.2/46.1)x100=20%(Compliant)



1
A.08

MAIN HOUSE WALL FACING THE BACK YARD SUIT
SCALE:3/8"=1' 0"

GENERAL NOTES:
1-GENERAL CONTRACTOR TO VERIFY THE SITE MEASUREMENTS PRIOR TO CONSTRUCTION TO MAKE SURE IT IS MATCHING THE DRAWINGS
2-ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SITE CONDITIONS GC HAS TO COORDINATE WITH THE CONSULTANT

KEY PLAN:

No.	Description	Date
	ISSUED FOR BP APPROVAL	
0	ISSUED FOR DP APPROVAL	26,08,2026

REVISIONS

Project
GARAGE AND BACKYARD SUIT

LOCATION
5032 MARYVALE DR NE, CALGARY, AB

Title
MAIN HOUSE ELEVATION

File Name
GARAGE AND BACKYARD SUIT

Date Created
JUN 30 , 2026

Prototype Version

Project Number
240503

Consultant
SA

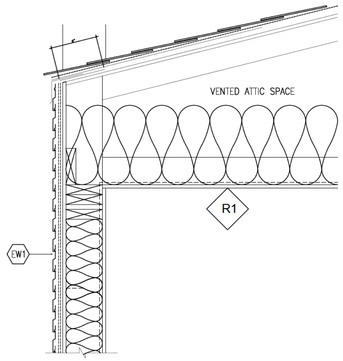
Drawn By
SA

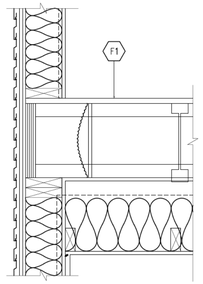
Scale
3/8"=1'-0"

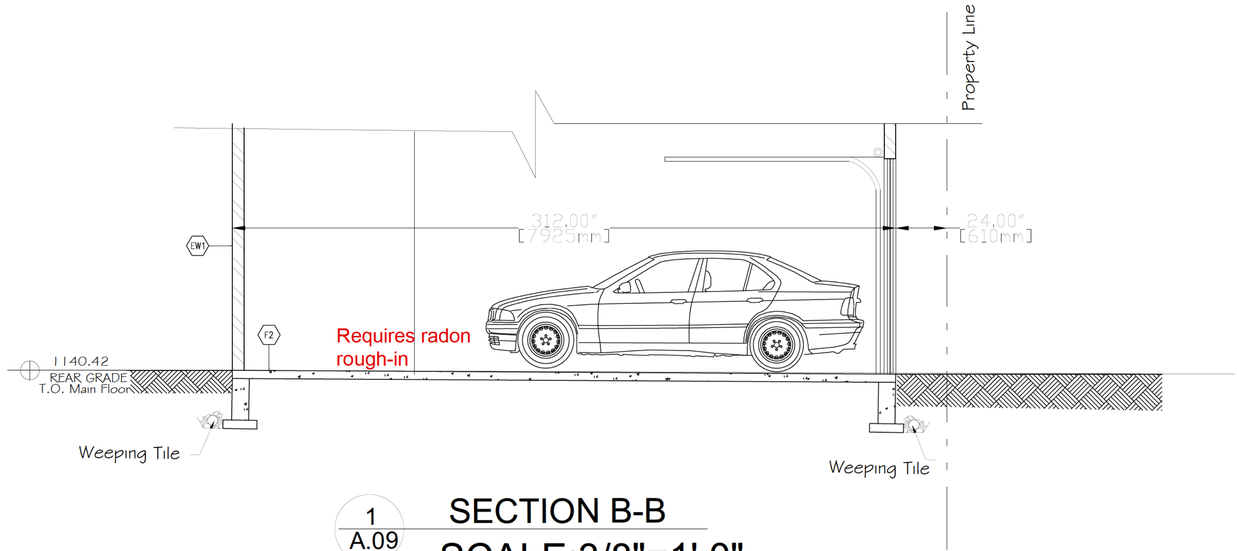
Page Number
A.08

REVISION
0

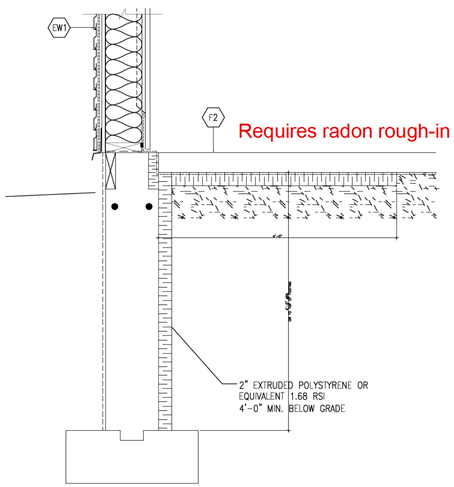
SDAB2026-0184







1 A.09 SECTION B-B
SCALE:3/8"=1' 0"



2 A.09 SECTION A
SCALE: N.T.S

GENERAL NOTES:
1-GENERAL CONTRACTOR TO VERIFY THE SITE MEASUREMENTS PRIOR TO CONSTRUCTION TO MAKE SURE IT IS MATCHING THE DRAWINGS
2-ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SITE CONDITIONS GC HAS TO COORDINATE WITH THE CONSULTANT

KEY PLAN:

No.	Description	Date
	ISSUED FOR BP APPROVAL	
0	ISSUED FOR DP APPROVAL	26,08,2026

REVISIONS

Project
GARAGE AND BACKYARD SUIT

LOCATION
5032 MARYVALE DR NE, CALGARY, AB

Title
SECTIONS

File Name
GARAGE AND BACKYARD SUIT

Date Created	Prototype Version	
JUN 30 , 2026		
Project Number	Page Number	REVISION
# 240503 / Consultant SA	A.09	0
Drawn By SA / Scale 3/8"=1'-0"		

SDAB2026-0184

Aug 27, 2026

BRENT GANCZAR
brent.ganczar@calgary.ca
(368) 886-6452

Dear BRENT,

Please review our response for the Detailed Review **DP2026-03932**..

Our response will address bylaw compliance and provide a rationale for any discrepancies.

Bylaw Discrepancies

Response to Bylaw Discrepancies		
Item	**Comments Provided by Planner**	**Response**
122 Standards for Motor Vehicle Parking Stalls	Plans do not indicate the surface material of the outdoor parking stall.discretionary uses respectively.	Surface material of the outdoor parking stall has been provided in site plan entrance and dedicated suite separation.
352 Backyard Suite	(1)For a Backyard Suite, the minimum building setback from a rear property line is: (a) 1.5m for any portion of the building used as a Backyard Suite	1.5m has been indicated for the rear setback of the Back yard suite, see the site plan (A.01)
	3) Unless otherwise referenced in subsections (3.1) and (3.2), a minimum separation of 5.0m is required between the closest facade of the main residential building to the closest façade of a Backyard Suite.	minimum separation of 5.0m between the closest facade of the main residential building to the closest façade of a Backyard Suite has been indicated, see the site plan (A.01)

	(5) The maximum floor area of a Backyard Suite, excluding any area covered by stairways and internal landings not exceeding 2.5m², is 75m².	new design amended to has not more 75m² floor area of a Backyard Suite, see the main floor plans (A.02,A.03)
	(7) A Backyard Suite must have a private amenity space that: (a) is located outdoors; and (b) has a minimum area of 7.5m2 with no dimension less than 1.5m.	private amenity space with all requirements has been provided, see the site plan (A.01)

October 5, 2026

AL ABOUD, ADHAM

[redacted]

Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2026-03932

Based on the plans received, your application has been reviewed in order to determine compliance with the Land Use Bylaw and applicable City policies. Any variance from the Land Use Bylaw or City policies may require further discussion or revision prior to a decision being rendered.

The City endeavors to render decisions on applications within specific service standards. Please assist us in meeting these targets by ensuring your resubmission is complete and made in a timely manner. Please submit a digital set of the amended plan, in PDF format, along with a detailed response letter on how each of the Prior to Decision and/or Prior to Release conditions have been addressed and/or resolved.

This information must be received, in its entirety, no later than November 4, 2026. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at (368) 886-6452 or by email at brent.ganczar@calgary.ca.

Sincerely,

BRENT GANCZAR
Senior Planning Technician

SDAB2026-0184

Detailed Review 2 – Development Permit

Application Number:	**DP2026-03932**
Application Description:	New: Accessory Residential Building (garage), Backyard Suite (above garage)
Land Use District:	Residential - Contextual One Dwelling
Use Type:	Discretionary
Site Address:	5032 MARYVALE DR NE
Community:	MARLBOROUGH
Applicant:	AL ABOUD, ADHAM
Date DR Sent:	October 5, 2026
Response Due Date:	November 4, 2026
Planning:	BRENT GANCZAR (368) 886-6452 brent.ganczar@calgary.ca

General Comments

The above-mentioned Development Permit application is for a new Accessory Residential Building (garage) with a new Backyard Suite located on the upper level.
The project has been circulated to external stakeholders and notice posted on site as applicable.
The following items are based on evaluation of the amended plans from August 28, 2026:
ENMAX: A no-conflict letter received. Copy retained on file.

Building Regulations: No objections noted.

Please refer to the following items which require further action and amendments, prior to decision.

Comments on Relevant City Policies

Policy to Guide Discretion for Secondary Suites and Backyard Suites
e. Window placement should allow light penetration into the suite while respecting the privacy of adjacent parcels. Offsetting, frosting, and placing windows to face the lane should be considered.
Applicant to amend plan, in providing obscured windows at the left elevation, upper floor, facing adjacent property.

Bylaw Discrepancies		
Regulation	**Standard**	**Provided**
122 Standards for Motor Vehicle Parking Stalls	(3) The minimum depth of a motor vehicle parking stall is 5.9m where it is required for: (a) a Backyard Suite, Contextual Semi-detached Dwelling Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling or Single Detached Dwelling	**Plans indicate a motor vehicle parking stall depth of 5.70m (-0.20m).** **Applicant to amend plan to meet requirements.**
	(4) The minimum width of a motor vehicle parking stall required for a Dwelling Unit is: (a) 3.0m where both sides of a stall abut a physical barrier;	**Plans indicate a motor vehicle parking stall width of 2.90m (-0.10m) where the stall abuts a barrier on both sides.** **Applicant to amend plan to meet requirements.**

Prior to Decision Requirements

The following issues must be addressed by the Applicant through a written submission and amended plans prior to a decision by the Approving Authority:

Planning

1. Submit a complete set of the amended plans, by email in PDF format, to the Senior Planning Technician. The submitted plans must address the requirements listed in this document. Ensure that all plans affected by the revisions are amended accordingly.

Sep 09, 2026

BRENT GANCZAR
brent.ganczar@calgary.ca
(368) 886-6452

Dear BRENT,

Please review our response for the Detailed Review **DP2026-03932**..

Our response will address bylaw compliance and provide a rationale for any discrepancies.

Bylaw Discrepancies

Response to Bylaw Discrepancies		
Item	**Comments Provided by Planner**	**Response**
352 Backyard Suite	(7) A Backyard Suite must have a private amenity space that: (a) is located outdoors; and (b) has a minimum area of 7.5 sq.m. with no dimension less than 1.5m.	Provided amenity space with 10 sq.m. area and dimensions greater than 1.5 m.



Date: 2026-09-14

Development Authority
The City of Calgary
Planning and Development

Re: Permanent Decommissioning of Existing Basement Secondary Suite
Property Address: [5015 MARYVALE DR NE]
Development Permit Application No.: [DP2026-03931]
Proposed Development: Backyard Suite

Dear Development Authority,

I am writing in response to the City's comments regarding the noted Development Permit application for a proposed Backyard Suite.

As the registered property owner, I confirm my intention and commitment to permanently decommission the existing basement secondary suite located within the principal dwelling. The basement will no longer be rented, or used as a separate secondary suite.

To complete the decommissioning, the cooking facilities associated with the basement suite will be permanently removed. Any related electrical, plumbing, or gas work required for the removal will be completed safely and, where applicable, by appropriately qualified tradespeople and in accordance with applicable requirements.

Attached are photographs showing the existing basement area and the removal of the cooking facilities. These photographs are being provided as evidence of the permanent decommissioning and may be copied to the City's file manager for review by the Development Authority.

I understand that the proposed Backyard Suite is being evaluated on the condition that the existing basement secondary suite is permanently decommissioned. I confirm that the property will not contain or operate both the basement secondary suite and the proposed Backyard Suite.

Please accept this letter and the accompanying photographs in response to the City's outstanding comment. Should further information, photographs, inspections, or documentation be required, please contact me.

Sincerely,

Full name: ASMEROM GEBREZGABHER
Registered Property Owner

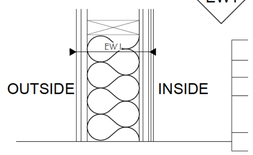
Signature: _____

Date: SEP 14- 2026



CONSTRUCTION ASSEMBLY

EW1 TYP EXTERIOR WALL (SIM EW1d)



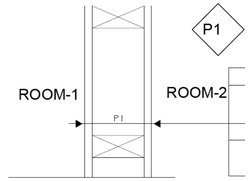
- EXTERIOR FINISH(SIDING)
- 2 LAYERS OF 'TYVEK' WHETHER MEMBRANE
- 1 LAYER 0.7"(18mm) OF OSB SHEATHING
- 2"X6" WOOD STUD @ 16" O.C W/R 24 BATT INSULATION
- 1 LAYER OF 1/2" GYP.BD
- FINISH AS PER ROOM FINISH SCHEDULE

STC : 52

EW1		(RSI) (m²xK)/W
EXTERIOR AIR FILM		0.03
EXTERIOR FINISH		
• (HARD SIDING)		0.11
2 LAYERS OF 'TYVEK' WHETHER MEMBRANE		-
1 LAYER 0.7"(18mm) OF OSB SHEATHING		0.1764
2"X6" WOOD STUD @ 16" O.C		-
R 24 BATT INSULATION		2.7785
1 LAYER OF 1/2" GWB		0.08
INTERIOR AIR FILM		0.12
RSI_{EFF}	3.32949	(m²xK)/W

PRESCRIPTIVE COMPLIANCE
FURNACE 96%
DHW UEF > 0.3456-

P1 TYP INTERIOR WALL (SIM W1)

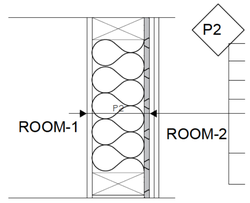


- FINISH AS PER ROOM FINISH SCHEDULE
- 1 LAYER OF 1/2" standard or mold-resistant GYP.BD taped, filled & sanded for painting
- 2"X4" WOOD STUD @ 16" O.C
- 1 LAYER OF 1/2" standard or mold-resistant GYP.BD taped, filled & sanded for painting
- FINISH AS PER ROOM FINISH SCHEDULE

STC : 32

P1		
TYP INTERIOR WALL		
INTERIOR AIR FILM		0.12
1 LAYER OF 1/2" GYP.BD		0.08
2"X4" WOOD STUD @ 16" O.C		-
1 LAYER OF 1/2" GWB		0.08
INTERIOR AIR FILM		0.12
RSI_{EFF}	0.40	(m²xK)/W

P2 INTERIOR WALL -1 hr F.R.R. (SIM W4a)

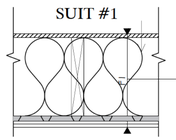


- FINISH AS PER ROOM FINISH SCHEDULE
- 1 LAYER OF 5/8" TYPE "X" GYP.BD
- 2"X4" studs spaced 400mm o.c.
- R-22 BATT INSULATION
- resilient metal channels on one sides paced 400mm or 600mm o.c.
- 2 LAYER OF 5/8" TYPE "X" GYP(on resilient metal channel side)
- FINISH AS PER ROOM FINISH SCHEDULE

STC : 51

P2		
NTERIOR WALL -1 hr F.R.R		
INTERIOR AIR FILM		0.12
1 LAYER OF 5/8" GYP.BD		0.10
2"X4"studs		-
R-22 BATT INSULATION		2.547
resilient metal channel		
2 LAYER OF 5/8" GWB		0.20
INTERIOR AIR FILM		0.12
RSI_{EFF}	3.087	(m²xK)/W

F1 FLOOR ABOVE THE GARAGE -1 hr F.R.R. (SUIT FLOOR) (SIM F9d)



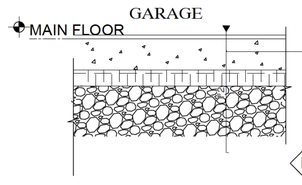
- sub floor of 15.5mm plywood, OSB or waferboard, or17mm tongue and groove lumber
- on wood joists or wood I-joists spaced not more than600mmo.c.
- absorptive material in cavity
- resilient metal channel s spaced 600mm o.c.
- 2 LAYER OF 5/8" TYPE "X" GYP

STC : 54

F1		
FLOOR ABOVE THE GARAGE -1 hr F.R.R.		
INTERIOR AIR FILM		0.16
sub floor of 15.5mm plywood,Resilient channel		-
wood joist 600 mm o.c.		1.434
absorptive material in cavity		4.51
resilient metal channel		-
1 LAYER OF 5/8" TYPE "X" GYP		0.10
1 LAYER OF 5/8" TYPE "X" GYP		0.10
INTERIOR AIR FILM		0.16
RSI_{EFF}	6.464	(m²xK)/W

5.02 RSI REQ. 9.36.2.6.-A

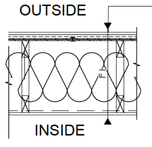
F2 GARAGE FLOOR (ENTRY SLAB):



- 3" CONCRETE SLAB
- 6 MIL POLY VAPOR BARRIER
- 2"(50mm) EXTRUDED POLYSTYRENE INSULATION
- 5" COMPACTED GRAVEL

F2		
GARAGE FLOOR (ENTRY SLAB):		
INTERIOR AIR FILM		0.16
3" CONCRETE SLAB		0.03
6 MIL POLY VAPOR BARRIER		-
2"(50mm) EXTRUDED POLYSTYRENE INSULATION 5"		1.79
COMPACTED GRAVEL		-
RSI_{EFF}	1.98	(m²xK)/W

R1 TYPICAL TRUSS ROOF



- ASPHALT SHINGLES
- 3/8" O.S.B. SHEATHING
- VENTED ATTIC SPACE
- 2x4 KD#2 OR BTR ROOF TRUSSES @ 24" OR AS PER MANUFACTURES PLANS AND SPECIFICATIONS
- R-60 (MIN DEPTH OF 27.5")GLASS FIBER LOOSE FILL INSULATION
- ½" GYPSUM WALL BOARD (HIGH DENSITY)
- FINISH AS SCHEDULE

R1		
TYPICAL TRUSS ROOF		
EXTERIOR AIR FILM		0.03
ASPHALT SHINGLES		0.08
3/8" O.S.B. SHEATHING		0.093
VENTED ATTIC SPACE		0.03
2x4 KD#2 OR BTR ROOF TRUSSES		
R-60 (MIN DEPTH OF 27.5")GLASS FIBER		10.557
½" GYPSUM WALL BOARD (HIGH DENSITY)		0.08
FINISH AS SCHEDULE		
INTERIOR AIR FILM		0.11
RSI_{EFF}	10.977	(m²xK)/W

10.43 RSI REQ. 9.36.2.6.-A

GENERAL NOTES:
1-GENERAL CONTRACTOR TO VERIFY THE SITE MEASUREMENTS PRIOR TO CONSTRUCTION TO MAKE SURE IT IS MATCHING THE DRAWINGS
2-ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SITE CONDITIONS GC HAS TO COORDINATE WITH THE CONSULTANT

KEY PLAN:

No.	Description	Date
2	ISSUED FOR DP&BP APPROVAL	10,09,2026
1	ISSUED FOR DP&BP APPROVAL	31,08,2026
0	ISSUED FOR DP APPROVAL	30,06,2026

REVISIONS

Project
GARAGE AND BACKYARD SUIT

LOCATION
5015 MARYVALE DR NE

Title
CONSTRUCTION ASSEMBLY

File Name
GARAGE AND BACKYARD SUIT

Date Created
JUN 30 , 2026

Prototype Version

Project Number
240503

Consultant
SA

Drawn By
SA

Scale
1/8"=1'-0"

Page Number
A.00

REVISION
0

MUNICIPAL ADDRESS: 5015 MARYVALE DR NE CALGARY– AB

LEGAL DESCRIPTION: PLAN: 5074JK; BLOCK: 4; LOT: 56

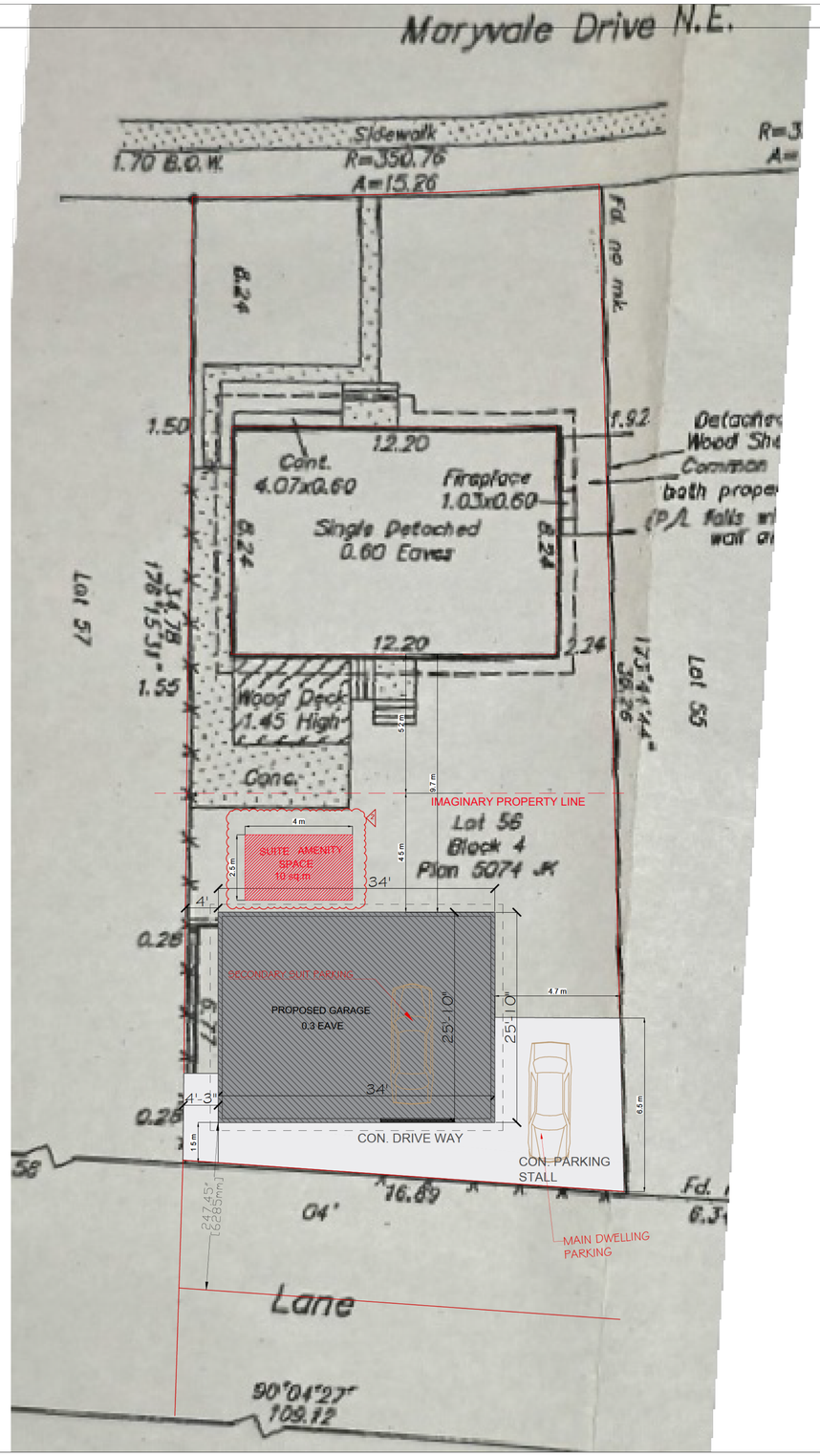
LAND USE: R–C1 Residential – Contextual One Dwelling

PARCEL AREA 6,472.8 SQUARE FEET

Existing dwelling area 1,115 Square Feet
Garage 884 Square Feet /PROPOSED

TOTAL AREA 73.4 sq.m without the stair
TOTAL AREA 81.6 sq.m with the stair
TOTAL AREA 1,196.6 18.4%

NOTE :This garage is only using by the back yard suite



1 A.01 SITE PLAN
SCALE:1/8"=1' 0"

GENERAL NOTES:
1–GENERAL CONTRACTOR TO VERIFY THE SITE MEASUREMENTS PRIOR TO CONSTRUCTION TO MAKE SURE IT IS MATCHING THE DRAWINGS
2–ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SITE CONDITIONS GC HAS TO COORDINATE WITH THE CONSULTANT

KEY PLAN:

No.	Description	Date
2	ISSUED FOR DP&BP APPROVAL	10,09,2026
1	ISSUED FOR DP&BP APPROVAL	31,08,2026
0	ISSUED FOR DP APPROVAL	30,06,2026

REVISIONS

Project
GARAGE AND BACKYARD SUIT

LOCATION
5015 MARYVALE DR NE

Title
SITE PLAN

File Name
GARAGE AND BACKYARD SUIT

Date Created
JUN 30 , 2026

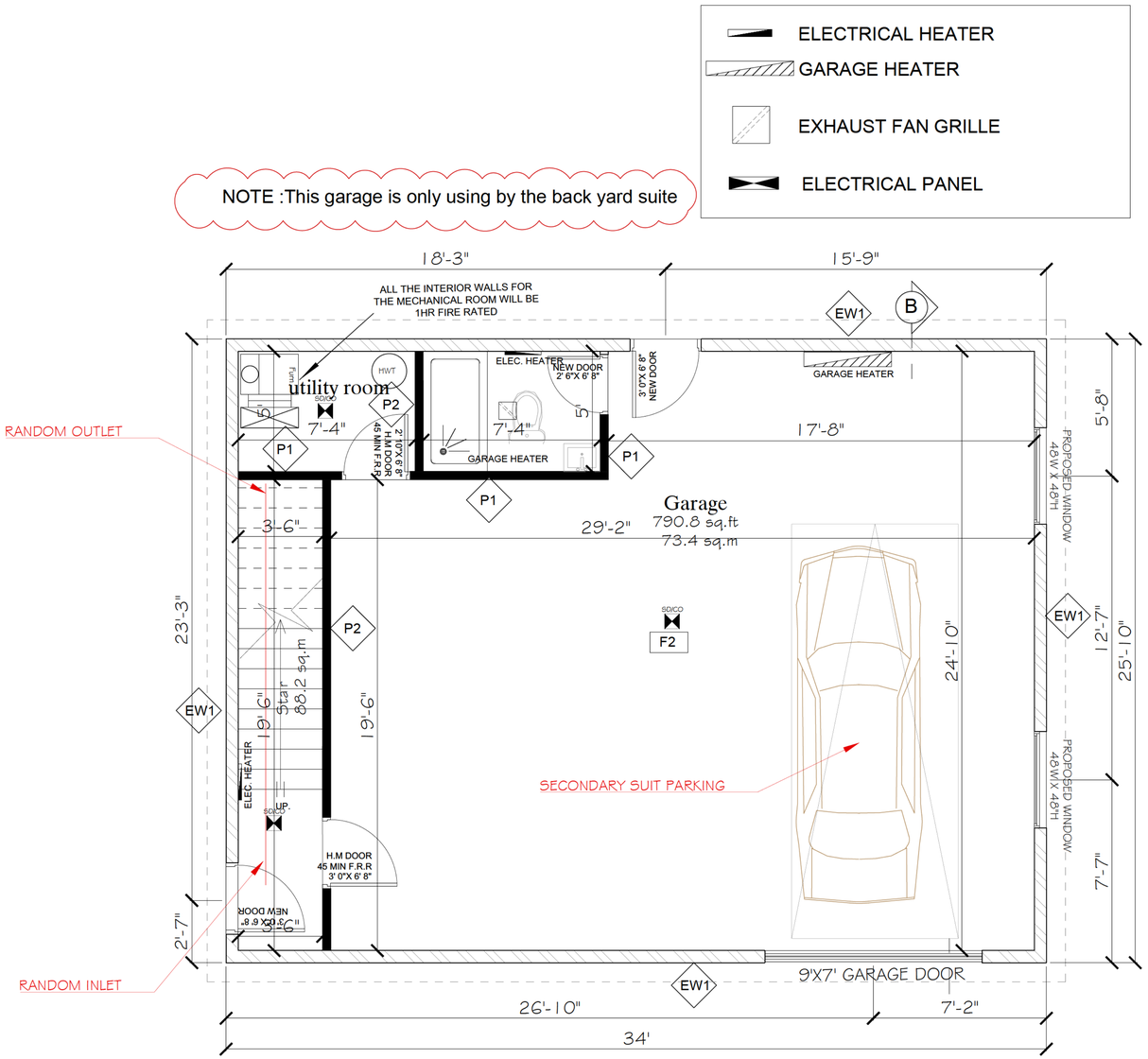
Prototype Version

Project Number
240503
Consultant SA

Drawn By SA
Scale 1/8"=1'-0"

Page Number A.01

REVISION 0



1
A.02

GARAGE FLOOR PLAN
SCALE:3/8"=1' 0"

GENERAL NOTES:
1–GENERAL CONTRACTOR TO VERIFY THE SITE MEASUREMENTS PRIOR TO CONSTRUCTION TO MAKE SURE IT IS MATCHING THE DRAWINGS
2–ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SITE CONDITIONS GC HAS TO COORDINATE WITH THE CONSULTANT

KEY PLAN:

No.	Description	Date
2	ISSUED FOR DP&BP APPROVAL	10,09,2026
1	ISSUED FOR DP&BP APPROVAL	31,08,2026
0	ISSUED FOR DP APPROVAL	30,06,2026

REVISIONS

Project
GARAGE AND BACKYARD SUIT

LOCATION
5015 MARYVALE DR NE

Title
GARAGE FLOOR PALN

File Name
GARAGE AND BACKYARD SUIT

Date Created
JUN 30 , 2026

Prototype Version

Project Number

#	Consultant
240503	SA

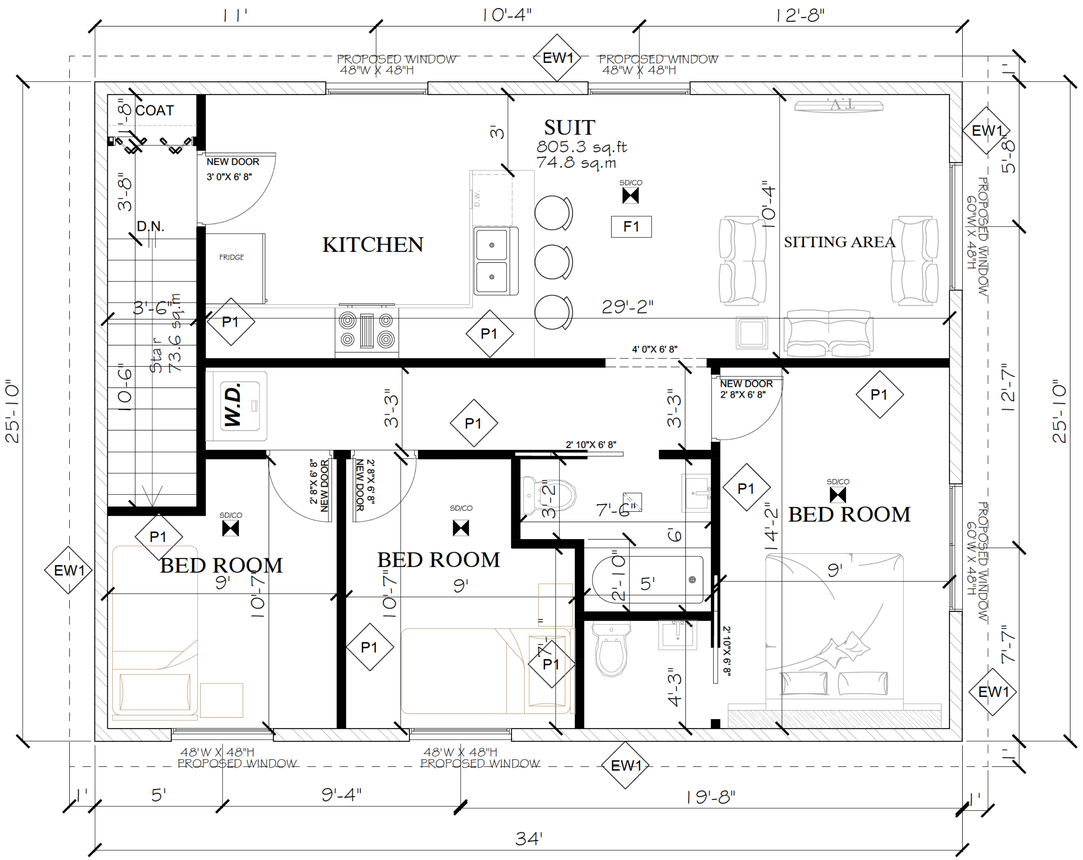
Drawn By	Scale
SA	3/8"=1'-0"

Page Number
A.02

REVISION
0

SDAB2026-0184

ELECTRICAL HEATER
GARAGE HEATER
EXHAUST FAN GRILLE
ELECTRICAL PANEL



1 A.03 SUITE FLOOR PLAN
SCALE:3/8"=1' 0"

GENERAL NOTES:
1–GENERAL CONTRACTOR TO VERIFY THE SITE MEASUREMENTS PRIOR TO CONSTRUCTION TO MAKE SURE IT IS MATCHING THE DRAWINGS
2–ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SITE CONDITIONS GC HAS TO COORDINATE WITH THE CONSULTANT

KEY PLAN:

No.	Description	Date
2	ISSUED FOR DP&BP APPROVAL	10,09,2026
1	ISSUED FOR DP&BP APPROVAL	31,08,2026
0	ISSUED FOR DP APPROVAL	30,06,2026

REVISIONS

Project
GARAGE AND BACKYARD SUIT

LOCATION
5015 MARYVALE DR NE

Title
SUITE FLOOR PALN

File Name
GARAGE AND BACKYARD SUIT

Date Created
JUN 30 , 2026

Prototype Version

Project Number
240503

Consultant
SA

Drawn By
SA

Scale
3/8"=1'-0"

Page Number
A.03

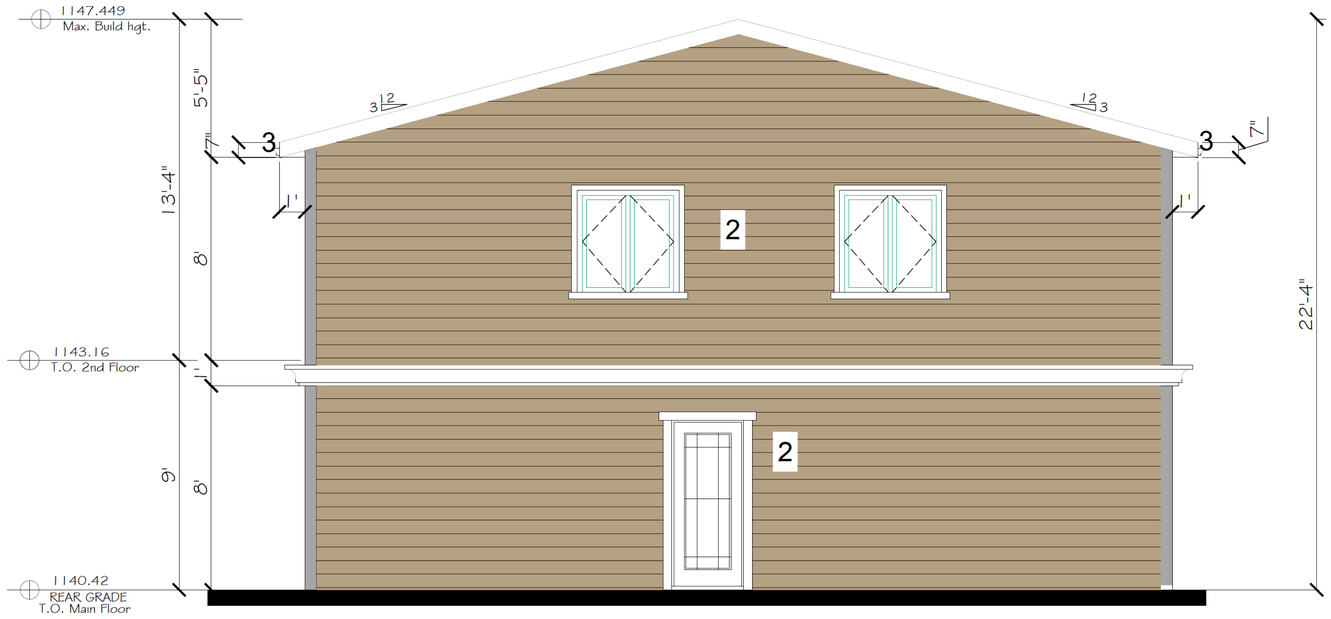
REVISION
0

SDAB2026-0184

AS PER 9.10.14.4.-A WHEN THE LIMITING DISTANCE(TO THE IMAGINARY PROPERTY LINE)
4.5m and the Maximum Total Area of Exposing Building Face= 663.0 SQ.FT = 61.5 SQ.M
,THE Maximum Aggregate Area of Unprotected Openings SHOULD BE 33.5%OR LESS
OPENING AREA=36.7 SQ.FT(3.4 SQ.M) (3.4/61.5)x100=5.5% (Compliant)

EXTERIOR MATERIALS:

1 PROPOSED DARK ROOFING SHINGLE
2 PROPOSED GRAY SIDING PANEL
3 FLASHING



1/A.04 ELEVATION(FACING THE HOUSE)
SCALE:3/8"=1' 0"

GENERAL NOTES:
1-GENERAL CONTRACTOR TO VERIFY THE SITE MEASUREMENTS PRIOR TO CONSTRUCTION TO MAKE SURE IT IS MATCHING THE DRAWINGS
2-ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SITE CONDITIONS GC HAS TO COORDINATE WITH THE CONSULTANT

KEY PLAN:

No.	Description	Date
2	ISSUED FOR DP&BP APPROVAL	10,09,2026
1	ISSUED FOR DP&BP APPROVAL	31,08,2026
0	ISSUED FOR DP APPROVAL	30,06,2026

REVISIONS

Project
GARAGE AND BACKYARD SUIT
LOCATION
5015 MARYVALE DR NE

Title ELEVATION
(FACING THE HOUSE)

File Name
GARAGE AND BACKYARD SUIT

Date Created
JUN 30 , 2026

Prototype Version

Project Number
240503

Consultant
SA

Drawn By
SA

Scale
3/8"=1'-0"

Page Number
A.04

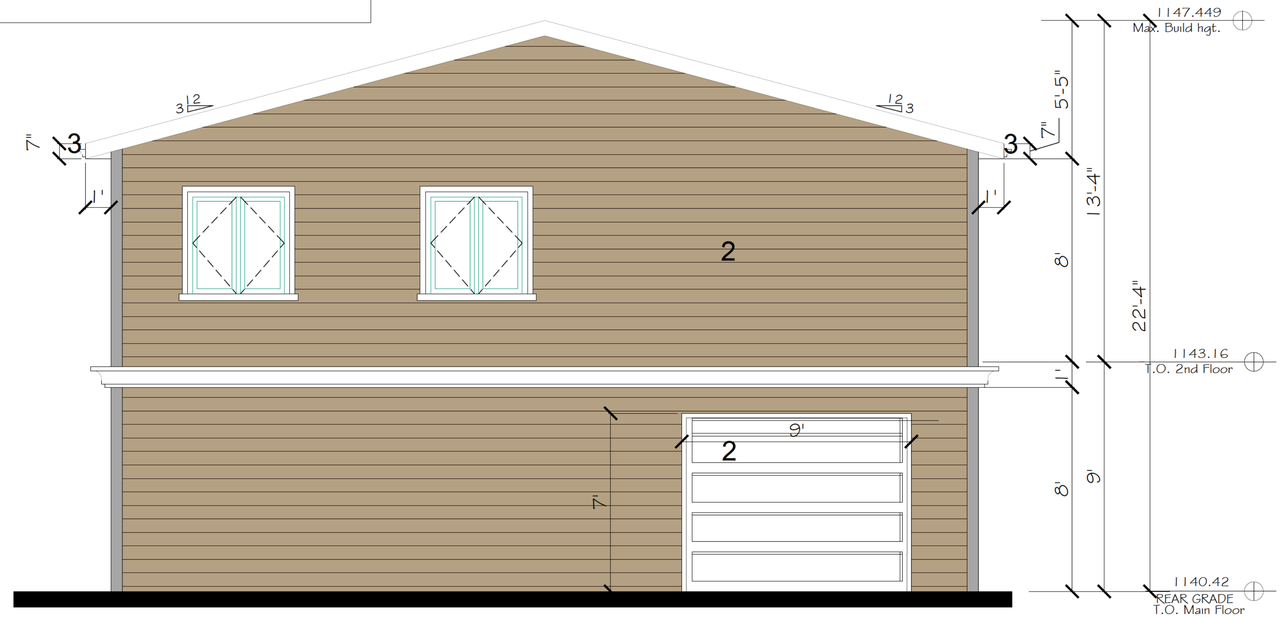
REVISION
0

SDAB2026-0184

AS PER 9.10.14.4.-A WHEN THE LIMITING DISTANCE (to the lane C.L.)6.2m and the Maximum Total Area of Exposing Building Face= 662.0 SQ.FT = 61.5 SQ.M
,THE Maximum Aggregate Area of Unprotected Openings SHOULD BE 52.4%OR LESS
OPENING AREA= 45.5 SQ.FT(4.2 SQ.M) (4.2/61.5)x100=7.64% (Compliant)

EXTERIOR MATERIALS:

1 PROPOSED DARK ROOFING SHINGLE
2 PROPOSED GRAY SIDING PANEL
3 FLASHING



1 / A.05 GARAGE MAIN ELEVATION
SCALE:3/8"=1' 0"

GENERAL NOTES:
1–GENERAL CONTRACTOR TO VERIFY THE SITE MEASUREMENTS PRIOR TO CONSTRUCTION TO MAKE SURE IT IS MATCHING THE DRAWINGS
2–ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SITE CONDITIONS GC HAS TO COORDINATE WITH THE CONSULTANT

KEY PLAN:

No.	Description	Date
2	ISSUED FOR DP&BP APPROVAL	10,09,2026
1	ISSUED FOR DP&BP APPROVAL	31,08,2026
0	ISSUED FOR DP&BP APPROVAL	30,06,2026

REVISIONS

Project
GARAGE AND BACKYARD SUIT
LOCATION
5015 MARYVALE DR NE

Title
GARAGE MAIN ELEVATION

File Name
GARAGE AND BACKYARD SUIT

Date Created
JUN 30 , 2026

Prototype Version

Project Number
240503

Consultant
SA

Drawn By
SA

Scale
3/8"=1'-0"

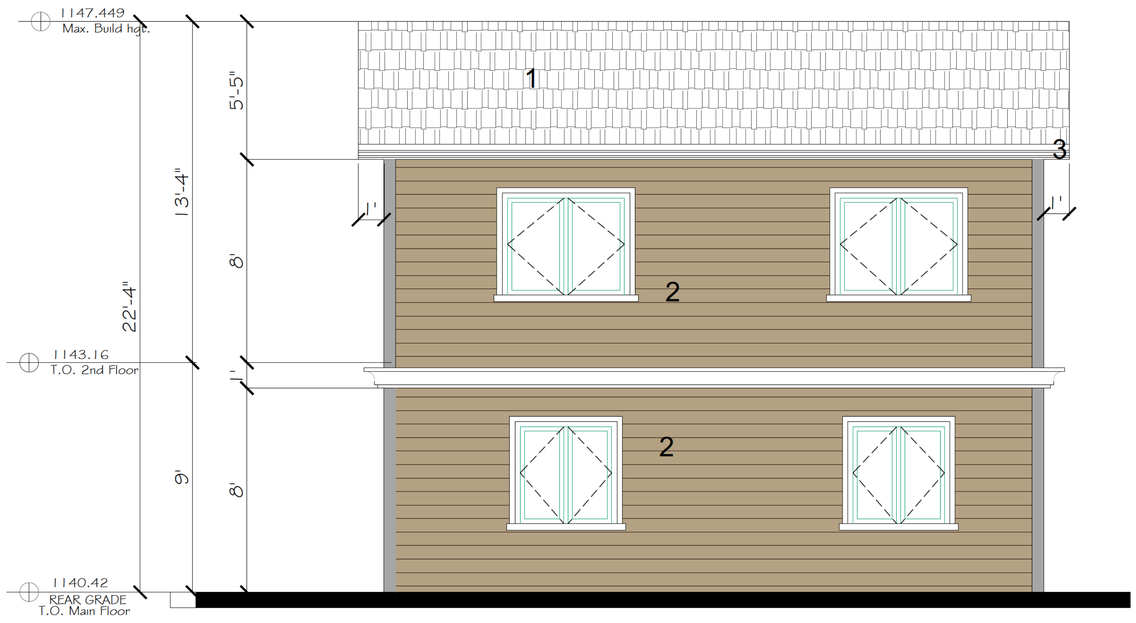
Page Number
A.05

REVISION
0

AS PER 9.10.14.4.-A WHEN THE LIMITING DISTANCE(T0 THE PROPERTY LINE) 4.7m and the Maximum Total Area of Exposing Building Face= 340.8 SQ.FT = 31.6 SQ.M
,THE Maximum Aggregate Area of Unprotected Openings SHOULD BE 51.25%OR LESS
OPENING AREA= 82 SQ.FT(7.6 SQ.M) (7.6/42.6)x100=18% (Compliant)

EXTERIOR MATERIALS:

1 PROPOSED DARK ROOFING SHINGLE
2 PROPOSED GRAY SIDING PANEL
3 FLASHING



1 / A.06 SIDE(right) ELEVATION
SCALE:3/8"=1' 0"

GENERAL NOTES:
1–GENERAL CONTRACTOR TO VERIFY THE SITE MEASUREMENTS PRIOR TO CONSTRUCTION TO MAKE SURE IT IS MATCHING THE DRAWINGS
2–ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SITE CONDITIONS GC HAS TO COORDINATE WITH THE CONSULTANT

KEY PLAN:

No.	Description	Date
2	ISSUED FOR DP&BP APPROVAL	10,09,2026
1	ISSUED FOR DP&BP APPROVAL	31,08,2026
0	ISSUED FOR DP&BP APPROVAL	30,06,2026

REVISIONS

Project
GARAGE AND BACKYARD SUIT
LOCATION
5015 MARYVALE DR NE

Title
GARAGE SIDE ELEVATION

File Name
GARAGE AND BACKYARD SUIT

Date Created
JUN 30 , 2026

Prototype Version

Project Number
240503

Consultant
SA

Drawn By
SA

Scale
3/8"=1'-0"

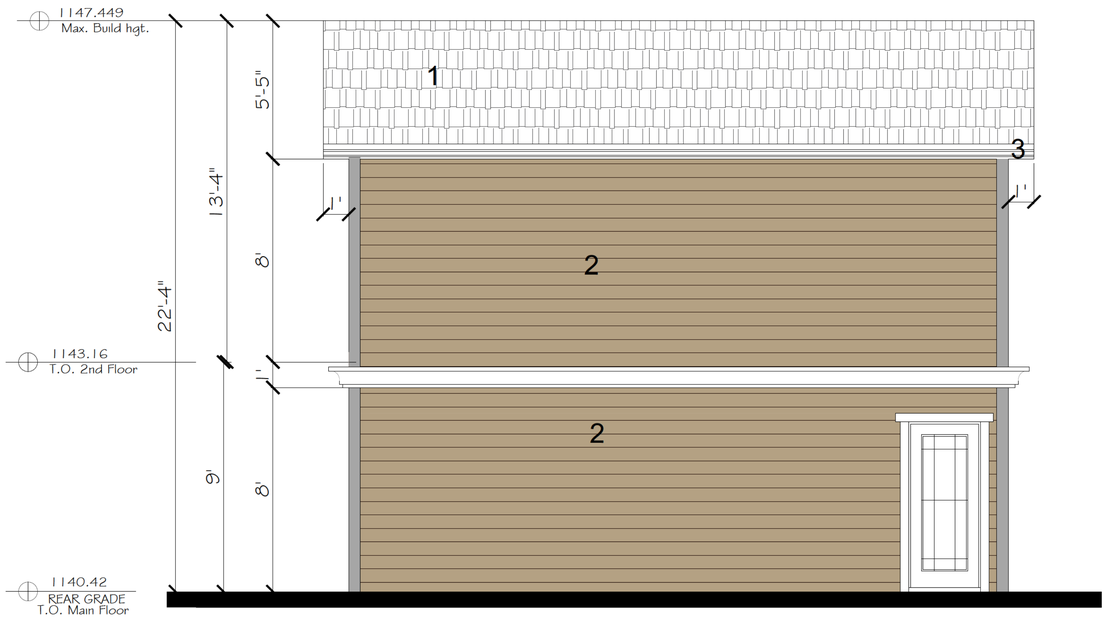
Page Number
A.06

REVISION
0

AS PER 9.10.14.4.-A WHEN THE LIMITING DISTANCE(T0 THE PROPERTY LINE) 4.0m and the Maximum Total Area of Exposing Building Face= 340.8 SQ.FT = 31.6 SQ.M
,THE Maximum Aggregate Area of Unprotected Openings SHOULD BE 39%OR LESS
OPENING AREA= 9 SQ.FT(0.83 SQ.M) (0.83/42.6)x100= 1.9% (Compliant)

EXTERIOR MATERIALS:

1 PROPOSED DARK ROOFING SHINGLE
2 PROPOSED GRAY SIDING PANEL
3 FLASHING



1/A.07 SIDE (left) ELEVATION
SCALE:3/8"=1' 0"

GENERAL NOTES:
1–GENERAL CONTRACTOR TO VERIFY THE SITE MEASUREMENTS PRIOR TO CONSTRUCTION TO MAKE SURE IT IS MATCHING THE DRAWINGS
2–ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SITE CONDITIONS GC HAS TO COORDINATE WITH THE CONSULTANT

KEY PLAN:

No.	Description	Date
2	ISSUED FOR DP&BP APPROVAL	10,09,2026
1	ISSUED FOR DP&BP APPROVAL	31,08,2026
0	ISSUED FOR DP&BP APPROVAL	30,06,2026

REVISIONS

Project
GARAGE AND BACKYARD SUIT

LOCATION
5015 MARYVALE DR NE

Title
GARAGE SIDE ELEVATION

File Name
GARAGE AND BACKYARD SUIT

Date Created
JUN 30 , 2026

Prototype Version

Project Number
240503

Consultant
SA

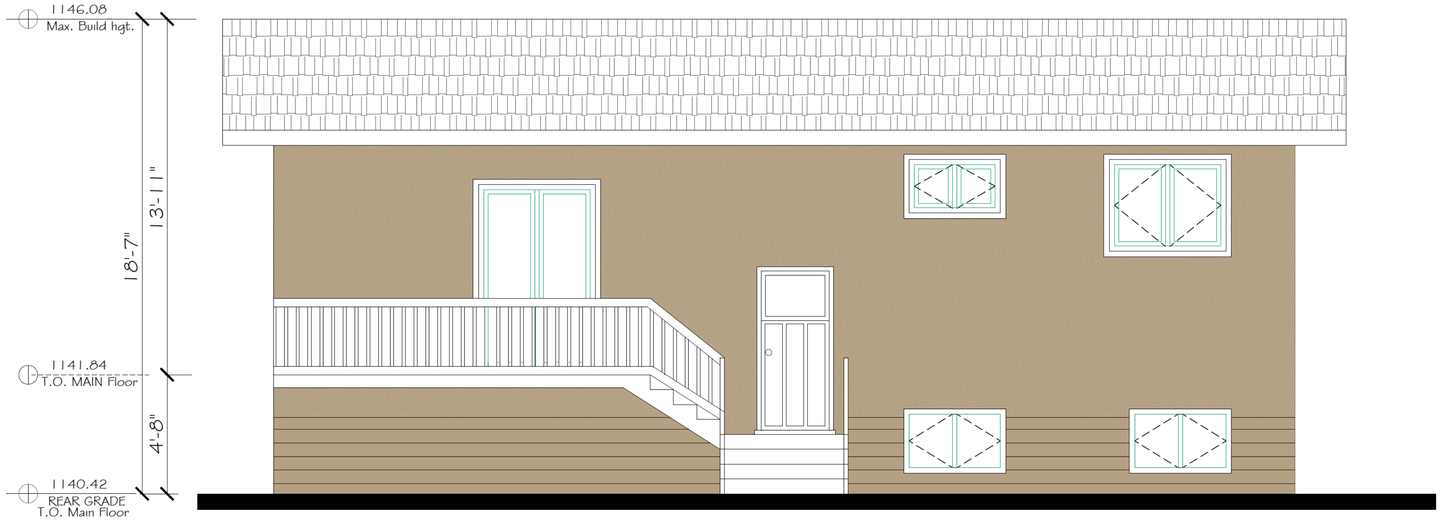
Drawn By
SA

Scale
3/8"=1'-0"

Page Number
A.07

REVISION
0

AS PER 9.10.14.4.-A WHEN THE LIMITING DISTANCE(TO THE IMAGINARY PROPERTY LINE)
5.2m and the Maximum Total Area of Exposing Building Face= 547 SQ.FT = 50.8 SQ.M
,THE Maximum Aggregate Area of Unprotected Openings SHOULD BE 38.4%OR LESS
Unprotected Opening= 48.6 SQ.FT = 4.5 SQ.M ,(4.5/50.8)x100=8.8%(Compliant)



1
A.08

MAIN HOUSE WALL FACING THE BACK YARD SUIT
SCALE:3/8"=1' 0"

GENERAL NOTES:
1–GENERAL CONTRACTOR TO VERIFY THE SITE MEASUREMENTS PRIOR TO CONSTRUCTION TO MAKE SURE IT IS MATCHING THE DRAWINGS
2–ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SITE CONDITIONS GC HAS TO COORDINATE WITH THE CONSULTANT

KEY PLAN:

No.	Description	Date
2	ISSUED FOR DP&BP APPROVAL	10,09,2026
1	ISSUED FOR DP&BP APPROVAL	31,08,2026
0	ISSUED FOR DP APPROVAL	30,06,2026

REVISIONS

Project
GARAGE AND BACKYARD SUIT

LOCATION
5015 MARYVALE DR NE

Title
MAIN HOUSE ELEVATION

File Name
GARAGE AND BACKYARD SUIT

Date Created
JUN 30 , 2026

Prototype Version

Project Number
240503

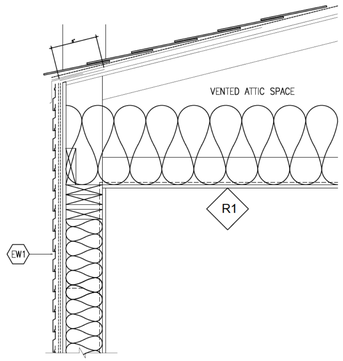
Consultant
SA

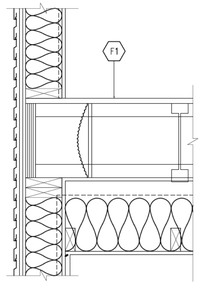
Drawn By
SA

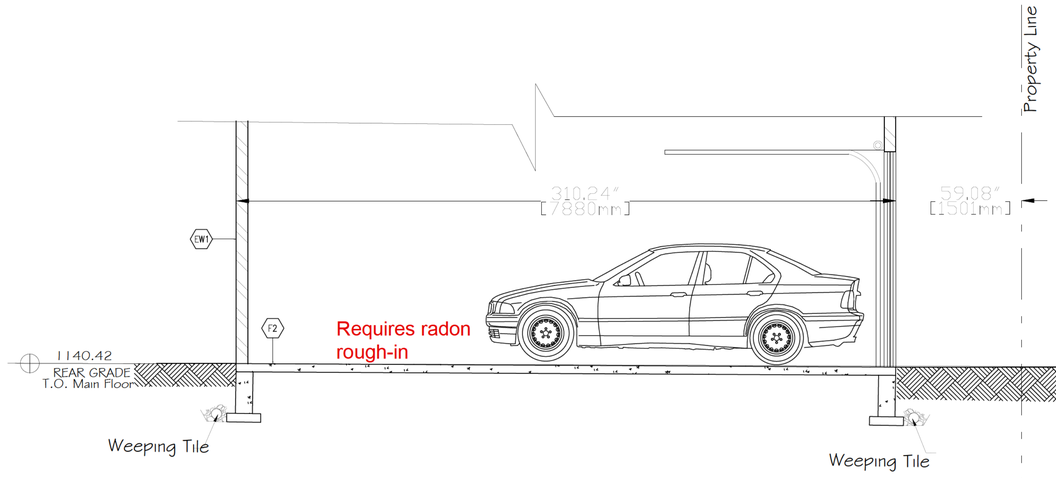
Scale
3/8"=1'-0"

Page Number
A.08

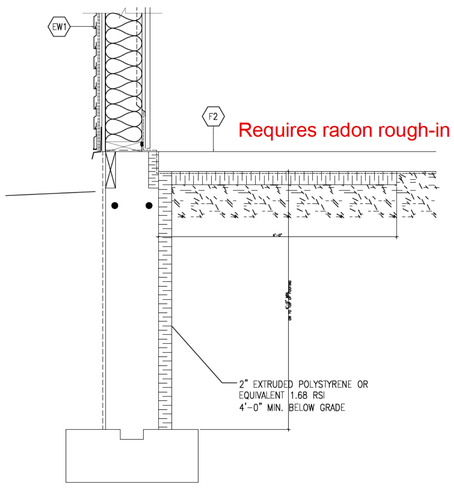
REVISION
0







1 A.09 SECTION B-B
SCALE:3/8"=1' 0"



2 A.09 SECTION A
SCALE: N.T.S

GENERAL NOTES:
1–GENERAL CONTRACTOR TO VERIFY THE SITE MEASUREMENTS PRIOR TO CONSTRUCTION TO MAKE SURE IT IS MATCHING THE DRAWINGS
2–ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SITE CONDITIONS GC HAS TO COORDINATE WITH THE CONSULTANT

KEY PLAN:

2	ISSUED FOR DP&BP APPROVAL	10,09,2026
1	ISSUED FOR DP&BP APPROVAL	31,08,2026
0	ISSUED FOR DP&BP APPROVAL	30,06,2026
No.	Description	Date

REVISIONS

Project
GARAGE AND BACKYARD SUIT

LOCATION
5015 MARYVALE DR NE

Title
SECTIONS

File Name
GARAGE AND BACKYARD SUIT

Date Created
JUN 30 , 2026

Prototype Version

Project Number
240503

Consultant
SA

Drawn By
SA

Scale
3/8"=1'-0"

Page Number
A.09

REVISION
0

SDAB2026-0184



District Title:	Residential - Contextual One Dwelling (R-C1; R-C1s)

The information contained herein is intended for information purposes only. Please refer to the Calgary Land Use Bylaw 1P2007 for a complete list of rules and regulations. This form has no legal status and cannot be used as an official interpretation of the Land Use Bylaw 1P2007.

Date:	July 31, 2026
Date Received:	July 13, 2026
BLC BY:	**Alex Trinh**
Review Required:	
Complete	

D.P. #	**2026-03932**

For Internal Distribution Only

Modifier(s):	**F.A.R**		**Height**		**Density**		**ALL MODIFIER(S) ARE COMPULSORY (Cannot be relaxed)**

Floodway/Floodfringe/Overland Flow

Does Not Apply

If applicable Complete Flood Sheet

Hertiage Guidelines Area

Not Located within Heritage Guideline Area

If Applicable Disregard Contextual Rules

Public Realm Setbacks					
Rd / St / Av	**N/A**	**Required**		**Provided**	
Rd / St / Av		**Required**		**Provided**	
Rd / St / Av		**Required**		**Provided**	

Main Floor Elevation(S):		***Roof Peak Elevation(s):***	
Unit 1		**Unit 1**	
Unit 2		**Unit 2**	

Notes:

Page 2

Residential – Contextual One Dwelling

D.P. # 2026-03932

Rule	Requirements	Notes	Evaluation: Provided/Variance			
Secondary Suites	If applicable please refer to Secondary Suites Form		See Attached		N/A	N/I
153.1(a)(vi) Backyard Suite	except as otherwise indicated in subsection (vii), (viii) and (ix), must be located on the same parcel as a Contextual Single Detached Dwelling or a Single Detached Dwelling;		C	N/C	N/A	N/I
295(a) Secondary Suite	(v) is considered part of and secondary to a Dwelling Unit;		C	N/C	N/A	N/I
339.1 Porches *(must meet all requirements to be exempt)*	In a Developed Area, a porch is exempt from parcel coverage where: (a) the porch is located between the façade of the main residential building and: (i) the front property line; or		C	N/C	N/A	N/I
	(ii) the side property line on the street side of a corner parcel;		C	N/C	N/A	N/I
	(b) the porch is unenclosed on a minimum of two sides, other than by a railing, balustrade, or privacy walls located on porches between attached units when the porch is at or exceeds the contextual front setback; and		C	N/C	N/A	N/I
	(c) there is no enclosed floor area or balcony located directly above the roof of the porch.		C	N/C	N/A	N/I
393 Parcel Coverage	The max. parcel coverage is 45.0% of the area of a parcel, which must be reduced by 21.0 m^2 for each required motor vehicle parking stall that is **not** provided in a private garage.		%		%	
	45% X **500.75** (Parcel Area) minus (Required Stalls) X 21m^2 = **225.34** (Max. Coverage)		37.68%		-7.32%	
	Parcel Coverage Totals		m^2		m^2	
	House: **106.57** / Proj. > 1.0m: / Garage(s): **82.13** / Other: / Total: 188.70		188.70		-36.64	
341 Driveways	(3) A driveway connecting a lane to a private garage must be a min of 0.60m in length along the intended direction of travel for vehicles, measured from the property line shared with the lane to the door of a private garage.	North	0.61		0.01	
305 Parking	(c) requires a minimum of 1.0 motor vehicle parking stalls per Dwelling Unit (which includes secondary suites if applicable)		1		0	
	If use is other refer to Parking/Loading/Bicycle Form		See Attached		N/A	N/I
122 Standards for Motor Vehicle Parking Stalls	(3) The minimum depth of a motor vehicle parking stall is 5.9m where it is required for: (a) a Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling or Single Detached Dwelling		C	N/C	N/A	N/I
	(4) The minimum width of a motor vehicle parking stall required for a Dwelling Unit is: (a) 3.0m where both sides of a stall abut a physical barrier; (b) 2.85m where one side of a stall abuts a physical barrier; and (c) 2.5m in all other cases.		C	N/C	N/A	N/I
	(15) Motor vehicle parking stalls for a Backyard Suite, Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling and Single Detached Dwelling must be: (a) hard surfaced; and (b) located wholly on the subject parcel.		C	N/C	N/A	N/I

Page 3	Accessory Residential Building				D.P. # 2026-03932			
Rule	**Requirements**			**Notes**	**Evaluation**			
					Provided/Variance			
345 Accessory Residential Building	(1) The min. building setback for an Accessory Residential Building is::	(a) 1.2m from a side or rear property line shared with a street; or			**N/A**			
		(b) 0.6m from a side or rear property line in all other cases.		East	**4.81**		**4.21**	
				West	**1.22**		**0.62**	
				South	**0.61**		**0.01**	
	(2) The min. building setback for an Accessory Residential Building that does not share a side or rear property line with a street may be reduced to 0.0m when:	(a) the Accessory Residential Building is less than 10.0m²			**C**	**N/C**	**N/A**	**N/I**
		(b) the wall of the Accessory Residential Building is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel; or			**C**	**N/C**	**N/A**	**N/I**
		(c) the owner of the adjacent parcel grants a 1.5m private maintenance easement that must:	(i) be registered against the title of the parcel proposed for development and the title of the adjacent parcel; and		**C**	**N/C**	**N/A**	**N/I**
			(ii) include a 0.60m eave and footing encroachment easement.		**C**	**N/C**	**N/A**	**N/I**
	(3) An Accessory Residential Building must not be located in the actual front setback area.				**C**	**N/C**	**N/A**	**N/I**
	(4) A private garage on laneless parcel may be located in required 3.0m side setback, except along street side of a corner parcel.				**C**	**N/C**	**N/A**	**N/I**
	(5) The min. distance between any façade of an Accessory Residential Building 10.0m² or more and a main residential building or a building containing a Secondary Suite is 1.0 m.				**C**	**N/C**	**N/A**	**N/I**
	(6) The height of an Accessory Residential Building must not exceed:	(a) 4.6m, measured from the finished floor of the building;			**N/A**			
		(b) 3.0m at any eaveline, when measured from the finished floor of the building; and			**2.44**		**-0.56**	
		(c) one storey,			**C**	**N/C**	**N/A**	**N/I**
		(c) one storey, which may include an attic space that:	(i) is accessed by a removable ladder;		**C**	**N/C**	**N/A**	**N/I**
			(ii) does not have windows;		**C**	**N/C**	**N/A**	**N/I**
			(iv) has a max. height of 1.5m from the attic floor to the underside of any rafter.		**N/A**			
346 Restrictions on Use of Accessory Residential Building	(1) The finished floor of an Accessory Residential Building, other than a private garage, must not exceed 0.6m above grade.				**C**	**N/C**	**N/A**	**N/I**
	(2) An Accessory Residential Building must not be used as a Dwelling Unit, unless a Backyard Suite has been approved.				**C**	**N/C**	**N/A**	**N/I**
	(3) An Accessory Residential Building must not have a balcony or rooftop deck.				**C**	**N/C**	**N/A**	**N/I**
	(4) The area of a parcel covered by all Accessory Residential Buildings located on a parcel:	(a) must not exceed the less of:	(i) the building coverage of the main residential buildings; or		**C**	**N/C**	**N/A**	**N/I**
			(ii) 75.0m² for each Dwelling Unit located on the parcel; and		**74.26**		**-0.74**	

SDAB2026-0184

Page 4 — Backyard Suite — D.P. # 2026-03932

Rule	Requirements		Notes	Evaluation Provided/Variance	
Note: Remember to check any applicable district rules					
352 Backyard Suite	(1) For a Backyard Suite, the minimum building setback from a rear property line is:	(a) 1.5m for any portion of the building used as a Backyard Suite; and	North	0.61	-0.89
		(b) 0.6m for any portion of the building used as a private garage.	North	0.61	0.01
	(2) Unless otherwise specified in the district, for a Backyard Suite, the minimum building setback from a side property line is 1.2m for any portion of the building used as a Backyard Suite.		East	4.81	3.61
			West	1.22	0.02
	Note: If zero lot line subdivision and side setback is deficient, add the following note to the discrepancy sheet:				
	FM To check MARW to confirm if Backyard Suites are listed within. If so, then the district 0.00m setback can apply.				
	(3) Unless otherwise referenced in subsections (3.1) and (3.2), a minimum separation of 5.0m is required between the closest facade of the main residential building to the closest façade of a Backyard Suite.			3.98	-1.02
	(3.1) The minimum façade separation in subsection (3) may be reduced to 1.5m where amenity space is provided at grade that:			N/A	
		(a) is adjacent to the main residential building and the Backyard Suite; and		C / N/C / N/A / N/I	
		(b) has no dimension less than 5.0m.		N/A	
337 Projections Into Side Setback Area	(8) Any portion of a building that projects into a side setback area, other than eaves, landings, window wells, ramps and stairs, must not be located closer than 0.9m from the nearest front façade.			N/A	
337 Projections Into Side Setback Area	(1.1) Portions of a building greater than or equal to 2.4m above grade may project a max of 0.6m into any side setback area.				
	(1.2) Portions of a building less than 2.4m above grade may project a maximum of 0.6m,				
335 Length of Portions of a Building in Setback Areas (Side)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade *(Does not apply to decks , eaves, porches, ramps, and stairs)*		PROVIDE LENGTH AND % VALUES		
	1st st		X 40% =		
	2nd st		X 40% =		
	__st		X 40% =		
	__st		X 40% =		
	(2) The max. length of an individual projection into any setback area is 3.1m *(Includes Window Wells)*				
	(3.2)(a) Where portions of a Backyard Suite meet the requirements of subsection (b) these portions may project:	(i) into a setback area from a property line shared with a street or a lane to a minimum building setback of 0.6m from the shared property line; and		N/A	
		(ii) 0.6m into a minimum separation area required in subsection (3) or the amenity space required in subsection (3.1);			
	(3.2)(b) Projections in subsection (a) must:	(i) not exceed 40% of the length of the façade on each storey for the total combined length of all projections;			
		1st st	X 40% =		
		2nd st	X 40% =		
		__st	X 40% =		
		(ii) each contain a window; and			
		(iii) each have a maximum length of 3.1m			
	(4) Unless otherwise referenced in subsection (4.1), the maximum building height for a Backyard Suite is 7.5m.			6.82	-0.68

352 Backyard Suite	(4.1) The maximum building height for a Backyard Suite is:	(a) 5.0m measured from grade at a side property line shared with a parcel designated with a low density residential district;	(c) increases at a 45 degree angle to a maximum of 7.5m at a proportional distance from the shared property line.		C	N/C	N/A	N/I
		(b) 3.0m measured from grade at a rear property line shared with a parcel designated with a low density residential district; and			C	N/C	N/A	N/I
	(5) The maximum floor area of a Backyard Suite, excluding any area covered by stairways and internal landings not exceeding 2.5m², is 75m².				78.00		3.00	
	(6) The maximum floor area of a Backyard Suite may be relaxed by the Development Authority to a maximum of 10.0%.				-4.50			
	Compliant				4.00%			
	(7) A Backyard Suite must have a private amenity space that: *Does not apply to R-CG*	(a) is located outdoors; and			C	N/C	N/A	N/I
		(b) has a minimum area of 7.5m2 with no dimension less than 1.5m.			Dimension (m)			
					N/I		#VALUE!	
					Area (m²)			
					N/I		#VALUE!	
	(8) A Backyard Suite may include a balcony where the balcony:	(a) projects from a façade that faces a property line shared with a lane or a street; or			C	N/C	N/A	N/I
		(b) includes a privacy wall that screens the balcony from a property line shared with a parcel designated with low density residential district where:	(i) the balcony is setback less than 4.0m from the shared property line; and		C	N/C	N/A	N/I
			(ii) the privacy wall is a minimum of 2.0m in height and a maximum of 3.0m in height.					
	(9) A balcony attached to a Backyard Suite may project into a required setback area from a property line shared with a street or a lane to a minimum setback of 0.6m from the property line.				N/A			
354 Accessory Suite - Density *Does not apply within Multi-Residential Zoning*	(1) Unless otherwise referenced in subsection (4), there must not be more than one Backyard Suite located on a parcel.				C	N/C	N/A	N/I
	(1.1) There must not be more than one Secondary Suite contained within a Dwelling Unit.				C	N/C	N/A	N/I
	(2) Unless otherwise referenced in subsection (4), a Secondary Suite and a Backyard Suite must not be located on the same parcel.				C	N/C	N/A	N/I
	(3) A Secondary Suite or a Backyard Suite must not be separated from the main residential use on a parcel by the registration of a condominium or subdivision plan.				C	N/C	N/A	N/I
	(4) In the R-CG District, one Backyard Suite or one Secondary Suite may be located on a bare land unit containing a Dwelling Unit.				C	N/C	N/A	N/I
122 Standards for Motor Vehicle Parking Stalls	(3) The minimum depth of a motor vehicle parking stall is 5.9m where it is required for: (a) a Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling or Single Detached Dwelling				C	N/C	N/A	N/I
	(4) The minimum width of a motor vehicle parking stall required for a Dwelling Unit is: (a) 3.0m where both sides of a stall abut a physical barrier; (b) 2.85m where one side of a stall abuts a physical barrier; and (c) 2.5m in all other cases.				C	N/C	N/A	N/I
	(15) Motor vehicle parking stalls for a Backyard Suite, Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling and Single Detached Dwelling must be: (a) hard surfaced; and (b) located wholly on the subject parcel.				C	N/C	N/A	N/I
547.13 Building Height *Applies to R-G Only*	(2) The maximum height of a Backyard Suite on a laned parcel is 10.0m				C	N/C	N/A	N/I
Additional Notes								

District Title:	Residential - Contextual One Dwelling (R-C1; R-C1s)

The information contained herein is intended for information purposes only. Please refer to the Calgary Land Use Bylaw 1P2007 for a complete list of rules and regulations. This form has no legal status and cannot be used as an official interpretation of the Land Use Bylaw 1P2007.

Date:	October 2, 2026
Date Received:	September 23, 2026
BLC BY:	**Alex Trinh**
Review Required:	
Complete	

D.P. #	**2026-03932**

For Internal Distribution Only

Modifier(s):	**F.A.R**		**Height**		**Density**		**ALL MODIFIER(S) ARE COMPULSORY (Cannot be relaxed)**

Floodway/Floodfringe/Overland Flow

Does Not Apply

If applicable Complete Flood Sheet

Hertiage Guidelines Area

Not Located within Heritage Guideline Area

If Applicable Disregard Contextual Rules

Public Realm Setbacks					
Rd / St / Av	**N/A**	**Required**		**Provided**	
Rd / St / Av		**Required**		**Provided**	
Rd / St / Av		**Required**		**Provided**	

Main Floor Elevation(S):		***Roof Peak Elevation(s):***	
Unit 1		**Unit 1**	
Unit 2		**Unit 2**	

Notes:

Page 2

Residential – Contextual One Dwelling

D.P. # 2026-03932

Rule	Requirements			Notes	Evaluation Provided/Variance			
Secondary Suites	If applicable please refer to Secondary Suites Form				See Attached		N/A	N/I
153.1(a)(vi) Backyard Suite	except as otherwise indicated in subsection (vii), (viii) and (ix), must be located on the same parcel as a Contextual Single Detached Dwelling or a Single Detached Dwelling;				C	N/C	N/A	N/I
295(a) Secondary Suite	(v) is considered part of and secondary to a Dwelling Unit;				C	N/C	N/A	N/I
339.1 Porches *(must meet all requirements to be exempt)*	In a Developed Area, a porch is exempt from parcel coverage where:	(a) the porch is located between the façade of the main residential building and:	(i) the front property line; or		C	N/C	N/A	N/I
			(ii) the side property line on the street side of a corner parcel;		C	N/C	N/A	N/I
		(b) the porch is unenclosed on a minimum of two sides, other than by a railing, balustrade, or privacy walls located on porches between attached units when the porch is at or exceeds the contextual front setback; and			C	N/C	N/A	N/I
		(c) there is no enclosed floor area or balcony located directly above the roof of the porch.			C	N/C	N/A	N/I
393 Parcel Coverage	The max. parcel coverage is 45.0% of the area of a parcel, which must be reduced by 21.0 m^2 for each required motor vehicle parking stall that is **not** provided in a private garage.				%		%	
	45% X **500.75** Parcel Area minus Required Stalls X 21m^2 = **225.34** Max. Coverage				37.20%		-7.80%	
	Parcel Coverage Totals				m^2		m^2	
	House	**Proj. > 1.0m**	**Garage(s)**	**Other** / **Total**				
	106.57		**79.73**	186.30	**186.30**		**-39.04**	
341 Driveways	(3) A driveway connecting a lane to a private garage must be a min of 0.60m in length along the intended direction of travel for vehicles, measured from the property line shared with the lane to the door of a private garage.			North	**1.50**		**0.90**	
305 Parking	(c) requires a minimum of 1.0 motor vehicle parking stalls per Dwelling Unit (which includes secondary suites if applicable)				**1**		**0**	
	If use is other refer to Parking/Loading/Bicycle Form				See Attached		N/A	N/I
122 Standards for Motor Vehicle Parking Stalls	(3) The minimum depth of a motor vehicle parking stall is 5.9m where it is required for: (a) a Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling or Single Detached Dwelling			5.70m	C	N/C	N/A	N/I
	(4) The minimum width of a motor vehicle parking stall required for a Dwelling Unit is: (a) 3.0m where both sides of a stall abut a physical barrier; (b) 2.85m where one side of a stall abuts a physical barrier; and (c) 2.5m in all other cases.			(a) Applies - 2.90m	C	N/C	N/A	N/I
	(15) Motor vehicle parking stalls for a Backyard Suite, Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling and Single Detached Dwelling must be: (a) hard surfaced; and (b) located wholly on the subject parcel.				C	N/C	N/A	N/I

Page 3

Accessory Residential Building

D.P. # 2026-03932

Rule	Requirements			Notes	Evaluation: Provided/Variance			
345 Accessory Residential Building	(1) The min. building setback for an Accessory Residential Building is::	(a) 1.2m from a side or rear property line shared with a street; or			N/A			
		(b) 0.6m from a side or rear property line in all other cases.		East	2.90		2.30	
				West	1.20		0.60	
				South	1.50		0.90	
	(2) The min. building setback for an Accessory Residential Building that does not share a side or rear property line with a street may be reduced to 0.0m when:	(a) the Accessory Residential Building is less than 10.0m^2			C	N/C	N/A	N/I
		(b) the wall of the Accessory Residential Building is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel; or			C	N/C	N/A	N/I
		(c) the owner of the adjacent parcel grants a 1.5m private maintenance easement that must:	(i) be registered against the title of the parcel proposed for development and the title of the adjacent parcel; and		C	N/C	N/A	N/I
			(ii) include a 0.60m eave and footing encroachment easement.		C	N/C	N/A	N/I
	(3) An Accessory Residential Building must not be located in the actual front setback area.				C	N/C	N/A	N/I
	(4) A private garage on laneless parcel may be located in required 3.0m side setback, except along street side of a corner parcel.				C	N/C	N/A	N/I
	(5) The min. distance between any façade of an Accessory Residential Building 10.0m^2 or more and a main residential building or a building containing a Secondary Suite is 1.0 m.				C	N/C	N/A	N/I
	(6) The height of an Accessory Residential Building must not exceed:	(a) 4.6m, measured from the finished floor of the building;			N/A			
		(b) 3.0m at any eaveline, when measured from the finished floor of the building; and			2.44		-0.56	
		(c) one storey,			C	N/C	N/A	N/I
		(c) one storey, which may include an attic space that:	(i) is accessed by a removable ladder;		C	N/C	N/A	N/I
			(ii) does not have windows;		C	N/C	N/A	N/I
			(iv) has a max. height of 1.5m from the attic floor to the underside of any rafter.		N/A			
346 Restrictions on Use of Accessory Residential Building	(1) The finished floor of an Accessory Residential Building, other than a private garage, must not exceed 0.6m above grade.				C	N/C	N/A	N/I
	(2) An Accessory Residential Building must not be used as a Dwelling Unit, unless a Backyard Suite has been approved.				C	N/C	N/A	N/I
	(3) An Accessory Residential Building must not have a balcony or rooftop deck.				C	N/C	N/A	N/I
	(4) The area of a parcel covered by all Accessory Residential Buildings located on a parcel:	(a) must not exceed the less of:	(i) the building coverage of the main residential buildings; or		C	N/C	N/A	N/I
			(ii) 75.0m^2 for each Dwelling Unit located on the parcel; and		71.45		-3.55	

Page 4 — Backyard Suite — D.P. # 2026-03932

Rule	Requirements		Notes	Evaluation: Provided/Variance	
Note: Remember to check any applicable district rules					
352 Backyard Suite	(1) For a Backyard Suite, the minimum building setback from a rear property line is:	(a) 1.5m for any portion of the building used as a Backyard Suite; and	North	1.50	0.00
		(b) 0.6m for any portion of the building used as a private garage.	North	1.50	0.90
	(2) Unless otherwise specified in the district, for a Backyard Suite, the minimum building setback from a side property line is 1.2m for any portion of the building used as a Backyard Suite.		East	2.90	1.70
			West	1.20	0.00
	Note: If zero lot line subdivision and side setback is deficient, add the following note to the discrepancy sheet:				
	FM To check MARW to confirm if Backyard Suites are listed within. If so, then the district 0.00m setback can apply.				
	(3) Unless otherwise referenced in subsections (3.1) and (3.2), a minimum separation of 5.0m is required between the closest facade of the main residential building to the closest façade of a Backyard Suite.			N/A	
	(3.1) The minimum façade separation in subsection (3) may be reduced to 1.5m where amenity space is provided at grade that:			4.50	3.00
		(a) is adjacent to the main residential building and the Backyard Suite; and		C / N/C	N/A / N/I
		(b) has no dimension less than 5.0m.		5.00	0.00
337 Projections Into Side Setback Area	(8) Any portion of a building that projects into a side setback area, other than eaves, landings, window wells, ramps and stairs, must not be located closer than 0.9m from the nearest front façade.			N/A	
337 Projections Into Side Setback Area	(1.1) Portions of a building greater than or equal to 2.4m above grade may project a max of 0.6m into any side setback area.				
	(1.2) Portions of a building less than 2.4m above grade may project a maximum of 0.6m,				
335 Length of Portions of a Building in Setback Areas (Side)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade *(Does not apply to decks , eaves, porches, ramps, and stairs)*		PROVIDE LENGTH AND % VALUES		
	1st st		X 40% =		
	2nd st		X 40% =		
	__st		X 40% =		
	__st		X 40% =		
	(2) The max. length of an individual projection into any setback area is 3.1m *(Includes Window Wells)*				
	(3.2)(a) Where portions of a Backyard Suite meet the requirements of subsection (b) these portions may project:	(i) into a setback area from a property line shared with a street or a lane to a minimum building setback of 0.6m from the shared property line; and		N/A	
		(ii) 0.6m into a minimum separation area required in subsection (3) or the amenity space required in subsection (3.1);			
	(3.2)(b) Projections in subsection (a) must:	(i) not exceed 40% of the length of the façade on each storey for the total combined length of all projections;			
		1st st	X 40% =		
		2nd st	X 40% =		
		__st	X 40% =		
		(ii) each contain a window; and			
		(iii) each have a maximum length of 3.1m			
	(4) Unless otherwise referenced in subsection (4.1), the maximum building height for a Backyard Suite is 7.5m.			7.07	-0.43

352 Backyard Suite	(4.1) The maximum building height for a Backyard Suite is:	(a) 5.0m measured from grade at a side property line shared with a parcel designated with a low density residential district;	(c) increases at a 45 degree angle to a maximum of 7.5m at a proportional distance from the shared property line.		C	N/C	N/A	N/I
		(b) 3.0m measured from grade at a rear property line shared with a parcel designated with a low density residential district; and			C	N/C	N/A	N/I
	(5) The maximum floor area of a Backyard Suite, excluding any area covered by stairways and internal landings not exceeding 2.5m², is 75m².				73.89		-1.11	
	(6) The maximum floor area of a Backyard Suite may be relaxed by the Development Authority to a maximum of 10.0%.						-8.61	
	Compliant						-1.48%	
	(7) A Backyard Suite must have a private amenity space that: *Does not apply to R-CG*	(a) is located outdoors; and			C	N/C	N/A	N/I
		(b) has a minimum area of 7.5m2 with no dimension less than 1.5m.			Dimension (m)			
					2.50		1.00	
					Area (m²)			
					10.00		2.50	
	(8) A Backyard Suite may include a balcony where the balcony:	(a) projects from a façade that faces a property line shared with a lane or a street; or			C	N/C	N/A	N/I
		(b) includes a privacy wall that screens the balcony from a property line shared with a parcel designated with low density residential district where:	(i) the balcony is setback less than 4.0m from the shared property line; and		C	N/C	N/A	N/I
			(ii) the privacy wall is a minimum of 2.0m in height and a maximum of 3.0m in height.					
	(9) A balcony attached to a Backyard Suite may project into a required setback area from a property line shared with a street or a lane to a minimum setback of 0.6m from the property line.				N/A			
354 Accessory Suite - Density *Does not apply within Multi-Residential Zoning*	(1) Unless otherwise referenced in subsection (4), there must not be more than one Backyard Suite located on a parcel.				C	N/C	N/A	N/I
	(1.1) There must not be more than one Secondary Suite contained within a Dwelling Unit.				C	N/C	N/A	N/I
	(2) Unless otherwise referenced in subsection (4), a Secondary Suite and a Backyard Suite must not be located on the same parcel.				C	N/C	N/A	N/I
	(3) A Secondary Suite or a Backyard Suite must not be separated from the main residential use on a parcel by the registration of a condominium or subdivision plan.				C	N/C	N/A	N/I
	(4) In the R-CG District, one Backyard Suite or one Secondary Suite may be located on a bare land unit containing a Dwelling Unit.				C	N/C	N/A	N/I
547.13 Building Height *Applies to R-G Only*	(2) The maximum height of a Backyard Suite on a laned parcel is 10.0m				C	N/C	N/A	N/I
Additional Notes								

FILE: **DP 2026-03932**

DATE RECEIVED: July 13, 2026

Bylaw Discrepancies		
Regulation	**Standard**	**Provided**
122 Standards for Motor Vehicle Parking Stalls	(15) Motor vehicle parking stalls for a Backyard Suite, Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling and Single Detached Dwelling must be: (a) hard surfaced; and	Plans do not indicate the surface material of the outdoor parking stall.
352 Backyard Suite	(1) For a Backyard Suite, the minimum building setback from a rear property line is: (a) 1.5m for any portion of the building used as a Backyard Suite; and	Plans indicate a Backyard Suite building setback of 0.61m (-0.89m) from the north rear property line.
	(3) Unless otherwise referenced in subsections (3.1) and (3.2), a minimum separation of 5.0m is required between the closest facade of the main residential building to the closest façade of a Backyard Suite.	Plans indicate a building separation of 3.98m (-1.02m).
	(5) The maximum floor area of a Backyard Suite, excluding any area covered by stairways and internal landings not exceeding 2.5m², is 75m².	Plans indicate a Backyard Suite area of 78.0m² (+3.0m²).
	(7) A Backyard Suite must have a private amenity space that: (a) is located outdoors; and (b) has a minimum area of 7.5m2 with no dimension less than 1.5m.	Plans do not indicate a private amenity space for Backyard Suite use.

FILE: **DP 2026-03932**

DATE RECEIVED: September 23, 2026

Bylaw Discrepancies		
Regulation	**Standard**	**Provided**
122 Standards for Motor Vehicle Parking Stalls	(3) The minimum depth of a motor vehicle parking stall is 5.9m where it is required for: (a) a Backyard Suite, Contextual Semi-detached Dwelling Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling or Single Detached Dwelling	Plans indicate a motor vehicle parking stall depth of 5.70m (-0.20m).
	(4) The minimum width of a motor vehicle parking stall required for a Dwelling Unit is: (a) 3.0m where both sides of a stall abut a physical barrier;	Plans indicate a motor vehicle parking stall width of 2.90m (-0.10m) where the stall abuts a barrier on both sides.

Samnick, Cyrille

From: Saleh Allbwani <[redacted]>
Sent: Friday, September 25, 2026 8:29 AM
To: Ganczar, Brent J.
Subject: Re: [External] Re: DP2026-03932 Detail Review - 5032 MARYVALE DR NE

This Message Is From an External Sender
This message came from outside your organization.
ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca

Report Suspicious

Sounds good, thank you.

Regards

Saleh Allbwani

Project Manager

Direct: [redacted]

[redacted]

On Fri, Sep 25, 2026 at 8:14 AM Ganczar, Brent J. <Brent.Ganczar@calgary.ca> wrote:

> Hello Saleh,
>
> Thanks for sending.
>
> This will be copied to our bylaw review and building regulations teams to ensure that they have the most up to date info.
>
> Regards,

Brent Ganczar
Senior Planning Technician

Development & Subdivision Application Services | Community Planning

Planning and Development Services

C. 368.886.6452 | www.calgary.ca |

From: Saleh Allbwani [redacted]
Sent: Thursday, September 24, 2026 9:09 PM
To: Brilliant Contracting [redacted]t>; Ganczar, Brent J. <Brent.Ganczar@calgary.ca>
Subject: [External] Re: DP2026-03932 Detail Review - 5032 MARYVALE DR NE

This Message Is From an External Sender
This message came from outside your organization.
ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca

Report Suspicious

Hi Brent,

I hope you are doing well!

Please see attached file, the conflict release letter from Enmax along with the updated drawings issued for your review and approval.

Feel free to contact me if you have any questions!

Thanks,

Regards

Saleh Allbwani

Project Manager

Direct: [redacted]

[redacted]

On Thu, Aug 27, 2026 at 9:11 AM Saleh Allbwani [redacted] > wrote:

> Hi Brent,
>
> I hope you are doing well!
>
> Please see attached file, an updated DP set with all the requested changes issued for your review. I also attached point by point response for your reference.
>
> Feel free to contact me if you have any questions!
>
> Have a great day!
>
> Regards

Saleh Allbwani

Project Manager

Direct: [redacted]

[redacted]

On Mon, Aug 24, 2026 at 4:04 PM Brilliant Contracting <[redacted]> wrote:

---------- Forwarded message ---------
From: <brent.ganczar@calgary.ca>
Date: Mon, Aug 24, 2026, 3:55 p.m.
Subject: DP2026-03932 Detail Review - 5032 MARYVALE DR NE
To: [redacted]
Cc: <brent.ganczar@calgary.ca>



Dear Applicant,

The detailed review for your development permit has been completed and we require additional information before we are able to proceed to a decision. Please see the attached Detailed Review document for details.

This email contains the following information:

DETAILED REVIEW
ENMAX RESPONSE LETTER

For more information about the development permit process please visit www.calgary.ca/dpprocess.

For status updates and more information on your specific development permit please visit www.calgary.ca/pdmap.

Please contact me if you have any questions or concerns about your development permit.

Regards,

BRENT GANCZAR
Senior Planning Technician
brent.ganczar@calgary.ca
(368) 886-6452
www.calgary.ca/PDMap

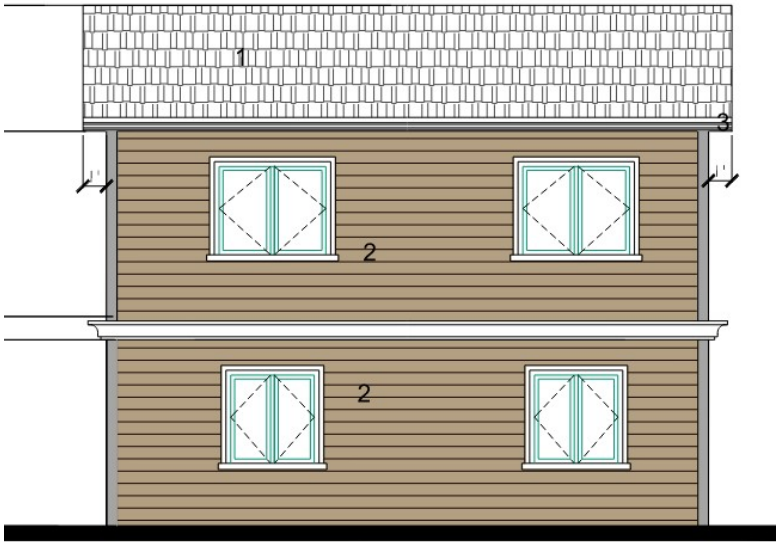
NOTICE -
This communication is intended ONLY for the use of the person or entity named above and may contain information that is confidential or legally privileged. If you are not the intended recipient named above or a person responsible for delivering messages or communications to the intended recipient, YOU ARE HEREBY NOTIFIED that any use, distribution, or copying of this communication or any of the information contained in it is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and then destroy or delete this communication, or return it to us by mail if requested by us. The City of Calgary thanks you for your attention and co-operation.

Samnick, Cyrille

From: Ganczar, Brent J.
Sent: Thursday, October 1, 2026 1:34 PM
To: Yakemchuk, Michele
Subject: RE: DP2026-03931 - windows

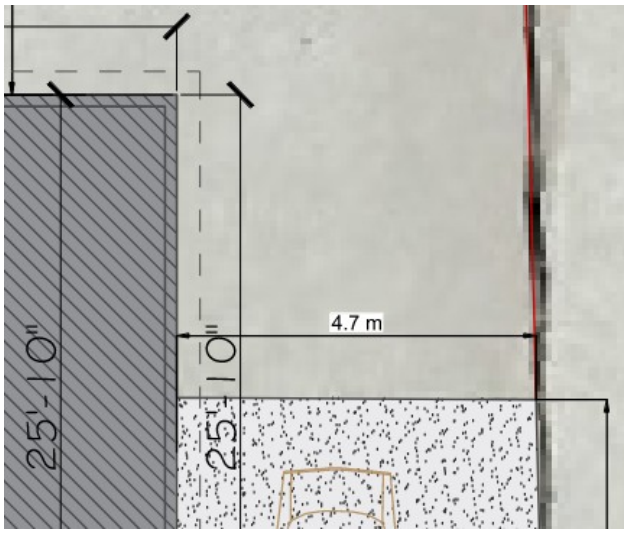
Hi Michele,

Thanks for looking at this.
There's another file, from the same applicant, DP2026-03932 still in for bylaw check. I just changed the subject line of this email.
For DP2026-03931, would it be ok if they were to obscure the 2 upper windows only?
As the right side of the ARB is set back 4.7m from the p/l.
Most of the parcels on this street have existing fencing, likely to be replaced and assuming this space beside the ARB will be used for parking pad.



1 SIDE(right) ELEVATION

SDAB2026-0184



Regards,

Brent Ganczar
Senior Planning Technician
Development & Subdivision Application Services | Community Planning
Planning and Development Services
C. 368.886.6452 | www.calgary.ca |

From: Yakemchuk, Michele <Michele.Yakemchuk@calgary.ca>
Sent: Thursday, October 1, 2026 1:06 PM
To: Ganczar, Brent J. <Brent.Ganczar@calgary.ca>
Subject: DP2026-03932 - windows

Hi Brent,

I have reviewed DP2026-03931 and the windows on the right elevation are facing the neighbour. These windows should be obscured or relocated.

POSSE - DP2026-03931 (Development Permit)

Thanks,
Michele

Michele Yakemchuk (she/her) hear my name
Leader, Development Services
Community Planning, Planning & Development Services
The City of Calgary | Mail code: #8108
C 403.333.5612| calgary.ca
Floor 5, Municipal Building, 800 Macleod Tr. S.E.
P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5
ISC: Protected

Construction Management Plan Questions for Work Near Overhead Power Lines

Your proposed building envelope is located between 3.6 and 5.6 metres from our overhead power line; therefore, construction activities may encroach on the applicable limits of approach for this infrastructure. To further evaluate this application, please answer the following questions in your construction management plan so we can assess how safe limits of approach to overhead power lines will be maintained during the work.

1. What equipment or temporary access systems will be used to complete the work (for example, scaffolding, man lift, boom lift, or other equipment)?
2. How far will any temporary equipment, materials, or access systems extend outward from the building envelope?
3. Based on the proposed work method and equipment setup, what is the minimum clearance that will be always maintained from the energized overhead conductors?
4. How will information about the overhead line hazard and required clearance distances be communicated to those involved in the construction process?

As required by Part 17, Section 225 of the OH&S Code, the builder is responsible for obtaining limits of approach from ENMAX for all work within 7.0 metres of an overhead power line.

Any review of documents, including the developer's construction plans, by ENMAX does not render ENMAX responsible or liable for the developer's work methods, means, or procedures, and does not relieve or diminish the developer's responsibility to comply fully with all applicable obligations under the Alberta Electrical Utility Code (AEUC), Occupational Health and Safety Act (OHS Act), Safety Codes Act, and any other applicable legislation, regulations, codes, or requirements. Such review does not constitute, nor shall it be interpreted as, a Limits of Approach Permit. To obtain limits of approach, the applicant must contact EPC lineinspection@enmax.com or call (403) 514-3117 prior to the commencement of any construction where any workers or equipment will be within 7 metres of any EPC overhead facility.

Construction Management Plan Questions for Work Near Overhead Power Lines

Your proposed building envelope is located between 3.6 and 5.6 metres from our overhead power line; therefore, construction activities may encroach on the applicable limits of approach for this infrastructure. To further evaluate this application, please answer the following questions in your construction management plan so we can assess how safe limits of approach to overhead power lines will be maintained during the work.

1. What equipment or temporary access systems will be used to complete the work (for example, scaffolding, man lift, boom lift, or other equipment)?
   A small excavator for footing excavation, scaffolding for siding installation.
2. How far will any temporary equipment, materials, or access systems extend outward from the building envelope?
   None, all the work, equipments, and materials will be inside the property lines.
3. Based on the proposed work method and equipment setup, what is the minimum clearance that will be always maintained from the energized overhead conductors?
   More than 15 ft
4. How will information about the overhead line hazard and required clearance distances be communicated to those involved in the construction process?
   As a project manager and contractor, I will inform all my employees and subcontractors about being aware of the overhead power lines.
   plus i will add warning signs all over my project site.

As required by Part 17, Section 225 of the OH&S Code, the builder is responsible for obtaining limits of approach from ENMAX for all work within 7.0 metres of an overhead power line.

Any review of documents, including the developer's construction plans, by ENMAX does not render ENMAX responsible or liable for the developer's work methods, means, or procedures, and does not relieve or diminish the developer's responsibility to comply fully with all applicable obligations under the Alberta Electrical Utility Code (AEUC), Occupational Health and Safety Act (OHS Act), Safety Codes Act, and any other applicable legislation, regulations, codes, or requirements. Such review does not constitute, nor shall it be interpreted as, a Limits of Approach Permit. To obtain limits of approach, the applicant must contact EPC lineinspection@enmax.com or call (403) 514-3117 prior to the commencement of any construction where any workers or equipment will be within 7 metres of any EPC overhead facility.

ENMAX Power Corporation
141 – 50 Avenue SE
Calgary, AB T2G 4S7
Tel (403) 514-3000
enmax.com

2026-09-23

To: The City of Calgary

Development Permit Application

File No.: DP2026-03932

Applicant: Brilliant Contracting Inc.

Location: 5032 Maryvale Dr NE

Development Permit – Conflict Release Letter

ENMAX Power Corporation ("**EPC**") received an Application Notice, dated July 21st 2026 and later revised on September 22nd, 2026 from The City of Calgary (the "**City**") requesting EPC's review of the above noted Development Permit Application ("**Application**"). In response, EPC provided the City with a conflict letter, dated 2026-08-07 (the "**Conflict Letter**"), notifying the City that EPC identified conflict(s) between the Application's proposed development ("**Proposed Development**") and the Alberta Electrical Utility Code, 6th Edition, ("**AEUC**") and/or other EPC requirements (the "**Conflict**").

Subsequently, the Applicant revised the Proposed Development and resubmitted the Application to the City.

Conflict Release

1. Based upon the information provided to EPC in the revised and resubmitted Application Notice, EPC releases the Application from the Conflict subject to the terms and conditions of this Conflict Release Letter. This Conflict Release Letter issued to the City satisfies section 2(b) of the Conflict Release Letter.

Terms and Conditions

2. During the design and construction of the Proposed Development, the Applicant must comply with:
    a) the AEUC, including sections 2 (General Rules), 10 (Overhead Systems) and 12 (Underground Systems);
    b) CSA C22.1-24 Canadian Electrical Code (26th Edition), Part 1;
    c) the *Safety Codes Act*, RSA 2000, c S-1 ("***SCA***");
    d) the *Occupational Health and Safety Act*, SA 2020, c 0-2.2 ("***OHSA***"), the Occupational Health and Safety Code, Alta Reg 191/2021, and the Occupation Health and Safety Code, including requirements for working near overhead powerlines and maintaining safe limits of approach;

e) the ENMAX Ground Disturbance Guidelines, when working in proximity to ENMAX infrastructure (https://assets.enmax.com/api/public/content/ground-disturbance-guidelines);

f) ENMAX Overhead Limits of Approach, when working within 7 metres of overhead lines and infrastructure; and

g) any other laws and regulations regarding utility facilities,

and must ensure that all stripping, grading, excavating, hydrovacing, piling, shoring, craning, and temporary structures, etc. meet the requirements provided in this section 2 and any other applicable laws.

In a situation where there is a discrepancy between the requirements provided in this section 2, the stricter requirements shall govern.

3. The Applicant must contact:

a) Utilities Safety Partners for locations of all buried facilities prior to any excavating at the location;

b) EPC hotdigs@enmax.com to obtain a permission letter prior to disturbing the ground within 2 metres of any EPC underground facility; and

c) EPC lineinspection@enmax.com or call (403) 514-3117 prior to the commencement of any construction where any workers or equipment will be within 7 metres of any EPC overhead facility.

Should EPC be contacted in accordance with section 3(c), no construction work shall be commenced thereafter unless and until EPC determines the minimum safe limit of approach distance in relation to the overhead facilities present at the location.

4. This Conflict Release Letter does not:

a) derogate from the Applicant's obligations to follow any applicable law, including the AEUC, *SCA*, and *OHSA*; or

b) represent that the Proposed Development will meet any legislative or regulatory requirements,

and EPC expressly disclaims any liability related to the Applicant's responsibility to comply with such laws and regulations and EPC's required setbacks.

5. If at any point during construction of the Proposed Development the Applicant does not comply with the requirements set out in this Conflict Release Letter, including any requirements set out in the AEUC and *SCA*, EPC may take any action available pursuant to applicable law, including and without limitation issuing a stop work order.

6. This Conflict Release Letter does not include a review of the Proposed Development's electrical capacity requirements, including any necessary new servicing or capacity upgrades. The Applicant should contact GetConnected@enmax.com for information related to the feasibility of electrical servicing the Proposed Development.

7. Any reference in this Conflict Release Letter to:

a) any legislation, regulation, code or other statutory enactment shall include all regulations and codes thereunder and all amendments and substitutions thereto; and

b) the Applicant shall include its affiliates, as defined in the *Business Corporations Act*, RSA 2000, c B-9, employees, prime and sub-contractors, partners, agents, and other representatives.

If the City requires any additional information regarding this Conflict Release Letter, please contact the Project Administrator at **EPC_Permits@enmax.com**.

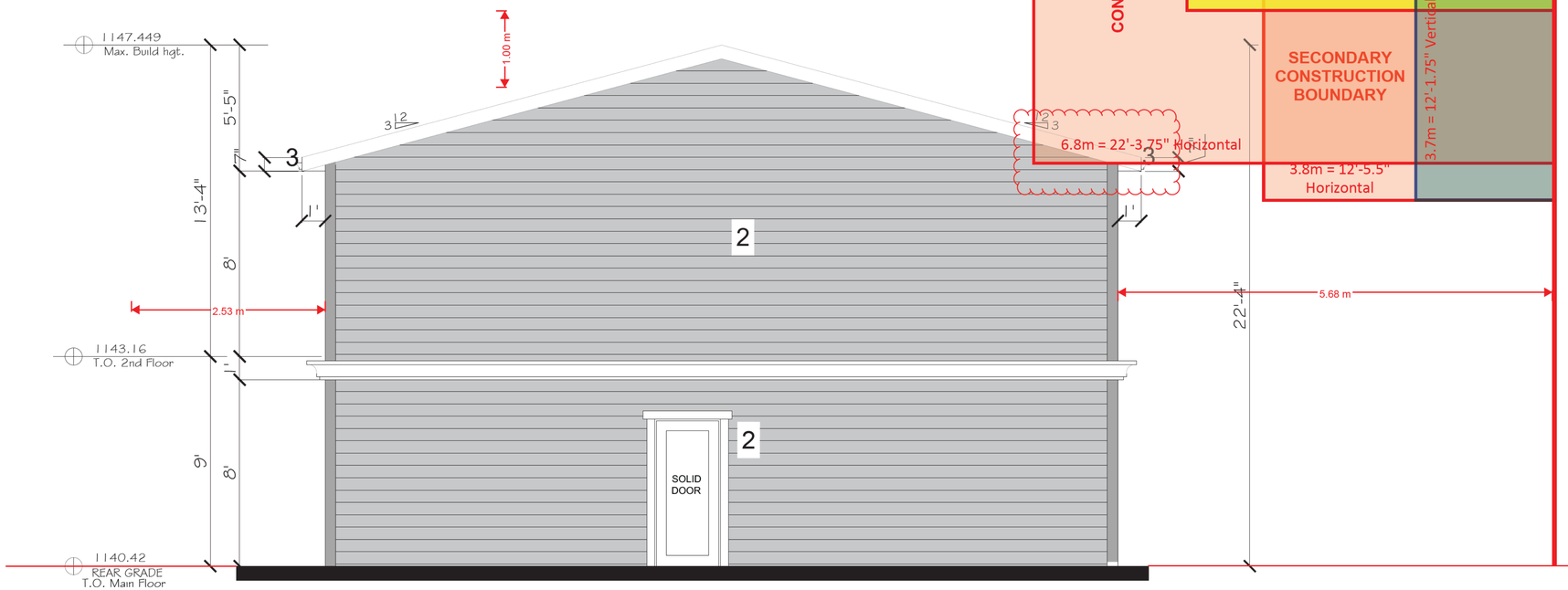
Sincerely,

Will Du P.Eng.
ENMAX Power Corporation

AS PER 9.10.14.4.-A WHEN THE LIMITING DISTANCE(TO THE IMAGINARY PROPERTY LINE)
1.2m and the Maximum Total Area of Exposing Building Face= 662.8 SQ.FT = 61.5 SQ.M
,THE Maximum Aggregate Area of Unprotected Openings SHOULD BE 7%OR LESS
OPENING AREA= 0 SQ.M) (Compliant)

EXTERIOR MATERIALS:

1 PROPOSED DARK ROOFING SHINGLE
2 PROPOSED GRAY SIDING PANEL
3 FLASHING



1 / A.04 ELEVATION(FACING THE HOUSE)
SCALE:3/8"=1' 0"

GENERAL NOTES:
1–GENERAL CONTRACTOR TO VERIFY THE SITE MEASUREMENTS PRIOR TO CONSTRUCTION TO MAKE SURE IT IS MATCHING THE DRAWINGS
2–ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SITE CONDITIONS GC HAS TO COORDINATE WITH THE CONSULTANT

KEY PLAN:

No.	Description	Date
	ISSUED FOR BP APPROVAL	
0	ISSUED FOR DP APPROVAL	30,06,2026

REVISIONS

Project
GARAGE AND BACKYARD SUIT
LOCATION
5032 MARYVALE DR NE, CALGARY, AB

Title
ELEVATION
(FACING THE HOUSE)

File Name
GARAGE AND BACKYARD SUIT

Date Created
JUN 30 , 2026

Prototype Version

Project Number
240503

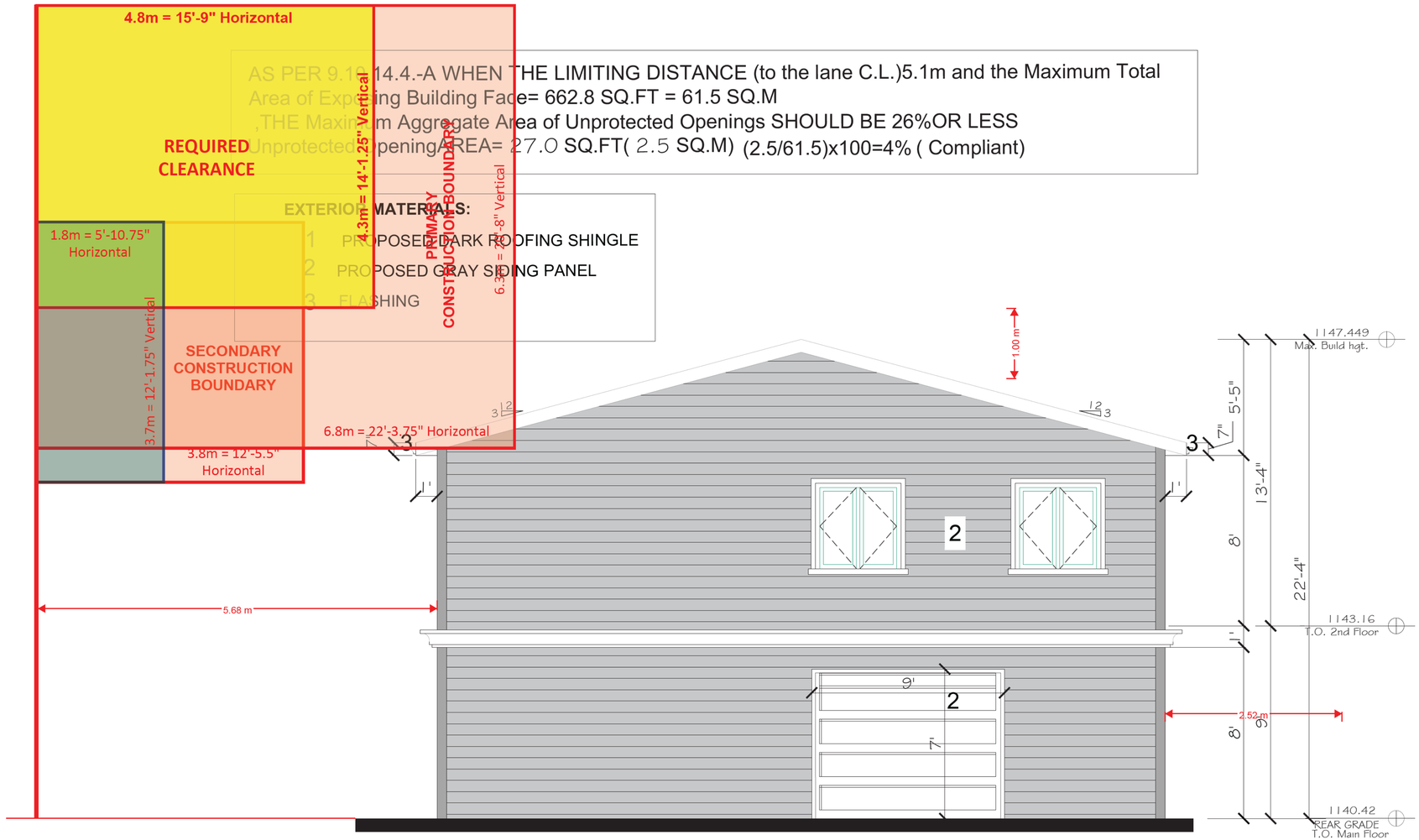
Consultant
SA

Drawn By
SA

Scale
3/8"=1'-0"

Page Number
A.04

REVISION
0



AS PER 9.10.14.4.-A WHEN THE LIMITING DISTANCE (to the lane C.L.)5.1m and the Maximum Total Area of Exposing Building Face= 662.8 SQ.FT = 61.5 SQ.M
,THE Maximum Aggregate Area of Unprotected Openings SHOULD BE 26%OR LESS
Unprotected Opening AREA= 27.0 SQ.FT(2.5 SQ.M) (2.5/61.5)x100=4% (Compliant)

EXTERIOR MATERIALS:

1 PROPOSED DARK ROOFING SHINGLE
2 PROPOSED GRAY SIDING PANEL
3 FLASHING

1 A.05 GARAGE MAIN ELEVATION
SCALE:3/8"=1' 0"

GENERAL NOTES:
1–GENERAL CONTRACTOR TO VERIFY THE SITE MEASUREMENTS PRIOR TO CONSTRUCTION TO MAKE SURE IT IS MATCHING THE DRAWINGS
2–ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SITE CONDITIONS GC HAS TO COORDINATE WITH THE CONSULTANT

KEY PLAN:

No.	Description	Date
	ISSUED FOR BP APPROVAL	
0	ISSUED FOR DP APPROVAL	30,06,2026

REVISIONS

Project
GARAGE AND BACKYARD SUIT

LOCATION
5032 MARYVALE DR NE, CALGARY, AB

Title
GARAGE MAIN ELEVATION

File Name
GARAGE AND BACKYARD SUIT

Date Created
JUN 30 , 2026

Prototype Version

Project Number
240503

Consultant
SA

Drawn By
SA

Scale
3/8"=1'-0"

Page Number
A.05

REVISION
0

NOTE :This garage is only using by the back yard suite

PARCEL AREA 6,459.0 SQUARE FEET

Existing dwelling area 1,132.2 Square Feet

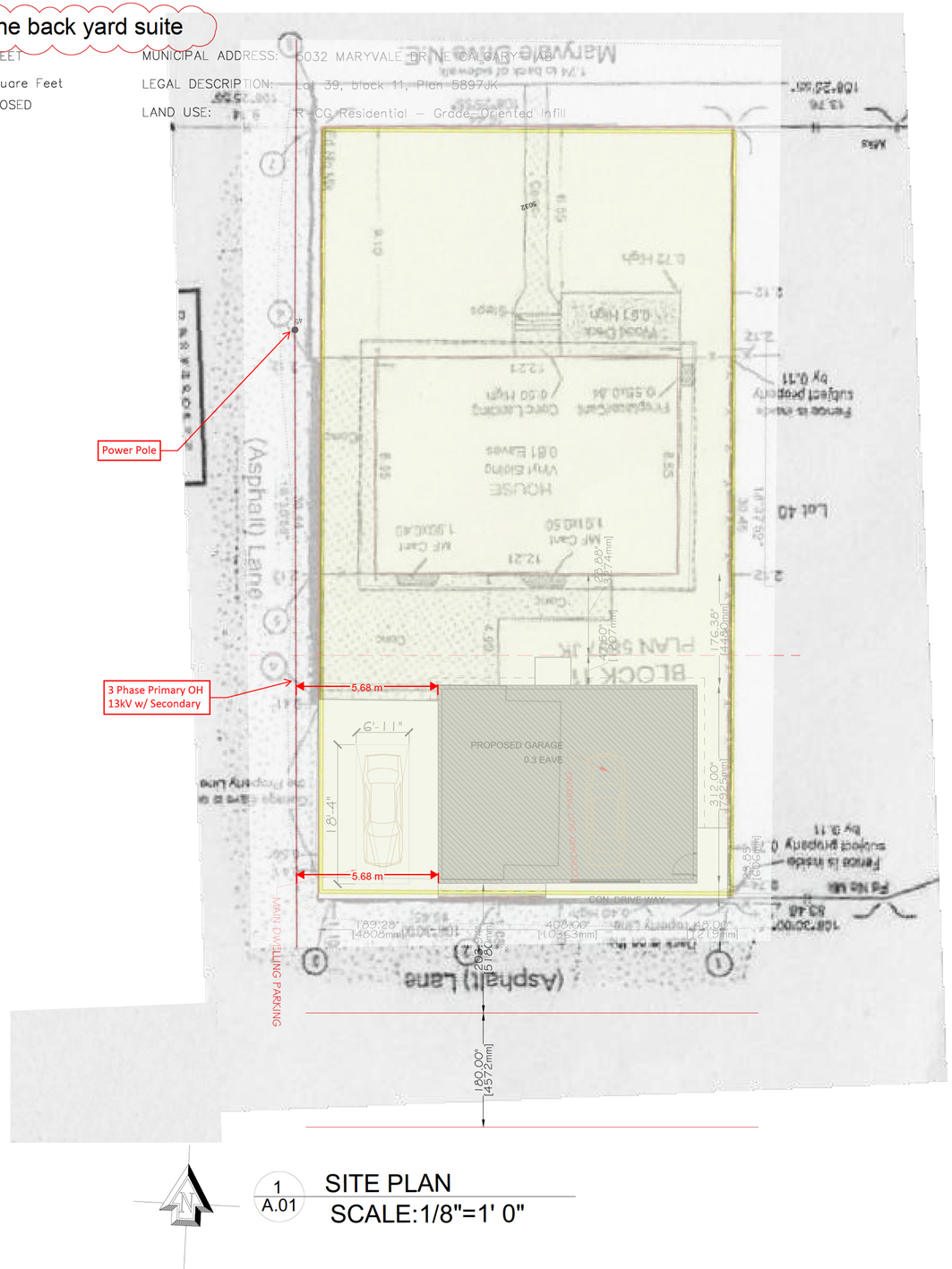
Garage 883.7 Square Feet/PROPOSED

TOTAL AREA 2,015.9 36.9%

MUNICIPAL ADDRESS: 5032 MARYVALE DRIVE NE, CALGARY, AB

LEGAL DESCRIPTION: Lot 39, block 11, Plan 5897JK

LAND USE: R-CG Residential – Grade-Oriented Infill



1 A.01 SITE PLAN
SCALE:1/8"=1' 0"

GENERAL NOTES:
1–GENERAL CONTRACTOR TO VERIFY THE SITE MEASUREMENTS PRIOR TO CONSTRUCTION TO MAKE SURE IT IS MATCHING THE DRAWINGS
2–ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SITE CONDITIONS GC HAS TO COORDINATE WITH THE CONSULTANT

KEY PLAN:

No.	Description	Date
	ISSUED FOR BP APPROVAL	
0	ISSUED FOR DP APPROVAL	30,06,2026

REVISIONS

Project
GARAGE AND BACKYARD SUIT

LOCATION
5032 MARYVALE DR NE, CALGARY, AB

Title
SITE PLAN

File Name
GARAGE AND BACKYARD SUIT

Date Created
JUN 30 , 2026

Prototype Version

Project Number
240503

Consultant
SA

Drawn By
SA

Scale
1/8"=1'-0"

Page Number
A.01

REVISION
0

ENMAX Power Corporation
141 – 50 Avenue SE
Calgary, AB T2G 4S7
Tel (403) 514-3000
enmax.com

August 7, 2026

File No: DP2026-03932

Development Circulation (#8201)

Location: 5032 Maryvale Dr NE

We would like to advise you that the proposed development does not meet Alberta Electrical Utility Code (AEUC) under the Alberta Safety Codes Act and/or ENMAX Power Corporation (EPC) requirements.

We have identified the following conflicts:

- **The east roof of the proposed garage identified on the attached elevation plan is within the construction boundary safe work zone. Please provide a response to the attached construction management plan questionnaire.**

  In addition to the minimum electrical clearance distances mandated by the AEUC, EPC recommends maintaining an additional 2.0-metre safe work zone from all energized overhead power lines to support a safe work environment and help ensure compliance with AEUC Limits of Approach requirements.

  Under Section 225(3) of the Alberta Occupational Health and Safety Code (AR 191/2021), if work or equipment will be within the safe limit of approach distance to an overhead power line (per Schedule 4), those conducting the work are legally required to notify the line operator (EPC) and obtain its assistance to protect workers.

  The required 2.0 m safe work zone applies to all temporary structures, equipment, personnel, and materials throughout construction and must also be maintained for the life of the building to allow safe access for routine and future maintenance activities. As submitted, the proposed development encroaches into this safe work zone adjacent to the overhead power line(s). Maintaining this clearance will help reduce the risk of mitigation measures, project delays, added costs, or future compliance issues during construction or maintenance. This clearance must remain available for activities such as roof repairs, gutter work, exterior wall repairs, window replacement, painting, snow and ice removal, inspections, and the use of ladders, scaffolding, lifts, tools, materials, and personnel near energized conductors.

As a condition of resolving this conflict, the applicant must address the minimum line clearance violation as well as submit a Construction Safety Management Plan that meets the following requirements:

- Limits of Approach — A detailed description of the measures that will be employed to ensure all workers, equipment (including cranes, boom lifts, and scaffolding), and building materials maintain safe limits of approach to the energized overhead conductors at all stages of construction.
- Site Controls — Identification of physical barriers, signage, designated safety observers, or other engineering and administrative controls that will be implemented to prevent encroachment into the safe work zone.
- Coordination with ENMAX — Confirmation that the applicant will contact ENMAX lineinspection@enmax.com prior to construction to determine safe limits of approach.

Failure to comply with the above requirements may result in actions including, but not limited to, an EPC Safety Codes Officer issuing a stop work order to ensure worker safety and reporting the matter to OH&S.

Please contact Sahil Brar at sabrar@enmax.com or at (403) 612-1096 to further discuss resolution options for this conflict.

Until the above noted safety concerns are adequately addressed, this Development permit is not acceptable to ENMAX Power Corporation. Please contact the Project administrator at EPC_Permits@enmax.com if you have any further concerns, or require additional information regarding this Development Permit.

Sincerely,

Will Du P.Eng



ENMAX Power Corporation
141 – 50 Avenue SE
Calgary, AB T2G 4S7
Tel (403) 514-3000
enmax.com

August 7, 2026

File No: DP2026-03932

Development Circulation (#8201)

Location: 5032 Maryvale Dr NE

We would like to advise you that the proposed development does not meet Alberta Electrical Utility Code (AEUC) under the Alberta Safety Codes Act and/or ENMAX Power Corporation (EPC) requirements.

We have identified the following conflicts:

- **The east roof of the proposed garage identified on the attached elevation plan is within the construction boundary safe work zone. Please provide a response to the attached construction management plan questionnaire.**

  In addition to the minimum electrical clearance distances mandated by the AEUC, EPC recommends maintaining an additional 2.0-metre safe work zone from all energized overhead power lines to support a safe work environment and help ensure compliance with AEUC Limits of Approach requirements.

  Under Section 225(3) of the Alberta Occupational Health and Safety Code (AR 191/2021), if work or equipment will be within the safe limit of approach distance to an overhead power line (per Schedule 4), those conducting the work are legally required to notify the line operator (EPC) and obtain its assistance to protect workers.

  The required 2.0 m safe work zone applies to all temporary structures, equipment, personnel, and materials throughout construction and must also be maintained for the life of the building to allow safe access for routine and future maintenance activities. As submitted, the proposed development encroaches into this safe work zone adjacent to the overhead power line(s). Maintaining this clearance will help reduce the risk of mitigation measures, project delays, added costs, or future compliance issues during construction or maintenance. This clearance must remain available for activities such as roof repairs, gutter work, exterior wall repairs, window replacement, painting, snow and ice removal, inspections, and the use of ladders, scaffolding, lifts, tools, materials, and personnel near energized conductors.

As a condition of resolving this conflict, the applicant must address the minimum line clearance violation as well as submit a Construction Safety Management Plan that meets the following requirements:

- Limits of Approach — A detailed description of the measures that will be employed to ensure all workers, equipment (including cranes, boom lifts, and scaffolding), and building materials maintain safe limits of approach to the energized overhead conductors at all stages of construction.
- Site Controls — Identification of physical barriers, signage, designated safety observers, or other engineering and administrative controls that will be implemented to prevent encroachment into the safe work zone.
- Coordination with ENMAX — Confirmation that the applicant will contact ENMAX lineinspection@enmax.com prior to construction to determine safe limits of approach.

Failure to comply with the above requirements may result in actions including, but not limited to, an EPC Safety Codes Officer issuing a stop work order to ensure worker safety and reporting the matter to OH&S.

Please contact Sahil Brar at sabrar@enmax.com or at (403) 612-1096 to further discuss resolution options for this conflict.

Until the above noted safety concerns are adequately addressed, this Development permit is not acceptable to ENMAX Power Corporation. Please contact the Project administrator at EPC_Permits@enmax.com if you have any further concerns, or require additional information regarding this Development Permit.

Sincerely,

Will Du P.Eng



100

Comment Summary

Permit #: DP2026-03932

Address: 5032 MARYVALE DR NE

Job Description: New: Accessory Residential Building (garage), Backyard Suite (above garage)

Name:	Rosina Salina	Created Date:	July 29, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	687903708
Address:	5028 Maryvale Drive NE Calgary Alberta		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Privacy considerations
Other

General Comment

subject project will provides concern for the following:
- shadowing on current backyard of my home (adjacent to project site),
- privacy concerns with height of the dwelling well in excess of the current fence for privacy
The subject layout is better suited if it were on the opposite side of the referenced drawing with it being adjacent to the lanes of the property.

Attachments

Name:	ENMAX	Created Date:	August 11, 2026
Phone:		Circulation Referee:	Y
Email:	EPC_Permits@enmax.com	Number:	690570673
Address:	Circulation Referee No Address		
Overall:	In opposition of this application		

Area of Concern

Other

General Comment

Conflict with safe work zone (see attached site and elevation plan). Please provide answers to attached construction management questionnaire.

Attachments

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2026-03932 site plan.pdf

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2026-03932 elevation.pdf

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2026-03932 Conflict Letter Safe Work Zone.pdf

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - Construction Management Plan Questions for Work Near Overhead Lines (2).docx

SDAB2026-0184

Outlook

[External] SDAB2026-0184 – Applicant Submission – DP2026-03932

From Brilliant Contracting <adam@brilliantcontracting.net>
Date Mon 11/16/2026 10:58 AM
To Calgary SDAB Info <Info@calgarysdab.ca>

4 attachments (5 MB)
5032 Maryvale RV04.pdf; 27091.jpg; 27093.jpg; 27095.jpg;

This Message Is From an External Sender
This message came from outside your organization.
ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca

Report Suspicious

To: Calgary Subdivision and Development Appeal Board
Re: SDAB2026-0184 — DP2026-03932
Property: 5032 Maryvale Drive NE, Calgary, Alberta
Development: Accessory residential building with private garage and backyard suite above

Dear Board Members,

My name is **Adham Alaboud**. I am the **applicant** for the property referenced above.
I am submitting this statement in response to the appeal of the approved development permit.
The appeal raises concerns about shadowing of the neighbouring backyard garden and privacy.
I respectfully ask the Board to consider the approved plans and the following site-specific information.

Shadowing
The attached annotated satellite image shows the relative locations of the neighbouring garden, the existing dwelling, and the proposed garage and backyard suite. Based on the site orientation and conditions shown, my position is that their existing dwelling already casts a shadow toward the garden under the conditions depicted, and the proposed development is not expected to create a material additional shadow over it.

A greenhouse previously stood in the same location as the proposed garage. To my knowledge, no concern about shadow from that greenhouse was raised while it was there. I offer this as relevant history and context, alongside the approved plans; I do not rely on the absence of a complaint alone to establish the likely shadow impact.

Privacy
The side of the proposed building facing the neighbouring property will have **no windows or doors**. The attached approved site plan shows the building set back **1.2 metres from the shared property line**. These design features limit direct views toward the neighbouring property and provide separation between the properties.

I ask the Board to review the approved site plan and the elevation facing the neighbouring property when considering the privacy concern.

Request
For these reasons, I respectfully ask the Board to dismiss the appeal and uphold the Development Authority's approval of DP2026-03932.

Thank you for considering my submission.

Sincerely,

Adham Alaboud
Applicant

[587-966-4435]

[Nov 16, 2026]

CONSTRUCTION ASSEMBLY

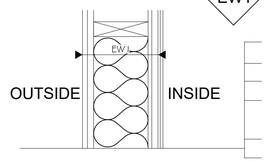
STC RATING

ENERGY CODE ANALYSIS

(RSI)
(m²xK)/W

PRESCRIPTIVE COMPLIANCE
FURNACE 96%
DHW UEF > 0.3456-

EW1 TYP EXTERIOR WALL (SIM EW1d)

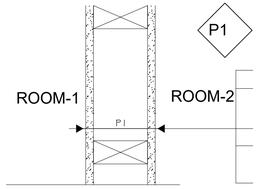


EXTERIOR FINISH(SIDING)
2 LAYERS OF 'TYVEK' WHETHER MEMBRANE
1 LAYER 0.7"(18mm) OF OSB SHEATHING
2"X6" WOOD STUD @ 16" O.C W/R 24 BATT INSULATION
1 LAYER OF 1/2" GYP.BD
FINISH AS PER ROOM FINISH SCHEDULE

STC : 51

EW1		
EXTERIOR AIR FILM		0.03
EXTERIOR FINISH		
• (HARD SIDING)		0.11
2 LAYERS OF 'TYVEK' WHETHER MEMBRANE		-
1 LAYER 0.7"(18mm) OF OSB SHEATHING		0.1764
2"X6" WOOD STUD @ 16" O.C		-
R 24 BATT INSULATION		2.7785
1 LAYER OF 1/2" GWB		0.08
INTERIOR AIR FILM		0.12
RSI_{EFF}	3.32949	(m²xK)/W

P1 TYP INTERIOR WALL (SIM W1)

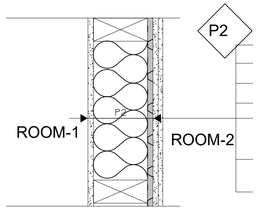


FINISH AS PER ROOM FINISH SCHEDULE
1 LAYER OF 1/2" standard or mold-resistant GYP.BD taped, filled & sanded for painting
2"X4" WOOD STUD @ 16" O.C
1 LAYER OF 1/2" standard or mold-resistant GYP.BD taped, filled & sanded for painting
FINISH AS PER ROOM FINISH SCHEDULE

STC : 32

P1		
TYP INTERIOR WALL		
INTERIOR AIR FILM		0.12
1 LAYER OF 1/2" GYP.BD		0.08
2"X4" WOOD STUD @ 16" O.C		-
1 LAYER OF 1/2" GWB		0.08
INTERIOR AIR FILM		0.12
RSI_{EFF}	0.40	(m²xK)/W

P2 INTERIOR WALL -1 hr F.R.R. (SIM W4a)

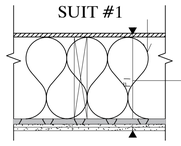


FINISH AS PER ROOM FINISH SCHEDULE
1 LAYER OF 5/8" TYPE "X" GYP.BD
2"X4" studs spaced 400mm o.c.
R-22 BATT INSULATION
resilient metal channels on one sides paced 400mm or 600mm o.c.
2 LAYER OF 5/8" TYPE "X" GYP(on resilient metal channel side)
FINISH AS PER ROOM FINISH SCHEDULE

STC : 51

P2		
NTERIOR WALL -1 hr F.R.R		
INTERIOR AIR FILM		0.12
1 LAYER OF 5/8" GYP.BD		0.10
2"X4"studs		-
R-22 BATT INSULATION		2.547
resilient metal channel		
2 LAYER OF 5/8" GWB		0.20
INTERIOR AIR FILM		0.12
RSI_{EFF}	3.087	(m²xK)/W

F1 FLOOR ABOVE THE GARAGE -1 hr F.R.R. (SUIT FLOOR) (SIM F9d)



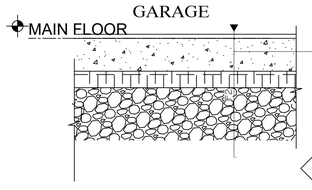
sub floor of 15.5mm plywood, OSB or waferboard, or17mm tongue and groove lumber on wood joists or wood I-joists spaced not more than600mmo.c.
absorptive material in cavity
resilient metal channel s spaced 600mm o.c.
2 LAYER OF 5/8" TYPE "X" GYP

STC : 54

F1		
FLOOR ABOVE THE GARAGE -1 hr F.R.R.		
INTERIOR AIR FILM		0.16
sub floor of 15.5mm plywood,Resilient channel		-
wood joist 600 mm o.c.		1.434
absorptive material in cavity		4.51
resilient metal channel		-
1 LAYER OF 5/8" TYPE "X" GYP		0.10
1 LAYER OF 5/8" TYPE "X" GYP		0.10
INTERIOR AIR FILM		0.16
RSI_{EFF}	6.464	(m²xK)/W

5.02 RSI REQ. 9.36.2.6.-A

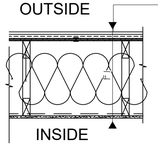
F2 GARAGE FLOOR (ENTRY SLAB):



3" CONCRETE SLAB
6 MIL POLY VAPOR BARRIER
2"(50mm) EXTRUDED POLYSTYRENE INSUALTION
5" COMPACTED GRAVEL

F2		
GARAGE FLOOR (ENTRY SLAB):		
INTERIOR AIR FILM		0.16
3" CONCRETE SLAB		0.03
6 MIL POLY VAPOR BARRIER		-
2"(50mm) EXTRUDED POLYSTYRENE INSULATION 5"		1.79
COMPACTED GRAVEL		-
RSI_{EFF}	1.98	(m²xK)/W

R1 TYPICAL TRUSS ROOF



ASPHALT SHINGLES
3/8" O.S.B. SHEATHING
VENTED ATTIC SPACE
2x4 KD#2 OR BTR ROOF TRUSSES @ 24" OR AS PER MANUFACTURES PLANS AND SPECIFICATIONS
R-60 (MIN DEPTH OF 27.5")GLASS FIBER LOOSE FILL INSULATION
½" GYPSUM WALL BOARD (HIGH DENSITY)
FINISH AS SCHEDULE

R1		
TYPICAL TRUSS ROOF		
EXTERIOR AIR FILM		0.03
ASPHALT SHINGLES		0.08
3/8" O.S.B. SHEATHING		0.093
VENTED ATTIC SPACE		0.03
2x4 KD#2 OR BTR ROOF TRUSSES		
R-60 (MIN DEPTH OF 27.5")GLASS FIBER		10.557
½" GYPSUM WALL BOARD (HIGH DENSITY)		0.08
FINISH AS SCHEDULE		
INTERIOR AIR FILM		0.11
RSI_{EFF}		10.977 (m²xK)/W

10.43 RSI REQ. 9.36.2.6.-A

GENERAL NOTES:
1-GENERAL CONTRACTOR TO VERIFY THE SITE MEASUREMENTS PRIOR TO CONSTRUCTION TO MAKE SURE IT IS MATCHING THE DRAWINGS
2-ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SITE CONDITIONS GC HAS TO COORDINATE WITH THE CONSULTANT

KEY PLAN:

No.	Description	Date
	ISSUED FOR BP APPROVAL	
0	ISSUED FOR DP APPROVAL	26,08,2026

REVISIONS

Project
GARAGE AND BACKYARD SUIT

LOCATION
5032 MARYVALE DR NE, CALGARY, AB

Title
CONSTRUCTION ASSEMBLY

File Name
GARAGE AND BACKYARD SUIT

Date Created
JUN 30 , 2026

Prototype Version

Project Number
240503

Consultant
SA

Drawn By
SA

Scale
1/8"=1'-0"

Page Number
A.00

REVISION
0

NOTE :This garage is only using by the back yard suite

MUNICIPAL ADDRESS: 5032 MARYVALE DR NE CALGARY– AB

LEGAL DESCRIPTION: Lot 39, block 11, Plan 5897JK

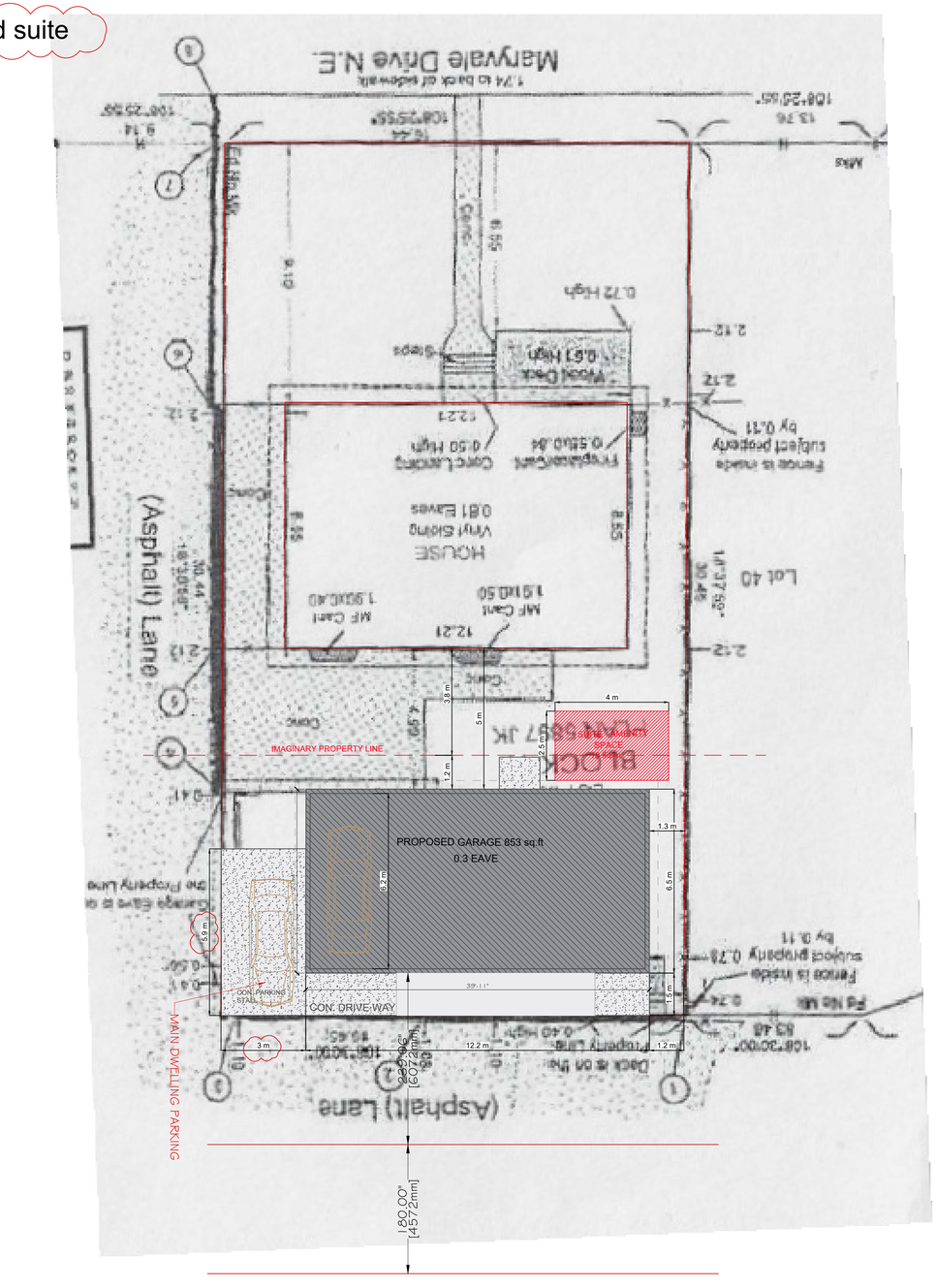
LAND USE: R–C1 Residential – Contextual One Dwelling

PARCEL AREA 6,459.0 SQUARE FEET

Existing dwelling area 1134.2 Square Feet

Garage 853 Square Feet /PROPOSED

TOTAL AREA 1987.2 30.7%



1 A.01 SITE PLAN
SCALE:1/8"=1' 0"

GENERAL NOTES:
1–GENERAL CONTRACTOR TO VERIFY THE SITE MEASUREMENTS PRIOR TO CONSTRUCTION TO MAKE SURE IT IS MATCHING THE DRAWINGS
2–ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SITE CONDITIONS GC HAS TO COORDINATE WITH THE CONSULTANT

KEY PLAN:

No.	Description	Date
	ISSUED FOR BP APPROVAL	
0	ISSUED FOR DP APPROVAL	26,08,2026

REVISIONS

Project
GARAGE AND BACKYARD SUIT

LOCATION
5032 MARYVALE DR NE, CALGARY, AB

Title
SITE PLAN

File Name
GARAGE AND BACKYARD SUIT

Date Created
JUN 30 , 2026

Prototype Version

Project Number
240503

Consultant
SA

Drawn By
SA

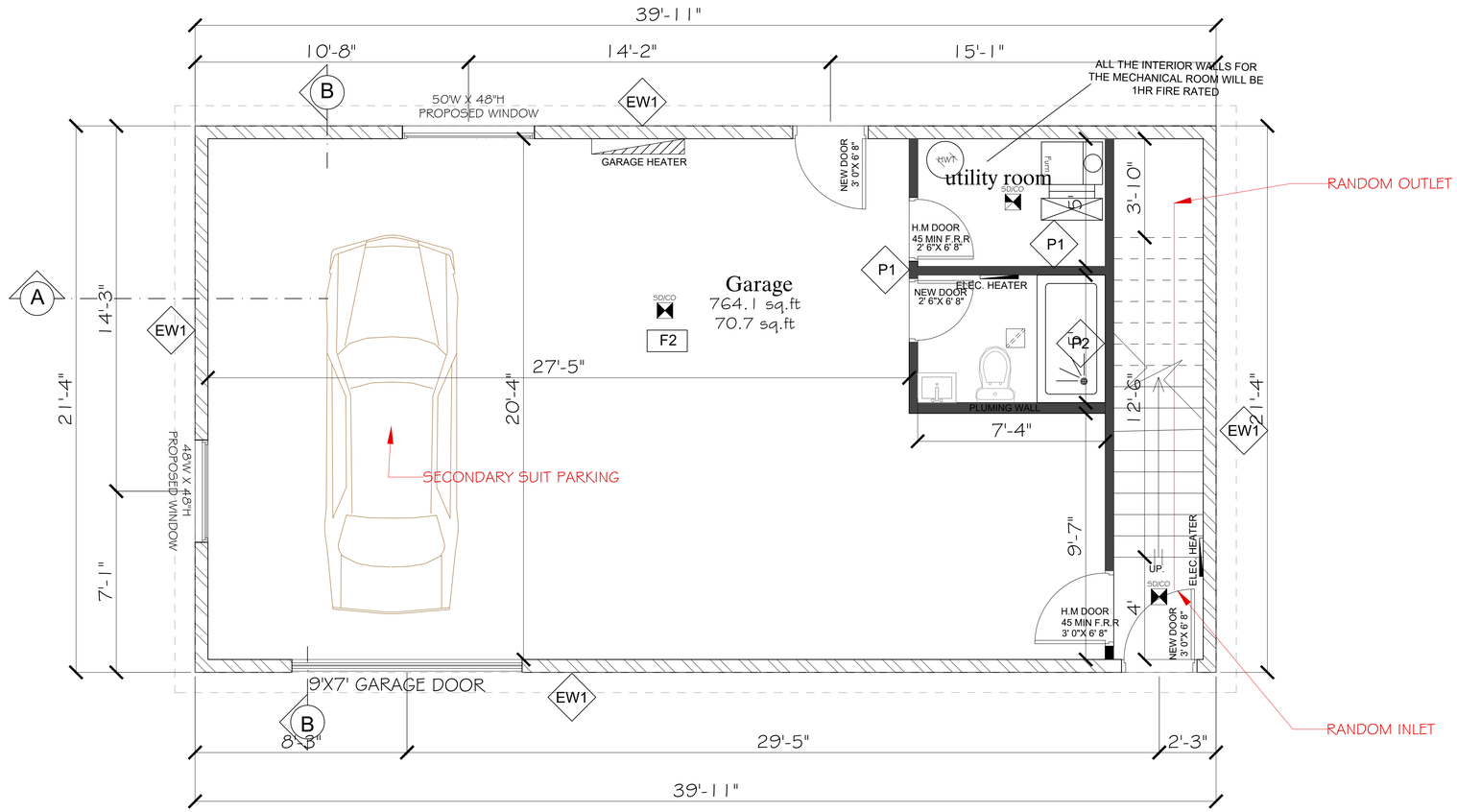
Scale
1/8"=1'-0"

Page Number
A.01

REVISION
0

NOTE :This garage is only using by the back yard suite

ELECTRICAL HEATER
GARAGE HEATER
EXHAUST FAN GRILLE
ELECTRICAL PANEL



1 / A.02 GARAGE FLOOR PLAN
SCALE:3/8"=1' 0"

GENERAL NOTES:
1-GENERAL CONTRACTOR TO VERIFY THE SITE MEASUREMENTS PRIOR TO CONSTRUCTION TO MAKE SURE IT IS MATCHING THE DRAWINGS
2-ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SITE CONDITIONS GC HAS TO COORDINATE WITH THE CONSULTANT

KEY PLAN:

No.	Description	Date
	ISSUED FOR BP APPROVAL	
0	ISSUED FOR DP APPROVAL	26,08,2026

REVISIONS

Project
GARAGE AND BACKYARD SUIT

LOCATION
5032 MARYVALE DR NE, CALGARY, AB

Title
GARAGE FLOOR PALN

File Name
GARAGE AND BACKYARD SUIT

Date Created
JUN 30 , 2026

Prototype Version

Project Number
240503

Consultant
SA

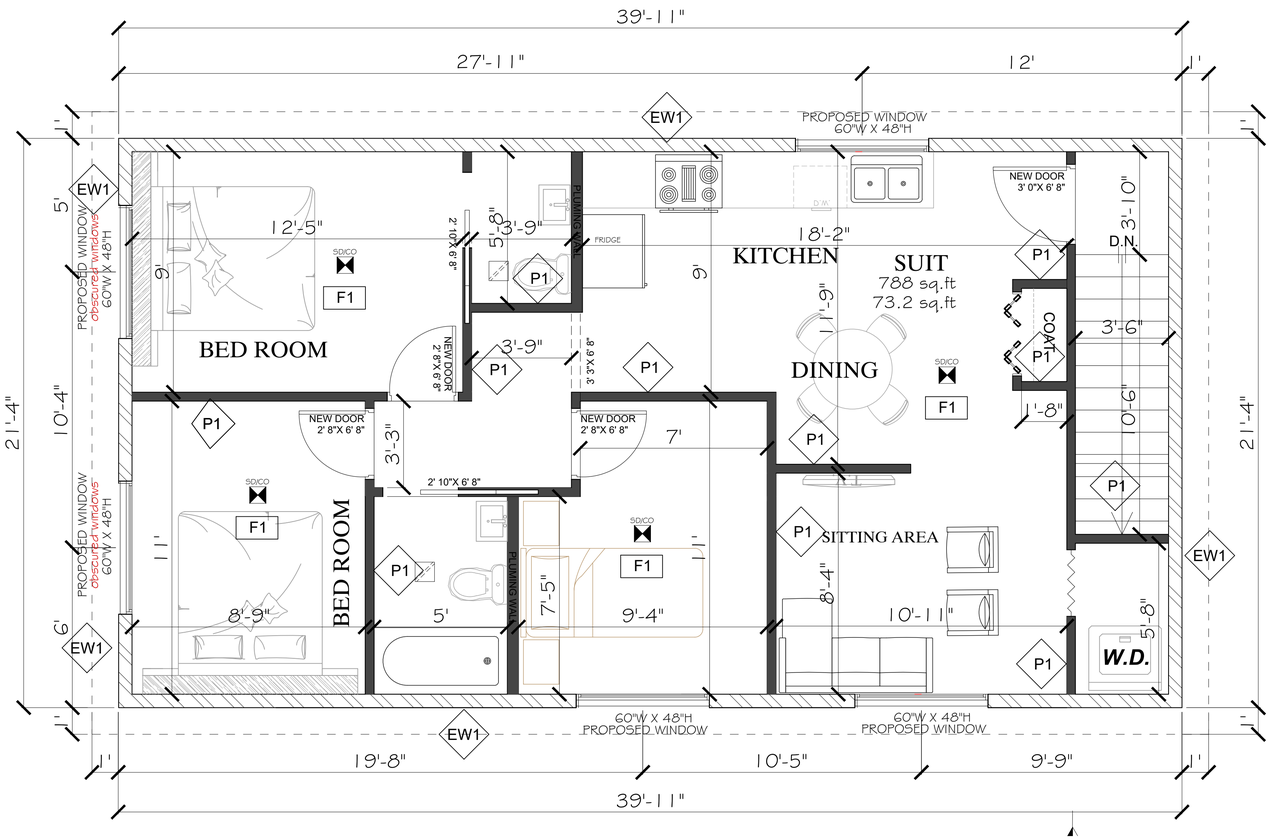
Drawn By
SA

Scale
3/8"=1'-0"

Page Number
A.02

REVISION
0

ELECTRICAL HEATER
GARAGE HEATER
EXHAUST FAN GRILLE
ELECTRICAL PANEL



1 A.03 SUITE FLOOR PLAN
SCALE:3/8"=1' 0"

GENERAL NOTES:
1–GENERAL CONTRACTOR TO VERIFY THE SITE MEASUREMENTS PRIOR TO CONSTRUCTION TO MAKE SURE IT IS MATCHING THE DRAWINGS
2–ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SITE CONDITIONS GC HAS TO COORDINATE WITH THE CONSULTANT

KEY PLAN:

No.	Description	Date
	ISSUED FOR BP APPROVAL	
0	ISSUED FOR DP APPROVAL	26,08,2026

REVISIONS

Project
GARAGE AND BACKYARD SUIT

LOCATION
5032 MARYVALE DR NE, CALGARY, AB

Title
SUITE FLOOR PALN

File Name
GARAGE AND BACKYARD SUIT

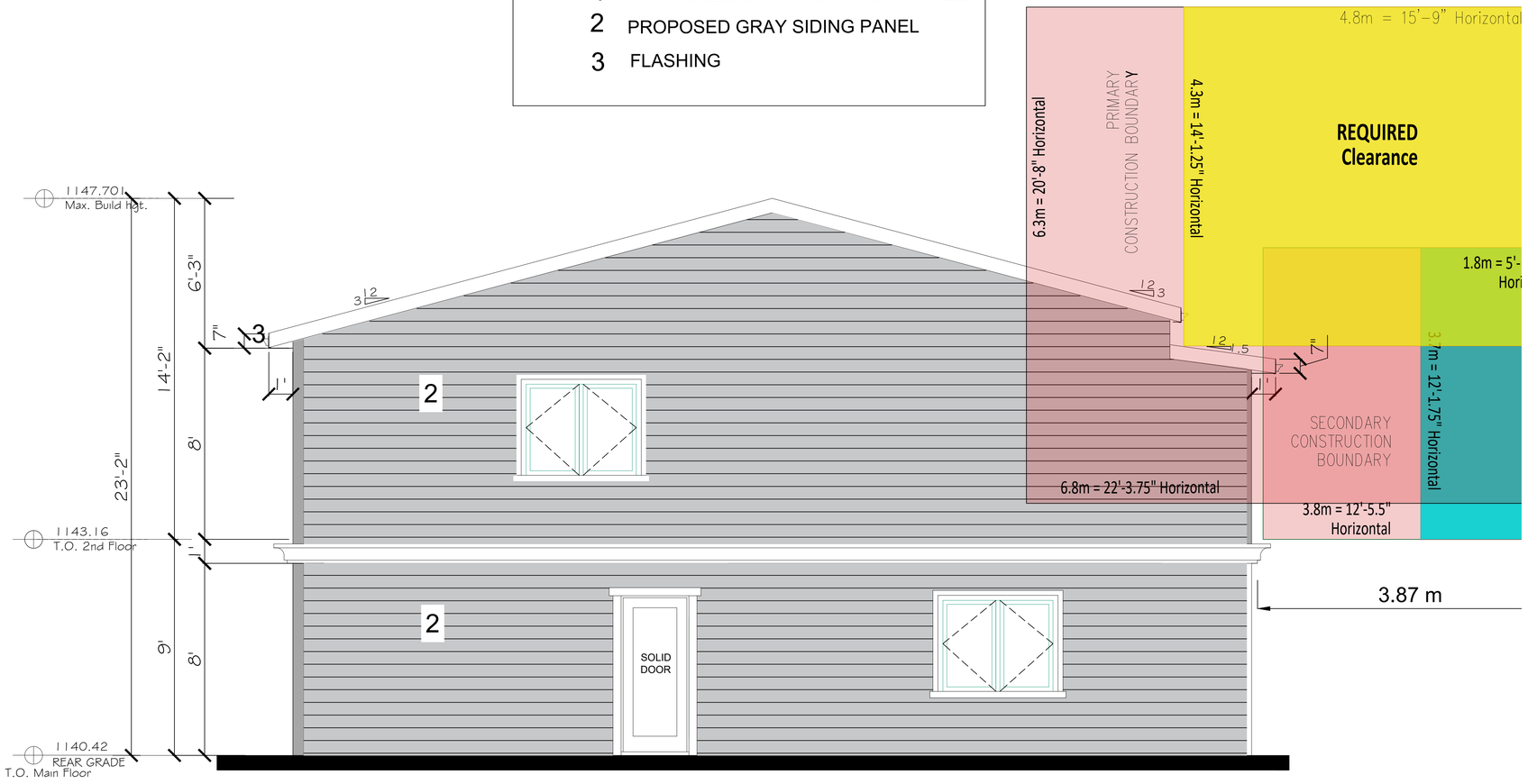
Date Created	Prototype Version	
JUN 30 , 2026		
Project Number	Page Number	REVISION
# 240503 / Consultant SA	A.03	0
Drawn By SA / Scale 3/8"=1'-0"		

SDAB2026-0184

AS PER 9.10.14.4.-A WHEN THE LIMITING DISTANCE(TO THE IMAGINARY PROPERTY LINE)
1.2m and the Maximum Total Area of Exposing Building Face= 791.2 SQ.FT = 73.5 SQ.M
,THE Maximum Aggregate Area of Unprotected Openings SHOULD BE 7%OR LESS
Unprotected Opening AREA= 40 SQ.FT(3.7 SQ.M) (3.7/74.2)x100=5% (Compliant)

EXTERIOR MATERIALS:

1 PROPOSED DARK ROOFING SHINGLE
2 PROPOSED GRAY SIDING PANEL
3 FLASHING



1 / A.04 ELEVATION(FACING THE HOUSE)
SCALE:3/8"=1' 0"

GENERAL NOTES:
1–GENERAL CONTRACTOR TO VERIFY THE SITE MEASUREMENTS PRIOR TO CONSTRUCTION TO MAKE SURE IT IS MATCHING THE DRAWINGS
2–ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SITE CONDITIONS GC HAS TO COORDINATE WITH THE CONSULTANT

KEY PLAN:

No.	Description	Date
	ISSUED FOR BP APPROVAL	
0	ISSUED FOR DP APPROVAL	26,08,2026

REVISIONS

Project
GARAGE AND BACKYARD SUIT

LOCATION
5032 MARYVALE DR NE, CALGARY, AB

Title
ELEVATION
(FACING THE HOUSE)

File Name
GARAGE AND BACKYARD SUIT

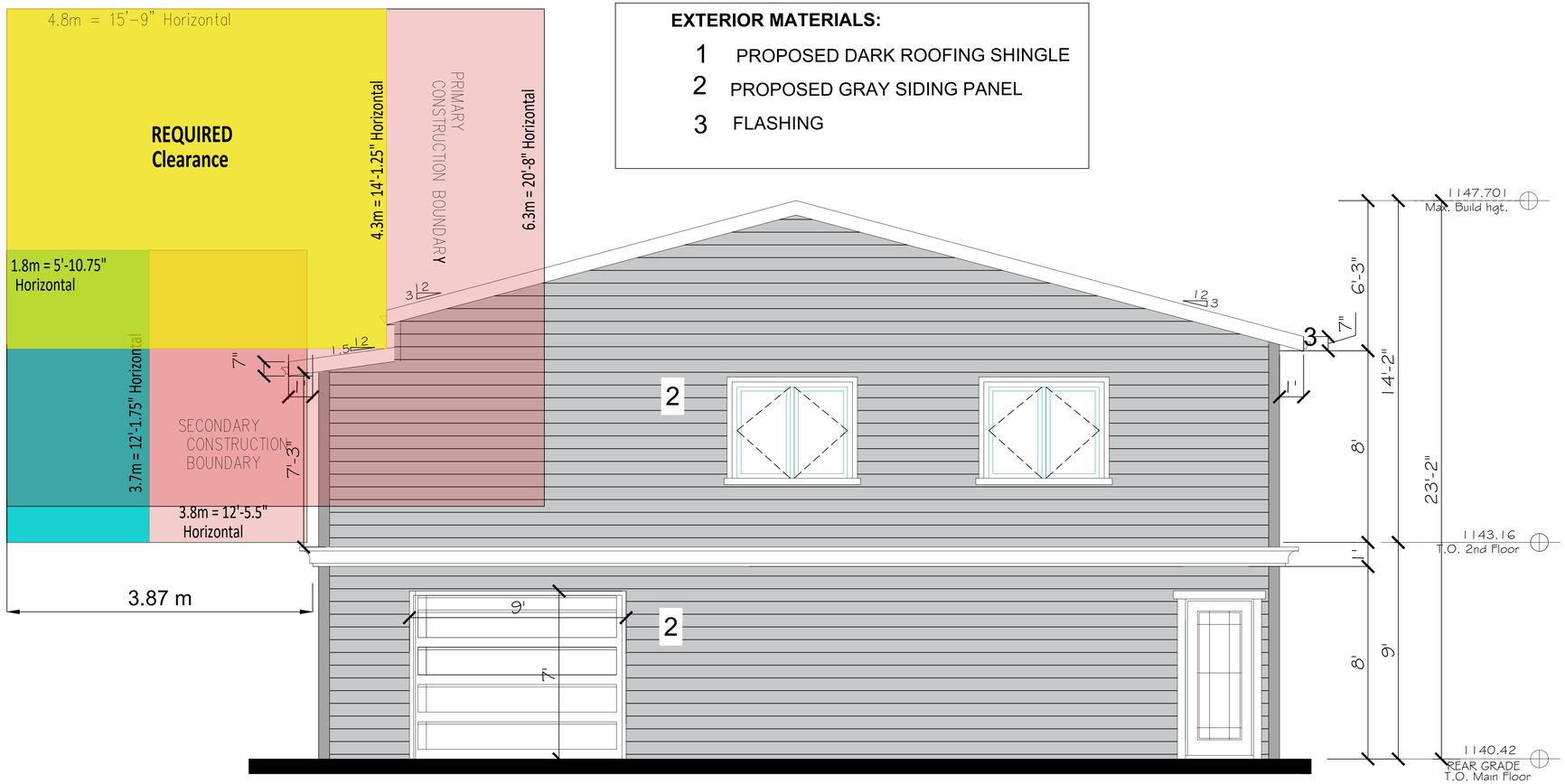
Date Created	Prototype Version
JUN 30 , 2026	

Project Number		Page Number	REVISION
# 240503	Consultant SA	A.04	0
Drawn By SA	Scale 3/8"=1'-0"		

AS PER 9.10.14.4.-A WHEN THE LIMITING DISTANCE (to the lane C.L.)6m and the Maximum Total Area of Exposing Building Face= 791.2 SQ.FT = 73.5 SQ.M
,THE Maximum Aggregate Area of Unprotected Openings SHOULD BE 45.5%OR LESS
Unprotected OpeningAREA= 50 SQ.FT(4.6 SQ.M) (4.6/74.2)x100=6.2% (Compliant)

EXTERIOR MATERIALS:

1 PROPOSED DARK ROOFING SHINGLE
2 PROPOSED GRAY SIDING PANEL
3 FLASHING



1 / A.05 GARAGE MAIN ELEVATION
SCALE:3/8"=1' 0"

GENERAL NOTES:
1-GENERAL CONTRACTOR TO VERIFY THE SITE MEASUREMENTS PRIOR TO CONSTRUCTION TO MAKE SURE IT IS MATCHING THE DRAWINGS
2-ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SITE CONDITIONS GC HAS TO COORDINATE WITH THE CONSULTANT

KEY PLAN:

No.	Description	Date
	ISSUED FOR BP APPROVAL	
0	ISSUED FOR DP APPROVAL	26,08,2026

REVISIONS

Project
GARAGE AND BACKYARD SUIT

LOCATION
5032 MARYVALE DR NE, CALGARY, AB

Title
GARAGE MAIN ELEVATION

File Name
GARAGE AND BACKYARD SUIT

Date Created
JUN 30 , 2026

Prototype Version

Project Number
#
240503

Consultant
SA

Drawn By
SA

Scale
3/8"=1'-0"

Page Number
A.05

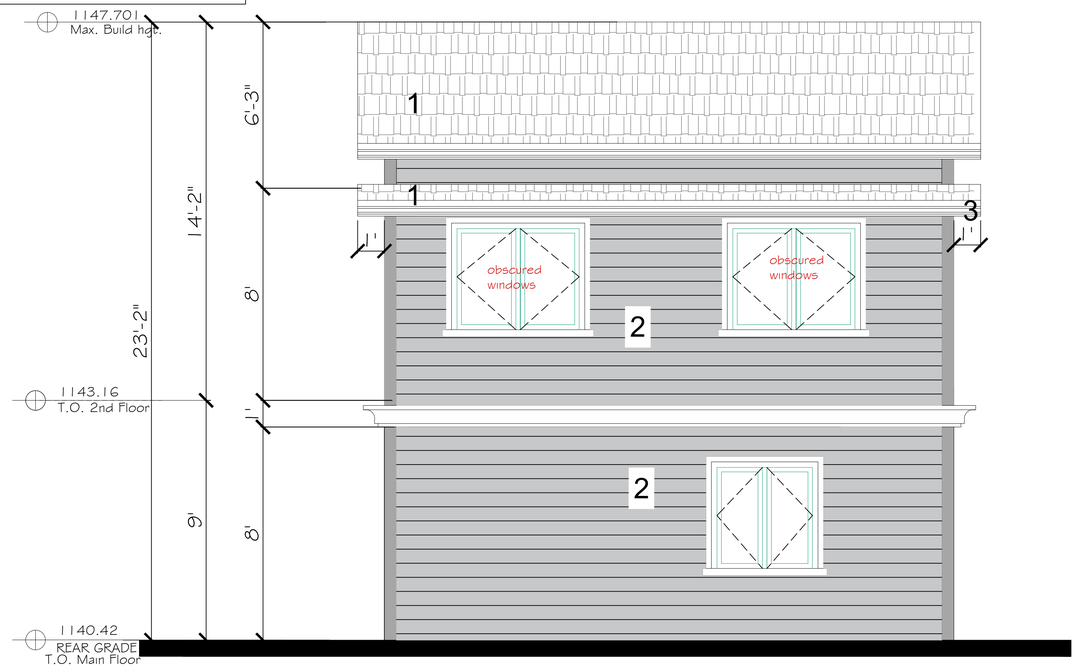
REVISION
0

SDAB2026-0184

AS PER 9.10.14.4.-A WHEN THE LIMITING DISTANCE(T0 THE PROPERTY LINE) 2.9m and the Maximum Total Area of Exposing Building Face= 362.4 SQ.FT = 33.6 SQ.M
,THE Maximum Aggregate Area of Unprotected Openings SHOULD 24.6%OR LESS
Unprotected Opening= 56 SQ.FT(5.2 SQ.M) (5.2/33.6)x100=15.4% (Compliant)

EXTERIOR MATERIALS:

1 PROPOSED DARK ROOFING SHINGLE
2 PROPOSED GRAY SIDING PANEL
3 FLASHING



1 / A.06 SIDE(LEFT) ELEVATION
SCALE:3/8"=1' 0"

GENERAL NOTES:
1-GENERAL CONTRACTOR TO VERIFY THE SITE MEASUREMENTS PRIOR TO CONSTRUCTION TO MAKE SURE IT IS MATCHING THE DRAWINGS
2-ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SITE CONDITIONS GC HAS TO COORDINATE WITH THE CONSULTANT

KEY PLAN:

No.	Description	Date
	ISSUED FOR BP APPROVAL	
0	ISSUED FOR DP APPROVAL	26,08,2026

REVISIONS

Project
GARAGE AND BACKYARD SUIT

LOCATION
5032 MARYVALE DR NE, CALGARY, AB

Title
GARAGE SIDE ELEVATION

File Name
GARAGE AND BACKYARD SUIT

Date Created
JUN 30 , 2026

Prototype Version

Project Number
#
240503

Consultant
SA

Drawn By
SA

Scale
3/8"=1'-0"

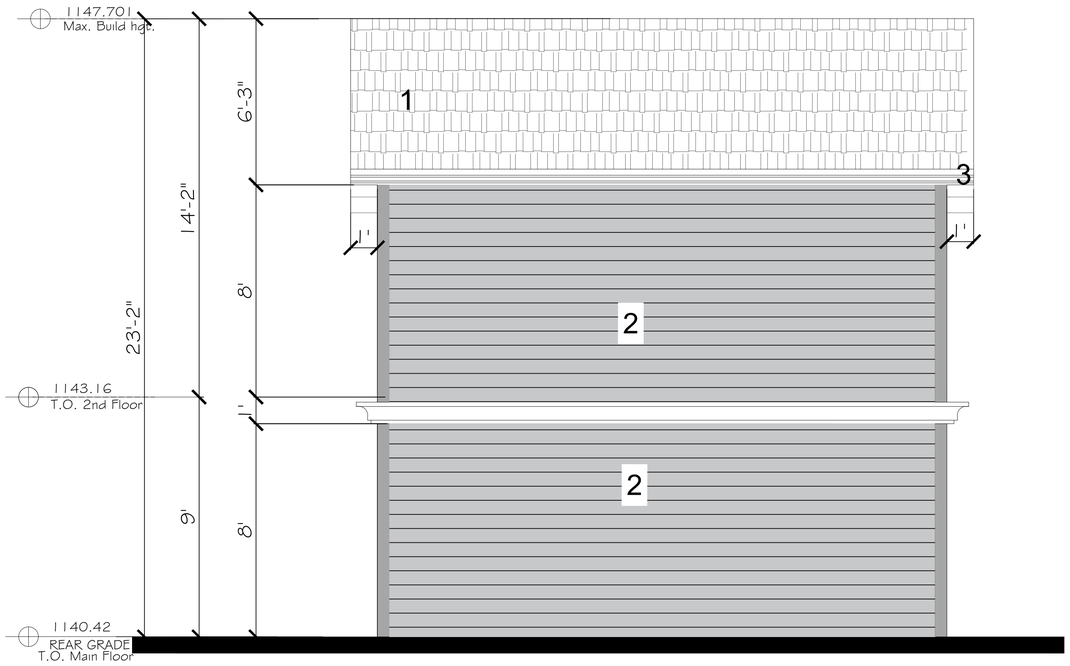
Page Number
A.06

REVISION
0

AS PER 9.10.14.4.-A WHEN THE LIMITING DISTANCE(T0 THE PROPERTY LINE) 1.3 m and the Maximum Total Area of Exposing Building Face= 362.4 SQ.FT = 33.6 SQ.M
,THE Maximum Aggregate Area of Unprotected Openings SHOULD 7.6%OR LESS
Unprotected Opening= 0 SQ.FT(0SQ.M) 0% (Compliant)

EXTERIOR MATERIALS:

1 PROPOSED DARK ROOFING SHINGLE
2 PROPOSED GRAY SIDING PANEL
3 FLASHING
FLASHING



1 / A.07 SIDE (RIGHT) ELEVATION
SCALE:3/8"=1' 0"

GENERAL NOTES:
1-GENERAL CONTRACTOR TO VERIFY THE SITE MEASUREMENTS PRIOR TO CONSTRUCTION TO MAKE SURE IT IS MATCHING THE DRAWINGS
2-ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SITE CONDITIONS GC HAS TO COORDINATE WITH THE CONSULTANT

KEY PLAN:

No.	Description	Date
	ISSUED FOR BP APPROVAL	
0	ISSUED FOR DP APPROVAL	26,08,2026

REVISIONS

Project
GARAGE AND BACKYARD SUIT

LOCATION
5032 MARYVALE DR NE, CALGARY, AB

Title
GARAGE SIDE ELEVATION

File Name
GARAGE AND BACKYARD SUIT

Date Created
JUN 30 , 2026

Prototype Version

Project Number
#
240503

Consultant
SA

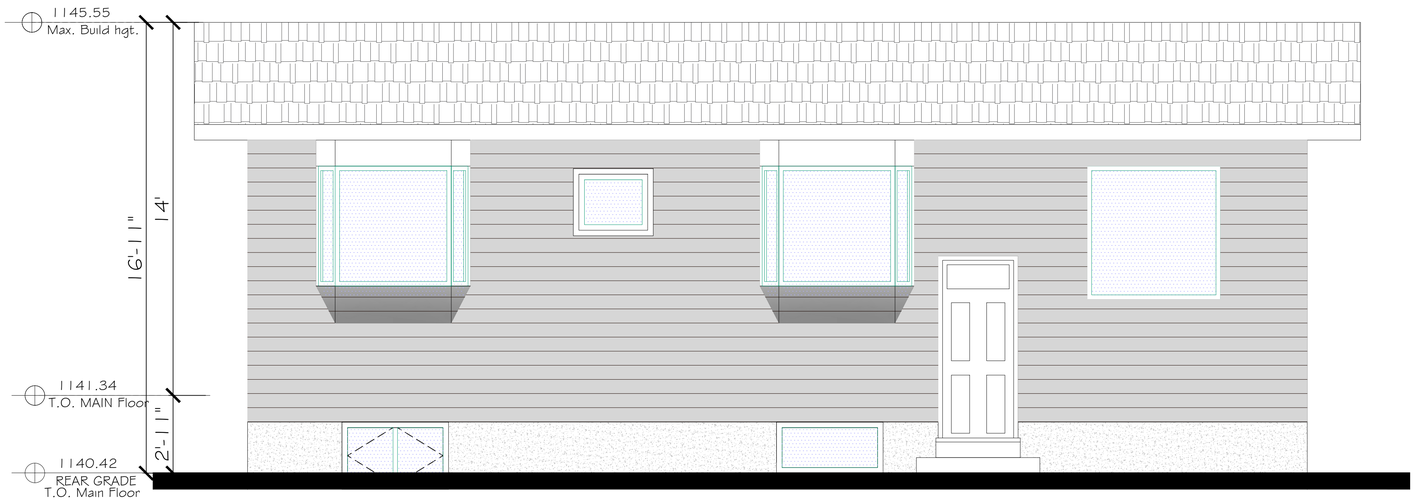
Drawn By
SA

Scale
3/8"=1'-0"

Page Number
A.07

REVISION
0

AS PER 9.10.14.4.-A WHEN THE LIMITING DISTANCE(TO THE IMAGINARY PROPERTY LINE)
3.8 m and the Maximum Total Area of Exposing Building Face= 497 SQ.FT = 46.1 SQ.M
,THE Maximum Aggregate Area of Unprotected Openings SHOULD BE 41.3%OR LESS
Unprotected Opening= 100 SQ.FT = 9.2 SQ.M ,(9.2/46.1)x100=20%(Compliant)



1
A.08

MAIN HOUSE WALL FACING THE BACK YARD SUIT
SCALE:3/8"=1' 0"

GENERAL NOTES:
1-GENERAL CONTRACTOR TO VERIFY THE SITE MEASUREMENTS PRIOR TO CONSTRUCTION TO MAKE SURE IT IS MATCHING THE DRAWINGS
2-ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SITE CONDITIONS GC HAS TO COORDINATE WITH THE CONSULTANT

KEY PLAN:

No.	Description	Date
	ISSUED FOR BP APPROVAL	
0	ISSUED FOR DP APPROVAL	26,08,2026

REVISIONS

Project
GARAGE AND BACKYARD SUIT

LOCATION
5032 MARYVALE DR NE, CALGARY, AB

Title
MAIN HOUSE ELEVATION

File Name
GARAGE AND BACKYARD SUIT

Date Created
JUN 30 , 2026

Prototype Version

Project Number
240503

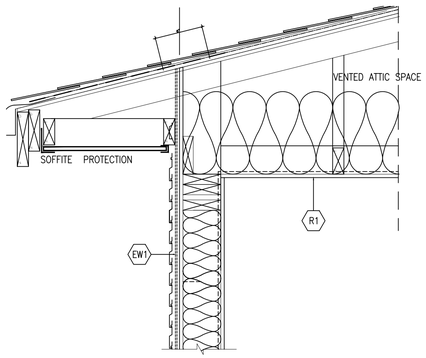
Consultant
SA

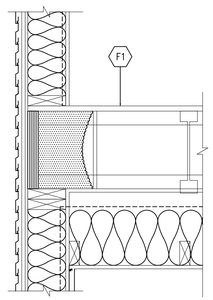
Drawn By
SA

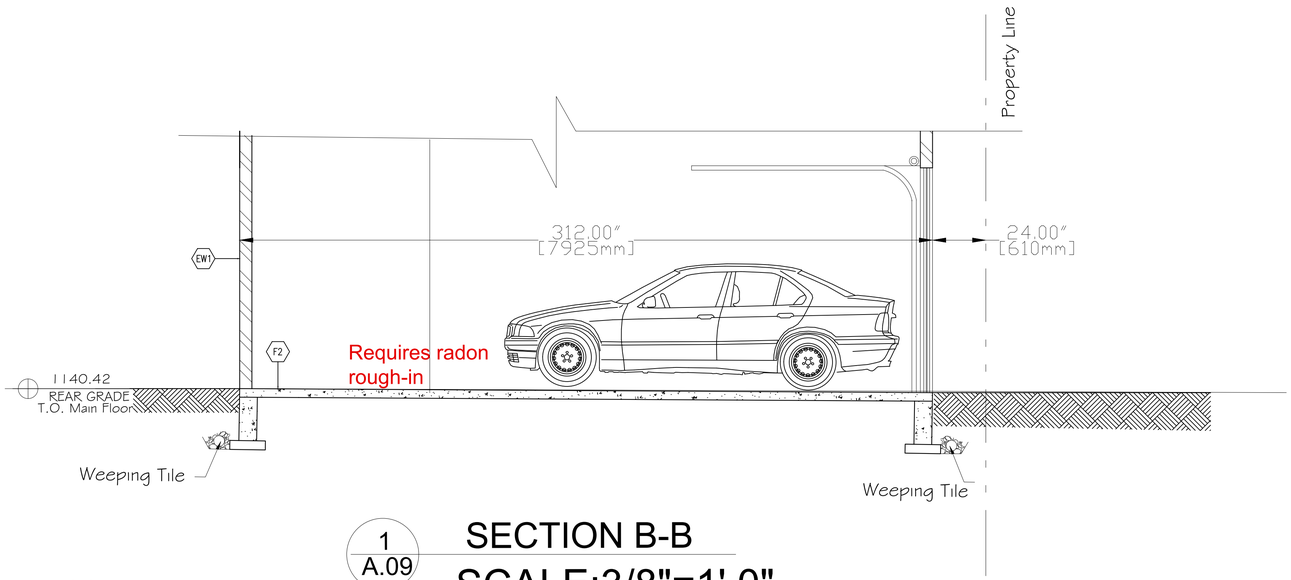
Scale
3/8"=1'-0"

Page Number
A.08

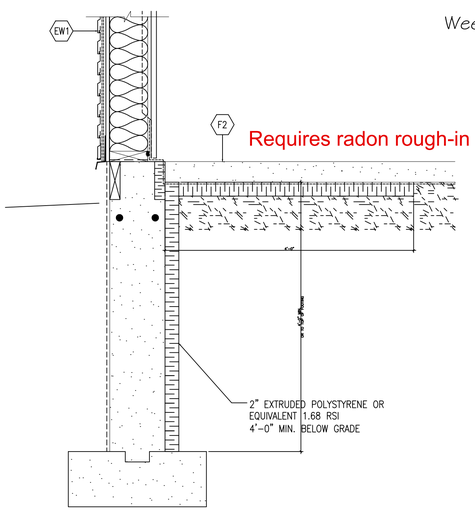
REVISION
0







1 A.09 SECTION B-B
SCALE:3/8"=1' 0"



2 A.09 SECTION A
SCALE: N.T.S

GENERAL NOTES:
1-GENERAL CONTRACTOR TO VERIFY THE SITE MEASUREMENTS PRIOR TO CONSTRUCTION TO MAKE SURE IT IS MATCHING THE DRAWINGS
2-ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SITE CONDITIONS GC HAS TO COORDINATE WITH THE CONSULTANT

KEY PLAN:

No.	Description	Date
	ISSUED FOR BP APPROVAL	
0	ISSUED FOR DP APPROVAL	26,08,2026

REVISIONS

Project
GARAGE AND BACKYARD SUIT

LOCATION
5032 MARYVALE DR NE, CALGARY, AB

Title
SECTIONS

File Name
GARAGE AND BACKYARD SUIT

Date Created
JUN 30 , 2026

Prototype Version

Project Number
#
240503

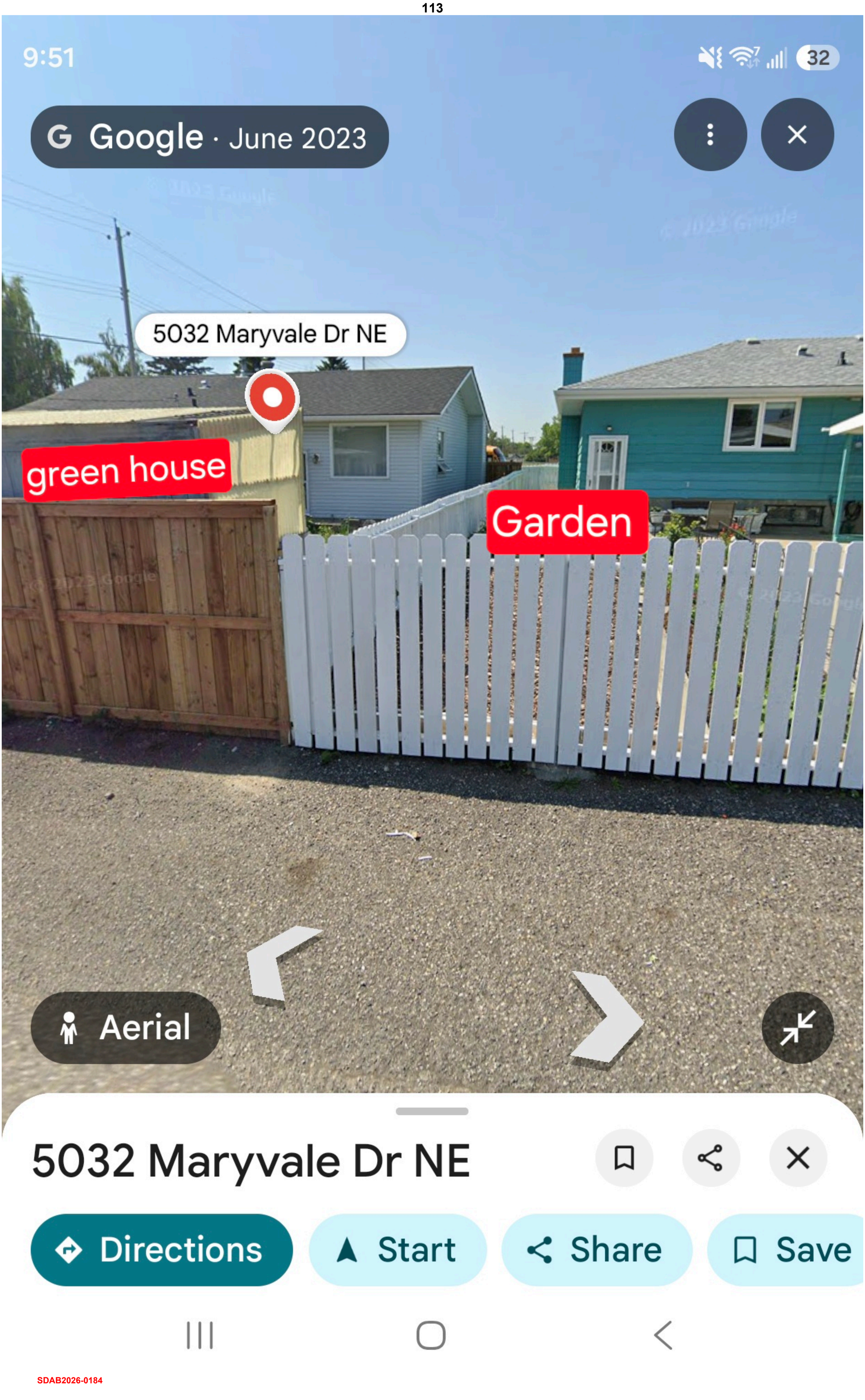
Consultant
SA

Drawn By
SA

Scale
3/8"=1'-0"

Page Number
A.09

REVISION
0


9:51
32
Google · June 2023
5032 Maryvale Dr NE
green house
Garden
Aerial
5032 Maryvale Dr NE
Directions
Start
Share
Save


9:52
32
Google · June 2023
© 2023 Google
© 2023 Google
Aerial
Calgary, Alberta
3 years ago · See more dates ›

9:53

32

5032 Maryvale Dr NE, Calgary, AB...

their garden

new garage location

5032 Maryvale Dr NE

Recently viewed

5024

5028

Maryvale Dr NE

View

5032 Maryvale Dr NE

Directions

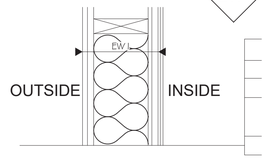
Start

Share

Save

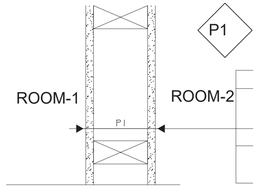
CONSTRUCTION ASSEMBLY

EW1 TYP EXTERIOR WALL (SIM EW1d)



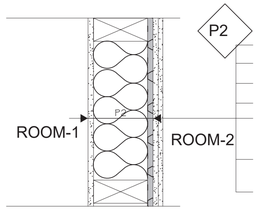
- EXTERIOR FINISH(SIDING)
- 2 LAYERS OF 'TYVEK' WHETHER MEMBRANE
- 1 LAYER 0.7"(18mm) OF OSB SHEATHING
- 2"X6" WOOD STUD @ 16" O.C W/R 24 BATT INSULATION
- 1 LAYER OF 1/2" GYP.BD
- FINISH AS PER ROOM FINISH SCHEDULE

P1 TYP INTERIOR WALL (SIM W1)



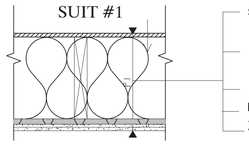
- FINISH AS PER ROOM FINISH SCHEDULE
- 1 LAYER OF 1/2" standard or mold-resistant GYP.BD taped, filled & sanded for painting
- 2"X4" WOOD STUD @ 16" O.C
- 1 LAYER OF 1/2" standard or mold-resistant GYP.BD taped, filled & sanded for painting
- FINISH AS PER ROOM FINISH SCHEDULE

P2 INTERIOR WALL -1 hr F.R.R. (SIM W4a)



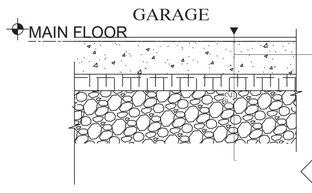
- FINISH AS PER ROOM FINISH SCHEDULE
- 1 LAYER OF 5/8" TYPE "X" GYP.BD
- 2"X4" studs spaced 400mm o.c.
- R-22 BATT INSULATION
- resilient metal channels on one sides paced 400mm or 600mm o.c.
- 2 LAYER OF 5/8" TYPE "X" GYP(on resilient metal channel side)
- FINISH AS PER ROOM FINISH SCHEDULE

F1 FLOOR ABOVE THE GARAGE -1 hr F.R.R. (SUIT FLOOR) (SIM F9d)



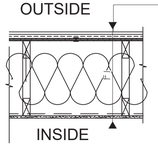
- sub floor of 15.5mm plywood, OSB or waferboard, or17mm tongue and groove lumber on wood joists or wood I-joists spaced not more than600mmo.c.
- absorptive material in cavity
- resilient metal channel s spaced 600mm o.c.
- 2 LAYER OF 5/8" TYPE "X" GYP

F2 GARAGE FLOOR (ENTRY SLAB):



- 3" CONCRETE SLAB
- 6 MIL POLY VAPOR BARRIER
- 2"(50mm) EXTRUDED POLYSTYRENE INSULATION
- 5" COMPACTED GRAVEL

R1 TYPICAL TRUSS ROOF



- ASPHALT SHINGLES
- 3/8" O.S.B. SHEATHING
- VENTED ATTIC SPACE
- 2x4 KD#2 OR BTR ROOF TRUSSES @ 24" OR AS PER MANUFACTURES PLANS AND SPECIFICATIONS
- R-60 (MIN DEPTH OF 27.5")GLASS FIBER LOOSE FILL INSULATION
- ½" GYPSUM WALL BOARD (HIGH DENSITY)
- FINISH AS SCHEDULE

STC RATING

STC : 51

STC : 32

STC : 51

STC : 54

ENERGY CODE ANALYSIS

(RSI) (m²xK)/W

PRESCRIPTIVE COMPLIANCE
FURNACE 96%
DHW UEF > 0.3456-

EW1

EXTERIOR AIR FILM		0.03
EXTERIOR FINISH		
• (HARD SIDING)		0.11
2 LAYERS OF 'TYVEK' WHETHER MEMBRANE		-
1 LAYER 0.7"(18mm) OF OSB SHEATHING		0.1764
2"X6" WOOD STUD @ 16" O.C		-
R 24 BATT INSULATION		2.7785
1 LAYER OF 1/2" GWB		0.08
INTERIOR AIR FILM		0.12
RSI_{EFF}	3.32949	(m²xK)/W

P1

TYP INTERIOR WALL		
INTERIOR AIR FILM		0.12
1 LAYER OF 1/2" GYP.BD		0.08
2"X4" WOOD STUD @ 16" O.C		-
1 LAYER OF 1/2" GWB		0.08
INTERIOR AIR FILM		0.12
RSI_{EFF}	0.40	(m²xK)/W

P2

NTERIOR WALL -1 hr F.R.R		
INTERIOR AIR FILM		0.12
1 LAYER OF 5/8" GYP.BD		0.10
2"X4"studs		-
R-22 BATT INSULATION		2.547
resilient metal channel		
2 LAYER OF 5/8" GWB		0.20
INTERIOR AIR FILM		0.12
RSI_{EFF}	3.087	(m²xK)/W

F1 — 5.02 RSI REQ. 9.36.2.6.-A

FLOOR ABOVE THE GARAGE -1 hr F.R.R.		
INTERIOR AIR FILM		0.16
sub floor of 15.5mm plywood,Resilient channel		-
wood joist 600 mm o.c.		1.434
absorptive material in cavity		4.51
resilient metal channel		-
1 LAYER OF 5/8" TYPE "X" GYP		0.10
1 LAYER OF 5/8" TYPE "X" GYP		0.10
INTERIOR AIR FILM		0.16
RSI_{EFF}	6.464	(m²xK)/W

F2

GARAGE FLOOR (ENTRY SLAB):		
INTERIOR AIR FILM		0.16
3" CONCRETE SLAB		0.03
6 MIL POLY VAPOR BARRIER		-
2"(50mm) EXTRUDED POLYSTYRENE INSULATION 5"		1.79
COMPACTED GRAVEL		-
RSI_{EFF}	1.98	(m²xK)/W

R1 — 10.43 RSI REQ. 9.36.2.6.-A

TYPICAL TRUSS ROOF		
EXTERIOR AIR FILM		0.03
ASPHALT SHINGLES		0.08
3/8" O.S.B. SHEATHING		0.093
VENTED ATTIC SPACE		0.03
2x4 KD#2 OR BTR ROOF TRUSSES		
R-60 (MIN DEPTH OF 27.5")GLASS FIBER		10.557
½" GYPSUM WALL BOARD (HIGH DENSITY)		0.08
FINISH AS SCHEDULE		
INTERIOR AIR FILM		0.11
RSI_{EFF}		10.977 (m²xK)/W

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

GENERAL NOTES:
1–GENERAL CONTRACTOR TO VERIFY THE SITE MEASUREMENTS PRIOR TO CONSTRUCTION TO MAKE SURE IT IS MATCHING THE DRAWINGS
2–ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SITE CONDITIONS GC HAS TO COORDINATE WITH THE CONSULTANT

KEY PLAN:

No.	Description	Date
	ISSUED FOR BP APPROVAL	
0	ISSUED FOR DP APPROVAL	26,08,2026

REVISIONS

Project
GARAGE AND BACKYARD SUIT

LOCATION
5032 MARYVALE DR NE, CALGARY, AB

Title
CONSTRUCTION ASSEMBLY

File Name
GARAGE AND BACKYARD SUIT

Date Created
JUN 30 , 2026

Prototype Version

Project Number
240503

Consultant
SA

Drawn By
SA

Scale
1/8"=1'-0"

Page Number
A.00

REVISION
0

SDAB2026-0184

NOTE :This garage is only using by the back yard suite

MUNICIPAL ADDRESS: 5032 MARYVALE DR NE CALGARY– AB

LEGAL DESCRIPTION: Lot 39, block 11, Plan 5897JK

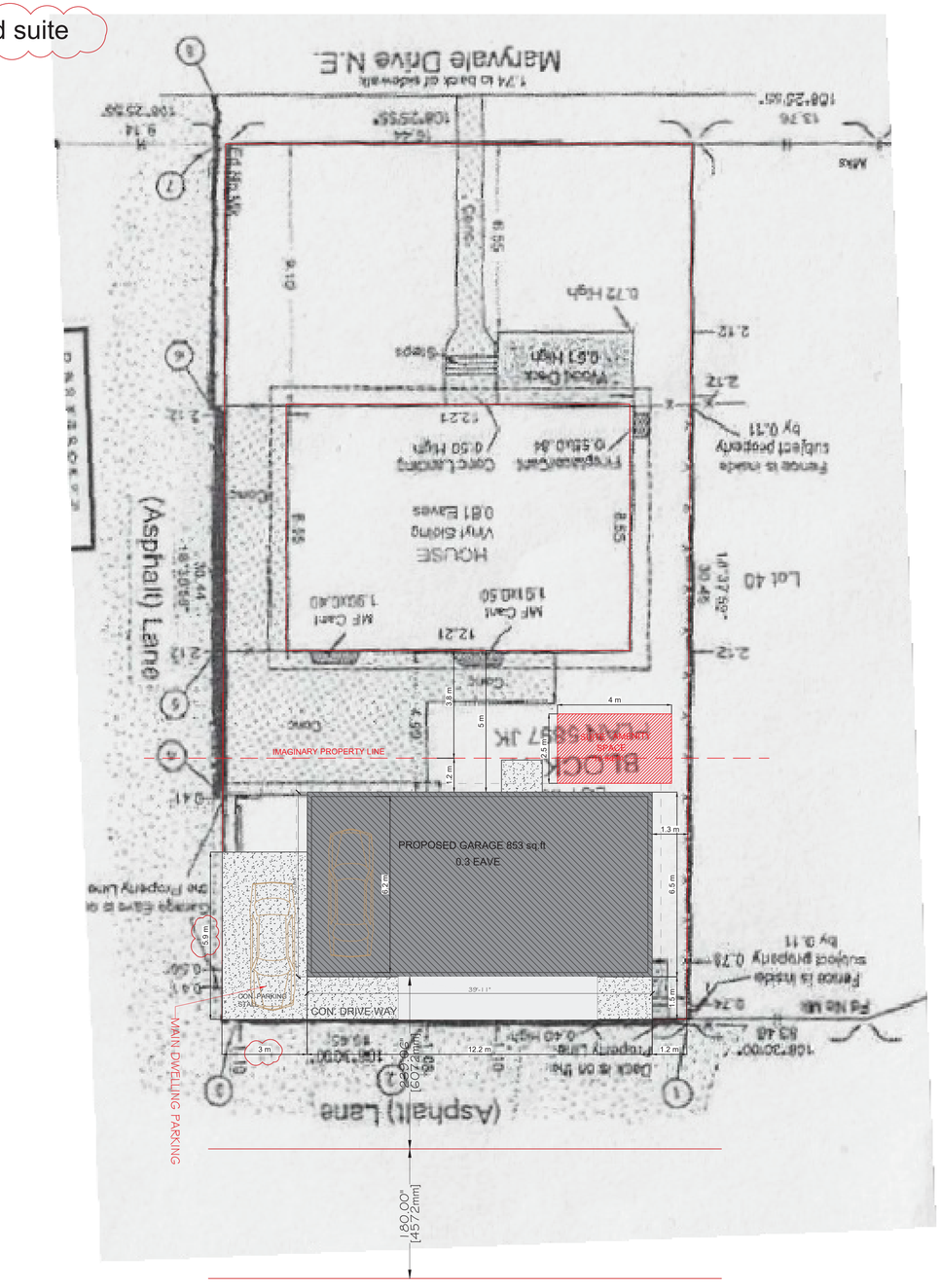
LAND USE: R–C1 Residential – Contextual One Dwelling

PARCEL AREA 6,459.0 SQUARE FEET

Existing dwelling area 1134.2 Square Feet

Garage 853 Square Feet /PROPOSED

TOTAL AREA 1987.2 30.7%



1 A.01 SITE PLAN SCALE:1/8"=1' 0"

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

GENERAL NOTES:
1–GENERAL CONTRACTOR TO VERIFY THE SITE MEASUREMENTS PRIOR TO CONSTRUCTION TO MAKE SURE IT IS MATCHING THE DRAWINGS
2–ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SITE CONDITIONS GC HAS TO COORDINATE WITH THE CONSULTANT

KEY PLAN:

No.	Description	Date
	ISSUED FOR BP APPROVAL	
0	ISSUED FOR DP APPROVAL	26,08,2026

REVISIONS

Project
GARAGE AND BACKYARD SUIT

LOCATION
5032 MARYVALE DR NE, CALGARY, AB

Title
SITE PLAN

File Name
GARAGE AND BACKYARD SUIT

Date Created
JUN 30 , 2026

Prototype Version

Project Number
240503

Consultant
SA

Drawn By
SA

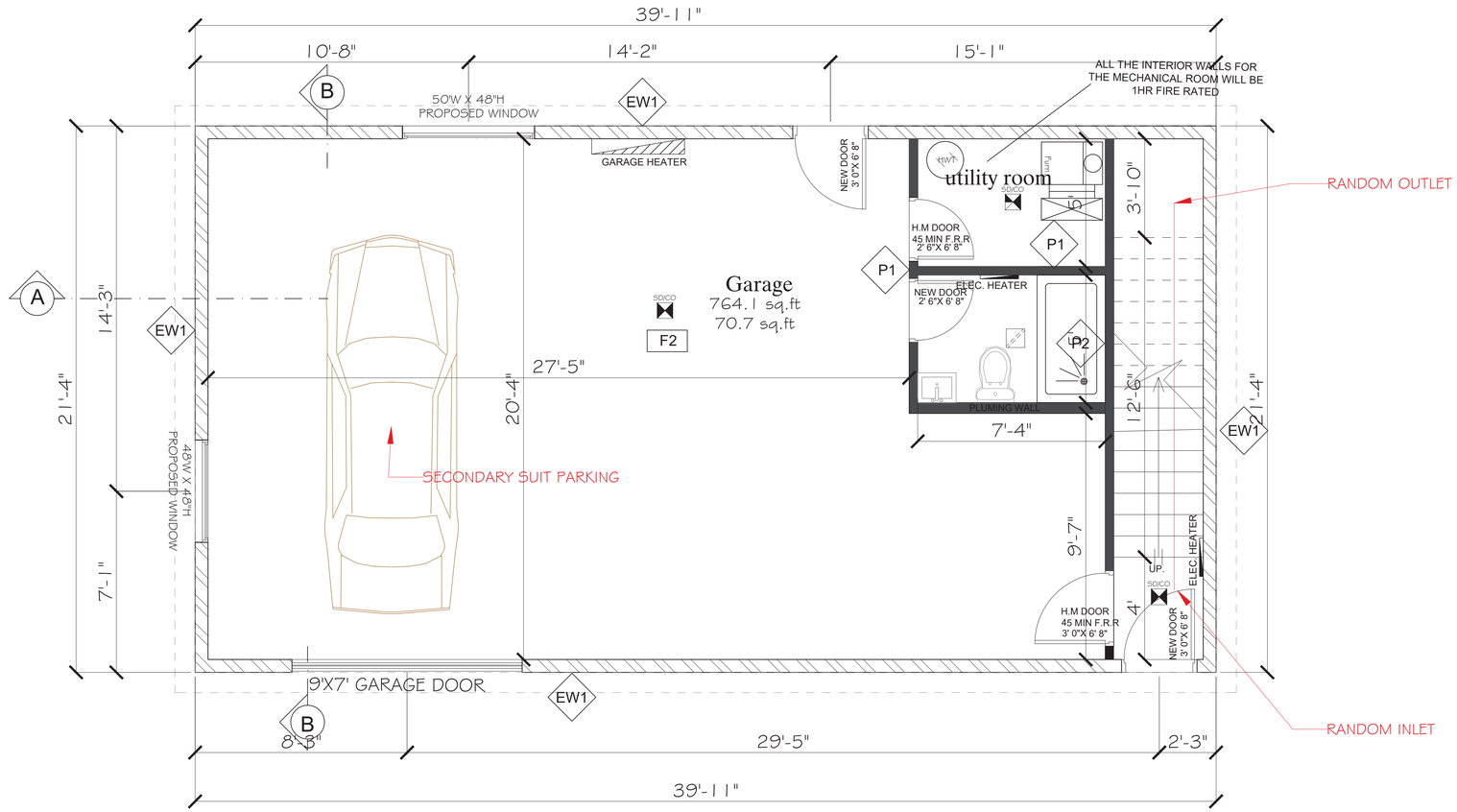
Scale
1/8"=1'-0"

Page Number
A.01

REVISION
0

NOTE :This garage is only using by the back yard suite

ELECTRICAL HEATER
GARAGE HEATER
EXHAUST FAN GRILLE
ELECTRICAL PANEL



1 A.02 GARAGE FLOOR PLAN
SCALE:3/8"=1' 0"

GENERAL NOTES:
1-GENERAL CONTRACTOR TO VERIFY THE SITE MEASUREMENTS PRIOR TO CONSTRUCTION TO MAKE SURE IT IS MATCHING THE DRAWINGS
2-ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SITE CONDITIONS GC HAS TO COORDINATE WITH THE CONSULTANT

KEY PLAN:

No.	Description	Date
	ISSUED FOR BP APPROVAL	
0	ISSUED FOR DP APPROVAL	26,08,2026

REVISIONS

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

Project
GARAGE AND BACKYARD SUIT

LOCATION
5032 MARYVALE DR NE, CALGARY, AB

Title
GARAGE FLOOR PALN

File Name
GARAGE AND BACKYARD SUIT

Date Created
JUN 30 , 2026

Prototype Version

Project Number
240503

Consultant
SA

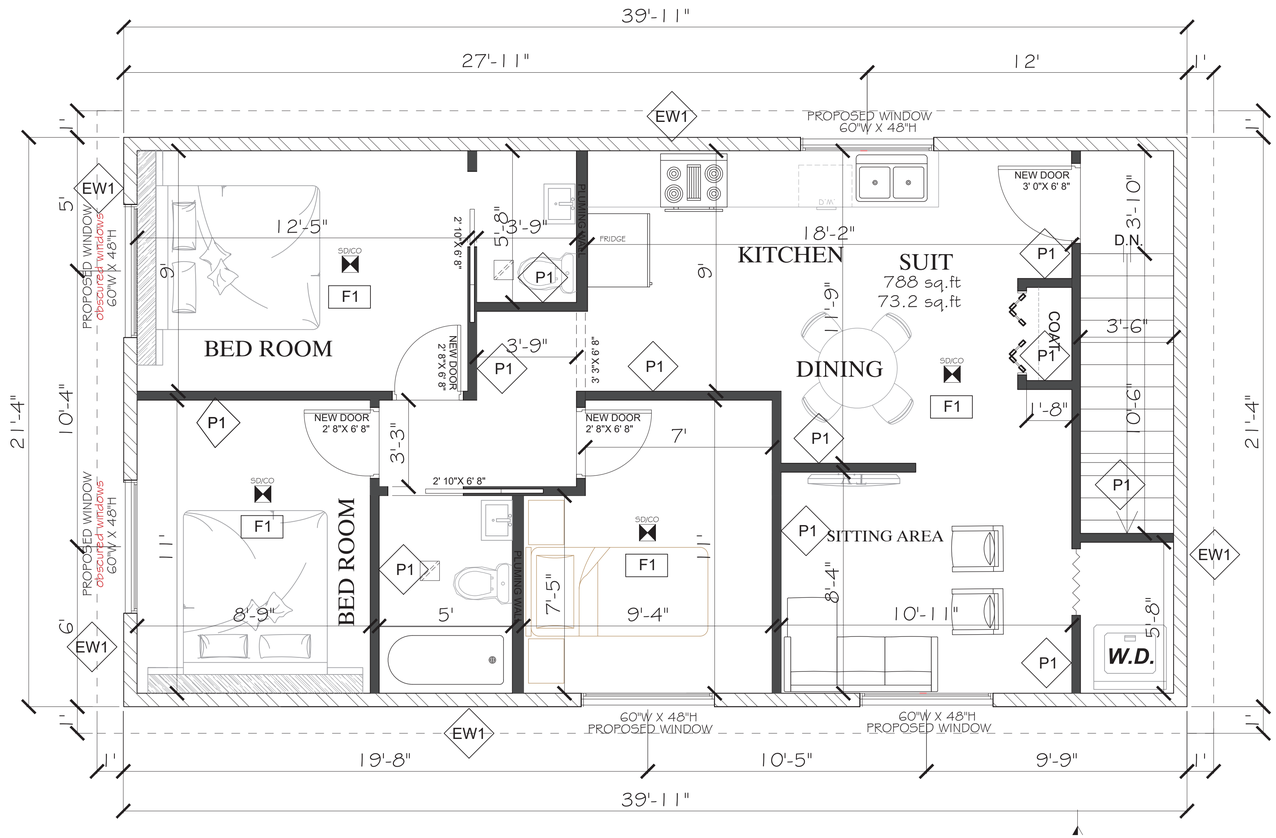
Drawn By
SA

Scale
3/8"=1'-0"

Page Number
A.02

REVISION
0

ELECTRICAL HEATER
GARAGE HEATER
EXHAUST FAN GRILLE
ELECTRICAL PANEL



1 A.03 SUITE FLOOR PLAN
SCALE:3/8"=1' 0"

GENERAL NOTES:
1–GENERAL CONTRACTOR TO VERIFY THE SITE MEASUREMENTS PRIOR TO CONSTRUCTION TO MAKE SURE IT IS MATCHING THE DRAWINGS
2–ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SITE CONDITIONS GC HAS TO COORDINATE WITH THE CONSULTANT

KEY PLAN:

No.	Description	Date
	ISSUED FOR BP APPROVAL	
0	ISSUED FOR DP APPROVAL	26,08,2026

REVISIONS

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

Project
GARAGE AND BACKYARD SUIT

LOCATION
5032 MARYVALE DR NE, CALGARY, AB

Title
SUITE FLOOR PALN

File Name
GARAGE AND BACKYARD SUIT

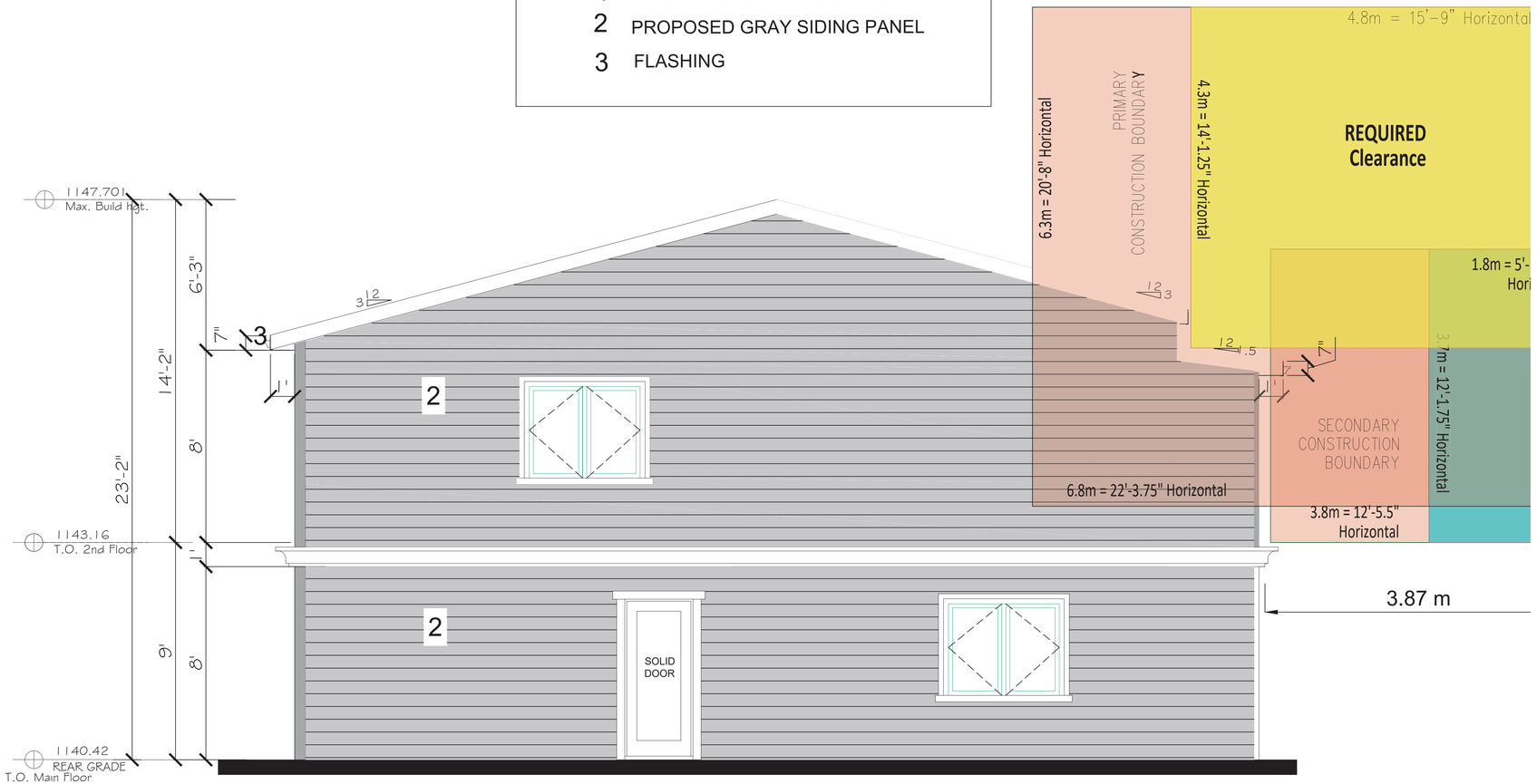
Date Created	Prototype Version		
JUN 30 , 2026			
Project Number		Page Number	REVISION
# 240503	Consultant SA	A.03	0
Drawn By SA	Scale 3/8"=1'-0"		

SDAB2026-0184

AS PER 9.10.14.4.-A WHEN THE LIMITING DISTANCE(TO THE IMAGINARY PROPERTY LINE)
1.2m and the Maximum Total Area of Exposing Building Face= 791.2 SQ.FT = 73.5 SQ.M
,THE Maximum Aggregate Area of Unprotected Openings SHOULD BE 7%OR LESS
Unprotected Opening AREA= 40 SQ.FT(3.7 SQ.M) (3.7/74.2)x100=5% (Compliant)

EXTERIOR MATERIALS:

1 PROPOSED DARK ROOFING SHINGLE
2 PROPOSED GRAY SIDING PANEL
3 FLASHING



1 / A.04 ELEVATION(FACING THE HOUSE)
SCALE:3/8"=1' 0"

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

GENERAL NOTES:
1–GENERAL CONTRACTOR TO VERIFY THE SITE MEASUREMENTS PRIOR TO CONSTRUCTION TO MAKE SURE IT IS MATCHING THE DRAWINGS
2–ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SITE CONDITIONS GC HAS TO COORDINATE WITH THE CONSULTANT

KEY PLAN:

No.	Description	Date
	ISSUED FOR BP APPROVAL	
0	ISSUED FOR DP APPROVAL	26,08,2026

REVISIONS

Project
GARAGE AND BACKYARD SUIT

LOCATION
5032 MARYVALE DR NE, CALGARY, AB

Title
ELEVATION
(FACING THE HOUSE)

File Name
GARAGE AND BACKYARD SUIT

Date Created
JUN 30 , 2026

Prototype Version

Project Number
240503

Consultant
SA

Drawn By
SA

Scale
3/8"=1'-0"

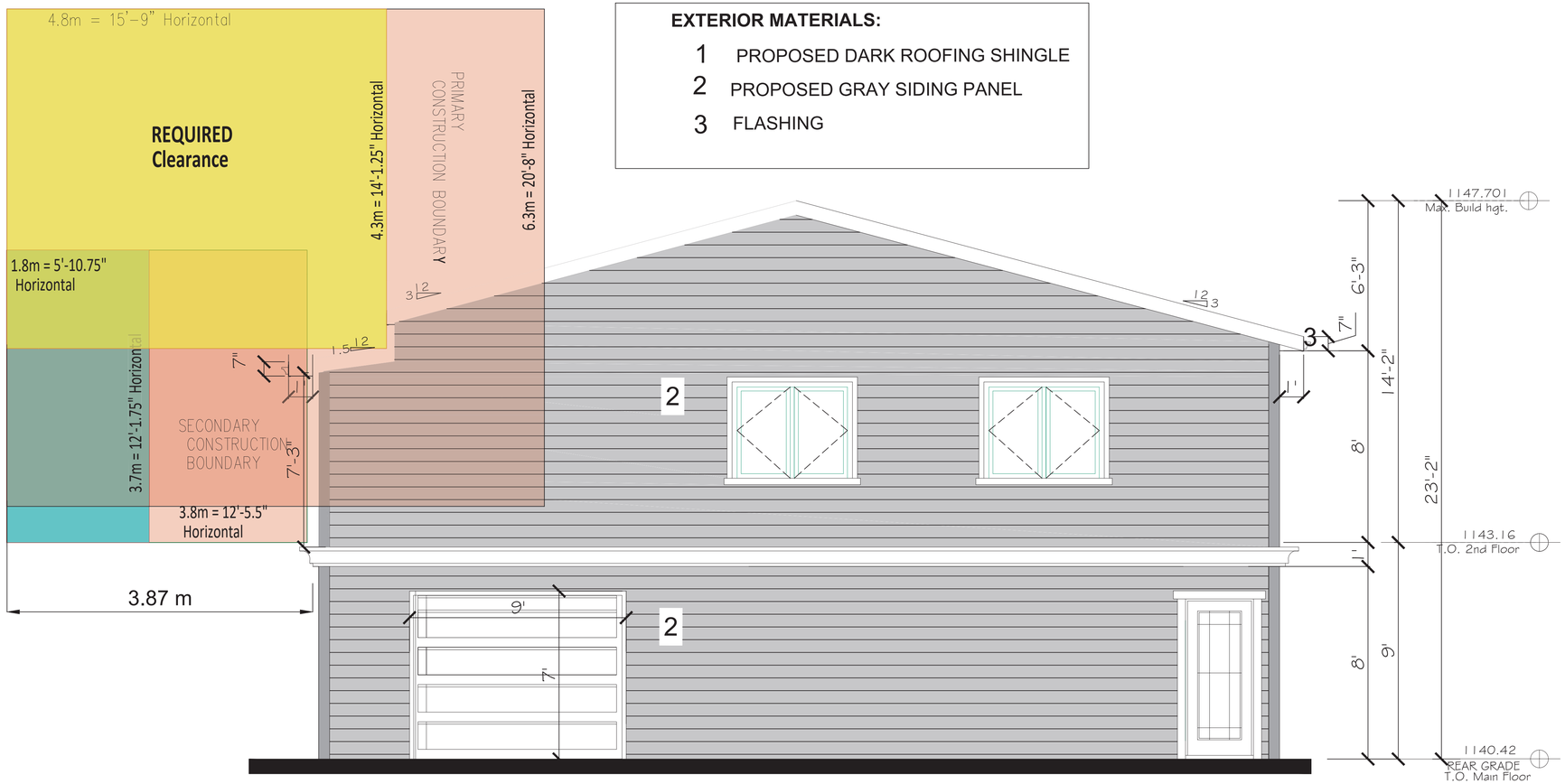
Page Number
A.04

REVISION
0

AS PER 9.10.14.4.-A WHEN THE LIMITING DISTANCE (to the lane C.L.)6m and the Maximum Total Area of Exposing Building Face= 791.2 SQ.FT = 73.5 SQ.M
,THE Maximum Aggregate Area of Unprotected Openings SHOULD BE 45.5%OR LESS
Unprotected OpeningAREA= 50 SQ.FT(4.6 SQ.M) (4.6/74.2)x100=6.2% (Compliant)

EXTERIOR MATERIALS:

1 PROPOSED DARK ROOFING SHINGLE
2 PROPOSED GRAY SIDING PANEL
3 FLASHING



1
A.05

GARAGE MAIN ELEVATION
SCALE:3/8"=1' 0"

GENERAL NOTES:
1-GENERAL CONTRACTOR TO VERIFY THE SITE MEASUREMENTS PRIOR TO CONSTRUCTION TO MAKE SURE IT IS MATCHING THE DRAWINGS
2-ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SITE CONDITIONS GC HAS TO COORDINATE WITH THE CONSULTANT

KEY PLAN:

No.	Description	Date
	ISSUED FOR BP APPROVAL	
0	ISSUED FOR DP APPROVAL	26,08,2026

REVISIONS

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

Project
GARAGE AND BACKYARD SUIT

LOCATION
5032 MARYVALE DR NE, CALGARY, AB

Title
GARAGE MAIN ELEVATION

File Name
GARAGE AND BACKYARD SUIT

Date Created
JUN 30 , 2026

Prototype Version

Project Number
240503

Consultant
SA

Drawn By
SA

Scale
3/8"=1'-0"

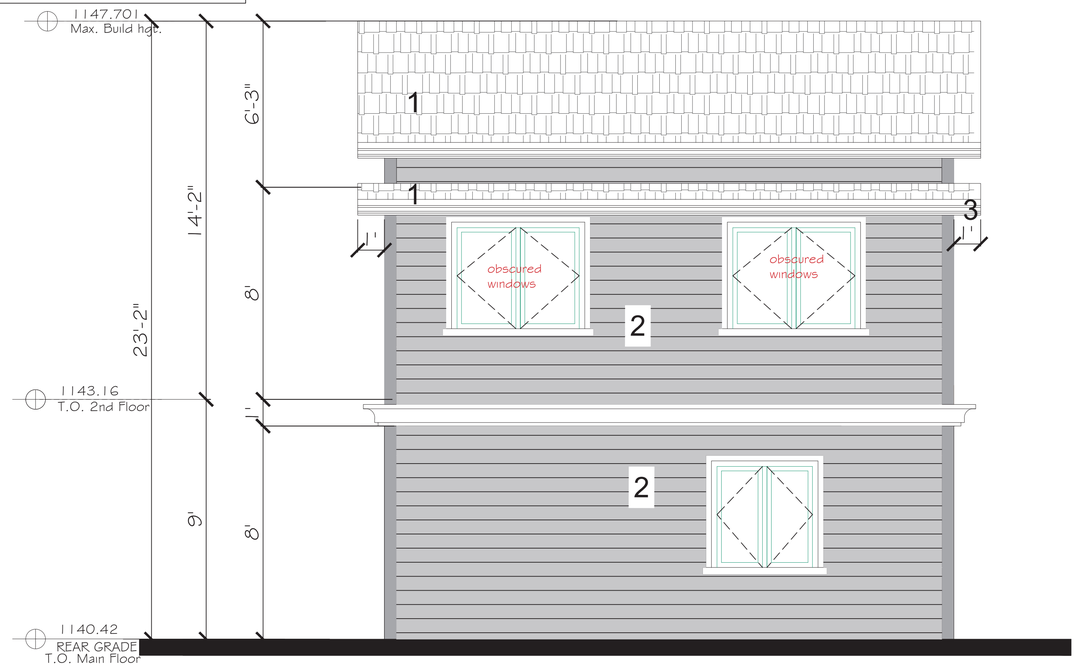
Page Number
A.05

REVISION
0

AS PER 9.10.14.4.-A WHEN THE LIMITING DISTANCE(T0 THE PROPERTY LINE) 2.9m and the Maximum Total Area of Exposing Building Face= 362.4 SQ.FT = 33.6 SQ.M
,THE Maximum Aggregate Area of Unprotected Openings SHOULD 24.6%OR LESS
Unprotected Opening= 56 SQ.FT(5.2 SQ.M) (5.2/33.6)x100=15.4% (Compliant)

EXTERIOR MATERIALS:

1 PROPOSED DARK ROOFING SHINGLE
2 PROPOSED GRAY SIDING PANEL
3 FLASHING



1/A.06 SIDE(LEFT) ELEVATION
SCALE:3/8"=1' 0"

GENERAL NOTES:
1-GENERAL CONTRACTOR TO VERIFY THE SITE MEASUREMENTS PRIOR TO CONSTRUCTION TO MAKE SURE IT IS MATCHING THE DRAWINGS
2-ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SITE CONDITIONS GC HAS TO COORDINATE WITH THE CONSULTANT

KEY PLAN:

No.	Description	Date
	ISSUED FOR BP APPROVAL	
0	ISSUED FOR DP APPROVAL	26,08,2026

REVISIONS

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

Project
GARAGE AND BACKYARD SUIT

LOCATION
5032 MARYVALE DR NE, CALGARY, AB

Title
GARAGE SIDE ELEVATION

File Name
GARAGE AND BACKYARD SUIT

Date Created
JUN 30 , 2026

Prototype Version

Project Number
240503

Consultant
SA

Drawn By
SA

Scale
3/8"=1'-0"

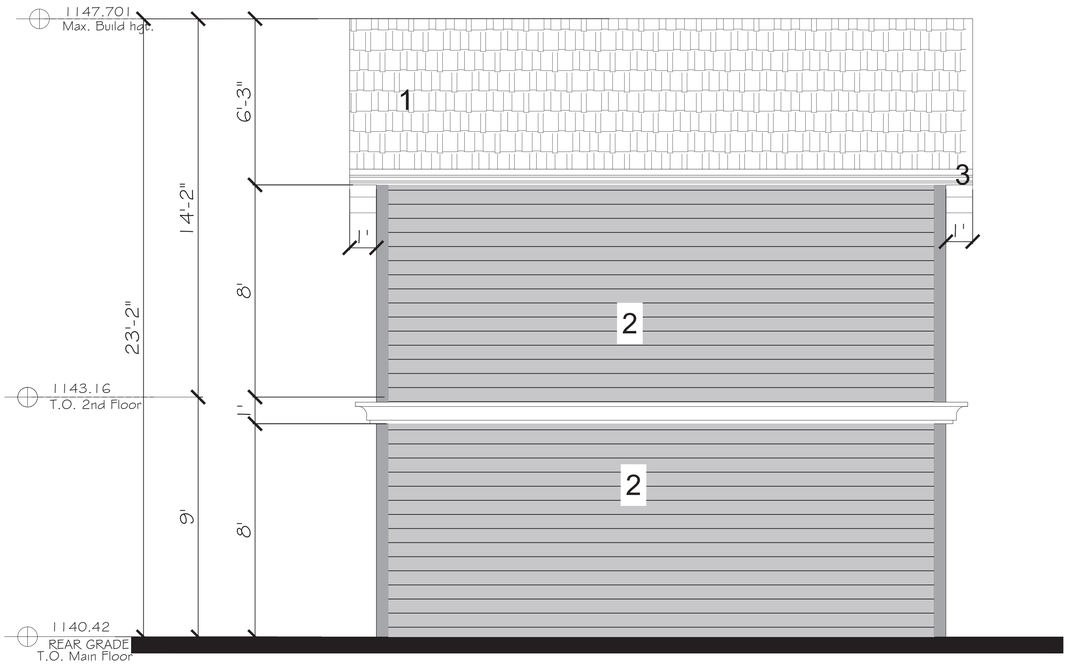
Page Number
A.06

REVISION
0

AS PER 9.10.14.4.-A WHEN THE LIMITING DISTANCE(T0 THE PROPERTY LINE) 1.3 m and the Maximum Total Area of Exposing Building Face= 362.4 SQ.FT = 33.6 SQ.M
,THE Maximum Aggregate Area of Unprotected Openings SHOULD 7.6%OR LESS
Unprotected Opening= O SQ.FT(OSQ.M) 0% (Compliant)

EXTERIOR MATERIALS:

1 PROPOSED DARK ROOFING SHINGLE
2 PROPOSED GRAY SIDING PANEL
3 FLASHING
FLASHING



1
A.07
SIDE (RIGHT) ELEVATION
SCALE:3/8"=1' 0"

GENERAL NOTES:
1-GENERAL CONTRACTOR TO VERIFY THE SITE MEASUREMENTS PRIOR TO CONSTRUCTION TO MAKE SURE IT IS MATCHING THE DRAWINGS
2-ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SITE CONDITIONS GC HAS TO COORDINATE WITH THE CONSULTANT

KEY PLAN:

No.	Description	Date
	ISSUED FOR BP APPROVAL	
0	ISSUED FOR DP APPROVAL	26,08,2026

REVISIONS

Project
GARAGE AND BACKYARD SUIT

LOCATION
5032 MARYVALE DR NE, CALGARY, AB

Title
GARAGE SIDE ELEVATION

File Name
GARAGE AND BACKYARD SUIT

Date Created
JUN 30 , 2026

Prototype Version

Project Number
#
240503

Consultant
SA

Drawn By
SA

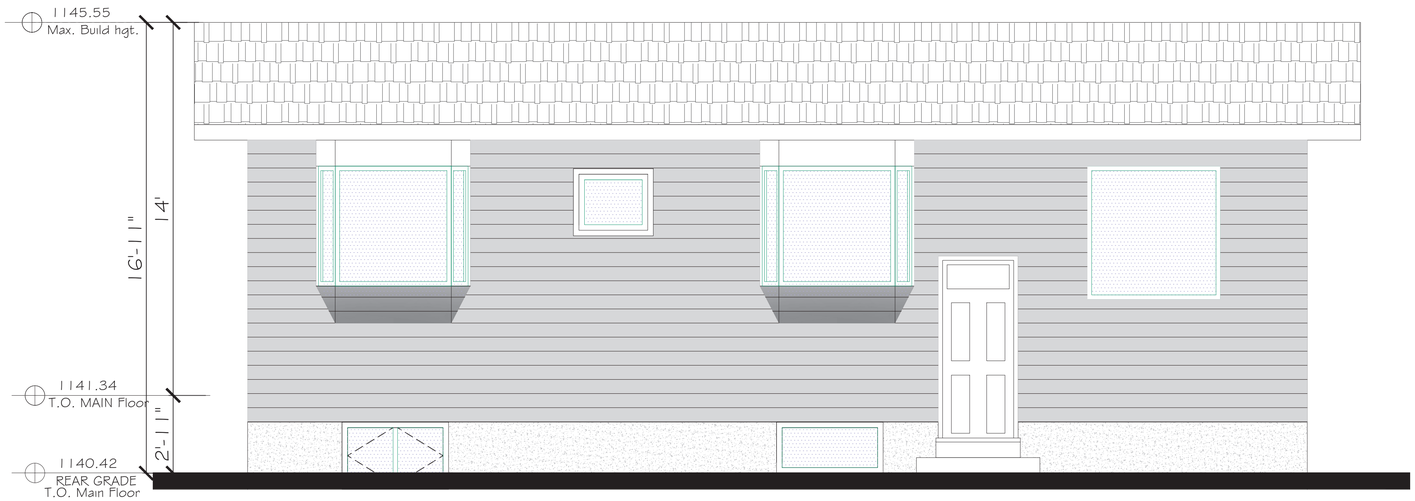
Scale
3/8"=1'-0"

Page Number
A.07

REVISION
0

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

AS PER 9.10.14.4.-A WHEN THE LIMITING DISTANCE(TO THE IMAGINARY PROPERTY LINE)
3.8 m and the Maximum Total Area of Exposing Building Face= 497 SQ.FT = 46.1 SQ.M
,THE Maximum Aggregate Area of Unprotected Openings SHOULD BE 41.3%OR LESS
Unprotected Opening= 100 SQ.FT = 9.2 SQ.M ,(9.2/46.1)x100=20%(Compliant)



1 / A.08 MAIN HOUSE WALL FACING THE BACK YARD SUIT
SCALE:3/8"=1' 0"

GENERAL NOTES:
1-GENERAL CONTRACTOR TO VERIFY THE SITE MEASUREMENTS PRIOR TO CONSTRUCTION TO MAKE SURE IT IS MATCHING THE DRAWINGS
2-ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SITE CONDITIONS GC HAS TO COORDINATE WITH THE CONSULTANT

KEY PLAN:

No.	Description	Date
	ISSUED FOR BP APPROVAL	
0	ISSUED FOR DP APPROVAL	26,08,2026

REVISIONS

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

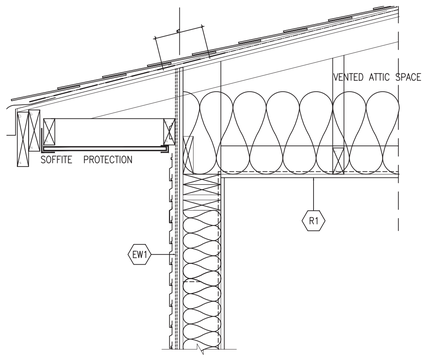
Project
GARAGE AND BACKYARD SUIT

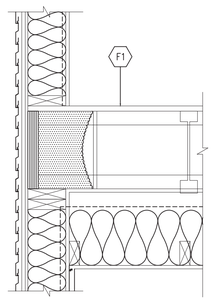
LOCATION
5032 MARYVALE DR NE, CALGARY, AB

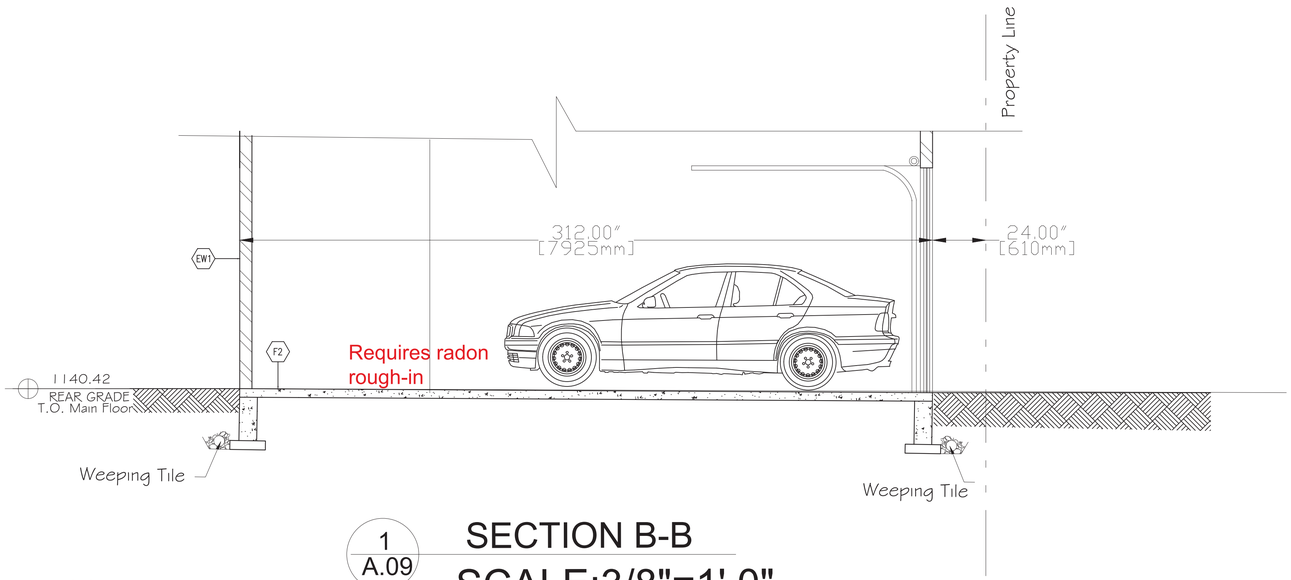
Title
MAIN HOUSE ELEVATION

File Name
GARAGE AND BACKYARD SUIT

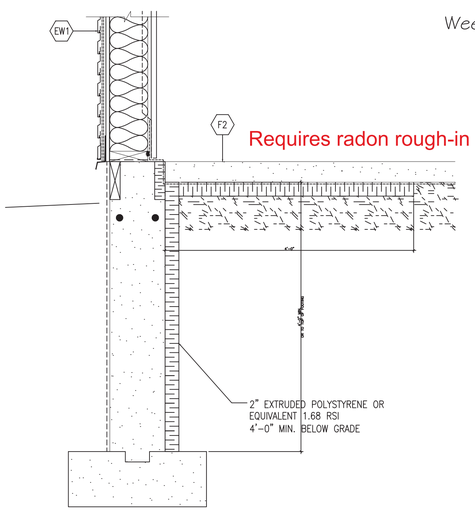
Date Created	Prototype Version	
JUN 30 , 2026		
Project Number	Page Number	REVISION
# 240503 / Consultant SA	A.08	0
Drawn By SA / Scale 3/8"=1'-0"		







1 A.09 SECTION B-B
SCALE:3/8"=1' 0"



2 A.09 SECTION A
SCALE: N.T.S

GENERAL NOTES:
1-GENERAL CONTRACTOR TO VERIFY THE SITE MEASUREMENTS PRIOR TO CONSTRUCTION TO MAKE SURE IT IS MATCHING THE DRAWINGS
2-ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SITE CONDITIONS GC HAS TO COORDINATE WITH THE CONSULTANT

KEY PLAN:

	ISSUED FOR BP APPROVAL	
0	ISSUED FOR DP APPROVAL	26,08,2026
No.	Description	Date

REVISIONS

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

Project
GARAGE AND BACKYARD SUIT

LOCATION
5032 MARYVALE DR NE, CALGARY, AB

Title
SECTIONS

File Name
GARAGE AND BACKYARD SUIT

Date Created JUN 30 , 2026	Prototype Version
Project Number # 240503	Consultant SA
Drawn By SA	Scale 3/8"=1'-0"
Page Number A.09	REVISION 0