REPORT TO THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD

DATE: November 26, 2026	**APPEAL NO.: SDAB2026-0117** **FILE NO.: DP2026-01095**
APPEAL BY: Curt Rohm	
FROM A DECISION OF THE DEVELOPMENT AUTHORITY where a **New: Townhouse (1 building), Secondary Suite (4 suites), Accessory Residential Building (garage)** **was approved at <u>525 22 Avenue NE.</u>**	**LAND USE DESIGNATION: R-CG** **Discretionary**
COMMUNITY OF: Winston Heights/Mountview	**DATE OF DECISION: June 25, 2026**
APPLICANT: JOHN TRINH & ASSOCIATES	**OWNER/S: DAN DUY NGUYEN & HOA CONG TRAN**

The Board opened the hearing on August 18, 2026 with consideration of procedural and jurisdictional issues. The Board adjourned the hearing to November 26, 2026. This is the interim report which contains a by-law check of discrepancies submitted by the Development Authority as per the Board's direction.

<u>Notes:</u>

- 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]	525 22 AV NE
Development Permit/Subdivision Application/File Number [required]	DP2026-01095
Name of Appellant [required]	Curt Rohm
Agent Name (if applicable)	
Street Address [required]	610 22 Avenue Northeast
hdnFullAddress	610 22 Avenue Northeast Calgary AB T2E 1V2
City [required]	Calgary
Province [required]	Alberta
Postal Code [required]	T2E 1V2
Residential Phone # [required]	(780) 298-3545
Business Phone #	
Email Address [required]	curt.rohm@outlook.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.

Jul 22, 2026

10:32:15 PM

SDAB2026-0117

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]	Non-compliance with established development approval methodology for similar developments in the exact neighborhood. Errors in the review and consideration of public comments. Failure to ensure contextual compatibility with the established character of surrounding properties. Adverse impacts on safety and privacy.

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

Estimated Presentation Time	1 Hour
Will you be using an agent/legal counsel? [required]	No
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?	Filing of Materials is to include support material, including a petition that was drafted personal information from local residents including, immediate neighbots.
Do you anticipate bringing any witnesses/experts to your hearing? [required]	Yes
If yes, how many will you be bringing?	6

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	2026-07-22 22:29:41 MST

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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.

Cody, Kimberly

From: curt rohm <curt.rohm@outlook.com>
Sent: Monday, August 10, 2026 6:39 AM
To: Calgary SDAB Info
Subject: [External] Re: SDAB2026-0117 (525 22 Avenue NE, DP2026-01095) - Written Submission
Attachments: SDAB2026-0117 Notice of Hearing.pdf; Curt Rohm 780 298 3545 SDAB2026-0117 August 10th.pdf

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

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

Hello,

Please see the attached written material for the scheduled hearing for SDAB2026-0117 on August 18th.

Thank you,

Curt Rohm

From: Calgary SDAB Info <Info@calgarysdab.ca>
Sent: Friday, July 24, 2026 12:02 PM
Cc: Calgary SDAB Info <Info@calgarysdab.ca>
Subject: Notice of Hearing: SDAB2026-0117 (525 22 Avenue NE, DP2026-01095)

Hello,

Please see the attached documents pertaining to the upcoming Procedural & Jurisdictional hearing for **SDAB2026-0117**.

If you wish to participate in the hearing, you may do so by visiting our website at www.calgarysdab.ca. The video conference link, phone in number and access code are located at the bottom of our homepage and are also available on the Upcoming Meetings page.

Thank you,

Calgary SDAB Administration
Calgary Subdivision and Development Appeal Board
Office: 4th floor, Deerfoot Junction 3 Building (DJ3) 1212 - 31 Avenue N.E
Contact: **T** 403.268.5312| **E** info@calgarysdab.ca | **W** www.calgarysdab.ca
Mail: PO Box 2100, Station M, Mail Code: #8110, Calgary, AB T2P 2M5

Subdivision & Development APPEAL BOARD

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.

Subdivision & Development APPEAL BOARD

NOTICE OF HEARING
APPEAL NUMBER: SDAB2026-0117

July 24, 2026

Please be advised that the following appeal has been filed with the Calgary Subdivision and Development Appeal Board (the "SDAB"):

Appeal Number: SDAB2026-0117
525 22 Avenue NE. New: Townhouse (1 building), Secondary Suite (4 suites), Accessory Residential Building (garage). Appeal against an approval. DP2026-01095

As the appellant, applicant, property owner, subdivision or development authority, and/or owner of nearby property, you are entitled to participate in this hearing. The details are as follows:

Hearing Details	
Date:	**Tuesday, August 18, 2026**
Time:	**9:30 a.m.** (This is the earliest time this appeal will be heard. The start time may be delayed depending on the SDAB's case load for that day.)

How to Participate

This hearing will be conducted by video conference using Microsoft Teams. If you are unable to participate by video conference, you may participate by telephone instead. The video conference link, phone-in number and participant access code are available on the SDAB's website at www.calgarysdab.ca.

Registering to Participate

If you plan to participate in the hearing, we encourage you to register in advance. You can register by emailing your contact information and the appeal number at the top of the page to the SDAB office at info@calgarysdab.ca or by calling 403-268-5312.

The Hearing Process

The hearing will begin with a determination of any preliminary procedural or jurisdictional issues. Procedural issues relate to the management of this appeal, including scheduling future hearing dates, setting timelines for submitting materials, and identifying participants. If the hearing has opened before the end of the appeal period, more than one session to address preliminary or jurisdictional issues may be required. Jurisdictional issues concern the SDAB's authority to decide the appeal. All parties are encouraged to notify the SDAB and each other in advance of any procedural or jurisdictional issues which they intend to raise.

Following the determination of any preliminary issues, the SDAB may schedule the hearing to continue on a later date. The SDAB may also deal with some or all of the issues in the appeal on the first date, so it is important for you to come to the first meeting prepared to present your case.

Subdivision & Development APPEAL BOARD

CALGARY.CA/SDAB

Submitting Materials

All evidence, reports, photographs, written arguments, and other materials the parties wish to refer to must be submitted to the SDAB before the hearing.

If you wish to refer to materials at the first meeting, those materials must be filed with the SDAB no later than **noon on Monday, August 10, 2026**.

If, following determination of any preliminary issue, the SDAB schedules the appeal to continue on a later date, the SDAB will set a deadline for all additional materials to be filed.

All parties are encouraged to provide each other directly with copies of the materials which they file with the SDAB.

You can submit materials as follows:

- By email at info@calgarysdab.ca;
- In person at the SDAB's office during office hours at 4th Floor, 1212 31 Avenue NE, Calgary, AB; or
- By leaving them in the SDAB's drop box at 1st Floor, 1212 31 Avenue NE, Calgary, AB.

Materials should be marked with your name and contact information, the appeal number, and the date they are being submitted.

All materials the SDAB receives will be included in a public report which will be posted on the SDAB's website at www.calgarysdab.ca and can also be viewed at the SDAB's office.

More Information

You are encouraged to review the SDAB's Procedural Guidelines and other resources which are available on the SDAB's website at www.calgarysdab.ca.

PRIVACY NOTICE: The SDAB 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 SDAB. Any written or verbal submissions to the SDAB, 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 SDAB's website as part of a public report) and may be referenced in the SDAB's publicly available written decision. The SDAB 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 SDAB in accordance with the SDAB'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.

SDAB2026-0117 - Procedural and Jurisdictional Hearing

Re: DP2026-01095 — 525 22 Avenue NE
Hearing Date: August 18, 2026

I am half owner and resident of **610 22 Avenue NE**, approximately 93 metres east from the proposed development at 525 22 Avenue NE.

I am asking the Board to recognize me as an affected person and allow a merit hearing to proceed.

Affected Person

I understand that the Board considers affected-person status based on the circumstances of each case. My home is near to the development, on the same street and within the immediate area that will be affected by the development based on the known units and suites.

My concerns include:

- parking and traffic;
- building height, massing and visual impact;
- privacy and overlook;
- mature trees and green space;
- safety
- the existing and growing residential character of the block

Within the context of this specific location, building type, design and other ongoing or already constructed developments.

These concerns are based on my own home and its proximity to the proposed development, rather than a general objection to development.

Before deciding to file this appeal, I also spoke with a number of residents living immediately around the property, including neighbours **across from and behind and nearer to the site**. Through those conversations, I learned that multiple residents were opposed to this development, some of whom signed a letter with their concerns which was submitted during the public commenting period. There was a sense of discouragement by the information and response they received as if any further action was pointless.

I am not relying on those signatures or actions to establish my own affected-person status or claim justification for this appeal. I mention them because they confirmed that the concerns exist with residents in nearer proximity to this property parallel to my own.

I understand that my property is outside the SDAB's usual 60-metre notification distance. However, I understand that affected-person status is determined on a case-by-case basis, and I respectfully ask the Board to consider my circumstances.

August 18 Procedural Hearing

I understand that the August 18 hearing is primarily procedural and jurisdictional and that the merits of the development may be dealt with at a later hearing or requested during this hearing.

The Development Authority report is not scheduled to be released until **August 12, 2026**, only six days before this hearing. I therefore have not attempted to fully address the merits of the application at this stage.

I respectfully ask that I be allowed to **supplement this submission after reviewing the Development Authority report and complete application materials**.

I also ask that reasonable time be provided to review those materials and prepare for the merits hearing.

My Requests

At the August 18 hearing, I respectfully ask the Board to:

1. Recognize me as an affected person;
2. Allow me to participate in the subsequent merits hearing;
3. Permit me to supplement my submission after reviewing the Development Authority report and complete application materials;
4. Establish reasonable timelines for the merits hearing and exchange of materials; and
5. Provide any other procedural directions the Board considers appropriate.

I oppose approval of DP2026-01095 and reserve my detailed comments on the development itself until I have reviewed the Development Authority report and complete application.

Thank you for considering my submission.

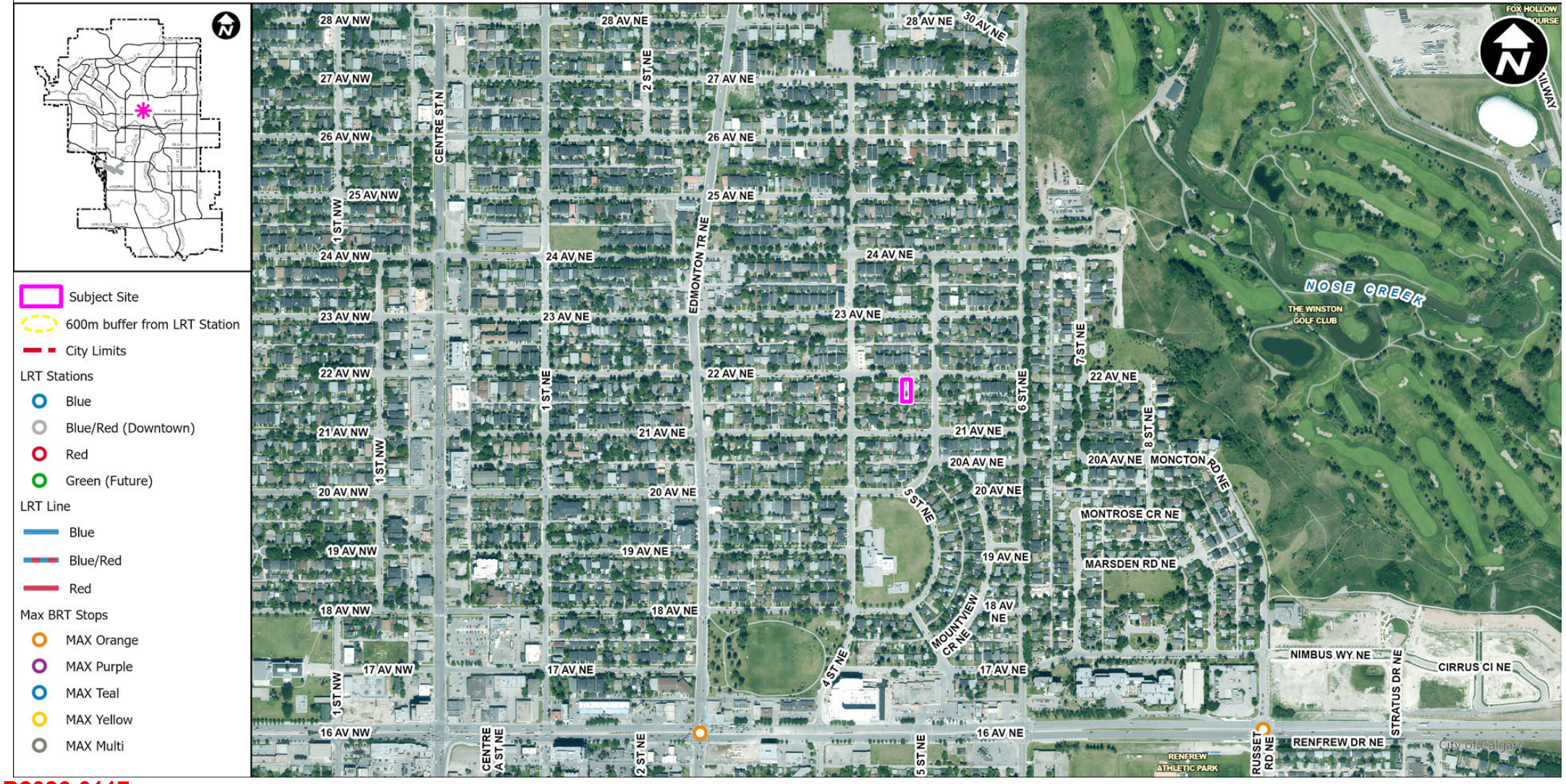
Respectfully submitted,

Curt Rohm
Owner and Resident
610 22 Avenue NE

Curt.rohm@outlook.com

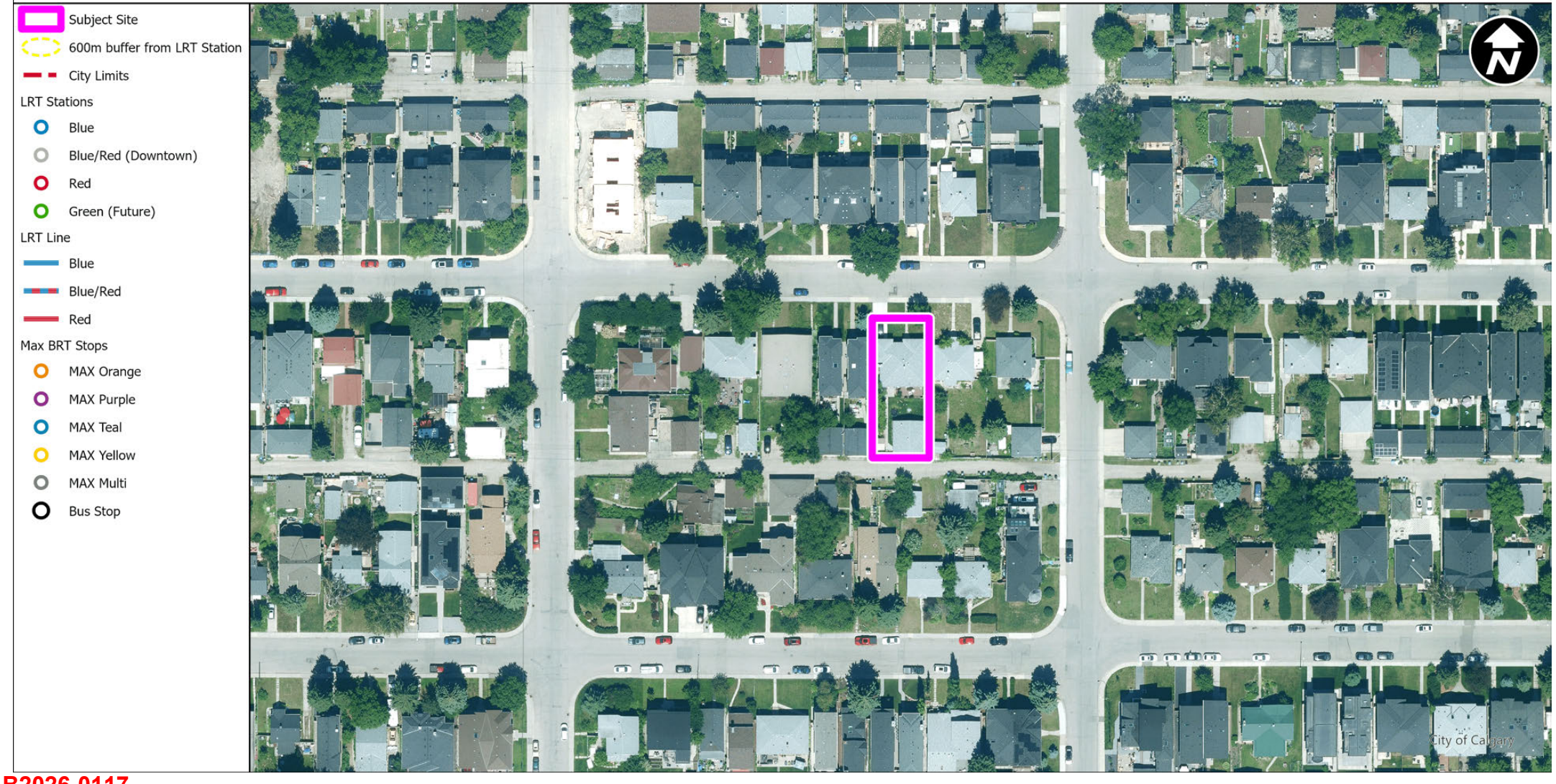
780 298 3545

Community Context SDAB2026-0117

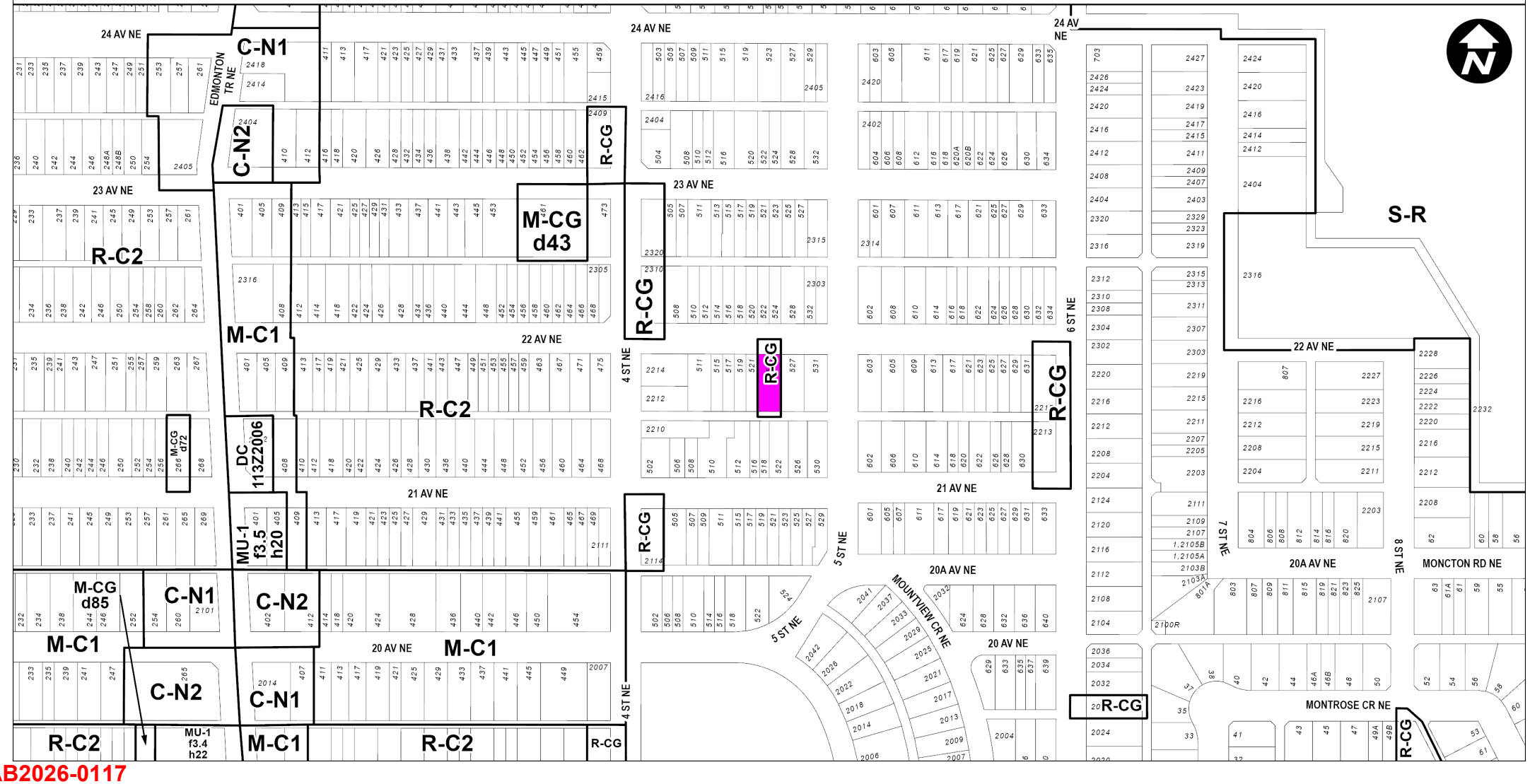


SDAB2026-0117

Site Context SDAB2026-0117

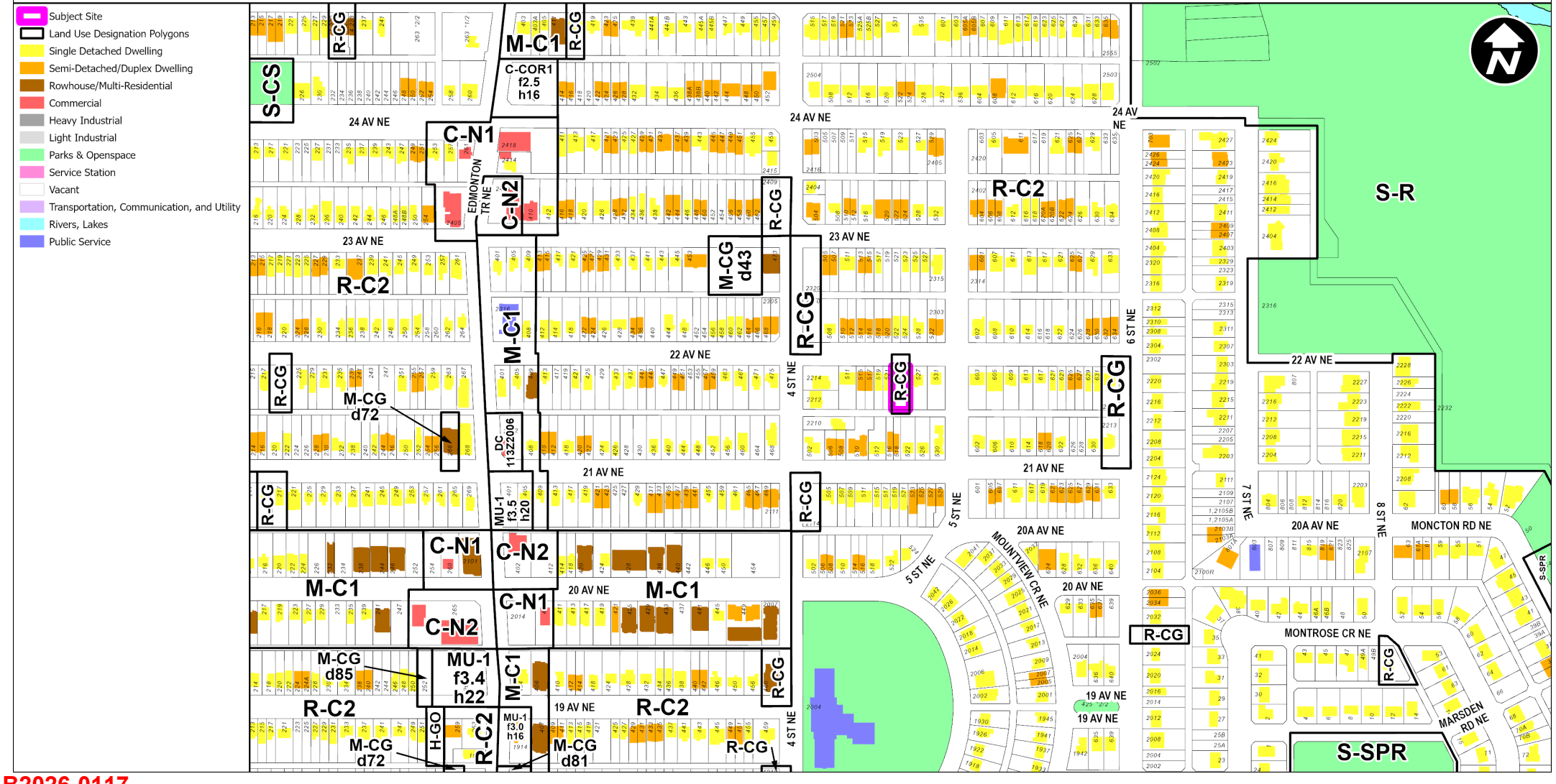


Land Use Districts SDAB2026-0117



SDAB2026-0117

Surrounding Land Use SDAB2026-0117



SDAB2026-0117

June 25, 2026

JOHN TRINH & ASSOCIATES
John Trinh
[redacted]

Dear Applicant:

RE: Notification of Decision: DP2026-01095
Subject: New: Townhouse (1 building), Secondary Suite (4 suites), Accessory Residential Building (garage)
Address: 525 22 AV NE

This is your notification of decision by the Development Authority to approve the above noted application on June 25, 2026.

Read all of the Permanent Conditions of approval carefully as they form part of the approval decision. The Prior to Release Requirements must be met to the satisfaction of the Development Authority before your Development Permit will be released to you. The Permanent Conditions 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 June 25, 2028 or the development permit shall cease to be valid. The decision will be advertised beginning July 2, 2026 at www.calgary.ca/publicnotices, which is the start of the mandatory 21-day appeal period. This appeal period will conclude at midnight July 23, 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, and the Prior to Release conditions have been met, your Development Permit will be released. Should you require clarification of the above or further information, please contact me at (587) 897-1059 or by email at Steven.Kunz@calgary.ca and assist me by quoting the Development Permit number.

Yours truly,

Steven Kunz
Planner 1
Planning and Development
Attachment(s)

June 25, 2026

JOHN TRINH & ASSOCIATES
John Trinh
[redacted]

[redacted]

Dear Applicant:

RE: Notification of Decision: DP2026-01095
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Yours truly,

Steven Kunz
Planner 1
Planning and Development
Attachment(s)

SDAB2026-0117

DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

DP2026-01095

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

525 22 AV NE

Community: **Winston Heights/Mountview** L.U.D.:**R-CG**

and legally described as:

1552W;3;5,6

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

New: Townhouse (1 building), Secondary Suite (4 suites), Accessory Residential Building (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: **June 25, 2026**

Development Authority: **Coleen Auld**

File Manager: **Steven Kunz** Release Date: _____

This permit will not be valid if development has not commenced by: June 25, 2028

This Development Permit was advertised on: **July 02, 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: **JOHN TRINH & ASSOCIATES**
Address: **222 17 AV SE**
City: **CALGARY, AB, T2G1H4**
Phone: [redacted]

SDAB2026-0117

DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

DP2026-01095

Complete Address and Legal Description listing for Development Permit DP2026-01095

Address Type	Address	Legal Description
Parcel	525 22 AV NE	**1552W;3;5,6**

SDAB2026-0117

Conditions of Approval – Development Permit

Application Number:	**DP2026-01095**
Application Description:	New: Townhouse (1 building), Secondary Suite (4 suites), Accessory Residential Building (garage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	525 22 AV NE
Community:	WINSTON HEIGHTS/MOUNTVIEW
Applicant:	JOHN TRINH & ASSOCIATES
Development Applications Review Team	
Planning:	STEVEN KUNZ 587.897.1059 Steven.Kunz@calgary.ca
Utility Engineering:	DAYNA FORSYTHE 587-228-3648 Dayna.Forsythe@calgary.ca
Mobility Engineering:	ENOCHDANIEL OKOROSOBO Enochdaniel.Okorosobo@calgary.ca

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

1. Submit a complete digital set of the amended plans in PDF format and a separate PDF that provides a point-by-point explanation as to how each of the Prior to Release conditions were addressed and/or resolved. The submitted plans must comprehensively address the Prior to Release conditions as specified in this document. Ensure that all plans affected by the revisions are amended accordingly. To arrange the digital submission, please contact your File Manager directly.

Utility Engineering

2. Amend the plans to:

   Utility Specialists - Water Servicing
   a. It is suggested that the service connection to the site be located where the existing driveway is already going to be dug up and rehabilitated.

SDAB2026-0117

Utility Specialists - Sanitary and Stormwater Servicing
a. Provide site grading details (complete with elevations) to confirm site stormwater does not drain into the neighboring parcels. Include top and bottom of wall elevations along the east and west property lines. Grades shown on the DP plans must match those on the approved DSSP.

3. Submit a Development Site Servicing Plan for review and acceptance from Utility Specialists, as required by Section 5 (2) of the Utility Site Servicing Bylaw 33M2005. Contact Utility Specialists for additional details. For further information, refer to the following:

   Development Site Servicing Plan Webpage
   https://www.calgary.ca/uep/water/specifications/water-development-resources/development-site-servicing-plans.html

   Development Site Servicing Plans CARL (requirement list)
   http://www.calgary.ca/PDA/pd/Pages/Permits/carl-building-development-permit-search.aspx

4. After the Development Permit is approved but prior to its release, the landowner shall execute an Off-Site Levy Agreement for the payment of off-site levies pursuant to Bylaw 1H2024. Should payment be made prior to release of the development permit, an Off-Site Levy Agreement will not be required. The off-site levy is based on a 2026 development approval date and was based on the following development type:

   Existing: 1 Single Detached Dwelling
   Proposed: 4 Grade Oriented Units

   Based on the information above, the preliminary estimate is $13,836.00.

   To obtain an off-site levy agreement or for further information, contact the Infrastructure Strategist, Development Commitments at 587-215-6253 or email Yunpeng.Qin@calgary.ca or email offsitelevy@calgary.ca.

Mobility Engineering

5. Remit a performance security deposit (certified cheque, bank draft, letter of credit) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Unit. The amount of the deposit is calculated by Roads and is based on 100% of the estimated cost of construction.

   The developer is responsible to arrange for the construction of the infrastructure with their own forces and to enter into an Indemnification Agreement with Roads at the time of construction (the security deposit will be used to secure the work).

   Roads
   a. Closure and removal of existing driveway crossings [and curb cuts] on (22 AVENUE NE),
   b. Construction of new sidewalks (1.5m [1.61m actual width] MONOLITHIC sidewalk along 22 AVENUE NE - Residential Street),

c. Construction of new curb and gutter adjacent to (22 AVENUE NE - Residential Street),
d. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel,

*** This application may be eligible for The City of Calgary's Missing Middle Sidewalk Incentive Program. More details are located in the following Advisory conditions of this document.**
The City of Calgary - Missing Middle Sidewalk Incentive Program

6. Remit payment (certified cheque, bank draft) for any required street light adjustments or upgrades adjacent to the site along (22 AVENUE NE) within the public right-of-way to address the requirements of the Roads Business Unit. The amount is calculated by Roads the respective Business Unit and is based on 100% of the estimated cost of construction.

   The developer is responsible to coordinate the timing of the construction by City forces. The payment is non-refundable.

Permanent Conditions

The following permanent conditions shall apply:

Planning

7. All rules of Land Use Bylaw 1P2007 apply, subject to any relaxations approved by the Development Authority in this development permit.

8. 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.

9. 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.

10. 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.

11. When the main floor is constructed, submit the surveyed geodetic elevation to Geodetic.Review@Calgary.ca

12. Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact the Development Inspector Jackie Swartz at 403-620-3216 for an inspection.

    Any surface or subterranean damage to public parks resulting from the installation of building construction tiebacks or other construction practices requires remediation at the developer's expense, to the satisfaction of the Director, Parks. All materials associated with the encroachments must be removed and any subterranean and surface disturbances to the parcel must be remediated. All site remediations must be approved by the Parks Development Inspector. Contact the Development Inspector for an inspection.

13. No stockpiling or dumping of construction materials is permitted on the adjacent boulevard.

14. In order to ensure the integrity of existing public trees and roots, construction access is only permitted through the rear lane and outside the dripline of public tree(s), per the approved Tree Protection Plan.

15. Public trees located on the boulevard adjacent to the development site shall be retained and protected unless otherwise authorized by Urban Forestry. Prior to construction, install a temporary fence around the extent of the branches ("drip line") and ensure no construction materials are stored inside this fence.

16. In order to ensure the integrity of existing public trees and roots, no grade changes are permitted in the boulevard within the drip lines of the trees.

17. In order to ensure the integrity of existing public trees and roots, there shall be a minimum 3 metre separation, ideally the full length of the canopy, between the trunk and any new/proposed structures, (i.e. driveways and walkways).

18. Tree protection information given as per the approved development permit does not constitute Tree Protection Plan approval. Tree Protection Plan approval must be obtained separately through Urban Forestry. Visit www.calgary.ca, call 311, or email tree.protection@calgary.ca for more information.

Utility Engineering

19. For all soil disturbing projects, the developer, or their representative, shall designate a person to inspect all erosion and sediment control practices a minimum of every seven (7) days and during, or within 24 hours of, the onset of significant precipitation (> 12 mm of rain in 24 hours, or rain on wet or thawing soils) or snowmelt events. Note that some practices may require daily or more frequent inspection. Erosion and sediment control practices shall be adjusted to meet changing site and winter conditions. The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: www.calgary.ca/ud (under publications).

20. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment and Protected Areas and The City of Calgary (311).
b. on City of Calgary lands or utility corridors, The City of Calgary, Climate and Environment (Contaminated Sites Section) must be immediately notified (311).

21. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Coordinator, Utility Specialists.

22. The grades indicated on the approved Development Site Servicing Plan must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.

23. After approval of the Development Permit but prior to issuance of a Development Completion Permit or any occupancy of the building, payment shall be made for off-site levies pursuant to Bylaw 1H2024.

Mobility Engineering

24. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Development Engineering. All work performed on public property shall be done in accordance with City standards.

25. All encroachments located within the bylaw setback / City road right-of-way / corner cut area shall be removed at the owners expense within 30 days of the City of Calgary giving notice.

26. Indemnification Agreements are required for any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas 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

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

27. 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.

28. 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.

29. 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.

30. 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.

31. A preliminary review for compliance with the National Building Code 2023 Alberta Edition has been completed based on the Development Permit Application Drawings. A Building Permit shall be obtained from the Development Approvals and Building Safety Division before construction/change of use occupancy, a Building Permit IS required

    *There are Code compliance issues that may delay or impede your Building Permit Application.

    1. As the basements are intended for secondary suites, 9.10.11.2.(2) requires a firewall to allow this building to fall under 9.10.15. Otherwise, this building shall be constructed per 9.10.14. See articles 9.10.11.3. and 3.1.10. for the construction of Firewalls. If constructed to 9.10.14. then complete professional involvement will be required.

    *If the firewall is parallel to the street, the rear building will be required to be sprinklered.

    2. SPV-006 Firewall in Row House w/ Secondary Suites.
    Optionally an applicant can submit using this Standing Posted Variance in the design of rowhouses requiring Firewalls. Where referenced as (SPV-006) within

the building permit conditions, this Variance shall be applicable to the address of the building permit.

***Acceptable method of Variance: SPV-006 (Exit Stairs from basement.)
Where a design incorporates the fire safety features as identified below, a firewall required by Division B 9.10.11.2.(2) need not be provided.
1.Fire Separations for Exits
a) Where an exit is located in a house with a secondary suite including their common spaces, the exit shall be separated from adjacent floor areas with a fire separation,
b)have a fire-resistance rating not less than 45 min., or
c) that is not required to have a fire-resistance rating if the building is sprinklered

3. SPV-003 Construction Of Exposed Building Face
This variance addresses the area and location of the exposing building face of single storey detached garages and other storage or accessory buildings classified as Group F, Division 3 - Low Hazard industrial occupancies, serving multi-dwelling buildings governed by Division B Sub Section 9.10.15 in relation to Article 9.10.14.5.(1) for the construction of exterior walls of the Group F, Division 3 buildings, where these buildings do not directly serve the dwelling units which they face.

Optionally an applicant can submit using the Standing Posted Variance in the design if accessory buildings in these cases. Where referenced as (SPV-003) within the building permit conditions, this variance shall be applicable to the address of the building permit.

32. The Streets Bylaw (20M88) and the Tree Protection Bylaw (23M2002) contain clauses intended to protect trees growing on Public Land. No person shall remove, move, cut, or prune a Public Tree or cause a Public Tree to be removed, moved, cut or pruned without prior written authorization from the Director, Parks. A copy of the bylaw can be found at www.calgary.ca. Parks does not permit the removal of public trees to facilitate development unless all options to retain and protect are exhausted.

33. If clearance pruning of public trees is required, Urban Forestry must be notified (minimum one weeks' notice) and an indemnified contractor must be used at the applicant's expense. Please contact Urban Forestry at 311 for more information.

Proposed building height may require pruning of the tree canopy.

34. Tree plantings within City of Calgary boulevards and/or right of ways are subject to approval from Utility Line Assignment and Parks. No person shall plant trees or shrubbery on City Lands without prior written authorization from the Manager, Parks and in the case of walkways, medians, boulevards, and road rights of way, without additional prior written authorization from the Manager, Development Engineering.

35. As part of the Tree Protection Bylaw, a Tree Protection Plan will be required when a development, construction activity, or a disturbance occurring on the City Boulevard is within 6 metres of a boulevard tree. For more information about submitting your tree protection plan visit www.calgary.ca and search protecting trees during construction and development; alternatively, call 311 or email

tree.protection@calgary.ca. Applicant is to apply for tree protection plan prior to demolition.

36. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. The Public Tree(s) adjacent to this development is/are valued at **$2,383.44**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.

37. Services should be shown on the plans in accordance with the Grade Slip granted by the City. If the servicing trench will be located within the dripline of an existing public tree, the applicant shall contact Urban Forestry or contact Development Site Servicing through 311 in attempt to avoid this conflict.

Utility Engineering

38. The developer is responsible for ensuring that:

a. The environmental conditions of the subject property and associated utility corridors meet appropriate regulatory criteria and appropriate environmental assessment, remediation, exposure control or risk management is undertaken.

b. Appropriate environmental assessment(s) of the property has been undertaken and, if required, a suitable Remedial Action Plan, Exposure Control Plan and/or Risk Management Plan has been prepared, reviewed and accepted by the appropriate regulatory agency(s) including but not limited to Alberta Environment and Protected Areas.

c. The development conforms to any reviewed and accepted Remedial Action Plan, Exposure Control Plan and/or Risk Management Plan.

d. All reports are prepared by a qualified professional in accordance with accepted guidelines, practices and procedures that include but are not limited to those in the most recent versions of the Canadian Standards Association and City of Calgary Phase I & II Environmental Site Assessment Terms of Reference.

e. The development is in compliance with applicable environmental approvals, for example from Alberta Environment and Protected Areas, Alberta Energy Regulator and/or Natural Resources Conservation Board; as well, any related setback requirements, and landfill setback requirements as set out in the Subdivision and Development Regulation.

If the potential for methane generation or vapours from natural or contaminated soils and groundwater has been identified on the property, the developer is responsible for ensuring appropriate environmental assessment(s) of the property has been undertaken and appropriate measures are in place to protect the building(s) and utilities from the entry of methane or other vapours.

Issuance of this permit does not absolve the developer from complying with and ensuring the property is developed in accordance to applicable environmental legislation.

39. A new water connection is required to service the development and is available from 22 AV NE.

40. Show details of servicing and metering on Development Site Servicing Plan. Provide adequate water meter locations (100mm or larger, room adjacent to an exterior wall; 50mm or less, label water meter location) where services enter building. If static pressure exceeds 550 kPa install pressure reducing device after meter.

41. Maintain a 3.0m separation between Enmax facilities (power poles, light standards, transformer pads, catch basins, etc.) with the proposed water service.

42. Redundant services are to be disconnected at the source and new service installed at the owners expense.

43. Each unit must be individually metered.

44. Ensure that the water service separation from the foundation wall or piles is:
a. 4.0m (100mm service or larger), or
b. 3.0m (50mm service or smaller), or
c. 2.0m when the foundation wall or piles extends vertically a minimum of 2.0m below the invert of the water pipe.

45. The applicant must apply for water and sewer connections as per City Standards.

46. A new sanitary connection is required to service the development and is available from 22 AV NE.

47. A new storm sewer connection is required to service this development and is available from 22 AV NE.

48. The allowable stormwater run-off coefficient shall be 50 L/s/ha.

49. The applicant is encouraged to explore and adopt stormwater volume control options for this development.

50. Surface ponding (trapped lows) should be designed to contain all the flow generated from the 100-year storm events.

51. Where possible, discharge of roof leaders should be directed onto grassed or pervious areas to help reduce the volume of runoff. Alternatively, the roof leaders may be directed to the on-site storm sewer system.

52. Storm Redevelopment Fees ($84 / m frontage) will be required at the service connection stage.

53. Ensure elevations of building slab and/or any building openings are 0.3m minimum above trap low spill elevations or the 100-year elevation, whichever is higher. The minimum grade within the lot adjacent to the trap low must be 0.3m higher than the 1:100-year elevation in the trap low or spill elevation, whichever is higher. This minimum grade must be achieved within a 6.0m distance from the common property line of the lot and the road right-of-way.

54. Weeping tile is required to tie to the storm sewer unless a qualified soils consultant has determined otherwise. The consultant shall use the criteria set out in Section 3.3.6.8 of the Stormwater Management & Design Manual. A letter with the appropriate elevations (in metric geodetic) and information will be required by Utility Specialists.

55. As per The City of Calgary Drainage Bylaw 37M2005, the developer, and those under their control, are responsible for ensuring that a Drainage Permit is obtained from Utility Specialists prior to discharging impounded runoff (caused by rainfall and/or snowmelt) seepage or groundwater from construction site excavations or other areas to a storm sewer. The developer, and those under their control, is responsible for adhering to all conditions and requirements stipulated in the Drainage Permit at all times. For further information, contact the Corporate Call Centre at 311 or visit http://www.calgary.ca/UEP/Water/Pages/Watersheds-and-rivers/Erosion-and-sediment-control/Report-and-Drawings-Templates-and-Guides.aspx (Drainage Permit applications can be downloaded from this website).

56. Stormwater emergency escape routes must be to a public roadway.

57. A minimum depth of 300mm topsoil for all sodded areas and 600mm for shrub and tree beds is to be used.

58. Developers can apply for reimbursement of construction costs up to $50,000 for on-site stormwater storage. Eligible developments are multi-residential or mixed-use with multi-residential components, with on-site stormwater storage in compliance with City requirements. Potential reimbursement from the Stormwater Incentive Program may be available. This program provides the potential for the repayment of the costs associated with onsite storage requirements. The Stormwater Onsite Storage Pilot project uses funds from the Housing Accelerator Fund to fund storage for residential developments. For more information and to apply please contact Stormwater@calgary.ca.
Please refer to the Stormwater Incentive Program website for more information.

59. No encroachments are permitted above or below grade in City rights-of-way.

60. For questions and concerns regarding waste storage facilities, refer to the Development Reviews: Design Standards for the Storage and Collection of Waste
Found at: http://www.calgary.ca/UEP/WRS/Pages/Commercial-Services/Development-Permits-Waste-Recycling.aspx

61. Waste storage enclosures and collection areas shall be maintained and clear of snow and ice.

62. Secondary suites may not be eligible to receive a separate set of waste and recycling containers from the City of Calgary. Suites are expected to share the waste storage with the associated primary dwelling unit.

Mobility Engineering

63. Motor Vehicle Parking Stalls - Maximum Slope

As per the City of Calgary Land Use Bylaw 1P2007 PART 3, DIV. 6, SEC. 122 (13), the maximum slope of a motor vehicle parking stall is 4.0% in any direction. Ensure that the drawings indicate this slope cannot exceed the maximum allowed in the Bylaw.

64. Door Swings on to Exterior Walkways / Paths of Travel within the Site

Where a door swing (eg. Garage man doors, Bicycle Parking Stalls - Class 1 doors, etc.) obstructs / hinders the use of the Exterior Walkways / Paths of Travel within the Site, ensure adequate measures are provided to minimize the potential hazard to pedestrians and guide them safely through.

65. Garage aprons at the parcel rear (South), must tie to the existing lane grades. Lane grades will be provided on the grade slip issued by Development Servicing. It is the responsibility of the developer, contractor, or homeowner to set the elevations of the garage slab based on the lot grading and to ensure that the garage is operationally accessible and that it ties to established lane grades. Lane grades are not to be altered without the approval of Roads, as per City of Calgary Streets Bylaw 20M88.

66. The City does not grant approval for the placement of underground irrigation sprinkler systems in City owned lands or boulevards that are adjacent to the development site and are installed at the developers risk. The City of Calgary will not assume liability or responsibility for repair or replacement in event it has been damaged or destroyed during construction on City owned lands or boulevards by city workers or its authorized contractors.

67. In accordance with the Encroachment Policy (9M2020) adopted by Council on March 16, 2020 , encroachments of retaining walls, planters, entry features, building projections, etc. are not permitted to extend into the City right-of-way. New encroachments that are a result of this development are to be removed at the developers expense. Encroachments are subject to approval by the Encroachment Administrator, Real Estate & Development Services.

68. In keeping with the principles of Crime Prevention Through Environmental Design (CPTED), landscaping and fencing materials adjacent to pedestrian routes are to be of a height that minimizes potential hiding places and maximizes visual surveillance of the pedestrian route.

69. **Missing Middle Sidewalk Incentive Program**

You may be eligible for The City of Calgary's newly launched Missing Middle Sidewalk Incentive Program! Through the Program, developers can receive financial support to offset the cost of sidewalk upgrades required for new rowhouse and townhouse projects. The City is allocating $4 million from the Housing Accelerator Fund to cover 50% of eligible sidewalk replacement costs, up to $500 per linear meter.

Eligibility:
- Projects within established communities, as indicated by the Balanced Growth Boundary Map of the Municipal Development Plan

- Rowhouse or townhouse developments (comprehensive townhouse sites are excluded)
- Projects with a Building Permit approved on or after Nov. 1, 2023 AND a Construction Completion Certificate issued on or after Aug. 1, 2025

Funding is provided after sidewalk construction is finished, upon application approval and submission of required documentation. Learn more at: The City of Calgary - Missing Middle Sidewalk Incentive Program

FILE: **DP 2026-01095**

DATE RECEIVED: March 6, 2026

Bylaw Discrepancies		
Regulation	**Standard**	**Provided**
None noted		

Calgary

APPLICATION FOR A DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

654500384-001
Taken By:

Application Date **Feb 27, 2026**

APPLICATION NO DP2026-01095

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: $1,246.00
Cart #:

Applicant: **JOHN TRINH & ASSOCIATES**
Address: **222 17 AV SE**
City: **CALGARY, AB, T2G1H4**
Phone: **4034728184**

Contact: **Trinh, John**
Phone: [redacted]
Fax:
e-mail:

Parcel Address: **525 22 AV NE**
Legal: **1552W;3;5,6**

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

Community: **WINSTON HEIGHTS/MOUNTVIEW**
Sec. Number: **27C** Ward: **04**

Description: **New: Townhouse Building (1 building), Secondary Suite (4 suites), Accessory Residential Building (garage)**

Gross Floor Area: 5457.77 feet - squared\r\nDwelling Units: 4

Proposed Development is: **Discretionary**

Proposed Use: **Townhouse**
Rowhouse Building
Secondary 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.

SDAB2026-0117

Development Permit Complete Application Requirement List

New Rowhouse, or Addition to Existing Rowhouse:

In the Developed Area

The following **Development Permit Complete Application Requirement List** outlines all of the information necessary to evaluate and provide a timely decision on your application. Only applications that are complete will be accepted. Applications and materials submitted must be clear, legible and precise. Plans submitted must be to a professional drafting standard. All plans must be clear of any previous approval stamps and/or notations. Please review the **Processing Times and Deemed Refusal** section.

NOTE: Building and Development Permit applications must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta's FOIP Act. Failure to follow this requirement may result in an incomplete application. If you consider the information to be personal, do not put it on the plans.

The Development Authority may require additional material considered necessary to properly evaluate the proposed development (as stated in Part 2, Section 26(3) of the Land Use Bylaw1P2007).

Processing Times and Deemed Refusals

Applicants are advised of their option under the Municipal Government Act to treat their application as being refused if the Development Authority fails to make a decision within 40 days of the application being accepted by the Development Authority, or at the expiry of an extended review timeframe specified by a time extension agreement between the Development Authority and Applicant. Time extension agreements must be initiated by the Applicant.

To exercise the "deemed refusal" option, an appeal to the Subdivision and Development Appeal Board must be filed within 14 days of the latest specified date for the review, or the right to an appeal is lost until such time as a decision is rendered on the application by the Development Authority.

SECTION 1: Applicant Details

❑ Property Owner ☒ Representing Owner

Applicant's Name:	Company Name (if applicable):
John Trinh	John Trinh & Associates Inc.
Applicant's Email:	Applicant's Phone Number (during business hours):
info@johntrinh.ca	[redacted]

NOTE: Correspondence and approval notification will be sent to only the applicant

SECTION 2: Project Details

Project Address: 525 22 Ave NE, Calgary, AB T2E 1V1

Cumulative gross floor area:	Addition	❑ ft² ❑ m²	New Building: 5,457.77	☒ ft² ❑ m²	
New dwelling units created:	☒ Yes	If yes, number of new dwelling units: 4	4		

SECTION 3: Required Items

1	A copy of the current **Certificate(s) of Title**
2	Current copies of any **Restrictive Covenants, Utility Rights-of-Way, Easements, or City Caveats** registered on the Title(s)

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3	**A Letter of Authorization*** from the registered owner of the land, their agent, or other persons having legal or equitable interest in the parcel. *You may use this sample letter of authorization template or you can provide your own letter, but it must contain all information indicated on the sample letter
4	**Colour Photographs** (minimum of four different views, label and identify each photograph) ▪ Site from front and rear ▪ Two adjoining parcels on either side ▪ Unique features and aspects of significance to development of the parcel ▪ Details of curbs, driveways, sidewalks, waste enclosures and overhead poles ▪ Indicate on a key plan or the site plan, the direction and location of photos
5	Development Permit fee (Fee Schedule)
6	Residential Grades fee, where applicable
7	Completed Site Contamination Statement
8	Completed Public Tree Disclosure Statement If public trees are identified one additional site plan may be required
9	Completed Abandoned Well Declaration
10	Completed Use Questionnaire *This is only required if there is a Commercial Use being proposed within the building or addition
11	Completed Climate Resilience Inventory form
12	**Applicant's Submission Planning Analysis**
	The purpose of the Planning Analysis is to provide key information about the project; information that cannot be communicated in a set of plans (i.e. the thought process behind the proposal). This information will reduce the number of conditions in the first Detailed Team Review form and speed up the application processing time. Where relevant, the Planning Analysis will be circulated to the Community Association for comment as part of the development permit circulation process. While this is **not a mandatory requirement**, we strongly encourage applicants to provide this key information. ▪ Provide an explanation of the proposal/project and how it fits with the surrounding context ▪ Identify and provide rationale for any variation from the relevant City of Calgary policies ▪ identify and provide rationale for any proposed relaxations to the Land Use Bylaw
Renderings	
13	**Rendering or Elevation for Notice Posting** At least one (1) **rendering** matching the specifications below, **OR** one (1) elevation of the proposed development **Note:** the purpose of this is to include a visual for the notice posting and is encouraged. This is discretionary upon discussions between the file manager and the applicant.

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Perspective:
- For single-building projects, the view must be:
  - From the perspective of the sidewalk across the street from the subject site's primary frontage;
  - From the perspective of the midpoint of the subject site's primary street frontage;
  - At a 90-degree angle, perpendicular to the sidewalk; and
  - From the perspective of 1.5 metres (average human eye-level) above the sidewalk; OR
- For multiple building projects, the rendering:
  - Should be from an aerial angle; and
  - Must show the entire project area.

Depiction must:
- Match site plans, landscape plans, and elevations with no removed nor additional items;
- Depict the exterior finishing materials of all parts of proposed and existing neighbouring buildings depicted accurately, including freestanding signs, and retaining walls visible in the frame;
  - Views through clear windows for proposed buildings may depict interiors, blinds, or curtains;
  - Views through clear windows for neighbouring buildings must be of blinds or curtains;
- Depict the landscaping and paving materials of all landscaped and paved areas visible in the frame;
- Depict trees and shrubs;
- Not depict people nor vehicles; and
- Have the lighting of September 21 at 4:00pm.

Technical Requirements:
- Be 2431 pixels in width by 2243 pixels in height, landscape view; and
- Be a Portable Graphics (.PNG) file.

Plans

14 One (1) copy of a **Site Plan**, including:
(preferred scale is Metric 1:100 or Imperial ¼" = 1'0")

North arrow, pointing to top or left of page

Municipal address (i.e. street address) and legal address (i.e. plan/block/lot)

All elements of plan labelled as **existing** or **proposed**

Plot and dimension property lines:
- Label existing and proposed
- Label parcel area in square meters

Easements, Utility Rights-Of-Way:
- Dimension (width, depth and location)
- Label type of easement and registration number)

Utilities on and adjoining the parcel (deep, shallow and overhead):
- Water, storm and sanitary sewer
- Gas
- Electrical
- Cable, telephone

If an abandoned gas or oil well is identified on the site, indicate the necessary setback area for each well

Plot Rights-of-Way setback lines required in Section 53, Table 1:
- Dimension depth of Rights-of-Way
- Dimension distance from Rights-of-Way to building

Floodway, Flood Fringe and Overland Flow:
- Indicated on the Floodway/Flood Fringe maps [Section 3 (c) & (d)]
- Dimension distance to buildings and structures

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Adjacent to parcel:
- City streets, label street names
- Sidewalks, City and public paths (Regional Pathway System)
- Curb cuts, medians and breaks in medians
- Existing and proposed pedestrian crosswalks
- Bus zones and bus shelters (including signage & route number)
- Light standards, utility poles, street signage, street furniture
- Paid parking equipment (parking meters, ticket dispensers, Pay-and-Display)

Dimension to property line:
- Back of sidewalk and curb
- Lip of gutter
- Width of sidewalk and public paths (Regional Pathway System)

Setbacks:
- Dimension front, side and rear building setbacks from property lines
- Draw, label and dimension required setback areas (as prescribed in the Land Use Bylaw)

Parcel and building coverage:
- Calculate area of each building (include all covered structures)

Location of all:
- Catch basins
- Utility poles
- Guy wires/pole anchors
- Hydrants, utility fixtures or boxes

Corner parcels only:
- Outline and dimension corner visibility triangle

Geodetic datum points/contours:
- All the corners of the parcel
- At the back of sidewalk or curb
- At primary corners of the building
- geodetic contours at 0.5 metres intervals including berming for site
- label existing and proposed geodetic datum points

Outline and dimension buildings:
- Projections and structures (bay windows, cantilevers, deck, window wells)
- Detached buildings and structures (sheds, garages)
- Mechanical equipment (parkade vents, air conditioners)
- Label existing and proposed buildings (or portions of buildings)
- Location of all openings (windows, doors, overhead doors)
- Label use area within the building (tenant locations)
- Label uses to be located in each use area (see uses listed under Use CARLs)

Gross Floor Areas (GFA is the total area of all above-grade floors) of:
- Proposed and existing buildings
- Each distinct use area in buildings (tenant location)
- Calculate Floor Area Ratio (FAR) (GFA divided by Parcel Area)

Density:
- Calculate number of existing and proposed units
- Calculate the density in units per hectare (UPH) (Units divided by Parcel Area)

Parking areas, drive aisles and circulation roads:
- Include curbs and sidewalks
- Crosswalks (provide detail if raised)
- Speed bumps (provide detail)
- Label all surface material of areas accessible by motor vehicles
- Dimension widths of all aisles and roads
- Provide details on vehicle circulation (direction of travel, signage and fire lanes)

Motor vehicle parking stalls:
- Dimension width and depth
- Dimension column size and distance between columns
- Dimension angle or parking stall (if less than 90 degrees)
- Location and size of wheel stop (provide next to sidewalk)

Driveways:
- Label proposed or existing
- Label curb cuts to be removed and rehabilitated
- Dimension length from back of curb or sidewalk
- Dimension width of driveway at throat and flare (adjacent to street)
- Dimension distance to adjoining driveways

Parking and loading area geodetic grades:
- Driveways grades and parkade ramp grades
- Detail any areas over 2 per cent slope

Internal sidewalks:
- Label surface material
- Dimension height from grade or parking areas
- Dimension width

Fencing:
- Label height (include height of retaining walls)
- Cross reference to an elevation (for each type of fence)

Retaining walls:
- Label height (provide height of fences on top of wall)
- Provide geodetic datum points at top and bottom of wall
- Cross reference to elevation (for each wall)
- If one metre in height or higher, provide engineered, stamped structural design drawings, including cross-sections
- Provide geodetic datum points of grade on each side of the wall (**NOTE:** height of retaining wall measured as the vertical difference between the ground levels on each side of the wall)

If trees are existing on public lands adjacent to the site:
- Specify the species of each tree (e.g. Green Ash, Colorado blue spruce, American Elm). Note that identification of deciduous or coniferous is not sufficient. If you require assistance in identifying the species of a tree, call 311 to obtain additional information.
- Diameter of each tree, measured at a height of 1.4 metres above the ground
- Estimated mature height of each tree (e.g. less than 3 metres, 3-6 metres, 6-9 metres, etc.)
- Location of the centre point of the trunk of each tree
- Outline of the "drip line" of each tree (i.e. the outline of the outer reach of the branches of the tree)

For R-CG districts only:
- indicate the outdoor private amenity space, along with the dimensions and total area.

Phasing for multi-building developments must be included:
- Outline areas encompassed by each phase
- Label the sequence of phasing

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15	**One (1) copy of Block Plan(s) including:** (preferred scale is Metric 1:100 ; *block plan and site plan may be combined if the site plan does not become cluttered)*
	North arrow, pointing to top or left of page
	Municipal address (i.e. street address) and legal address (i.e. plan/block/lot)
	All elements of plan labelled as **existing** or **proposed**
	Plot and dimension property lines
	Outline subject parcel
	Draw, label and dimension required setbacks
	Outline and dimension all buildings: ▪ Eaves, porches, projections and exterior walls ▪ Plot location of exterior openings (windows, doors, overhead doors) ▪ Label geodetic datum of roof peak of adjacent buildings
	Adjacent parcels: ▪ Indicate two parcels on either side of the subject parcel that are located on the same block face (total of four parcels) ▪ If there are fewer than two parcels on either side of the subject parcel, provide all the parcels on the block face ▪ Where a building is on a corner parcel, the block plan should extend to include the parcels on both streets within the block. ▪ If there are no buildings located on the parcels adjoining the subject parcel, plot all parcels to the closest two parcels with buildings contained in the block face (including the parcels containing the buildings)
16	One (1) copy of **Floor Plan(s)** (preferred scale is Metric 1:100 or Imperial scale, minimum 3/16"=1")
	Municipal address (i.e. street address) and legal address (i.e. plan/block/lot)
	All elements of plan labelled as **existing** or **proposed**
	Outline and dimension walls: ▪ Include exterior dimensions (dimension to centre line of common walls) ▪ Plot location of interior and exterior openings (windows, doors, overhead doors) ▪ Internal motor vehicle and bicycle parking, loading and waste collection facilities (see site plan requirements) ▪ Label use in each use area (tenant space) ▪ Label the purpose of spaces (e.g. Kitchen, living room, bathroom, interior/exterior stairways, mechanical rooms, meter room, corridors, washrooms, laundry facilities) ▪ Label existing and proposed rooms and portions of the building ▪ Label units as dwelling units or live/work units
17	One (1) copy of **Elevation(s)** (preferred scale is Metric 1:100 or Imperial scale, minimum 3/16"=1")
	Municipal address (i.e. street address) and legal address (i.e. plan/block/lot)
	All elements of plan labelled as **existing** or **proposed**
	Include elevations for: ▪ Buildings ▪ Fences ▪ Retaining walls (over 0.6 metres in height) ▪ Waste collection facilities ▪ Screening (e.g. Service meters, privacy screens, mechanical equipment) ▪ Additional walls or structures (e.g. Exhaust fan shed)

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	▪ Cross reference with other plans, where applicable
	Include on elevations: ▪ Doors, windows, overhead doors ▪ Projections, service meters, decorative elements, rooftop equipment ▪ Screening (e.g. Service meters, rooftop equipment, privacy screens) ▪ Dimension all doors, windows and overhead doors
	Label finishing materials: ▪ Exterior materials (brick, stucco, vinyl siding, metal siding) ▪ Roof materials (asphalt, cedar shakes, concrete tile) ▪ Colours of all major exterior materials
	Grade: ▪ Plot existing and proposed grade extending to property lines ▪ Plot property lines (extending vertically) ▪ Plot all geodetic datum points required on site plan
	Building height (indicate on all elevations): ▪ Plot line for main floor ▪ Plot line for roof when concealed by parapet ▪ Dimension height of building from existing and proposed grade ▪ Dimension height of main floor from existing and proposed grade ▪ Dimension height of structures (fences, retaining walls) from existing and proposed grade
18	One (1) copy of **Cross-sections**, including: (preferred scale is Metric 1:100 or Imperial scale, minimum 3/16"=1")
	If the parcel is designated M-CG, M-C1 or M-C2, provide two (2) horizontal cross-sections at the distances above average grade prescribed by the Building Height Rule.
	Label width of any roof structure, mechanical rooms, projections
	Dimension to outermost limits of the cross-section
	Calculate the area of the cross-section, including all elements of buildings
	Cross-section of sloping driveways and parkade ramps ▪ Indicate slope and include transition lengths ▪ Provide geodetic datum points at transition points in ramp (including top and bottom) ▪ Dimension overhead clearance

SECTION 4: Supporting Information	
19	**If the site is within the Airport Vicinity Protection Area (AVPA),** please note that additional copies of plans may be required during the review of this application.
20	When the proposal does not comply with council approved policies, bylaw standards or technical guidelines, provide a **written planning rationale** in support of such deficiencies.
21	**If the application is being submitted concurrently with an existing Land Use Amendment, a completed Concurrent Submission Declaration Form is required.**
	❑ Yes, this application is being submitted concurrently with a Land Use Amendment, LOC20___ -_____
	☒ No, this application is not being submitted concurrently with a Land UseAmendment

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22	When proposed development is to be phased (e.g. portions are to be occupied prior to the completion of the entire development), include a phasing plan showing the sequence of the phases and the area encompassed by each phase ▪ include information detailing how the site will function throughout the phasing; detailssuch as access to waste facilities
23	**Off-site Levy Bylaw** Review the Off-site Levy Bylaw at calgary.ca/offsitelevy to determine if additional chargesare applicable to the application.
24	**Energy Code Compliance Declaration** By submitting this application, the applicant acknowledges that the proposed development willbe designed to comply with either NECB or Alberta Building Code Section 9.36 for energy efficiency as required. This compliance will be verified as a condition of Building Permit issuance. At the time of application for the Building Permit, the applicant will declare a compliance path as described on the appropriate Building Permit requirementlist.

SECTION 5: Applicant's Declaration

❑ By submitting this application to The City of Calgary (the "City"), I understand and acknowledge that, as part of the City's process in reviewing, evaluating, and processing this application, the City will be required to circulate hard or electronic copies of my application materials to members of City Administration, members of the public who may be affected by the application's approval, and to relevant Community Associations' Boards of Directors, including their Planning Committees. The City will also make my application materials available online for public viewing through its website, www.calgary.ca. I hereby consent to the City's copying of these application materials, solely for the purposes of such circulation, dissemination and online viewing as aforesaid, provided that those parties to whom the copies are circulated or made available online are made aware that their use of the copies is specific and limited to providing input on my application and that any further reproduction and distribution of the plans is strictly prohibited.

If you do not want to make your application materials available online for public viewing you must send an email to planninghelp@calgary.ca within 48 hours of submitting your application and we will consider your request. If your request is accepted our website will reflect that the applicant has chosen not the have their application materials online for public viewing.

The personal information on this form is being collected under the authority of The Calgary Building Permit Bylaw 64M94 (Section 5) and amendments thereto, as well as section 33(c) of the FOIP Act. This information is being collected for the purpose of permit review and inspection processes and may be communicated to relevant City Business Units, utility providers, and Alberta Health Services. It may also be used to conduct ongoing evaluations of services received from Planning & Development. **The name of the applicant and the nature of the permit will be available to the public through general inquiries, paid subscription reports for permit data and resources found online, as authorized by the FOIP Act.** You may direct questions about the collection, use or disclosure of your personal information by the City of Calgary at 800 Macleod Trail SE Calgary, Alberta in relation to this program by contacting the FOIP Program Administrator for Planning and Development through telephone at 403-268-5480 or by writing to PO Box 2100, Station M, Calgary, AB T2P 2M5.

NOTE: This application 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.

Need help or have questions? Contact the Planning Services Centre.

Checklists are updated periodically. Please ensure you have the most recent edition.

SDAB2026-0117

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 525 22 AVE - TOWNHOMES

Did you conduct community outreach on your application? ☑ YES or ☐ NO

If no, please provide your rationale for why you did not conduct outreach.

Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

We personally visited all the direct neighbours of the property on Jun 19th 2026. We were able to have conversations with the residents of 521,520, 522,524,526 22 ave NE. Other neighbours looked to be rentals, or not available for comment. During this outreach we asked if the resident were aware of the development at 525 22 ave NE and if they had any complaints, feedback, or points of discussion they wanted to raise. We offered to send the most current plans, provided contact information for future liason, and generally sought to answer any questions, mitigate any construction related apprehension, and foster a positive relationship with these residents. All in all the majority of the goals we had to create a dialogue and relationship were met.

Affected Parties

Who did you connect with in your outreach program? List all groups you connected with. (Please do not include individual names)

We connected with the immediate neighbours of the subject development site.

Community Outreach for Planning & Development
Applicant-led Outreach Summary

What did you hear?
Provide a summary of main issues and ideas that were raised by participants in your outreach.

Mostly what we heard was the annoyance of construction. Some general concerns around parking, density, garbage. Some people highlighted privacy on the side yards, and noise.

We also recieved support for a diversity of housing, support for densification, and understanding for redevelopment.

One resident felt that developers should pay levies as an investment fund for inner city neighbourhood amentity and infrastructure investment.

How did input influence decisions?
Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

We discussed many elements that we have undertook to mitigate many issues. For example the single building layout and duplex looking design really fits contextually. The garage parking for all upper units and mobility storage for all suites alleviates parking concerns. We discussed that on average parking in the development evens out given that most lower level unit dwellers are transit and bike oriented. These concerns make it important to invest in bike mobility storage. We limited glazing on the east and west elevations to deal with privacy concerns. Generally we designed the overall project to be very contextual to the current conditions and history of the street.

How did you close the loop ?
Provide a summary of how you shared outreach outcomes and final project decisions with those who participated in your outreach. (Please include any reports or supplementary materials as attachments)

Most of the participants of our outreach were happy to see us and to have our contact information for any future concerns. We provided contact information to all the residents to get in touch or to request additional information.

LAND TITLE CERTIFICATE

B

LINC	SHORT LEGAL	TITLE NUMBER
0020 291 548	1552W;3;5,6	231 069 842

LEGAL DESCRIPTION
PLAN 1552W
BLOCK 3
LOTS 5 AND 6

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;1;24;27;SE

MUNICIPALITY: CITY OF CALGARY

REFERENCE NUMBER: 881 183 398

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
231 069 842	07/03/2023	TRANSFER OF LAND	$600,000	$600,000

OWNERS

HOA CONG TRAN

AND
DAN DUY NGUYEN
BOTH OF:
204 SCANDIA BAY NW
CALGARY
ALBERTA T3L 1H9
AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
231 069 843	07/03/2023	MORTGAGE MORTGAGEE - THE TORONTO DOMINION BANK. 500 EDMONTON CITY CENTRE EAST EDMONTON ALBERTA T5J5E8

(CONTINUED)

SDAB2026-0117

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
231 069 842

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		ORIGINAL PRINCIPAL AMOUNT: $600,000
231 122 691	24/04/2023	CAVEAT RE : ENCROACHMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - THE CITY OF CALGARY. THE OFFICE OF THE DEPUTY CITY MANAGER 12 FLR, MUNICIPAL BUILDING 800 MACLEOD TRAIL SE CALGARY ALBERTA T2P2M5 AGENT - BONNIE JARMAIN

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 11 DAY OF MARCH, 2026 AT 04:48 P.M.

ORDER NUMBER: 56534207

CUSTOMER FILE NUMBER:

END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE

IMAGE OF DOCUMENT REGISTERED AS:

231077715

ORDER NUMBER: 56534259

ADVISORY

This electronic image is a reproduction of the original document registered at the Land Titles Office. Please compare the registration number on this coversheet with that on the attached document to ensure that you have received the correct document. Note that Land Titles Staff are not permitted to interpret the contents of this document.

Please contact the Land Titles Office at (780) 422-7874 if the image of the document is not legible.

DISCHARGE OF MORTGAGE OR ENCUMBRANCE
FORM 7
Land Titles Act, Sections 39 and 108

TAKE NOTICE that we, THE TORONTO-DOMINION BANK, do hereby acknowledge to have received all the money to become due under the mortgage (or encumbrance) registered in the Land Titles Office as instrument number 071 008 233; and that the mortgage (or encumbrance) has not been transferred; and that the same is wholly discharged.

In witness whereof, THE TORONTO-DOMINION BANK has caused this instrument to be executed by its Attorney, this 23 day of NOV, 20 22.

Tejinder Kaur Diocee
THE TORONTO-DOMINION BANK
by its attorney pursuant
to the Power of Attorney granted by
THE TORONTO-DOMINION BANK
dated the 18th day of January, 2006
of record in the Land Titles Office
at Calgary, Alberta
as Instrument No. 061028129

(Witness Signs Here) Jacqueline May Walton

Tejinder Kaur Diocee
Discharge Administrator,
Credit Administration Services for the Toronto-Dominion Bank

AFFIDAVIT OF EXECUTION
Form 31
Land Titles Act, Section 155 and 156

I, Jacqueline May Walton
of the City of Edmonton,
in the Province of Alberta
make oath and say:

1. I was personally present and did see Tejinder Kaur Diocee the duly authorized attorney for THE TORONTO-DOMINION BANK, who is known to me to be the person named in the within instrument, duly sign the instrument;
2. The instrument was signed at the City of Edmonton, in the Province of Alberta and I am the subscribing witness thereto;
3. I believe the person whose signature I witnessed is at least eighteen (18) years of age.

SWORN before me at Edmonton)
in the Province of Alberta)
this 23 day of NOV, 2022)

A Commissioner for Oaths
in and for Alberta
MY COMMISSION EXPIRES:

Muideen Olatunde Kolawole
My Commission Expires
April 2, 2024

(Witness signs here) Jacqueline May Walton

231077715

231077715 REGISTERED 2023 03 14
DISC - DISCHARGE
DOC 1 OF 1 DRR#: D00DEBQ ADR/SJONES
LINC/S: 0020291548

ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE

IMAGE OF DOCUMENT REGISTERED AS:

231122691

ORDER NUMBER: 56534259

ADVISORY

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Please contact the Land Titles Office at (780) 422-7874 if the image of the document is not legible.

CAVEAT

FORBIDDING REGISTRATION

TO THE REGISTRAR OF THE SOUTH ALBERTA LAND REGISTRATION DISTRICT

Take Notice that **THE CITY OF CALGARY**
in the Province of Alberta
claims a statutory interest under and by virtue of an Encroachment Agreement made in writing between The City of Calgary and **HOA CONG TRAN AND DAN DUY NGUYEN** dated **January 04, 2023** and entered into pursuant to Section 651.2 of the Municipal Government Act (Alberta) (a true copy of which is attached)

PLAN 1552W
BLOCK 3
LOTS 5 AND 6

being the benefited lands and standing in the register in the name of **HOA CONG TRAN AND DAN DUY NGUYEN**
and
It forbids the registration of any person as transferee or owner of, or of any instrument affecting the said estate or interest unless the instrument or certificate of title, as the case may be, is expressed to be subject to its claim.

It appoints the office of the Deputy City Manager
12 Floor, Municipal Building
800 Macleod Trail South East
Calgary, Alberta T2P 2M5

as the place at which notice and proceedings relating hereto may be served.

DATED on this 1st day of February, 2023, A.D.

By its agent The City of Calgary in that behalf

Bonnie Jarmain
Encroachment Administrator
The City of Calgary

Canada)
Province of Alberta)
To Wit:)
)

I, **Bonnie Jarmain,** Encroachment Administrator
The City of Calgary
in the Province of Alberta
make oath and say:

(1) That I am the agent for the above named Caveator

(2) That I believe that the said Caveator has a good and valid claim upon the said lands and I say that this Caveat is not being filed for the purpose of delaying or embarrassing any person interested in or proposing to deal therewith.

SWORN at The City of Calgary)
In the Province of Alberta)
) **Bonnie Jarmain**
) Encroachment Administrator
) The City of Calgary

this 1st day of February, 2023, A.D.

Kelly M. Foster
A Commissioner for Oaths in and for Alberta
Commission Expires February 27, 2024

==========

CAVEAT
FORBIDDING REGISTRATION

==========

THE CITY OF CALGARY

-AND-

HOA CONG TRAN AND DAN DUY NGUYEN

REAL ESTATE & DEVELOPMENT SERVICES FILE NO: LEO804- EA2022-2719
525 22 AVENUE NE

THIS AGREEMENT made effective 2023 January 04 between:

THE CITY OF CALGARY, a municipal corporation in the Province of Alberta

- and -

HOA CONG TRAN AND DAN DUY NGUYEN, of the City of Calgary in the Province of Alberta

ENCROACHMENT AGREEMENT

Definitions

1. In this Agreement:

(a) "Agreement" means this encroachment agreement and any amendments, schedules and supplements to it.

(b) "City" means the municipal corporation of The City of Calgary.

(c) "City Parcel" means the following interest(s) in land as owned by the City:

the road / street right-of-way known as 22 AVENUE NE AND THE LANE.

(d) "Development" means any structure, building or improvement or repair of a building, constructed or placed on the Owner's Land which extends in, on, over or under the City Parcel.

(e) "Encroachment" means that portion of a Development which encroaches in, on, over or under the City Parcel as more particularly dimensioned and further identified by colouring or highlighting or other clear means on the real property report attached to this Agreement.

(f) "Owner" means the registered legal owner(s) of the owner's land.

(g) "Owner's Land" means a freehold interest in a parcel of land registered at the South Alberta Land Registration District office ("Land Titles") in the name of the Owner and legally described as:

PLAN 1552W
BLOCK 3
LOTS 5 AND 6

(Municipally described as 525 22 AVENUE NE)

(h) "notice" or "notify" means a notice in writing sufficiently given by the City to the Owner if personally delivered to the Owner or an occupant of the Owner's Land or if mailed by single registered mail to the Owner's address noted on the Certificate of Title for the Owner's Land.

(i) "Real Estate & Development Services, Manager, Land & Asset Management," means such person or delegate employed by the City and holding the office of Real Estate & Development Services, Manager, Land & Asset Management.

Consideration & right to maintain

2. In consideration of the sum of:

Two hundred ten ($210.00) dollars

paid to it by **HOA CONG TRAN AND DAN DUY NGUYEN** (such sum having been received satisfactorily by the City) and subject to the terms and conditions of this Agreement, the City gives to the Owner the right, licence and privilege to:

continue the Encroachment subject to a determination that the affected area of the City Parcel is not required for public use and subject to the right of the City to give the Owner thirty (30) days notice to remove the Encroachment in accordance with sub-section 13(1)(0) of the Traffic Safety Act, R.S.A. 2000, c. T-6.

Owner's obligation

3. Throughout the continuance of this Agreement, the Owner will, at its sole cost and expense:

Maintain

(a) **keep, maintain and repair the Encroachment** in good order and condition commensurate with high quality developments of a similar nature, all to the satisfaction of the Real Estate & Development Services, Manager, Land & Asset Management, acting reasonably.

No increase in Encroachment

(b) ensure that the Encroachment is not enlarged, added to, rebuilt or structurally altered except as may be necessary to make it non-encroaching.

Removal

(c) **remove the Encroachment** if the Development is damaged, destroyed, requires rebuilding or is re-developed to the extent of more than seventy-five (75%) per cent of the value of the Development above its foundation as valued prior to such damage, destruction or rebuilding, such determination to be made by the Real Estate & Development Services, Manager, Land & Asset Management.

Redevelopment

(d) ensure that any **further development** built on the Owner's Land **will not encroach** in, on, over or under the City Parcel.

Taxes

(e) promptly **pay when due any additional municipal property taxes** (including without limitation local improvement taxes) that are assessed and levied against the Owner's Land by virtue of the Encroachment. The Owner acknowledges and agrees that the municipal assessment and tax records for the Owner's Lands may be amended to include the Encroachment.

Owner's Non-performance

4. If the **Owner fails or neglects within thirty (30) days** of the receipt of notice from the Real Estate & Development Services, Manager, Land **to comply with the requirements of this Agreement** for a period of thirty (30) days after notice of non-compliance has been delivered, or without notice in the case of an emergency, the City may (but is not required to):

(a) perform or cause to be performed the requirements of this Agreement on behalf of and at the Owner's cost and expense. The **Owner will reimburse the City** for all costs, charges, and expenses incurred by the City on behalf of the Owner within ten (10) days of receipt by the Owner of an invoice for them;

(b) **demolish and remove the Encroachment** on behalf of and at the Owners costs, charges, and expenses and terminate the Owner's rights under this Agreement. The Owner will reimburse the City for all such costs, charges, and expenses incurred by the City for undertaking such work within ten (10) days of receipt by the Owner of an invoice for them;

(c) pursue any other right or remedy which the City may be entitled to under this Agreement, or in law or equity.

Indemnity

5. Save and except for the negligent act or wilful misconduct of the City **the Owner shall indemnify the City** and save it harmless from and against all claims, actions, damages, liabilities and expenses in connection with losses of life, personal injury, damage to property, or any other damage, loss or injury **which are based upon, or arise out of or are in any way connected with the Encroachment** and the exercise of the rights and privileges contained in this Agreement, including but not limited to the following:

(a) suffered or incurred by the Owner or those for whom the Owner is in law responsible;

(b) suffered or incurred by the City or those for whom the City is in law responsible (including without limitation any additional costs and expenses incurred by the City in carrying out work on the City Parcel by reason of the Encroachment);

(c) damage or expense sustained by the Owner and related to the removal of the Encroachment;

(d) made, brought or prosecuted by anyone else.

Continuing obligations

6. Any **obligation of the Owner to protect the City shall survive the termination** of this Agreement.

Charge

7. The City shall have a **charge upon the Owner's Land** for any sum that may at any time be payable to the City pursuant to this Agreement and shall be entitled to file a Caveat against the title to the Owner's Land to protect such interest under this Agreement.

Caveat

8. The **City shall be entitled to file a Caveat** against the certificate of title to the Owner's Land to protect its interest under this Agreement in accordance with section 72 of *the Land Titles Act*, R.S.A. 2000, Chapter L-4.

No interest in city parcel

9. Notwithstanding sub-section (b) of section 72 of the *Land Titles Act* and in order to comply with section 16 of the *Traffic Safety Act (Alberta)*, the City and the Owner agree that the registration of this Agreement against title to the Owner's Land **does not constitute an interest in land in the City Parcel.**

Successors

10. The Agreement shall be binding upon and enure to the benefit of the City and its successors, licensees and assigns, and the Owner and its successors and assigns.

Severability

11. Should part of this Agreement be or become illegal or unenforceable, it will be considered severable from this Agreement and the remainder of this agreement will remain in effect as though the illegal or unenforceable parts had not been included.

IN WITNESS AND TO CONFIRM THIS AGREEMENT AND AS EVIDENCE OF ITS BINDING CONTRACTUAL NATURE, the parties to this Agreement have signed this Agreement before witnesses effective on the day and year noted on the first page.

Witness Signature

HOA CONG TRAN

Witness Signature

DAN DUY NGUYEN

Approved	
Real Estate & Development Services	

THE CITY OF CALGARY
Per:

Manager, Land & Asset Management

witness signature

FORM 31

LAND TITLES ACT
(Sections 151 and 152)

AFFIDAVIT OF EXECUTION

I, YAJING HUANG, of the City of Calgary, in the Province of Alberta make oath and say:

1. I was personally present and did see **HOA CONG TRAN AND DAN DUY NGUYEN** who is known to me to be the person named in the within *(or annexed)* instrument, duly sign the instrument; 4h.

or

I was personally present and did see **HOA CONG TRAN AND DAN DUY NGUYEN** who, on the basis of the identification provided to me, I believe to be the person named in the within *(or annexed)* instrument, duly sign the instrument;

2. The instrument was signed at the City of Calgary, in the Province of Alberta and I am the subscribing witness thereto;

3. I believe the person whose signature I witnessed is at least eighteen (18) years of age.

SWORN before me at the City of Calgary in the Province of Alberta this 12th day of January 2023 A.D.

E Stewart
A Commissioner for Oaths in and for Alberta

(witness signature)

EILEEN L. STEWART
A COMMISSIONER FOR OATHS
IN AND FOR ALBERTA
MY COMMISSION EXPIRES APRIL 5, 2023

AFFIDAVIT VERIFYING CORPORATE SIGNING AUTHORITY

I, Jason Halfyard, of the City of Calgary, in the Province of Alberta make oath and say:

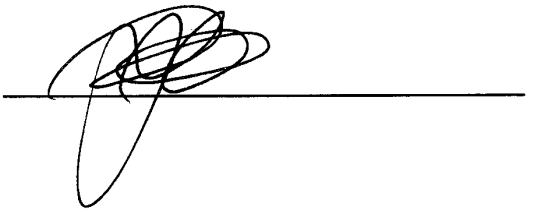
1. I am Manager, Land & Asset Management of The City of Calgary, named in the within or annexed instrument.

2. I am authorized by The City of Calgary to execute the instrument without affixing a corporate seal.

SWORN before me at the City of Calgary,
in the Province of Alberta
this 01 day of February 2023.

Gurpreet

Gurpreet Kaur Dhillon
A Commissioner for Oaths in and for Alberta
Commission Expires August 28, 2025



AFFIDAVIT OF EXECUTION

I, Tabatha Helberg, of the City of Calgary, in the Province of Alberta make oath and say:

1. I was personally present and did see Jason Halfyard who is known to me to be the person named in the within (or annexed) instrument, duly sign the instrument.

2. The instrument was signed at the City of Calgary, in the Province of Alberta and I am the subscribing witness thereto.

3. I believe the person whose signature I witnessed is at least eighteen (18) years of age.

SWORN before me at the City of Calgary,
in the Province of Alberta
this 01 day of February 2023.

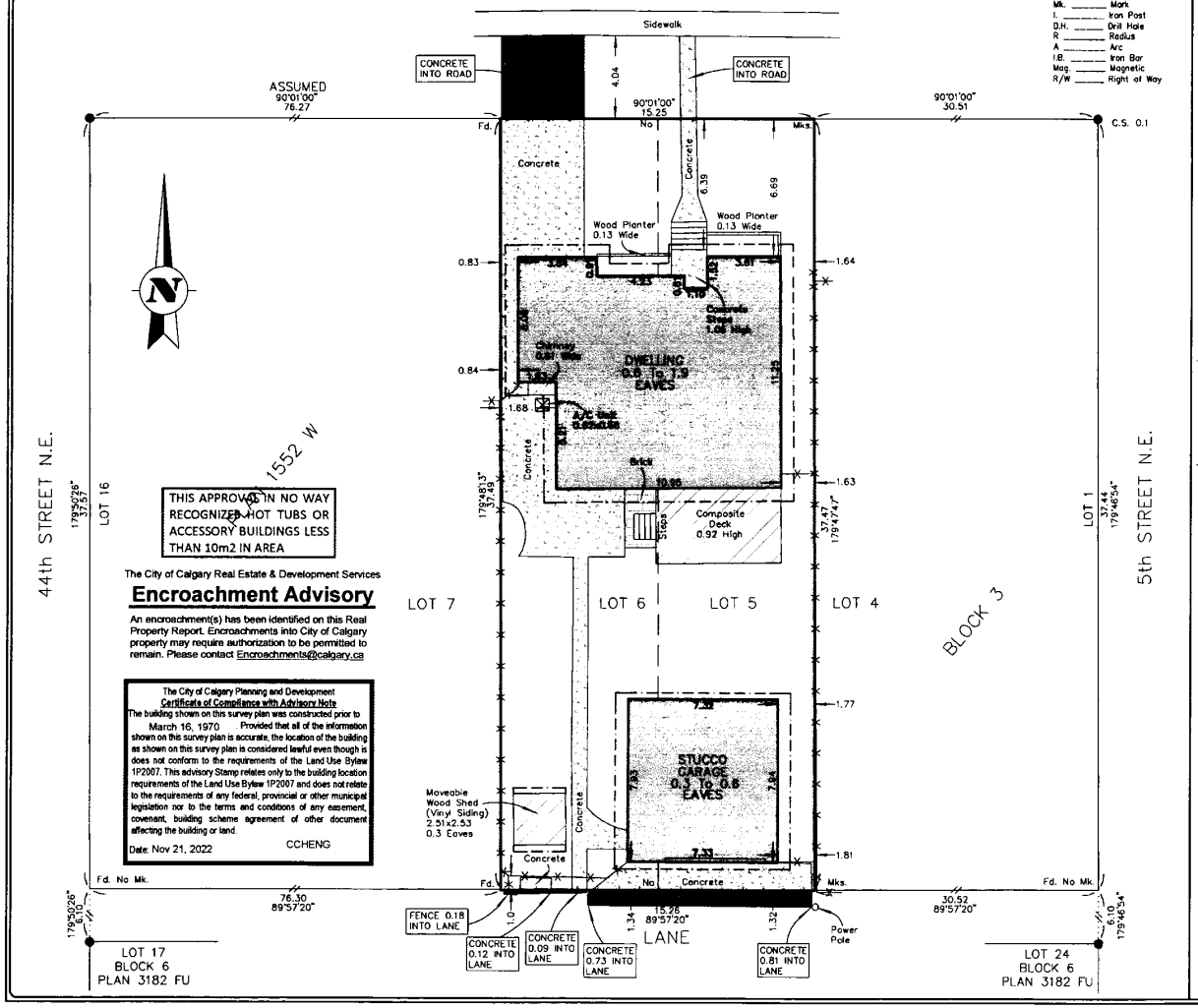
Gurpreet

Gurpreet Kaur Dhillon
A Commissioner for Oaths in and for Alberta
Commission Expires August 28, 2025



witness

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



Abbreviations
A/C — Air Conditioning Unit
W/W — Window Well
c.s. — Counter Sunk
Ret. — Retaining
Fd. — Found
Mk. — Mark
I. — Iron Post
D.H. — Drill Hole
R — Radius
A — Arc
I.B. — Iron Bar
Mag. — Magnetic
R/W — Right of Way

LEGAL DESCRIPTION:
LOTS: 5 AND 6
BLOCK: 3
PLAN: 1552 W

MUNICIPAL ADDRESS:
525 - 22nd AVENUE N.E.
CALGARY, ALBERTA
CLIENT: HAYDU

DATE OF SURVEY: SEPTEMBER 20 TO OCTOBER 27 ,2022

SCHEDULE "A"

LEGEND:
Found Iron Post shown thus ..... ● Found Concrete Nail shown thus .... ▲
Found Iron Bar shown thus ..... ◆ Found Spike shown thus ..... ▲
Delta shown thus ..... Δ Fences shown thus .....—X—X—
Drill Hole shown thus ..... ■ Break in line shown thus .....
Eaves are dimensioned to the fascia line and shown thus: — — — — —
Subject property is outlined thus :

All dimensions are in metres and decimals thereof.
Unless otherwise specified, the dimensions shown relate to distances from property boundaries to extent of the foundation walls only at the time of survey.
Fences are within 0.20 metres of property line unless otherwise noted.

PURPOSE:
This Report and attached plan have been prepared for the benefit of the Property owner, subsequent owners, and any of their agents, for the purpose(s) of (real estate transaction). Copying is permitted only for the benefit of these parties, and only if the plan remains attached. Where applicable, registered easements and utility rights-of-way affecting the extent of the Property have been shown on the attached plan. Unless shown otherwise, property corner markers have not been placed during the survey for this Report. The attached plan should not be used to establish boundaries (e.g., for fencing) because of the risk of misinterpretation or measurement error by the user. The information shown on this Report reflects the status of this Property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements because subsequent development changes on the property will not be reflected on the Report.

NOTE:
Title information is based on title search dated SEPTEMBER 19 ,2022; C. of T. 881 183 398 and is subject to:
071 008 233 - MORTGAGE

CERTIFICATION:
I hereby certify that this Report, which includes the attached plan and related survey, was prepared and performed under my personal supervision and in accordance with the Alberta Land Surveyors' Association's Manual of Standard Practice and supplements thereto. Accordingly, within those standards and as of the date of this Report, I am of the opinion that:

1. the plan illustrates the boundaries of the Property, the improvements as defined in Part D, Section 8.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, and registered easements and rights-of-way affecting the extent of the title to the Property;
2. the improvements are entirely within the boundaries of the Property
   EXCEPT CONCRETE INTO ROAD; CONCRETE AND FENCE INTO LANE
3. no visible encroachments exist on the Property from any improvements situated on an adjoining property
4. no visible encroachments exist on registered easements or rights-of-way affecting the extent of the Property

Dated at Calgary, Alberta
this 28 day of OCTOBER 2022.

Stephen Hao, A.L.S.
(Copyright reserved)
This Document is not valid unless it bears the original signature or digital signature of an Alberta Land Surveyor and a New Maple Geomatics Inc. permit stamp.

ALBERTA LAND SURVEYORS' ASSOCIATION PERMIT NUMBER P319 New Maple Geomatics Inc.

SCALE = 1:200
0 1 2 3 4 5 10m

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NEW MAPLE GEOMATICS INC.
TEL: (587) 232-9706
info@newmaplegeomatics.com

FIELD: A.L.
DRAWN BY: N.R. FILE NO: 2022-0803U

Dated: 2023 January 04

BETWEEN:

THE CITY OF CALGARY

- and -

HOA CONG TRAN
DAN DUY NGUYEN

ENCROACHMENT AGREEMENT

THE CITY OF CALGARY
LAW & LEGISLATIVE SERVICES DEPARTMENT
CITY HALL
CALGARY, ALBERTA
T2P 2M5
FAX: (403) 268-4634

REAL ESTATE &
DEVELOPMENT SERVICES
FILE NO. LEO8O4-EA2022-2719
525 22 AVENUE NE

23112691 REGISTERED 2023 04 24

CAVE - CAVEAT

DOC 1 OF 1 DRR#: E00125U ADR/JSHI

LINC/S: 0020291548

Docusign Envelope ID: C0320100-FD2A-44E6-84A4-CD5216F906D3

Date 2026-02-03

The City of Calgary
Development & Building Approvals
PO Box 2100, Station M (#8108)
Calgary AB T2P 2M5

Subject: 525 22 Av NE (property address)

128-26 (project name, if applicable)

HT (registered owner(s) as on land title)

Please be advised that, as owner(s) of the above mentioned property, I/we authorize

JOHN TRINH (agent name) and/or it's

JOHN TRINH & ASSOCIATES INC (applicant, consultant, contractor)

to apply for any and all DEVELOPMENT AND BUILDING, DEMO PERMITS (permit type) for the above mentioned property.

I/We further agree to immediately notify The City of Calgary, in writing, of any changes regarding the above information.

Date signed February 4, 2026 | 8:14 AM PST (yyyy/mm/dd)

Contact name Hoa Tran

Contact address 204 Scandia Bay NW

Contact phone number(s) [redacted]

Contact email hoa.tran@hgbstone.ca

Authorized signature of owner (print) Hoa Tran

(sign) DocuSigned by: Hoa Tran C4142167F0504BD...

SDAB2026-0117




525
ADT
Please keep cart at
the address below
ADDRESS
610 043414


525
Secured by
ADT

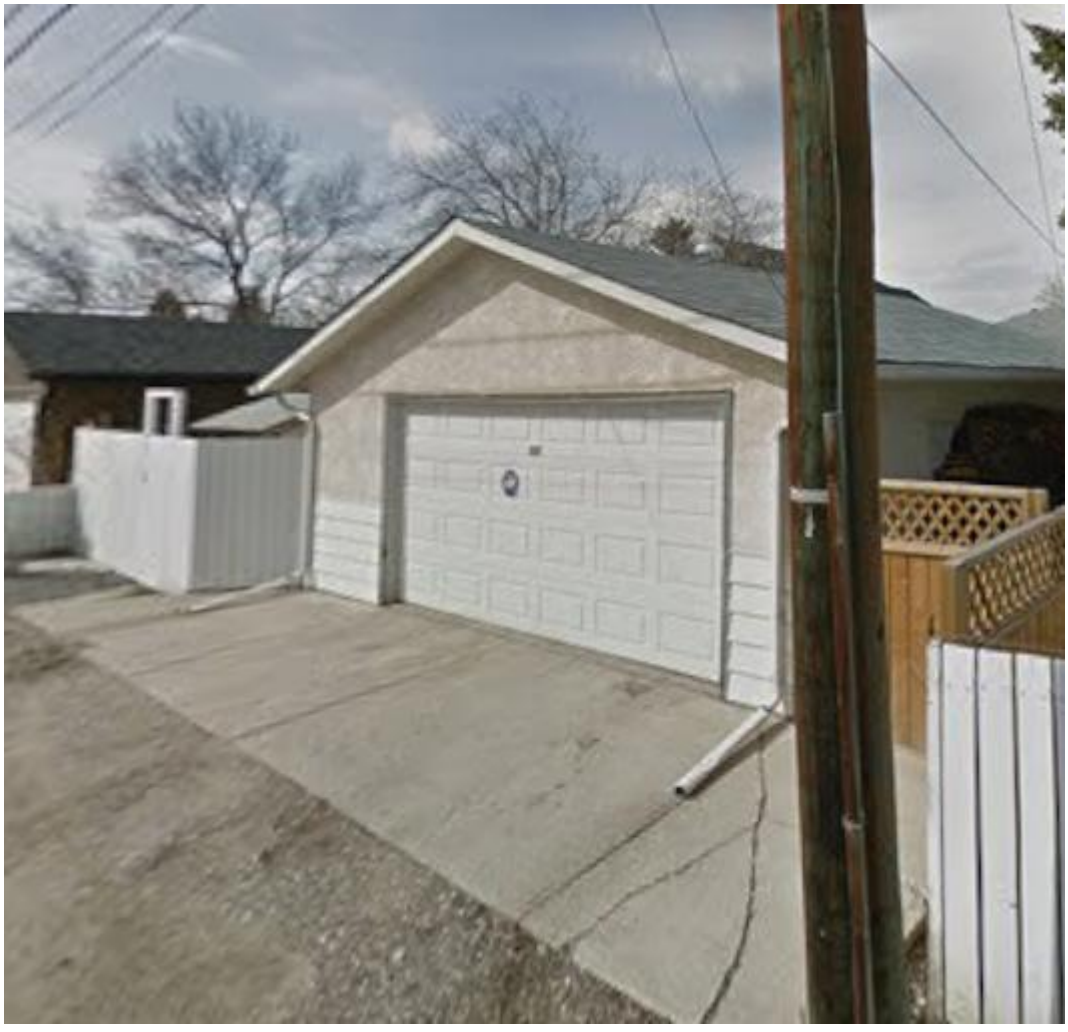


Photos – 525 22 Ave NE, Calgary, AB T2E 1V1

Front View



Rear View



Left Parcel



Right Parcel



Updated 2016 July 15

Abandoned Well Declaration

Application # _____
for office use only

Site Address: 525 22 Ave NE, Calgary, AB T2E 1V1

Legal Description: Plan:1552W;Block:3;Lot:5-6

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 John Trinh & Associates Inc. Contact Person JOHN TRINH

   Address 222 17 Ave SE, Calgary AB

   Phone [redacted] Cell Phone _____ Email [redacted]

SDAB2026-0117

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.

2026-02-27
Date

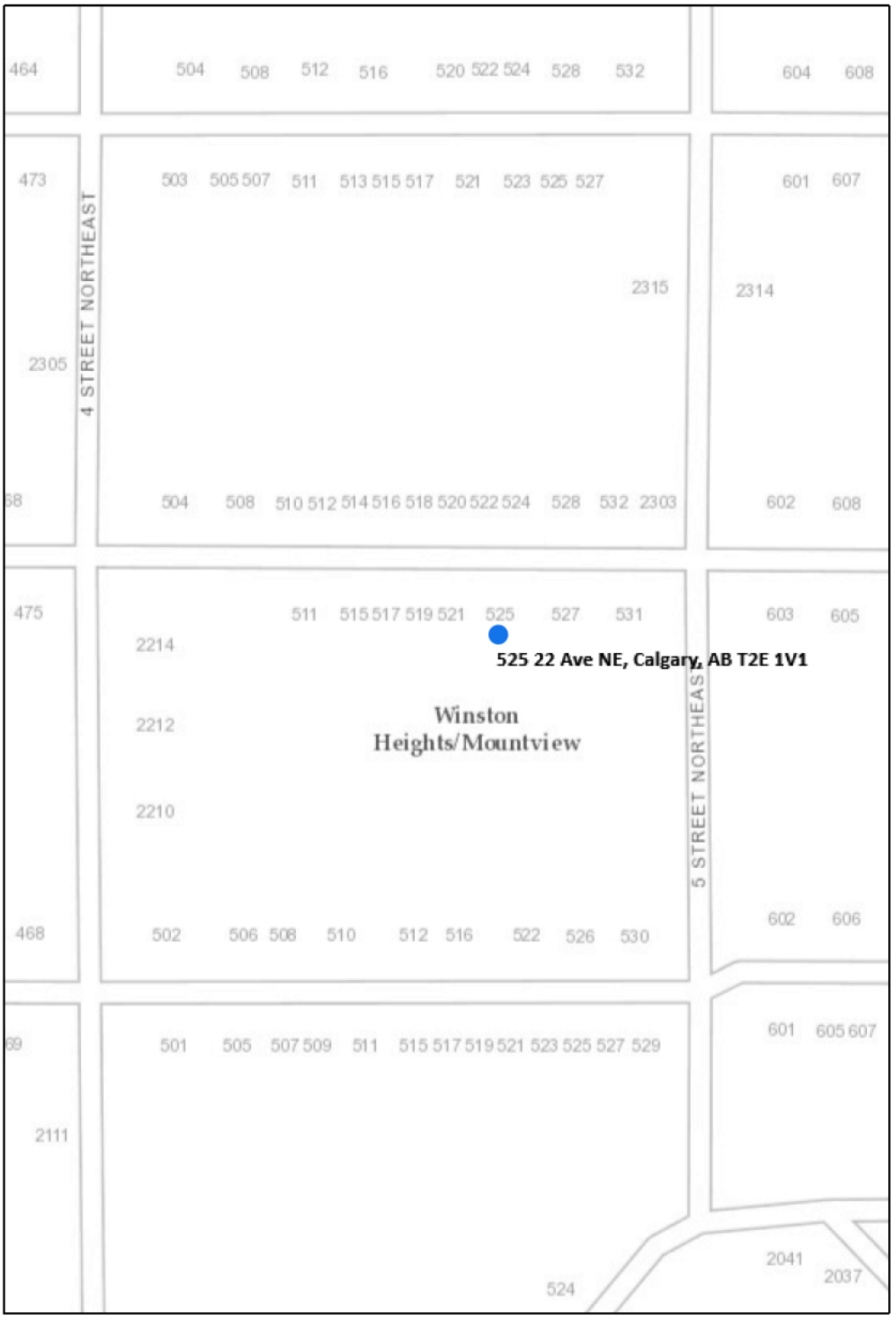
Applicant Signature

John Trinh
Applicant Name (Please Print)

John Trinh & Associates Inc.
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

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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.

Friday, February 27, 2026 13:14:17 -07:00

0.1 0.06 0.1 Kilometers
0

Map Scale: 1: 2,257

Alberta Government
GeoDiscover Alberta

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: _____ Phone: _____

Email: _____

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: 525 22 Ave NE, Calgary, AB T2E 1V1

Legal Description: Plan:1552W;Block:3;Lot:5-6

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 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.

2026-02-27

Date



Applicant Signature

JOHN TRINH

Applicant Name (Please Print)

JOHN TRINH & ASSOCIATES INC.

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.

Climate Resilience Inventory – Development Permits

PL 1325 (R2025-09)

Important: This PDF was designed to be filled in with Adobe Acrobat Reader only.
If you are experiencing issues filling out this form, click here for help with your settings.

PURPOSE

This form is intended to assist in the evaluation of development applications for alignment with the climate targets and direction in the Municipal Development Plan and Calgary Climate Strategy.

Information provided through this form will be used for tracking and reporting purposes, and to inform future policy. Please note all data will be aggregated for public reporting.

For more information and guidance on completing this form, please see the Climate Resilience Inventory – User Guide: Development Permit. All terms **in bold** are defined in the user guide.

Please complete all question to the best of your ability with currently known information.

For assistance, please contact CPclimate@calgary.ca.

SECTION 1: APPLICATION INFORMATION

Please provide the following:

Site Address: 525 22 Av NE

SECTION 2: ENERGY AND CARBON

Q1: Please indicate, if known, what performance tier of the National Energy Code of Canada for Buildings (NECB) or the National Building Code – Alberta Edition (NBC-AE) the proposed development will achieve. Please round down if the proposed development falls between tiers.
Please only select one response in only the column corresponding to energy code compliance for the type of building being proposed. For more information about which energy code the development is subject to, please see User Guide Section 2: Energy and Carbon.

Please note that multi-residential, commercial, industrial, institutional and mixed-use buildings achieving Tier 2 or better in the NECB and residential and smaller developments achieving Tier 4 or better in the NCB are eligible for the Green Building Priority Stream, which provides streamlined approval and promotion for developments. Please see Green Buildings Priority Stream Program for more information:

National Building Code – Alberta Edition (developments under 300m²)	National Building Code – Alberta Edition (developments over 300m²)	National Energy Code of Canada for Buildings
☐ Tier 1 (≥ 0% improvement over reference building)	☐ Tier 1 (≥ 0% improvement)	☐ Tier 1 (≥ 0% improvement)
☐ Tier 2 (≥ 0% improvement)	☐ Tier 2 (≥ 10% improvement)	☐ Tier 2 (≥ 25% improvement)
☐ Tier 3 (≥ 10% improvement)	☐ Tier 3 (≥ 20% improvement)	☐ Tier 3 (≥ 50% improvement)
☐ Tier 4 (≥ 30% improvement)	☐ Tier 4 (≥ 40% improvement)	☐ Tier 4 (≥ 60% improvement)
☐ Tier 5 (≥ 60% improvement)	☐ Tier 5 (≥ 70% improvement)	
☑ Unknown		

Calgary

Climate Resilience Inventory – Development Permits

PL 1325 (R2025-09)

Q2: Please indicate if any of the following certifications are being pursued for the proposed development:

- ☐ Net Zero Home Label – Canadian Home Builders' Association
- ☐ Net Zero Ready Home Label – Canadian Home Builders' Association
- ☐ Passive House Canada Certified Building
- ☐ Passive House Institute US Certified Building
- ☐ CaGBC Zero Carbon Building
- ☐ BUILT GREEN High Density Program Gold or Platinum certification
- ☐ BUILT GREEN Single Family Program Platinum or Net Zero Energy+ certification
- ☐ Other: _____
- ☑ Not seeking certification

Please note that any development that achieves one or more of the above listed certifications, it is eligible for the Green Building Priority Stream, which provides streamlined approval and promotion for developments. Please see Green Buildings Priority Stream Program for more information.

Q3: Please indicate whether the proposed development will include **solar energy generation** from a rooftop, wall, or canopy system or another **renewable or zero emission form of energy** generation. If known, please provide the proposed capacity for the system.

- ☐ Yes, solar energy is proposed be included.
  Proposed capacity: _____ kW. *Please leave blank if proposed capacity is not known.*
- ☐ Yes, a non-emitting energy generation source that is not solar is proposed to be included.
  Proposed capacity: _____ kW. *Please leave blank if proposed capacity is not known.*
- ☑ No, a renewable or non-emitting energy source is not proposed to be included

Q4: If a renewable or non-emitting energy source is not proposed to be included, please indicate if the development is proposed to be **solar-ready**:

- ☐ Yes
- ☑ No

Q5: Please indicate whether the development is proposed to connect to a **district energy system**:

- ☐ Yes, the development is proposed to connect to a district energy system
- ☑ No, the proposed development will not connect to a district energy system

SECTION 3: ELECTRIC VEHICLE CHARGING

Q1: Please indicate how many parking stalls are intended to have each of the following:
For more information about electric vehicle (EV) charging terms, please see the User Guide Section 3: Electric Vehicle Charging

- ☐ Level 2 EV capable: _____ stalls
- ☐ Level 2 EV ready: _____ stalls
- ☐ Level 2 EV installed: _____ stalls

Total parking stalls provided: N/A stalls

Q2: Please indicate whether any **public EV charging** (charging accessible to any EV driver) will be provided through the proposed development:

☐ Level 2: _____ stalls
☐ Level 3: _____ stalls
☑ Public EV charging will not be provided

Q3: Please indicate whether any other features are proposed to support the use of or adoption of low or zero emissions transportation:

SECTION 4: CLIMATE RESILIENT MATERIALS AND DESIGNS

Q1: Please indicate, if known, the material used for roofing:
If more than one material is used, please indicate the material that covers the largest area.
☐ Standard asphalt shingles
☐ **Class 4 impact resistant** asphalt shingles
☐ Other (rubber, wood, metal, concrete, etc.): _____
☑ Unknown OR AS SHOWN ON THE DRAWINGS

Q2: Please indicate, if known, the material used for siding for the development:
If more than one material is used, please select the material that covers the largest area.

☐ Vinyl siding
☐ Exterior insulated finishing system (EIFS)
☐ Cementitious stucco
☐ Fibre cement board (Hardie Board)
☐ Wood or wood composite
☐ Brick, stone, or masonry
☐ Metal
☐ Other: SHOWN ON THE DRAWINGS

SECTION 5: LANDSCAPING

Q1: How many existing privately owned trees on the site are expected to be retained?

☐ Existing trees: _____ trees
☐ Trees retained: _____ trees TO BE DETERMINED

Q2: How many trees are proposed to be planted in excess of minimal landscaping requirements?

TO BE DETERMINED trees

Q3: Do the plant species indicated in landscaping plans consist of **climate resilient vegetation**?
☐ All species indicated in the landscaping plan are climate resilient
☐ Some species indicated in the landscaping plan are climate resilient
☑ No species indicated in the landscaping plan are climate resilient

Q4: Please indicate what percentage of the site is **soft landscape area**:

MIN. 30 %

Q5: Does the proposed development include a **green roof**? If so, please include the size of the green roof

☐ Yes, a green roof is proposed. Size: _____ m²
☑ No, a green roof is not proposed.

Q6: Please indicate if a low water landscaping option, as defined in the Land Use Bylaw, or a stormwater reuse system will be included as part of the landscaping?

☐ Yes
☐ No
☑ Unknown/Undecided

SECTION 6: STORMWATER MANAGEMENT

Q1: Are there any **Green Stormwater Infrastructure** features proposed? Please select any features that are included

☐ Rain garden(s)
☐ Bioswale(s)
☐ Semi-permeable pavement
☐ Rain Barrel(s)
☐ Cistern(s)
☑ Other: TO BE DETERMINED IN DSSP

SECTION 7: FOOD RESILIENCE

Q1: Are any of the plants indicated in the proposed landscaping plan able to provide **edible food**? *Please see the User Guide for a list of species considered to provide palatable food*

☐ Yes
☑ No
☐ Unknown

Q2: Are there **spaces for food production** on site? *Please see the User Guide for requirements for spaces for food production.*

☐ Yes, there are proposed sites for food production
☑ No, there are no proposed sites for food production
☐ Unknown

Re: DP2026-01095 COMPLETENESS REVIEW - 525 22 AV 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

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

Please track your application, using your Job Access Code (JAC) DP2026-01095-00384, at www.calgary.ca/vista.

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

Regards,

STEVEN KUNZ
Planner 1
Steven.Kunz@calgary.ca

www.calgary.ca/PDMap

SDAB2026-0117

April 27, 2026

JOHN TRINH & ASSOCIATES
Trinh, John
dp@johntrinh.ca
[redacted]

Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2026-01095

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 June 26, 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 587.897.1059 or by email at Steven.Kunz@calgary.ca.

Sincerely,

STEVEN KUNZ
Planner 1

Detailed Review 1 – Development Permit

Application Number:	**DP2026-01095**
Application Description:	New: Townhouse (1 building), Secondary Suite (4 suites), Accessory Residential Building (garage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	525 22 AV NE
Community:	WINSTON HEIGHTS/MOUNTVIEW
Applicant:	JOHN TRINH & ASSOCIATES
Date DR Sent:	April 27, 2026
Response Due Date:	June 26, 2026
Development Applications Review Team	
Planning:	STEVEN KUNZ 587.897.1059 Steven.Kunz@calgary.ca
Utility Engineering:	DAYNA FORSYTHE 587-228-3648 Dayna.Forsythe@calgary.ca
Mobility Engineering:	ENOCHDANIEL OKOROSOBO Enochdaniel.Okorosobo@calgary.ca

General Comments

This Development Permit application proposes 4 New Dwelling Units and 4 New Secondary Suites located on one building on the site. The proposal is in the established Northeast community of Winston Heights/Mountview. Vehicle parking would be provided in a detached garage from the lane. The subject parcel is a midblock lot designated as R-CG. This is a discretionary use in this district. The surrounding context is a mix of low-density residential ranging from single-detached bungalows to townhouses.

Comments on Relevant City Policies

Municipal Development Plan (MDP)

Per Map 1: Urban Structure, the subject lands are located within the Developed Residential – Established Residential area. This area is characterized as residential communities containing a mix of low- and medium-density housing with support retail in relatively close proximity. The road network is a blend of modified-grid and curvilinear. These are stable residential

SDAB2026-0117

communities with limited redevelopment potential over the next 30 years. Populations have declined from their peak and housing stock is generally in good condition.

North Hill Communities Local Area Plan (Statutory, 2021)

The subject parcel is located in the Neighbourhood Local area on Map 3: Urban Form and Limited (up to 3 Storeys) area on Map 4: Building Scale the North Hill Communities Local Area Plan. The following policies primarily support intensification of the proposed development:

2.2.1.6 Neighbourhood Local

a. Secondary suites are permitted where already allowed by the existing land use designation and are not considered a unit in the following policies.

c. Building forms that contain three or more residential units should be supported in the following areas:
   i. within transit station areas;
   ii. near or adjacent to an identified Main Street or Activity Centre;
   iii. on higher activity streets, such as where there are adjacent regional pathways or higher volumes of private vehicle or pedestrian activity in a community; and,
   iv. where the parcel has a lane and parking can be accommodated on site.

d. Building forms that contain three or more residential units in Neighbourhood Local, Limited Scale should be designed to complement the surrounding context and consider the impacts of massing, lot coverage and setbacks on the following:
   i. access to sunlight and shade on adjacent parcels; and,
   ii. protection of existing, healthy trees or landscaping on the parcel, where appropriate.

Generally, the application is in line with the MDP and North Hill LAP.

Community Feedback

A community petition in opposition was submitted with 29 signatures.

Additionally, 11 public letters of opposition to the development were submitted. The comments are summarized in the planning portion of the DR below (refer to planning comment #15). A letter of opposition from the Winston Heights/Mountview Community Association was also submitted (comments are shared below in comment #16).

Bylaw Discrepancies

Regulation	Standard	Provided
None noted		

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 digital set of the amended plans in PDF format and a separate PDF response letter that provides a point-by-point explanation as to how each of the Prior to Decision conditions were addressed and/or resolved. If Prior to Release conditions have been addressed in the amended plans, include a point-by-point explanation for these items as well. The submitted plans must comprehensively address the Prior to Decision conditions as specified in the DR document. Ensure that all plans affected by the revisions are amended accordingly. To arrange the digital submission, please contact the File Manager directly.

   This information must be received, in its entirety, no later than 60 days from the date this DTR form was sent to the applicant and owner. If a complete submission is not received within the 60 day time frame, the development permit may be inactivated. Upon inactivation, the applicant and owner will receive written notice of the inactivation and of a further 30 day time frame within which the application may be reactivated subject to a reactivation fee. If the development permit application is not reactivated as per the written notification, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1.

   In the event that the application needs to be recirculated, a recirculation fee may be applied.

2. Submit a written response to the Detailed Review (DR) that provides a point by point explanation as to how each of the Prior to Decision issues were addressed and/or resolved. If Prior to Release items have been addressed in the amended plans, include a point by point explanation for these items as well.

3. Amend the plans to distinguish the proposed EV charging between level 1 and level 2 EV chargers. Level 2 is recommended.

4. Per North Hill LAP policy 2.4.1.4 d (iii.), amend the plans to incorporate a minimum of two 160 litre rain barrels on a hard surface base equipped with a bottom spigot and overflow hose attached to downspouts to allow rainwater harvesting for landscaping irrigation.

5. Per North Hill LAP policy 2.4.1.4 d (i.), amend plans to specify all sodded areas are planted with a drought tolerant grass species.

6. Amend the plans to replace the Columnar Swedish Aspen with other deciduous tree options such as: Toba or Snowbird Hawthorn (Crataegus x mordenensis 'Toba' or 'Snowbird'), Gladiator crabapple, Strathmore flowering crabapple. Columnar Swedish Aspen is not listed on the low water trees list (Part 6, Division

1 of the Land Use Bylaw). Remove from the landscape legend and add a variety of other low water trees.

Swedish Aspen trees have a high mortality rate due to numerous diseases and pests including poplar borer, cytospora canker, bronze leaf, hypoxylon, aphids, leaf roller and more. Such diseases and pests cause a range of issues from aesthetic/nuisance to complete tree failure/death. We suggest choosing an alternate tree species for private plantings and encourage choosing hardy drought tolerant trees that do well in Calgary, from our Low Water Tree and Shrub Tables in the LUB, Section 556. Also look for hardy drought tolerant tree and shrub species in our City Yard Smart website:

https://www.calgary.ca/water/programs/yardsmart.html?redirect=/yardsmart

7. Amend the landscape plan to ensure appropriate spacing between all proposed trees, shrubs, and adjacent sidewalks. Please update the landscaping layout to provide sufficient clearance from sidewalks and to reflect proper spacing based on these mature dimensions.

   Per North Hill LAP policy 2.4.1.4 b. (iv.) plants should be located in areas suitable to their specific growing needs. Mugo pines mature to a spread of approximately 3.5 ft, and additional separation is required to prevent crowding and conflicts with pedestrian infrastructure. Trees must also be spaced to accommodate their mature canopy spread (dripline), ensuring adequate soil volume, air circulation, and long-term health.

8. Amend the amenity space design to show how the space will be lit and show a hard-scaped area where furniture may be placed for the use of residents. Consider the use of hard-scaping along the north of the development to create additional common amenity space at the front of the development. Shrubs and trees may also be used to further delineate and frame amenity space.

   The proposed amenity space is currently shown as a grassed area only, which does not fully meet the expectations of Policy 2.4.1.3 d in the North Hill LAP. Shared private amenity spaces should include functional elements such as seating, down-lighting, and features that support a variety of activities.

9. Amend the solar-ready note on A-3.0 to the following:

   Dwelling units will be solar-ready and able to accommodate solar photovoltaic panels for electricity generation. Solar PV ready details shall consider Section 64 of the Canadian Electrical Code Part 1 concerning "Renewable Energy Systems." Solar-ready must include installation of at least 2.5 cm (1") nominal diameter constructed of rigid or flexible metal conduit, electrical metallic tubing, or cables with a metal armour or metal sheath that connect from the attic space of the units to unit/suite electrical panels.

10. Amend streetscape drawing on S-04 to show the correct front facade of the building.

11. Amend the site plan/elevations to include down-lighting locations along all pedestrian corridors along west and east pathways of the main building and

garage. Include detailed information on lighting type/proposed fixtures in the re-submission.

The North Hill Communities LAP (Section 2.7.1) emphasizes pedestrian routes should be well-lit. The submission does not currently identify locations for site lighting or demonstrate how CPTED (Crime Prevention Through Environmental Design) principles have been incorporated into the design. Adequate lighting is essential for visibility, safety, and passive surveillance, and should be clearly shown on the site plan.

12. Amend plans to revise landscaping layout or modify/add pathway to allow residents of Units 2 and 4 (and their suites) to easily access the waste and recycling area from the west pathway.

    The North Hill Communities LAP (Section 2.7.1) emphasizes creating safe, direct, and continuous pedestrian connections within and through development sites. The current site plan does not provide a pedestrian route connecting the east and west functional areas of the parcel, including access to the waste and recycling location. To align with LAP mobility policies please revise the plan to include a clear, continuous pathway that allows residents to safely and directly move through the site to the waste & recycling area.

13. Further engagement with the Winston Heights/Mountview community association at planning@winstonheights.ca is highly encouraged.

14. Amend plans (A-1.1) to correctly label dwellings as suites. They are currently labelled as units.

15. Please provide a comprehensive response to the concerns noted below as part of the next DR response, outlining any design considerations, plan amendments, or rationale demonstrating how the proposal addresses the issues raised.

    Eleven letters of opposition were received in response to the proposed development. Their feedback is summarized below:

    Strong opposition to density and scale: Many neighbours feel the proposal (four units plus four secondary suites) represents over-intensification for a mid-block lot and is incompatible with the surrounding low-scale residential context.

    Parking shortages and traffic impacts: Parking is the most frequently cited concern, with fears that limited on-site parking will worsen already constrained on-street parking, increase congestion, and pose safety risks.

    Loss of neighbourhood character: Residents consistently expressed concern that repeated multi-unit developments are eroding the established character, streetscape, and social cohesion of the community.

    Privacy and overlook concerns: Adjacent neighbours are worried about increased overlook from multiple second-storey windows, resulting in loss of backyard and interior privacy.

Infrastructure and servicing strain: Comments highlight concerns about inadequate infrastructure to support increased density, including road conditions, utilities, waste management (garbage and recycling volumes), and alley access.

Environmental and drainage impacts: Neighbours raise issues related to reduced green space, tree canopy loss, increased lot coverage, stormwater runoff, and worsening local flooding and drainage conditions.

Massing, setbacks, and shadowing: The overall building mass, reduced setbacks, and potential shadowing are viewed as excessive and visually intrusive.

Refer to the City of Calgary Applicant Outreach Toolkit for further information on strategies for connecting with neighbours and communities: https://www.calgary.ca/development/commercial/community-outreach-for-applicants.html

16. Please provide a comprehensize response to the below Community Association comments:

Building:
- We appreciate that the development was not at the maximum height.
- We do not appreciate that the development is close to 3m closer to the property line.
- The negation of the character of the street regarding setback is very offensive.

Parking:
- As always with these developments parking is only 0.5 for residents and that causes problems with adjacent neighbors.
- Visitor parking is once again not included.

Privacy:
- Due to the density regarding the frequency of people, human traffic movement is increased.

Environmental Preservation:
- There is no legend to quantify whether the landscaping is new or existing, and if its new what is it.
- We are losing our canopy in the neighbourhood at an alarming rate without the consideration to ensure landscape plans are adhered to.

17. Amend plans to remove, reduce the size, or add frosting/obscure the bottom half of the second-floor windows along the West and East elevations. Currently, the placement and size of these windows may result in overlooking of neighbouring rear yards.

The North Hill Communities Local Area Plan, Section 2.4.1 Built Form, directs that building design mitigate impacts on adjacent residential properties by addressing window placement and building interfaces to minimize overlook and protect privacy. Development is expected to respect rear yard amenity and limit visual intrusion, particularly in established mid?block neighbourhood contexts. As proposed, the size and placement of the second?floor windows along the west

and east elevations may result in overlooking of neighbouring rear yards and should be revised accordingly.

18. Public tree T1 is indicated on site plan, but further information is required. As per the Public Tree Protection Bylaw, Complete Application Requirement List, and the Parks' *Development Guidelines and Standard Specifications - Landscape Construction (current edition)*, provide the following information:

    a. Tree species,
    b. Label the Public Trees/shrubs as: "Public Tree".

19. Proposed walkway may negatively affect the interior critical root zone of Public Tree - T1, possibly causing it to become un-viable for safe retention.

    Proposed private landscaping for items S1-S3 are within the dripline of the existing Public Tree - T1. The excavation for planting these items may negatively impact the Public Tree, possibly causing it to become un-viable for safe retention.

    The combination of both proposed items will have a significant negative effect on the Public Tree.

    Amend the plans to redesign the private landscaping outside of the Public Tree - T1 dripline. Ensure all private landscaping is located at minimum of 1.0m away from the property line, to avoid the issues of the co-owned trees with The City. Indicate the dimensions the private landscaping to be at minimum 1.0m from the property line.

    Note: proposed landscaping items S1-S6 Crataegus species (Hawthorn) are trees not shrubs. Amend the plans to redesign the landscaping to include an alternate species.

Utility Engineering

20. Amend the plans to:

    <u>Waste & Recycling Services - General</u>
    a. Provide a detail of the proposed fenced enclosure for the waste carts. Show the location of all gates and ensure there are no obstacles for moving the carts in and out of the enclosure.

Mobility Engineering

21. Public Realm Enhancement - City Sidewalk - Residential Width (22 AVENUE NE)

    Enhancements to the public realm adjacent to the development will be required. These improvements, including but not limited to the City sidewalk, must be included in the cost of the development.

    [22 AVENUE NE] is classified as a Residential Street and as such, in accordance with The City's Design Guidelines for Subdivision Servicing

(DGSS), 1.5m sidewalks are to be provided. Amend the drawings to show the REMOVAL of the existing sidewalk and REPLACEMENT with a new 1.5m (1.61m actual width) sidewalk, and ensure dimensions are shown on plans and sections. Provide and label all proposed C&G (e.g., 0.25 STD C&G) and clearly indicate the proposed (new) sidewalk on the plan using appropriate linework and hatching to distinguish between proposed (new) and existing sidewalks. A public access easement may be required where the new sidewalk encroaches into the private property. Please also note that for a 1.5m MONOLITHIC sidewalk with standard curb the actual sidewalk width is 1.61m. Dimension the sidewalk width, back of walk (BW) and back of walk to property line (BW-PL) accordingly. Refer to the 2021 Roads Construction Standard Specifications, Figure 37: MONOLITHIC SIDEWALK, File No. 454.1013.009. Where significant trees are to be retained (based on an Urban Forestry review), the existing sidewalk width can remain within the extent of the tree's drip line and root protection zone. Outside of the extent of the tree's drip line and root protection zone, the existing sidewalks are to be removed and replaced with new 1.50m (1.61m actual width) sidewalks.

The DGSS is publicly available under the Technical and Design Specifications drop-down list at the following link:

The City of Calgary - Planning & Development Services Resource Library

For construction requirements, refer to the Roads Construction Standard Specifications at the same link. Please note that the proposed (new) monolithic sidewalk must be constructed in one operation alongside the new proposed curb and gutter (C&G). Please note that a transition from the proposed 1.5m (1.61m actual width) sidewalk to the existing sidewalk over a transition length may be required. Also, the developer is responsible for arranging the construction of the infrastructure using their own forces. Additionally, they must enter into an Indemnification Agreement with Roads at the time of construction, with the security deposit serving to secure the work.

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

22. The Prior to Release Requirements will be finalized at the time of Development Authority decision.

Utility Engineering

23. Amend the plans to:

    Utility Specialists - Water Servicing
    a. For the water meter tree, provide dimensions for the internal wall length (1.8m) and 1.2m of clear depth from the back of wall to the inside face of the door.
    b. Indicate and dimension a minimum 2.0m vertical clearance for the proposed water meter room/area on all relevant plans, details and sections.
    c. It is suggested that the service connection to the site be located where the existing driveway is already going to be dug up and rehabilitated.

    Utility Specialists - Sanitary and Stormwater Servicing
    a. Provide site grading details (complete with elevations) to confirm site stormwater does not drain into the neighboring parcels. Include top and bottom of wall elevations along the east and west property lines.

24. Submit a Development Site Servicing Plan for review and acceptance from Utility Specialists, as required by Section 5 (2) of the Utility Site Servicing Bylaw 33M2005. Contact Utility Specialists for additional details. For further information, refer to the following:

    Development Site Servicing Plan Webpage
    https://www.calgary.ca/uep/water/specifications/water-development-resources/development-site-servicing-plans.html

    Development Site Servicing Plans CARL (requirement list)
    http://www.calgary.ca/PDA/pd/Pages/Permits/carl-building-development-permit-search.aspx

25. After the Development Permit is approved but prior to its release, the landowner shall execute an Off-Site Levy Agreement for the payment of off-site levies pursuant to Bylaw 1H2024. Should payment be made prior to release of the development permit, an Off-Site Levy Agreement will not be required. The off-site levy is based on a 2026 development approval date and was based on the following development type:

    Existing: 1 Single Detached Dwelling
    Proposed: 4 Grade Oriented Units

Based on the information above, the preliminary estimate is $13,836.00.

To obtain an off-site levy agreement or for further information, contact the Infrastructure Strategist, Development Commitments at 587-215-6253 or email Yunpeng.Qin@calgary.ca or email offsitelevy@calgary.ca.

Mobility Engineering

26. Remit a performance security deposit (certified cheque, bank draft, letter of credit) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Unit. The amount of the deposit is calculated by Roads and is based on 100% of the estimated cost of construction.

The developer is responsible to arrange for the construction of the infrastructure with their own forces and to enter into an Indemnification Agreement with Roads at the time of construction (the security deposit will be used to secure the work).

Roads
a. Closure and removal of existing driveway crossings [and curb cuts] on (22 AVENUE NE),
c. Construction of new sidewalks (1.5m [1.61m actual width] MONOLITHIC sidewalk along 22 AVENUE NE - Residential Street),
d. Construction of new curb and gutter adjacent to (22 AVENUE NE - Residential Street),
f. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel,

*** This application may be eligible for The City of Calgary's Missing Middle Sidewalk Incentive Program. More details are located in the following Advisory conditions of this document.**
The City of Calgary - Missing Middle Sidewalk Incentive Program

27. Remit payment (certified cheque, bank draft) for any required street light adjustments or upgrades adjacent to the site along (22 AVENUE NE) within the public right-of-way to address the requirements of the Roads Business Unit. The amount is calculated by Roads the respective Business Unit and is based on 100% of the estimated cost of construction.

The developer is responsible to coordinate the timing of the construction by City forces. The payment is non-refundable.

Permanent Conditions

The following permanent conditions shall apply:

Planning

28. The Permanent Conditions will be finalized at the time of Development Authority decision.

29. All rules of Land Use Bylaw 1P2007 apply, subject to any relaxations approved by the Development Authority in this development permit.

30. 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.

31. 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.

32. 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.

33. When the main floor is constructed, submit the surveyed geodetic elevation to Geodetic.Review@Calgary.ca

34. Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact the Development Inspector Jackie Swartz at 403-620-3216 for an inspection.

    Any surface or subterranean damage to public parks resulting from the installation of building construction tiebacks or other construction practices requires remediation at the developer's expense, to the satisfaction of the Director, Parks. All materials associated with the encroachments must be removed and any subterranean and surface disturbances to the parcel must be remediated. All site remediations must be approved by the Parks Development Inspector. Contact the Development Inspector for an inspection.

35. No stockpiling or dumping of construction materials is permitted on the adjacent boulevard.

36. In order to ensure the integrity of existing public trees and roots, construction access is only permitted through the rear lane and outside the dripline of public tree(s), per the approved Tree Protection Plan.

37. Public trees located on the boulevard adjacent to the development site shall be retained and protected unless otherwise authorized by Urban Forestry. Prior to construction, install a temporary fence around the extent of the branches ("drip line") and ensure no construction materials are stored inside this fence.

38. In order to ensure the integrity of existing public trees and roots, no grade changes are permitted in the boulevard within the drip lines of the trees.

39. In order to ensure the integrity of existing public trees and roots, there shall be a minimum 3 metre separation, ideally the full length of the canopy, between the trunk and any new/proposed structures, (i.e. driveways and walkways).

40. Tree protection information given as per the approved development permit does not constitute Tree Protection Plan approval. Tree Protection Plan approval must be obtained separately through Urban Forestry. Visit www.calgary.ca, call 311, or email tree.protection@calgary.ca for more information.

Utility Engineering

41. For all soil disturbing projects, the developer, or their representative, shall designate a person to inspect all erosion and sediment control practices a minimum of every seven (7) days and during, or within 24 hours of, the onset of significant precipitation (> 12 mm of rain in 24 hours, or rain on wet or thawing soils) or snowmelt events. Note that some practices may require daily or more frequent inspection. Erosion and sediment control practices shall be adjusted to meet changing site and winter conditions. The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: www.calgary.ca/ud (under publications).

42. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment and Protected Areas and The City of Calgary (311).
b. on City of Calgary lands or utility corridors, The City of Calgary, Climate and Environment (Contaminated Sites Section) must be immediately notified (311).

43. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Coordinator, Utility Specialists.

44. The grades indicated on the approved Development Site Servicing Plan must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.

45. After approval of the Development Permit but prior to issuance of a Development Completion Permit or any occupancy of the building, payment shall be made for off-site levies pursuant to Bylaw 1H2024.

Mobility Engineering

46. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Development Engineering. All work performed on public property shall be done in accordance with City standards.

47. All encroachments located within the bylaw setback / City road right-of-way / corner cut area shall be removed at the owners expense within 30 days of the City of Calgary giving notice.

48. Indemnification Agreements are required for any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas 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

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

49. The Advisory Comments will be finalized at the time of Development Authority decision.

50. 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.

51. 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.

52. 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.

53. 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.

54. A preliminary review for compliance with the National Building Code 2023 Alberta Edition has been completed based on the Development Permit Application Drawings. A Building Permit shall be obtained from the Development Approvals and Building Safety Division before construction/change of use occupancy, a Building Permit IS required

    *There are Code compliance issues that may delay or impede your Building Permit Application.

    1. As the basements are intended for secondary suites, 9.10.11.2.(2) requires a firewall to allow this building to fall under 9.10.15. Otherwise, this building shall be constructed per 9.10.14. See articles 9.10.11.3. and 3.1.10. for the construction of Firewalls. If constructed to 9.10.14. then complete professional involvement will be required.

    *If the firewall is parallel to the street, the rear building will be required to be sprinklered.

2. SPV-006 Firewall in Row House w/ Secondary Suites.
Optionally an applicant can submit using this Standing Posted Variance in the design of rowhouses requiring Firewalls. Where referenced as (SPV-006) within the building permit conditions, this Variance shall be applicable to the address of the building permit.

***Acceptable method of Variance: SPV-006 (Exit Stairs from basement.)
Where a design incorporates the fire safety features as identified below, a firewall required by Division B 9.10.11.2.(2) need not be provided.
1.Fire Separations for Exits
a) Where an exit is located in a house with a secondary suite including their common spaces, the exit shall be separated from adjacent floor areas with a fire separation,
b)have a fire-resistance rating not less than 45 min., or
c) that is not required to have a fire-resistance rating if the building is sprinklered

3. SPV-003 Construction Of Exposed Building Face
This variance addresses the area and location of the exposing building face of single storey detached garages and other storage or accessory buildings classified as Group F, Division 3 - Low Hazard industrial occupancies, serving multi-dwelling buildings governed by Division B Sub Section 9.10.15 in relation to Article 9.10.14.5.(1) for the construction of exterior walls of the Group F, Division 3 buildings, where these buildings do not directly serve the dwelling units which they face.

Optionally an applicant can submit using the Standing Posted Variance in the design if accessory buildings in these cases. Where referenced as (SPV-003) within the building permit conditions, this variance shall be applicable to the address of the building permit.

55. The Streets Bylaw (20M88) and the Tree Protection Bylaw (23M2002) contain clauses intended to protect trees growing on Public Land. No person shall remove, move, cut, or prune a Public Tree or cause a Public Tree to be removed, moved, cut or pruned without prior written authorization from the Director, Parks. A copy of the bylaw can be found at www.calgary.ca. Parks does not permit the removal of public trees to facilitate development unless all options to retain and protect are exhausted.

56. If clearance pruning of public trees is required, Urban Forestry must be notified (minimum one weeks' notice) and an indemnified contractor must be used at the applicant's expense. Please contact Urban Forestry at 311 for more information.

Proposed building height may require pruning of the tree canopy.

57. Tree plantings within City of Calgary boulevards and/or right of ways are subject to approval from Utility Line Assignment and Parks. No person shall plant trees or shrubbery on City Lands without prior written authorization from the Manager, Parks and in the case of walkways, medians, boulevards, and road rights of way, without additional prior written authorization from the Manager, Development Engineering.

58. As part of the Tree Protection Bylaw, a Tree Protection Plan will be required when a development, construction activity, or a disturbance occurring on the City

Boulevard is within 6 metres of a boulevard tree. For more information about submitting your tree protection plan visit www.calgary.ca and search protecting trees during construction and development; alternatively, call 311 or email tree.protection@calgary.ca. Applicant is to apply for tree protection plan prior to demolition.

59. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. The Public Tree(s) adjacent to this development is/are valued at **$2,383.44**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.

60. Services should be shown on the plans in accordance with the Grade Slip granted by the City. If the servicing trench will be located within the dripline of an existing public tree, the applicant shall contact Urban Forestry or contact Development Site Servicing through 311 in attempt to avoid this conflict.

Utility Engineering

61. The developer is responsible for ensuring that:

a. The environmental conditions of the subject property and associated utility corridors meet appropriate regulatory criteria and appropriate environmental assessment, remediation, exposure control or risk management is undertaken.

b. Appropriate environmental assessment(s) of the property has been undertaken and, if required, a suitable Remedial Action Plan, Exposure Control Plan and/or Risk Management Plan has been prepared, reviewed and accepted by the appropriate regulatory agency(s) including but not limited to Alberta Environment and Protected Areas.

c. The development conforms to any reviewed and accepted Remedial Action Plan, Exposure Control Plan and/or Risk Management Plan.

d. All reports are prepared by a qualified professional in accordance with accepted guidelines, practices and procedures that include but are not limited to those in the most recent versions of the Canadian Standards Association and City of Calgary Phase I & II Environmental Site Assessment Terms of Reference.

e. The development is in compliance with applicable environmental approvals, for example from Alberta Environment and Protected Areas, Alberta Energy Regulator and/or Natural Resources Conservation Board; as well, any related setback requirements, and landfill setback requirements as set out in the Subdivision and Development Regulation.

If the potential for methane generation or vapours from natural or contaminated soils and groundwater has been identified on the property, the developer is responsible for ensuring appropriate environmental assessment(s) of the property has been undertaken and appropriate measures are in place to protect the building(s) and utilities from the entry of methane or other vapours.

Issuance of this permit does not absolve the developer from complying with and ensuring the property is developed in accordance to applicable environmental legislation.

62. A new water connection is required to service the development and is available from 22 AV NE.

63. Show details of servicing and metering on Development Site Servicing Plan. Provide adequate water meter locations (100mm or larger, room adjacent to an exterior wall; 50mm or less, label water meter location) where services enter building. If static pressure exceeds 550 kPa install pressure reducing device after meter.

64. Maintain a 3.0m separation between Enmax facilities (power poles, light standards, transformer pads, catch basins, etc.) with the proposed water service.

65. Redundant services are to be disconnected at the source and new service installed at the owners expense.

66. Each unit must be individually metered.

67. Ensure that the water service separation from the foundation wall or piles is:
a. 4.0m (100mm service or larger), or
b. 3.0m (50mm service or smaller), or
c. 2.0m when the foundation wall or piles extends vertically a minimum of 2.0m below the invert of the water pipe.

68. The applicant must apply for water and sewer connections as per City Standards.

69. A new sanitary connection is required to service the development and is available from 22 AV NE.

70. A new storm sewer connection is required to service this development and is available from 22 AV NE.

71. The allowable stormwater run-off coefficient shall be 50 L/s/ha.

72. The applicant is encouraged to explore and adopt stormwater volume control options for this development.

73. Surface ponding (trapped lows) should be designed to contain all the flow generated from the 100-year storm events.

74. Where possible, discharge of roof leaders should be directed onto grassed or pervious areas to help reduce the volume of runoff. Alternatively, the roof leaders may be directed to the on-site storm sewer system.

75. Storm Redevelopment Fees ($84 / m frontage) will be required at the service connection stage.

76. Ensure elevations of building slab and/or any building openings are 0.3m minimum above trap low spill elevations or the 100-year elevation, whichever is higher. The minimum grade within the lot adjacent to the trap low must be 0.3m

higher than the 1:100-year elevation in the trap low or spill elevation, whichever is higher. This minimum grade must be achieved within a 6.0m distance from the common property line of the lot and the road right-of-way.

77. Weeping tile is required to tie to the storm sewer unless a qualified soils consultant has determined otherwise. The consultant shall use the criteria set out in Section 3.3.6.8 of the Stormwater Management & Design Manual. A letter with the appropriate elevations (in metric geodetic) and information will be required by Utility Specialists.

78. As per The City of Calgary Drainage Bylaw 37M2005, the developer, and those under their control, are responsible for ensuring that a Drainage Permit is obtained from Utility Specialists prior to discharging impounded runoff (caused by rainfall and/or snowmelt) seepage or groundwater from construction site excavations or other areas to a storm sewer. The developer, and those under their control, is responsible for adhering to all conditions and requirements stipulated in the Drainage Permit at all times. For further information, contact the Corporate Call Centre at 311 or visit http://www.calgary.ca/UEP/Water/Pages/Watersheds-and-rivers/Erosion-and-sediment-control/Report-and-Drawings-Templates-and-Guides.aspx (Drainage Permit applications can be downloaded from this website).

79. Stormwater emergency escape routes must be to a public roadway.

80. A minimum depth of 300mm topsoil for all sodded areas and 600mm for shrub and tree beds is to be used.

81. Developers can apply for reimbursement of construction costs up to $50,000 for on-site stormwater storage. Eligible developments are multi-residential or mixed-use with multi-residential components, with on-site stormwater storage in compliance with City requirements. Potential reimbursement from the Stormwater Incentive Program may be available. This program provides the potential for the repayment of the costs associated with onsite storage requirements. The Stormwater Onsite Storage Pilot project uses funds from the Housing Accelerator Fund to fund storage for residential developments. For more information and to apply please contact Stormwater@calgary.ca.
Please refer to the Stormwater Incentive Program website for more information.

82. No encroachments are permitted above or below grade in City rights-of-way.

83. For questions and concerns regarding waste storage facilities, refer to the Development Reviews: Design Standards for the Storage and Collection of Waste
Found at: http://www.calgary.ca/UEP/WRS/Pages/Commercial-Services/Development-Permits-Waste-Recycling.aspx

84. Waste storage enclosures and collection areas shall be maintained and clear of snow and ice.

85. Secondary suites may not be eligible to receive a separate set of waste and recycling containers from the City of Calgary. Suites are expected to share the waste storage with the associated primary dwelling unit.

Mobility Engineering

86. Motor Vehicle Parking Stalls - Maximum Slope

As per the City of Calgary Land Use Bylaw 1P2007 PART 3, DIV. 6, SEC. 122 (13), the maximum slope of a motor vehicle parking stall is 4.0% in any direction. Ensure that the drawings indicate this slope cannot exceed the maximum allowed in the Bylaw.

87. Door Swings on to Exterior Walkways / Paths of Travel within the Site

Where a door swing (eg. Garage man doors, Bicycle Parking Stalls - Class 1 doors, etc.) obstructs / hinders the use of the Exterior Walkways / Paths of Travel within the Site, ensure adequate measures are provided to minimize the potential hazard to pedestrians and guide them safely through.

88. Garage aprons at the parcel rear (South), must tie to the existing lane grades. Lane grades will be provided on the grade slip issued by Development Servicing. It is the responsibility of the developer, contractor, or homeowner to set the elevations of the garage slab based on the lot grading and to ensure that the garage is operationally accessible and that it ties to established lane grades. Lane grades are not to be altered without the approval of Roads, as per City of Calgary Streets Bylaw 20M88.

89. The City does not grant approval for the placement of underground irrigation sprinkler systems in City owned lands or boulevards that are adjacent to the development site and are installed at the developers risk. The City of Calgary will not assume liability or responsibility for repair or replacement in event it has been damaged or destroyed during construction on City owned lands or boulevards by city workers or its authorized contractors.

90. In accordance with the Encroachment Policy (9M2020) adopted by Council on March 16, 2020 , encroachments of retaining walls, planters, entry features, building projections, etc. are not permitted to extend into the City right-of-way. New encroachments that are a result of this development are to be removed at the developers expense. Encroachments are subject to approval by the Encroachment Administrator, Real Estate & Development Services.

91. In keeping with the principles of Crime Prevention Through Environmental Design (CPTED), landscaping and fencing materials adjacent to pedestrian routes are to be of a height that minimizes potential hiding places and maximizes visual surveillance of the pedestrian route.

92. **Missing Middle Sidewalk Incentive Program**

You may be eligible for The City of Calgary's newly launched Missing Middle Sidewalk Incentive Program! Through the Program, developers can receive financial support to offset the cost of sidewalk upgrades required for new rowhouse and townhouse projects. The City is allocating $4 million from the Housing Accelerator Fund to cover 50% of eligible sidewalk replacement costs, up to $500 per linear meter.

Eligibility:
- Projects within established communities, as indicated by the Balanced Growth Boundary Map of the Municipal Development Plan
- Rowhouse or townhouse developments (comprehensive townhouse sites are excluded)
- Projects with a Building Permit approved on or after Nov. 1, 2023 AND a Construction Completion Certificate issued on or after Aug. 1, 2025

Funding is provided after sidewalk construction is finished, upon application approval and submission of required documentation. Learn more at: The City of Calgary - Missing Middle Sidewalk Incentive Program

128-26 - Hoa - 525 22 Av NE - 4+4

April 27, 2026

JOHN TRINH & ASSOCIATES
Trinh, John
dp@johntrinh.ca
[redacted]

Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2026-01095

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 June 26, 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 587.897.1059 or by email at Steven.Kunz@calgary.ca.

Sincerely,

STEVEN KUNZ
Planner 1

Detailed Review 1 – Development Permit

Application Number:	**DP2026-01095**
Application Description:	New: Townhouse (1 building), Secondary Suite (4 suites), Accessory Residential Building (garage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	525 22 AV NE
Community:	WINSTON HEIGHTS/MOUNTVIEW
Applicant:	JOHN TRINH & ASSOCIATES
Date DR Sent:	April 27, 2026
Response Due Date:	June 26, 2026
Development Applications Review Team	
Planning:	STEVEN KUNZ 587.897.1059 Steven.Kunz@calgary.ca
Utility Engineering:	DAYNA FORSYTHE 587-228-3648 Dayna.Forsythe@calgary.ca
Mobility Engineering:	ENOCHDANIEL OKOROSOBO Enochdaniel.Okorosobo@calgary.ca

General Comments

This Development Permit application proposes 4 New Dwelling Units and 4 New Secondary Suites located on one building on the site. The proposal is in the established Northeast community of Winston Heights/Mountview. Vehicle parking would be provided in a detached garage from the lane. The subject parcel is a midblock lot designated as R-CG. This is a discretionary use in this district. The surrounding context is a mix of low-density residential ranging from single-detached bungalows to townhouses.

Comments on Relevant City Policies

Municipal Development Plan (MDP)

Per Map 1: Urban Structure, the subject lands are located within the Developed Residential – Established Residential area. This area is characterized as residential communities containing a mix of low- and medium-density housing with support retail in relatively close proximity. The road network is a blend of modified-grid and curvilinear. These are stable residential

SDAB2026-0117

communities with limited redevelopment potential over the next 30 years. Populations have declined from their peak and housing stock is generally in good condition.

North Hill Communities Local Area Plan (Statutory, 2021)

The subject parcel is located in the Neighbourhood Local area on Map 3: Urban Form and Limited (up to 3 Storeys) area on Map 4: Building Scale the North Hill Communities Local Area Plan. The following policies primarily support intensification of the proposed development:

2.2.1.6 Neighbourhood Local

a. Secondary suites are permitted where already allowed by the existing land use designation and are not considered a unit in the following policies.

c. Building forms that contain three or more residential units should be supported in the following areas:
   i. within transit station areas;
   ii. near or adjacent to an identified Main Street or Activity Centre;
   iii. on higher activity streets, such as where there are adjacent regional pathways or higher volumes of private vehicle or pedestrian activity in a community; and,
   iv. where the parcel has a lane and parking can be accommodated on site.

d. Building forms that contain three or more residential units in Neighbourhood Local, Limited Scale should be designed to complement the surrounding context and consider the impacts of massing, lot coverage and setbacks on the following:
   i. access to sunlight and shade on adjacent parcels; and,
   ii. protection of existing, healthy trees or landscaping on the parcel, where appropriate.

Generally, the application is in line with the MDP and North Hill LAP.

Community Feedback

A community petition in opposition was submitted with 29 signatures.

Additionally, 11 public letters of opposition to the development were submitted. The comments are summarized in the planning portion of the DR below (refer to planning comment #15). A letter of opposition from the Winston Heights/Mountview Community Association was also submitted (comments are shared below in comment #16).

Bylaw Discrepancies

Regulation	Standard	Provided
None noted		

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 digital set of the amended plans in PDF format and a separate PDF response letter that provides a point-by-point explanation as to how each of the Prior to Decision conditions were addressed and/or resolved. If Prior to Release conditions have been addressed in the amended plans, include a point-by-point explanation for these items as well. The submitted plans must comprehensively address the Prior to Decision conditions as specified in the DR document. Ensure that all plans affected by the revisions are amended accordingly. To arrange the digital submission, please contact the File Manager directly.

   This information must be received, in its entirety, no later than 60 days from the date this DTR form was sent to the applicant and owner. If a complete submission is not received within the 60 day time frame, the development permit may be inactivated. Upon inactivation, the applicant and owner will receive written notice of the inactivation and of a further 30 day time frame within which the application may be reactivated subject to a reactivation fee. If the development permit application is not reactivated as per the written notification, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1.

   In the event that the application needs to be recirculated, a recirculation fee may be applied.
   Acknowledged.

2. Submit a written response to the Detailed Review (DR) that provides a point by point explanation as to how each of the Prior to Decision issues were addressed and/or resolved. If Prior to Release items have been addressed in the amended plans, include a point by point explanation for these items as well.
   Acknowledged.

3. Amend the plans to distinguish the proposed EV charging between level 1 and level 2 EV chargers. Level 2 is recommended.
   E.V. charging station rough-ins are provided. Refer to A-3.0.

4. Per North Hill LAP policy 2.4.1.4 d (iii.), amend the plans to incorporate a minimum of two 160 litre rain barrels on a hard surface base equipped with a bottom spigot and overflow hose attached to downspouts to allow rainwater harvesting for landscaping irrigation.
   Rainwater management measurements will be determined during the DSSP stage of the project.

5. Per North Hill LAP policy 2.4.1.4 d (i.), amend plans to specify all sodded areas are planted with a drought tolerant grass species.
   Amended. Note was added to S.03.

6. Amend the plans to replace the Columnar Swedish Aspen with other deciduous tree options such as: Toba or Snowbird Hawthorn (Crataegus x mordenensis 'Toba' or 'Snowbird'), Gladiator crabapple, Strathmore flowering crabapple. Columnar Swedish Aspen is not listed on the low water trees list (Part 6, Division 1 of the Land Use Bylaw). Remove from the landscape legend and add a variety of other low water trees.

   Swedish Aspen trees have a high mortality rate due to numerous diseases and pests including poplar borer, cytospora canker, bronze leaf, hypoxylon, aphids, leaf roller and more. Such diseases and pests cause a range of issues from aesthetic/nuisance to complete tree failure/death. We suggest choosing an alternate tree species for private plantings and encourage choosing hardy drought tolerant trees that do well in Calgary, from our Low Water Tree and Shrub Tables in the LUB, Section 556. Also look for hardy drought tolerant tree and shrub species in our City Yard Smart website:

   https://www.calgary.ca/water/programs/yardsmart.html?redirect=/yardsmart
   Amended. Columnar Swedish aspens are no longer being proposed. Refer to S.03.

7. Amend the landscape plan to ensure appropriate spacing between all proposed trees, shrubs, and adjacent sidewalks. Please update the landscaping layout to provide sufficient clearance from sidewalks and to reflect proper spacing based on these mature dimensions.

   Per North Hill LAP policy 2.4.1.4 b. (iv.) plants should be located in areas suitable to their specific growing needs. Mugo pines mature to a spread of approximately 3.5 ft, and additional separation is required to prevent crowding and conflicts with pedestrian infrastructure. Trees must also be spaced to accommodate their mature canopy spread (dripline), ensuring adequate soil volume, air circulation, and long-term health.
   Amended. The proposed landscaping design was revised accordingly. Refer to S.03.

8. Amend the amenity space design to show how the space will be lit and show a hard-scaped area where furniture may be placed for the use of residents. Consider the use of hard-scaping along the north of the development to create additional common amenity space at the front of the development. Shrubs and trees may also be used to further delineate and frame amenity space.

   The proposed amenity space is currently shown as a grassed area only, which does not fully meet the expectations of Policy 2.4.1.3 d in the North Hill LAP. Shared private amenity spaces should include functional elements such as seating, down-lighting, and features that support a variety of activities.
   Lighting for the amenity space can be found on A-2.0 and A-3.0. Furniture was included at the amenity space, as shown in S.03.
   In our experience, grassed amenity spaces are the most usable for the tenants of the building. It is the standard for this type of development.

9. Amend the solar-ready note on A-3.0 to the following:

   Dwelling units will be solar-ready and able to accommodate solar photovoltaic panels for electricity generation. Solar PV ready details shall consider Section 64 of the Canadian Electrical Code Part 1 concerning "Renewable Energy Systems." Solar-ready must include installation of at least 2.5 cm (1") nominal

diameter constructed of rigid or flexible metal conduit, electrical metallic tubing, or cables with a metal armour or metal sheath that connect from the attic space of the units to unit/suite electrical panels.
The proposed development will provide solar-ready infrastructure to the garages only, rather than each individual dwelling unit. This approach reflects current industry practice for similar multi-unit developments and provides the most practical and cost-effective future solar installation strategy. Garage-based solar readiness allows for simpler electrical routing, reduced construction complexity, improved maintenance access, and lower overall costs, while still achieving the intent of future photovoltaic capability.

10. Amend streetscape drawing on S-04 to show the correct front facade of the building.
Amended. Refer to S.04.

11. Amend the site plan/elevations to include down-lighting locations along all pedestrian corridors along west and east pathways of the main building and

garage. Include detailed information on lighting type/proposed fixtures in the re-submission.

The North Hill Communities LAP (Section 2.7.1) emphasizes pedestrian routes should be well-lit. The submission does not currently identify locations for site lighting or demonstrate how CPTED (Crime Prevention Through Environmental Design) principles have been incorporated into the design. Adequate lighting is essential for visibility, safety, and passive surveillance, and should be clearly shown on the site plan.
Amended. Lighting information is provided in A-2.1.

12. Amend plans to revise landscaping layout or modify/add pathway to allow residents of Units 2 and 4 (and their suites) to easily access the waste and recycling area from the west pathway.

The North Hill Communities LAP (Section 2.7.1) emphasizes creating safe, direct, and continuous pedestrian connections within and through development sites. The current site plan does not provide a pedestrian route connecting the east and west functional areas of the parcel, including access to the waste and recycling location. To align with LAP mobility policies please revise the plan to include a clear, continuous pathway that allows residents to safely and directly move through the site to the waste & recycling area.
Amended. Refer to S.01.

13. Further engagement with the Winston Heights/Mountview community association at planning@winstonheights.ca is highly encouraged.
A response is provided to their comments below.

14. Amend plans (A-1.1) to correctly label dwellings as suites. They are currently labelled as units.
Amended. Refer to A-1.1.

15. Please provide a comprehensive response to the concerns noted below as part of the next DR response, outlining any design considerations, plan amendments, or rationale demonstrating how the proposal addresses the issues raised.

Eleven letters of opposition were received in response to the proposed

development. Their feedback is summarized below:

Strong opposition to density and scale: Many neighbours feel the proposal (four units plus four secondary suites) represents over-intensification for a mid-block lot and is incompatible with the surrounding low-scale residential context.
We understand the concerns from the neighbors. That's why this project has been thoughtfully designed to follow the regulations from the City and the intent of the Low Density Residential – Grade-Oriented Infill (R-CG) District.

Parking shortages and traffic impacts: Parking is the most frequently cited concern, with fears that limited on-site parking will worsen already constrained on-street parking, increase congestion, and pose safety risks.
The proposal provides four motor vehicle parking stalls and four class-1 bicycle stalls, as per City regulations.

Loss of neighbourhood character: Residents consistently expressed concern that repeated multi-unit developments are eroding the established character, streetscape, and social cohesion of the community.
The proposed development was designed so that from the streetscape it appears to be a semi-detached dwelling unit, a standard form of development in the Winston Heights / Mountview Community. While the townhome design follows the densification intent of the R-CG zoning.

Privacy and overlook concerns: Adjacent neighbours are worried about increased overlook from multiple second-storey windows, resulting in loss of backyard and interior privacy.
The upper floor windows at the rear of the house were obscured to mitigate any possible overlooking towards the adjacent parcels' backyards.
The other upper floor windows were placed to minimize overlooking to the adjacent properties and reduce lines of sight to the adjacent windows.

Infrastructure and servicing strain: Comments highlight concerns about inadequate infrastructure to support increased density, including road conditions, utilities, waste management (garbage and recycling volumes), and alley access.
The City sidewalk will be widened as per City standards. The waste and recycling enclosure provides 8 bins which are adequately fenced screened, following per Utility requirements.
As part of the development permit process, after the DP is approved, a DSSP will be submitted to the City demonstrating the proposed development will not negatively impact the utility infrastructure.

Environmental and drainage impacts: Neighbours raise issues related to reduced green space, tree canopy loss, increased lot coverage, stormwater runoff, and worsening local flooding and drainage conditions.
No public trees will be removed as part of this development. Lot coverage is below the maximum allowed by the City, at 58.83%.
The engineered DSSP will ensure stormwater will be contained onsite and runoff won't be an issue.

Massing, setbacks, and shadowing: The overall building mass, reduced setbacks, and potential shadowing are viewed as excessive and visually intrusive.
The proposed building is 8.98m high, this is 2.02m lower than the maximum allowed by the Bylaw. The roof was designed to chamfer the sides of it, so it minimizes shadowing towards the adjacent parcels.

Refer to the City of Calgary Applicant Outreach Toolkit for further information on strategies for connecting with neighbours and communities: https://www.calgary.ca/development/commercial/community-outreach-for-applicants.html

16. Please provide a comprehensize response to the below Community Association comments:

Building:
- We appreciate that the development was not at the maximum height.
- We do not appreciate that the development is close to 3m closer to the property line.
- The negation of the character of the street regarding setback is very offensive.
The site layout is designed to meet building depth and front setback bylaw rules. If the building is pushed back to provide a greater front setback, it will exceed building depth requirements.
The proposed design provides a highly usable amenity space, with an area of 37m^2.

Parking:
- As always with these developments parking is only 0.5 for residents and that causes problems with adjacent neighbors.
- Visitor parking is once again not included.
The proposed parking meets City requirements.

Privacy:
- Due to the density regarding the frequency of people, human traffic movement is increased.
2.0m high privacy fences are provided along both side property lines.

Environmental Preservation:
- There is no legend to quantify whether the landscaping is new or existing, and if its new what is it.
All the landscaping within the subject site's property lines is proposed. Refer to S.03.
- We are losing our canopy in the neighbourhood at an alarming rate without the consideration to ensure landscape plans are adhered to.
No public City trees will be removed as part of this development. Additionally, we are providing 6 new trees.

17. Amend plans to remove, reduce the size, or add frosting/obscure the bottom half of the second-floor windows along the West and East elevations. Currently, the placement and size of these windows may result in overlooking of neighbouring rear yards.

The North Hill Communities Local Area Plan, Section 2.4.1 Built Form, directs that building design mitigate impacts on adjacent residential properties by addressing window placement and building interfaces to minimize overlook and protect privacy. Development is expected to respect rear yard amenity and limit visual intrusion, particularly in established mid?block neighbourhood contexts. As proposed, the size and placement of the second?floor windows along the west

and east elevations may result in overlooking of neighbouring rear yards and should be revised accordingly.
Amended. The upper floor windows at the rear of the house were obscured to

mitigate any possible overlooking towards the adjacent parcels' backyards. Refer to A-2.1.

18. Public tree T1 is indicated on site plan, but further information is required. As per the Public Tree Protection Bylaw, Complete Application Requirement List, and the Parks' *Development Guidelines and Standard Specifications - Landscape Construction (current edition)*, provide the following information:

a. Tree species,
b. Label the Public Trees/shrubs as: "Public Tree".
Amended. Refer to S.03.

19. Proposed walkway may negatively affect the interior critical root zone of Public Tree - T1, possibly causing it to become un-viable for safe retention.

Proposed private landscaping for items S1-S3 are within the dripline of the existing Public Tree - T1. The excavation for planting these items may negatively impact the Public Tree, possibly causing it to become un-viable for safe retention.

The combination of both proposed items will have a significant negative effect on the Public Tree.

Amend the plans to redesign the private landscaping outside of the Public Tree - T1 dripline. Ensure all private landscaping is located at minimum of 1.0m away from the property line, to avoid the issues of the co-owned trees with The City. Indicate the dimensions the private landscaping to be at minimum 1.0m from the property line.

Note: proposed landscaping items S1-S6 Crataegus species (Hawthorn) are trees not shrubs. Amend the plans to redesign the landscaping to include an alternate species.
Amended. S1-S3 were relocated to be away from the dripline of T1. Hawthorn species are no longer being proposed onsite. Alternatively, bearberries are provided. Refer to S.03.

Utility Engineering

20. Amend the plans to:

Waste & Recycling Services - General
a. Provide a detail of the proposed fenced enclosure for the waste carts. Show the location of all gates and ensure there are no obstacles for moving the carts in and out of the enclosure.
A sliding fence gate is proposed at the east of the waste and recycling enclosure. This sliding gate allows each bin to be maneuvered to the lane individually. Refer to S.01.

Mobility Engineering

21. Public Realm Enhancement - City Sidewalk - Residential Width (22 AVENUE NE)

Enhancements to the public realm adjacent to the development will be required. These improvements, including but not limited to the City sidewalk, must be

included in the cost of the development.

[22 AVENUE NE] is classified as a Residential Street and as such, in accordance with The City's Design Guidelines for Subdivision Servicing

(DGSS), 1.5m sidewalks are to be provided. Amend the drawings to show the REMOVAL of the existing sidewalk and REPLACEMENT with a new 1.5m (1.61m actual width) sidewalk, and ensure dimensions are shown on plans and sections. Provide and label all proposed C&G (e.g., 0.25 STD C&G) and clearly indicate the proposed (new) sidewalk on the plan using appropriate linework and hatching to distinguish between proposed (new) and existing sidewalks. A public access easement may be required where the new sidewalk encroaches into the private property. Please also note that for a 1.5m MONOLITHIC sidewalk with standard curb the actual sidewalk width is 1.61m. Dimension the sidewalk width, back of walk (BW) and back of walk to property line (BW-PL) accordingly. Refer to the 2021 Roads Construction Standard Specifications, Figure 37: MONOLITHIC SIDEWALK, File No. 454.1013.009. Where significant trees are to be retained (based on an Urban Forestry review), the existing sidewalk width can remain within the extent of the tree's drip line and root protection zone. Outside of the extent of the tree's drip line and root protection zone, the existing sidewalks are to be removed and replaced with new 1.50m (1.61m actual width) sidewalks.

The DGSS is publicly available under the Technical and Design Specifications drop-down list at the following link:

The City of Calgary - Planning & Development Services Resource Library

For construction requirements, refer to the Roads Construction Standard Specifications at the same link. Please note that the proposed (new) monolithic sidewalk must be constructed in one operation alongside the new proposed curb and gutter (C&G). Please note that a transition from the proposed 1.5m (1.61m actual width) sidewalk to the existing sidewalk over a transition length may be required. Also, the developer is responsible for arranging the construction of the infrastructure using their own forces. Additionally, they must enter into an Indemnification Agreement with Roads at the time of construction, with the security deposit serving to secure the work.
Amended. City sidewalk will be removed with 1.61m sidewalk at developer's expense as per City standards. Refer to S.01 and S.05.

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

22. The Prior to Release Requirements will be finalized at the time of Development Authority decision.

Utility Engineering

23. Amend the plans to:

    Utility Specialists - Water Servicing
    a. For the water meter tree, provide dimensions for the internal wall length (1.8m) and 1.2m of clear depth from the back of wall to the inside face of the door.
    b. Indicate and dimension a minimum 2.0m vertical clearance for the proposed water meter room/area on all relevant plans, details and sections.
    c. It is suggested that the service connection to the site be located where the existing driveway is already going to be dug up and rehabilitated.

    Utility Specialists - Sanitary and Stormwater Servicing
    a. Provide site grading details (complete with elevations) to confirm site stormwater does not drain into the neighboring parcels. Include top and bottom of wall elevations along the east and west property lines.

24. Submit a Development Site Servicing Plan for review and acceptance from Utility Specialists, as required by Section 5 (2) of the Utility Site Servicing Bylaw 33M2005. Contact Utility Specialists for additional details. For further information, refer to the following:

    Development Site Servicing Plan Webpage
    https://www.calgary.ca/uep/water/specifications/water-development-resources/development-site-servicing-plans.html

    Development Site Servicing Plans CARL (requirement list)
    http://www.calgary.ca/PDA/pd/Pages/Permits/carl-building-development-permit-search.aspx

25. After the Development Permit is approved but prior to its release, the landowner shall execute an Off-Site Levy Agreement for the payment of off-site levies pursuant to Bylaw 1H2024. Should payment be made prior to release of the development permit, an Off-Site Levy Agreement will not be required. The off-site levy is based on a 2026 development approval date and was based on the following development type:

    Existing: 1 Single Detached Dwelling
    Proposed: 4 Grade Oriented Units

Based on the information above, the preliminary estimate is $13,836.00.

To obtain an off-site levy agreement or for further information, contact the Infrastructure Strategist, Development Commitments at 587-215-6253 or email Yunpeng.Qin@calgary.ca or email offsitelevy@calgary.ca.

Mobility Engineering

26. Remit a performance security deposit (certified cheque, bank draft, letter of credit) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Unit. The amount of the deposit is calculated by Roads and is based on 100% of the estimated cost of construction.

The developer is responsible to arrange for the construction of the infrastructure with their own forces and to enter into an Indemnification Agreement with Roads at the time of construction (the security deposit will be used to secure the work).

Roads
a. Closure and removal of existing driveway crossings [and curb cuts] on (22 AVENUE NE),
c. Construction of new sidewalks (1.5m [1.61m actual width] MONOLITHIC sidewalk along 22 AVENUE NE - Residential Street),
d. Construction of new curb and gutter adjacent to (22 AVENUE NE - Residential Street),
f. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel,

*** This application may be eligible for The City of Calgary's Missing Middle Sidewalk Incentive Program. More details are located in the following Advisory conditions of this document.**
The City of Calgary - Missing Middle Sidewalk Incentive Program

27. Remit payment (certified cheque, bank draft) for any required street light adjustments or upgrades adjacent to the site along (22 AVENUE NE) within the public right-of-way to address the requirements of the Roads Business Unit. The amount is calculated by Roads the respective Business Unit and is based on 100% of the estimated cost of construction.

The developer is responsible to coordinate the timing of the construction by City forces. The payment is non-refundable.

Permanent Conditions

The following permanent conditions shall apply:

Planning

28. The Permanent Conditions will be finalized at the time of Development Authority decision.

29. All rules of Land Use Bylaw 1P2007 apply, subject to any relaxations approved by the Development Authority in this development permit.

30. 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.

31. 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.

32. 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.

33. When the main floor is constructed, submit the surveyed geodetic elevation to Geodetic.Review@Calgary.ca

34. Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact the Development Inspector Jackie Swartz at 403-620-3216 for an inspection.

    Any surface or subterranean damage to public parks resulting from the installation of building construction tiebacks or other construction practices requires remediation at the developer's expense, to the satisfaction of the Director, Parks. All materials associated with the encroachments must be removed and any subterranean and surface disturbances to the parcel must be remediated. All site remediations must be approved by the Parks Development Inspector. Contact the Development Inspector for an inspection.

35. No stockpiling or dumping of construction materials is permitted on the adjacent boulevard.

36. In order to ensure the integrity of existing public trees and roots, construction access is only permitted through the rear lane and outside the dripline of public tree(s), per the approved Tree Protection Plan.

37. Public trees located on the boulevard adjacent to the development site shall be retained and protected unless otherwise authorized by Urban Forestry. Prior to construction, install a temporary fence around the extent of the branches ("drip line") and ensure no construction materials are stored inside this fence.

38. In order to ensure the integrity of existing public trees and roots, no grade changes are permitted in the boulevard within the drip lines of the trees.

39. In order to ensure the integrity of existing public trees and roots, there shall be a minimum 3 metre separation, ideally the full length of the canopy, between the trunk and any new/proposed structures, (i.e. driveways and walkways).

40. Tree protection information given as per the approved development permit does not constitute Tree Protection Plan approval. Tree Protection Plan approval must be obtained separately through Urban Forestry. Visit www.calgary.ca, call 311, or email tree.protection@calgary.ca for more information.

Utility Engineering

41. For all soil disturbing projects, the developer, or their representative, shall designate a person to inspect all erosion and sediment control practices a minimum of every seven (7) days and during, or within 24 hours of, the onset of significant precipitation (> 12 mm of rain in 24 hours, or rain on wet or thawing soils) or snowmelt events. Note that some practices may require daily or more frequent inspection. Erosion and sediment control practices shall be adjusted to meet changing site and winter conditions. The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: www.calgary.ca/ud (under publications).

42. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment and Protected Areas and The City of Calgary (311).
b. on City of Calgary lands or utility corridors, The City of Calgary, Climate and Environment (Contaminated Sites Section) must be immediately notified (311).

43. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Coordinator, Utility Specialists.

44. The grades indicated on the approved Development Site Servicing Plan must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.

45. After approval of the Development Permit but prior to issuance of a Development Completion Permit or any occupancy of the building, payment shall be made for off-site levies pursuant to Bylaw 1H2024.

Mobility Engineering

46. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Development Engineering. All work performed on public property shall be done in accordance with City standards.

47. All encroachments located within the bylaw setback / City road right-of-way / corner cut area shall be removed at the owners expense within 30 days of the City of Calgary giving notice.

48. Indemnification Agreements are required for any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas 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

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

49. The Advisory Comments will be finalized at the time of Development Authority decision.

50. 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.

51. 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.

52. 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.

53. 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.

54. A preliminary review for compliance with the National Building Code 2023 Alberta Edition has been completed based on the Development Permit Application Drawings. A Building Permit shall be obtained from the Development Approvals and Building Safety Division before construction/change of use occupancy, a Building Permit IS required

    *There are Code compliance issues that may delay or impede your Building Permit Application.

    1. As the basements are intended for secondary suites, 9.10.11.2.(2) requires a firewall to allow this building to fall under 9.10.15. Otherwise, this building shall be constructed per 9.10.14. See articles 9.10.11.3. and 3.1.10. for the construction of Firewalls. If constructed to 9.10.14. then complete professional involvement will be required.

    *If the firewall is parallel to the street, the rear building will be required to be sprinklered.

2. SPV-006 Firewall in Row House w/ Secondary Suites.
Optionally an applicant can submit using this Standing Posted Variance in the design of rowhouses requiring Firewalls. Where referenced as (SPV-006) within the building permit conditions, this Variance shall be applicable to the address of the building permit.

***Acceptable method of Variance: SPV-006 (Exit Stairs from basement.)
Where a design incorporates the fire safety features as identified below, a firewall required by Division B 9.10.11.2.(2) need not be provided.
1. Fire Separations for Exits
a) Where an exit is located in a house with a secondary suite including their common spaces, the exit shall be separated from adjacent floor areas with a fire separation,
b) have a fire-resistance rating not less than 45 min., or
c) that is not required to have a fire-resistance rating if the building is sprinklered

3. SPV-003 Construction Of Exposed Building Face
This variance addresses the area and location of the exposing building face of single storey detached garages and other storage or accessory buildings classified as Group F, Division 3 - Low Hazard industrial occupancies, serving multi-dwelling buildings governed by Division B Sub Section 9.10.15 in relation to Article 9.10.14.5.(1) for the construction of exterior walls of the Group F, Division 3 buildings, where these buildings do not directly serve the dwelling units which they face.

Optionally an applicant can submit using the Standing Posted Variance in the design if accessory buildings in these cases. Where referenced as (SPV-003) within the building permit conditions, this variance shall be applicable to the address of the building permit.

55. The Streets Bylaw (20M88) and the Tree Protection Bylaw (23M2002) contain clauses intended to protect trees growing on Public Land. No person shall remove, move, cut, or prune a Public Tree or cause a Public Tree to be removed, moved, cut or pruned without prior written authorization from the Director, Parks. A copy of the bylaw can be found at www.calgary.ca. Parks does not permit the removal of public trees to facilitate development unless all options to retain and protect are exhausted.

56. If clearance pruning of public trees is required, Urban Forestry must be notified (minimum one weeks' notice) and an indemnified contractor must be used at the applicant's expense. Please contact Urban Forestry at 311 for more information.

Proposed building height may require pruning of the tree canopy.

57. Tree plantings within City of Calgary boulevards and/or right of ways are subject to approval from Utility Line Assignment and Parks. No person shall plant trees or shrubbery on City Lands without prior written authorization from the Manager, Parks and in the case of walkways, medians, boulevards, and road rights of way, without additional prior written authorization from the Manager, Development Engineering.

58. As part of the Tree Protection Bylaw, a Tree Protection Plan will be required when a development, construction activity, or a disturbance occurring on the City

Boulevard is within 6 metres of a boulevard tree. For more information about submitting your tree protection plan visit www.calgary.ca and search protecting trees during construction and development; alternatively, call 311 or email tree.protection@calgary.ca. Applicant is to apply for tree protection plan prior to demolition.

59. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. The Public Tree(s) adjacent to this development is/are valued at **$2,383.44**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.

60. Services should be shown on the plans in accordance with the Grade Slip granted by the City. If the servicing trench will be located within the dripline of an existing public tree, the applicant shall contact Urban Forestry or contact Development Site Servicing through 311 in attempt to avoid this conflict.

Utility Engineering

61. The developer is responsible for ensuring that:

a. The environmental conditions of the subject property and associated utility corridors meet appropriate regulatory criteria and appropriate environmental assessment, remediation, exposure control or risk management is undertaken.

b. Appropriate environmental assessment(s) of the property has been undertaken and, if required, a suitable Remedial Action Plan, Exposure Control Plan and/or Risk Management Plan has been prepared, reviewed and accepted by the appropriate regulatory agency(s) including but not limited to Alberta Environment and Protected Areas.

c. The development conforms to any reviewed and accepted Remedial Action Plan, Exposure Control Plan and/or Risk Management Plan.

d. All reports are prepared by a qualified professional in accordance with accepted guidelines, practices and procedures that include but are not limited to those in the most recent versions of the Canadian Standards Association and City of Calgary Phase I & II Environmental Site Assessment Terms of Reference.

e. The development is in compliance with applicable environmental approvals, for example from Alberta Environment and Protected Areas, Alberta Energy Regulator and/or Natural Resources Conservation Board; as well, any related setback requirements, and landfill setback requirements as set out in the Subdivision and Development Regulation.

If the potential for methane generation or vapours from natural or contaminated soils and groundwater has been identified on the property, the developer is responsible for ensuring appropriate environmental assessment(s) of the property has been undertaken and appropriate measures are in place to protect the building(s) and utilities from the entry of methane or other vapours.

Issuance of this permit does not absolve the developer from complying with and ensuring the property is developed in accordance to applicable environmental legislation.

62. A new water connection is required to service the development and is available from 22 AV NE.

63. Show details of servicing and metering on Development Site Servicing Plan. Provide adequate water meter locations (100mm or larger, room adjacent to an exterior wall; 50mm or less, label water meter location) where services enter building. If static pressure exceeds 550 kPa install pressure reducing device after meter.

64. Maintain a 3.0m separation between Enmax facilities (power poles, light standards, transformer pads, catch basins, etc.) with the proposed water service.

65. Redundant services are to be disconnected at the source and new service installed at the owners expense.

66. Each unit must be individually metered.

67. Ensure that the water service separation from the foundation wall or piles is:
a. 4.0m (100mm service or larger), or
b. 3.0m (50mm service or smaller), or
c. 2.0m when the foundation wall or piles extends vertically a minimum of 2.0m below the invert of the water pipe.

68. The applicant must apply for water and sewer connections as per City Standards.

69. A new sanitary connection is required to service the development and is available from 22 AV NE.

70. A new storm sewer connection is required to service this development and is available from 22 AV NE.

71. The allowable stormwater run-off coefficient shall be 50 L/s/ha.

72. The applicant is encouraged to explore and adopt stormwater volume control options for this development.

73. Surface ponding (trapped lows) should be designed to contain all the flow generated from the 100-year storm events.

74. Where possible, discharge of roof leaders should be directed onto grassed or pervious areas to help reduce the volume of runoff. Alternatively, the roof leaders may be directed to the on-site storm sewer system.

75. Storm Redevelopment Fees ($84 / m frontage) will be required at the service connection stage.

76. Ensure elevations of building slab and/or any building openings are 0.3m minimum above trap low spill elevations or the 100-year elevation, whichever is higher. The minimum grade within the lot adjacent to the trap low must be 0.3m

higher than the 1:100-year elevation in the trap low or spill elevation, whichever is higher. This minimum grade must be achieved within a 6.0m distance from the common property line of the lot and the road right-of-way.

77. Weeping tile is required to tie to the storm sewer unless a qualified soils consultant has determined otherwise. The consultant shall use the criteria set out in Section 3.3.6.8 of the Stormwater Management & Design Manual. A letter with the appropriate elevations (in metric geodetic) and information will be required by Utility Specialists.

78. As per The City of Calgary Drainage Bylaw 37M2005, the developer, and those under their control, are responsible for ensuring that a Drainage Permit is obtained from Utility Specialists prior to discharging impounded runoff (caused by rainfall and/or snowmelt) seepage or groundwater from construction site excavations or other areas to a storm sewer. The developer, and those under their control, is responsible for adhering to all conditions and requirements stipulated in the Drainage Permit at all times. For further information, contact the Corporate Call Centre at 311 or visit http://www.calgary.ca/UEP/Water/Pages/Watersheds-and-rivers/Erosion-and-sediment-control/Report-and-Drawings-Templates-and-Guides.aspx (Drainage Permit applications can be downloaded from this website).

79. Stormwater emergency escape routes must be to a public roadway.

80. A minimum depth of 300mm topsoil for all sodded areas and 600mm for shrub and tree beds is to be used.

81. Developers can apply for reimbursement of construction costs up to $50,000 for on-site stormwater storage. Eligible developments are multi-residential or mixed-use with multi-residential components, with on-site stormwater storage in compliance with City requirements. Potential reimbursement from the Stormwater Incentive Program may be available. This program provides the potential for the repayment of the costs associated with onsite storage requirements. The Stormwater Onsite Storage Pilot project uses funds from the Housing Accelerator Fund to fund storage for residential developments. For more information and to apply please contact Stormwater@calgary.ca.
Please refer to the Stormwater Incentive Program website for more information.

82. No encroachments are permitted above or below grade in City rights-of-way.

83. For questions and concerns regarding waste storage facilities, refer to the Development Reviews: Design Standards for the Storage and Collection of Waste
Found at: http://www.calgary.ca/UEP/WRS/Pages/Commercial-Services/Development-Permits-Waste-Recycling.aspx

84. Waste storage enclosures and collection areas shall be maintained and clear of snow and ice.

85. Secondary suites may not be eligible to receive a separate set of waste and recycling containers from the City of Calgary. Suites are expected to share the waste storage with the associated primary dwelling unit.

Mobility Engineering

86. Motor Vehicle Parking Stalls - Maximum Slope

As per the City of Calgary Land Use Bylaw 1P2007 PART 3, DIV. 6, SEC. 122 (13), the maximum slope of a motor vehicle parking stall is 4.0% in any direction. Ensure that the drawings indicate this slope cannot exceed the maximum allowed in the Bylaw.

87. Door Swings on to Exterior Walkways / Paths of Travel within the Site

Where a door swing (eg. Garage man doors, Bicycle Parking Stalls - Class 1 doors, etc.) obstructs / hinders the use of the Exterior Walkways / Paths of Travel within the Site, ensure adequate measures are provided to minimize the potential hazard to pedestrians and guide them safely through.

88. Garage aprons at the parcel rear (South), must tie to the existing lane grades. Lane grades will be provided on the grade slip issued by Development Servicing. It is the responsibility of the developer, contractor, or homeowner to set the elevations of the garage slab based on the lot grading and to ensure that the garage is operationally accessible and that it ties to established lane grades. Lane grades are not to be altered without the approval of Roads, as per City of Calgary Streets Bylaw 20M88.

89. The City does not grant approval for the placement of underground irrigation sprinkler systems in City owned lands or boulevards that are adjacent to the development site and are installed at the developers risk. The City of Calgary will not assume liability or responsibility for repair or replacement in event it has been damaged or destroyed during construction on City owned lands or boulevards by city workers or its authorized contractors.

90. In accordance with the Encroachment Policy (9M2020) adopted by Council on March 16, 2020 , encroachments of retaining walls, planters, entry features, building projections, etc. are not permitted to extend into the City right-of-way. New encroachments that are a result of this development are to be removed at the developers expense. Encroachments are subject to approval by the Encroachment Administrator, Real Estate & Development Services.

91. In keeping with the principles of Crime Prevention Through Environmental Design (CPTED), landscaping and fencing materials adjacent to pedestrian routes are to be of a height that minimizes potential hiding places and maximizes visual surveillance of the pedestrian route.

92. **Missing Middle Sidewalk Incentive Program**

You may be eligible for The City of Calgary's newly launched Missing Middle Sidewalk Incentive Program! Through the Program, developers can receive financial support to offset the cost of sidewalk upgrades required for new rowhouse and townhouse projects. The City is allocating $4 million from the Housing Accelerator Fund to cover 50% of eligible sidewalk replacement costs, up to $500 per linear meter.

Eligibility:

- Projects within established communities, as indicated by the Balanced Growth Boundary Map of the Municipal Development Plan
- Rowhouse or townhouse developments (comprehensive townhouse sites are excluded)
- Projects with a Building Permit approved on or after Nov. 1, 2023 AND a Construction Completion Certificate issued on or after Aug. 1, 2025

Funding is provided after sidewalk construction is finished, upon application approval and submission of required documentation. Learn more at: The City of Calgary - Missing Middle Sidewalk Incentive Program

Response to Community Association Comments

DP2026-01095

Thank you for taking the time to provide comments on this application. The R-CG District is intended to allow for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, rowhouses and townhouses. Secondary suites are also allowed in the R-CG District.

Below is a summary regarding how the applicant has addressed the concerns received from the Community Association. The comments and concerns received from the Community Association (submitted March 31, 2026) are included verbatim at the end of this document with the applicant's response from DR1.

Engagement

The application was notice posted for 14 days and remained open for commenting on DMap – the file manager also received direct emails in response.

The applicant team prepared a copy of the "Applicant Outreach Study," citing that visits were conducted to the direct neighbours of the property on June 19, 2026 (residents of 521, 520, 522, 524 and 526 22 AV NE). The applicant cited in this document that residents were asked if they had complaints, feedback, or points of discussion they wanted to raise about the development. Applicant cited they offered to send current plans, provided contact information for liaison, and generally sought to answer questions, mitigate construction-related apprehension, and foster a positive relationship with these residents.

Site Layout

- A townhouse on a midblock parcel is an allowable use in the R-CG district as of the time of decision on this project.

Landscaping

- Walkway was amended to better protect the critical root zone of public tree T1.
- Tree spacing was improved to ensure appropriate spacing near proposed utility tie-ins and sidewalks.

- Columnar Swedish aspen species were replaced with an alternative species to prevent prevalent issues around disease with this variety of tree.
- Applicant improved landscaping to ensure all sodded areas are planted with drought tolerant grass species.

Privacy

- Rear overlooking windows have been obscured to better interface with direct neighbours.

Site Circulation

- Pathway was improved to ensure all residents have clear access to the front and rear of the site.
- Lighting information and placement was improved along the sides of the site to ensure CPTED principles are better met.

Amenity Space

- Lighting information was added to amenity space.

Solar + EV-readiness

- Garage was made solar-ready (conduit noted to be installed for future installation of PV panels).
- Level 1 EV charging rough-ins were noted in the garage for future installation of EV charging equipment.

Applicant provided these responses regarding neighbour concerns as part of the DR1 response:

Summarized Neighbour comments: **Bolded**

Applicant Response: *Italicized*

Strong opposition to density and scale: Many neighbours feel the proposal (four units plus four secondary suites) represents over-intensification for a mid-block lot and is incompatible with the surrounding low-scale residential context.

We understand the concerns from the neighbors. That's why this project has been thoughtfully designed to follow the regulations from the City and the intent of the Low Density Residential – Grade-Oriented Infill (R-CG) District.

Parking shortages and traffic impacts: Parking is the most frequently cited concern, with fears that limited on-site parking will worsen already constrained on-street parking, increase congestion, and pose safety risks.

The proposal provides four motor vehicle parking stalls and four class-1 bicycle stalls, as per City regulations.

Loss of neighbourhood character: Residents consistently expressed concern that repeated multi-unit developments are eroding the established character, streetscape, and social cohesion of the community.

The proposed development was designed so that from the streetscape it appears to be a semi-detached dwelling unit, a standard form of development in the Winston Heights / Mountview Community. While the townhome design follows the densification intent of the R-CG zoning.

Privacy and overlook concerns: Adjacent neighbours are worried about increased overlook from multiple second-storey windows, resulting in loss of backyard and interior privacy.

The upper floor windows at the rear of the house were obscured to mitigate any possible overlooking towards the adjacent parcels' backyards. The other upper floor windows were

placed to minimize overlooking to the adjacent properties and reduce lines of sight to the adjacent windows.

Infrastructure and servicing strain: Comments highlight concerns about inadequate infrastructure to support increased density, including road conditions, utilities, waste management (garbage and recycling volumes), and alley access.

The City sidewalk will be widened as per City standards. The waste and recycling enclosure provides 8 bins which are adequately fenced screened, following per Utility requirements. As part of the development permit process, after the DP is approved, a DSSP will be submitted to the City demonstrating the proposed development will not negatively impact the utility infrastructure.

Environmental and drainage impacts: Neighbours raise issues related to reduced green space, tree canopy loss, increased lot coverage, stormwater runoff, and worsening local flooding and drainage conditions.

No public trees will be removed as part of this development. Lot coverage is below the maximum allowed by the City, at 58.83%. The engineered DSSP will ensure stormwater will be contained onsite and runoff won't be an issue.

Massing, setbacks, and shadowing: The overall building mass, reduced setbacks, and potential shadowing are viewed as excessive and visually intrusive.

The proposed building is 8.98m high, this is 2.02m lower than the maximum allowed by the Bylaw. The roof was designed to chamfer the sides of it, so it minimizes shadowing towards the adjacent parcels.

Applicant provided these responses to CA comments (submitted March 31, 2026) as part of the DR1 response:

CA Comments: **Bolded**

Applicant Response: *Italicized*

Building:

- We appreciate that the development was not at the maximum height.

- We do not appreciate that the development is close to 3m closer to the property line.

- The negation of the character of the street regarding setback is very offensive.

The site layout is designed to meet building depth and front setback bylaw rules. If the building is pushed back to provide a greater front setback, it will exceed building depth requirements. The proposed design provides a highly usable amenity space, with an area of 37m2.

Parking:

- As always with these developments parking is only 0.5 for residents and that causes problems with adjacent neighbors.

- Visitor parking is once again not included.

The proposed parking meets City requirements.

Privacy:

- Due to the density regarding the frequency of people, human traffic movement is increased.

2.0m high privacy fences are provided along both side property lines.

Environmental Preservation:

- There is no legend to quantify whether the landscaping is new or existing, and if its new what is it.

All the landscaping within the subject site's property lines is proposed. Refer to S.03.

- We are losing our canopy in the neighbourhood at an alarming rate without the consideration to ensure landscape plans are adhered to.

No public City trees will be removed as part of this development. Additionally, we are providing 6 new trees.

Samnick, Cyrille

From: Kunz, Steven
Sent: Tuesday, June 23, 2026 10:19 AM
To: 'Santiago Paez Gil'
Cc: John; HannaRose Licuanan; Farzaneh Hakimi; Kenny Chan
Subject: RE: DP2026-01095 - DR #1 Submission - 128-26 - Hoa - 525 22 Av NE - 4+4

Thank you Santiago!

Steven Kunz (he/him) M.Arch
Planner 1, Community Planning - North
Planning & Development Services
The City of Calgary
C 587.897.1059 | **E** steven.kunz@calgary.ca

From: Santiago Paez Gil [redacted]
Sent: Tuesday, June 23, 2026 9:13 AM
To: Kunz, Steven <Steven.Kunz@calgary.ca>
Cc: John [redacted]; HannaRose Licuanan [redacted]; Farzaneh Hakimi [redacted] Kenny Chan [redacted]
Subject: [External] Re: DP2026-01095 - DR #1 Submission - 128-26 - Hoa - 525 22 Av NE - 4+4

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Hello Steven,

Attached is the updated drawing set and community outreach form as per your comments.

1. Level 1 EV charger rough-ins are provided in the garage.
2. The requested trees were relocated to avoid any conflicts. Refer to S.03.
3. Amended. Refer to front and rear elevations.
4. Community outreach form is attached to the submission.

Please let us know if you need anything else from our end.

Thank you.

Regards,

Santiago Paez Gil
Architectural Technologist



Design Department: 4[redacted]0
Administration + Permits:[redacted]
Email: [redacted]
Web: www.johntrinh.ca
Office: https://g.co/kgs/ETxrJf 222 17th Avenue se
Referrals Are Greatly Appreciated
Follow us on Instagram: instagram.com/JTA_Design

From: Kunz, Steven <Steven.Kunz@calgary.ca>
Sent: June 9, 2026 10:08 AM
To: Santiago Paez Gi[redacted]
Subject: RE: DP2026-01095 - DR #1 Submission - 128-26 - Hoa - 525 22 Av NE - 4+4

Hey Santiago,

Hope you are having a nice week so far. Only planning conditions remain on this file. I believe it would be best to resolve them without another DR.

Please update the following on your plans:

- Amend plans to distinguish if EV rough-ins will support future level 1 or level 2 EV charging. This is an important distinction: Level 1 charging operates on a standard 120 volt outlet, whereas level 2 charging operates on a 240 volt outlet.
- Current placement of tree N6 is very close to surrounding pathway. Tree N1 is located directly beside proposed utility tie-ins. Amend landscape plan to consider placement of all trees in relation to surrounding sidewalks and provide adequate spacing and offset to ensure future health and survival of proposed trees. Allow for 3m spacing from trunk of N1 to proposed tie-in at front of property.
- Amend plans to clearly label vertical lighting fixtures on front and rear elevations (similar to how they are labelled on left and right elevations).
- Complete a copy of the Applicant Outreach Summary form and include as part of this response.

Share the plans in this email thread or in the Onedrive folder that I shared with you previously.

Thanks,

Steven Kunz (he/him) M.Arch
Planner 1, Community Planning - North

Planning & Development Services
The City of Calgary
C 587.897.1059 | E steven.kunz@calgary.ca

From: Kunz, Steven
Sent: Friday, June 5, 2026 10:40 AM
To: 'Santiago Paez Gil' <[redacted]>
Subject: RE: DP2026-01095 - DR #1 Submission - 128-26 - Hoa - 525 22 Av NE - 4+4

Hi Santiago,

Based on review of this submission, I understand you have chosen not to reach out to the community association on this project regarding any changes/rationale based on their comments/neighbour comments.

Please fill out the attached applicant outreach summary form and submit back to me with rationale for regarding any outreach you have/have not conducted.

Thanks, and happy Friday!

Steven Kunz (he/him) M.Arch
Planner 1, Community Planning - North
Planning & Development Services
The City of Calgary
C 587.897.1059 | E steven.kunz@calgary.ca

From: Santiago Paez Gil [redacted]
Sent: Thursday, May 21, 2026 11:28 AM
To: Kunz, Steven <[redacted]>
Subject: [External] Re: DP2026-01095 - DR #1 Submission - 128-26 - Hoa - 525 22 Av NE - 4+4

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Report Suspicious

Hello Steven,

I uploaded the documents to the folder you shared.

Thank you.

Regards,

Santiago Paez Gil
Architectural Technologist



Design Department: [redacted]
[redacted]
Web: www.johntrinh.ca
Office: https://g.co/kgs/ETxrJf 222 17th Avenue se
Referrals Are Greatly Appreciated
Follow us on Instagram: instagram.com/JTA_Design

From: Kunz, Steven <Steven.Kunz@calgary.ca>
Sent: May 21, 2026 11:18 AM
To: Santiago Paez Gil <[redacted]
Subject: RE: DP2026-01095 - DR #1 Submission - 128-26 - Hoa - 525 22 Av NE - 4+4

Hey Santiago,

Due to recent security concerns, we are no longer able to accept document submissions through external OneDrive or other file-sharing links. To help protect our systems from potential malware and unauthorized access, all application materials must now be submitted through a secure link that we will provide directly to you. We understand this is a change from previous practice and may be inconvenient, but it is necessary to ensure the integrity and safety of our review process.

I've gone ahead and already sent you a onedrive link from the city. Let me know if you have any issues with it and let me know once the documents have been uploaded there.

Thanks in advance,

Steven Kunz (he/him) M.Arch
Planner 1, Community Planning - North
Planning & Development Services
The City of Calgary
C 587.897.1059 | **E** steven.kunz@calgary.ca

From: Santiago Paez Gil [redacted]
Sent: Thursday, May 21, 2026 10:47 AM

To: Kunz, Steven <Steven.Kunz@calgary.ca>
Cc: John [redacted]
[redacted]>
Subject: [External] DP2026-01095 - DR #1 Submission - 128-26 - Hoa - 525 22 Av NE - 4+4

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Report Suspicious

Hello Steven,

Attached you will find the link to the One Drive folder with the response and revisions to the drawings as per DR #1 requirements for DP2026-01095.

DR #1 - May 21, 2026, for DP2026-01095.

128-26 - Hoa - 525 22 Av NE - 4+4

Let me know if you need anything else from our end so we can push this project forward.

Regards,

Santiago Paez Gil

Architectural Technologist



Design Department: [redacted]

[redacted]

[redacted]

Web: www.johntrinh.ca

Office: https://g.co/kgs/ETxrJf 222 17th Avenue se

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District Title:	Residential – Grade-Oriented Infill (R-CG) (R-CGex) District

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:	March 31, 2026
Date Received:	March 6, 2026
BLC BY:	**Jeff Douglas**
Review Required:	
COMPLETE	

D.P. #	**2026-01095**

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		**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**	

LDR: For Additions or alterations to existing See Section 358 For Dwellings Deemed Conforming

Notes:

ISC: Protected

For Internal Distribution Only

Part 4 A to Z Use and Use Rules			D.P. # 2026-01095			
Section / Use	Type	Requirements	Evaluation			
153.1 Backyard Suite	Compulsory	(iii) is located in a detached building located behind the front façade of the main residential building;	C	N/C	N/A	N/I
		(vi) Must not be located on the same parcel or bare land unit as either a Rowhouse Building or a Townhouse use;	C	N/C	N/A	N/I
170.2 Contextual Semi-detached Dwelling	Compulsory	(i) contains two Dwelling Units located side by side and separated by a common party wall extending from foundation to roof;	C	N/C	N/A	N/I
171 Contextual Single Detached Dwelling	Compulsory	(i) meets all of the rules specified for the use in a district;	C	N/C	N/A	N/I
		(ii) may contain a Secondary Suite in a district where a Secondary Suite is a listed use and conforms with the rules of the district;	C	N/C	N/A	N/I
187 Duplex Dwelling	Compulsory	(a) means a building which contains two Dwelling Units, one located above the other, with each having a separate entrance;	C	N/C	N/A	N/I
287 Rowhouse	Compulsory	(i) contains three or more Dwelling Units, located side by side and separated by common party walls extending from foundation to roof;	C	N/C	N/A	N/I
		(ii) where one façade of each Dwelling Unit directly faces a public street;	C	N/C	N/A	N/I
		(iii) where no intervening building is located between the street facing façade of each Dwelling Unit and the adjacent public street;	C	N/C	N/A	N/I
		(iv) where each Dwelling Unit has a separate direct entry from grade to an adjacent public sidewalk or an adjacent public street;	C	N/C	N/A	N/I
		(v) where no Dwelling Unit is located wholly or partially above another Dwelling Unit; and	C	N/C	N/A	N/I
		(vi) may contain a Secondary Suite within a Dwelling Unit in a district where a Secondary Suite is a listed use and conforms with the rules of the district;	C	N/C	N/A	N/I
295 Secondary Suite	Compulsory	(i) contains two or more rooms used or designed to be used as a residence by one or more persons;	C	N/C	N/A	N/I
		(ii) contains a kitchen, living, sleeping and sanitary facilities;	C	N/C	N/A	N/I
		(iii) is self-contained and located within a Dwelling Unit;	C	N/C	N/A	N/I
		(iv) must not be located in a Dwelling Unit where another Dwelling Unit is located wholly or partially above or below the Dwelling Unit containing the Secondary Suite; and	C	N/C	N/A	N/I
		(v) is considered part of and secondary to a Dwelling Unit;	C	N/C	N/A	N/I
297 Semi-Detached Dwelling	Compulsory	(a) means a use where a building contains two Dwelling Units located side by side and separated by a common party wall extending from foundation to roof;	C	N/C	N/A	N/I
319 Townhouse	Compulsory	(i) comprising three or more Dwelling Units;	C	N/C	N/A	N/I
		(ii) where each Dwelling Unit has a separate direct entry from grade;	C	N/C	N/A	N/I
		(iii) where no Dwelling Unit is located wholly or partially above another Dwelling Unit; and	C	N/C	N/A	N/I
		(iv) that does not include a Rowhouse Building;	C	N/C	N/A	N/I

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Residential - Grade-Oriented Infill (R-CG) District

D.P. # 2026-01095

Rule	Requirements	Notes	Evaluation: Provided/Variance			
Secondary Suites	If applicable please refer to Secondary Suites Form		See Attached		N/A	N/I
537 Building Setback from Front Property line	The minimum building setback from a front property line is 3.0m	North to buildout	3.10		0.10	
334 Projections into Setback Areas	(3) Portions of a building below the surface of the ground may extend without any limits into a setback area, with the exception of the required front setback area.		C	N/C	N/A	N/I
336 Projections Into Front Setback Area	(1) Unless otherwise referenced in subsection (6), bay windows and eaves may project a max. of 0.6 m into the front setback area.		0.15		-0.45	
	(2) Landings, ramps other than wheelchair ramps and stairs may project into a front setback area provided: (a) they provide access to the main floor or lower level of the building; and		C	N/C	N/A	N/I
	(2) Landings, ramps other than wheelchair ramps and stairs may project into a front setback area provided: (b) the area of a landing does not exceed 2.5m²		N/A			
	(5) In a Developed Area, a porch may project a maximum of 1.8m into a front setback area where:		N/A			
	(a) it forms an entry to the main floor of a Dwelling Unit of a main residential building;		C	N/C	N/A	N/I
	(b) the setback of the porch from the front property line is not less than the minimum setback in the district;		C	N/C	N/A	N/I
	(c) the maximum height of the porch platform is 1.2m measured from grade, excluding stairs and a landing area not exceeding 2.5m²; and		Area (m²)			
					Height (m)	
			N/A			
	(d) the portion of the porch that projects into a front setback area is unenclosed, other than by a railing, balustrade or privacy walls located on porches between attached units.		C	N/C	N/A	N/I
	(6) Eaves may project an additional 0.6m from a porch into the front setback area, as described in subsection (5).		N/A			
335 Length of Portions of a Building in Setback Areas (Front)	(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	%	Length	%	Length
	1st st ____ X 40% = ____		N/A			
	2nd st ____ X 40% = ____					
	(2) The max. length of an individual projection into any setback area is 3.1m					
538 Block Face Requirements	(1) A minimum building setback of 1.2m is required from a side property line at least every 60.0m along the entire length of a block face. **Block Face (Property Line) Length (m):**		N/A			
	(2) Where subsection (1) applies, the side setback area must be clear of all air conditioning units, window wells and portions of a building measured from grade to a height of 2.4m		C	N/C	N/A	N/I
539 Building Setback from Side	(1) Subject to subsections (3) through (9), the minimum building setback from any side property line is 1.2m	East West	1.48 1.48		0.28 0.28	
	(2) Subject to subsections (3) through (7), for a laneless parcel, the minimum building setback from any side property line is: (a) 1.2m; or		N/A			
	(2) Subject to subsections (3) through (7), for a laneless parcel, the minimum building setback from any side property line is: (b) 3.0m on one side of the parcel when no provision is made for a private garage on the front or side of a building.		N/A			
	(3) There is no requirement for a building setback from a property line upon which a party wall is located.		Applies		N/A	N/I
	(4) The minimum building setback from a side property line may be reduced to a zero setback where: (a) the owner of the parcel proposed for development and the owner of the adjacent parcel register, against both titles, a 1.2m private maintenance easement.		Applies		N/A	N/I
	(5) The minimum building setback from a side property line may be reduced to a zero setback where the main residential building on the adjoining parcel has a zero setback.		Applies		N/A	N/I

Setback from Side Property Line										
	(6) For a corner parcel, the minimum building setback from a side property line shared with a street is 0.6m						N/A			
	(7) The building setback from a side property line of 3.0m required in subsection 2(b) may be reduced to zero metres where the owner of the parcel proposed for development and the owner of the adjacent parcel registers, against both titles, a private access easement:	(a) where the width of the easement, in combination with the reduced building setback, must be at least 3.0 metres;					N/A			
		(b) that provides unrestricted vehicle access to the rear of the parcel.					Applies		N/A	N/I
	(8) Unless otherwise referenced in subsection (9), on a laned parcel the minimum building setback from a side property line for a private garage attached to a main residential building is 0.6m						N/A			
	(9) On a laned parcel, the minimum building setback for a private garage attached to a main residential building that does not share a side or rear property line with a street may be reduced to zero metres where the wall of the portion of the building that contains the private garage is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel.						Applies		N/A	N/I
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.					Cants	0.33		-0.27	
	(1.2) Portions of a building less than 2.4m above grade may project a maximum of 0.6m,						N/A			
	(1.2) (b) for all other uses:	(i) when located on a corner parcel;					C	N/C	N/A	N/I
		(ii) where at least one side setback area is clear of all portions of the building measured from grade to a height of 2.4m; or					C	N/C	N/A	N/I
		(iii) where the side setback area contains a private maintenance easement required by this Bylaw and no portion of the building projects into the required private maintenance easement.					C	N/C	N/A	N/I
	(1.3) Window wells may project a maximum of 0.8m into any side setback area.						N/A			
	(2) Window wells and portions of a building, other than eaves, must not project into a 3.0m setback required on a laneless parcel.						C	N/C	N/A	N/I
	(3) Eaves may project a max. of 0.6m into any side setback area.					eaves	0.33		-0.27	
	(5) Landings, ramps other than wheelchair ramps and stairs may project in a side setback area provided:	(a) they provide access to the main floor or lower level of the building;					C	N/C	N/A	N/I
		(b) the area of a landing does not exceed 2.5m^2					N/A			
		(c) the area of any portion of a landing that projects into the side setback area does not exceed 1.8m^2					N/A			
		(d) they are not located in a 3.0m side setback area required on a laneless parcel; and					C	N/C	N/A	N/I
		(e) they are not located in a side setback area required to be clear of projections, unless pedestrian access from the front to the rear					C	N/C	N/A	N/I
	(10) Central air conditioning equipment may project a maximum of 1.0m into a side setback area:						N/A			
	(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.						> 0.9		#VALUE!	
	(9) Balconies and decks must not project into any side setback area;						C	N/C	N/A	N/I
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	%	Length	%	Length
	1st st			X 40% =						
	2nd st	E/W	20.71	X 40% =	8.28		24.53	5.08	-15.47	-3.20
	__st			X 40% =						
	__st			X 40% =						
	(2) The max. length of an individual projection into any setback area is 3.1m *(Includes Window Wells)*						2.54		-0.56	
540 Building Setback from Rear Property	(1) Unless otherwise referenced in subsection (2) the minimum building setback from a rear property line is 7.5m									

Line Page 5	(2) On a laned or corner parcel, the minimum building setback from a rear property line is 1.2m				South	13.46		12.26
338 Projections Into Rear Setback Area	(2) Awnings, balconies, bay windows, canopies, chimneys, decks, eaves, fireplaces, fire escapes, landings, porches, and ramps other than wheelchair ramps may project a max of 1.5m into any rear setback area.					N/A		
	(3) A private garage attached to a building may project without limits into a rear setback area provided it:	(a) does not exceed 4.6m in height, measured from the finished floor of the private garage;				N/A		
		(b) does not exceed 75.0m^2 in gross floor area for each Dwelling Unit located on the parcel.			Unit 1 Unit 2 Unit 3 Unit 4	 N/A 		
		(c) has no part that is located closer than 0.60m to the rear property line; and				N/A		
		(d) has no eave closer than 0.6m to a side property line.				N/A		
	(4) When an attached private garage has a balcony or deck, the balcony or deck must not be located within 6.0m of a rear property line or 1.2m of a side property line.				Rear Side Side	 N/A 		
335 Length of Portions of a Building in Setback Areas (Rear)	(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	%	Length	% Length
	1st st			X 40% =		N/A		
	2nd st			X 40% =				
	(2) The max. length of an individual projection into any setback area is 3.1m							
339 Decks	(2) The height of a deck in the Developed Area must not exceed:	(a) 1.5m above grade at any point, except where the deck is located on the same façade as the at-grade entrance to a walkout basement; and				N/A		
		(b) 0.3m above the main floor level of the closest main residential building on the parcel.				N/A		
	(2.1) Unless otherwise referenced in subsection (3), a privacy wall located on a deck:	(a) must not exceed 2.0m in height when measured from the surface of the deck; and				N/A		
		(b) must not be located between the foremost front façade of the main residential building and the front property line.				C	N/C	N/A N/I
	(3) A deck attached to a Semi-detached Dwelling, Rowhouse or Townhouse within 1.2m of a party wall must have a solid privacy wall that:		(a) is a min. of 2.0m in height;			N/A		
			(b) is a max. of 3.0m in height; and			N/A		
			(c) extends the full depth of the deck.			C	N/C	N/A N/I
340 Balconies	(1) Unless otherwise referenced in this Part, an open balcony must not project more than 1.85 metres from the building façade to which it is attached.					N/A		
	(2) Unless otherwise referenced in this Part, the floor area of a recessed balcony must not exceed 10.0m^2					N/A		
	(2.1) Unless otherwise referenced in this Part, a privacy wall located on a balcony:	(a) must not exceed 3.0m in height when measured from the surface of the balcony; and				N/A		
		(b) must not be located between the foremost front façade of the main residential building and front property line.				C	N/C	N/A N/I
	(3) A balcony attached to a Contextual Semi-detached Dwelling, Semi-detached Dwelling, Rowhouse Building or Townhouse within 1.2m of a party wall must have a privacy wall that:		(a) is a min. of 2.0m in height;			N/A		
			(b) is a max. of 3.0m in height; and			N/A		
			(c) extends the full depth of the balcony.			C	N/C	N/A N/I
544 Balconies	(1) Where a balcony is located on the roof of the first or second storey of a main residential building and does not overhang any façade of the storey below, the balcony may have a maximum floor area that equals 50.0 per cent of the horizontal cross section of the storey below.					Percentage (%)		
	Area of Storey Below Balcony (m^2)					Area (m^2) N/A		
	(2) A balcony attached to a Contextual Single Detached Dwelling, Contextual Semi-	(a) may be located on a side façade of a building:	(i) where it forms part of the front façade and is not recessed back more than 4.5m from the front façade; or			N/A		
			(ii) where it is on the street side of a corner parcel;			C	N/C	N/A N/I
			(i) it does not form part of the side façade unless the side façade is on the street			C	N/C	N/A N/I

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	detached Dwelling, or Rowhouse Building that is a permitted use: *Does not apply to Discretionary Uses.*	(b) may be located on a rear façade of a building where:	side of a corner parcel;					
			(ii) a privacy wall is provided where the balcony is facing a side property line shared with a contextually adjacent building; and		C	N/C	N/A	N/I
			(iii) the privacy wall is a minimum of 2.0m in height and a maximum of 3.0m in height; and	Minimum	N/A			
				Maximum				
		(c) must not have a balcony on the rear façade with a height greater than 6.0m, when measured vertically at any point from grade to the platform of the balcony.			N/A			
543 Amenity Space	(1) For developments of three units or more, each unit and suite must have amenity space that is located outdoors and is labelled on the required landscape plan.				F/M Discretion		N/A	N/I
	(2) Amenity space may be provided as common amenity space, private amenity space or a combination of both.				Applies		N/A	N/I
533 At Grade Orientation of Units	(1) All units must provide individual, separate, direct access to grade.				C	N/C	N/A	N/I
	(2) Units with an exterior wall facing a street must provide:	(a) an entrance that is visible from the street; and			C	N/C	N/A	N/I
		(b) sidewalks that provide direct exterior access to the unit.			C	N/C	N/A	N/I
541 Building Height	(1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum building height is 11.0m measured from grade.				8.98		-2.02	
	(2) Where a building setback is required from a property line shared with another parcel designated with a low density residential district, the M-CG District or H-GO District, the max building height:	(a) is the greater of:	(i) the highest geodetic elevation of a main residential building on the adjoining parcel; or		C	N/C	N/A	N/I
			(ii) 7.0m from grade; measured at the shared property line; and					
		(b) increases at a 45 degree angle to a max of 11.0m measured from grade.						
	(3) On a corner parcel, the max area of a horizontal cross section through a building at 9.5m above average grade must not be greater than 75.0% of the max area of a horizontal cross section through the building between average grade and 8.6m							
	Prim Bldg Crnr 1		Prim Bldg Crnr 2		Geo 9.5m Abve Avrge Grade			
	Prim Bldg Crnr 3		Prim Bldg Crnr 4		Geo 8.6m Abve Avrge Grade			
		X 75% =					Percentage	
	Max. Area		Max. Area allowed at 9.5m				Area (m²)	
							N/A	
	(4) Where not located on a corner parcel, the maximum building height is 8.6m for any portion of a main residential building located between the rear property line and 60.0% parcel depth or the contextual building depth average, whichever is greater.			Building depth 24.00m				
				No portion is located beyond 24.15m	N/A			
	Height Required Beyond 24.15 m and Rear Property Line							
	21.22 C.A.B. #1	17.88 C.A.B. #2	37.46 Parcel Depth					
349 Roof Equipment Projection	(2) Mechanical equipment may project a maximum of 0.3m from the surface of a roof on a building.				N/A			
532 Façade Width	The minimum width of a street facing façade of a unit is 4.2m				6.14		1.94	
	(1) Unless otherwise referenced in subsections (2) and (3) the maximum building depth is 65.0% of the parcel depth for a building containing a unit.				Percentage (%)			
					64.07%		-0.93%	
					Building Depth (m)			
	65% x 37.46 Parcel Depth = 24.30 Max Bldg Depth				24.00		-0.30	
	(2) On a laned parcel, there is no	(a) there is more than one main residential building on the parcel;			N/A			
		(b) 50.0% or more of the units on the parcel are contained in main residential buildings located within the first 60.0% of the parcel depth; and			Number of Units within First 60.0% of Parcel Depth			
			Parcel Depth (m) / 40% / 60.0% Parcel Depth (m)		N/A			

535 Building Depth and Separation	maximum building depth for a main residential building wholly contained to the rear of 40.0% parcel depth where: *Note: The Main Residential Building exempt from Building Depth must be **WHOLLY** contained within rear 60.0%; otherwise see subsection (1).*		Total Number of Units Required Number of Units in Front 60.0%			N/A	
		(c) where the minimum separation distance of the main residential buildings on the front portion of the parcel and the main residential buildings contained on the rear portion of the parcel is 6.5m				N/A	
	(3) For a main residential building that is located on a corner parcel there is no maximum building depth where the minimum building setback from the side property line shared with another parcel is 3.0m for any portion of the building located between the rear property line and:	(a) 50.0 per cent parcel depth; or Parcel Depth (b) the building depth of the main residential building on the adjoining parcel; C.A.B. Building Depth whichever is closer to the rear property line. 3.0m Building Side Setback Required beyond 0.00 m and the rear property line			Side Setback Dimension (m) N/A Subsection (b) Applies	
529 Density	The maximum density for parcels designated R-CG District is 75 units per hectare. 75 U.P.H | 571.40 (m²) / 0.0571400 (ha) = 4.00 Units			Units U.P.H	4.00 70.00	0.00 -5.00	
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	
534 Parcel Coverage	(2) Unless otherwise referenced in subsection (3), the maximum cumulative building coverage over all the parcels subject to a single development permit containing a Contextual Semi-Detached Dwelling, Contextual Single Detached Dwelling, Cottage Housing Cluster, Rowhouse Building, Semi-Detached Dwelling, Single Detached Dwelling or Townhouse is:	(a) 45.0% of the area of the parcels subject to a single development permit for a development with a density of less than 40 units per hectare;			Applies	Does Not Apply	
		(b) 50.0% of the area of the parcels subject to a single development permit for a development with a density 40 units per hectare or greater and less than 50 units per hectare;			Applies	Does Not Apply	
		(c) 55.0% of the area of the parcels subject to a single development permit for a development with a density of 50 units per hectare or greater and less than 60 units per hectare; or			Applies	Does Not Apply	
		(d) 60.0% of the area of the parcels subject to a single development permit for a development with a density of 60 units per hectare or greater.			Applies	Does Not Apply	
	(3) The maximum parcel coverage referenced in subsections (1) and (2), must be reduced by:	(a) 21.0m² where one motor vehicle parking stall is required on a parcel that is not located in a private garage; and			Applies	Does Not Apply	
		(b) 19.0m² for each required motor vehicle parking stall that is not located in a private garage where more than one motor vehicle parking stall is required on a parcel.			Applies	Does Not Apply	
	(4) For all other uses, the maximum parcel coverage is 45.0%				Applies	Does Not Apply	
	Determine correct percentage of parcel coverage and input values below 4 Number of Units 60.0% | 571.40 Parcel Area (m²) minus Required Stalls = 342.84 Max. Coverage				%	%	
					59.20%	-0.80%	
	Parcel Coverage Totals				m²	m²	
	House: 247.60 | Proj. > 1.0m: 6.24 | Garage(s): 84.45 | Other: | Total: 338.29				338.29	-4.55	
Accessory	If applicable please refer to Accessory Residential Building Form				See Attached	N/A N/I	

	If applicable please refer to Accessory Residential Building Form			See Attached		N/A	N/I
542 Landscaping Requirements	(3) All areas of a parcel, except for those portions specifically required for motor vehicle access, motor vehicle parking stalls, loading stalls, garbage facilities, or any purpose allowed by the Development Authority, must be a landscaped area.			C	N/C	N/A	N/I
	(4) All setback areas adjacent to a street, except for those portions specifically required for motor vehicle access, must be a landscaped area.			C	N/C	N/A	N/I
	(5) Amenity space provided outdoors at grade must be included in the calculation of a landscaped area.			C	N/C	N/A	N/I
	(6) Any part of the parcel used for motor vehicle access, motor vehicle parking stalls, loading stalls and garbage or recycling facilities must not be included in the calculation of a landscaped area.			C	N/C	N/A	N/I
	(7) A minimum of 30.0% of the landscaped area must be covered with soft surfaced landscaping.			Percentage (%)			
				36.47%		6.47%	
	206.06 Landscaped Area (m^2)			Area (m^2)			
				75.15		13.33	
	(8) All soft surfaced landscaped area must be irrigated by an underground irrigation system, unless otherwise provided by a low water irrigation system.			C	N/C	Low H20 Irrig.	N/I
	(9) Mechanical systems or equipment that are located outside of a building must be screened.			C	N/C	N/A	N/I
542.2 Planting Requirements	(4) The requirement for the provision of 1.0 tree is met where:	(a) a deciduous tree has a minimum calliper of 60mm;		Calliper (mm)			
		6 # Provided		60.00		0.00	
		(b) a coniferous tree has a minimum height of 2.0m		Height (m)			
		0 # Provided		N/A			
	(5) The requirement for the provision of 2.0 trees is met where:	(a) a deciduous tree has a minimum calliper of 85mm;		Calliper (mm)			
		# Provided		N/A			
		(b) a coniferous tree has a minimum height of 4.0m		Height (m)			
		# Provided		N/A			
	(6) The requirement for the provision of 3.0 trees is met where an existing deciduous tree with a calliper greater than 100mm is preserved.			Calliper (mm)			
	# Provided			N/A			
	(2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0m^2 of parcel area.			# of Trees			
				6		0	
	6 Required Trees	571.40		# of Shrubs			
	16 Required Shrubs	Parcel Area (m^2)		18		2	
	(3) Shrubs must be a minimum height or spread of 0.6m at the time of planting.			0.60		0.00	
	(7) For landscaped areas with a building below, planting areas must have the following minimum soil depths:	(a) 1.2m for trees;		N/A			
		(b) 0.6m for shrubs; an		N/A			
		(c) 0.3m for all other planting areas.		N/A			
	(8) The soil depths referenced in (7) must cover an area equal to the mature spread of the planting material.			Requires review by planner or technician		N/A	N/I
341 Driveways	(1) A driveway must not have direct access to a major street unless:	(a) there is no practical alternative method of vehicular access to the parcel; and		C	N/C	N/A	N/I
		(b) a turning space is provided on the parcel to allow all vehicles exiting to face the major street.		C	N/C	N/A	N/I
	(2) A driveway connecting a street to a private garage must:	(a) be a min of 6.0m in length along the intended direction of travel for vehicles measured from:	(i) the back of the public sidewalk to the door of the private garage; or	N/A			
			(ii) a curb where there is no public sidewalk to the door of a private garage, and	N/A			
		(b) contain a rectangular area measuring 6.0m in length and 3.0m in width.		C	N/C	N/A	N/I
	(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.			1.20		0.60	
	(5) That portion of a driveway including a	(a) 6.0m where the parcel width is 9.0m		N/A			

Page 9	(5) That portion of a driveway including a motor vehicle parking stall within 6.0m of a public sidewalk, or a curb on a street where there is no public sidewalk, must not exceed a width of:	or less; or					
		(b) 7.0m for parcel width > than 9.0m and < than 15.0m		N/A			
	(6) In the developed area a driveway accessing a street must not be constructed, altered or replaced except where:	(a) located on a laneless parcel; (b) located on a laned parcel and 50.0% or more parcels on same block face have an existing driveway accessing a street; or (c) legally existing driveway not being relocated or widened. Number of Parcels along Block Face		Percentage (%)			
				Homes w/ Exst. Driveway			
				N/A			
				Existing Driveway No Changes			
546 Motor Vehicle Parking Stalls	(1) The minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 1.0 stalls per unit or suite.			Community (select below)			
				WINSTON HEIGHTS/ MOUNTVIEW			
	(2) Notwithstanding subsection (1), the minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 0.5 stalls per unit or suite for the area listed in Table 2.1 below.			Parking Rate: 0.50 Stall per Unit & Suite			
	8 Number of Units & Suites Stalls Within a Private Garage 4 Stalls provided on Parking Pad 0			4		0	
546.2 Bicycle Parking Stalls	(2) Notwithstanding subsection (1), there is no requirement for a bicycle parking stall – class 1 for parcels with two or less Dwelling Units.			Applies		N/A	N/I
	(1) The minimum number of bicycle parking stalls – class 1 is calculated based on the sum of all units and suites at a rate of 1.0 stall per unit or suite where a unit or suite is not provided a motor vehicle parking stall located in a private garage. 4 Number of Units & Suites			4		0	
342 Retaining Walls	(1) A retaining wall must be less than 1.2m in height when measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall.			C	N/C	N/A	N/I
	(2) A min horizontal separation of 1.0m must be maintained between retaining walls on the same parcel.			C	N/C	N/A	N/I
338.1 Patios	(1) Unless otherwise referenced in subsections (2) and (3), a privacy wall may be located on a patio, provided it does not exceed a height of 2.0m from the surface of the patio.			C	N/C	N/A	N/I
	(2) A privacy wall located on a patio must not exceed 2.0m in height, when measured from grade and when the privacy wall is located within: (a) a side setback area; or (b) 6.0m of a rear property line.			C	N/C	N/A	N/I
	(3) A privacy wall located on a patio must not exceed 1.2m in height when measured from grade when the privacy wall is located between the foremost front façade of the main residential building and the front property line.			C	N/C	N/A	N/I
343 Fences *Note: Only apply fence rules to proposed fences*	The height of a fence above grade at any point along a fence line must not exceed:	(a) 1.2 metres for any portion of a fence extending between the foremost front façade of the main residential building and the front property line;		C	N/C	N/A	N/I
		(b) 2.0 metres in all other cases; and		C	N/C	N/A	N/I
		(c) 2.5 metres at the highest point of a gate that is not more than 2.5 metres in length.		C	N/C	N/A	N/I
348 Visibility Setback	Within a corner visibility triangle, buildings, fences, finished grade of a parcel and vegetation must not exceed the lowest elevation of the street by more than 0.75m above lowest elevation of the street.			C	N/C	N/A	N/I
546.3 Waste, Recycling and Organics	For developments of three or more units, garbage, recycling, and organics must be stored in a screened location approved by the Development Authority.			C	N/C	N/A	N/I
	1) Unless otherwise specifed, the minimum width and depth of motor vehicle parking stalls are illustrated in Table 2. *Note: The depth of the motor vehicle parking stalls provided within a garage for 2 or more tenants within rowhouse defaults to Table 2.* ***The required depth is 5.4m.***			C	N/C	N/A	N/I
	(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 (b) a Dwelling Unit where the stall is provided in a private garage intended to be used for the occupants of only one Dwelling Unit.			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;			C	N/C	N/A	N/I

122 Standards for Motor Vehicle Parking Stalls	(b) 2.85m where one side of a stall abuts a physical barrier; and (c) 2.5m in all other		C	N/C	N/A	N/I
	(7) The minimum width of a motor vehicle parking stall for Multi-Residential Development, Multi-Residential Development - Minor, a Townhouse or a Rowhouse Building provided for the exclusive use of a Dwelling Unit is reduced to 2.60m where: (a) the stall is one of two or more motor vehicle parking stalls that are provided in a private garage; (b) the motor vehicle parking stalls in the private garage are for the sole use of the occupants of the Dwelling Unit; and (c) the motor vehicle parking stalls are not counted towards fulfilling the minimum motor vehicle parking stall requirements for that Dwelling Unit.		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 19

Accessory Residential Building

D.P. # 2026-01095

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.		South	1.20		0.60	
				East	2.71		2.11	
	(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 zero m 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		West	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 1.0m				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;			3.93		-0.67	
		(b) 3.0m at any eaveline, when measured from the finished floor of the building; or			2.84		-0.16	
		(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.					
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	Unit 1				
				Unit 2				
				Unit 3				
			4 # of Units	≥ Unit 4	84.45		-215.55	

Page 20 Secondary Suite - R-CG				D.P. # 2026-01095			
Rule	**Requirements**			**Evaluation**			
			Notes	**Provided/Variance**			
Note: Remember to check any applicable district rules							
351 Secondary Suite	(1) For a Secondary Suite the minimum building setback from a property line, must be equal to or greater than the minimum building setback from a property line for the main residential building.			**C**	**N/C**	**N/A**	**N/I**
	(2) Except as otherwise stated in subsection (2.1) and (3), the maximum floor area of a Secondary Suite, excluding any area covered by stairways and landings, is 100.0m²:	(a) in the R-C1L, R-C1Ls, R-C1, R-C1s, R-C1N, R-1, R-1s and R-1N District; or		**N/A**			
		(b) when located on a parcel with a parcel width less than 13.0m.		**N/A**			
	(2.1) There is no maximum floor area for a Secondary Suite wholly located in a basement. Internal landings and stairways providing access to the basement may be located above grade.			**Applies**		**N/A**	**N/I**
295 Secondary Suite	(c) has a maximum floor area of 100.0 square metres, excluding any area covered by stairways and landings;			**N/A**			

354 Accessory Suite - Density	(1) There must not be more than one Backyard Suite located on a parcel, except in the R-CG and R-2M Districts where one Backyard Suite may be located on any bare land unit.		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
	(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
Additional Notes						

FILE:	DP·2026-01095
DATE·RECEIVED:	March·6,·2026

Bylaw·Discrepancies

Regulation	Standard	Provided
None·noted		

SDAB2026-0117

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

March 30, 2026

File No: DP 2026-01095
Location: 525 22 AV NE

ENMAX Power Corporation (EPC) has reviewed the above permit application dated March 11, 2026 and based on the information provided and as of the above noted date, the proposed development does not conflict with ENMAX facilities in respect of the requirements set forth in Section 10 Overhead System (Table 7) and Section 12 Underground Systems of the Alberta Electrical Utility Code (AEUC) under the *Safety Codes Act* (Alberta). This non-conflict letter does not reduce or limit responsibility to comply will all laws and regulations regarding utility facilities and all requirements under the *Alberta Occupational Health & Safety Act* (OHS) *(including any code or regulations thereunder)*(OHS) and the applicant shall observe all such laws and regulations when commencing any work related to the permit application. If a situation arises where there is a discrepancy between ENMAX required setbacks and the AEUC or the OHS, the stricter set of requirements shall govern. Please refer to ENMAX Ground Disturbance Guidelines while working near ENMAX Facilities.

Pursuant to Section 225(1) of Part 17 of the *OHS* Code, anyone working near overhead powerlines must maintain safe limits of approach as provided in Schedule 4, Table 1 of the OHS Code or Table 1 in the AEUC. Anyone excavating must contact Utilities Safety Partners for locations of all buried facilities. All contractors, prime or sub (excavating company) must contact hotdigs@enmax.com to obtain a permission letter prior to disturbing the ground within 2 metres of any ENMAX underground facility. As a condition of this no-conflict letter, and despite any existence of a permit, 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 7.0m of existing overhead EPC facilities. If EPC is contacted in accordance with the above, 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 project site.

This letter is intended for information purposes only and is not in any manner intended to nor shall be construed to derogate from the applicant's obligations to follow any applicable law. The provision of this no-conflict letter is not a representation that work will meet any legislative or regulatory obligations. This no-conflict letter is provided as of the date first note above – the applicant is still required to perform its own due diligence prior to any development activities and resolve any conflicts (new or existing) at the Developer's sole expense. ENMAX expressly disclaims any liability related to applicant's responsibility to comply with such laws and regulations and ENMAX's required setbacks.

If you require additional information regarding this Development Permit, please contact the Project Administrator at EPC_Permits@enmax.com. **For inquiries relating to new services, please contact ENMAX GetConnected at GetConnected@enmax.com.**

QR Code for ENMAX Ground Disturbance Guidelines

Sincerely,

Kelly Aguilar P.Eng.
Distribution Engineering

150

Comment Summary

Permit #: DP2026-01095

Address: 525 22 AV NE

Job Description: New: Townhouse (1 building), Secondary Suite (4 suites), Accessory Residential Building (garage)

Name: Gorman Lee

Phone: [redacted]

[redacted]

Address: 521 22 Avenue Northeast

Overall: In opposition of this application

Created Date: March 16, 2026

[redacted]

Number: 658031798

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Parking or loading zones
Landscaping plans
Environmental preservation
Privacy considerations
Garbage and recycling facility locations
Site layout
Other

General Comment

Blanket R-CG rezoning is being repealed. This lot is not ideal for such high density building. This should be considered and potentially reverted to R-C2 instead.

Attachments

Name: Philip

Phone:

Email: [redacted]

Address: 26 Sherwood point nw

Overall: In opposition of this application

Created Date: March 16, 2026

Circulation Referee: N

Number: 658041499

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Other

General Comment

Too many units for that land. Outrageous

Attachments

SDAB2026-0117

Name: Heather Beck
Created Date: March 17, 2026
Phone: [redacted]
[redacted]
Number: 658336086
Address: 516 22 Avenue NE
Overall: In opposition of this application

Area of Concern
Building (massing, façade, height, shadowing, etc.)
Parking or loading zones

Strengths / Challenges
Challenges are an 8 plex on an already busy street. Parking is a key concern, as well as noise

Property Impact
Yes. Parking is a key concern. With more people on this street, potential for disruptive neighbours.

Community Impact
It doesn¿t.

Surrounding Impact
Parking parking parking!

General Comment
It¿s fine for corner lots, but big concerns for a small lane way lot.

Attachments

Name: Andrew Mah
Created Date: March 18, 2026
Phone: [redacted]
[redacted]
Number: 658707611
Address: 514 22 Ave NE
Overall: In opposition of this application

Area of Concern
Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Site layout

General Comment
Our block has already experienced a significant and rapid increase in density, including a recently constructed 4-plex on the corner of our street, as well as several other multi-unit developments nearby. While I understand the importance of thoughtful growth and housing availability in the City of Calgary, the scale and pace of these changes¿enabled by blanket rezoning¿are fundamentally altering the character and livability of our neighborhood.

My concerns are as follows:

Community Character & Cohesion: The introduction of multiple high-density developments on standard lots disrupts the established streetscape and erodes the sense of community that has long defined our neighborhood. Long-standing residents are being displaced or discouraged, weakening social ties and neighborhood stability.

Infrastructure & Services Strain: Increased density without corresponding investment in infrastructure places strain on parking, traffic flow, utilities, and local services. Our street is already experiencing increased congestion, limited on-street parking availability, and severe road slumping and pot holes created by utilities work.

Economic Impacts: Blanket rezoning creates speculative pressure on properties, driving up land values and taxes in a manner that disproportionately affects existing homeowners, particularly those on fixed incomes, with young families, or

first time home buyers which are common in the Winston Heights demographic. Flipping of properties by converting from original vintage houses to multi-dwelling buildings is profit driven, not community focused.

Cultural and Planning Considerations: Calgary¿s communities have historically evolved with a balance of growth and local input. The current approach risks undermining that balance by prioritizing rapid densification over thoughtful, community-informed planning. The changes to the neighborhood driven by housing mix changes will last for decades, while the immediate need for densification is the production of a short term population influx spike.

Additionally, we note that the City of Calgary is currently reviewing and debating the blanket rezoning bylaw itself. Given that this policy framework is under active reconsideration, we strongly believe it is inappropriate to continue approving new high-density developments under a bylaw that may soon be amended or repealed.

Attachments

Name:	Sydney Hockey	Created Date:	March 19, 2026
Phone:	[redacted]	[redacted]	
[redacted]	[redacted]	Number:	658940423
Address:	520 22 Ave NE		
Overall:	In opposition of this application		

Area of Concern

Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Environmental preservation
Garbage and recycling facility locations
Other

General Comment

This neighbourhood (Winston Heights), and particularly this street, have major flooding and drainage issues that have gotten worse with the development of multi dwelling units like this that have significantly more lot coverage and less greenspace/natural drainage opportunities. What are the impacts of this increased lot coverage on drainage? What are the plans to address drainage for this property and how does it impact the surrounding homes and overall community? Simply draining this lots water onto another property or into the community is not acceptable.

Furthermore, here are some additional general concerns and questions from the surrounding neighbours:

Our concerns are as follows:

· Community Character & Social Cohesion: Research and local experience consistently show that rapid densification can erode established neighborhood identity and social fabric. Residents in Calgary and other jurisdictions have raised concerns about the loss of community character and reduced neighborhood cohesion as higher-density developments replace established homes.

· Displacement & Cultural Impact: Studies of densification in cities across North America demonstrate that increased density often drives rising property values and taxes, contributing to displacement of long-standing residents and erosion of local culture and identity.

· Economic Pressures on Residents: Blanket rezoning introduces speculative land value increases that disproportionately impact existing homeowners. Experience from Calgary and other markets indicates that redevelopment pressure can increase costs without necessarily delivering housing that is affordable for middle-income families.

· Infrastructure, Traffic & Livability: Both local reporting and broader planning research highlight that residents commonly experience increased traffic, parking constraints, and strain on local services as density increases at the block level¿even where citywide impacts appear limited.

· Loss of Green Space & Environmental Impacts: Comparable redevelopment patterns in other jurisdictions show reductions in green space, tree canopy, and permeable land, along with increased runoff and environmental stress when infill intensification is not carefully managed.

· Lack of Community Input & Planning Balance: Evidence from Calgary¿s own experience shows a disconnect between community feedback and approvals under blanket rezoning, with significantly higher volumes of negative public input on these applications.

Attachments

Name:	Tara Tobler	Created Date:	March 20, 2026
Phone:	[redacted]	[redacted]	
[redacted]	[redacted]	Number:	659131838
Address:	524 22 Ave NE		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Site layout

General Comment

I live directly across from this proposed development, and I will keep my comments brief. I am strongly opposed to this proposal, as are many of my neighbours, who you will also be hearing from.
This lot is located mid-block on our street, and the proposal for four primary units plus four secondary suites would significantly worsen an already challenging parking situation. While parking is currently manageable, this level of density would make it untenable. Additionally, there is already a four-unit townhouse development with four secondary suites under construction at the end of the street, further compounding the issue.

I hope the Mayor¿s election commitment to ¿repeal and replace the blanket rezoning bylaw with a more targeted, community-informed strategy that supports gentle density while building a variety of homes at a more affordable price point¿ is upheld. This proposal does not reflect gentle density and is not appropriate for this street or for our family-oriented, currently thriving community.

Attachments

Name:	Andrew Mah	Created Date:	March 29, 2026
Phone:	[redacted]	[redacted]	
[redacted]	[redacted]	Number:	660923516
Address:	Circulation Referee No Address		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Environmental preservation
Privacy considerations
Garbage and recycling facility locations
Site layout
Other

General Comment
Hello,

Please see the attached PDF document outlining our opposition to the proposed development on behalf of the residents of the 500 block of 22 AVE NE and surrounding area. A signature page with 30+ households has been attached. The original document is available upon request.

Thank you.

Attachments
SUPPORTING DOCUMENT - CIRCULATION COMMENTS - Opposition to Proposed Development DP2026-01095.pdf

Name:	Darren Juss	Created Date:	March 30, 2026
Phone:		Circulation Referee:	Y
Email:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]		
Overall:	In opposition of this application		

Area of Concern
Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones

General Comment
I oppose this development. The continued proliferation of multi-tenant townhouses is destroying the character of this community and brining increased traffic posing a danger to children. Street parking is already at its capacity and further development of this nature will only make the problem worse.

Attachments

Name:	Enmax	Created Date:	March 30, 2026
Phone:		Circulation Referee:	Y
Email:	EPC_permits@enmax.com	Number:	661009708
Address:	Circulation Referee No Address		
Overall:	Neither in support nor in opposition of this application		

Area of Concern
Site layout

General Comment
See attached response letter.

Attachments
SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2026-01095 - Response Letter Signed.pdf

Name:	[redacted]	[redacted] [redacted]	
[redacted]	[redacted]	Circulation Referee:	Y
Email:	planning@winstonheights.ca	Number:	661483573
Address:	Circulation Referee No Address		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Parking or loading zones
Environmental preservation
Privacy considerations

General Comment

Steven,

Thank you for reaching out regarding this terrible project. As an architect these are the type of MID BLOCK developments that we are fighting against as well as Councilor DJ Kelly.

Building:

- We appreciate that the development was not at the maximum height.
- We do not appreciate that the development is close to 3m closer to the property line.
- The negation of the character of the street regarding setback is very offensive.

Parking:

- As always with these developments parking is only 0.5 for residents and that causes problems with adjacent neighbor's.
- Visitor parking is once again not included.

Privacy:

- Due to the density regarding the frequency of people, human traffic movement is increased.

Environmental Preservation:
- There is no legend to quantify whether the landscaping is new or existing, and if its new what is it.
- We are losing our canopy in the neighbourhood at an alarming rate without the consideration to ensure landscape plans are adhered to.

Please let me know your decision as I have never received and decision email regarding a project in the 4 years that I have been doing this job.

Thank you
Jeffrey
PS

Attachments

Name:	Sydney Hockey	Created Date:	April 2, 2026
Phone:		Circulation Referee:	N

Email:	[redacted]	Number:	661867174
Address:	520 22 Ave NE		
Overall:	In opposition of this application		

Attachments

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - Sydney Hockey March 28 Email Opposition.pdf

Name:	Gorman Lee	Created Date:	April 6, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	662324713
Address:	521 22 Ave NE		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Environmental preservation
Privacy considerations
Garbage and recycling facility locations
Site layout
Other

General Comment

I am the direct adjacent neighbour to the subject property and am writing to express concerns regarding this application.

I support thoughtful infill and the intent of increased density under the R-CG district. However, this proposal represents an over-intensification of the site and raises significant concerns related to privacy, massing, servicing, and parking impacts.

Privacy and Overlook
As a side neighbour, I am particularly concerned about overlook from second-storey windows. The scale of this development (four units plus four secondary suites) significantly increases the number of windows facing adjacent properties. This creates a high likelihood of direct views into my private yard and into existing windows, including bathroom windows. This level of overlook is not consistent with maintaining reasonable privacy for adjacent residents. I request careful review of window placement and appropriate mitigation measures.

Massing and Scale
While the stated height may fall within allowable limits, the overall massing and intensity of eight units on a mid-block parcel creates an abrupt transition relative to neighbouring properties. The cumulative impact of height, depth, and unit count results in a building that may feel overbearing and incompatible at the side property interface.

Waste and Servicing
With eight units, the development could generate up to 24 waste bins. It is unclear how this volume will be accommodated on site without impacting the lane or adjacent properties. A clear and functional waste management plan is necessary to avoid clutter, obstruction, and negative visual impacts.

Parking Impacts

The proposal appears to provide four garage parking spaces, which is likely insufficient for the number of units proposed. This raises concerns about increased on-street parking congestion and lane access conflicts, particularly given the scale of the development.

Shadowing Impacts
The massing of the building may also result in shadowing on adjacent properties, which could affect outdoor amenity spaces and limit the potential for solar panel installation.

Conclusion
While I support appropriate densification, the scale and configuration of this proposal create significant impacts for adjacent properties. I respectfully request that the City either refuse the application or require revisions to reduce privacy impacts, address servicing and parking concerns, and better manage the building¿s interface with neighbouring homes.

Thank you for your consideration.

Attachments

Name:	Lynette Kent	Created Date:	April 8, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	662875688
Address:	2708 - 4st NE		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Privacy considerations
Garbage and recycling facility locations
Site layout

General Comment

I think that this would be a complete disruption to the whole block of houses. We as a community don not want to have this set a precedence for building in the middle of a block. Concerns - parking!!!!!, mass of percentage of lot taken up by new build, disruption to alleyway

Attachments

Opposition to Proposed Development – DP2026-01095

March 29th, 2026

We, the undersigned residents of the 500 Block of 22 Avenue NE and surrounding area in the community of Winston Heights / Mountview within Ward 4, are writing to formally express our opposition and ask for your assistance in addressing the proposed multi-unit townhouse/rowhouse development associated with Development Permit **DP2026-01095**. The proposed development associated with this permit is for a discretionary townhouse/rowhouse use under R-CG, that includes 8 units on a 571.401 SQ M lot (4 - 1,364 SQ FT dwelling units and 4 secondary suites). Further this development is proposed in the middle of the block, 22 Ave between 3rd and 4th Streets, NE, not on the corner.

Winston Heights / Mountview is a relatively small and close-knit community within Calgary. The community's unique identity is shaped by a mix of long-term residents, older homeowners, young professionals, first-time homebuyers, and young families. This diversity contributes to a strong sense of neighborhood character, stability, and social cohesion that is increasingly at risk due to the pace and scale of densification on standard lots.

Our block has already experienced a significant and rapid increase in density, including a recently constructed 4-plex on the corner of our street (22 Ave and 4th St NE), along with several other multi-unit developments nearby. While we recognize the need for growth and additional housing supply, the current approach, enabled by city-wide residential rezoning, is resulting in material and cumulative impacts that are not aligned with thoughtful, community-sensitive planning.

Our concerns are as follows:

- **Current Review of the City Wide Residential Rezoning:** as the City of Calgary is scheduled to review and debate *Land Use Bylaw 1P2007 Amendments Implementing City-Wide Residential Rezoning* we believe it is inappropriate to continue advancing new high-density developments under a bylaw that may soon be amended or repealed. We note that proposed amendments to the R-CG Land Use District includes the following items, so we have included our observations related to these items:

Proposed Amendment to R-CG Land Use District (https://www.calgary.ca/planning/projects/rezoning.html)	**Our observations of the proposed development documents**

Prohibit townhouses and rowhouses, except for parcels at the end of a block.	This development is located in the middle of the block
Reduce the maximum amount of units in rowhouses and townhouses on a standard-sized parcel from 4 units to 3 units.	This development proposes 8 units.
Reduce maximum building coverage on the parcel from 60% to 55%.	This development proposed 58.8% coverage on the parcel.
Reduce building height from 11.0 meters to 10.0 meters.	The development proposes a 10.8653m roof peak.
Reintroduce a minimum front setback that is based on the front setback of neighboring buildings.	The setback of the proposed development is not set back in line with neighbouring buildings.
Prohibit zero lot line development.	The proposed development is built to the property boundary.
Maintain current minimum parking requirements of either 1.0 or 0.5 stalls per unit or suite.	The proposed development includes plans for a detached garage that include two 16’ x 8’ overhead garage doors. A standard two car garage is 20’x20’. It is unclear that this development would meet the minimum parking requirement of 4 stalls.
Modify Section 529 of the Land Use Bylaw, from 75 units per hectare to 60 units per hectare	This is not applicable to this development

- **Community Character & Social Cohesion:** Research and local experience consistently show that rapid densification can erode established neighborhood identity and social fabric. We are concerned about the loss of community character and reduced neighborhood cohesion if this higher density development is built.
- **Displacement & Cultural Impact:** Studies of densification in cities across North America demonstrate that increased density often drives rising property values and

taxes, contributing to displacement of long-standing residents and erosion of local culture and identity.

- **Economic Pressures on Residents:** We are concerned about speculative land value increases that disproportionately impact existing homeowners. Experience from Calgary and other markets indicates that redevelopment pressure can increase costs without necessarily delivering housing that is affordable for middle-income families.
- **Infrastructure, Traffic & Livability:** We are concerned about increased traffic, parking constraints, and strain on local services as density increases at the block level. The proposed development appears to include only 4 stalls, vs the proposed 8 units. Additionally, the proposed development indicates it will only have 8 automated waste and recycling containers (3 waste, 3 recycling and 2 organic), which further prompts concerns for activity in the alleyway, and illegal garbage dumping
- **Lack of Community Input & Planning Balance:** We have expressed this concern directly on the City's development feedback portal. However, we are concerned that evidence from Calgary's own experience shows a disconnect between community feedback and approvals under the city-wide blanket rezoning, with significantly higher volumes of negative public input on these applications.

We respectfully request that:

1. Approval of Development Permit **DP2026-01095** be denied; and
2. Consideration of similar applications be paused until City Council has completed its review and reached a final decision regarding blanket rezoning policies.

We are not opposed to growth. However, we strongly advocate for measured, context-sensitive development that reflects the scale, character, and demographics of our community to ensure that Winston Heights / Mountview remains a vibrant, livable neighborhood for current and future residents alike.

We appreciate your attention to this matter and welcome further dialogue.

Sincerely,

Residents of the 500 Block of 22 Avenue NE
Winston Heights / Mountview, Calgary

[Signature Page Attached]

Signature Page

Address: 514 22 Ave NE
Residents: Andrew Mah Signature: Andrew Mah 03/20/2026
Contact Information (if desired): Cell: [redacted]

Address: 516 22 Ave NE
Residents: Kyle + Heather Beck Signature: Beck 3/22/2026
Contact Information (if desired): [redacted]

Address: 516 22 Ave NE
Residents: Kyle Beck Signature: 3/22/2026
Contact Information (if desired): [redacted]

Address: 520 22 Ave NE.
Residents: Sydney Hockey Signature: 3/23/2026
Contact Information (if desired): [redacted]

Address: 518 22 Avenue NE
Residents: Janelle King & Mike King Signature: JKing 3/24/2026
Contact Information (if desired) [redacted]

Address: 524 - 22 Ave NE
Residents: Tara Tobler Signature: 3/27/2026
Contact Information (if desired): [redacted]

Address: 524 - 22 Ave NE
Residents: Ken Imrie Signature:
Contact Information (if desired): [redacted]

Address: 2214 4th St. NE
Residents: Shannon Smith Signature:
Contact Information (if desired): [redacted]

Address: 2214 4TH ST NE
Residents: Chris Lister
Contact Information (if desired): [redacted]

Address: 511 22 Ave. NE
Residents: Westley Johanson Signature:
Contact Information (if desired): [redacted]

Address: 511-22 Ave N.E
Residents: Dee Johanson Signature: Dee Johanson
Contact Information (if desired): [redacted]

Address: 2214 4th ST NE
Residents: Josie Lister Signature:
Contact Information (if desired): josielister@icloud.com

Address: 457 22ND AVE NE
Residents: Jim WEAVER Signature:
Contact Information (if desired): [redacted]

Address: 443 22nd AV NE
Residents: James Cuttridge Signature:
Contact Information (if desired): [redacted]

Address: 425 22nd AVE N.E.
Residents: JERRY LAMBERT Signature:

Contact Information (if desired): _____

Address: 424 22nd Ave NE
Residents: Lindsay Cain Signature:
Contact Information (if desired): [redacted]

Address: 424 22 Ave NE
Residents: Matt Cain Signature:
Contact Information (if desired): [redacted]

Address: 468 22 Ave NE
Residents: Grant Niebuer Signature:
Contact Information (if desired): [redacted]

Address: 459 22 Ave NE
Residents: Ivan Pasechnik Signature: Pasechnik
Contact Information (if desired): [redacted]

Address: 459 22 Ave NE
Residents: Eugenia Babich Signature:
Contact Information (if desired): [redacted]

Address: 532 22 ave NE
Residents: Tania Jules Signature:
Contact Information (if desired): [redacted]

Address: 456 22 Ave NE
Residents: Keith Kern Signature:
Contact Information (if desired): [redacted]

419 22 Ave NE
Michelle Dahl [redacted]
419 22 Ave NE
Byron McWhinnie [redacted]

ess - 467 22 Ave NE
ents - Darren Juss
ture - [illegible]
r info (if desired) ____

ss - 436 22 Ave NE
nts - Tim & Carmelle Yu
ture [illegible]
ct info (if desired) [redacted]

ss - 422 22 Avenue NE
ts - David D.Benedetto + Shona MacNeil
t info (if desired) - [redacted]
ture - [illegible]

ress - 449 22 AVE NE
dents - Pauline Scenior + Guillermo Guslietti
ct info (if desired) - [redacted]
ture - [illegible]

ss - 447 22 AVE NE
lents - Pauline Scenior + Guillermo Guslietti
ct info (if desired) [redacted]
ture/date - [illegible]

ress - 462 22 Ave NE
sidents - [illegible]
nted info (if desired) - [redacted]
gnature/date - [illegible]

address - 433-22 Ave NE
esidents - Sandra Giles
ignature - [illegible]
ntact info: - [redacted]

Kunz, Steven

From: Sydney Hockey [redacted]
Sent: Saturday, March 28, 2026 10:00 AM
To: Kunz, Steven
Subject: [External] Feedback RE: DP2026-01095

Follow Up Flag: Follow up
Flag Status: Completed

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.
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 Steven,

I hope this finds you well. I'm sharing some feedback below regarding DP2026-01095 (525 22 Ave NE).

This neighbourhood (Winston Heights), and particularly this street, have major flooding and drainage issues that have gotten worse with the development of multi dwelling units like this that have significantly more lot coverage and less greenspace/natural drainage opportunities. What are the impacts of this increased lot coverage on drainage? What are the plans to address drainage for this property and how does it impact the surrounding homes and overall community? Simply draining this lots water onto another property or into the community is not acceptable.

Furthermore, here are some additional general concerns and questions from the surrounding neighbours:

The proposed development associated with this permit is for a discretionary townhouse/rowhouse use under R-CG, that includes 8 units on a 571.401 SQ M lot (4 - 1,364 SQ FT dwelling units and 4 secondary suites). Further this development is proposed in the middle of the block, 22 Ave between 3rd and 4th Streets, NE, not on the corner.

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We respectfully request that:

1. Approval of Development Permit DP2026-01095 be denied; and

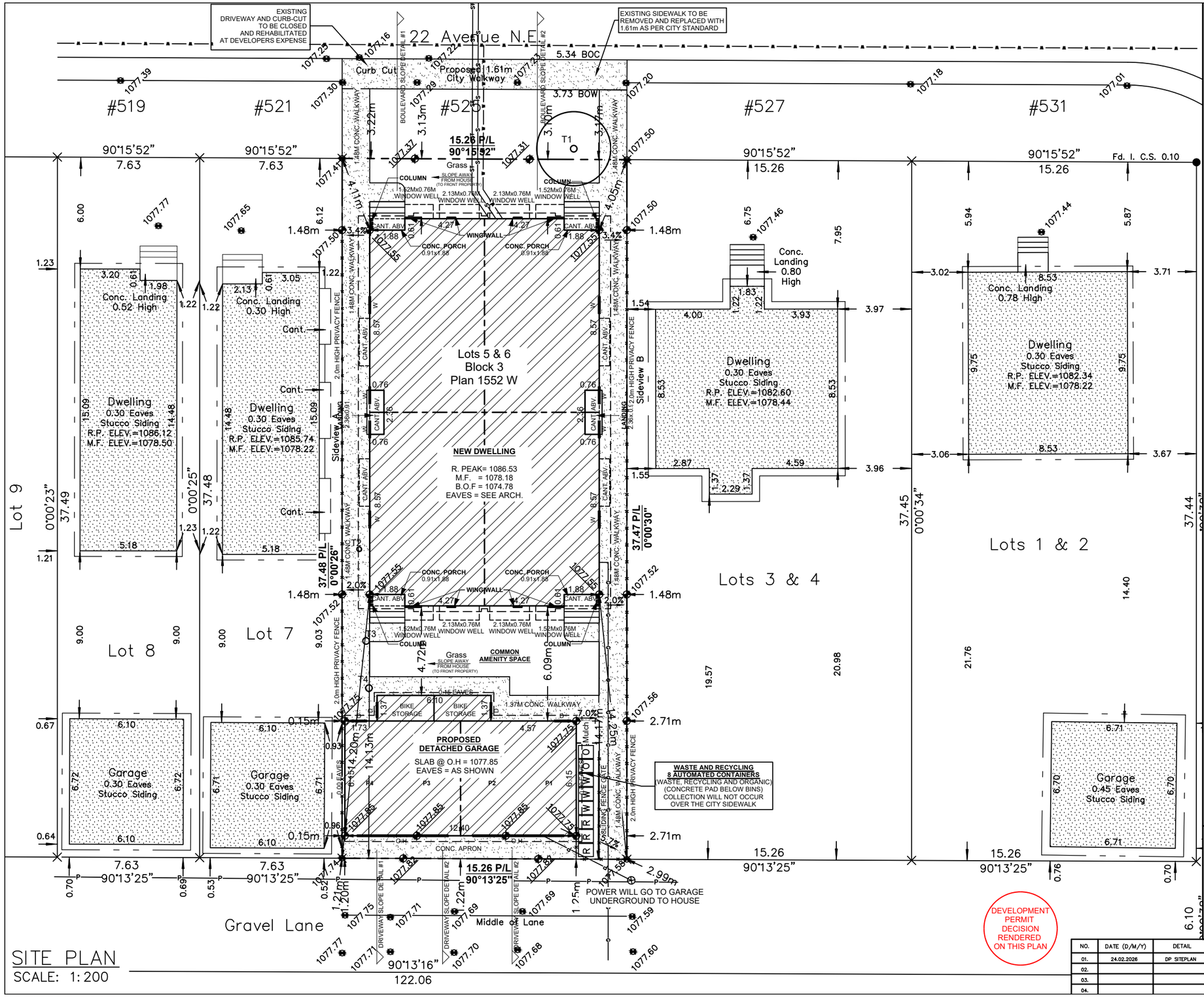
2. Consideration of similar applications be paused until City Council has completed its review and reached a final decision regarding blanket rezoning policies.

We are not opposed to growth. However, we strongly advocate for measured, context-sensitive development that reflects the scale, character, and demographics of our community to ensure that Winston Heights / Mountview remains a vibrant, livable neighborhood for current and future residents alike.

Thank you for taking the time to read through our questions and concerns. I look forward to your reply.

Cheers,

Sydney



SITE PLAN

LEGEND

ELEVATIONS ARE SHOWN THUS: 1000.00 = 1000.00 METRES. (GEODETIC)
DISTANCES ARE IN METRES AND DECIMALS THEREOF.
ELEVATIONS ARE REFERRED TO GEODETIC DATUM
AND ARE DERIVED FROM ASCMS 55269 AND 179085
ASCM 55269 IS HELD FOR HORIZONTAL AND VERTICAL POSITIONING.
WINDOWS AND DOORS ARE DESCRIBED AS WIDTH x HEIGHT.

THE FOLLOWING ABBREVIATIONS MAY APPEAR ON THIS PLAN:

- denotes Calculation points
- denotes Water Valve
- denotes Gas Valve
- denotes Manhole
- denotes Tree
- denotes Power Pole
- denotes Sign
- denotes Light Standard
- denotes Fire Hydrant
- denotes Fence
- denotes Sanitary Line
- denotes Storm Line
- denotes Water Line
- denotes Gas Line
- denotes Electrical Line
- denotes A.G.T Line
- denotes Utility Right of Way Line
- denotes Property Line
- denotes Door
- denotes Main Floor Windows
- denotes Second Floor Windows
- denotes Basement Floor Windows
- denotes Shed Hatch
- denotes Detached Garage Hatch
- denotes Main Building Hatch
- denotes Concrete and Asphalt Hatch
- denotes Wood Hatch

'Cant.' denotes Cantilevers
'Enc.' denotes Encroach(es)
'BW' denotes Back of Walkway
'BOW' denotes Bottom of Wall
'Conc.' denotes Concrete
'Ret.' denotes Retaining
'BC' denotes Back of Curb
'TOW' denotes Top of Wall

Disclaimer

The gas line information shown on this sheet is compiled from records maintained by ATCO GAS NO warrantee or guarantee is given as to the accuracy or completeness of those records. service lines, water lines, storm, sanitary, electrical and cable as shown are schematic representation only, and do not indicate the actual location or length of the service line. Dial-before-you-dig services should be utilized before commencement of any excavation or construction.

LAND USE: R-CG Residential
Grade-Oriented Infill

SCALE 1:200

LEGAL DESCRIPTION:

Lots 5 & 6
Block 3
Plan 1552 W

MUNICIPAL ADDRESS:

525 – 22 AVENUE N.E.
Calgary, Alberta

LOT COVERAGE DETAIL:
(MULTI HOUSE)

LOT SIZE: 571.401 SQ M
HOUSE: 246.619 SQ M
MAIN CANT. : 0.000 SQ M
GARAGE : 84.552 SQ M
COVERED PORCH: 4.459 SQ M
WING WALL: 0.535 SQ M

TOTAL : 336.165/571.401
= 58.83%

TOTAL UNITS: 4
LOT SIZE: 571.401 SQ M (0.05714 ha)
DENSITY: 70 UNITS/ha

PARKING PROVIDED: 4 STALLS

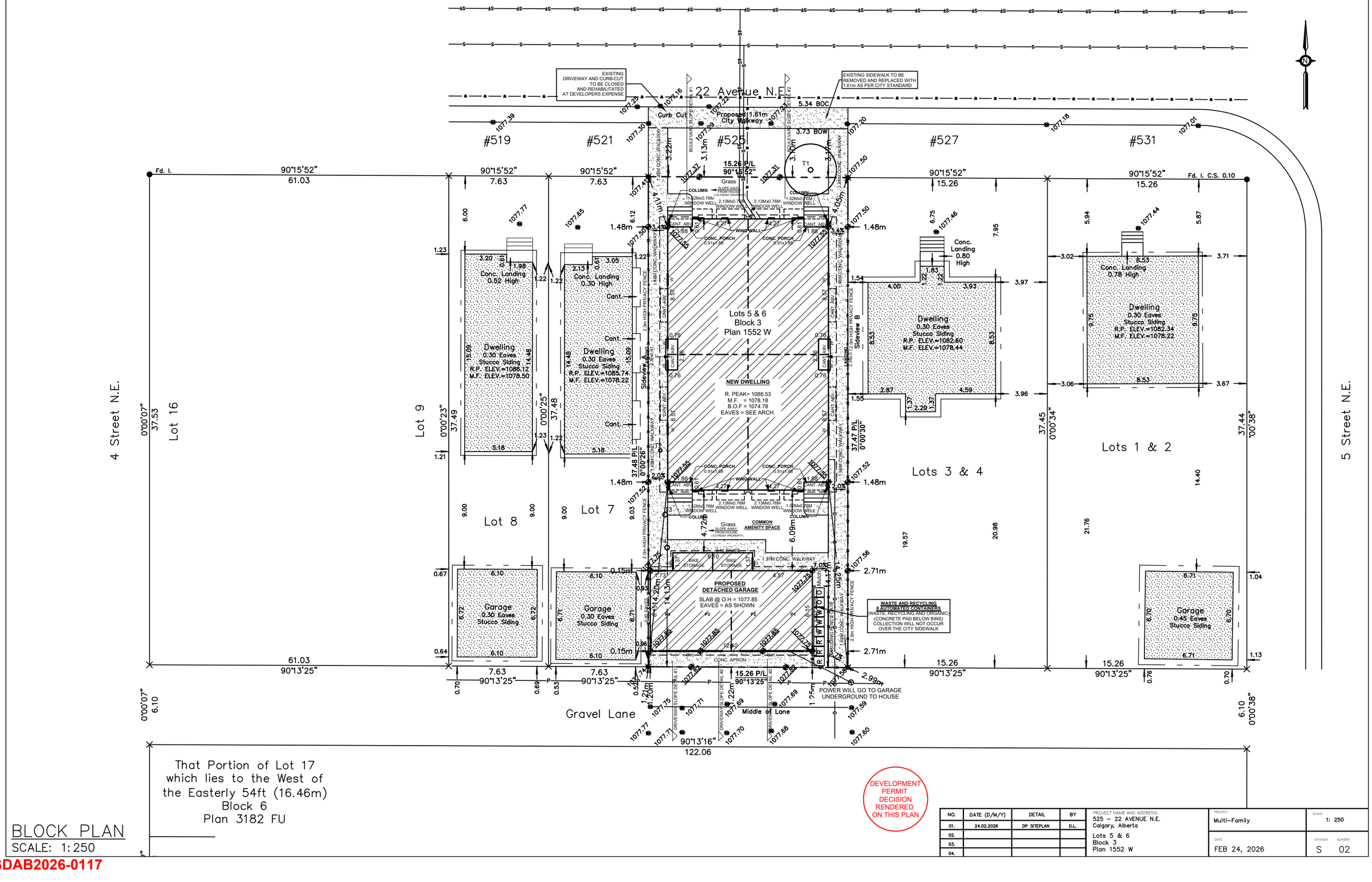
DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

NO.	DATE (D/M/Y)	DETAIL	BY
01.	24.02.2026	DP SITEPLAN	D.L.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
525 – 22 AVENUE N.E.
Calgary, Alberta
Lots 5 & 6
Block 3
Plan 1552 W

PROJECT: Multi-Family
DATE: FEB 24, 2026
SCALE: 1: 200
DIVISION: S NUMBER: 01

SDAB2026-0117



BLOCK PLAN
SCALE: 1:250

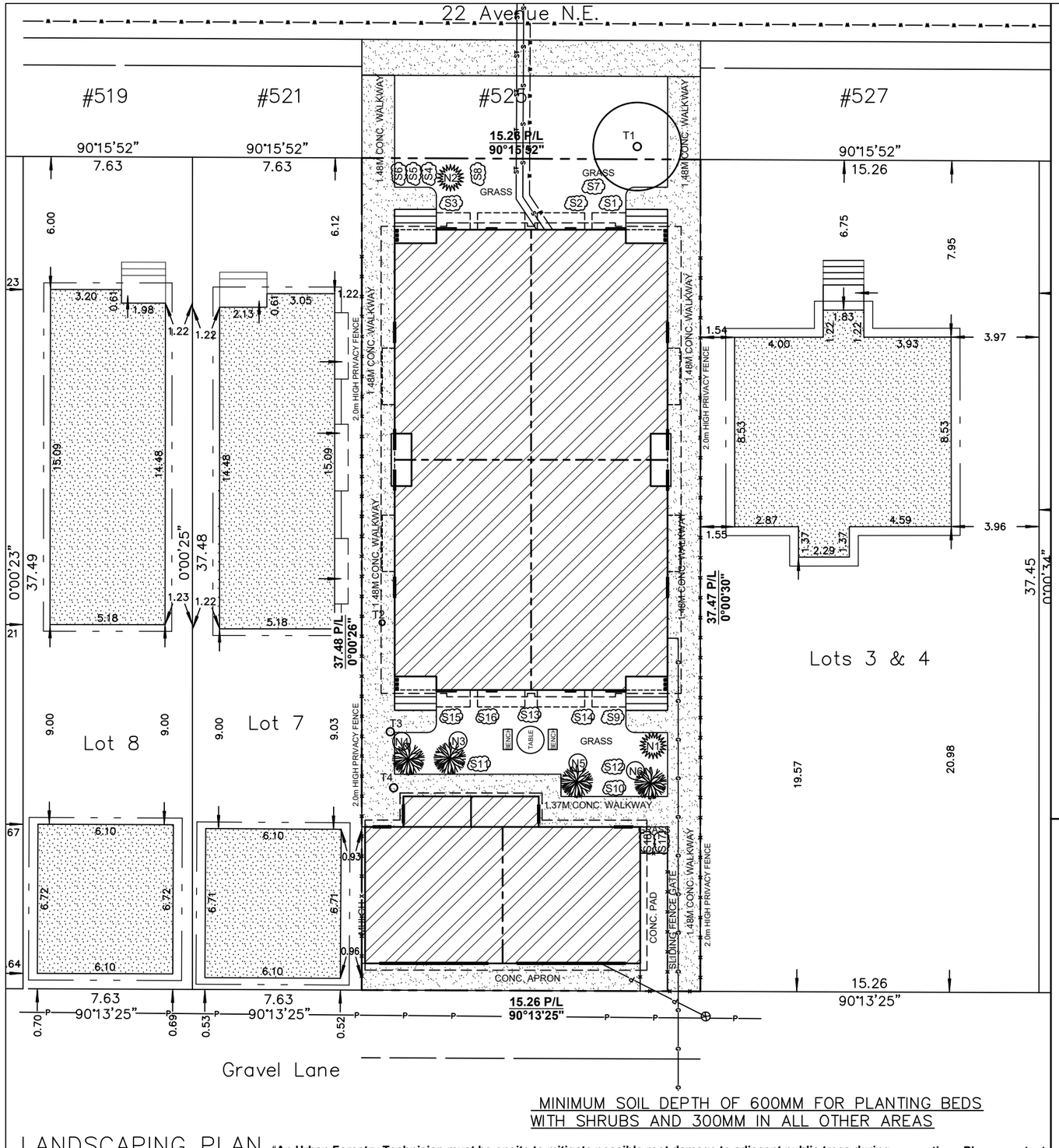
DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

NO.	DATE (D/M/Y)	DETAIL	BY
01.	24.02.2026	DP SITEPLAN	D.L.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
525 – 22 AVENUE N.E.
Calgary, Alberta
Lots 5 & 6
Block 3
Plan 1552 W

PROJECT: Multi-Family
DATE: FEB 24, 2026
SCALE: 1: 250
DIVISION: S NUMBER: 02

SDAB2026-0117



MINIMUM SOIL DEPTH OF 600MM FOR PLANTING BEDS WITH SHRUBS AND 300MM IN ALL OTHER AREAS

LANDSCAPING PLAN

SCALE: 1: 200

"An Urban Forestry Technician must be onsite to mitigate possible root damage to adjacent public trees during excavation. Please contact Urban Forestry at 311 to make arrangements. Urban Forestry requires minimum two business days' notice prior to meeting onsite".

TREE SCHEDULE:

Tree	Type	Ø	Spread	Height	Location	Disposition
T1	Green Ash	0.20	5.00	6.00	Public Tree	To Stay
T2	Deciduous	0.25	4.00	4.50	In Subject Property	To Be Removed
T3	Deciduous	0.35	6.00	6.00	In Subject Property	To Be Removed
T4	Deciduous	0.35	4.00	4.50	In Subject Property	To Be Removed

LANDSCAPING LEGEND

----- denotes Deciduous Tree

----- denotes Coniferous Tree

----- denotes Shrubs

LANDSCAPING REQUIREMENTS:

LOT SIZE: 571.401 SQ M
1 TREE PER/110.000 SQM
3 SHRUBS PER/110.000 SQM
571.401/110.000 = 5.195

6 TREES
18 SHRUBS

PROPOSED TREE SCHEDULE

TREE NO.	VARIETY		CALLIPER (±)	CANOPY (±)	HEIGHT (±)	LOCATION	DISPOSITION
N1	*Blue Spruce*	*(Coniferous Tree)*	*0.06*	*0.75*	*3.00*	*In Subject Property*	*New*
N2	*Blue Spruce*	*(Coniferous Tree)*	*0.06*	*0.75*	*3.00*	*In Subject Property*	*New*
N3	*Prairie Spire Green Ash*	*(Deciduous Tree)*	*0.06*	*0.75*	*3.00*	*In Subject Property*	*New*
N4	*Prairie Spire Green Ash*	*(Deciduous Tree)*	*0.06*	*0.75*	*3.00*	*In Subject Property*	*New*
N5	*Prairie Spire Green Ash*	*(Deciduous Tree)*	*0.06*	*0.75*	*3.00*	*In Subject Property*	*New*
N6	*Prairie Spire Green Ash*	*(Deciduous Tree)*	*0.06*	*0.75*	*3.00*	*In Subject Property*	*New*

TREE NO.	VARIETY		CALLIPER (±)	CANOPY (±)	HEIGHT (±)	LOCATION	DISPOSITION
S1	*Bearberry (Arctostaphylos uva-ursi)*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S2	*Bearberry (Arctostaphylos uva-ursi)*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S3	*Bearberry (Arctostaphylos uva-ursi)*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S4	*Bearberry (Arctostaphylos uva-ursi)*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S5	*Bearberry (Arctostaphylos uva-ursi)*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S6	*Bearberry (Arctostaphylos uva-ursi)*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S7	*Juniper (Juniperus Spp.)*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S8	*Juniper (Juniperus Spp.)*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S9	*Juniper (Juniperus Spp.)*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S10	*Juniper (Juniperus Spp.)*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S11	*Juniper (Juniperus Spp.)*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S12	*Juniper (Juniperus Spp.)*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S13	*Juniper (Juniperus Spp.)*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S14	*Juniper (Juniperus Spp.)*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S15	*Juniper (Juniperus Spp.)*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S16	*Juniper (Juniperus Spp.)*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S17	*Lilac (Syringa Spp.)*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S18	*Lilac (Syringa Spp.)*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*

LANDSCAPE COVERAGE

LOT SIZE	=	571.401 SQ. M
LANDSCAPE AREA	=	223.974 SQ. M
HARD LANDSCAPE (CONC. WALKWAY, APRONS AND CONC. PADS	=	139.523 SQ. M
SOFT LANDSCAPE (GRASS + MULCH)	=	84.451 SQ. M

139.523 / 223.974 **= 62.294% OF HARD LANDSCAPE**
84.451 / 223.974 **= 37.706% OF SOFT LANDSCAPE**

"Any tree planting in the City boulevard shall be performed and inspected in accordance with Parks Development Guidelines and Standard Specifications (current edition). Applicant is to contact the Parks Development Inspector at 403-804-9417 or call 311 to arrange an inspection".

"All soft surfaced landscaped area will be irrigated by an underground irrigation system".

NOTE:
"If clearance pruning of public trees is required, Urban Forestry must be given minimum two business days' notice and an approved tree contractor, who has met the City's minimum qualifications, must be used at the applicant's expense. Please contact Urban Forestry at 311 for more information".

"All sodded areas are planted with a drought tolerant grass species".

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

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Plan 1552 W

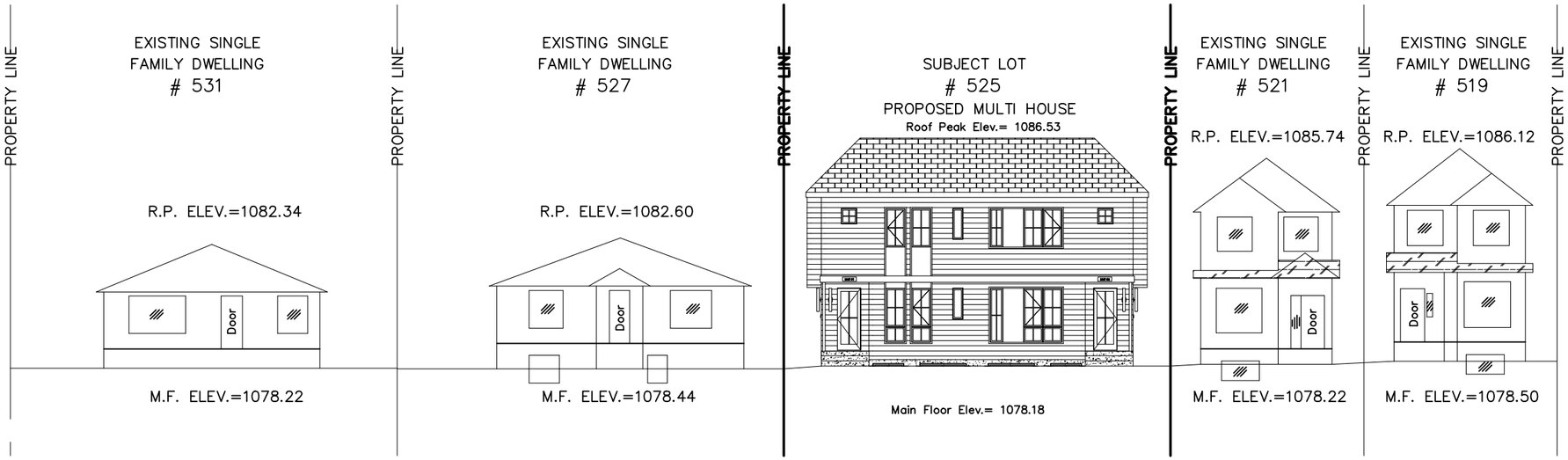
PROJECT: Multi-Family

DATE: FEB 24, 2026

SCALE: 1: 200

DIVISION: S NUMBER: 03

SDAB2026-0117

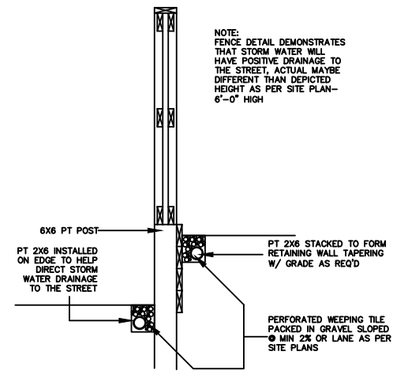


STREETSCAPE
SCALE: 1:200

BUILDING AREA

	UNIT #1 AREA	UNIT #2 AREA	UNIT #3 AREA	UNIT #4 AREA
BASEMENT	685.67 SQ.FT.	685.67 SQ.FT.	685.67 SQ.FT.	685.67 SQ.FT.
MAIN FLOOR	663.65 SQ.FT.	663.65 SQ.FT.	663.65 SQ.FT.	663.65 SQ.FT.
UPPER FLOOR	700.94 SQ.FT.	700.94 SQ.FT.	700.94 SQ.FT.	700.94 SQ.FT.
TOTAL AREA	1364.59 SQ.FT.	1364.59 SQ.FT.	1364.59 SQ.FT.	1364.59 SQ.FT.

IF APPLICABLE



FENCE SECTION DETAIL
SCALE: NTS

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

NO.	DATE (D/M/Y)	DETAIL	BY
01.	24.02.2026	DP SITEPLAN	D.L.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
525 – 22 AVENUE N.E.
Calgary, Alberta

Lots 5 & 6
Block 3
Plan 1552 W

PROJECT: Multi–Family

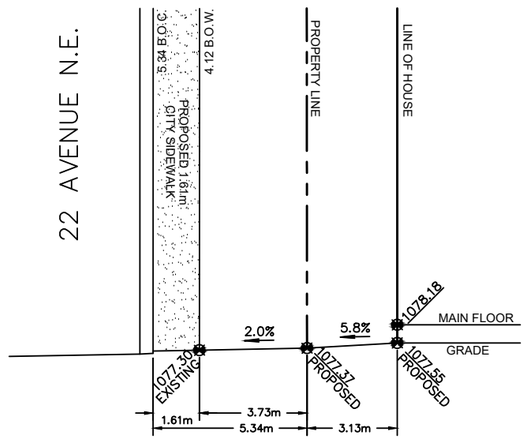
SCALE: AS SHOWN

DATE: FEB 24, 2026

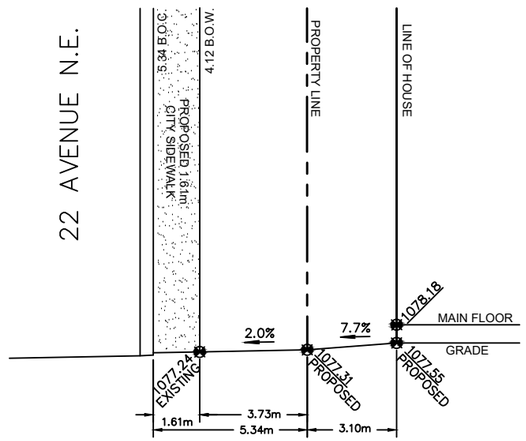
DIVISION S NUMBER 04

SDAB2026-0117

BOULEVARD SLOPE DETAIL #1



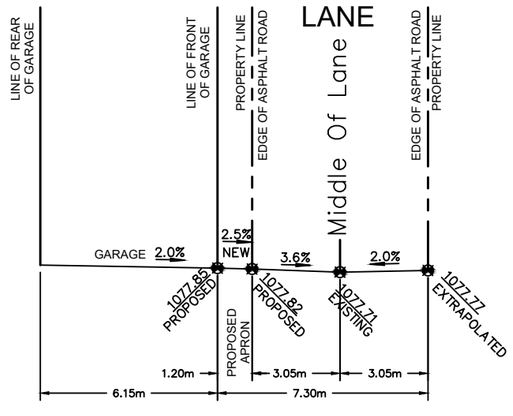
BOULEVARD SLOPE DETAIL #1



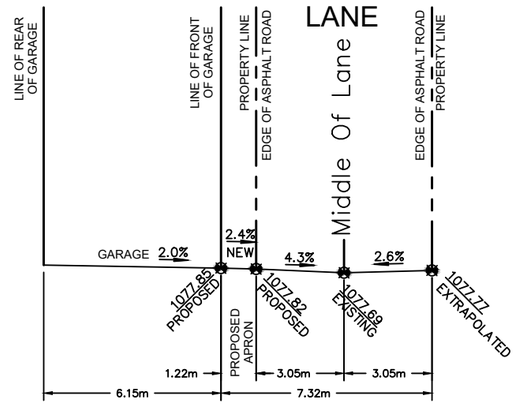
BOULEVARD SLOPE DETAILS

SCALE: NTS

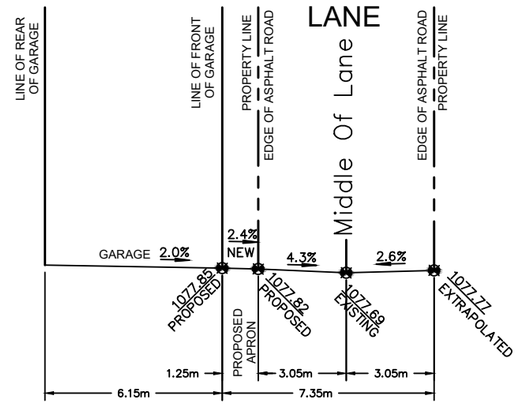
DRIVE WAY SLOPE DETAIL #1



DRIVE WAY SLOPE DETAIL #2



DRIVE WAY SLOPE DETAIL #3



DRIVEWAY/LANE SLOPE DETAILS

SCALE: NTS

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

NO.	DATE (D/M/Y)	DETAIL	BY
01.	24.02.2026	DP SITEPLAN	D.L.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
525 – 22 AVENUE N.E.
Calgary, Alberta

Lots 5 & 6
Block 3
Plan 1552 W

PROJECT: Multi–Family

DATE: FEB 24, 2026

SCALE: AS SHOWN

DIVISION S NUMBER 05

SDAB2026-0117





LIST OF DRAWINGS	
A-0.0	Cover Page
A-1.0	Foundation Plan
A-1.1	Basement Plan
A-1.2	Main Floor Plan
A-1.3	Upper Floor Plan
A-1.5	Roof Plan
A-2.0	Front & Rear Elevation
A-2.1	Left & Right Elevation
A-3.0	Garage Plans & Elevations
A-3.1	Garage Sections
A-4.0	Section 1

FLOOR AREA - UNIT #1
BASEMENT (SUITE) = 685.67 SQ. FT.
MAIN = 663.65 SQ. FT.
UPPER = 700.94 SQ. FT.
TOTAL = 1364.59 SQ. FT.

FLOOR AREA - UNIT #2
BASEMENT (SUITE) = 685.67 SQ. FT.
MAIN = 663.65 SQ. FT.
UPPER = 700.94 SQ. FT.
TOTAL = 1364.59 SQ. FT.

FLOOR AREA - UNIT #3
BASEMENT (SUITE) = 685.67 SQ. FT.
MAIN = 663.65 SQ. FT.
UPPER = 700.94 SQ. FT.
TOTAL = 1364.59 SQ. FT.

FLOOR AREA - UNIT #4
BASEMENT (SUITE) = 685.67 SQ. FT.
MAIN = 663.65 SQ. FT.
UPPER = 700.94 SQ. FT.
TOTAL = 1364.59 SQ. FT.





GENERAL NOTES:

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

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03.	--	--	--
04.	--	--	--

JTA DESIGN + PERMITS

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525 22 AVE NE
CALGARY, ALBERTA
PROJECT:
TOWN HOUSE

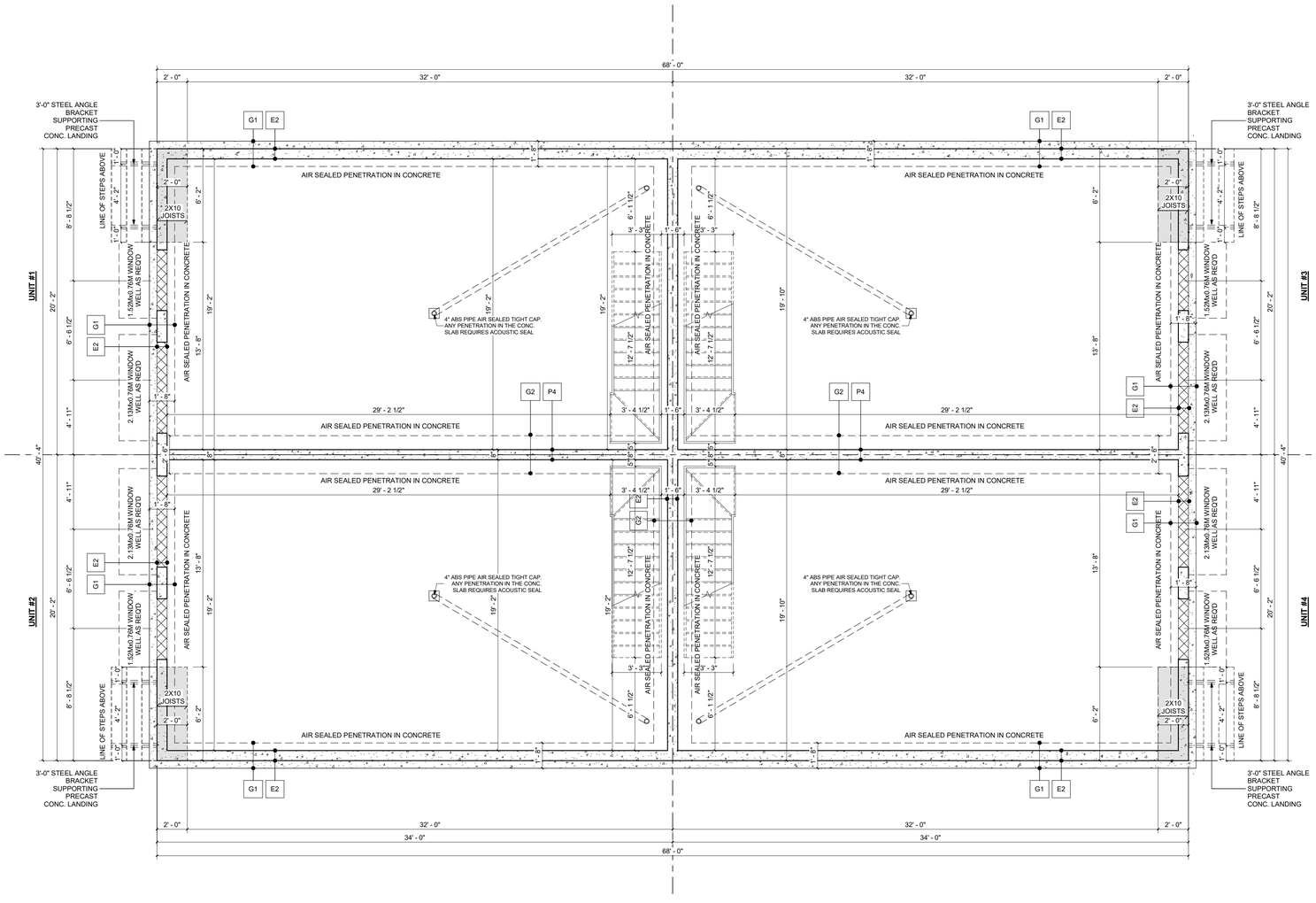
STATUS:
DP

LEGAL LAND DISCRIPTION:
LOT: BLOCK: PLAN:

PROJECT NUMBER: 128-26
DESIGN BY: JT
DRAWN BY: JT
LAST REVISION BY:
LAST REVISION DATE: *
SCALE:

DRAWING SET:
DP
SHEET NAME:
Cover Page
PAGE: **A-0.0**

SDAB2026-0117



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

GENERAL NOTES:

FOR RADON PIPE SIZE:
-THE CODE IS NOT SPECIFIC ON THE TYPE OF PIPE THAT MAY BE USED, ONLY ON THE DIMENSION OF NOT LESS THAN 100mm (4")

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

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04.	--	--	--

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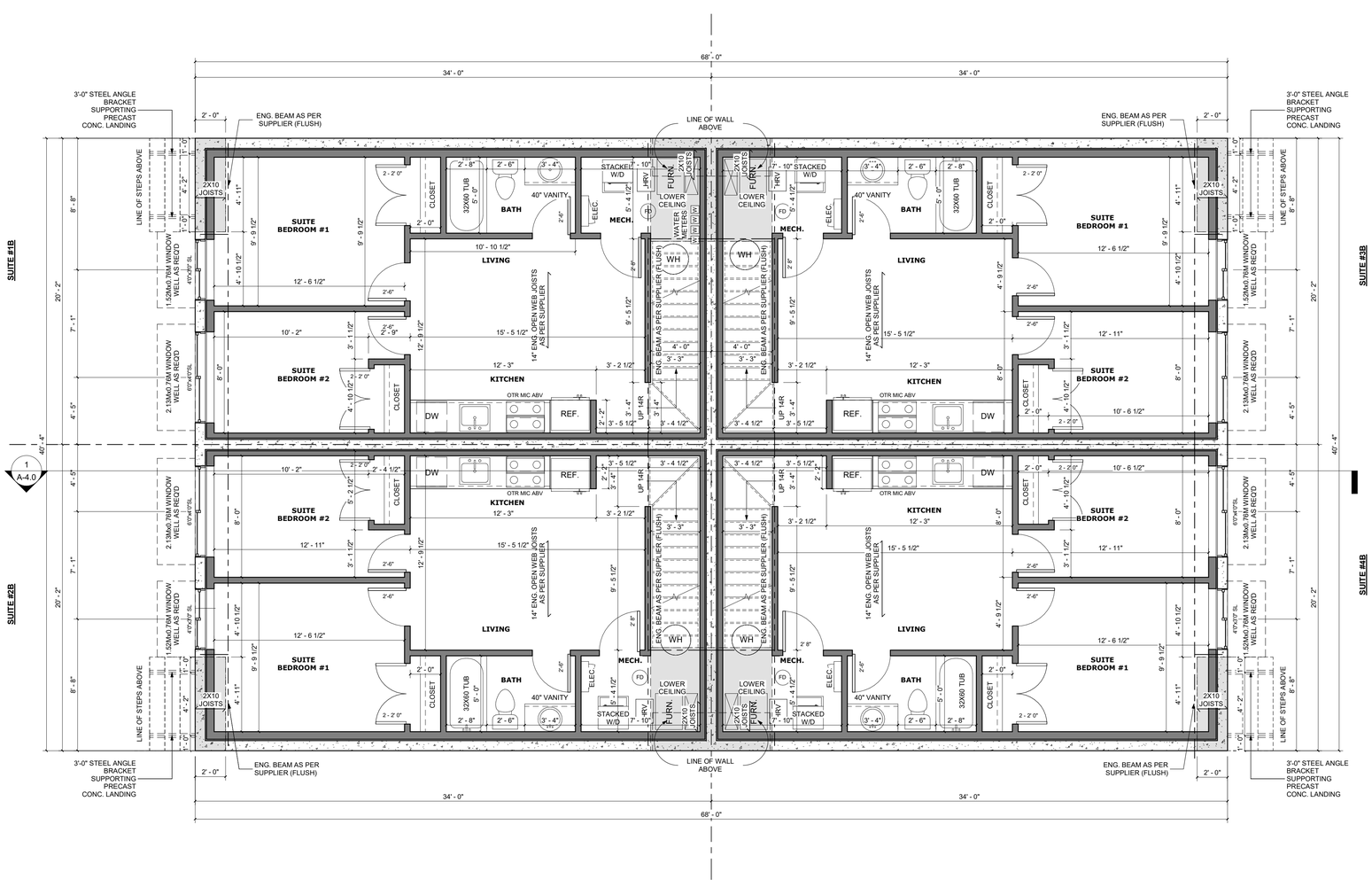
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MUNICIPAL ADDRESS:
525 22 AVE NE
CALGARY, ALBERTA
PROJECT:
TOWN HOUSE
STATUS:
DP
LEGAL LAND DISCRIPTION:
LOT: BLOCK: PLAN:

PROJECT NUMBER:	128-26
DESIGN BY:	JT
DRAWN BY:	JT
LAST REVISION BY:	
LAST REVISION DATE:	*
SCALE:	1/4" = 1'-0"

DRAWING SET: DP
SHEET NAME: Foundation Plan
PAGE: A-1.0

SDAB2026-0117



BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

9'-0" BASEMENT FLOOR

GENERAL NOTES:

BASEMENT FLOOR AREA
UNIT #1 - 685.67 SQ.FT.
UNIT #2 - 685.67 SQ.FT.
UNIT #3 - 685.67 SQ.FT.
UNIT #4 - 685.67 SQ.FT.

-ENSURE HEADROOM AT ELEC. PANEL IS MIN 6'-6" AND HAS 39" CLEARANCE.
-EXACT FURNACE & HWT LOCATION & ORIENTATION TO BE DETERMINE BY HEATING CONTRACTOR. RADON PIPING LOCATION TBD ON SITE.

WITH LIFEBREATH RNC 205 HEAT RECOVERY VENTILATION
(SEE SPEC. FOR DETAILS A-5.3)

LENNOX FURNACE WITH AFUE Rating of 95% - 98.7%

BRADFORD WATER HEATER WITH 0.67-0.70 ENERGY STAR RATING AND 70-80 RECOVERY EFFICIENCY

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

DO NOT SCALE DRAWINGS.
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02.	--	--	--
03.	--	--	--
04.	--	--	--

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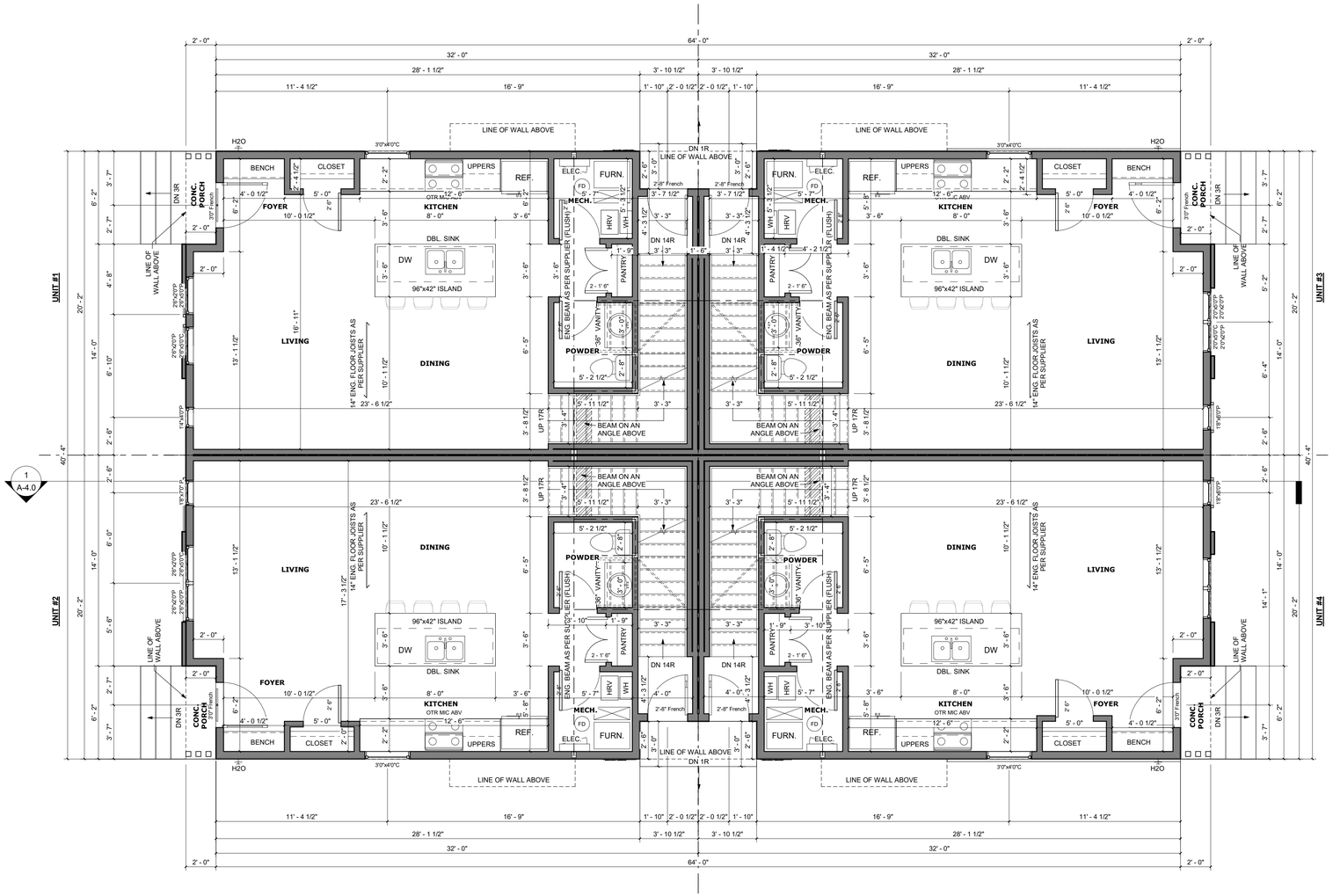
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MUNICIPAL ADDRESS:
525 22 AVE NE
CALGARY, ALBERTA
PROJECT:
TOWN HOUSE
STATUS:
DP
LEGAL LAND DISCRIPTION:
LOT: BLOCK: PLAN:

PROJECT NUMBER:	128-26
DESIGN BY:	JT
DRAWN BY:	JT
LAST REVISION BY:	
LAST REVISION DATE:	*
SCALE:	1/4" = 1'-0"

DRAWING SET:
DP
SHEET NAME:
Basement Plan
PAGE: **A-1.1**

SDAB2026-0117



1
A-4.0

MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

9' - 1 1/8" MAIN FLOOR

GENERAL NOTES:

MAIN FLOOR AREA
UNIT #1 - 663.65 SQ.FT.
UNIT #2 - 663.65 SQ.FT.
UNIT #3 - 663.65 SQ.FT.
UNIT #4 - 663.65 SQ.FT.

SPRAY FOAM NOTES: CCMC#14140-L
-2LBS SPRAY FOAM INSULATION TO BE USED OF RIM JOISTS
-FRAME TOP OF MAIN FLOOR WINDOWS TO MATCH HEIGHT OF EXT DOOR AND TRANSOM UNLESS NOTED
-ALL SIDEYARD CANTILEVERS MUST BE DRYWALLED W/ 5/8 DRYWALL & NON VENTING SOFFIT ON UNDERSIDE, NAILING PATTERN TO BE 6" OC ON PERIMETER AND 8" OC IN THE FIELD-GALVANISED NAILS TO BE USED

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

DO NOT SCALE DRAWINGS.
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01.	24/02/26	DP PLANS	D.L
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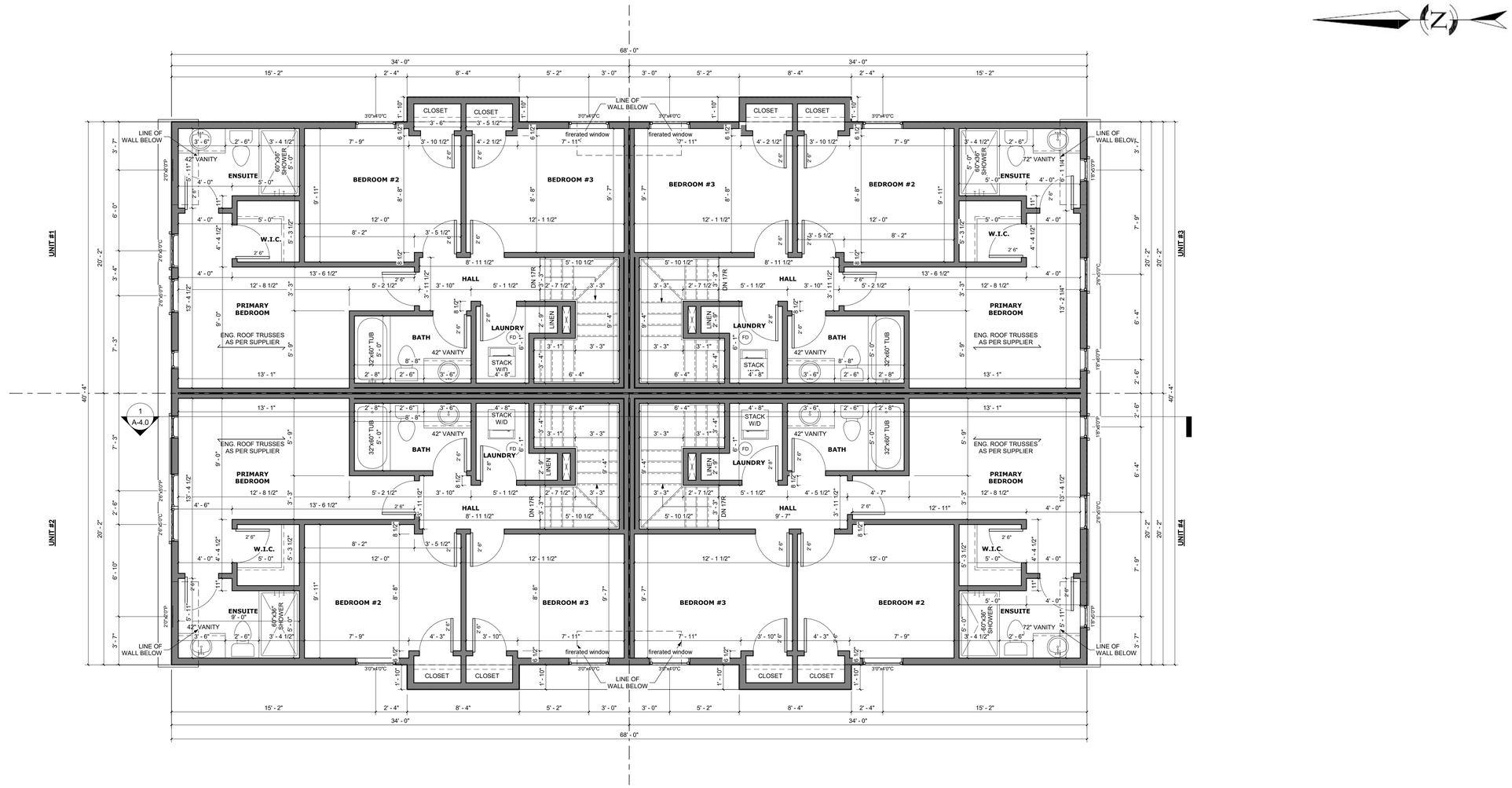
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MUNICIPAL ADDRESS:
525 22 AVE NE
CALGARY, ALBERTA
PROJECT:
TOWN HOUSE
STATUS:
DP
LEGAL LAND DISCRIPTION:
LOT: BLOCK: PLAN:

PROJECT NUMBER: 128-26
DESIGN BY: JT
DRAWN BY: JT
LAST REVISION BY:
LAST REVISION DATE: *
SCALE: 1/4" = 1'-0"

DRAWING SET:
DP
SHEET NAME:
Main Floor Plan
PAGE: **A-1.2**

SDAB2026-0117



UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"

9' - 1 1/8" UPPER FLOOR

GENERAL NOTES:

UPPER FLOOR AREA
UNIT #1 - 700.94 SQ.FT.
UNIT #2 - 700.94 SQ.FT.
UNIT #3 - 700.94 SQ.FT.
UNIT #4 - 700.94 SQ.FT.

SPRAY FOAM NOTES: CCMC#14140-L
-2LBS SPRAY FOAM INSULATION TO BE USED OF RIM JOISTS
-FRAME TOP OF MAIN FLOOR WINDOWS TO MATCH HEIGHT OF EXT DOOR AND TRANSOM UNLESS NOTED
-ALL SIDEYARD CANTILEVERS MUST BE DRYWALLED W/ 5/8 DRYWALL & NON VENTING SOFFIT ON UNDERSIDE, NAILING PATTERN TO BE 6" OC ON PERIMETER AND 8" OC IN THE FIELD- GALVANISED NAILS TO BE USED

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

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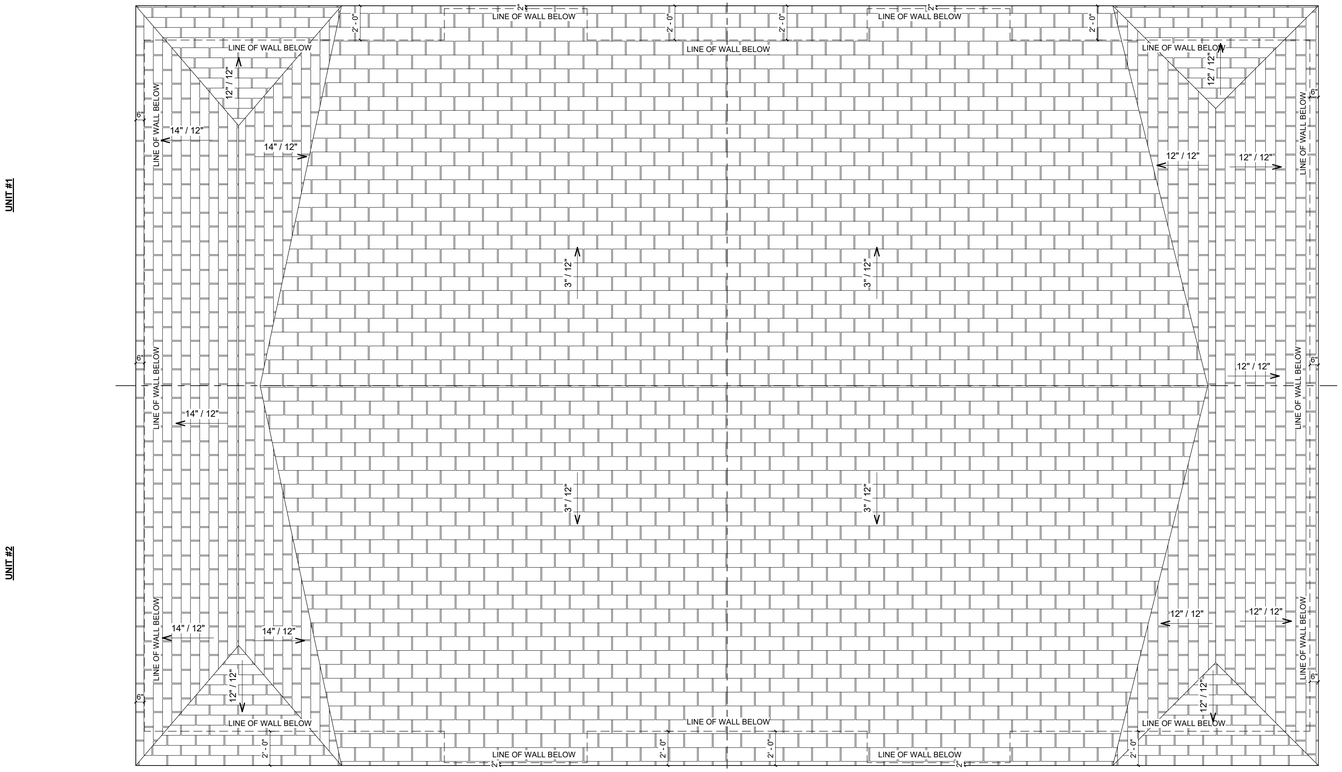
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MUNICIPAL ADDRESS:
525 22 AVE NE
CALGARY, ALBERTA
PROJECT:
TOWN HOUSE
STATUS:
DP
LEGAL LAND DISCRIPTION:
LOT: BLOCK: PLAN:

PROJECT NUMBER:	128-26
DESIGN BY:	JT
DRAWN BY:	JT
LAST REVISION BY:	
LAST REVISION DATE:	*
SCALE:	1/4" = 1'-0"

DRAWING SET:
DP
SHEET NAME:
Upper Floor Plan
PAGE: **A-1.3**

SDAB2026-0117



ROOF PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

-CONTRACTOR TO CONFIRM HEEL HEIGHT & ROOF DETAILS PRIOR TO ORDERING WITH THE MANUFACTURE. ANY ISSUE MUST BE RESOLVED WITH THE DESIGNER.
-ROOFING MATERIALS TO MEET OR EXCEED THE IMPACT OF A CLASS-4 RATED ROOFING SYSTEM WITH IMPACT RATING OF UL2218 OR FM4473.

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

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03.	--	--	--
04.	--	--	--

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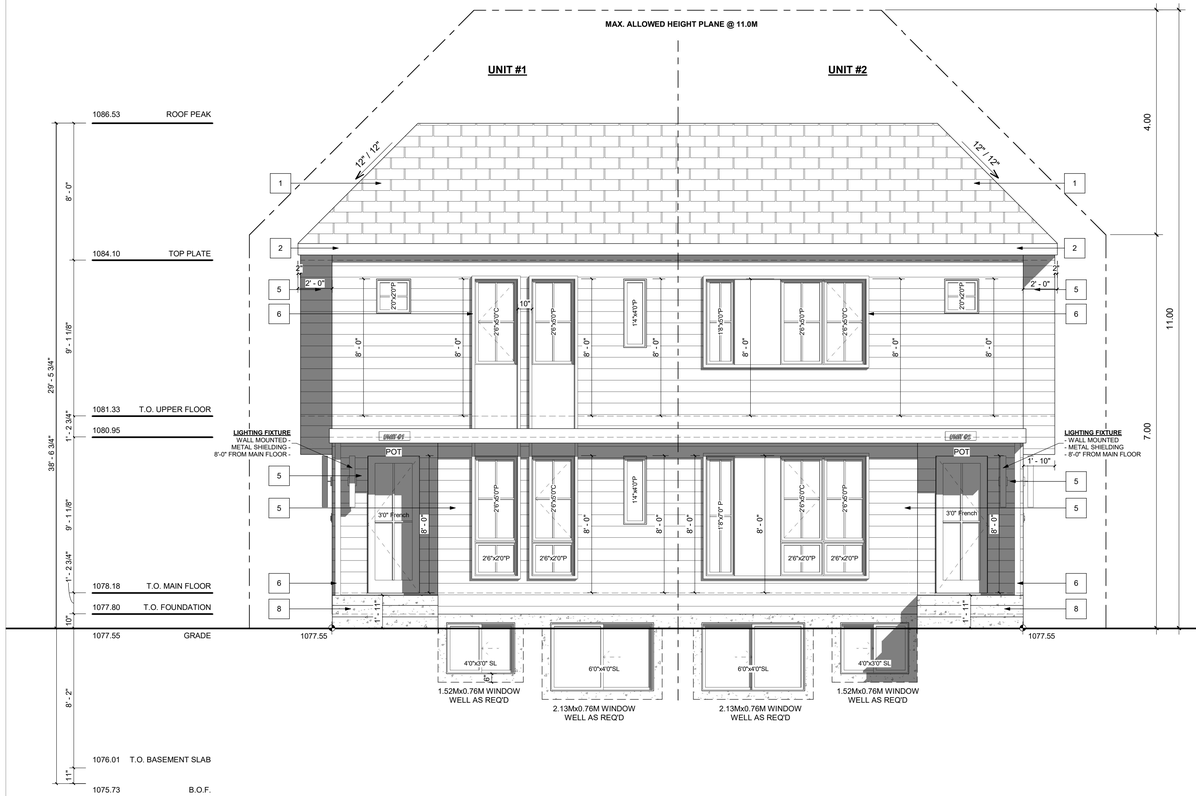
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MUNICIPAL ADDRESS:
525 22 AVE NE
CALGARY, ALBERTA
PROJECT:
TOWN HOUSE
STATUS:
DP
LEGAL LAND DISCRIPTION:
LOT: BLOCK: PLAN:

PROJECT NUMBER:	128-26
DESIGN BY:	JT
DRAWN BY:	JT
LAST REVISION BY:	
LAST REVISION DATE:	-
SCALE:	1/4" = 1'-0"

DRAWING SET:
DP
SHEET NAME:
Roof Plan
PAGE: A-1.5

SDAB2026-0117



FRONT ELEVATION

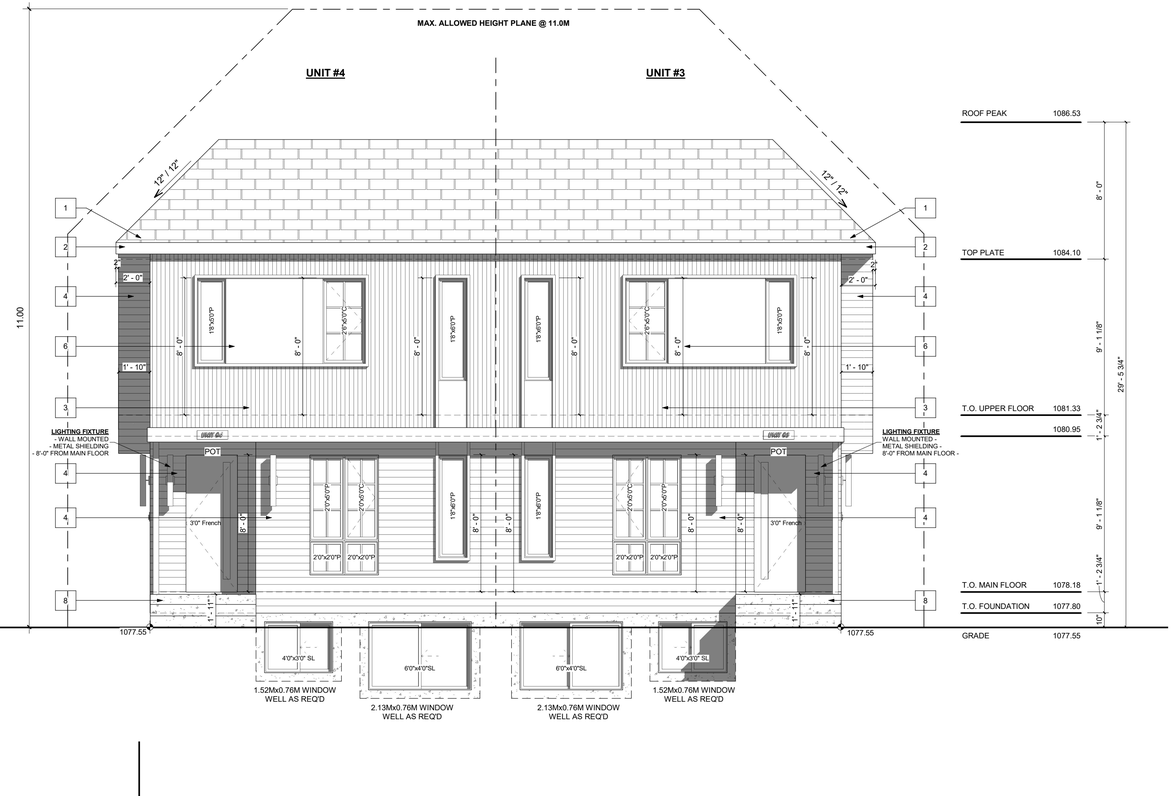
SCALE: 1/4" = 1'-0"

UNIT #4 WINDOW CALCULATION :
@ 4.72m LIMITING DISTANCE

WALL AREA = 433.39 SQ. FT.
WINDOW AREA = 84.89 SQ. FT.
TOTAL: 84.89 / 433.39 = 19.59%

UNIT #3 WINDOW CALCULATION :
@ 4.72m LIMITING DISTANCE

WALL AREA = 433.39 SQ. FT.
WINDOW AREA = 84.89 SQ. FT.
TOTAL: 84.89 / 433.39 = 19.59%



REAR ELEVATION

SCALE: 1/4" = 1'-0"

GENERAL NOTES:

VENTED SOFFIT NOTES:
-VENTED SOFFIT (FRONT AND BACK)
-VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
-NON VENTED SIDES SOFFIT IF WITHIN 1.2m
(SOFFIT ARE PRE-FIN ALUM)

EXTERIOR FINISHES:

1	ASPHALT SHINGLES
2	6" ALUMINUM FASCIA - BLACK
3	VERTICAL SIDING - BLACK
4	HARDIE SIDING - DARK GREY
5	HARDIE SIDING - WHITE
6	BOARD & BATTEN FINISH - DARK GREY
7	CONCRETE PARGING
8	PRECAST CONCRETE

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

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02.	--	--	--
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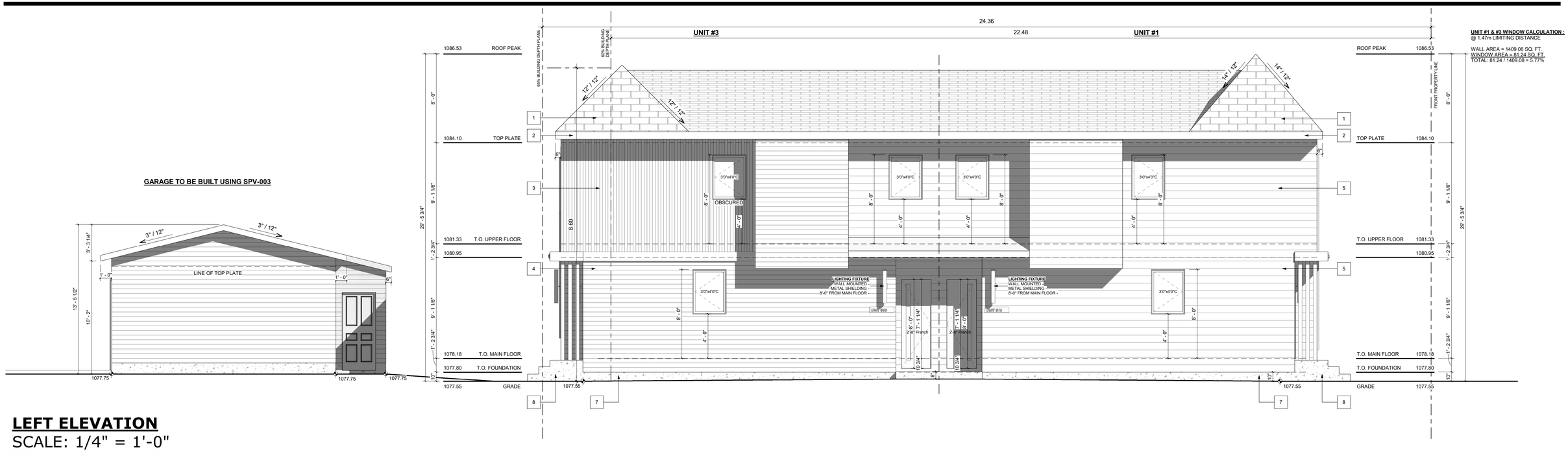
ALL FRAMING , ELECTRICAL ROUGH-IN AND PLUMBING ROUGH-IN NEEDS TO BE CONFIRMED BY TRADES/CONTRACTOR AND HOME OWNER. ANY ISSUE NEEDS TO BE NOTIFIED TO THE DESIGNER TO BE RESOLVED BEFORE PROCEEDING

MUNICIPAL ADDRESS:
525 22 AVE NE
CALGARY, ALBERTA
PROJECT:
TOWN HOUSE
STATUS:
DP
LEGAL LAND DISCRIPTION:
LOT: BLOCK: PLAN:

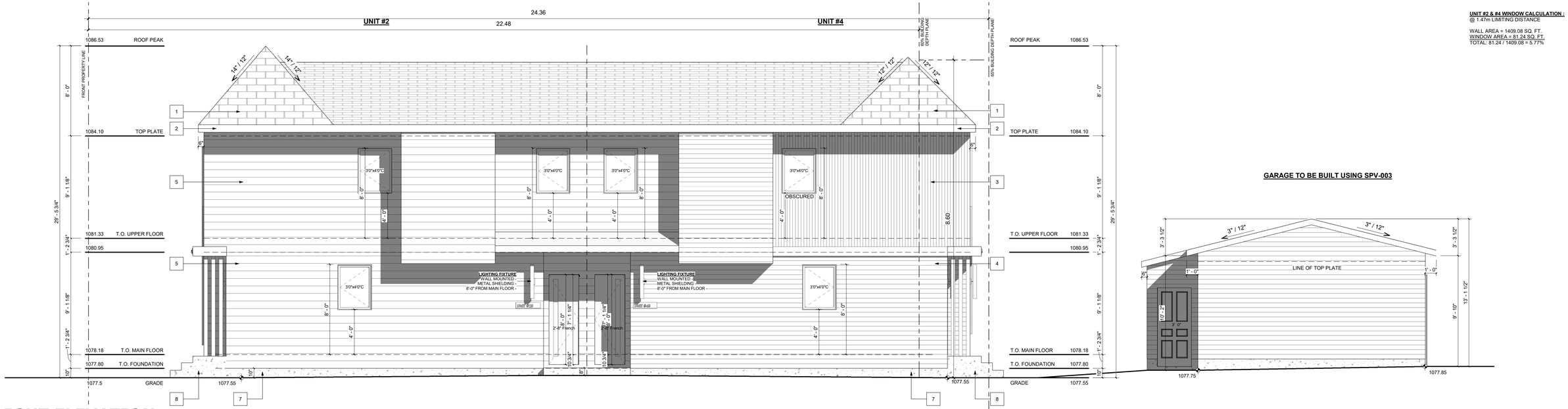
PROJECT NUMBER: 128-26
DESIGN BY: JT
DRAWN BY: JT
LAST REVISION BY:
LAST REVISION DATE: "
SCALE: 1/4" = 1'-0"

DRAWING SET:
DP
SHEET NAME:
Front & Rear Elevation
PAGE: **A-2.0**

SDAB2026-0117



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

VENTED SOFFIT NOTES:
-VENTED SOFFIT (FRONT AND BACK)
-VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
-NON VENTED SIDES SOFFIT IF WITHIN 1.2m
(SOFFIT ARE PRE-FIN ALUM)

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	6	BOARD & BATTEN FINISH - DARK GREY
2	6" ALUMINUM FASCIA - BLACK	7	CONCRETE PARGING
3	VERTICAL SIDING - BLACK	8	PRECAST CONCRETE
4	HARDIE SIDING - DARK GREY		
5	HARDIE SIDING - WHITE		

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

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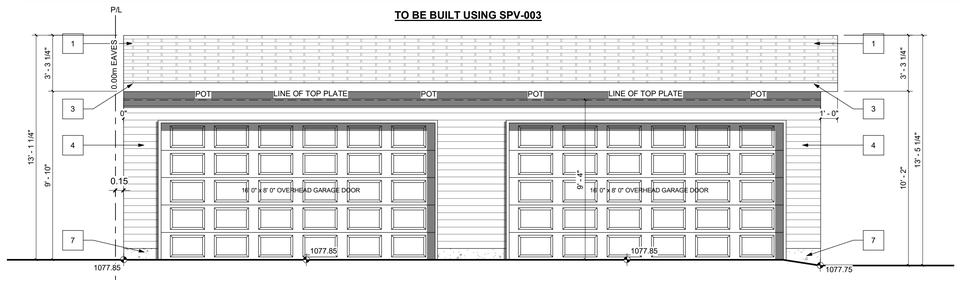
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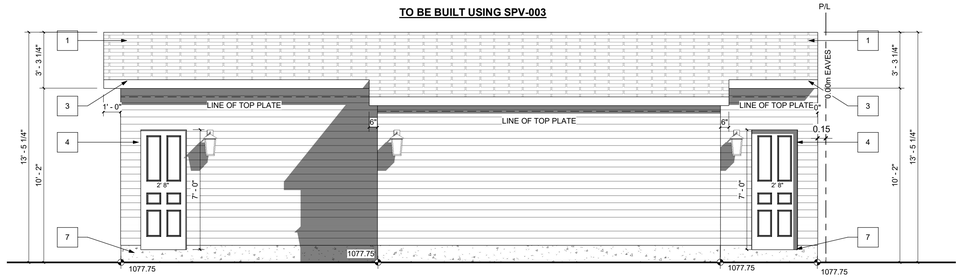
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Left & Right Elevation
PAGE: A-2.1

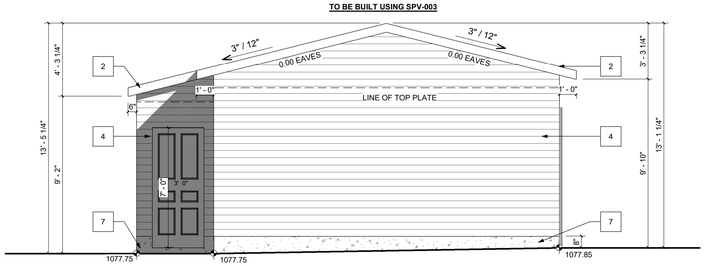
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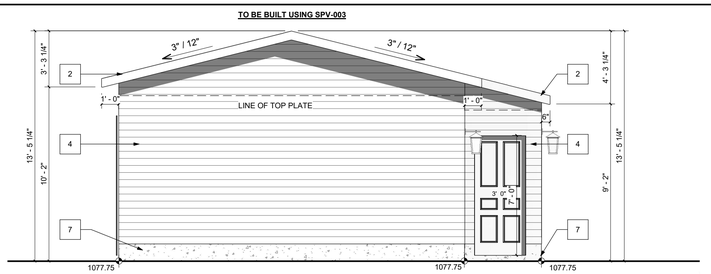
GARAGE FRONT ELEVATION (LANE)
SCALE: 1/4" = 1'-0"



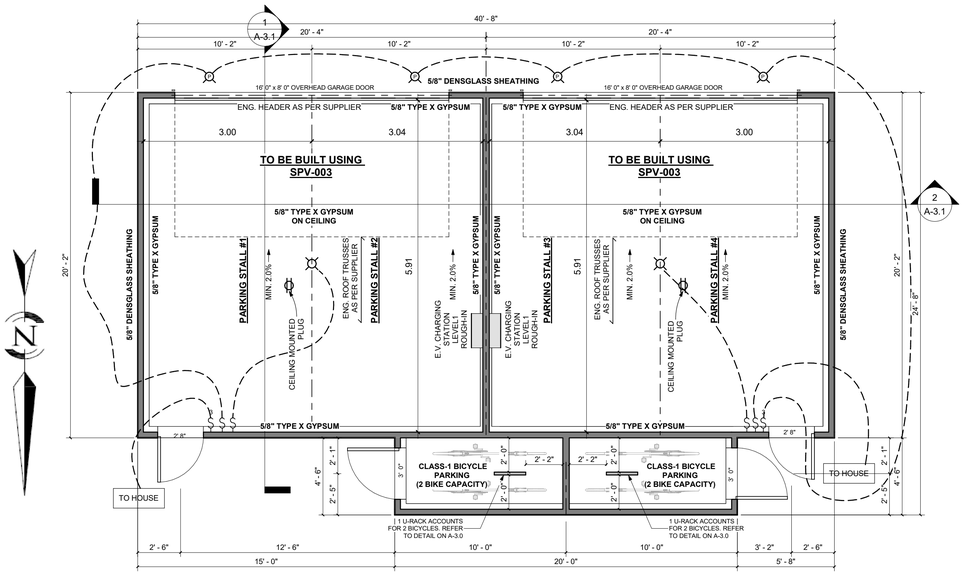
GARAGE REAR ELEVATION
SCALE: 1/4" = 1'-0"



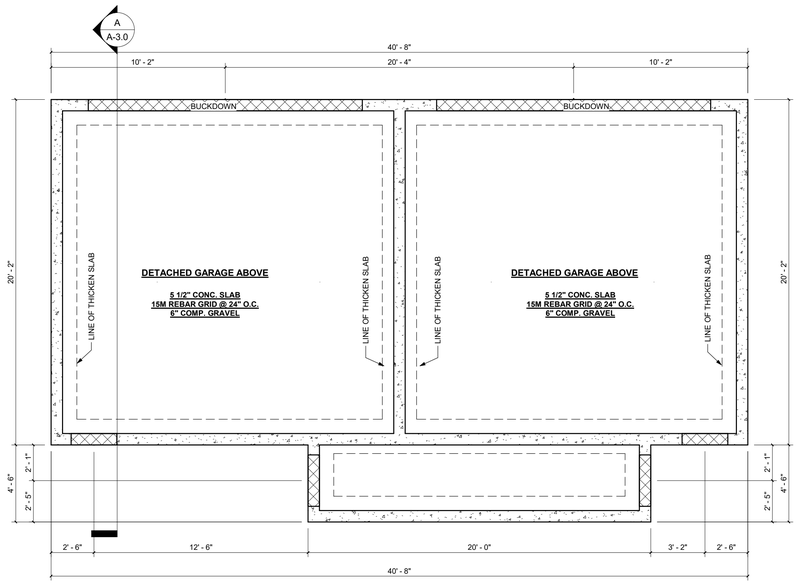
GARAGE LEFT ELEVATION
SCALE: 1/4" = 1'-0"



GARAGE RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



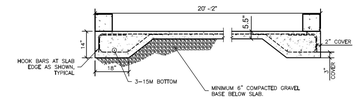
GARAGE PLAN
SCALE: 1/4" = 1'-0"



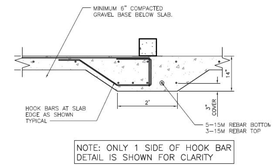
GARAGE FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	6	BOARD & BATTEN FINISH - DARK GREY
2	6" ALUMINUM FASCIA - BLACK	7	CONCRETE PARGING
3	VERTICAL SIDING - BLACK	8	PRECAST CONCRETE
4	HARDIE SIDING - DARK GREY		
5	HARDIE SIDING - WHITE		



SECTION A
SCALE: NTS



SECTION @ PARTY WALL
SCALE: NTS

MODEL NO.	DESCRIPTION	SIZE L x W x H	BIKE CAPACITY	WT. (LBS.)
H-2892BL	1-Loop	22 x 2 1/2 x 34"	3	27

ULINE
1-LOOP WAVE STYLE BIKE RACK



CLASS-1 BICYCLE PARKING STALL DETAILS
SCALE: NTS

GENERAL NOTES:

VENTED SOFFIT NOTES:
-VENTED SOFFIT (FRONT AND BACK)
-VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
-NON VENTED SIDES SOFFIT IF WITHIN 1.2m
(SOFFIT ARE PRE-FIN ALUM)

POTENTIAL OPTIONS FOR SOLAR PV READY DETAILS MAY INCLUDE, AT LEAST 2.5 CM (1") NOMINAL DIAMETER CONSTRUCTED OF RIGID OR FLEXIBLE METAL CONDUIT, ELECTRICAL METALLIC TUBING, OR CABLES WITH A METAL ARMOUR OR METAL SHEATH. ALTERNATELY, A 2" VACUUM TUBE WITH TWINE PULLED THROUGH AND A CARD ON EACH END, TO ACCOMMODATE FUTURE INSTALLATION, WILL MEET THE INTENT OF THE CONDITION.

"SOLAR READY" AND ABLE TO ACCOMMODATE SOLAR PHOTOVOLTAIC PANELS FOR ELECTRICITY GENERATION, SOLAR PV READY DETAILS SHALL CONSIDER SECTION 64 OF THE CANADIAN ELECTRICAL CODE PART 1 CONCERNING "RENEWABLE ENERGY SYSTEMS."

GARAGE TO BE BUILT USING SPV-003

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

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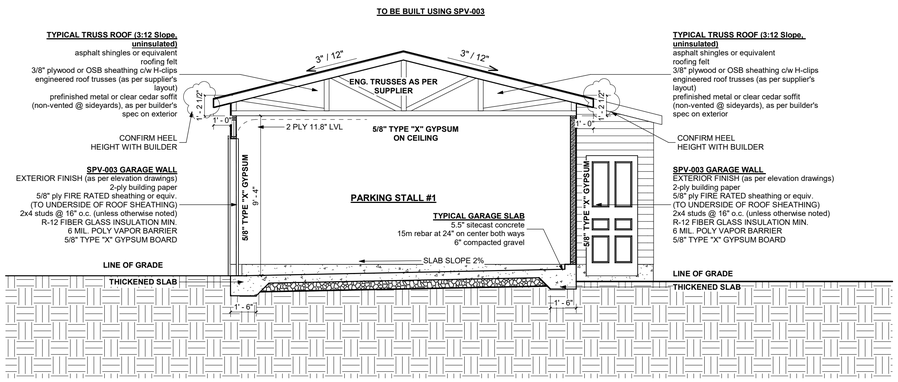
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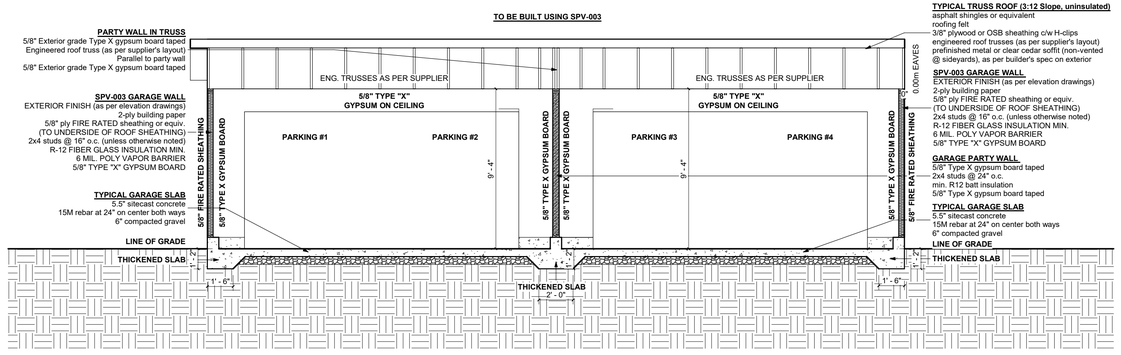
PROJECT NUMBER: 128-26
DESIGN BY: JT
DRAWN BY: JT
LAST REVISION BY:
LAST REVISION DATE: -
SCALE: As indicated

DRAWING SET:
DP
SHEET NAME:
Garage Plans & Elevations
PAGE: **A-3.0**

SDAB2026-0117



GARAGE SECTION 1
SCALE: 1/4" = 1'-0"



GARAGE SECTION 2
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

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DESIGN BY:	JT
DRAWN BY:	JT
LAST REVISION BY:	
LAST REVISION DATE:	*
SCALE:	1/4" = 1'-0"

DRAWING SET:
DP
SHEET NAME:
Garage Sections
PAGE: A-3.1

GENERAL NOTES:

1. DAMPROOFING REQUIRED AT FOUNDATION WALLS AS PER NBC 2023.

2. DAMPROOFING REQUIRED BELOW SLAB AS PER NBC 2023.

3. DOUBLE SILL PLATE REQUIRED IF CONCRETE FLOOR FINISHED IS USED.

4. LINTELS TO BE FRAMED TO MEET NATIONAL BUILDING CODE 2023:
   -LINTELS OVER OPENING </= 6'-0" TO BE 2-2X8 #2 OR BETTER SPF.
   -LINTELS OVER OPENINGS > 6'-0" TO BE 2-2X10 #2 OR BETTER SPF
   (UNLESS OTHERWISE NOTED).

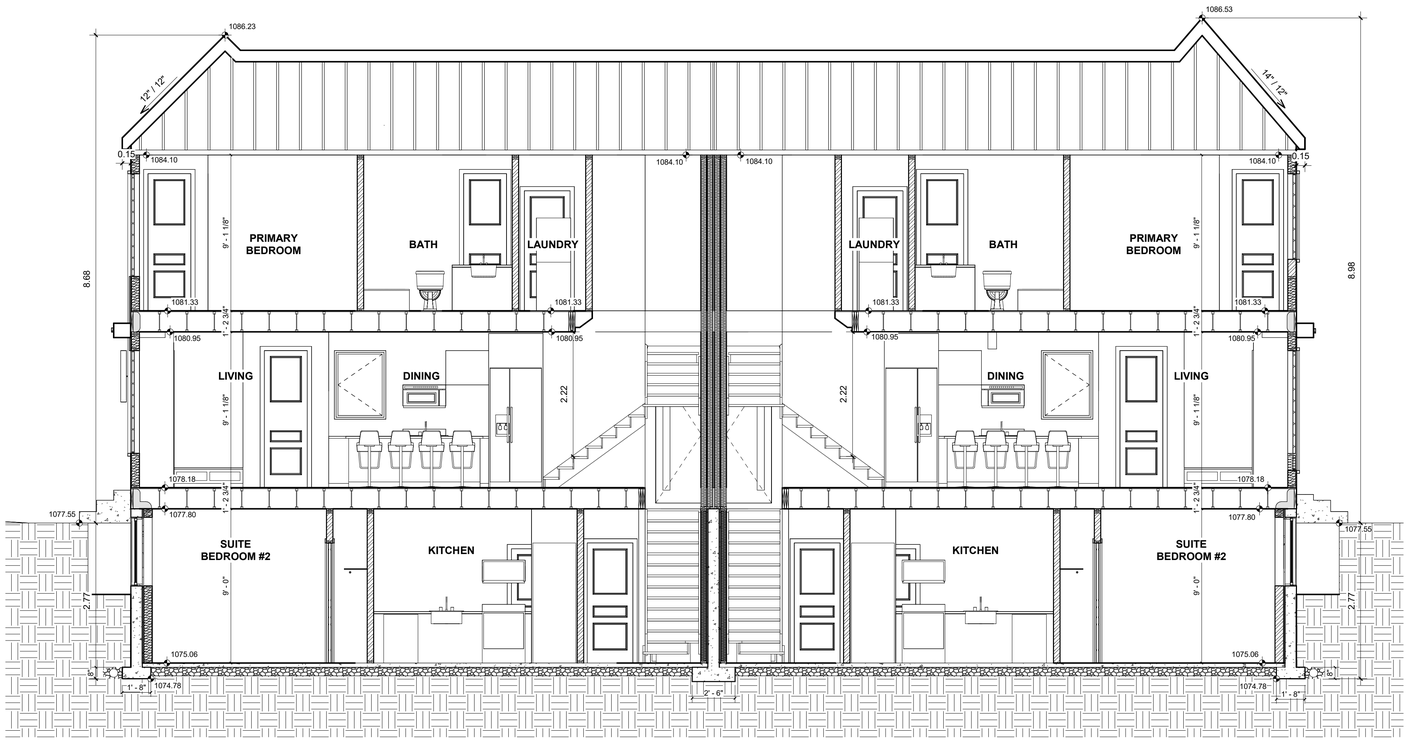
5. 2 LBS SPRAY FOAM APPLIED TO ALL RIM JOISTS, CANTILEVERS AND EXPOSED FLOORS SUCH AS ROOF DECKS - UNLESS NOTED.

6. ALL FLAT ROOF AREAS TO HAVE FLOOR BUILT WITH A MIN. 2% SLOPE SO MEMBRANE CAN SLOPE TO EXTERIOR
   - CONTRACTOR TO CONFIRM SCUPPER LOCATION WITH DESIGNER.

7. FLASHING REQUIRED AT HORIZONTAL JUNCTIONS AND EXTERIOR OPENINGS AS PER NATIONAL BUILDING CODE 2023.

8. "H" CLIPS REQUIRED OR ROOFING SHEATHING AS PER NATIONAL BUILDING CODE 2023.

9. ICF/SNOW STOP/GUARD TO BE INSTALLED AS PER MANUFACTURER ON ALL METAL ROOF SLOPE AS PER NBC 2023.



SECTION 1
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

SPRAY FOAM NOTES: CCMC#14140-L
-2LBS SPRAY FOAM INSULATION TO BE USED OF RIM JOISTS - FRAME TOP OF MAIN FLOOR WINDOWS TO MATCH HEIGHT OF EXT DOOR AND TRANSOM UNLESS NOTED
-ALL SIDEYARD CANTILEVERS MUST BE DRYWALLED W/ 5/8 DRYWALL & NON VENTING SOFFIT ON UNDERSIDE.
NAILING PATTERN TO BE 6" OC ON PERIMETER AND 8" OC IN THE FIELD-GALVANISED NAILS TO BE USED

CONTRACTOR/BUILDER TO CONFIRM HEEL HEIGHT & ROOF DETAILS PRIOR TO ORDERING WITH THE MANUFACTURE. ANY ISSUE MUST BE RESOLVED WITH THE DESIGNER BEFORE PROCEEDING.

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DP
SHEET NAME:
Section 1
PAGE: **A-4.0**

SDAB2026-0117

Calgary

Subdivision & Development Appeal Board

SDAB2026-0117 / DP2026-01095
Appeal of:
New: Townhouse (1 building), Secondary Suite (4 suites), Accessory Residential Building (garage)
Discretionary Use

Proposed Development - Summary



DP2026-0117 - Approval

Approved on June 25, 2026

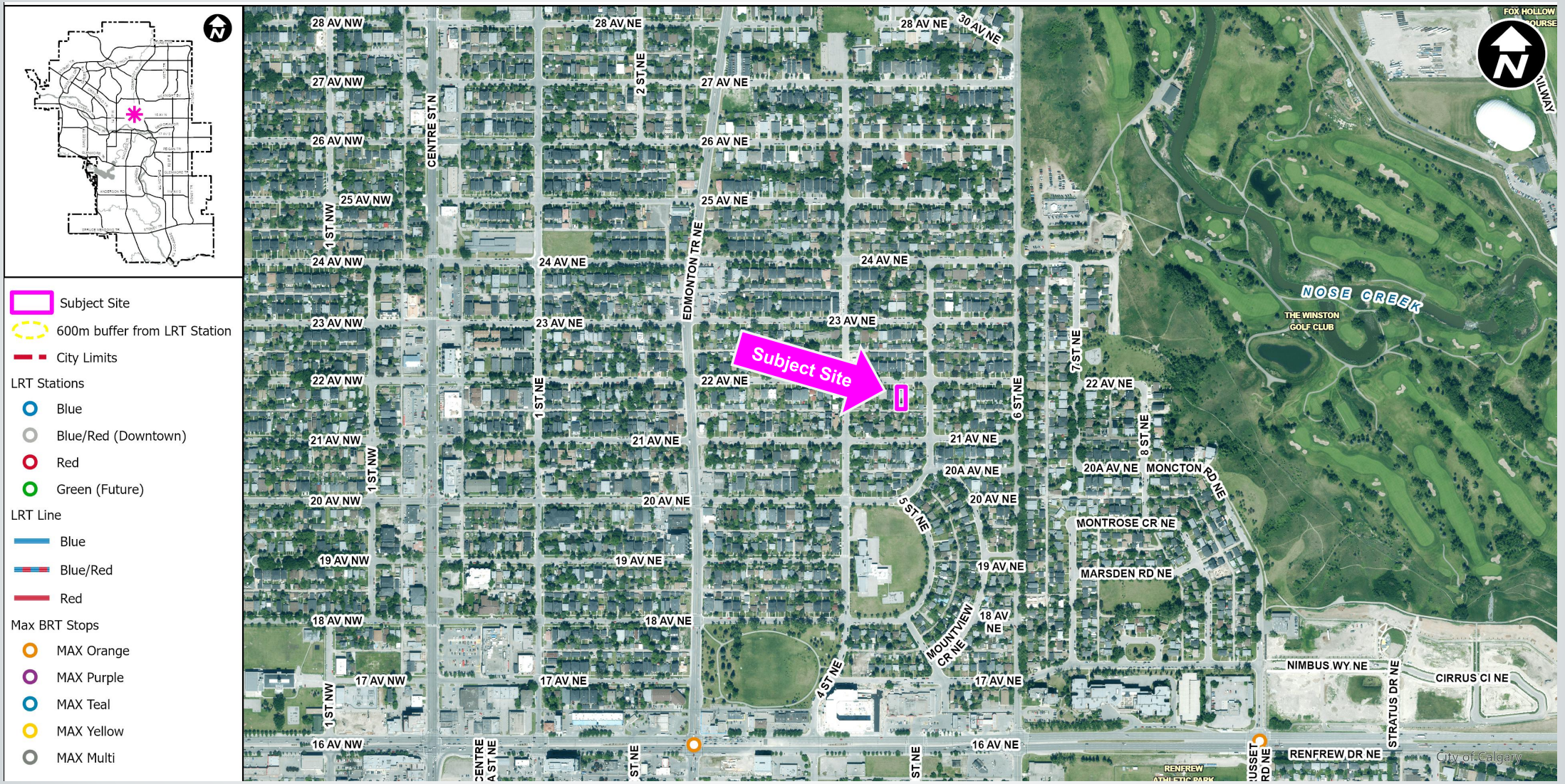
Townhouse (1 Building)

- 4 Dwelling Units
- 4 Secondary Suites

Parking

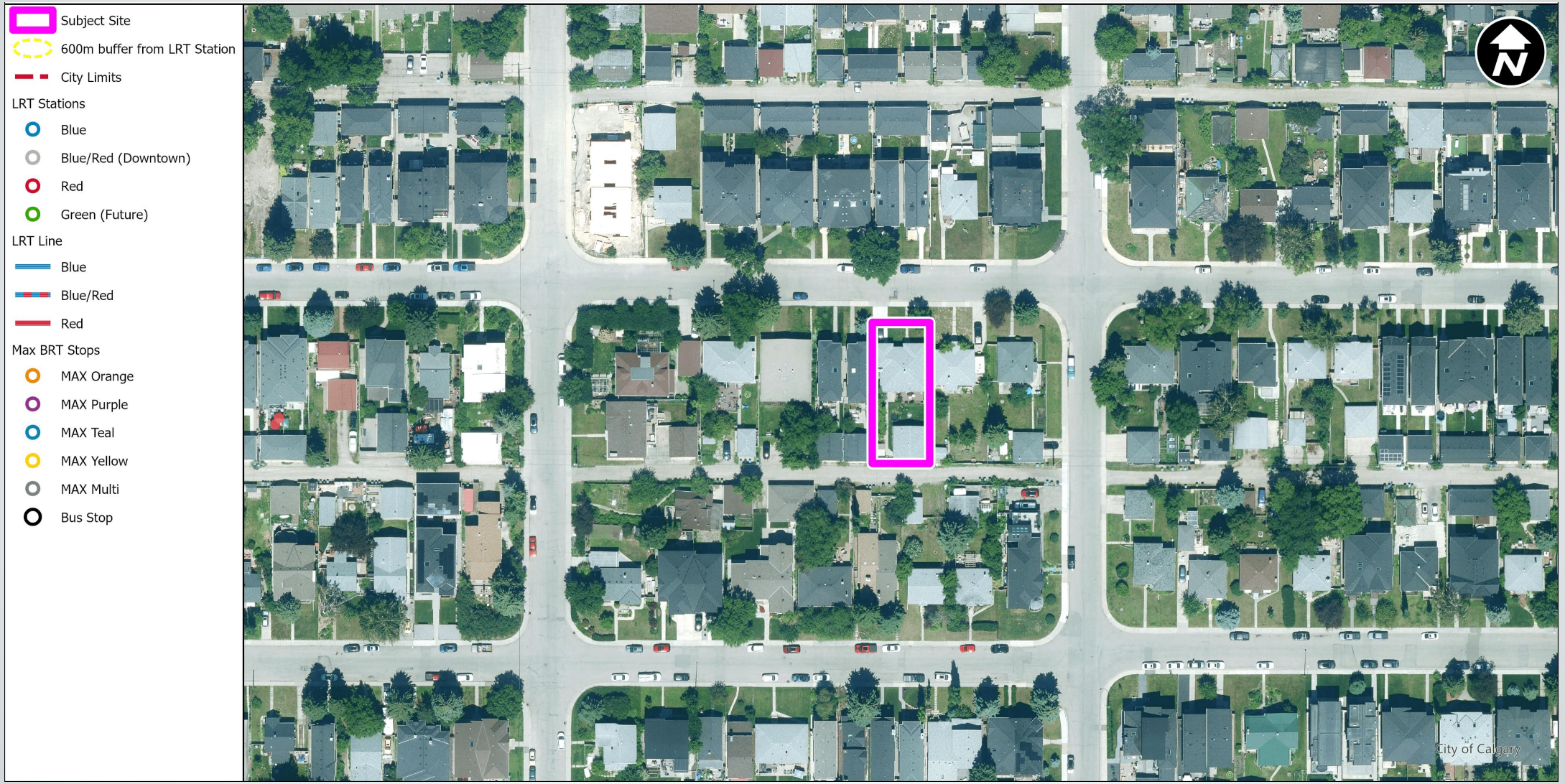
- Garage (4 stalls)
- Bicycle (4 stalls)

Community Context



SDAB2026-0117

Site Context



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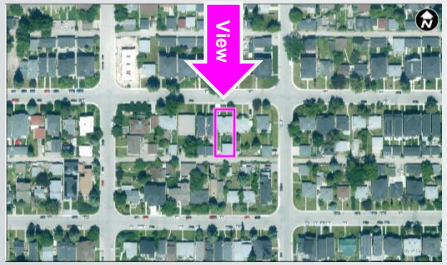
Surrounding Land Use



SDAB2026-0117

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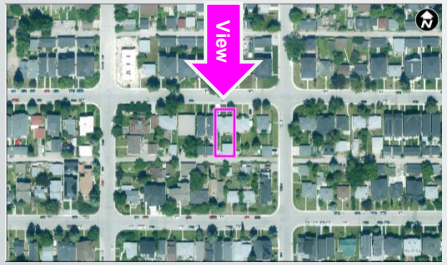




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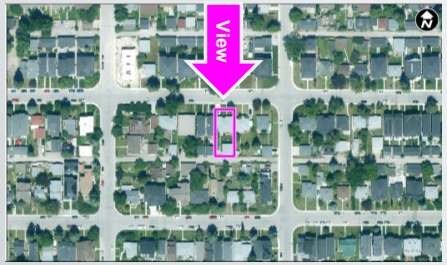
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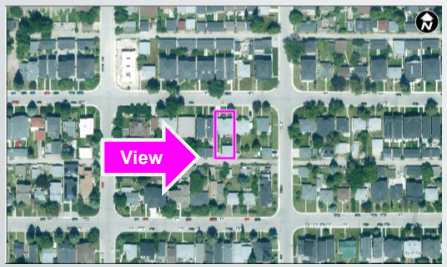
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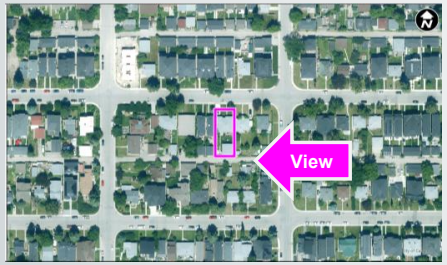
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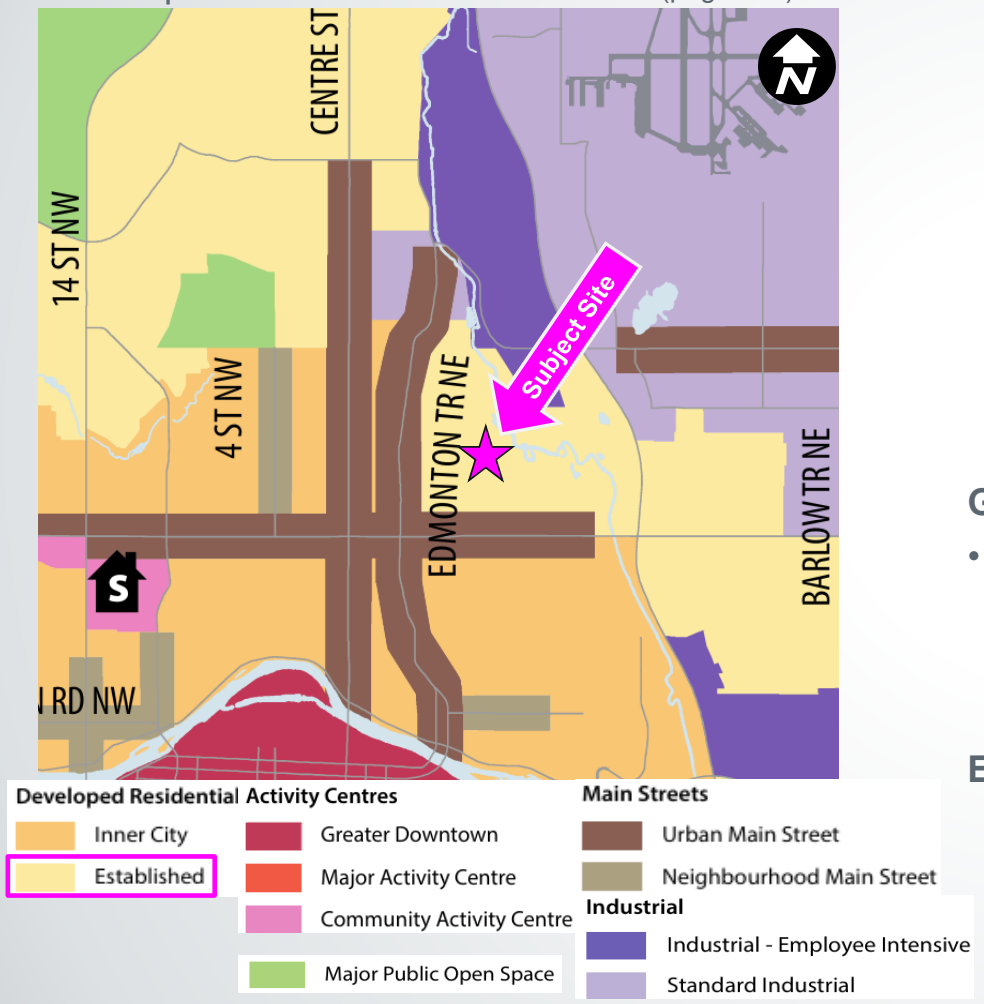


SDAB2026-0117

Applicable Legislation: Municipal Development Plan (MDP)

Map 1: Urban Structure

- Developed Residential – Established (page 160)



City-wide Policies

- Encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing types such as accessory suites, semi-detached, townhouses, cottage housing, rowhousing and other ground-oriented housing. (Page 37, Section 2.2.5.a)
- Support development and redevelopment that provides a broader range of housing choice in local communities to help stabilize population declines and support the demographic needs of communities. (Page 37, Section 2.2.5.b)

General Policies for Developed Residential Area

- Recognize the predominantly low density residential nature of Developed Residential Areas and support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood…(Page 102, Section 3.5.1.a)

Established Area Policies

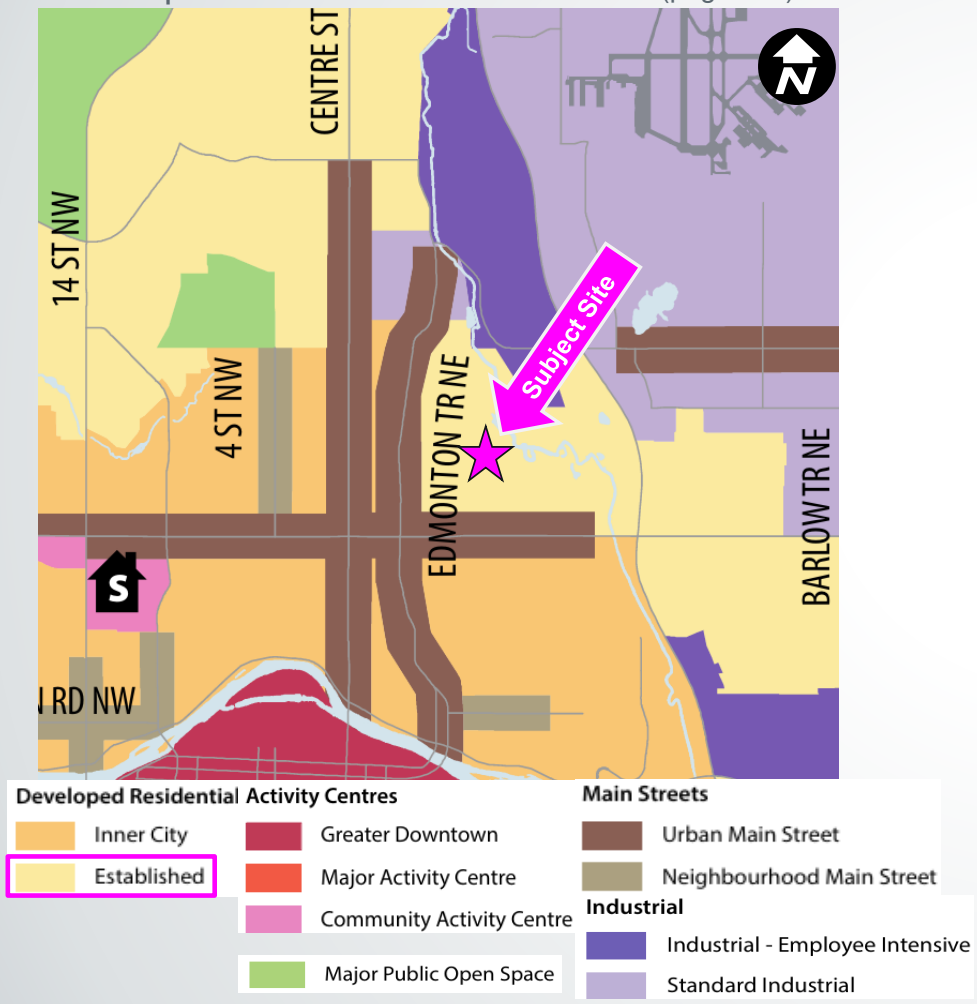
- Encourage modest redevelopment of Established Areas (Page 104, Section 3.5.3.a)

SDAB2026-0117

Applicable Legislation: Municipal Development Plan (MDP)

Map 1: Urban Structure

- Developed Residential – Established (page 160)



Housing

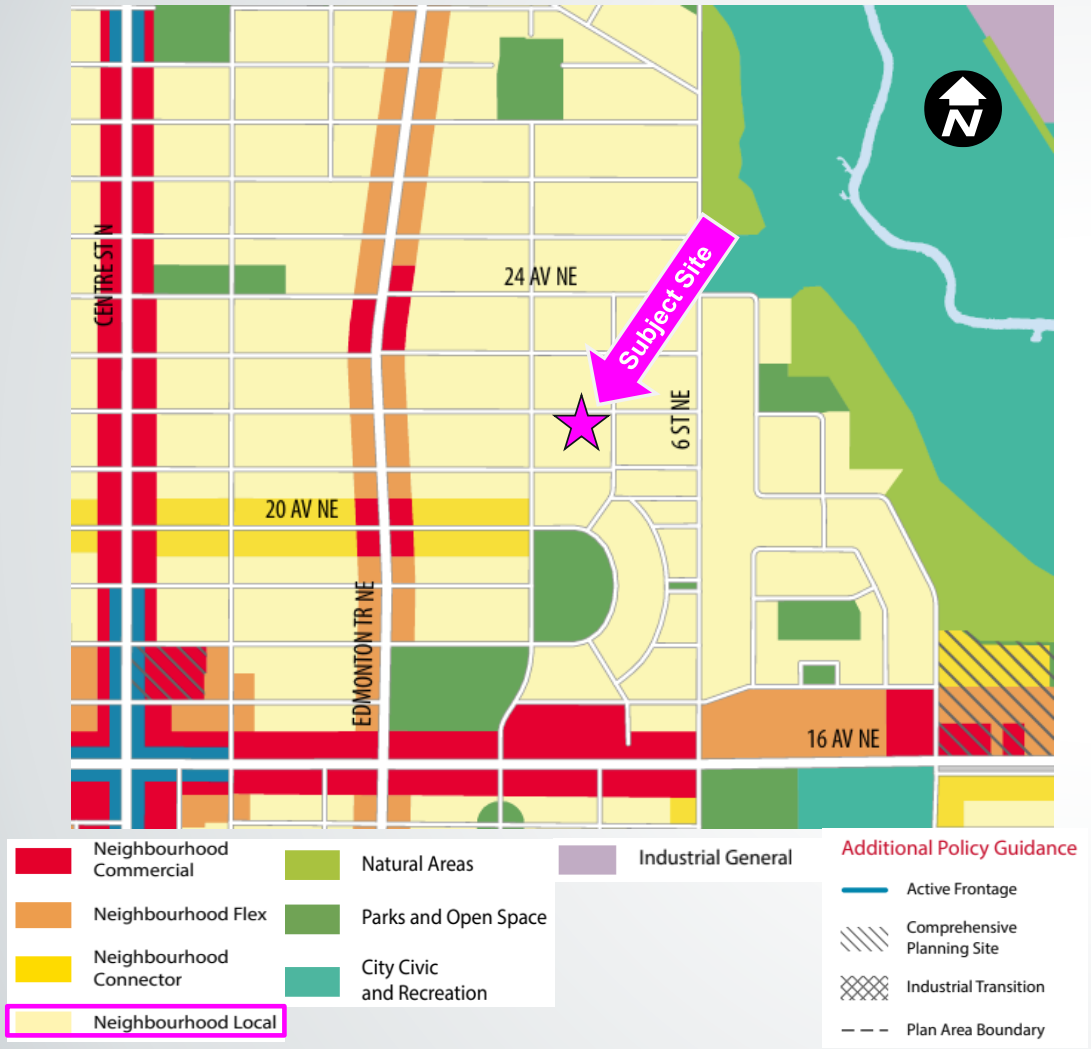
- Provide for a wide range of housing types, tenures (rental and ownership) and densities to create diverse neighbourhoods that include:
  - i. A mix of housing types and tenures, including single detached, ground oriented (e.g., duplexes, row houses, attached housing, accessory dwelling units and secondary suites), medium- and higher-density and mixed-use residential developments.
  - ii. A range of housing choices for all stages of life, in terms of the mix of housing sizes and types to meet affordability, accessibility and lifestyle needs of different people and family types. (Page 39, Section 2.3.1.a)

- Promote a broader range of housing choice for all ages, income groups, family types and lifestyles by:
  - i. Encouraging housing opportunities for low and moderate-income households in all communities.
  - ii. Promoting innovative housing types, such as co-housing, live/work and cottage and carriage housing and accessory dwelling units, as alternative means of accommodating residential growth and providing affordable housing options. (Page 39, Section 2.3.1.b)

SDAB2026-0117

Applicable Legislation: North Hill Communities Local Area Plan (LAP)

Map 3: Urban Form (page 29)



Neighbourhood Local Urban Form Category Policies

(page 39, Section 2.2.1.4.a, d)

Land Use:

Development in Neighbourhood Connector and Neighbourhood Local areas of a community should:

i. be primarily residential uses; and,

ii. support a broad range and mix of housing types, unit structures and forms.

Site, Building and Landscape Design:

In addition to the general site, building and landscape design policies in Section 2.4, the following policies apply:

i. consider the local built form context;

ii. be oriented towards the street;

iii. consider shadowing impacts on neighbouring properties; and,

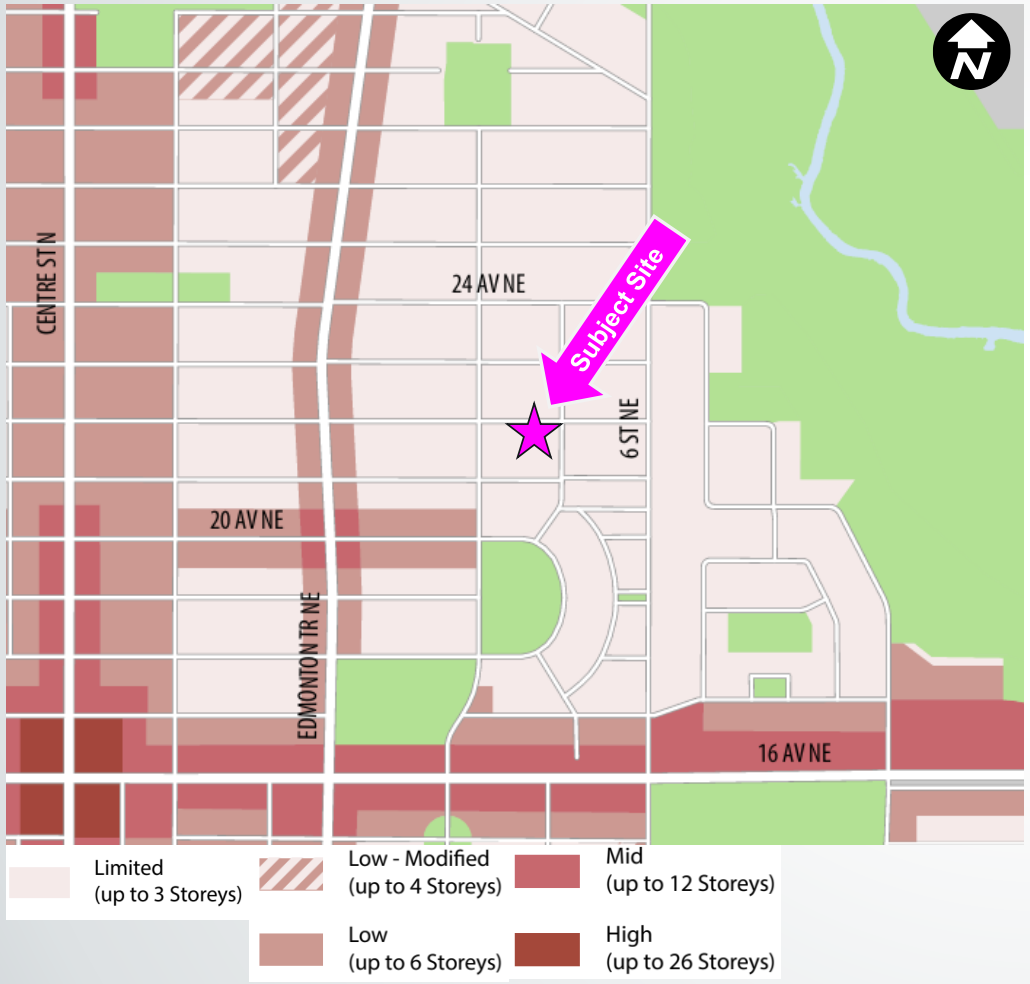
iv. provide access to off-street parking and loading areas from the lane, where possible.

SDAB2026-0117

Applicable Legislation: North Hill Communities Local Area Plan (LAP)

Map 4: Building Scale

- Limited (up to 3 Storeys) Category (page 31)



Neighbourhood Local Limited Scale Policies

(page 57, Section 2.3.1.)

The policies in this section only apply to Neighbourhood Local Areas that have the Limited Scale modifier:

a. Development in Limited Scale areas should be three storeys in height or less.

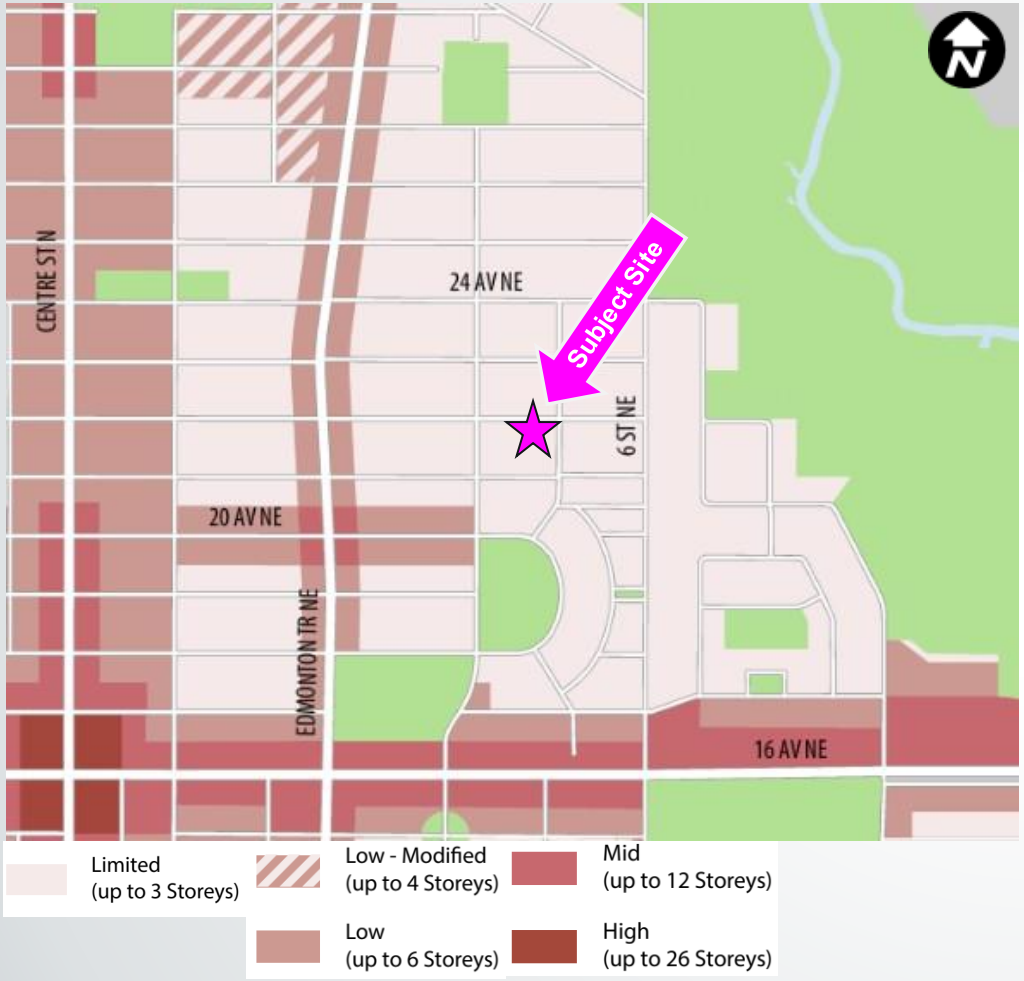
b. Development in Limited Scale areas may limit building mass above the second storey in Neighbourhood Local areas.

SDAB2026-0117

Applicable Legislation: North Hill Communities Local Area Plan (LAP) Continued

Map 4: Building Scale

- Limited (up to 3 Storeys) Category (page 31)



Neighbourhood Local Limited Scale Policies

(page 41, Section 2.2.1.6)

The policies in this section only apply to Neighbourhood Local Areas that have the Limited Scale modifier:

a. Secondary suites are permitted where already allowed by the existing land use designation and are not considered a unit in the following policies.

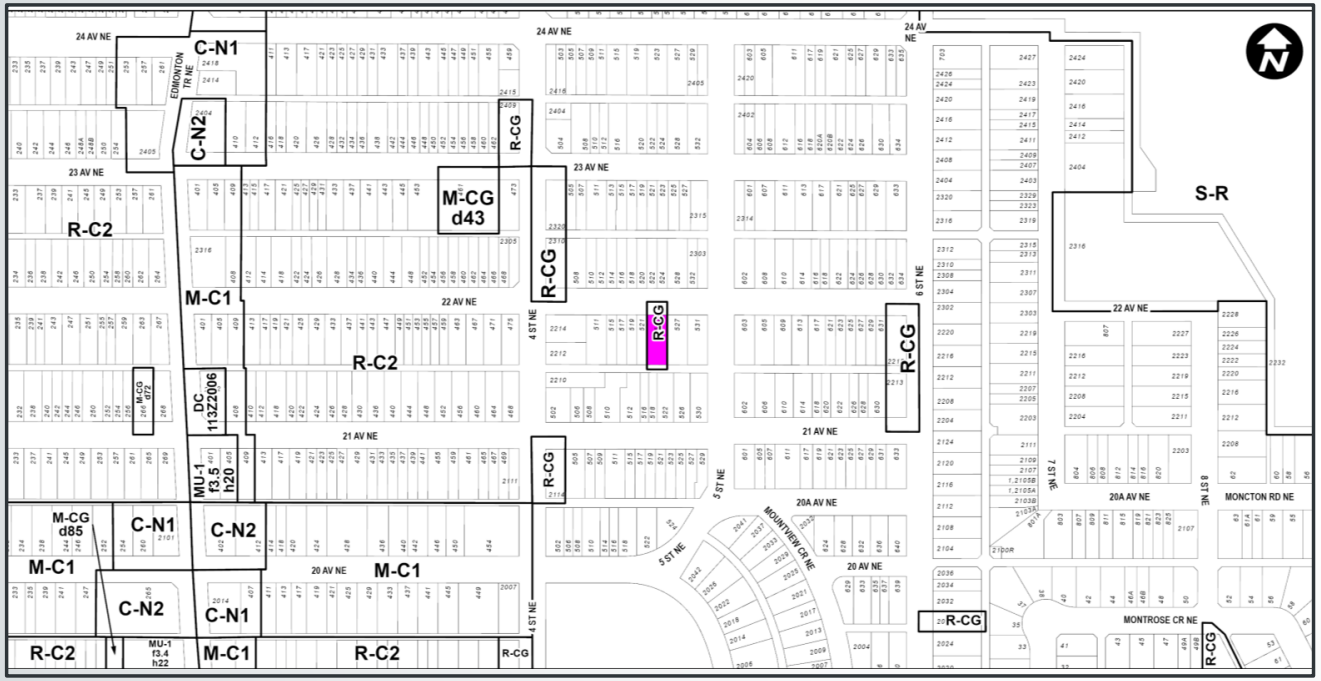
b. Building forms that contain three or more residential units should be designed to complement the surrounding context and consider the impacts of massing, lot coverage and setbacks on the following:

i. Access to sunlight and shade on adjacent parcels; and,

ii. Protection of existing, healthy trees or landscaping on the parcel, where appropriate.

SDAB2026-0117

Land Use District



Residential – Grade-Oriented Infill (R-CG) District

- Accommodates low density, grade-oriented development in a variety of low density housing forms including rowhouses, townhouses, semi-detached dwellings and single detached dwellings.
- Townhouse is a Discretionary use in the district of this application.

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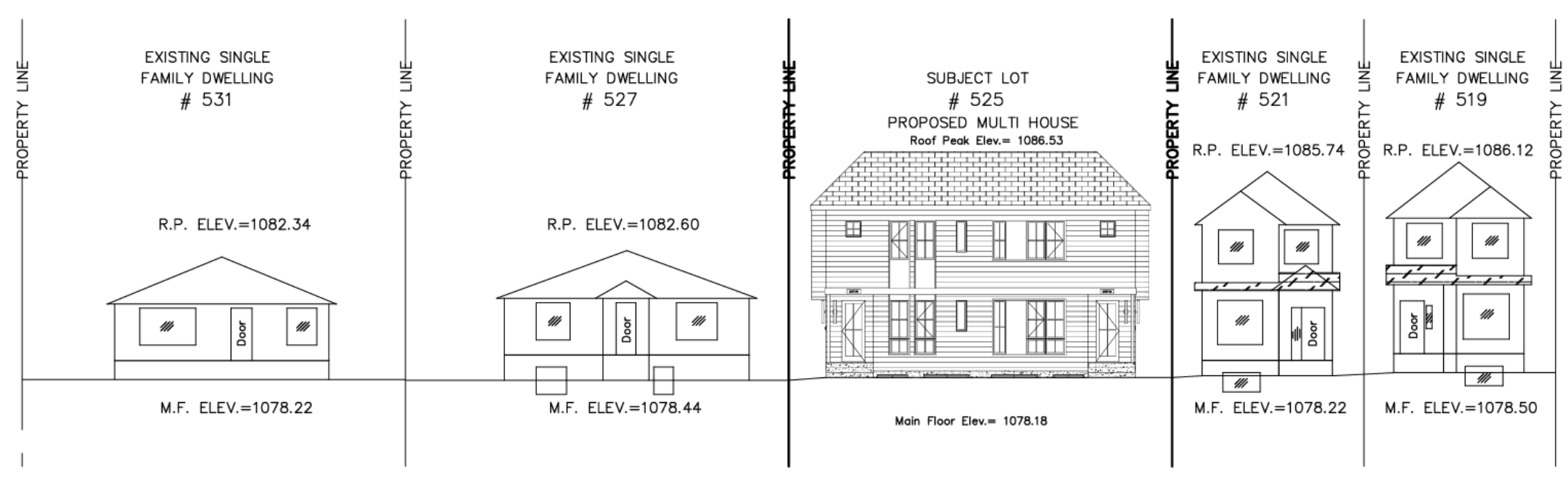
Summary: Residential – Grade-Oriented Infill (R-CG) District – At the time of decision

- Maximum density: 75 units per hectare (4)
  - ✓ Complies (4 units)
- Maximum height: 11 metres
  - ✓ Complies (8.98 metres)
- Maximum parcel coverage: 60%
  - ✓ Complies (59.20 %)
- Minimum soft landscaping for landscaped areas: 30%
  - ✓ Complies (36.47%)
- Minimum trees: 6
  - ✓ Complies (6)
- Minimum shrubs: 16
  - ✓ Complies (18)
- Building Depth: 65% (24.30 metres)
  - ✓ Complies (24.00 metres)
- Minimum front setback: 3.0 metres
  - ✓ Complies (3.10 metres)
- Minimum rear setback: 0.6 metres (garage to the rear property line)
  - ✓ Complies (1.20 metres)
- Rowhouse minimum side setback: 1.2 metres from the adjacent
  - ✓ Complies (1.48 metres to both west and east)
- Garage minimum side setback: 0.6 metres or 0 metres when maintenance free
  - ✓ Complies (2.71 metres to the east and maintenance free to the west)
- Required motor vehicle parking stalls: 4
  - ✓ Complies (4 stalls)
- Required bicycle parking stalls – class 1: 4
  - ✓ Complies (4 stalls)

Summary: Residential – Grade-Oriented Infill (R-CG) District – after Repeal of Citywide Rezoning (2026 August 4)

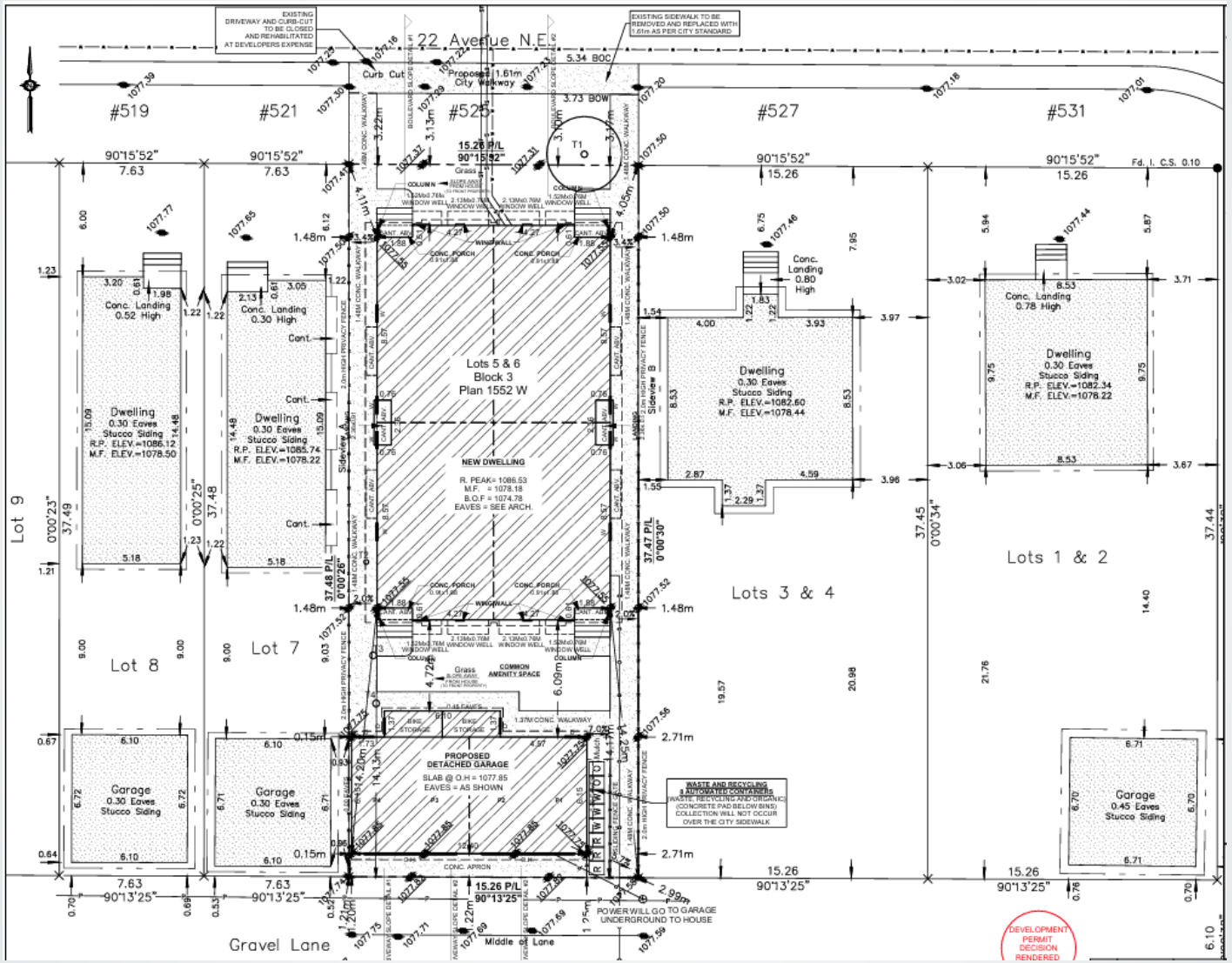
- Maximum density: 75 units per hectare (4)
  - ✓ Complies (4 units)
- Maximum height: 10 metres
  - ✓ Complies (8.98 metres)
- Maximum parcel coverage: 55%
  - Bylaw Discrepancy (59.20 %)
- Minimum soft landscaping for landscaped areas: 30%
  - ✓ Complies (32.84%)
- Minimum trees: 6
  - ✓ Complies (6)
- Minimum shrubs: 16
  - ✓ Complies (18)
- Building Depth: 65% (24.30 metres)
  - ✓ Complies (24.00 metres)
- Minimum front setback: 3.0 metres
  - ✓ Complies (3.10 metres)
- Minimum rear setback: 0.6 metres (garage to the rear property line)
  - ✓ Complies (1.20 metres)
- Rowhouse minimum side setback: 1.2 metres from the adjacent
  - ✓ Complies (1.48 metres to both west and east)
- Garage minimum side setback: 0.6 metres or 0 metres when maintenance free
  - ✓ Complies (2.71 metres to the east and maintenance free to the west)
- Required motor vehicle parking stalls: 4
  - ✓ Complies (4 stalls)
- Required bicycle parking stalls – class 1: 4
  - ✓ Complies (4 stalls)

Proposed Development: Streetscape



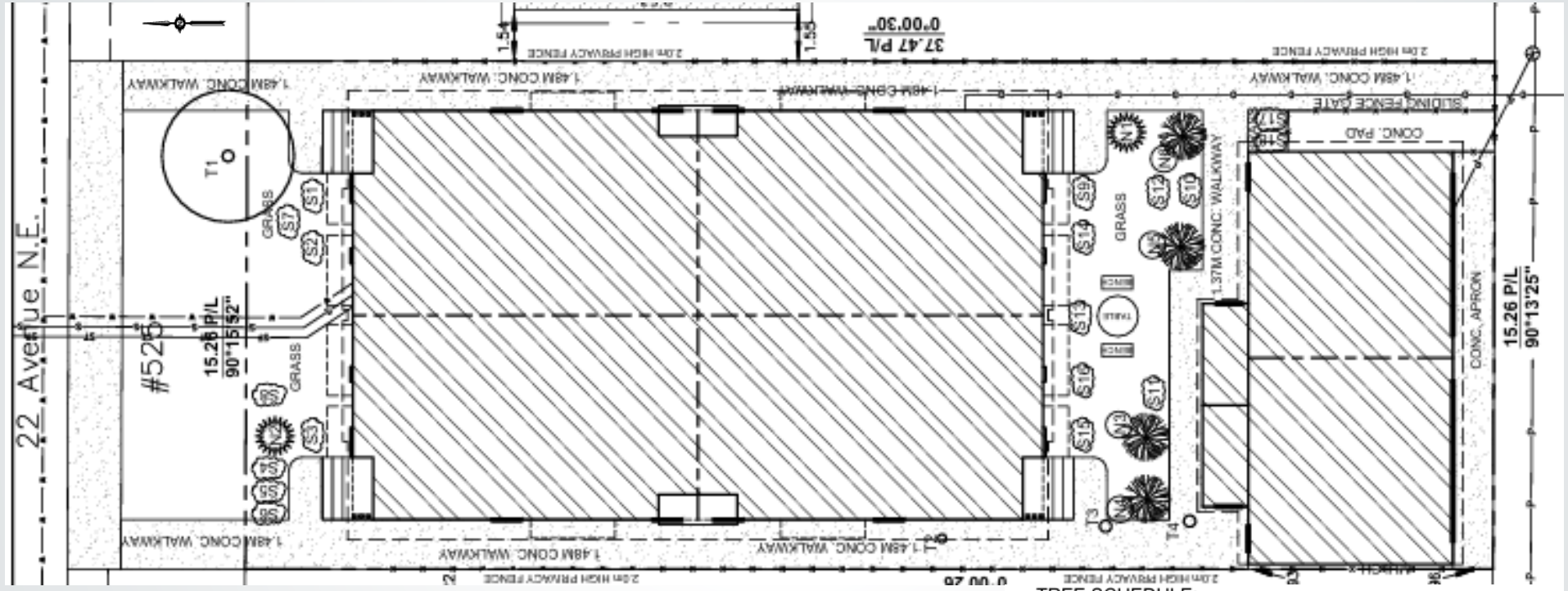
SDAB2026-0117

Proposed Development: Site / Block Plan



SDAB2026-0117

Proposed Development: Site / Landscape Plan



TREE SCHEDULE:

Tree	Type	Ø	Spread	Height	Location	Disposition
T1	Green Ash	0.20	5.00	6.00	Public Tree	To Stay
T2	Deciduous	0.25	4.00	4.50	In Subject Property	To Be Removed
T3	Deciduous	0.35	6.00	6.00	In Subject Property	To Be Removed
T4	Deciduous	0.35	4.00	4.50	In Subject Property	To Be Removed

LANDSCAPING LEGEND

----- denotes Deciduous Tree

----- denotes Coniferous Tree

----- denotes Shrubs

LANDSCAPING REQUIREMENTS:

LOT SIZE: 571.401 SQ M
1 TREE PER/110.000 SQM
3 SHRUBS PER/110.000 SQM
571.401/110.000 = 5.195

6 TREES
18 SHRUBS

SDAB2026-0117

Proposed Development: North Elevation



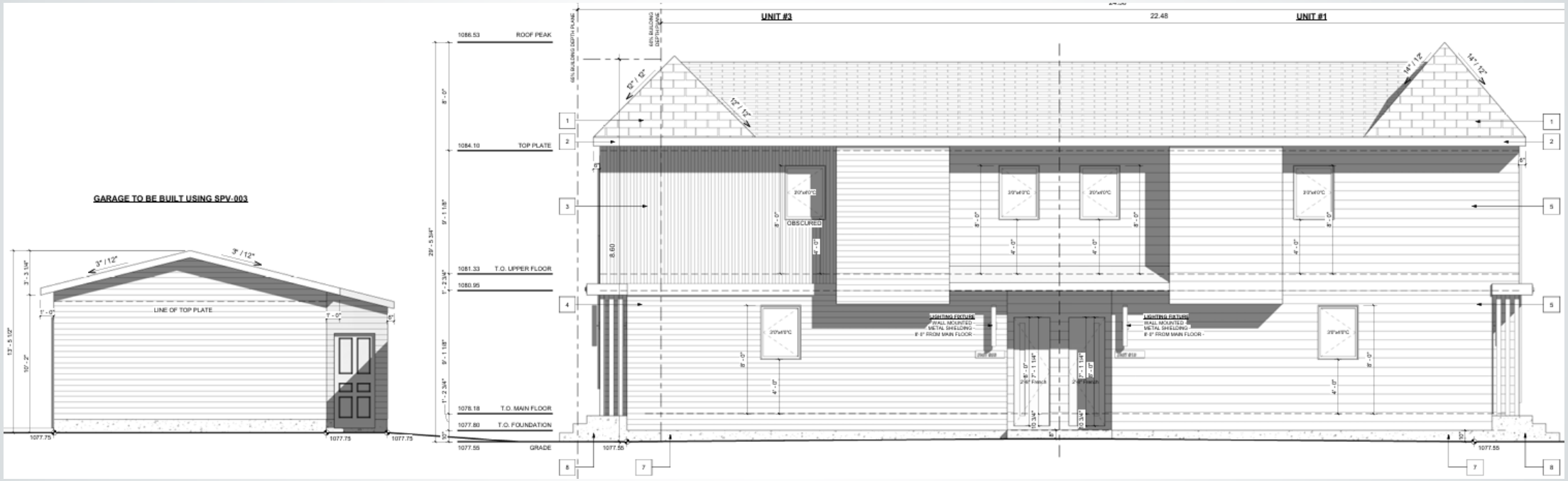
SDAB2026-0117

Proposed Development: South Elevation



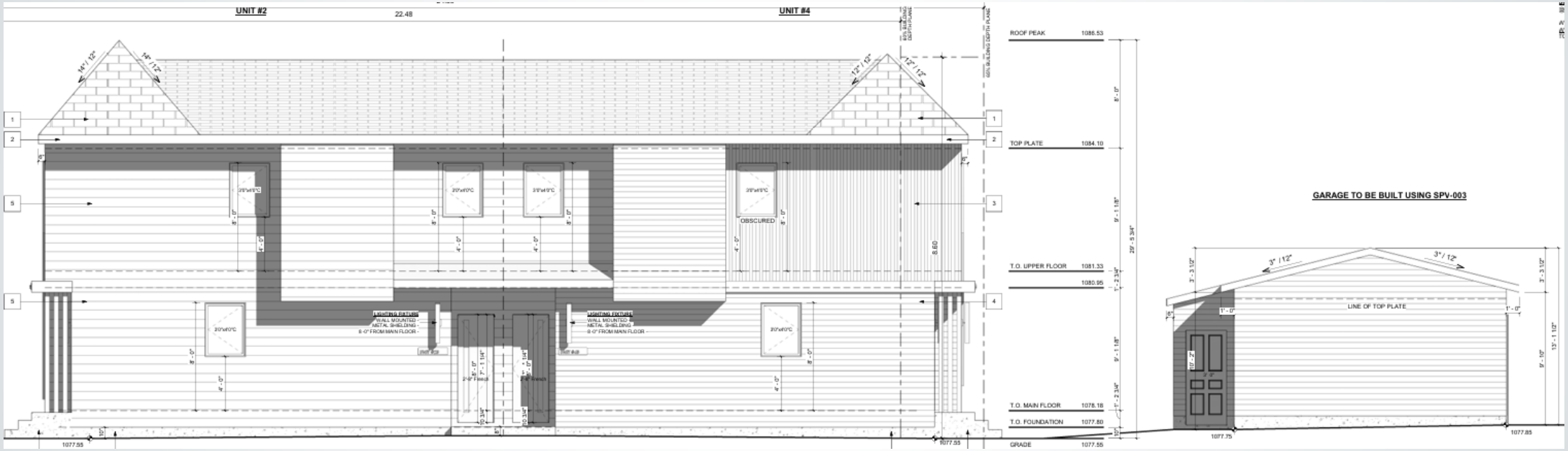
SDAB2026-0117

Proposed Development: East Elevation



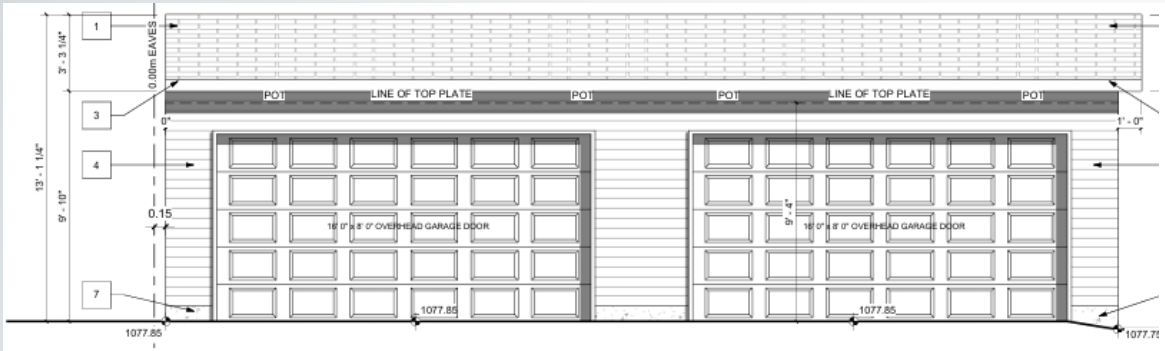
SDAB2026-0117

Proposed Development: West Elevation

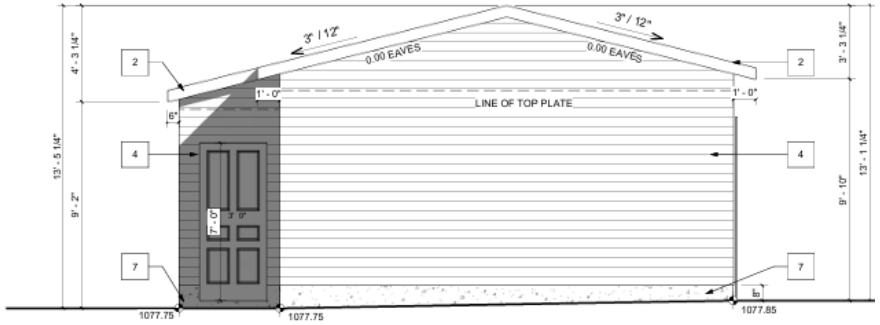


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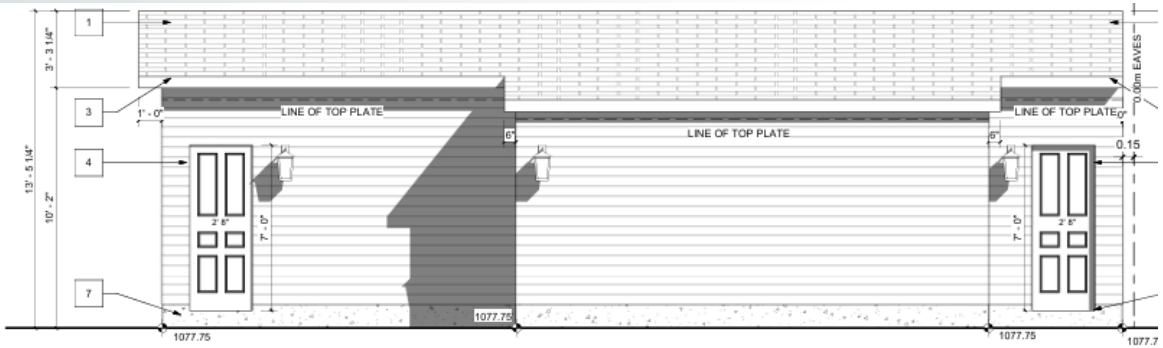
Proposed Development: Garage Elevations



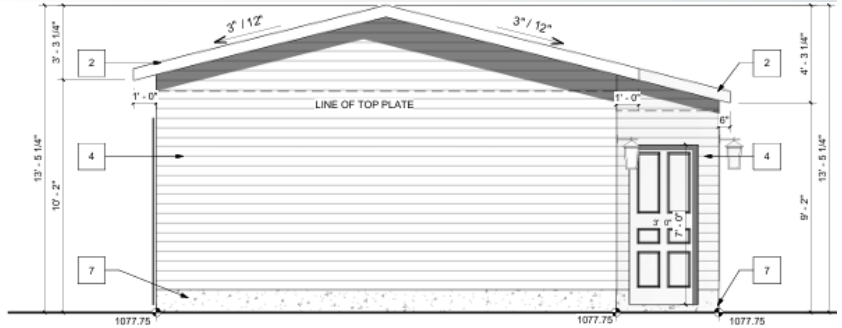
GARAGE FRONT ELEVATION (LANE)



GARAGE LEFT ELEVATION



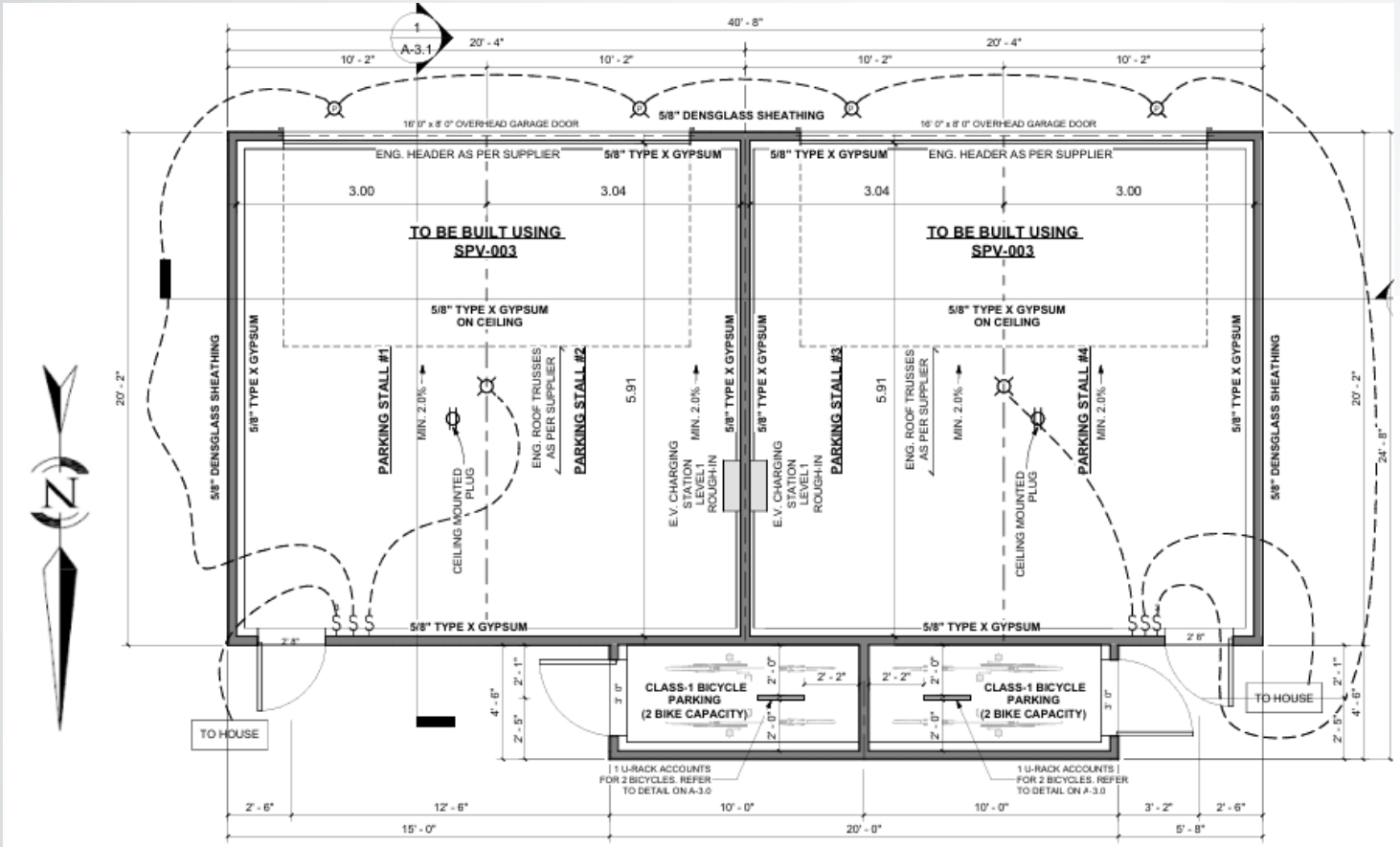
GARAGE REAR ELEVATION



GARAGE RIGHT ELEVATION

SDAB2026-0117

Proposed Development: Bike Parking Details



GARAGE PLAN

MODEL NO.	DESCRIPTION	SIZE L x W x H	BIKE CAPACITY	WT. (LBS.)
H-2892BL	1-Loop	22 x 2 1/2 x 34"	3	27

ULINE
1-LOOP WAVE STYLE BIKE RACK





CLASS-1 BICYCLE PARKING STALL DETAILS
SCALE: NTS

SDAB2026-0117

Bylaw Discrepancies at the time of decision

Regulation	Standard	Provided	Development Authority Response
No Bylaw Discrepancies Noted.			

Bylaw Discrepancies on 2026 August 4

Regulation	Standard	Provided	Development Authority Response
534 Parcel Coverage	(2) Unless otherwise referenced in subsection (3), the maximum cumulative building coverage over all the parcels subject to a single development permit containing a Contextual Semi-Detached Dwelling, Contextual Single Detached Dwelling, Cottage Housing Cluster, Rowhouse Building, Semi-Detached Dwelling, Single Detached Dwelling or Townhouse is: (c) 55.0% of the area of the parcels subject to a single development permit for a development with a density of 50 units per hectare or greater.”	Plans indicate a parcel coverage of 59.20% (+4.20%) or 338.29m² (+24.02m²).	The Development Authority takes no position – provided for the Board’s consideration.

Summary

At the time of decision, in the opinion of the Development Authority, the proposed development complied with Council direction set out in the Municipal Development Plan, North Hill Communities Local Area Plan, Land Use Bylaw 1P2007, and the R-CG District.

Supplemental Material

Bylaw check comparison on decision rendered plans before and after the Repeal of Citywide Rezoning rules (in force 2026 August 4)

Before Repeal of Citywide Rezoning (in effect at time of decision)

FILE: DP 2026-01095

Bylaw Discrepancies		
Regulation	**Standard**	**Provided**
None noted		

After Repeal of Citywide Rezoning (in force 2026 August 4)

FILE: DP 2026-01095 (SDAB)

Bylaw Discrepancies

Regulation	Standard	Provided
534 Parcel Coverage	(2) Unless otherwise referenced in subsection (3), the maximum cumulative building coverage over all the parcels subject to a single development permit containing a Contextual Semi-Detached Dwelling, Contextual Single Detached Dwelling, Cottage Housing Cluster, Rowhouse Building, Semi-Detached Dwelling, Single Detached Dwelling or Townhouse is: (c) 55.0% of the area of the parcels subject to a single development permit for a development with a density of 50 units per hectare or greater."	Plans indicate a parcel coverage of 59.20% (+4.20%) or 338.29m² (+24.02m²).

District Title:	Residential – Grade-Oriented Infill (R-CG) (R-CGex) District

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:	March 31, 2026
Date Received:	March 6, 2026
BLC BY:	**Jeff Douglas**
Review Required:	COMPLETE

D.P. #	**2026-01095**

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		**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**	

LDR: For Additions or alterations to existing See Section 358 For Dwellings Deemed Conforming

Notes:

Part 4 A to Z Use and Use Rules			D.P. # 2026-01095			
Section / Use	**Type**	**Requirements**	**Evaluation**			
153.1 Backyard Suite	Compulsory	(iii) is located in a detached building located behind the front façade of the main residential building;	**C**	**N/C**	**N/A**	**N/I**
		(vi) Must not be located on the same parcel or bare land unit as either a Rowhouse Building or a Townhouse use;	**C**	**N/C**	**N/A**	**N/I**
170.2 Contextual Semi-detached Dwelling	Compulsory	(i) contains two Dwelling Units located side by side and separated by a common party wall extending from foundation to roof;	**C**	**N/C**	**N/A**	**N/I**
171 Contextual Single Detached Dwelling	Compulsory	(i) meets all of the rules specified for the use in a district;	**C**	**N/C**	**N/A**	**N/I**
		(ii) may contain a Secondary Suite in a district where a Secondary Suite is a listed use and conforms with the rules of the district;	**C**	**N/C**	**N/A**	**N/I**
187 Duplex Dwelling	Compulsory	(a) means a building which contains two Dwelling Units, one located above the other, with each having a separate entrance;	**C**	**N/C**	**N/A**	**N/I**
287 Rowhouse	Compulsory	(i) contains three or more Dwelling Units, located side by side and separated by common party walls extending from foundation to roof;	**C**	**N/C**	**N/A**	**N/I**
		(ii) where one façade of each Dwelling Unit directly faces a public street;	**C**	**N/C**	**N/A**	**N/I**
		(iii) where no intervening building is located between the street facing façade of each Dwelling Unit and the adjacent public street;	**C**	**N/C**	**N/A**	**N/I**
		(iv) where each Dwelling Unit has a separate direct entry from grade to an adjacent public sidewalk or an adjacent public street;	**C**	**N/C**	**N/A**	**N/I**
		(v) where no Dwelling Unit is located wholly or partially above another Dwelling Unit; and	**C**	**N/C**	**N/A**	**N/I**
		(vi) may contain a Secondary Suite within a Dwelling Unit in a district where a Secondary Suite is a listed use and conforms with the rules of the district;	**C**	**N/C**	**N/A**	**N/I**
295 Secondary Suite	Compulsory	(i) contains two or more rooms used or designed to be used as a residence by one or more persons;	**C**	**N/C**	**N/A**	**N/I**
		(ii) contains a kitchen, living, sleeping and sanitary facilities;	**C**	**N/C**	**N/A**	**N/I**
		(iii) is self-contained and located within a Dwelling Unit;	**C**	**N/C**	**N/A**	**N/I**
		(iv) must not be located in a Dwelling Unit where another Dwelling Unit is located wholly or partially above or below the Dwelling Unit containing the Secondary Suite; and	**C**	**N/C**	**N/A**	**N/I**
		(v) is considered part of and secondary to a Dwelling Unit;	**C**	**N/C**	**N/A**	**N/I**
297 Semi-Detached Dwelling	Compulsory	(a) means a use where a building contains two Dwelling Units located side by side and separated by a common party wall extending from foundation to roof;	**C**	**N/C**	**N/A**	**N/I**
319 Townhouse	Compulsory	(i) comprising three or more Dwelling Units;	**C**	**N/C**	**N/A**	**N/I**
		(ii) where each Dwelling Unit has a separate direct entry from grade;	**C**	**N/C**	**N/A**	**N/I**
		(iii) where no Dwelling Unit is located wholly or partially above another Dwelling Unit; and	**C**	**N/C**	**N/A**	**N/I**
		(iv) that does not include a Rowhouse Building;	**C**	**N/C**	**N/A**	**N/I**

Page 3

Residential - Grade-Oriented Infill (R-CG) District

D.P. # 2026-01095

Rule	Requirements	Notes	Evaluation				
			Provided/Variance				
Secondary Suites	If applicable please refer to Secondary Suites Form		See Attached		N/A	N/I	
537 Building Setback from Front Property line	The minimum building setback from a front property line is 3.0m	North to buildout	3.10		0.10		Not Rounded
334 Projections into Setback Areas	(3) Portions of a building below the surface of the ground may extend without any limits into a setback area, with the exception of the required front setback area.		C	N/C	N/A	N/I	
336 Projections Into Front Setback Area	(1) Unless otherwise referenced in subsection (6), bay windows and eaves may project a max. of 0.6 m into the front setback area.		0.15		-0.45		Rounded
	(2) Landings, ramps other than wheelchair ramps and stairs may project into a front setback area provided: (a) they provide access to the main floor or lower level of the building; and		C	N/C	N/A	N/I	
	(2) Landings, ramps other than wheelchair ramps and stairs may project into a front setback area provided: (b) the area of a landing does not exceed 2.5m²		N/A				Rounded
	(5) In a Developed Area, a porch may project a maximum of 1.8m into a front setback area where:		N/A				Rounded
	(a) it forms an entry to the main floor of a Dwelling Unit of a main residential building;		C	N/C	N/A	N/I	
	(b) the setback of the porch from the front property line is not less than the minimum setback in the district;		C	N/C	N/A	N/I	
	(c) the maximum height of the porch platform is 1.2m measured from grade, excluding stairs and a landing area not exceeding 2.5m²; and		Area (m²)				Rounded
			Height (m)				Not Rounded
			N/A				
	(d) the portion of the porch that projects into a front setback area is unenclosed, other than by a railing, balustrade or privacy walls located on porches between attached units.		C	N/C	N/A	N/I	
	(6) Eaves may project an additional 0.6m from a porch into the front setback area, as described in subsection (5).		N/A				Rounded
335 Length of Portions of a Building in Setback Areas (Front)	(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	%	Length	%	Length	Rounded
	1st st [ ] [ ] X 40% = [ ] 2nd st [ ] [ ] X 40% = [ ]		N/A				Rounded
	(2) The max. length of an individual projection into any setback area is 3.1m						Not Rounded
538 Block Face Requirements	(1) A minimum building setback of 1.2m is required from a side property line at least every 60.0m along the entire length of a block face. Block Face (Property Line) Length (m): [ ]		N/A				Not Rounded
	(2) Where subsection (1) applies, the side setback area must be clear of all air conditioning units, window wells and portions of a building measured from grade to a height of 2.4m		C	N/C	N/A	N/I	

539 Building Setback from Side Property Line	(1) Subject to subsections (3) through (9), the minimum building setback from any side property line is 1.2m		East	**1.48**		**0.28**		Not Rounded
			West	**1.48**		**0.28**		
	(2) Subject to subsections (3) through (7), for a laneless parcel, the minimum building setback from any side property line is:	(a) 1.2m; or		**N/A**				Not Rounded
		(b) 3.0m on one side of the parcel when no provision is made for a private garage on the front or side of a building.						Not Rounded
	(3) There is no requirement for a building setback from a property line upon which a party wall is located.			**Applies**		**N/A**	**N/I**	
	(6) For a corner parcel, the minimum building setback from a side property line shared with a street is 0.6m			**N/A**				Not Rounded
	(8) Unless otherwise referenced in subsection (9), on a laned parcel the minimum building setback from a side property line for a private garage attached to a main residential building is 0.6m							Not Rounded
	(9) On a laned parcel, the minimum building setback for a private garage attached to a main residential building that does not share a side or rear property line with a street may be reduced to zero metres where the wall of the portion of the building that contains the private garage is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel.							
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.		West and East - Cants	**0.33**		**-0.27**		Rounded
	(1.2) Portions of a building less than 2.4m above grade may project a maximum of 0.6m,			**N/A**				Rounded
	(1.2) (b) for all other uses:	(i) when located on a corner parcel;		**C**	**N/C**	**N/A**	**N/I**	
		(ii) where at least one side setback area is clear of all portions of the building measured from grade to a height of 2.4m; or		**C**	**N/C**	**N/A**	**N/I**	
		(iii) where the side setback area contains a private maintenance easement required by this Bylaw and no portion of the building projects into the required private maintenance easement.		**C**	**N/C**	**N/A**	**N/I**	
	(1.3) Window wells may project a maximum of 0.8m into any side setback area.			**N/A**				Rounded
	(2) Window wells and portions of a building, other than eaves, must not project into a 3.0m setback required on a laneless parcel.			**C**	**N/C**	**N/A**	**N/I**	
	(3) Eaves may project a max. of 0.6m into any side setback area.		eaves	**0.33**		**-0.27**		Rounded
	(5) Landings, ramps other than wheelchair ramps and stairs may project in a side setback area provided:	(a) they provide access to the main floor or lower level of the building;		**C**	**N/C**	**N/A**	**N/I**	
		(b) the area of a landing does not exceed 2.5m^2		**N/A**				Rounded
		(c) the area of any portion of a landing that projects into the side setback area does not exceed 1.8m^2		**N/A**				
		(d) they are not located in a 3.0m side setback area required on a laneless parcel; and		**C**	**N/C**	**N/A**	**N/I**	
		(e) they are not located in a side setback area required to be clear of projections, unless pedestrian access from the front to the rear		**C**	**N/C**	**N/A**	**N/I**	
	(10) Central air conditioning equipment may project a maximum of 1.0m into a side setback area:			**N/A**				Rounded
	(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.			**Complies**				Not Rounded
	(9) Balconies and decks must not project into any side setback area;			**C**	**N/C**	**N/A**	**N/I**	Not Rounded

P.											
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	%	Length	%	Length	Rounded
	1st st			X 40% =							
	2nd st	E/W	**20.71**	X 40% =	**8.28**		**24.53**	**5.08**	**-15.47**	**-3.20**	
	__st			X 40% =							
	__st			X 40% =							
	(2) The max. length of an individual projection into any setback area is 3.1m *(Includes Window Wells)*						**2.54**		**-0.56**		Not Rounded
540 Building Setback from Rear Property Line	(1) Unless otherwise referenced in subsection (2) the minimum building setback from a rear property line is 7.5m						**N/A**				Not Rounded
	(2) On a laned or corner parcel, the minimum building setback from a rear property line is 1.2m					South	**13.46**		**12.26**		Not Rounded
338 Projections Into Rear Setback Area	(2) Awnings, balconies, bay windows, canopies, chimneys, decks, eaves, fireplaces, fire escapes, landings, porches, and ramps other than wheelchair ramps may project a max of 1.5m into any rear setback area.						**N/A**				Rounded
	(3) A private garage attached to a building may project without limits into a rear setback area provided it:	(a) does not exceed 4.6m in height, measured from the finished floor of the private garage;					**N/A**				Not Rounded
		(b) does not exceed 75.0m^2 in gross floor area for each Dwelling Unit located on the parcel.				Unit 1					Rounded
						Unit 2	**N/A**				
						Unit 3					
						Unit 4					
		(c) has no part that is located closer than 0.60m to the rear property line; and					**N/A**				Not Rounded
		(d) has no eave closer than 0.6m to a side property line.					**N/A**				
	(4) When an attached private garage has a balcony or deck, the balcony or deck must not be located within 6.0m of a rear property line or 1.2m of a side property line.					Rear					
						Side	**N/A**				
						Side					
335 Length of Portions of a Building in Setback Areas (Rear)	(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	%	Length	%	Length	Rounded
	1st st			X 40% =			**N/A**				
	2nd st			X 40% =							
	(2) The max. length of an individual projection into any setback area is 3.1m										Not Rounded
339 Decks	(2) The height of a deck in the Developed Area must not exceed:	(a) 1.5m above grade at any point, except where the deck is located on the same façade as the at-grade entrance to a walkout basement; and					**N/A**				Not Rounded
		(b) 0.3m above the main floor level of the closest main residential building on the parcel.					**N/A**				Not Rounded
	(2.1) Unless otherwise referenced in subsection (3), a privacy wall located on a deck:	(a) must not exceed 2.0m in height when measured from the surface of the deck; and					**N/A**				Not Rounded
		(b) must not be located between the foremost front façade of the main residential building and the front property line.					**C**	**N/C**	**N/A**	**N/I**	
	(3) A deck attached to a Semi-detached Dwelling, Rowhouse or Townhouse within 1.2m of a party wall must have a solid privacy wall that:		(a) is a min. of 2.0m in height;				**N/A**				Not Rounded
			(b) is a max. of 3.0m in height; and				**N/A**				Not Rounded
			(c) extends the full depth of the deck.				**C**	**N/C**	**N/A**	**N/I**	

340 Balconies	(1) Unless otherwise referenced in this Part, an open balcony must not project more than 1.85 metres from the building façade to which it is attached.			N/A				Not Rounded
	(2) Unless otherwise referenced in this Part, the floor area of a recessed balcony must not exceed 10.0m²			N/A				Rounded
	(2.1) Unless otherwise referenced in this Part, a privacy wall located on a balcony:	(a) must not exceed 3.0m in height when measured from the surface of the balcony; and		N/A				Not Rounded
		(b) must not be located between the foremost front façade of the main residential building and front property line.		C	N/C	N/A	N/I	
	(3) A balcony attached to a Contextual Semi-detached Dwelling, Semi-detached Dwelling, Rowhouse Building or Townhouse within 1.2m of a party wall must have a privacy wall that:	(a) is a min. of 2.0m in height;		N/A				Not Rounded
		(b) is a max. of 3.0m in height; and		N/A				Not Rounded
		(c) extends the full depth of the balcony.		C	N/C	N/A	N/I	
544 Balconies	(1) Where a balcony is located on the roof of the first or second storey of a main residential building and does not overhang any façade of the storey below, the balcony may have a maximum floor area that equals 50.0 per cent of the horizontal cross section of the storey below.			Percentage (%)				Rounded
	Area of Storey Below Balcony (m²)			Area (m²)				
				N/A				
	(2) A balcony attached to a Contextual Single Detached Dwelling, Contextual Semi-detached Dwelling, or Rowhouse Building that is a permitted use: *Does not apply to Discretionary Uses.*	(a) may be located on a side façade of a building:	(i) where it forms part of the front façade and is not recessed back more than 4.5m from the front façade; or	N/A				Not Rounded
			(ii) where it is on the street side of a corner parcel;	C	N/C	N/A	N/I	
		(b) may be located on a rear façade of a building where:	(i) it does not form part of the side façade unless the side façade is on the street side of a corner parcel;	C	N/C	N/A	N/I	
			(ii) a privacy wall is provided where the balcony is facing a side property line shared with a contextually adjacent building; and	C	N/C	N/A	N/I	
			(iii) the privacy wall is a minimum of 2.0m in height and a maximum of 3.0m in height; and	Minimum	N/A			Not Rounded
				Maximum				
		(c) must not have a balcony on the rear façade with a height greater than 6.0m, when measured vertically at any point from grade to the platform of the balcony.		N/A				Not Rounded
543 Amenity Space	(1) For developments of three units or more, each unit and suite must have amenity space that is located outdoors and is labelled on the required landscape plan.			F/M Discretion		N/A	N/I	
	(2) Amenity space may be provided as common amenity space, private amenity space or a combination of both.			Applies		N/A	N/I	
533 At Grade Orientation of Units	(1) All units must provide individual, separate, direct access to grade.			C	N/C	N/A	N/I	
	(2) Units with an exterior wall facing a street must provide:	(a) an entrance that is visible from the street; and		C	N/C	N/A	N/I	
		(b) sidewalks that provide direct exterior access to the unit.		C	N/C	N/A	N/I	
541 Building Height	(1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum building height is 10.0m measured from grade.			8.98		-1.02		Not Rounded
	(2) Where a building setback is required from a property line shared with another parcel designated with a low density residential district, the M-CG District or H-GO District, the max building height:	(a) is the greater of:	(i) the highest geodetic elevation of a main residential building on the adjoining parcel; or	C	N/C	N/A	N/I	
			(ii) 7.0m from grade; measured at the shared property line; and					
		(b) increases at a 45 degree angle to a max of 11.0m measured from grade.						
	(3) On a corner parcel, the max area of a horizontal cross section through a building at 9.5m above average grade must not be greater than 75.0% of the max area of a horizontal cross section through the building between average grade and 8.6m							Rounded
	Prim Bldg Crnr 1	Prim Bldg Crnr 2	Geo 9.5m Abve Avrge Grade					
	Prim Bldg Crnr 3	Prim Bldg Crnr 4	Geo 8.6m Abve Avrge Grade					
	Max. Area	X 75% = Max. Area allowed at 9.5m		Percentage				
				Area (m²)				
				N/A				
	(4) Where not located on a corner parcel, the maximum building height is 8.6m for any portion of a main residential building located between the rear property line and 60.0% parcel depth or the contextual building depth average, whichever is greater.		Building depth 24.00m					Not Rounded
	Height Required Beyond 24.15 m and Rear Property Line		No portion is located beyond 24.15m	N/A				
	21.22	17.88	37.46					
	C.A.B. #1	C.A.B. #2	Parcel Depth					

349 Roof Equipment Projection	(2) Mechanical equipment may project a maximum of 0.3m from the surface of a roof on a building.		N/A		Rounded
532 Façade Width	The minimum width of a street facing façade of a unit is 4.2m		6.14	1.94	Not Rounded
535 Building Depth and Separation	(1) Unless otherwise referenced in subsections (2) and (3) the maximum building depth is 65.0% of the parcel depth for a building containing a unit.		Percentage (%)		Rounded
			64.07%	-0.93%	
			Building Depth (m)		
	65% x 37.46 (Parcel Depth) = 24.30 (Max Bldg Depth)		24.00	-0.30	
	(2) For any development where a development permit application was submitted prior to August 5, 2026 on a laned parcel there is no maximum building depth for a main residential building wholly contained to the rear 40.0 per cent parcel depth where: **(Note: The Main Residential Building exempt from Building Depth must be WHOLLY contained within rear 60.0%; otherwise see subsection (1))	(a) there is more than one main residential building on the parcel;	N/A		
		(b) 50.0% or more of the units on the parcel are contained in main residential buildings located within the first 60.0% of the parcel depth; and	Number of Units within First 60.0% of Parcel Depth		
		Parcel Depth (m) 40% / 60.0% Parcel Depth (m) Total Number of Units Required Number of Units in Front 60.0%	N/A		
		(c) where the minimum separation distance of the main residential buildings on the front portion of the parcel and the main residential buildings contained on the rear portion of the parcel is 6.5m	N/A		
	(3) For a main residential building that is located on a corner parcel there is no maximum building depth where the minimum building setback from the side property line shared with another parcel is 3.0m for any portion of the building located between the rear property line and:	(a) 50.0 per cent parcel depth; or Parcel Depth	Side Setback Dimension (m)		Not Rounded
		(b) the building depth of the main residential building on the adjoining parcel; C.A.B. Building Depth whichever is closer to the rear property line.	N/A		
		3.0m Building Side Setback Required beyond 0.00 m and the rear property line	Subsection (b) Applies		
529 Density	The maximum density for parcels designated R-CG District is 75 units per hectare.		Units		
	75 U.P.H	571.40 (m²) 0.0571400 (ha) = 4.00 Units	4.00 U.P.H 70.00	0.00 -5.00	Not Rounded
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		
		(a) the porch is located between the façade of the main residential building and: (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		
534 Parcel Coverage	(2) Unless otherwise referenced in subsection (3), the maximum cumulative building coverage over all the parcels subject to a single development permit containing a Contextual Semi-Detached Dwelling, Contextual Single Detached Dwelling, Cottage Housing Cluster, Rowhouse Building, Semi-Detached Dwelling, Single Detached Dwelling or Townhouse is:	(a) 45.0% of the area of the parcels subject to a single development permit for a development with a density of less than 40 units per hectare;	Applies	Does Not Apply	
		(b) 50.0% of the area of the parcels subject to a single development permit for a development with a density 40 units per hectare or greater and less than 50 units per hectare;	Applies	Does Not Apply	
		(c) 55.0% of the area of the parcels subject to a single development permit for a development with a density of 50 units per hectare or greater."	Applies	Does Not Apply	
	(3) The maximum parcel coverage referenced in subsections (1) and (2), must be reduced by:	(a) 21.0m² where one motor vehicle parking stall is required on a parcel that is not located in a private garage; and	Applies	Does Not Apply	
		(b) 19.0m² for each required motor vehicle parking stall that is not located in a private garage where more than one motor vehicle parking stall is required on a parcel.	Applies	Does Not Apply	
	(4) For all other uses, the maximum parcel coverage is 45.0%		Applies	Does Not Apply	
	Determine correct percentage of parcel coverage and input values below		%	%	Rounded
	55.0% 4 Number of Units; 571.40 Parcel Area (m²) minus Required Stalls = 314.27 Max. Coverage		59.20%	4.20%	
	Parcel Coverage Totals		m²	m²	
	House: 247.60 / Proj. > 1.0m: 6.24 / Garage(s): 84.45 / Other: / Total: 338.29		338.29	24.02	

Accessory Building	If applicable please refer to Accessory Residential Building Form			See Attached		N/A	N/I
542 Landscaping Requirements	(3) All areas of a parcel, except for those portions specifically required for motor vehicle access, motor vehicle parking stalls, loading stalls, garbage facilities, or any purpose allowed by the Development Authority, must be a landscaped area.			C	N/C	N/A	N/I
	(4) All setback areas adjacent to a street, except for those portions specifically required for motor vehicle access, must be a landscaped area.			C	N/C	N/A	N/I
	(5) Amenity space provided outdoors at grade must be included in the calculation of a landscaped area.			C	N/C	N/A	N/I
	(6) Any part of the parcel used for motor vehicle access, motor vehicle parking stalls, loading stalls and garbage or recycling facilities must not be included in the calculation of a landscaped area.			C	N/C	N/A	N/I
	(7) A minimum of 30.0% of the landscaped area must be covered with soft surfaced landscaping.			Percentage (%)			Rounded
				32.84%		2.84%	
	206.06 Landscaped Area (m²)			Area (m²)			
				67.66		5.84	
	(8) All soft surfaced landscaped area must be irrigated by an underground irrigation system, unless otherwise provided by a low water irrigation system.			C	N/C	Low H20 Irrig.	N/I
	(9) Mechanical systems or equipment that are located outside of a building must be screened.			C	N/C	N/A	N/I
542.2 Planting Requirements	(4) The requirement for the provision of 1.0 tree is met where:	(a) a deciduous tree has a minimum calliper of 60mm;		Calliper (mm)			Not Rounded
		4 # Provided		60.00		0.00	
		(b) a coniferous tree has a minimum height of 2.0m		Height (m)			Not Rounded
		2 # Provided		3.00		1.00	
	(5) The requirement for the provision of 2.0 trees is met where:	(a) a deciduous tree has a minimum calliper of 85mm;		Calliper (mm)			Not Rounded
		0 # Provided		N/A			
		(b) a coniferous tree has a minimum height of 4.0m		Height (m)			Not Rounded
		0 # Provided		N/A			
	(6) The requirement for the provision of 3.0 trees is met where an existing deciduous tree with a calliper greater than 100mm is preserved.			Calliper (mm)			Not Rounded
	0 # Provided			N/A			
	(2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0m² of parcel area.			# of Trees			Not Rounded
				6		0	
	6 Required Trees	571.40		# of Shrubs			Not Rounded
	16 Required Shrubs	Parcel Area (m²)		18		2	
	(3) Shrubs must be a minimum height or spread of 0.6m at the time of planting.			0.60		0.00	Not Rounded
	(7) For landscaped areas with a building below, planting areas must have the following minimum soil depths:	(a) 1.2m for trees;		N/A			Not Rounded
		(b) 0.6m for shrubs; an		N/A			Not Rounded
		(c) 0.3m for all other planting areas.		N/A			Not Rounded
	(8) The soil depths referenced in (7) must cover an area equal to the mature spread of the planting material.			Requires review by planner or technician		N/A	N/I
341 Driveways	(1) A driveway must not have direct access to a major street unless:	(a) there is no practical alternative method of vehicular access to the parcel; and		C	N/C	N/A	N/I
		(b) a turning space is provided on the parcel to allow all vehicles exiting to face the major street.		C	N/C	N/A	N/I
	(2) A driveway connecting a street to a private garage must:	(a) be a min of 6.0m in length along the intended direction of travel for vehicles measured from:	(i) the back of the public sidewalk to the door of the private garage; or	N/A			Not Rounded
			(ii) a curb where there is no public sidewalk to the door of a private garage, and	N/A			
		(b) contain a rectangular area measuring 6.0m in length and 3.0m in width.		C	N/C	N/A	N/I
	(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.			1.20		0.60	Not Rounded
	(5) That portion of a driveway including a motor vehicle parking stall within 6.0m of a public sidewalk, or a curb on a street where there is no public sidewalk, must not exceed a width of:	(a) 6.0m where the parcel width is 9.0m or less; or		N/A			Not Rounded
		(b) 7.0m for parcel width > than 9.0m and < than 15.0m		N/A			Not Rounded
	(6) In the developed area a driveway accessing a street must not be constructed, altered or replaced except where:	(a) located on a laneless parcel; (b) located on a laned parcel and 50.0% or more parcels on same block face have an existing driveway accessing a street; or (c) legally existing driveway not being relocated or widened.		Percentage (%)			Rounded
				Homes w/ Exst. Driveway			
				N/A			
		Number of Parcels along Block Face		Existing Driveway No Changes			

546 Motor Vehicle Parking Stalls	(1) The minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 1.0 stalls per unit or suite.	**Community (select below)** *WINSTON HEIGHTS/ MOUNTVIEW*					
	(2) Notwithstanding subsection (1), the minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 0.5 stalls per unit or suite for the area listed in Table 2.1 below.	Parking Rate: **0.50** Stall per Unit & Suite					
	8 Number of Units & Suites Stalls Within a Private Garage **4** Stalls provided on Parking Pad **0**		**4**		**0**		Not Rounded
546.2 Bicycle Parking Stalls	(2) Notwithstanding subsection (1), there is no requirement for a bicycle parking stall – class 1 for parcels with two or less Dwelling Units.		**Applies**		**N/A**	**N/I**	
	(1) The minimum number of bicycle parking stalls – class 1 is calculated based on the sum of all units and suites at a rate of 1.0 stall per unit or suite where a unit or suite is not provided a motor vehicle parking stall located in a private garage. **4** Number of Units & Suites		**4**		**0**		Not Rounded
125 Bicycle Parking Stalls	(1) Bicycle parking stalls – class 1 must be located on hard surfaced areas.		**C**	**N/C**	**N/A**	**N/I**	
	(4) Bicycle parking stalls must be separated from motor vehicle parking stalls, visitor parking stalls or loading stalls by 2.0m or a physical barrier.		**N/A**				Not Rounded
	(5) A bicycle parking stall that is not an individual locker must be at least 2.0m in height.		**Bicycle Class 1**				Not Rounded
			C	**N/C**	**N/A**	**N/I**	
	(6) A bicycle parking stall that is not an individual locker and is attached to the ground must be located at least 0.6m from any physical barrier.		**Bicycle Class 1**				Not Rounded
			C	**N/C**	**N/A**	**N/I**	
	(7) Rows of bicycle parking devices, when affixed on the floor or grade, must be separated by at least 2.0m.		**Bicycle Class 1**				Not Rounded
			C	**N/C**	**N/A**	**N/I**	
	(8) Bicycle parking devices, when affixed on the floor or grade, must be separated by at least 0.6m.		**Bicycle Class 1**				Not Rounded
			C	**N/C**	**N/A**	**N/I**	
342 Retaining Walls	(1) A retaining wall must be less than 1.2m in height when measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall.		**C**	**N/C**	**N/A**	**N/I**	Not Rounded
	(2) A min horizontal separation of 1.0m must be maintained between retaining walls on the same parcel.		**C**	**N/C**	**N/A**	**N/I**	Not Rounded
338.1 Patios	(1) Unless otherwise referenced in subsections (2) and (3), a privacy wall may be located on a patio, provided it does not exceed a height of 2.0m from the surface of the patio.		**C**	**N/C**	**N/A**	**N/I**	Not Rounded
	(2) A privacy wall located on a patio must not exceed 2.0m in height, when measured from grade and when the privacy wall is located within: (a) a side setback area; or (b) 6.0m of a rear property line.		**C**	**N/C**	**N/A**	**N/I**	Not Rounded
	(3) A privacy wall located on a patio must not exceed 1.2m in height when measured from grade when the privacy wall is located between the foremost front façade of the main residential building and the front property line.		**C**	**N/C**	**N/A**	**N/I**	Not Rounded
343 Fences *Note: Only apply fence rules to proposed fences*	The height of a fence above grade at any point along a fence line must not exceed: (a) 1.2 metres for any portion of a fence extending between the foremost front façade of the main residential building and the front property line;		**C**	**N/C**	**N/A**	**N/I**	Not Rounded
	(b) 2.0 metres in all other cases; and		**C**	**N/C**	**N/A**	**N/I**	Not Rounded
	(c) 2.5 metres at the highest point of a gate that is not more than 2.5 metres in length.		**C**	**N/C**	**N/A**	**N/I**	Not Rounded
348 Visibility Setback	Within a corner visibility triangle, buildings, fences, finished grade of a parcel and vegetation must not exceed the lowest elevation of the street by more than 0.75m above lowest elevation of the street.		**C**	**N/C**	**N/A**	**N/I**	Not Rounded
546.3 Waste, Recycling and Organics	For developments of three or more units, garbage, recycling, and organics must be stored in a screened location approved by the Development Authority.		**C**	**N/C**	**N/A**	**N/I**	
122 Standards for Motor Vehicle Parking Stalls	1) Unless otherwise specifed, the minimum width and depth of motor vehicle parking stalls are illustrated in Table 2. *Note: The depth of the motor vehicle parking stalls provided within a garage for 2 or more tenants within rowhouse defaults to Table 2.* ***The required depth is 5.4m.***		**C**	**N/C**	**N/A**	**N/I**	Not Rounded
	(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 (b) a Dwelling Unit where the stall is provided in a private garage intended to be used for the occupants of only one Dwelling Unit.		**C**	**N/C**	**N/A**	**N/I**	Not Rounded
	(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		**C**	**N/C**	**N/A**	**N/I**	Not Rounded
	(7) The minimum width of a motor vehicle parking stall for Multi-Residential Development, Multi-Residential Development - Minor, a Townhouse or a Rowhouse Building provided for the exclusive use of a Dwelling Unit is reduced to 2.60m where: (a) the stall is one of two or more motor vehicle parking stalls that are provided in a private garage; (b) the motor vehicle parking stalls in the private garage are for the sole use of the occupants of the Dwelling Unit; and (c) the motor vehicle parking stalls are not counted towards fulfilling the minimum motor vehicle parking stall requirements for that Dwelling Unit.		**C**	**N/C**	**N/A**	**N/I**	Not Rounded
	(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**	

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Accessory Residential Building

D.P. # 2026-01095

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				Not Rounded
		(b) 0.6m from a side or rear property line in all other cases.		South	1.20		0.60		
				East	2.71		2.11		
	(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 zero m 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		West	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 1.0m				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;			3.93		-0.67		Not Rounded
		(b) 3.0m at any eaveline, when measured from the finished floor of the building; or			2.84		-0.16		
		(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.						Not Rounded
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	Unit 1					Rounded
				Unit 2					
				Unit 3					
			4 # of Units	≥ Unit 4	84.45		-215.55		

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Secondary Suite - R-CG

D.P. # 2026-01095

Rule	Requirements		Notes	Evaluation Provided/Variance			
Note: Remember to check any applicable district rules							
351 Secondary Suite	(1) For a Secondary Suite the minimum building setback from a property line, must be equal to or greater than the minimum building setback from a property line for the main residential building.			**C**	**N/C**	**N/A**	**N/I**
	(2) Except as otherwise stated in subsection (2.1) and (3), the maximum floor area of a Secondary Suite, excluding any area covered by stairways and landings, is 100.0m²:	(a) in the R-C1L, R-C1Ls, R-C1, R-C1s, R-C1N, R-1, R-1s and R-1N District; or		**N/A**			
		(b) when located on a parcel with a parcel width less than 13.0m.		**N/A**			
	(2.1) There is no maximum floor area for a Secondary Suite wholly located in a basement. Internal landings and stairways providing access to the basement may be located above grade.			**Applies**		**N/A**	**N/I**
295 Secondary Suite	(c) has a maximum floor area of 100.0 square metres, excluding any area covered by stairways and landings;			**N/A**			

Rounded

Rounded

354 Accessory Suite - Density	(1) There must not be more than one Backyard Suite located on a parcel, except in the R-CG and R-2M Districts where one Backyard Suite may be located on any bare land unit.		**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**
	(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**
Additional Notes						