

**REPORT TO THE SUBDIVISION AND
DEVELOPMENT APPEAL BOARD**

DATE: June 5, 2025	APPEAL NO.: SDAB2025-0056 FILE NO.: DP2025-00411
APPEAL BY: Norman Hopkins, and group of 18 co-appellants (see Notice of Appeal), represented by Norman Hopkins and/or Carol McClary	
FROM A DECISION OF THE DEVELOPMENT AUTHORITY where a New: Townhouse (1 building), Secondary Suites (6 suites), Semi-detached Dwelling, Accessory Residential Building (garage) was approved at <u>1525 21 Street NW.</u>	LAND USE DESIGNATION: R-CG Discretionary
COMMUNITY OF: Hounsfield Heights/Briar Hill	DATE OF DECISION: April 17, 2025
APPLICANT: Phase One Design, represented by Rick Grol	OWNER: Sangram Sihota, represented by Rick Grol

Notes:

- Notice has been given of the hearing pursuant to the *Municipal Government Act* and Land Use Bylaw, including notices to parties who may be affected by the appeal. The final determination of whether a party is an “affected person” will be made by the Board if required.
- This Report is provided as a courtesy only. The Board’s record may include additional materials, including notifications to affected parties and correspondence of a procedural or administrative nature. The Board’s record may be viewed at the Appeal Board office at: 4th Floor, 1212 31 Avenue NE, Calgary, Alberta during regular office hours.

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] 1525 21 St NW

Development Permit/Subdivision
Application/File Number
[required] DP2025-00411

Name of Appellant [required] Norman Hopkins

Agent Name (if applicable) Carol McClary

Street Address [required] 1519 21 St NW

hdnFullAddress 1519 21 St NW Calgary AB T2N 2M3

City [required] Calgary

Province [required] Alberta

Postal Code [required] T2N 2M3

Residential Phone # [required] (403) 999-0458

Business Phone #

Email Address [required] normdh@telus.net

APPEAL AGAINST

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

Development Permit Approval

I do hereby appeal the decision
of the Subdivision/Development
Authority for the following rea-
sons [required]

See attached documents

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

Estimated Presentation Time

half hour

Will you be using an agent/legal
counsel? [required]

Yes

Do you anticipate any preliminary
issues with your appeal? (i.e.
jurisdiction, parties status as
affected persons, adjournment,
etc.)? [required]

Unknown

If yes, what are the issues?

Do you anticipate bringing any
witnesses/experts to your hear-
ing? [required]

Unknown

If yes, how many will you be
bringing?

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

2025-05-12 20:34:24 MST

This personal information is collected under the authority of the Freedom of Information and Protection of Privacy Act, section 33(c) and the Municipal Government Act, Sections 678 and 686. THIS INFORMATION WILL BE USED FOR PROCESSING YOUR APPEAL AND WILL BECOME PART OF A PUBLIC AGENDA. If you have any questions regarding the collection of this information, contact the Tribunal Coordinator, City Appeal Boards at 403-268-5312 or PO Box 2100, Stn "M", #8110, Calgary, AB, T2P 2M5.

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


Reasons for Appeal DP2025-00411


Address: 1525 – 21 Street NW, Community of Briar Hill

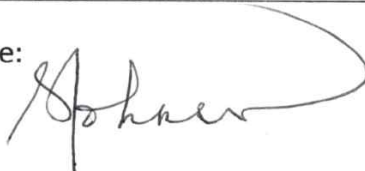
We are opposed to the proposed development of a 4 unit Townhouse with 4 Suites and one Semi-detached Dwelling with 2 Suites for a total of 12 dwelling units for the following reasons:

1. The proposed development of a Townhouse building with 4 units plus 4 suites and a second building behind in the form of a Semi-detached Dwelling with 2 units plus 2 units would be the first type of this development located within our entire community. The proposed development is a dramatic increase in the number of dwelling units on the subject parcel, from one single detached bungalow to 12 dwelling units.
2. The proposed double row of two buildings is completely out of character, massive and completely insensitive to the houses on the block and those houses across the rear lane.
3. The proposed Townhouse building does not respect the existing streetscape nor is it sensitive or respectful to the adjacent existing development. The proposed Townhouse protrudes further forward than any other building on the block. The front setback area will be hard surface with amenity spaces for the residents. The proposed Townhouse and Semi-detached buildings are larger and taller than any of the existing homes on the block, across the street and within a three-block radius north of 14th Street NW.
4. The proposed double row of the two buildings extends deeper into the lot than any other house on the block. This proposed building will cast shadows into the adjacent houses' rear amenity spaces and will overlook the rear private amenity spaces of all of the adjacent residents.
5. There will be spill-over parking onto the street. The proposed garages are too small for most vehicles.
6. Any other matters that will arise after close examination of the development permit application including floor plans.

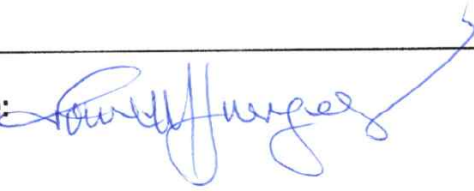
List of Appellants for DP2025-0411


Name: NORM HOPKINS Phone: 403-999-0458	Address: 1519 21 ST NW T2N 2M3
Email address: NORM.DNP@TELUS.NET	Signature: 


Name: Elise and Brad Harlick Phone: 587-5824838	Address: 1604 21 street NW T2N 2M2
Email address: harlick.e@gmail.com	Signature: 

Name: Sandra Johnson Phone: (403) 860-8025	Address: 1524-21 St. NW
Email address: sanjo21@icloud.com	Signature: 


List of Appellants for DP2025-0411


Name: Roma Juergens	Address: 1515 21 Street N.W. Calgary, AB. T2N 2M3
Phone: 403-993-1515	
Email address: candijuergens@shaw.ca	Signature: 


Name: Chris Juergens	Address: 1515 21 st Street NW Calgary, AB. T2N-2M3
Phone: 403-671-0126	
Email address: cjuergenseshaw.ca	Signature: 

Name: Paul Stephenson	Address: 1508 21 Street NW.
Phone: 403-604-0225	
Email address: pstephenson06@gmail.com	Signature: 


List of Appellants for DP2025-0411

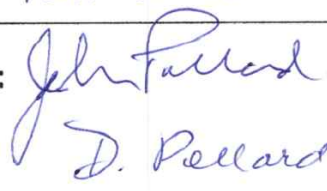
Name: ANIES HASSAN Phone: 403 971 0987	Address: 1603 21 ST NW, CALGARY, AB T2N 2M3
Email address: tollan1@gmail.com	Signature: 

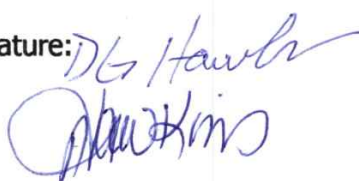
Name: Audus Blondel Phone: 403-390-3311	Address: 1603 21 ST. NW Calgary AB T2N 2M3
Email address: audus.blondel@gmail.com	Signature: 

Name: Rune Vibegaard Phone:	Address: (owner of 1603-21st-N.W.) 2847-63 ave. S.W. T3E5J6
Email address: rvibegaard@shaw.ca	Signature: 


List of Appellants for DP2025-0411


Name: Susan Bryan Phone: 403-589-5886	Address: 1524 21A ST NW Calgary AB, T2N 2M6
Email address: sjbryan@shaw.ca	Signature: 


Name: John and Diane Pollard Phone: 403-282-426	Address: 1528-21A ST NW Calgary AB. T2N 2M6
Email address: jpd@shaw.ca	Signature:  D. Pollard

Name: DAVE HAWKINS JACKIE HAWKINS Phone:	Address: 1520-21A ST NW
Email address: hawkfamily@shaw.ca	Signature: 

List of Appellants for DP2025-0411

Name: SUSAN FITZSIMON	Address: 1520 21 ST. NW
Phone: 403-554-9777	T2N 2M2
Email address: Susan Fitzsimon @shaw.ca	Signature: 

Name: RICHARD EMM	Address: 1520 - 21 ST. NW
Phone: 403-630-4173	T2N 2M2
Email address: richardey@ shaw.ca	Signature: 

Name: SCOTT KOLOCHUK	Address: 1607 21ST NW
Phone: 403 835-5854	T2N 2M3
Email address: skolochuk@gmail.com	Signature: 

List of Appellants for DP2025-0411

Name: SUE RANCOURT	Address: 1524 21 ST NW
Phone:	
Email address: SUE.RANCOURT@GMAIL.COM	Signature: TO FOLLOW

Name:	Address:
Phone:	
Email address:	Signature:

Name:	Address:
Phone:	
Email address:	Signature:

From: [Sue Bryan](#)
To: [Calgary SDAB Info](#)
Subject: Re: [External] Re: Confirmation of Appeal: SDAB2025-0056
Date: Tuesday, May 13, 2025 10:53:59 AM

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

Yes that is correct. I have signed the appeal for DP2025-00411 and I authorize Mr. Norm Hopkins.

On 2025-05-13 10:36 a.m., Calgary SDAB Info wrote:

Ms. Bryan,

Is this your authorization of Mr. Hopkins and Ms. McClary?

SDAB Admin

Municipal Boards & Governance

Office: 4th Flr, 1212 31 Avenue NE

Mail: PO Box 2100, Station M, MC #8110 | Calgary, AB T2P 2M5

General Phone Line: 403.268.5312 | calgarysdab.ca

From: Sue Bryan <sjbryan@shaw.ca>
Sent: Tuesday, May 13, 2025 10:21 AM
To: Calgary SDAB Info <Info@calgarysdab.ca>
Subject: [External] Re: Confirmation of Appeal: SDAB2025-0056

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

Thank for your time SDAB,

S. Bryan

On 2025-05-13 9:39 a.m., Calgary SDAB Info wrote:

The Subdivision and Development Appeal Board is in receipt of the Notice

From: [ChrisJuergens](#)
To: [Calgary SDAB Info](#)
Subject: [External] Re: Confirmation of Appeal: SDAB2025-0056
Date: Tuesday, May 13, 2025 4:49:50 PM

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

We confirm that we have authorized Norman Hopkins to file an appeal and act as spokesperson for us. We also authorize Ms. Carol McClary to represent us in this appeal matter and to act as spokesperson for us.

Chris and Roma Juergens
candrjuergens@shaw.ca

Sent from my iPad

On May 13, 2025, at 9:40 AM, Calgary SDAB Info <Info@calgarysdab.ca> wrote:

The Subdivision and Development Appeal Board is in receipt of the Notice of Appeal (attached) and payment on May 12, 2025. Once the appeal has been scheduled to be heard by the Board, a formal Notice of Hearing will be provided. We encourage you to reference our website at [Participating \(calgary.ca\)](https://www.calgary.ca/participating) for information on preparing for an appeal hearing.

For the listed co-appellants: Please reply to this email to confirm that you have

- a. authorized Norman Hopkins to file an appeal on your behalf and act as spokesperson for the group
- b. authorized the listed Agent, Ms. Carol McClary, to represent you in this appeal matter and act as spokesperson for the group

Please be sure to note the appeal number in all correspondence with the Board.

Thank you,

SDAB Admin

Municipal Boards & Governance

Office: 4th Flr, 1212 31 Avenue NE

Mail: PO Box 2100, Station M, MC #8110 | Calgary, AB T2P 2M5

General Phone Line: 403.268.5312 | [calgarysdab.ca](https://www.calgarysdab.ca)

From: [Richard Evoy](#)
To: [Calgary SDAB Info](#)
Subject: [External] Re: Confirmation of Appeal: SDAB2025-0056
Date: Tuesday, May 13, 2025 2:17:13 PM

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

SDAB Admin,

RE: Appeal No. SDAB2025-0056

This response is to confirm that I have authorized Norman Hopkins to file an appeal on my behalf and to act as spokesperson for our group of co-appellants.

Carol McClary is our authorized agent and representative in this matter.

Regards,

Richard Evoy.

Sent from my iPhone

On May 13, 2025, at 9:40 AM, Calgary SDAB Info <Info@calgarysdab.ca> wrote:

The Subdivision and Development Appeal Board is in receipt of the Notice of Appeal (attached) and payment on May 12, 2025. Once the appeal has been scheduled to be heard by the Board, a formal Notice of Hearing will be provided. We encourage you to reference our website at [Participating \(calgary.ca\)](https://calgary.ca/participating) for information on preparing for an appeal hearing.

For the listed co-appellants: Please reply to this email to confirm that you have

- a. authorized Norman Hopkins to file an appeal on your behalf and act as spokesperson for the group
- b. authorized the listed Agent, Ms. Carol McClary, to represent you in this appeal matter and act as spokesperson for the group

Please be sure to note the appeal number in all correspondence with the Board.

Thank you,

SDAB2025-0056

From: [Susan](#)
To: [Calgary SDAB Info](#)
Subject: [External] Re: Confirmation of Appeal: SDAB2025-0056
Date: Tuesday, May 13, 2025 2:14:29 PM

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

I, Susan Fitzsimon, confirm that I authorize Norman Hopkins to file an appeal on my behalf and act as my spokesperson and I also confirm that I authorize the listed agent, Carol McClary to represent me in this appeal.

Thank you,
Susan Fitzsimon

Sent from my iPad

On May 13, 2025, at 9:40 AM, Calgary SDAB Info <Info@calgarysdab.ca> wrote:

The Subdivision and Development Appeal Board is in receipt of the Notice of Appeal (attached) and payment on May 12, 2025. Once the appeal has been scheduled to be heard by the Board, a formal Notice of Hearing will be provided. We encourage you to reference our website at [Participating \(calgary.ca\)](https://calgary.ca/participating) for information on preparing for an appeal hearing.

For the listed co-appellants: Please reply to this email to confirm that you have

- a. authorized Norman Hopkins to file an appeal on your behalf and act as spokesperson for the group
- b. authorized the listed Agent, Ms. Carol McClary, to represent you in this appeal matter and act as spokesperson for the group

Please be sure to note the appeal number in all correspondence with the Board.

Thank you,

SDAB Admin

Municipal Boards & Governance

Office: 4th Flr, 1212 31 Avenue NE

Mail: PO Box 2100, Station M, MC #8110 | Calgary, AB T2P 2M5

General Phone Line: 403.268.5312 | calgarysdab.ca

From: [Sue Rancourt](#)
To: [Calgary SDAB Info](#)
Subject: [External] Re: Confirmation of Appeal: SDAB2025-0056
Date: Tuesday, May 13, 2025 4:12:53 PM

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

Please note that I have authorized Norm Hopkins to file an appeal on my behalf and act as spokesperson for the group. And I have authorized Carol McClary to represent me and act as spokesperson for the group.

Susan Rancourt

Sent from my iPhone

On May 13, 2025, at 5:40 PM, Calgary SDAB Info <Info@calgarysdab.ca> wrote:

The Subdivision and Development Appeal Board is in receipt of the Notice of Appeal (attached) and payment on May 12, 2025. Once the appeal has been scheduled to be heard by the Board, a formal Notice of Hearing will be provided. We encourage you to reference our website at [Participating \(calgary.ca\)](https://participating.calgary.ca) for information on preparing for an appeal hearing.

For the listed co-appellants: Please reply to this email to confirm that you have

- a. authorized Norman Hopkins to file an appeal on your behalf and act as spokesperson for the group
- b. authorized the listed Agent, Ms. Carol McClary, to represent you in this appeal matter and act as spokesperson for the group

Please be sure to note the appeal number in all correspondence with the Board.

Thank you,

SDAB Admin

Municipal Boards & Governance

Office: 4th Flr, 1212 31 Avenue NE

Mail: PO Box 2100, Station M, MC #8110 | Calgary, AB T2P 2M5

General Phone Line: 403.268.5312 | calgarysdab.ca

NOTICE -

This communication is intended ONLY for the use of the person or entity named above and may contain information

From: [Shaw webmail](#)
To: [Calgary SDAB Info](#)
Subject: [External] Re: Confirmation of Appeal: SDAB2025-0056
Date: Wednesday, May 14, 2025 11:25:53 AM

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

I confirm we have

- a. authorized Norman Hopkins to file an appeal on your behalf and act as spokesperson for the group
- b. authorized the listed Agent, Ms. Carol McClary, to represent you in this appeal matter and act as spokesperson for the group

Regards,
Jackie and Dave Hawkins

Sent from my iPhone

On May 13, 2025, at 9:40 AM, Calgary SDAB Info <Info@calgarysdab.ca> wrote:

The Subdivision and Development Appeal Board is in receipt of the Notice of Appeal (attached) and payment on May 12, 2025. Once the appeal has been scheduled to be heard by the Board, a formal Notice of Hearing will be provided. We encourage you to reference our website at [Participating \(calgary.ca\)](https://participating.calgary.ca) for information on preparing for an appeal hearing.

For the listed co-appellants: Please reply to this email to confirm that you have

- a. authorized Norman Hopkins to file an appeal on your behalf and act as spokesperson for the group
- b. authorized the listed Agent, Ms. Carol McClary, to represent you in this appeal matter and act as spokesperson for the group

Please be sure to note the appeal number in all correspondence with the Board.

Thank you,

SDAB Admin

Municipal Boards & Governance

Office: 4th Flr, 1212 31 Avenue NE

From: [jpdi](#)
 To: [Calgary SDAB Info](#)
 Subject: [External] RE: Confirmation of Appeal: SDAB2025-0056
 Date: Saturday, May 17, 2025 7:23:51 PM

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

We, John T. Pollard and M. Diane Pollard, confirm:

- a) authorize Norman Hopkins to file an appeal on our behalf and act as spokesman for the group;
- b) authorize the listed agent, Ms. Carol McClary, to represent us in this appeal matter and act as spokesman for the group.

John and Diane Pollard

Sent from my Galaxy

----- Original message -----

From: Calgary SDAB Info <Info@calgarysdab.ca>

Date: 2025-05-13 9:40 a.m. (GMT-07:00)

To: normdh@telus.net, harlicke@gmail.com, sanjo21@icloud.com, candrjuergens@shaw.ca, cjuergens@shaw.ca, pstephenson06@gmail.com, tollan1@gmail.com, audur.blondel@gmail.com, rvibegaard@shaw.ca, sjbryan@shaw.ca, jpdi@shaw.ca, hawkfamily@shaw.ca, susanfitzsimon@shaw.ca, richardevoy@shaw.ca, skolochuk@gmail.com, sue.rancourt@gmail.com

Cc: Calgary SDAB Info <Info@calgarysdab.ca>, carolmcclaryconsulting <carolmcclaryconsulting@gmail.com>

Subject: Confirmation of Appeal: SDAB2025-0056

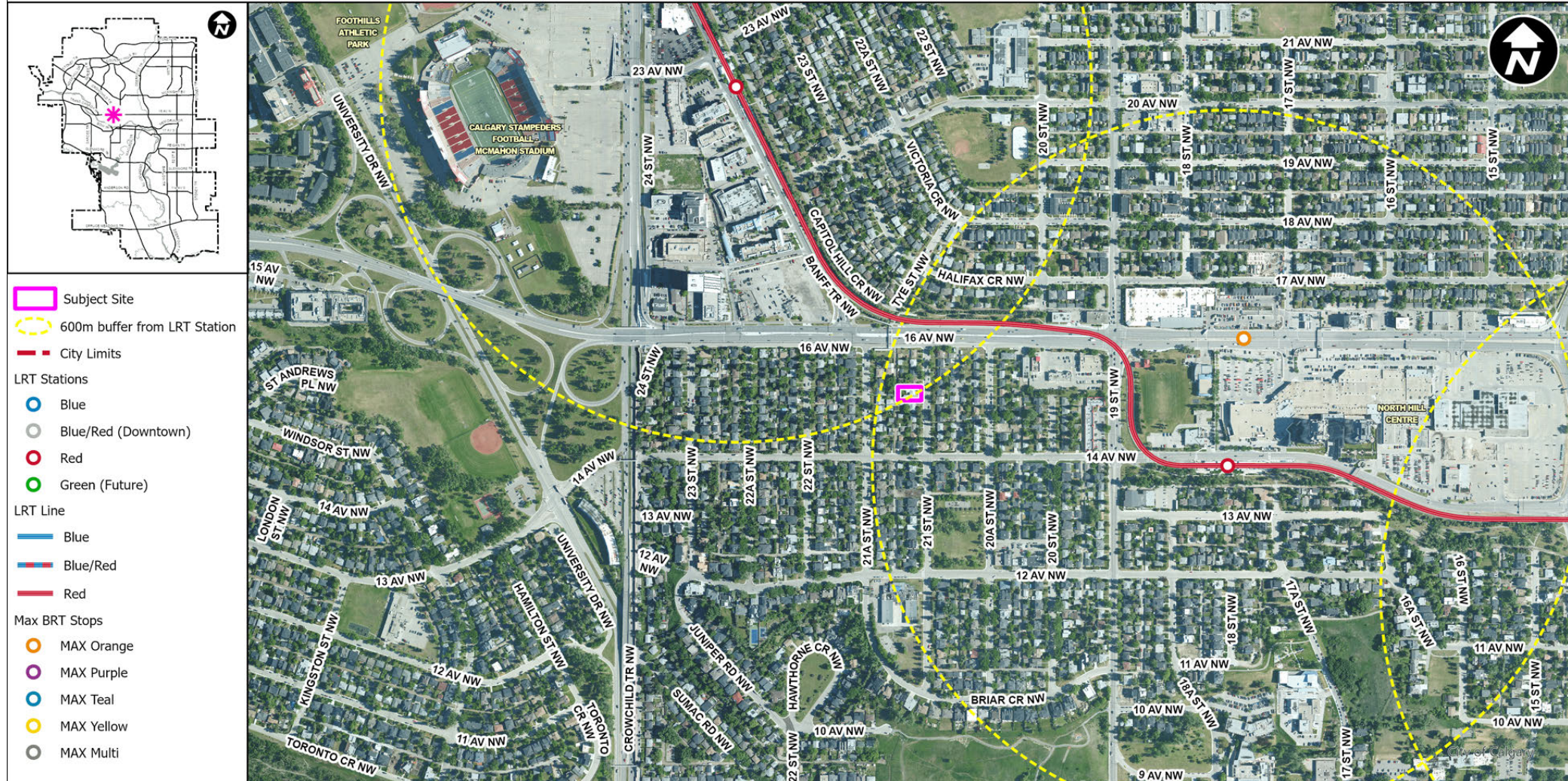
The Subdivision and Development Appeal Board is in receipt of the Notice of Appeal (attached) and payment on May 12, 2025. Once the appeal has been scheduled to be heard by the Board, a formal Notice of Hearing will be provided. We encourage you to reference our website at [Participating \(calgary.ca\)](https://participating.calgary.ca) for information on preparing for an appeal hearing.

For the listed co-appellants: Please reply to this email to confirm that you have

- a. authorized Norman Hopkins to file an appeal on your behalf and act as spokesperson for the group
- b. authorized the listed Agent, Ms. Carol McClary, to represent you in this appeal matter and act as spokesperson for the group

SDAB2025-0056

Community Context SDAB2025-0056



SDAB2025-0056

Site Context SDAB2025-0056



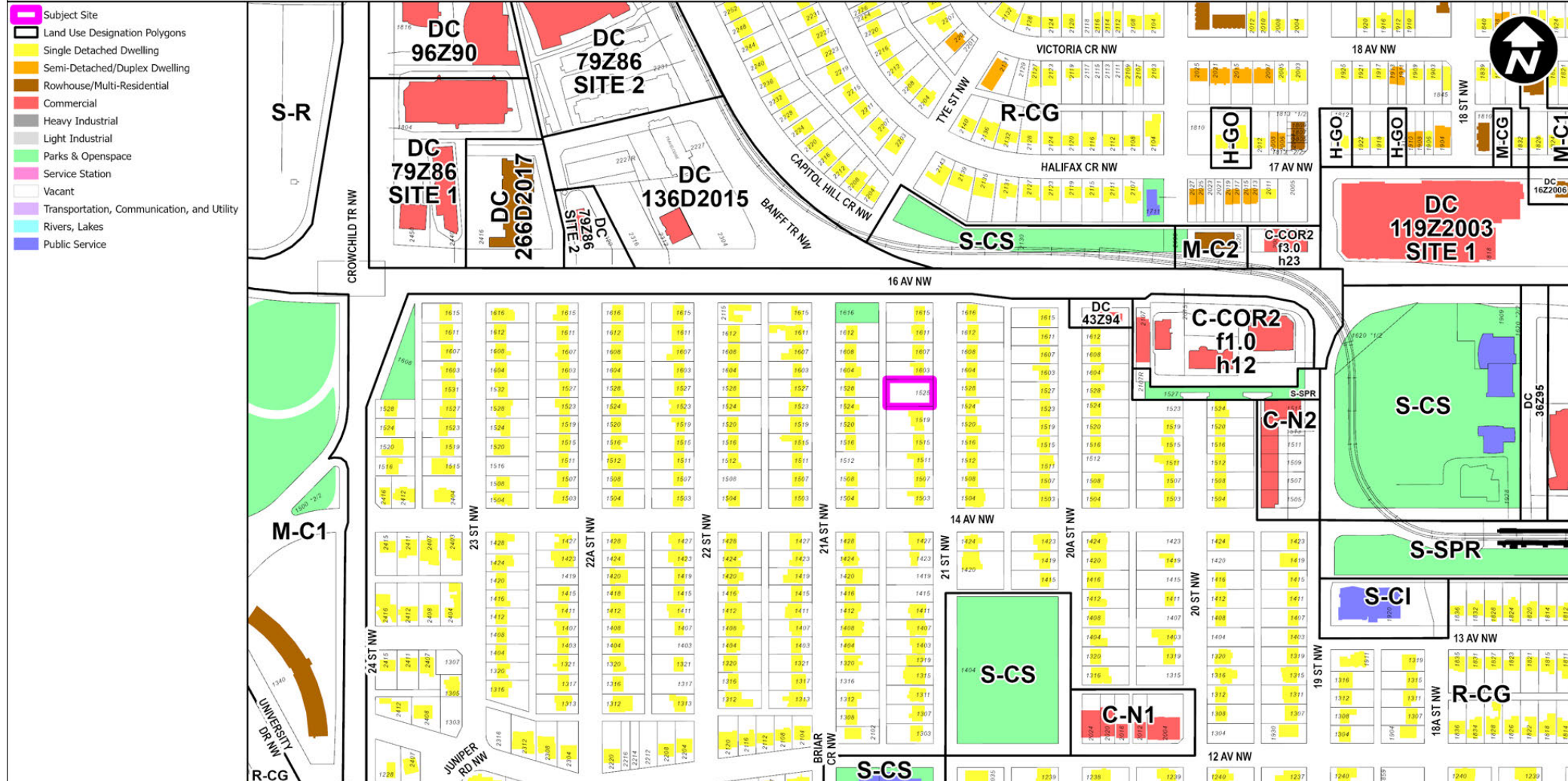
SDAB2025-0056

Land Use Districts SDAB2025-0056



SDAB2025-0056

Surrounding Land Use SDAB2025-0056





April 17, 2025

PHASE ONE

permits@phaseonedesign.ca



Dear Applicant:

RE: Notification of Decision: DP2025-00411

Subject: New: Townhouse, Secondary Suites, Semi-detached Dwelling, Accessory Residential Building (garage)

Address: 1525 21 ST NW

This is your notification of decision by the Development Authority to approve the above noted application on April 17, 2025.

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 April 17, 2027 or the development permit shall cease to be valid. The decision will be advertised beginning April 24, 2025 at www.calgary.ca/publicnotices, which is the start of the mandatory 21-day appeal period. This appeal period will conclude at midnight May 15, 2025. 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) 891-3895 or by email at Reza.Bacchus@calgary.ca and assist me by quoting the Development Permit number.

Yours truly,

Reza Bacchus

Planner 1

Planning and Development

Attachment(s)



**DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007**

DP2025-00411

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

1525 21 ST NW

Community: **Hounsfeld Heights/Briar Hill**

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

and legally described as:

3091GL;13;5

3091GL;13;6

(See attachment for complete list of legal desc.)

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

New: Townhouse, Secondary Suites, Semi-detached Dwelling, 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: **April 17, 2025**

Development Authority: **Rick Michalenko**

File Manager: **Reza Bacchus**

Release Date: _____

This permit will not be valid if development has not commenced by: April 17, 2027

This Development Permit was advertised on: **April 24, 2025**

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: **PHASE ONE**

Address: **#201 1218A 9 AV SE**

City: **Calgary, Alberta, T2G0T1**

Phone: [REDACTED]



**DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007**

DP2025-00411

Complete Address and Legal Description listing for Development Permit DP2025-00411

Address Type	Address	Legal Description
Building	1525 21 ST NW	
Parcel	1525 21 ST NW	3091GL;13;5 3091GL;13;6



Conditions of Approval – Development Permit

Application Number:	DP2025-00411
Application Description:	New: Townhouse, Secondary Suites, Semi-detached Dwelling, Accessory Residential Building (garage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	1525 21 ST NW
Community:	HOUNSFIELD HEIGHTS/BRIAR HILL ;SOUTHWOOD
Applicant:	PHASE ONE
Development Applications Review Team	
Planning:	REZA BACCHUS (587) 891-3895 Reza.Bacchus@calgary.ca
Utility Engineering:	BRAD O'KEEFE (403) 966-6846 Brad.O'keefe@calgary.ca
Mobility Engineering:	DAVID WANYONG ZHONG 587-576-1844 David.Zhong@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. 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:

Track your application on-line with VISTA. Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

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>

3. The subject property requires a storm sewer connection (main extension) and is within the storm re-development levy area. As the parcel is larger than 700m² the applicant has the following options:

1.

- a. Enter into Indemnification Agreement for the storm sewer extension.
- b. Provide documentation that extension is completed and the storm redevelopment fee (\$84 / m frontage) will be waived.
- c. The subject property is required to control the stormwater to the specified release rate and volume targets.

OR

2.

- a. Conduct a percolation test and provide results to Utility Specialists for review and approval (contact Utility Specialists for testing protocols 403-268-6449).
- b. If the percolation test confirms that a drywell system is adequate to service the site in the interim a drywell design is to be provided at the Development Site Servicing Plan (DSSP) stage and must be sized to store the 1:100 year 24 hr storm event in the gravel drainage rock. The volume must be restored within 72 hrs through infiltration and/or re-use.
- c. Submit storm re-development levy payment (\$84 / m frontage) at the DSSP stage, and
- d. Provide block profiles that conform to the Standard Block Profile Specifications for CAD and Manual Formats for the proposed storm sewer extension as a part of the DSSP submission for approval by Water Resources. Onsite storm service must be stubbed by the Developer at the property line adjacent to the proposed main extension. The main extension and service to the stub will be done by the City of Calgary using the re-development levy funds.
- e. If the percolation test proves that a drywell system is inadequate to service the site in the interim, the storm main extension must be done at the applicants expense or a water reuse system for toilet flushing, irrigation or other forms of low impact developments may be used to restore 1:100-year storage volume. Details are to be provided at the DSSP stage, and are subject to approval by Water Resources.

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 2M2016. The off-site levy is based on a 2025 development approval date and was based on the following:
- | Phase | Description | Unit(s) |
|----------|-------------|----------------|
| Existing | Single | 1/New Grade: 6 |

Based on the information above, the preliminary estimate is \$24,298.00.

Track your application on-line with VISTA. Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

Should payment be made prior to release of the development permit, an Off-Site Levy Agreement will not be required.

- Include the completed Payment Submission Form, which was emailed to the applicant.
- Only certified cheques or bank drafts made payable to the City of Calgary are acceptable.

To obtain an off-site levy agreement or for further information, contact the Development Commitments, Infrastructure Strategist (DANIELA PAUL-GUTIERREZ at 587-215-6525 or daniela.paul-gutierrez@calgary.ca) or 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 on 21 ST NW,
- b. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.

6. Remit payment (certified cheque, bank draft) for the proposed street light upgrades adjacent to the subject site 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.

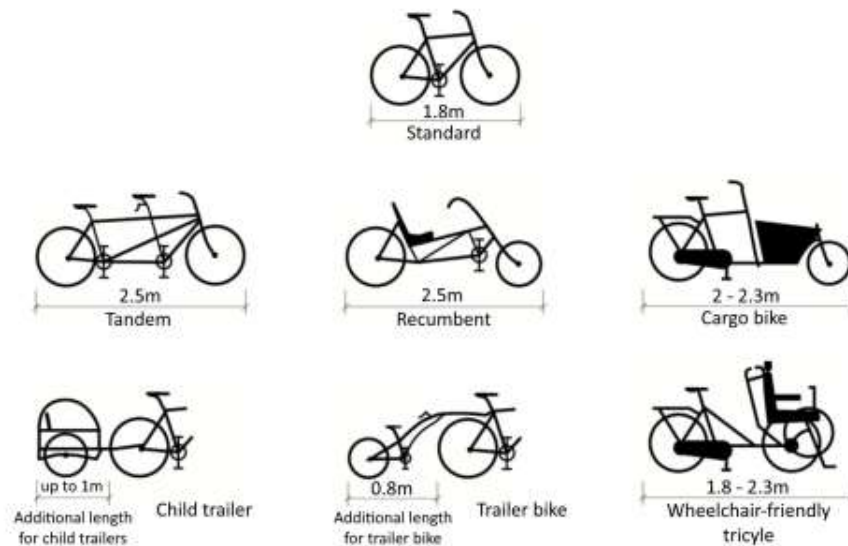
The developer is responsible to coordinate the timing of the construction by City forces. The payment is non-refundable.

7. Amend the site plans to provide 50% of the Class 1 bike racks to be floor mounted and include design details for the floor mounted bike racks. Mobility recommends U-racks for Class 1 stalls as this provides the safest and most accessible design for all ages, abilities and varying bicycle types. Dimensions include:
 - 0.6 metres min clearance from U-racks for bicycles,
 - 1.2 metres pedestrian carriageway,
 - 1.0 metres length-wise clearance to obstructions,
 - 0.8 metres between adjacent parallel U-racks.

Update:

Thanks for providing the precedent files, and Mobility requires at least 1 U-racks for (2) Class 1 stalls as this provides the safest and most accessible design for all ages, abilities and varying bicycle types.

Cycling facilities provided shall be able to accommodate the different types of cycling that are currently available to cycle users especially to replace a vehicle. Wall mounted bike racks are only able to accommodate one type of bike. Today, there are e-bikes: which are too heavy to hang off a wall mount; carriers: which can not be locked on a wall mount; long bikes: which will not fit on the wall mount; cargo bikes: can not be locked on wall mount, and child seat on bikes: which can not be locked on wall mounts.



Track your application on-line with VISTA. Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

Page 4 of 13

Permanent Conditions

The following permanent conditions shall apply:

Planning

8. All rules of Land Use Bylaw 1P2007 apply, subject to any relaxations approved by the Development Authority in this development permit.
9. 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.
10. 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.
11. 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.
12. When the main floor of each building is constructed, submit the geodetic elevation to Geodetic.Review@Calgary.ca
13. 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 at Jackie Swartz 403-620-3216 for an inspection.
14. No stockpiling or dumping of construction materials is permitted on the adjacent boulevard.
15. 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.
16. 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.
17. 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.

Track your application on-line with VISTA. Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

Page 5 of 13

18. In order to ensure the integrity of existing public trees and roots, there shall be a minimum 4.0 metre separation, ideally the full length of the canopy, between the trunk and any new/proposed structures, (i.e. driveways and walkways).
19. 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.
20. Tree ID# T-32093012 is shown to be retained but is in declining health. If development causes the public tree(s) to become unable to be retained as determined by urban forestry, the development will be required to compensate the value of the trees to urban forestry and remove the trees using a contractor that meets urban forestry's minimum requirements. Urban forestry will only authorize tree removals once all other reasonable options have been exhausted.

Utility Engineering

21. 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).
22. The developer / project manager, and their site designates, shall ensure a timely and complete implementation, inspection and maintenance of all practices specified in erosion and sediment control report and/or drawing(s) which comply with Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control. Any amendments to the ESC documents must comply with the requirements outlined in Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control.

For other projects where an erosion and sediment control report and/or drawings have not been required at the Prior to Release stage, the developer, or their designates, shall, as a minimum, develop an erosion and sediment control drawing and implement good housekeeping practices to protect onsite and offsite storm drains, and to prevent or mitigate the offsite transport of sediment by the forces of water, wind and construction traffic (mud-tracking) in accordance with the current edition of The City of Calgary Guidelines for Erosion and Sediment Control. Some examples of good housekeeping include stabilization of stockpiles, stabilized and designated construction entrances and exits, lot logs and perimeter controls, suitable storm inlet protection and dust control.

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

Track your application on-line with VISTA. Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

Page 6 of 13

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).

23. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Coordinator, Utility Specialist.
24. 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.
25. 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. To obtain a final estimate contact the Calgary Approvals Coordination, Infrastructure Strategist (DANIELA PAUL-GUTIERREZ at 587-215-6525 or daniela.paul-gutierrez@calgary.ca) or offsitelevy@calgary.ca.

Include the completed Payment Submission Form, which was emailed to the applicant.

Only certified cheques or bank drafts made payable to the City of Calgary are acceptable.

26. Pursuant to Bylaw 1H2024, off-site levies are applicable.

Mobility Engineering

27. 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.
28. Any encroachment(s) located within the City road right-of-way shall be removed at the owners expense within 30 days of the City of Calgary giving notice.
29. 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

Track your application on-line with VISTA. Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

30. The approved driveway(s) required for this development must be constructed to the ramp grades as shown on the approved Development Permit plans. Negative sloping of the driveway within the City boulevard is not acceptable. If actual grades do not match the approved grades, the developer/owner shall be responsible for all costs to remove and reconstruct the entire driveway ramp in accordance with approved grades.

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

31. 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.
32. 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.
33. 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.
34. This development permit has not been reviewed for potential issues with the National Building Code - current Alberta Edition. You may require a Building Permit in addition to this development permit in which case compliance with the Code will be assessed through a Building Permit application. Should a Building Permit review require changes to the approved development permit, the changes must be to the satisfaction of the Development Authority and are potentially subject to a new development permit.
35. 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.
36. 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.
37. If clearance pruning of public trees is required, Urban Forestry must be notified (minimum two business days notice) and an indemnified contractor must be used at the applicants expense. Please contact Urban Forestry at 311 for more information.

Track your application on-line with VISTA. Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

Page 9 of 13

38. 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, Water Resources.
39. 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.
40. 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 **\$565.00**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.
41. 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

42. 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.

Track your application on-line with VISTA. Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

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.

43. A new water connection is required to service the development and is available from 21 ST NW.
44. 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.
45. Maintain a 3.0m separation between Enmax facilities (power poles, light standards, transformer pads, catch basins, etc.) with the proposed water service.
46. Review with Fire Prevention Bureau at 403-268-5378 for on-site hydrant coverage and Siamese connection location(s). A site servicing (hydrant location plan) stamped by the Fire Prevention Bureau is to be submitted at the Development Site Servicing Plan stage. Principal entrance(s) are to be labeled on the plan.
47. Redundant services are to be disconnected at the source and new service installed at the owners expense.
48. Each unit must be individually metered.
49. 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.
50. The applicant must apply for water and sewer connections as per City Standards.
51. A new sanitary connection is required to service the development and is available from 21 ST NW.
52. Storm sewers are unavailable for connection.
53. Best Management Practices (BMPs) are activities or practices that are designed to reduce runoff volume and prevent or reduce the release of pollutants to receiving waters. Operation and maintenance manual and sample maintenance log shall be provided to the owner in case there are any BMPs located within the property as per the current Stormwater Management & Design Manual Section 4.13. Appropriate Source Control Practice checklists must be completed and submitted to Development Approvals

Track your application on-line with VISTA. Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

Page 11 of 13

(<http://www.calgary.ca/UEP/Water/Pages/Specifications/Submission-for-approval-/Development-Approvals-Submissions.aspx>). For more information contact Development Planning at 403-268-6449.

54. The allowable stormwater run-off coefficient shall be 50 L/s/ha.
55. Surface ponding (trapped lows) should be designed to contain all the flow generated from the 100-year storm events.
56. 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.
57. Each building shall be separately serviced from an on-site sanitary main except for ancillary buildings that are required and form an integral part of the development.
58. Storm Redevelopment Fees (\$84 / m frontage) will be required at the service connection stage.
59. 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.
60. The gravel blanket below footing and basement slab will not be considered a substitute for weeping tile around the building footing.
61. 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).
62. Stormwater emergency escape routes must be to a public roadway.
63. 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>

OR

Track your application on-line with VISTA. Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

Contact the Waste & Recycling Services Specialist/Development Engineering Generalist at 403-268-8445 for further site specific details.

64. Waste storage enclosures and collection areas shall be maintained and clear of snow and ice.
65. 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.



Reasons for Decision for DP2025-00411

The Reasons for Decision document is intended to provide a short summary of the development permit process; response to concerns raised by neighbours, other affected parties and the Community Association; and rationale for any relaxations of the Land Use Bylaw granted by the Development Authority. Only the approved plans and conditions of approval are the subject of an appeal.

Scope and Process

Development Scope:

The applicant is proposing a new development of a Townhouse, Semi-detached Dwelling, and Accessory Residential Building on a single parcel located at 1525 21 St NW in the community of Hounsfield Heights/ Briar Hill. The Townhouse has four dwelling units and four secondary suites. The Semi-detached Dwelling has two dwelling units and two secondary suites. The subject parcel is within an R-CG district where these uses are Discretionary Uses.

Circulation and Notice Posting:

The following referees were circulated:

Utility Engineering Specialist: Public Infrastructure, Mobility Engineering Generalist, Planning Specialist: Urban Forestry, Utility Engineering Generalist, Planning Specialist: Parks Specialist, Planning Generalist, External Stakeholder: Ward 1 Councillor, Community Association: Hounsfield Heights/Briar Hill Community Association, External Stakeholder: Enmax Power Corporation

Notice Posting:

DP2025- 00411

February 5, 2025 – February 13, 2025

New: Townhouse, Secondary Suite, Semi-detached Dwelling, Secondary Suite, Accessory Residential Building (garage)



Comments on Relevant City Planning Policies

Municipal Development Plan (MDP) (Statutory – 2009)

According to the MDP's Urban Structure Map 1 (p.160), the subject parcel is categorized as an **Urban Main Street** Urban Structure. Notable alignments between the MDP and the applicant's proposed development include:

2.2.1 Vibrant and Transit-Supportive Mixed-Use, Activity Centres and Main Streets

Activity Centres and Main Streets Policy 2.2.1 a.

Direct a greater share of new growth to the Activity Centres and Main Streets, identified on Map 1, in a manner that:

- i. Provides compact and high-quality urban development, with a mix of uses across the area.
- vi. Supports a range of housing opportunities in terms of type, tenure, unit size and affordability.

Activity Centres and Main Streets Policy 2.2.1 b.

Plan the development of Activity Centres and Main Streets appropriate to the local context by:

- i. Maintaining compatibility, avoiding dramatic contrast in height and scale through limits on allowable heights and bulk of new development particularly when low density residential areas are adjacent.
- ii. Creating transitions in development intensity between low density residential areas and more intensive multi-unit residential or commercial areas.
- iii. Locating the tallest buildings and highest densities closest to transit stops and stations and at strategic sites, identified through local area planning processes, and transitioning heights and densities away from these areas.
- iv. Massing new development to frame adjacent streets in a way that respects the existing scale of the street.
- v. Limiting the impacts of shadowing on streets, parks and properties.



Riley Communities Local Area Plan (Statutory 2025)

The Riley Communities Local Area Plan, or Plan, provides the long-term vision specific to the Riley Communities and presents a broad strategy for community growth and change. With guidance from the Municipal Development Plan, this Plan provides community-specific policies related to land use planning and development.

The subject parcel is within the **Neighbourhood Connector** urban form category according to Map 3: Urban Form, and within the **Low-Modified/ Low** building scale categories according to Map 4: Building Scale. The following LAP policies are relevant to the applicant's proposed development:

2.2.1.4 Neighbourhood Connector and Neighbourhood Local

Land Use Policy 2.2.1.4 a.

Development in Neighbourhood Connector and Neighbourhood Local areas of a community should:

- ii. support a broad range and mix of housing types, unit structures and forms.

Site, Building and Landscape Design Policy 2.2.1.4 c.

Development in Neighbourhood Connector and Neighbourhood Local areas should:

- 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;

Site, Building and Landscape Design Policy 2.2.1.4 e.

Where residential units are located on the ground floor along lower activity streets or lanes, development should be designed to:

- i. locate amenity spaces along the lane;
- ii. provide on-site pedestrian routes along lanes to minimize conflicts with vehicles, particularly near access and service areas; and,
- iii. provide windows with views to the street or lane.

2.2.1.5 Neighbourhood Connector

Land Use Policy 2.2.1.5 a.

Development in Neighbourhood Connector areas should support a higher frequency of units and entrances facing the street.

2.3.2 Low Scale-Modified

Low Scale-Modified Policy 2.3.2 a.

Development in Low Scale-Modified areas should be four storeys or less in height.

2.3.3 Low Scale

Low Scale Policy 2.3.3 a.

Development in Low Scale areas should be six storeys or less in height.



The City of Calgary
Planning & Development Services
Community Planning

Bylaw Discrepancies

Regulation	Standard	Provided
No Bylaw Discrepancies Noted		

Permitted Contextual Use Rules

Regulation	Standard	Provided
<i>N/A as per Section 347.1(5) A Contextual Semi-detached Dwelling must not be located on a parcel that contains more than one main residential building.</i>		

Planning Review

During the review, the Development Applications Review Team (DART) considered the rules and intent of the 1P2007 Land Use Bylaw, as well as the appropriateness of the proposed development in the context of the Municipal Development Plan (MDP) and Riley Communities Local Area Plan.

In addition to the relevant planning policies outlined above, DART considered the proximity to mobility infrastructure that supports this development's purposed density. These include:

- existing 14 Ave NW Pedestrian Corridor and On-Street Bikeway
- MAX Orange station on 16 Ave NW
- Lions Park LRT Station (subject parcel is within the Lions Park Transition Zone)

The applicant's proposed site plan and architectural plans met the Land Use Bylaw rules for this R-CG District.



Summarization of Public Comments (uploaded to D Map)

- misalignment with the MDP's policies encouraging new developments in low density residential areas that are similar in scale and built form
- misalignment with the MDP's policies stating that new developments in low density residential areas should avoid dramatic contrasts in height and scale
- the proposed development's incompatibility with the MDP's policies encouraging development that is similar in scale and built form
- noncompliance with LUB Section 35(d) - When making a decision on a development permit for a discretionary use the Development Authority must take into account: the compatibility and impact of the proposed development with respect to adjacent development and the neighbourhood.
- contextually inappropriate land use
- contextually inappropriate density, building mass and scale, height, and setback
- contextually inappropriate character
- lack of amenity space due to excessive parcel coverage
- insensitivity towards existing on-street parking capacity
- negative impact on the function and character of the alley due to excessive waste and recycle bins, and potential unruly organization of these bins
- potential for insensitive noise disturbances
- catastrophic impact on the mature Spruce tree located at the south property line of your property
- negative impact on adjacent parcels' access to sunlight due to inappropriate shadowing
- negative impact on adjacent parcel's privacy
- potential precedent for future over-developed parcels within the neighbourhood
- negative impact on neighbourhood property values
- the proposed development's incompatibility with your initial property investment rationale
- negative impact on existing trees; neighbourhood tree canopy
- negative impact on the function and character of the rear lane due to excessive waste and recycle bins, and potential unruly organization of these bins
- negative impact on existing electrical power grid due to inappropriate scale/ density of development
- negative impact on existing water and sewage infrastructure due to inappropriate scale/ density of development
- the proposed development's incompatibility with the existing character of the neighbourhood
- negative impact on the existing livability of the neighbourhood

FILE: DP2025-00411

Final Bylaw Relaxations		
Regulation	Standard	Provided
No Bylaw Discrepancies Noted		
Permitted Contextual Use Rules		
Regulation	Standard	Provided
<i>N/A as per Section 347.1(5) A Contextual Semi-detached Dwelling must not be located on a parcel that contains more than one main residential building.</i>		

SDAB2025-0056

APPLICATION NO DP2025-00411

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: \$1,340.00

Cart #:

Applicant: **PHASE ONE**

Address: **#201 1218A 9 AV SE**

City: **Calgary, Alberta, T2G0T1**

Phone:

Parcel Address: **1525 21 ST NW**

Legal: **3091GL;13;5**

Building Address: **1525 21 ST NW**

Legal:

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

Community: **HOUNSFIELD HEIGHTS/BRIAR HILL**

Sec. Number: **20C** Ward: **07**

Description: **New: Rowhouse Building (2 buildings), Secondary Suite (2 buildings, 6 suites), Accessory Residential Building (garage)**

Gross Floor Area: 7895.88 feet - squared
Dwelling Units: 6

Proposed Development is: **Discretionary**

Proposed Use: **Accessory Residential Building
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.

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 Bylaw 1P2007).

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:

PHASE ONE DESIGN

Company Name (if applicable):

Applicant's Email:

permits@phaseonedesign.ca

Applicant's Phone Number (during business hours):

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

SECTION 2: Project Details

Project Address: 1525 21 STREET NW, CALGARY, AB

Cumulative gross floor area:	Addition	<input type="checkbox"/> ft ²	New Building: 7,895.88	<input checked="" type="checkbox"/> ft ²
		<input type="checkbox"/> m ²		<input type="checkbox"/> m ²

New dwelling units created: ☒ Yes If yes, number of new dwelling units: 6

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)

✓	3	<p>A Letter of Authorization* from the registered owner of the land, their agent, or other persons having legal or equitable interest in the parcel.</p> <p>*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</p>
✓	4	<p>Colour Photographs (minimum of four different views, label and identify each photograph)</p> <ul style="list-style-type: none"> ▪ 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	<p>Completed Public Tree Disclosure Statement</p> <p>If public trees are identified one additional site plan may be required</p>
✓	9	Completed Abandoned Well Declaration
	10	<p>Completed Use Questionnaire</p> <p>*This is only required if there is a Commercial Use being proposed within the building or addition</p>
✓	11	Completed Climate Resilience Inventory form
	12	<p>Applicant's Submission Planning Analysis</p> <p>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.</p> <p>While this is not a mandatory requirement, we strongly encourage applicants to provide this key information.</p> <ul style="list-style-type: none"> ▪ 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	<p>Rendering or Elevation for Notice Posting</p> <p>At least one (1) rendering matching the specifications below, OR one (1) elevation of the proposed development</p> <p>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.</p>

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

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

15	One (1) copy of Block Plan(s) including: (preferred scale is Metric 1:100 ; <i>block plan and site plan may be combined if the site plan does not become cluttered</i>)
	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: <ul style="list-style-type: none"> ▪ 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: <ul style="list-style-type: none"> ▪ 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: <ul style="list-style-type: none"> ▪ 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: <ul style="list-style-type: none"> ▪ 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)

	<ul style="list-style-type: none"> ▪ Cross reference with other plans, where applicable
	Include on elevations: <ul style="list-style-type: none"> ▪ 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: <ul style="list-style-type: none"> ▪ Exterior materials (brick, stucco, vinyl siding, metal siding) ▪ Roof materials (asphalt, cedar shakes, concrete tile) ▪ Colours of all major exterior materials
	Grade: <ul style="list-style-type: none"> ▪ 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): <ul style="list-style-type: none"> ▪ 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 <ul style="list-style-type: none"> ▪ 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 <u>Concurrent Submission Declaration Form</u> is required.
	<input type="checkbox"/> Yes, this application is being submitted concurrently with a Land Use Amendment, LOC20____ - _____
	<input type="checkbox"/> No, this application is not being submitted concurrently with a Land Use Amendment

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 <ul style="list-style-type: none"> include information detailing how the site will function throughout the phasing; details such as access to waste facilities
23	Off-site Levy Bylaw Review the Off-site Levy Bylaw at calgary.ca/offsitelevy to determine if additional charges are applicable to the application.
24	Energy Code Compliance Declaration By submitting this application, the applicant acknowledges that the proposed development will be 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 requirement list.

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 to 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.



LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0019 865 592	3091GL;13;5	241 327 727
0019 865 600	3091GL;13;6	

LEGAL DESCRIPTION

FIRST
 PLAN 3091GL
 BLOCK 13
 LOT 5
 EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 5;1;24;20;NW

SECOND
 PLAN 3091GL
 BLOCK 13
 THE NORTH HALF OF LOT 6
 EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 5;1;24;20;NW

ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF CALGARY

REFERENCE NUMBER: 021 228 320

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION

241 327 727	20/12/2024	TRANSFER OF LAND	\$1,125,000	\$1,125,000

OWNERS

SANGRAM SIHOTA
 OF 413-320 19TH AVE SW
 CALGARY
 ALBERTA T2S 0C9

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

241 327 727

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
--------	--------------	-------------

081 214 865	19/06/2008	MORTGAGE MORTGAGEE - MANULIFE BANK OF CANADA. MANULIFE ONE ADMINISTRATION 500 KING STREET NORTH DELIVERY STATION 500-M-A WATERLOO ONTARIO N2J4C6 ORIGINAL PRINCIPAL AMOUNT: \$640,000
-------------	------------	--

TOTAL INSTRUMENTS: 001

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	SUBMITTER	LAND ID
F00EVR4	18/11/2024	FNF CANADA COMPANY 2895620088 CUSTOMER FILE NUMBER: 7179508-MBC	
001		DISCHARGE	0019 865 592 0019 865 600

TOTAL PENDING REGISTRATIONS: 001

DISCLAIMER: THE DOCUMENT INFORMATION REFLECTED IN THE PENDING
REGISTRATION QUEUE HAS NOT BEEN VERIFIED BY LAND TITLES AND MAY BE
SUBJECT TO CHANGE UPON REVIEW AND REGISTRATION.

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 9 DAY OF
JANUARY, 2025 AT 01:38 P.M.

ORDER NUMBER: 52557696

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

(CONTINUED)

PAGE 3

241 327 727

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).

SDAB2025-0056



Thursday, December 19, 2024

City of Calgary
Development & Building Approvals
3rd Floor, Calgary Public Building
#205, 8th Avenue S.E.
Calgary, Alberta

RE: 1525 21 STREET NW

To Whom It May Concern:

This is to confirm **Sangram Sihota** as the registered owner of **1525 21 Street NW** is providing authorization to Phase One Design to act as the owners' representative at the City of Calgary for all matters related to the following:

- Pre-application inquiries related to the above mentioned project.
- Acquisition of City of Calgary development permit and building permit for the proposed development as mentioned above.
- Please note all correspondence related to permit approvals for this project should be directed to the Phase One Design office at (403) 457-3645

Thank you,



SANGRAM SIHOTA
Registered Owner

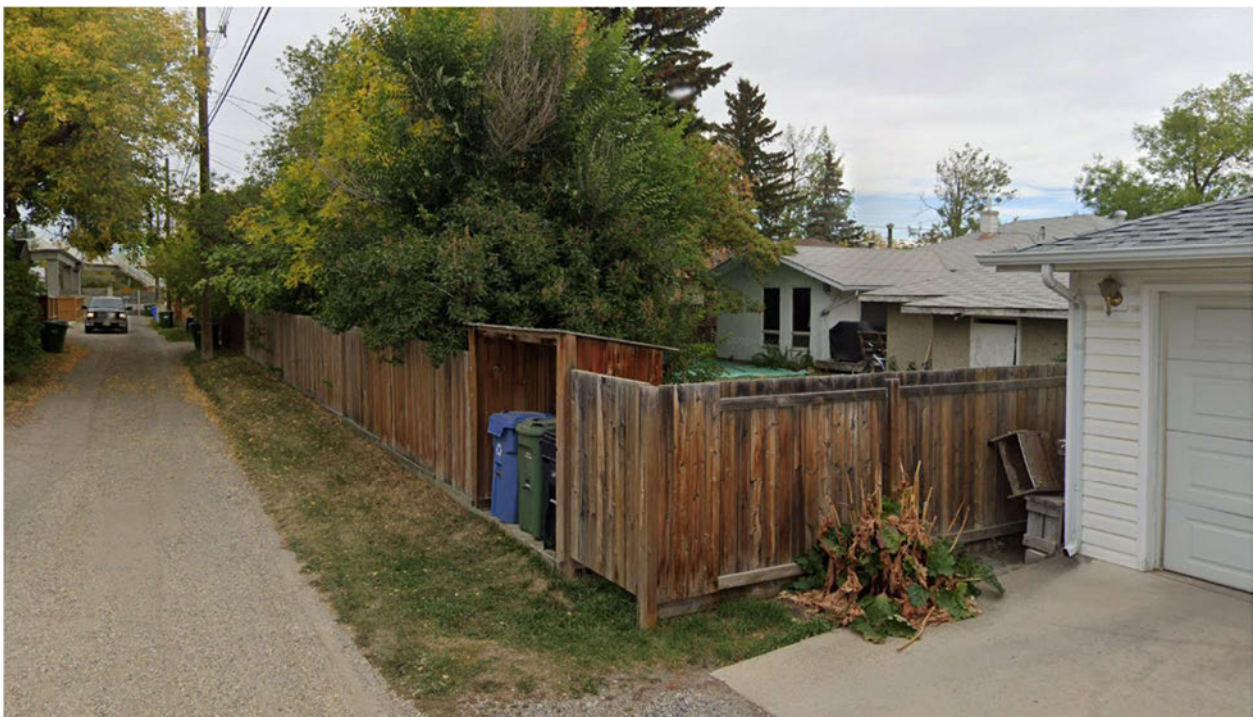
Phase One Design
#203, 1218 – 9th Avenue SE Calgary, AB T2G 0T1
Ph [REDACTED]
www.PhaseOneDesign.ca

COLOUR PHOTOGRAPHS – 1525 21 STREET NW

FRONT



REAR



NEIGHBOURING PROPERTY – 1519 21 STREET NW



NEIGHBOURING PROPERTY – 1603 21 STREET NW





Abandoned Well Declaration

Application # _____
for office use only

Site Address: 1525 21 STREET NW, CALGARY, AB

Legal Description: Lot 5-6, Block 13, Plan 3091GL

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 PHASE ONE DESIGN Contact Person THEODORE TROKHIMENKO

Address 201, 1218 9TH AVE SE, CALGARY, AB

Phone [REDACTED] Cell Phone _____ Email PERMITS@PHASEONEDSIGN.CA

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.

December 19, 2024

Date

Applicant Signature

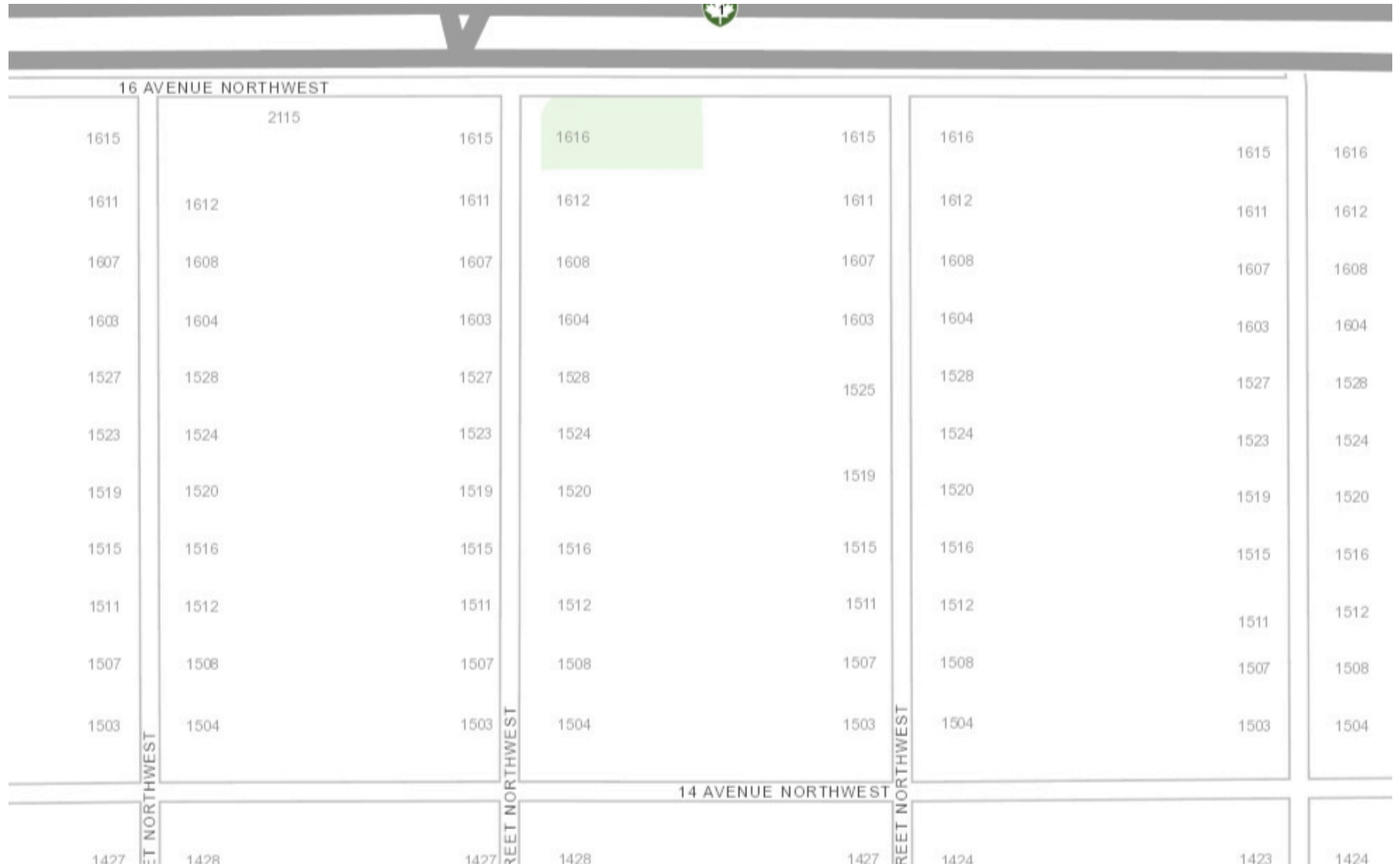
PHASE ONE DESIGN

Applicant Name (Please Print)

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 Title



Thursday, December 19, 2024 15:54:16 -07:00

Map Scale: 1:2,257



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.

Alberta Government
GeoDiscover Alberta

© Government of Alberta

SDAB2025-0056

Legend

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

SDAB2025-0056



Site Contamination Statement

Application # _____
for office use only

Site Address: 1525 21 STREET NW

Legal Description: Lot 5-6, Block 13, Plan 3091 GL

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?
(i.e. development permit, land use redesign or subdivision)

☐ Yes ☒ No

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

3. Has there been site remediation or a request for such on the site?

☐ Yes ☒ No

If yes, please provide a brief description:

4. Are you aware of any regulatory actions, past or current, which have been applied to this site?

☐ Yes ☒ No

Examples include (but are not limited to):

- Environmental Protection Orders
- Reclamation Orders or Certificates
- Control / Stop Orders, fines, tickets or prosecutions
- Violations of environmental statutes, regulations and bylaws
- Administrative penalties and warning letters

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

5. Have any permits been issued or are you currently operating under a license or approval issued by federal or provincial authorities (including, but not limited to the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board, Alberta Utilities Commission, Minister of Environment and Parks) or the Calgary Fire Department for activities which may impact the property? (e.g. certificates of approval, storage tank regulations, plant operating permits)

☐ Yes ☒ No

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.

December 20, 2024

Date

Applicant Signature

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.

PHASE ONE DESIGN

Applicant Name (Please Print)

Sihota developments inc

Company Name (Please Print)



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:

- Use the [City's tree map](#) (may not be up to date for your property)
- Contact 3-1-1 to put in a "development tree inquiry" to get confirmation from an Urban Forester
- 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.

Richview Engineering Inc.

Unit 130, 201 38Ave NE
Calgary AB T2E2M3

Tel: [REDACTED]

March 24, 2025

Our file#: 2226

City of Calgary

Attn To Who May Concern

Re: Fire Flow Letter for DP2025-00411.

We provide the following summary of the Required Fire Flow (RFF) for the above referenced project. In accordance with the City of Calgary's instructions, the fire flow demand has been calculated based on the Fire Underwriters Survey (FUS) guideline for Water Supply for Public Fire Protection (2020).

DP Number : DP2025-00411

Project Address : 1525 21 ST NW

Type of Building : 2 two-story Residential buildings without Sprinkler System.

There is a 2h-FRR firewall between Unit 1 and Unit 2, as well as between Unit 3 and Unit 4.

Available Fire Flow provided from City of Calgary : 5,000 LPM

Required Fire Flow calculated : **6,700LPM**

The required fire flow is greater than the available fire flow provided by City.

Should you have any concern or question, please feel free to contact myself @ 403-230-3218

Yours truly,

2025-03-24

Robin Li
Richview Engineering Inc

SDAB2025-0056



Climate Resilience Inventory Additions and new buildings

Purpose

- This form is intended to assist in the evaluation of applications for alignment with the climate policies of the Municipal Development Plan and [Climate Climate Strategy](#).
- Information provided will be used to advance implementation of these policies at The City and inventory current practices.
- While The City encourages innovation and commitment towards meeting these policy requirements, not all applications will be expected to include features which are highlighted below.
- Scale and scope of the project are relevant considerations.
- For a helpful resource to assist in completing this form, refer to the [Climate Resilience Inventory User Guide](#)
- For assistance contact CPclimate@calgary.ca

SECTION 1: Application information

Applicant name: Sangram Sihota	Company name (if applicable): Sihota developments inc
Email: PERMITS@PHASEONEDESIGN.CA	Phone number (during business hours): [REDACTED]
Applicant signature: [REDACTED]	



Correspondence will be sent to only the applicant

SECTION 2: Certification

Is the project seeking green building certification?

☐ Yes, indicate type and level:

☐ No, explain why not:

Does the energy modelling indicate improved energy performance over energy code minimum? If yes, provide details on improved energy performance: ☐ Yes ☒ No

SECTION 3: Energy efficiency and renewables

Describe how the development will improve energy performance over energy code minimum and incorporate renewable energy generation. If no features are proposed, outline the rationale for not including.

<input checked="" type="checkbox"/> Photovoltaics:	kW rated output
--	-----------------

SECTION 4: Low carbon mobility

Describe how the development will prioritize low-carbon transportation choices (transit, wheeling, walking) and support the adoption of electric vehicles. If no features are proposed, outline the rationale for not including.

<input checked="" type="checkbox"/> EV charging stations	Level of EV charging stations	Number of stalls	% of total stalls
--	-------------------------------	------------------	-------------------

SECTION 5: Green infrastructure

Describe the low-impact development (LID) and green infrastructure features of the proposed development, including but not limited to rain gardens, bioswales, green roofs and walls, and enhanced landscaping. If no features are proposed, outline the rationale for not including.

<input type="checkbox"/> Green roof	Area: m ²	Percent of building foot print covered by green roof:	%
<input type="checkbox"/> Permeable surfaces	Area m ²	Permeable area:	%

SECTION 6: Flood and Disaster Resilience

Describe the flood and disaster-resilience features of the proposed development. If no features are proposed, outline the rationale for not including.

☐ Building envelope meets Passive House Standard

SECTION 7: Other features

Describe any other sustainable or resilient design features that are not captured above:

N/A

SECTION 8: Issues

To enable the City to collect information where there may be municipal obstacles to climate resilience outcomes, explain any design features that were considered, but not included, for reasons related to City regulations, standards, or processes

N/A

FOIP DISCLAIMER: The personal information on this form is being collected under the authority of section 5(1) of Bylaw 39M2018 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, 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 emailing the FOIP Program Administrator for Planning and Development at plngbldg@calgary.ca or by telephone at (403)268-5311.



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name:

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

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

No, we did not conduct community outreach for this application. While we understand the value of engaging with the community, we determined that outreach was not necessary in this case due to the low impact of the development. Additionally, based on past experiences, such discussions can sometimes lead to unnecessary delays and opposition, even when a project aligns fully with zoning and planning regulations. Our goal is always to work collaboratively while ensuring a smooth and efficient approval

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)

n/a

Affected Parties

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

n/a



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.

n/a

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.

The project fully aligns with all applicable by-laws and does not require any relaxations. As such, there were no significant issues or concerns raised that necessitated design changes. The development was planned to meet all zoning and regulatory requirements from the outset, ensuring a seamless integration into the community while maintaining compliance with the City's guidelines.

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)

n/a



Community Outreach Assessment Tool

The City has created this optional assessment tool which is designed to help you navigate the decision to undertake outreach and provides guidance on high-level outreach considerations based on the impact of your proposed project and the community complexity.

When filling this out, it can be helpful to do some initial research into past projects in the area as this will help inform your answers for more accurate results. Also, ensure when you are answering these that you are putting yourself in the shoes of the community. Remember that how you answer today, is reflective of the context of today and isn't a guarantee that no issues will arise in the future as you move through your process.

COMMUNITY IMPACT	1 Point	2 Points	3 Points	Enter Values
How similar is your project to what already exists in the community?	Similar projects exist in the community and is a low level of change for community.	Community is not that familiar with this project type and will be a moderate change.	Major change or redevelopment being proposed and likely a big change for the community.	1
What is the duration of your project (to occupancy)?	Under 2 years	3 - 5 years	5 + years	1
How broadly will this project impact the surrounding community?	Likely to affect immediate neighbours.	Could have an impact within a few blocks.	Likely to have an impact community - wide.	1
How common is redevelopment within the community?	Redevelopment is common in community.	Moderate redevelopment has occurred.	Little to no redevelopment has occurred.	1
TOTAL				4

COMMUNITY COMPLEXITY	1 Point	2 Points	3 Points	Enter Values
How do you anticipate the community will react to this project?	Little attention - project unlikely to be a public issue.	Anticipate there will be some attention. Disagreement or differing opinions are expected.	Anticipate this to be a highly sensitive issue.	1
How inclined will the community be to accept this project?	Likely minimal to no issues anticipated.	Some issues anticipated.	Many issues are anticipated.	1
What level of influence does the community have over project decisions?	No decisions open for input, willing to inform the community of project details.	Willing to listen to community and learn about their ideas and respond where possible	Willing to collect input to influence specific project decisions.	1
TOTAL				3

IMPACT SCORE

4 to 6 1
7 to 9 2
10 to 12 3

COMPLEXITY SCORE

3 to 5 A
6 to 9 B

COMMUNITY IMPACT	COMMUNITY COMPLEXITY	
	3A	3B
	2A	2B
	1A	1B

Your Project's Score:

1 A

Outreach Approach Assessment	
Direct approach (1A, 1B)	Your project is likely of low impact to the community and is not proposing a major change or disruption. For higher complexity, you may have to put a bit more effort in developing content to educate and inform The community about your project details. Consider choosing 2 - 3 tactics suited for a targeted audience*.
Moderate approach (2A, 3A)	Your project is of medium to high impact for the community, but is not very complex and likely little attention and/or issues are expected. Given the level of impact consider expanding your reach beyond the immediate neighbours to inform them of the project details and collect input if needed. Consider choosing 4 - 6 tactics for a range of targeted and broader audiences*.
Comprehensive approach (2B, 3B)	Your project is of medium to high impact for the community, and of higher complexity. There are likely issues that will need to be mitigated and addressed and extra effort will be needed to educate and inform the community about your project. Consider a broader approach with the community and be open to an iterative process with multiple tactics where input could help inform better decisions*.

*For an overview of outreach tactics and techniques you could consider, click [here](#).



February 27, 2025

PHASE ONE

permits@phaseonedesign.ca

[REDACTED]

Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2025-00411

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 April 28, 2025. 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) 891-3895 or by email at Reza.Bacchus@calgary.ca.

Sincerely,

REZA BACCHUS

Planner 1



Detailed Review 1 – Development Permit

Application Number:	DP2025-00411
Application Description:	New: Townhouse, Secondary Suite, Semi-detached Dwelling, Secondary Suite, Accessory Residential Building (garage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	1525 21 ST NW
Community:	HOUNSFIELD HEIGHTS/BRIAR HILL ;SOUTHWOOD
Applicant:	PHASE ONE
Date DR Sent:	February 27, 2025
Response Due Date:	April 28, 2025
Development Applications Review Team	
Planning:	REZA BACCHUS (587) 891-3895 Reza.Bacchus@calgary.ca
Utility Engineering:	BRAD O'KEEFE (403) 966-6846 Brad.O'keefe@calgary.ca
Mobility Engineering:	DAVID WANYONG ZHONG 587-576-1844 David.Zhong@calgary.ca

General Comments

The applicant is proposing a new development of a Townhouse, Semi-detached Dwelling, and Accessory Residential Building on a single parcel located at 1525 21 St NW in the community of Hounsfield Heights/ Briar Hill. The Townhouse has four dwelling units and four secondary suites. The Semi-detached Dwelling has two dwelling units and two secondary suites. The subject parcel is within an R-CG district where these uses are Discretionary Uses.

Comments on Relevant City Policies

Municipal Development Plan (MDP) (Statutory 2009)

According to the MDP's Urban Structure Map 1 (p.160), the subject parcel is categorized as an **Urban Main Street** Urban Structure. Notable alignments between the MDP and the applicant's proposed development include:

2.2.1 Vibrant and Transit-Supportive Mixed-Use, Activity Centres and Main Streets

Activity Centres and Main Streets Policy 2.2.1 a.

Direct a greater share of new growth to the Activity Centres and Main Streets, identified on Map 1, in a manner that:

- i. Provides compact and high-quality urban development, with a mix of uses across the area.
- vi. Supports a range of housing opportunities in terms of type, tenure, unit size and affordability.

Activity Centres and Main Streets Policy 2.2.1 b.

Plan the development of Activity Centres and Main Streets appropriate to the local context by:

- i. Maintaining compatibility, avoiding dramatic contrast in height and scale through limits on allowable heights and bulk of new development particularly when low density residential areas are adjacent.
- ii. Creating transitions in development intensity between low density residential areas and more intensive multi-unit residential or commercial areas.
- iii. Locating the tallest buildings and highest densities closest to transit stops and stations and at strategic sites, identified through local area planning processes, and transitioning heights and densities away from these areas.
- iv. Massing new development to frame adjacent streets in a way that respects the existing scale of the street.
- v. Limiting the impacts of shadowing on streets, parks and properties.

Hounsfield Heights/ Briar Hill Area Redevelopment Plan (ARP) (Statutory 1989)

According to the ARP's Land Use Policy Areas Map 3, the subject parcel is categorized as Low Density Residential Conservation & Infill. Relevant policies include:

2.0 Land use & Development

Residential Use Policy 2.1.3.1

The traditional role or function of Hounsfield Heights/ Briar Hill as a low density family-oriented neighbourhood shall be retained.

Residential Use Policy 2.1.3.2

Redesignation of existing low density residential to other higher density residential uses is strongly discouraged, so as to protect and maintain the stability and character of the community. Such redesignations are contrary to this Plan and would require an ARP amendment before proceeding.

Residential Use Policy 2.1.3.3

Sensitive infill development, renovation and rehabilitation are encouraged to ensure the continued renewal and vitality of the community.

Bylaw Discrepancies		
Regulation	Standard	Provided
No Bylaw Discrepancies Noted		
Permitted Contextual Use Rules		
Regulation	Standard	Provided
<i>N/A as per Section 347.1(5) A Contextual Semi-detached Dwelling must not be located on a parcel that contains more than one main residential building.</i>		

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. The proposed development is not aligned with the policies of the Hounsfield Heights/ Briar Hill Area Redevelopment Plan (1989). As a result, there are two directions the applicant may proceed:
 - i. Pursue an amendment to the existing Hounsfield Heights/ Briar Hill Area Redevelopment Plan. (See Policy 2.1.3.2 of the ARP).
 - ii. Consider putting this development permit on hold for a possible better alignment with the upcoming new Riley Communities Local Area Plan.
2. Complete and submit a copy of the Community Outreach Assessment Tool to determine the approach and tactics for applicant-led public outreach. The City of Calgary recommends outreach to reduce potential conflict and surprises in order to save time and mitigate unanticipated costs.

It is recommended the applicant reach out to the Hounsfield Heights/ Briar Hill Community Association, the Ward 7 Councillor's Office, nearby residents, and other interested groups to discuss the future planning application for this parcel.

Please review the City of Calgary Good Neighbour Agreement Policy and Outline, and also refer to the Outreach Toolkit to identify the more suitable engagement tactics that could be implemented. More information is available at the Applicant Outreach Toolkit website.

3. 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

Track your application on-line with VISTA. Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

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 DTR 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.

4. Amend the plans to indicate capacity and/or confirm location of electric vehicle charging equipment. Provide Note: "A minimum of 40 amps, 240-volt circuit and wiring to be provided to this location for an electrical vehicle charger."
5. Amend the plans to provide details/confirmation that dwelling unit(s) 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."

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.

6. Amend plans with addition of streetscape elevations, indicating two - three adjacent houses on either side of the subject parcel.
7. Amend the plans to replace narrow strips and small rectangular patches of grass with xeriscaping, native perennial grasses, or other drought-resilient low-water landscaping options. Xeriscape areas should be designed by a registered Landscape Architect.
8. Consider amending the plans to raise the basement windows partially or entirely above grade to improve the amount of natural light entering the secondary suites, thus improving the livability of those units.
9. Private trees and shrubs planted too close to the property line create issues of co-owned landscaping with The City. This causes problems with delineation of who is responsible for tree and shrub maintenance. Amend the plans to move each private tree and shrub back from the property line by 0.7m.

Track your application on-line with VISTA. Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

Page 5 of 19

10. Proposed walkway on NE corner of development is approximately 2m from the public tree (ID# T-32093012), which will likely damage the structural tree roots requiring its removal. Given the proximity of foundation excavation, this tree would likely not survive the construction. We would support the removal of this public tree. The applicant would still need to obtain tree removal approval, provide compensation to Urban Forestry, and pay for the removal costs.

Amend the plans as the applicant needs if public tree removal is desired.

11. Plans do not indicate services (water, gas, electric and sanitary services). If excavation for the services cause the public tree to become unviable for safe retention, as determined by an urban forestry technician, the tree will need to be removed.

We request water and sanitary services in a shared trench down the centre of the parcel below the proposed central walkway. This will maintain space for Urban Forestry to replant public trees in the public boulevard.

Plans do not indicate if storm water catchment tanks will be required or where they will be located.

Amend the plans to indicate and label all services with tie-ins.

12. Match the south walkway with the design of north walkway. Proposed design of southern most walkway is excessive access to the parcel and limits available future planting space in The City boulevard. Maintain design of north walkway regardless of tree retention or removal.

Amend the plans to redesign the southeast walkway, and remove the double walkway extending through The City boulevard. See image below:



Utility Engineering

Track your application on-line with VISTA. Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

13. The available fire flow available in the adjacent City watermain is 5,000 LPM with 15m residual pressure under normal operating conditions. Submit a fire flow letter, prepared by a qualified professional engineer under seal and permit to practice stamp to the satisfaction of Development Approvals Team Leader, Water Resources. The fire flow letter shall identify the type of the development, address of the development, DP application and the fire flow required for the developing property based on the fire underwriter's survey calculations. If the City watermain does not have the flows available to meet the fire flow requirements of the developing property the City main must be upgraded at the cost of the developer. Letters can be submitted via email to: WA-ResourcesDevelopmentApprovals@calgary.ca

The City public water network can provide 5,000 LPM (single hydrant flow) fire flow with 15 m residual pressure under normal operating conditions. The internal system needs to be designed accordingly in order to ensure adequate water supply and fire protection. If the Required Fire Flow (RFF) (based on FUS guideline) is more than 5,000 LPM (single hydrant flow) please contact The City of Calgary for further discussion.

If a fire sprinkler/standpipe system is to be installed, please provide the design flow/pressure requirement in the required Fire Flow Letter, so it can be evaluated if the existing public system can support the fire sprinkler/standpipe system design.

Mobility Engineering

14. Amend the site plans to remove the encroachments (exterior stairs) located within the City road right-of-way area, the applicant is required to adjust the PL elevations to ensure the safe and acceptable pedestrian travel route to access 21 ST NW and ensure the adjacent boulevards are graded at 2% up from the top of curb to the existing property line.
15. Amend the site plans to provide 50% of the Class 1 bike racks to be floor mounted and include design details for the floor mounted bike racks. Mobility recommends U-racks for Class 1 stalls as this provides the safest and most accessible design for all ages, abilities and varying bicycle types. Dimensions include:
- 0.6 metres min clearance from U-racks for bicycles,
 - 1.2 metres pedestrian carriageway,
 - 1.0 metres length-wise clearance to obstructions,
 - 0.8 metres between adjacent parallel U-racks.
16. Amend the site plans to confirm the mobility storage lockers provided as defined by Land Use Bylaw 1P2007, PART 1, DIVISION 2, Section (90.3). "Mobility storage locker" means a secure building, or portion of a building, that:
- (a) has a door with a minimum width of 0.9 metres that has direct access to grade;
 - (b) has a minimum length of 2.8 metres;
 - (c) has a minimum width of 1.2 metres; and
 - (d) has a minimum height of 1.8 metres.

Track your application on-line with VISTA. Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

Page 7 of 19

Note: the above dimension is refer to wall-to-wall interior size.

17. Amend the site plans to provide the out swing entrance doors, avoiding the encroachment into the parking envelope.

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

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

Utility Engineering

19. 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>

20. The subject property requires a storm sewer connection (main extension) and is within the storm re-development levy area. As the parcel is larger than 700m² the applicant has the following options:

1.
 - a. Enter into Indemnification Agreement for the storm sewer extension.
 - b. Provide documentation that extension is completed and the storm redevelopment fee (\$84 / m frontage) will be waived.
 - c. The subject property is required to control the stormwater to the specified release rate and volume targets.

OR

2.
 - a. Conduct a percolation test and provide results to Utility Specialists for review and approval (contact Utility Specialists for testing protocols 403-268-6449).
 - b. If the percolation test confirms that a drywell system is adequate to service the site in the interim a drywell design is to be provided at the Development Site Servicing Plan (DSSP) stage and must be sized to store the 1:100 year 24 hr storm event in the gravel drainage rock. The volume must be restored within 72 hrs through infiltration and/or re-use.
 - c. Submit storm re-development levy payment (\$84 / m frontage) at the DSSP stage, and

Track your application on-line with VISTA. Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

Page 9 of 19

d. Provide block profiles that conform to the Standard Block Profile Specifications for CAD and Manual Formats for the proposed storm sewer extension as a part of the DSSP submission for approval by Water Resources. Onsite storm service must be stubbed by the Developer at the property line adjacent to the proposed main extension. The main extension and service to the stub will be done by the City of Calgary using the re-development levy funds.

e. If the percolation test proves that a drywell system is inadequate to service the site in the interim, the storm main extension must be done at the applicants expense or a water reuse system for toilet flushing, irrigation or other forms of low impact developments may be used to restore 1:100-year storage volume. Details are to be provided at the DSSP stage, and are subject to approval by Water Resources.

21. 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 2M2016. The off-site levy is based on a 2025 development approval date and was based on the following:

Phase	Description	Unit(s)
Existing	Single: 1/New	Grade: 6

Based on the information above, the preliminary estimate is \$24,298.00.

Should payment be made prior to release of the development permit, an Off-Site Levy Agreement will not be required.

- Include the completed Payment Submission Form, which was emailed to the applicant.
- Only certified cheques or bank drafts made payable to the City of Calgary are acceptable.

To obtain an off-site levy agreement or for further information, contact the Development Commitments, Infrastructure Strategist (DANIELA PAUL-GUTIERREZ at 587-215-6525 or daniela.paul-gutierrez@calgary.ca) or offsitelevy@calgary.ca.

Mobility Engineering

22. 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 on 21 ST NW,
- b. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.

23. Remit payment (certified cheque, bank draft) for the proposed street light upgrades adjacent to the subject site 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

24. The Permanent Conditions will be finalized at the time of Development Authority decision.
25. All rules of Land Use Bylaw 1P2007 apply, subject to any relaxations approved by the Development Authority in this development permit.
26. 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.
27. 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.
28. 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.
29. When the main floor is constructed, submit the surveyed geodetic elevation to Geodetic.Review@Calgary.ca
30. 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 at Jackie Swartz 403-620-3216 for an inspection.
31. No stockpiling or dumping of construction materials is permitted on the adjacent boulevard.
32. 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.
33. 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.

Track your application on-line with VISTA. Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

Page 12 of 19

34. 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.
35. In order to ensure the integrity of existing public trees and roots, there shall be a minimum 4.0 metre separation, ideally the full length of the canopy, between the trunk and any new/proposed structures, (i.e. driveways and walkways).
36. 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

37. 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).
38. The developer / project manager, and their site designates, shall ensure a timely and complete implementation, inspection and maintenance of all practices specified in erosion and sediment control report and/or drawing(s) which comply with Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control. Any amendments to the ESC documents must comply with the requirements outlined in Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control.

For other projects where an erosion and sediment control report and/or drawings have not been required at the Prior to Release stage, the developer, or their designates, shall, as a minimum, develop an erosion and sediment control drawing and implement good housekeeping practices to protect onsite and offsite storm drains, and to prevent or mitigate the offsite transport of sediment by the forces of water, wind and construction traffic (mud-tracking) in accordance with the current edition of The City of Calgary Guidelines for Erosion and Sediment Control. Some examples of good housekeeping include stabilization of stockpiles, stabilized and designated construction entrances and exits, lot logs and perimeter controls, suitable storm inlet protection and dust control.

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).

39. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Coordinator, Utility Specialist.
40. 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.
41. 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. To obtain a final estimate contact the Calgary Approvals Coordination, Infrastructure Strategist (DANIELA PAUL-GUTIERREZ at 587-215-6525 or daniela.paul-gutierrez@calgary.ca) or offsitelevy@calgary.ca.

Include the completed Payment Submission Form, which was emailed to the applicant.

Only certified cheques or bank drafts made payable to the City of Calgary are acceptable.
42. Pursuant to Bylaw 1H2024, off-site levies are applicable.

Mobility Engineering

43. 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.
44. Any encroachment(s) located within the City road right-of-way shall be removed at the owners expense within 30 days of the City of Calgary giving notice.
45. 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
46. The approved driveway(s) required for this development must be constructed to the ramp grades as shown on the approved Development Permit plans. Negative sloping of the driveway within the City boulevard is not acceptable. If actual grades do not match the approved grades, the developer/owner shall be responsible for all costs to remove and reconstruct the entire driveway ramp in accordance with approved grades.

Track your application on-line with VISTA. Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

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

47. 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.
48. 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.
49. 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.
50. This development permit has not been reviewed for potential issues with the National Building Code - current Alberta Edition. You may require a Building Permit in addition to this development permit in which case compliance with the Code will be assessed through a Building Permit application. Should a Building Permit review require changes to the approved development permit, the changes must be to the satisfaction of the Development Authority and are potentially subject to a new development permit.
51. 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.
52. 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.
53. If clearance pruning of public trees is required, Urban Forestry must be notified (minimum two business days notice) and an indemnified contractor must be used at the applicants expense. Please contact Urban Forestry at 311 for more information.

Track your application on-line with VISTA. Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

Page 15 of 19

54. 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, Water Resources.
55. 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.
56. 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 **\$565.00**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.
57. 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

58. 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.

Track your application on-line with VISTA. Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

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.

59. A new water connection is required to service the development and is available from 21 ST NW.
60. 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.
61. Maintain a 3.0m separation between Enmax facilities (power poles, light standards, transformer pads, catch basins, etc.) with the proposed water service.
62. Review with Fire Prevention Bureau at 403-268-5378 for on-site hydrant coverage and Siamese connection location(s). A site servicing (hydrant location plan) stamped by the Fire Prevention Bureau is to be submitted at the Development Site Servicing Plan stage. Principal entrance(s) are to be labeled on the plan.
63. Redundant services are to be disconnected at the source and new service installed at the owners expense.
64. Each unit must be individually metered.
65. 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.
66. The applicant must apply for water and sewer connections as per City Standards.
67. A new sanitary connection is required to service the development and is available from 21 ST NW.
68. Storm sewers are unavailable for connection.
69. Best Management Practices (BMPs) are activities or practices that are designed to reduce runoff volume and prevent or reduce the release of pollutants to receiving waters. Operation and maintenance manual and sample maintenance log shall be provided to the owner in case there are any BMPs located within the property as per the current Stormwater Management & Design Manual Section 4.13. Appropriate Source Control Practice checklists must be completed and submitted to Development Approvals

Track your application on-line with VISTA. Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

Page 17 of 19

(<http://www.calgary.ca/UEP/Water/Pages/Specifications/Submission-for-approval-/Development-Approvals-Submissions.aspx>). For more information contact Development Planning at 403-268-6449.

70. The allowable stormwater run-off coefficient shall be 50 L/s/ha.
71. Surface ponding (trapped lows) should be designed to contain all the flow generated from the 100-year storm events.
72. 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.
73. Each building shall be separately serviced from an on-site sanitary main except for ancillary buildings that are required and form an integral part of the development.
74. Storm Redevelopment Fees (\$84 / m frontage) will be required at the service connection stage.
75. 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.
76. The gravel blanket below footing and basement slab will not be considered a substitute for weeping tile around the building footing.
77. 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).
78. Stormwater emergency escape routes must be to a public roadway.
79. 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>

OR

Track your application on-line with VISTA. Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

Contact the Waste & Recycling Services Specialist/Development Engineering Generalist at 403-268-8445 for further site specific details.

80. Waste storage enclosures and collection areas shall be maintained and clear of snow and ice.
81. 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.



Thursday, March 20, 2025

WRITTEN RESPONSE TO DETAILED REVIEW

DP2025-00411 / 1525 21 STREET NW

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. The proposed development is not aligned with the policies of the Hounsfield Heights/ Briar Hill Area Redevelopment Plan (1989). As a result, there are two directions the applicant may proceed:

- i. Pursue an amendment to the existing Hounsfield Heights/ Briar Hill Area Redevelopment Plan. (See Policy 2.1.3.2 of the ARP).
- ii. Consider putting this development permit on hold for a possible better alignment with the upcoming new Riley Communities Local Area Plan.

[According to the new LAP approved on March 4th the development is in alignment with the new Riley Communities Local Area Plan.](#)

2. Complete and submit a copy of the Community Outreach Assessment Tool to determine the approach and tactics for applicant-led public outreach. The City of Calgary recommends outreach to reduce potential conflict and surprises in order to save time and mitigate unanticipated costs.

It is recommended the applicant reach out to the Hounsfield Heights/ Briar Hill Community Association, the Ward 7 Councillor's Office, nearby residents, and other interested groups to discuss the future planning application for this parcel.

Please review the City of Calgary Good Neighbour Agreement Policy and Outline, and also refer to the Outreach Toolkit to identify the more suitable engagement tactics that could be implemented.

More information is available at the Applicant Outreach Toolkit website.

[The Community Outreach Assessment Tool and summary are attached to the resubmission.](#)

3. 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 DTR document. Ensure that all plans affected by the revisions are amended accordingly. To arrange the digital submission, please contact the File Manager directly.

The 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.

[The plans have been amended to incorporate the required revisions outlined in the Development Review \(DR\) document, and a written response has been provided to address the Prior to Decision conditions. All affected plans have been updated accordingly. The digital submission, including the amended plans in PDF format and the response letter, has been prepared as required. Please refer to the revised drawing set for details.](#)

4. Amend the plans to indicate capacity and/or confirm location of electric vehicle charging equipment. Provide Note: "A minimum of 40 amps, 240-volt circuit and wiring to be provided to this location for an electrical vehicle charger."

[Current power system limitations require a significant upgrade to support the load of EV stalls. Incorporating EVSE installations and EV-capable stalls would significantly increase the cost of the proposed development. Given that the primary goal of this project is to address housing needs in alignment with the City's objectives while maintaining affordability, these additional infrastructure requirements are not feasible within the current budget. The focus remains on delivering much-needed housing options while ensuring compliance with all other applicable zoning and bylaw requirements.](#)

5. Amend the plans to provide details/confirmation that dwelling unit(s) 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."

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.

Plans have been amended to confirm that the units will be "solar ready" and able to accommodate solar photovoltaic (PV) panels. A note has been added specifying the required conduit installation as per Section 12 of the Canadian Electrical Code Part 1. Refer to A1.0a, A1.1, and A1.2 for details.

6. Amend plans with addition of streetscape elevations, indicating two - three adjacent houses on either side of the subject parcel.

Streetscape elevation has been added demonstrating neighbouring properties. Refer to AS.1

7. Amend the plans to replace narrow strips and small rectangular patches of grass with xeriscaping, native perennial grasses, or other drought-resilient low-water landscaping options. Xeriscape areas should be designed by a registered Landscape Architect.

A note has been added to the plan specifying sodded areas to be planted with a drought tolerant species such as creeping red fescue, or equivalent. Refer to AS.1

8. Consider amending the plans to raise the basement windows partially or entirely above grade to improve the amount of natural light entering the secondary suites, thus improving the livability of those units.

The basement windows have been raised by 6", allowing for increased natural light and improved livability of the secondary suites. This adjustment enhances interior brightness while maintaining compliance with building code requirements. Refer to A3.0 & A3.2.

9. Private trees and shrubs planted too close to the property line create issues of co-owned landscaping with The City. This causes problems with delineation of who is responsible for tree and shrub maintenance. Amend the plans to move each private tree and shrub back from the property line by 0.7m.

Landscaping plan has been revised to have minimum of 0.7m landscaping setback from the property line as requested. Refer to AS.1

10. Proposed walkway on NE corner of development is approximately 2m from the public tree (ID# T-32093012), which will likely damage the structural tree roots requiring its removal. Given the proximity of foundation excavation, this tree would likely not survive the construction. We would support the removal of this public tree. The applicant would still need to obtain tree removal approval, provide compensation to Urban Forestry, and pay for the removal costs.

Amend the plans as the applicant needs if public tree removal is desired.

We would like to retain the public tree (ID# T-32093012). We suggest reducing the width of this

walkway to 1.2m. Given that the proximity of the proposed walkway to the tree is 2.86m, and a shallow excavation required to install a walkway appropriate measures will be taken during construction to ensure that the structural tree roots are not damaged. Protective strategies will be implemented in coordination with Urban Forestry to preserve the health and stability of the tree.

11. Plans do not indicate services (water, gas, electric and sanitary services). If excavation for the services cause the public tree to become unviable for safe retention, as determined by an urban forestry technician, the tree will need to be removed.

We request water and sanitary services in a shared trench down the centre of the parcel below the proposed central walkway. This will maintain space for Urban Forestry to replant public trees in the public boulevard.

Plans do not indicate if storm water catchment tanks will be required or where they will be located.

Amend the plans to indicate and label all services with tie-ins.

Plan has been amended to note has been to indicate the services. Refer to AS.1

12. Match the south walkway with the design of north walkway. Proposed design of southern most walkway is excessive access to the parcel and limits available future planting space in The City boulevard. Maintain design of north walkway regardless of tree retention or removal.

Amend the plans to redesign the southeast walkway, and remove the double walkway extending through The City boulevard. See image below:



Proposed concrete walkway on city's right of way has been revised. Refer to AS.1

Utility Engineering

13. The available fire flow available in the adjacent City watermain is 5,000 LPM with 15m residual pressure under normal operating conditions. Submit a fire flow letter, prepared by a qualified professional engineer under seal and permit to practice stamp to the satisfaction of Development Approvals Team Leader, Water Resources. The fire flow letter shall identify the type of the development, address of the development, DP application and the fire flow required for the developing property based on the fire underwriter's survey calculations. If the City watermain does not have the flows available to meet the fire flow requirements of the developing property the City main must be upgraded at the cost of the developer. Letters can be submitted via email to: [WA- ResourcesDevelopmentApprovals@calgary.ca](mailto:WA-ResourcesDevelopmentApprovals@calgary.ca)

The City public water network can provide 5,000 LPM (single hydrant flow) fire flow with 15 m residual pressure under normal operating conditions. The internal system needs to be designed accordingly in order to ensure adequate water supply and fire protection. If the Required Fire Flow (RFF) (based on FUS guideline) is more than 5,000 LPM (single hydrant flow) please contact The City of Calgary for further discussion.

If a fire sprinkler/standpipe system is to be installed, please provide the design flow/pressure requirement in the required Fire Flow Letter, so it can be evaluated if the existing public system can support the fire sprinkler/standpipe system design.

[The Fire Flow letter is attached to this resubmission.](#)

Mobility Engineering

14. Amend the site plans to remove the encroachments (exterior stairs) located within the City road right-of-way area, the applicant is required to adjust the PL elevations to ensure the safe and acceptable pedestrian travel route to access 21 ST NW and ensure the adjacent boulevards are graded at 2% up from the top of curb to the existing property line.

[Plan has been revised and exterior stairs on city boulevard were removed. As per the discussion with file manager and mobility engineering representative, we have retained an existing slope on the boulevard, given that retaining walls are not allowed in the city boulevard. Refer to AS.1](#)

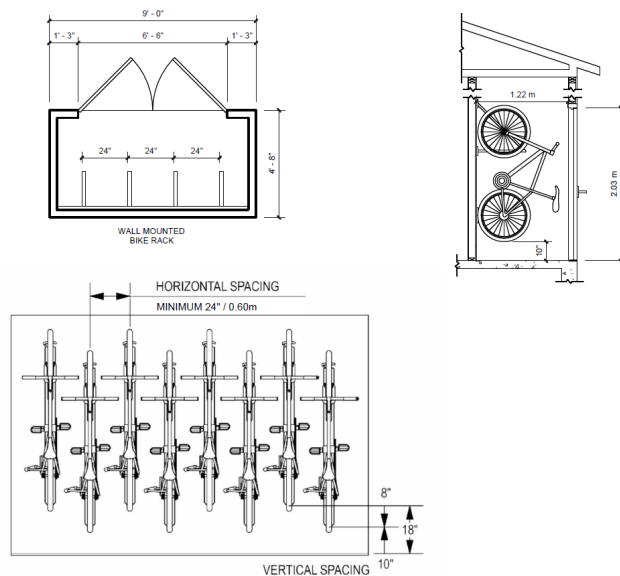
15. Amend the site plans to provide 50% of the Class 1 bike racks to be floor mounted and include design details for the floor mounted bike racks. Mobility recommends U-racks for Class 1 stalls as this provides the safest and most accessible design for all ages, abilities and varying bicycle types. Dimensions include:
- 0.6 metres min clearance from U-racks for bicycles,
 - 1.2 metres pedestrian carriageway,
 - 1.0 metres length-wise clearance to obstructions,
 - 0.8 metres between adjacent parallel U-racks.

[Class 1 bicycle stall has been revised to match the previously approved development permit applications in recent months. Screenshot of previously approved class 1 bicycle stall that comply with the City's policies is attached below. The following DPs have been approved in the past few](#)

months:

- DP2024-06601 (1336 17 AV NW)
- DP2024-06242 (435 53 AV SW)
- DP2024-04626 (2139 54 AV SW)
- DP2024-06243 (536 17 AV NW)
- DP2024-04808 (4115 26 AV SW)
- DP2024-05704 (1804 18 AV NW)
- DP2024-04526 (2712 45 ST SW)

The comment related to Class 1 bicycle stalls has been received consistently. To maintain a uniform approach and meet the City's requirements, the revised plan incorporate the same design solutions used in the previously approved applications. Please refer AS.1 in the drawing set demonstrating compliance with these standards.



16. Amend the site plans to confirm the mobility storage lockers provided as defined by Land Use Bylaw 1P2007, PART 1, DIVISION 2, Section (90.3).

"Mobility storage locker" means a secure building, or portion of a building, that:

- (a) has a door with a minimum width of 0.9 metres that has direct access to grade;

Plan has been revised to reflect minimum width of 0.9m. Refer to G1.0

- (b) has a minimum length of 2.8 metres;

Dimension string has been added to reflect 2.8m length. Refer to G1.0

- (c) has a minimum width of 1.2 metres; and

Dimension string has been added to reflect 1.2m length. Refer to G1.0

- (d) has a minimum height of 1.8 metres.

Dimension string has been added to showcase minimum height of 1.8 metres. Refer to G1.0

Note: the above dimension is refer to wall-to-wall interior size.

17. Amend the site plans to provide the out swing entrance doors, avoiding the encroachment into the parking envelope.
Plan has been amended to provide an out-swing garage entrance door, ensuring that it does not encroach into the parking envelope. Refer to G1.0

We trust that you will find the enclosed documents in good order. Please contact me (Permits@phaseonedesign.ca) with any questions or concerns. The office number I can be reached at is (403) 457-3645.

Thank you in advance for your time.



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:	February 05 2025
Date Received:	January 23 2025
BLC BY:	Kerim Aktug
Review Required:	<input type="text" value="COMPLETE"/>

D.P. #

2025-00411

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

Heritage Guidelines Area

Not Located within Heritage Guideline Area

If Applicable Disregard Contextual Rules

Public Realm Setbacks					
Rd / St / Av	n/a	Required	n/a	Provided	n/a
Rd / St / Av	n/a	Required	n/a	Provided	n/a
Rd / St / Av	n/a	Required	n/a	Provided	n/a

Main Floor Elevation(s):		Roof Peak Elevation(s):	
Townhouse		Townhouse	
Semi D.		Semi D.	

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

Notes:

ISC: Protected

For Internal Distribution Only

SDAB2025-0056

Communities

0.5 Parking Rate

Other Areas of the City

Within 600.0m of Existing LRT or BRT Bus Stop

A

- Acadia
- Albert Park / Ridsson Heights
- Altadore

B

- Banff Trail
- Bankview
- Bayview
- Bel-aire
- Beltline
- Bonavista Downs
- Bowness
- Braeside
- Brentwood
- Bridgeland / Riverside
- Britannia

C

- Cambrian Heights
- Canyon Meadows
- Capitol Hill
- Charleswood
- Chinatown

D

- Dalhousie
- Downtown Commercial Core
- Downtown Commercial Core
- Downtown East Village
- Downtown West End

E

- Eagle Ridge
- Eau Claire
- Elbow Park
- Elboya
- Erlton

F

- Fairview
- Forest Heights
- Forest Lawn

G

- Garrison Green
- Garrison Woods
- Glamorgan
- Glenbrook
- Glendale

- Hillhurst
- Hounsfield Heights / Briar Hill
- Huntington Hills

I

- Inglewood

K

- Kelvin Grove
- Killarney / Glengarry
- Kingsland

L

- Lake Bonavista
- Lakeview
- Lincoln Park
- Lower Mount Royal

M

- Manchester
- Maple Ridge
- Marlborough
- Mayfair
- Mayland Heights
- Meadowlark Park

N

- North Glenmore Park
- North Haven
- North Haven Upper

O

- Oakridge
- Ogden

P

- Palliser
- Parkdale
- Parkhill
- Point McKay
- Pump Hill

Q

- Queens Park Village

R

- Ramsay
- Renfrew
- Richmond
- Rideau Park
- Rosedale
- Rosemont

- ☐ Chinook Park
- ☐ Cliff Bungalow
- ☐ Collingwood
- ☐ Crescent Heights
- ☐ Currie Barracks

- ☐ Greenview
- H**
- ☐ Haysboro
- ☐ Highland Park
- ☐ Highwood

- ☐ Mission
- ☐ Montgomery
- ☐ Mount Pleasant

- ☐ Rosscarrock
- ☐ Roxboro
- ☐ Rutland Park

S

- ☐ Scarborough
- ☐ Shaganappi
- ☐ South Calgary
- ☐ Southview
- ☐ Southwood
- ☐ Spruce Cliff
- ☐ St. Andrews Heights
- ☐ Sunalta
- ☐ Sunalta West
- ☐ Sunnyside

T

- ☐ Thorncliffe
- ☐ Tuxedo Park

U

- ☐ University District
- ☐ University Heights
- ☐ Upper Mount Royal

V

- ☐ Varsity
- ☐ Vista Heights

W

- ☐ West Hillhurst
- ☐ Westgate
- ☐ Wildwood
- ☐ Willow Park
- ☐ Windsor Park
- ☐ Winston Heights / Mountview

Part 4 A to Z Use and Use Rules			D.P. # 2025-00411			
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
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 8

Residential - Grade-Oriented Infill (R-CG) District						D.P. #	2025-00411				
Rule	Requirements					Evaluation					
					Notes	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						n/a				
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.										
336 Projections Into Front Setback Area	(1) Unless otherwise referenced in subsection (6), bay windows and eaves may project a max. of 0.6m into the front setback area.										
	(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								
			(b) the area of a landing does not exceed 2.5m²								
	(5) In a Developed Area, a porch may project a maximum of 1.8m into a front setback area where:										
			(a) it forms an entry to the main floor of a Dwelling Unit of a main residential building;								
			(b) the setback of the porch from the front property line is not less than the minimum setback in the district;								
			(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								
			(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.								
	(6) Eaves may project an additional 0.6m from a porch into the front setback area, as described in subsection (5).										
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 <i>(Does not apply to decks , eaves, porches, ramps, and stairs)</i>					PROVIDE LENGTH AND % VALUES					
	1st st			X 40% =							
	2nd st			X 40% =							
	(2) The max. length of an individual projection into any setback area is 3.1m										
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					North	2.15	0.95			
						South	1.50	0.30			
	(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								
			(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.								
	(3) There is no requirement for a building setback from a property line upon which a party wall is located.										
	(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.								
	(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.										
	(6) For a corner parcel, the minimum building setback from a side property line shared with a street is 0.6m										
	(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			(a) where the width of the easement, in combination with the reduced building setback, must be at least 3.0 metres;							

Page 9	development and the owner of the adjacent parcel registers, against both titles, a private access easement:		(b) that provides unrestricted vehicle access to the rear of the parcel.							
	(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									
	(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.							n/a		
	(1.2) Portions of a building less than 2.4m above grade may project a maximum of 0.6m,							n/a		
	(a) for a Semi-detached Dwelling, only where the side setback area is on the streets side of a corner parcel; and						C	N/C	N/A	N/I
	(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.							n/a		
	(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.							n/a			
(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 <i>(Does not apply to decks , eaves, porches, ramps, and stairs)</i>				PROVIDE LENGTH AND % VALUES		%	Length	%	Length
	1st st			X 40% =			n/a			
	2nd st			X 40% =						
	__st			X 40% =						
	__st			X 40% =						
	(2) The max. length of an individual projection into any setback area is 3.1m <i>(Includes Window Wells)</i>							n/a		
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		
	(2) On a laned or corner parcel, the minimum building setback from a rear property line is 1.2m					West		8.79	7.59	
	(2) Awnings, balconies, bay windows, canopies, chimneys, decks, eaves, fireplaces, fire escapes, landings, porches, and ramps other than wheelchair ramps may project a max									

338 Projections Into Rear Setback Area	(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								
				(c) has no part that is located closer than 0.60m to the rear property line; and										
				(d) has no eave closer than 0.6m to a side property line.										
				(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									
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 <i>(Does not apply to decks, eaves, porches, ramps, and stairs)</i>				PROVIDE LENGTH AND % VALUES									
	1st st			X 40% =										
	2nd st			X 40% =										
	(2) The max. length of an individual projection into any setback area is 3.1 m.													
339 Decks	(2) The height of a deck in the Developed Area must not exceed:		(a) 1.5 m 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 1.85m 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 (%)						
							n/a							
							Area (m ²)							
	Area of Storey Below Balcony (m ²)						n/a							
	(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				
	(2) A balcony attached to a Contextual Single Detached Dwelling, Contextual Semi-detached Dwelling, or Rowhouse Building that is a permitted		(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		

	use:		(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	n/a										
		(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										
541 Building Height	(1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum building height is 11.0m measured from grade.				8.60	-2.40									
					8.25	-2.75									
					8.52	-2.48									
					8.38	-2.62									
	(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 Above Avrge Grade						
	Prim. Bldg Crnr 3		Prim. Bldg Crnr 4						Geo 8.6m Above Avrge Grade						
					Percentage (%)										
					n/a										
					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.														
	Height Required Beyond 24.46 m and Rear Property Line			North	8.25	-0.35									
19.24 20.47 39.60			South	8.60	0.00										
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										
531 Parcel Width	The minimum parcel width is 7.5m for a parcel containing a Duplex Dwelling				n/a										
532 Façade Width	The minimum width of a street facing façade of a unit is 4.2m				n/a										
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 (%)										
					n/a										
					Building Depth (m)										
	65% x 39.60 Parcel Depth = 25.70 Max Bldg Depth				n/a										
	(2) On a laned parcel, there is no 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).	(a) there is more than one main residential building on the parcel;			2		1								
		(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										
		<table><tr><td>39.60</td><td>Parcel Depth (m)</td></tr><tr><td>23.76</td><td>40% / 60.0% Parcel Depth (m)</td></tr><tr><td>6</td><td>Total Number of Units</td></tr><tr><td>3</td><td>Required Number of Units in Front 60.0%</td></tr></table>			39.60	Parcel Depth (m)	23.76	40% / 60.0% Parcel Depth (m)	6	Total Number of Units	3	Required Number of Units in Front 60.0%	4		1
		39.60	Parcel Depth (m)												
	23.76	40% / 60.0% Parcel Depth (m)													
	6	Total Number of Units													
3	Required Number of Units in Front 60.0%														
(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				6.52		0.02									
(3) For a main residential building that is located on a corner parcel there is no maximum building depth where	(a) 50.0 per cent parcel depth; or			Side Setback Dimension (m)											
	Parcel Depth														
	(b) the building depth of the main residential building on the adjoining parcel;			n/a											

Page 1

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:

C.A.B. Building Depth

whichever is closer to the rear property line.

3.0m Building Side Setback Required beyond

0.00m and the rear property line

Subsection (b) Applies

529 Density

For parcels designated R-CG use this calculation:

The maximum density for parcels designated R-CG District is 75 units per hectare.

Units

6

0

75

905.18

(m2)

6.00

0.0905180

(ha)

=

Units

U.P.H

U.P.H

66.29

-8.71

For multi-residential parcels reverting to low density uses in section 573, use the density maximum for that multi-residential district:

Enter UPH of MDR district below:

The max density for parcels designated multi-residential is the density requirement of that district.

Units

n/a

(m2)

Enter m² Above

(ha)

=

Units

U.P.H

U.P.H

n/a

365 Exempt Addition

In order for the exemption in section 25(2)(a) to apply to an exterior alteration or addition to an existing Duplex Dwelling, Semi-detached Dwelling or Single Detached Dwelling:
(b) the addition may be a maximum of:

(i) 40.0m² in floor area for any portion at a height less than or equal to:

(A) 7.5m measured from grade where the existing building has a walkout basement; or
(B) 6.0m measured from grade where the existing building does not have a walkout basement; and

n/a

(ii) 10.0m² in floor area for any portion not exceeding the highest point of the existing roof;

n/a

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

(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

6

905.18

60.0%

Number of Units

minus

Required Stalls

60.00

=

543.11

Max. Coverage

53.73%

-6.27%

Parcel Coverage Totals

House

Proj. > 1.0m

Garage(s)

Other

Total

m²

m²

SDAB2025-0056

	Semi-Detached		122.13		115.69		237.82	237.82	-305.29			
	Townhouse		248.54				248.54	248.54	-294.57			
	Total		370.67	0.00	115.69	0.00	486.36	486.36	-56.75			
Accessory Building	If applicable please refer to Accessory Residential Building Form							See Attached	N/A	N/I		
542 Landscaping Requirements Applies with 3 or more units	(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 (%)				
	<div>377.16</div> Landscaped Area (m²)							33.28%		3.28%		
								Area (m²)				
								125.52		12.37		
	(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 H2O 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 Applies with 3 or more units	(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)				
<div>6</div> # Provided						60.00		0.00				
(b) a coniferous tree has a minimum height of 2.0m						Height (m)						
		<div>3</div> # Provided		2.00		0.00						
(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)						
		<div></div> # Provided										
						Height (m)						
		(b) a coniferous tree has a minimum height of 4.0m		<div></div> # Provided								
(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)						
		<div></div> # Provided										
(2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0m² of parcel area.						# of Trees						
		<div>9</div>		Required Trees		<div>905.18</div>		9		0		
		<div>25</div>		Required Shrubs		Parcel Area (m²)		27		2		
(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		
	(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					C	N/C	N/A	N/I		

Page 14	3.0m in width.			C	N/C	N/A	N/I
341 Driveways	(3) A driveway connecting a lane to a private garage must be a min of 0.60m in length along the intended direction of travel for vehicles, measured from the property line shared with the lane to the door of a private garage.			1.20		0.60	
	(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			
		(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.		Percentage (%)			
				n/a			
			Homes w/ Exst. Driveway				
			n/a				
			Existing Driveway No Changes				
Number of Parcels along Block Face							
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
				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
				C	N/C	N/A	N/I
				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
				C	N/C	N/A	N/I
				C	N/C	N/A	N/I
540.1 Fences	<i>Note: Only apply fence rules to proposed fences</i> The height of a fence above grade at any point along a fence line must not exceed 1.2m for any portion of a fence extending between the foremost front façade of the immediately adjacent main residential building and the front property line.			C	N/C	N/A	N/I
			C	N/C	N/A	N/I	
			C	N/C	N/A	N/I	
343 Fences	The height of a fence above grade at any point along a fence line must not exceed:	(b) 2.0m in all other cases, and		C	N/C	N/A	N/I
		(c) 2.5m at the highest point of a gate that is not more than 2.5m 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
	<i>*Note: Applies when there are 3 or more Units</i>						
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.		<i>*See Communities Tab to Adjust Parking Rate</i> Parking Rate: 0.50 Stall per Unit & Suite				
	(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.						
	12	Number of Units	6	0			
		Stalls Within a Private Garage			6		
	Stalls provided on Parking Pad	0					
546.1 Mobility Storage	(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
	The minimum number of mobility storage lockers is calculated based on the sum of all units and suites at a rate of 0.5 lockers per unit or suite where a unit or suite is not provided a motor vehicle parking stall located in a private garage.			3		0	
	6	Number of Units					
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 or mobility storage locker.			6		3	
	3	Number of Units					

13(90.3) Mobility Storage Locker	(a) has a door with a minimum width of 0.9m that has direct access to grade;		0.98		0.08	
	(b) has a minimum length of 2.8m;		2.93		0.13	
	(c) has a minimum width of 1.2m;		1.22		0.02	
	(d) has a minimum height of 1.8m	Min.	2.52		0.72	
122 Standards for Motor Vehicle Parking Stalls	(3) The minimum depth of a motor vehicle parking stall is 5.9m where it is required for: (a) a Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling or Single Detached Dwelling		C	N/C	N/A	N/I
	(4) The minimum width of a motor vehicle parking stall required for a Dwelling Unit is: (a) 3.0m where both sides of a stall about 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
	(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 16

Residential - Grade-Oriented Infill (R-CG) District										D.P. #		2025-00411					
Rule	Requirements								Evaluation								
							Notes		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						East to Build-out		3.00		0.00						
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.								n/a								
	(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 (b) the area of a landing does not exceed 2.5m²				C	N/C	N/A	N/I							
	(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; (b) the setback of the porch from the front property line is not less than the minimum setback in the district; (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 (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								
	(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 <i>(Does not apply to decks , eaves, porches, ramps, and stairs)</i>						PROVIDE LENGTH AND % VALUES		%	Length	%	Length					
													1st st			X 40% =	
													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):		22.85				n/a										
	Not Applicable																
(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						North		1.72		0.52						
							South		1.72		0.52						
	(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 (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.														
	(3) There is no requirement for a building setback from a property line upon which a party wall is located.																
	(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.														
	(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.																

Setback from Side Property Line									n/a			
	(6) For a corner parcel, the minimum building setback from a side property line shared with a street is 0.6m											
	(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;									
			(b) that provides unrestricted vehicle access to the rear of the parcel.									
(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												
(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.								n/a			
	(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.								n/a			
	(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.								n/a			
	(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 <i>(Does not apply to decks , eaves, porches, ramps, and stairs)</i>				PROVIDE LENGTH AND % VALUES				%	Length	%
1st st				X 40% =						n/a		
2nd st				X 40% =								
___st				X 40% =								
___st				X 40% =								
(2) The max. length of an individual projection into any setback area is 3.1m <i>(Includes Window Wells)</i>								n/a				
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 11	(2) On a laned or corner parcel, the minimum building setback from a rear property line is 1.2m							n/a			
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.										
	(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;									
		(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				
		(c) has no part that is located closer than 0.60m to the rear property line; and					Unit 4				
	(d) has no eave closer than 0.6m to a side property line.										
(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					
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 <i>(Does not apply to decks , eaves, porches, ramps, and stairs)</i>					PROVIDE LENGTH AND % VALUES					
	1st st			X 40% =							
	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 (%)			
							n/a				
							Area (m ²)				
	Area of Storey Below Balcony (m ²)						n/a				
	(2) A balcony attached to a Contextual Single Dwelling, Rowhouse Building or Townhouse within 1.2m of a party wall must have a privacy wall that:	(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	
		(2) A balcony attached to a Contextual Single Dwelling, Rowhouse Building or Townhouse within 1.2m of a party wall must have a privacy wall that:			(i) it does not form part of the side façade unless the side façade is on the street				C	N/C	N/A

	Contextual Single Detached Dwelling, Contextual Semi-detached Dwelling, or Rowhouse Building that is a permitted use:	(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 (iii) the privacy wall is a minimum of 2.0m in height and a maximum of 3.0m in height; and			C	N/C	N/A	N/I
				Minimum	n/a				
				Maximum	n/a				
		(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.				10.07	-0.93			
					10.55	-0.45			
					10.51	-0.49			
					10.15	-0.85			
	(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 (ii) 7.0m from grade; measured at the shared property line; and		C	N/C	N/A	N/I	
		(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								
	<div><div>Prim Bldg Crnr 1</div><div>Prim Bldg Crnr 2</div><div>Prim Bldg Crnr 3</div><div>Prim Bldg Crnr 4</div></div>	<div><div>Geo 9.5m Abve Avrge Grade</div><div>Geo 8.6m Abve Avrge Grade</div></div>							
	X 75% =				Percentage	n/a			
	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.				n/a				
	Height Required Beyond m and Rear Property Line								
	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				
532 Façade Width	The minimum width of a street facing façade of a unit is 4.2m				9.71	5.51			
	(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 (%)	n/a			
	65% x Parcel Depth = 0.00 Max Bldg Depth				Building Depth (m)	n/a			
	(a) there is more than one main residential building on the parcel;				2	1			
	(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				
	(2) On a laned parcel, there is no	39.60 Parcel Depth (m)	23.76 40% / 60.0% Parcel Depth (m)						

BuildPage 2	If applicable please refer to Accessory Residential Building Form		See Attached		N/A	N/I			
542 Landscaping Requirements Applies with 3 or more units	(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 (%)				
					33.28%		3.28%		
					Area (m²)				
					125.52		12.37		
	(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 H2O 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 Applies with 3 or more units	(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)			
						60.00		0.00	
		6 # Provided							
		(b) a coniferous tree has a minimum height of 2.0m				Height (m)			
					2.00		0.00		
	3 # Provided								
	(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							
		(b) a coniferous tree has a minimum height of 4.0m				Height (m)			
	# Provided								
	(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								
	(2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0m² of parcel area.				# of Trees				
					9		0		
			9	Required Trees	905.18	# of Shrubs			
			25	Required Shrubs	Parcel Area (m²)	27		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:		(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 22	(c) 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						
	(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 (%)							
	(6) In the developed area a driveway accessing a street must not be constructed, altered or replaced except where:			n/a							
				Homes w/ Exst. Driveway							
				n/a							
			Existing Driveway No Changes								
		Number of Parcels along Block Face									
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.			<i>*See Communities Tab to Adjust Parking Rate</i>							
	(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							
546.1 Mobility Storage	(2) Notwithstanding subsection (1), there is no requirement for mobility storage lockers for parcels with two or less Dwelling Units.			Applies			N/A		N/I		
	The minimum number of mobility storage lockers is calculated based on the sum of all units and suites at a rate of 0.5 lockers per unit or suite where a unit or suite is not provided a motor vehicle parking stall located in a private garage.			3			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 or mobility storage locker.			6			3				
13(90.3) Mobility Storage Locker	(a) has a door with a minimum width of 0.9m that has direct access to grade;						0.98		0.08		
	(b) has a minimum length of 2.8m;						2.93		0.13		
	(c) has a minimum width of 1.2m;						1.22		0.02		
(d) has a minimum height of 1.8m			Min.			2.52		0.72			
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		
540.1 Fences											
Note: Only apply fence rules to proposed fences							C	N/C	N/A	N/I	
343 Fences							C	N/C	N/A	N/I	
Note: Only apply fence rules to proposed fences							C	N/C	N/A	N/I	
348 Visibility Setback							C	N/C	N/A	N/I	

Page 28 546.3 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 specified, the minimum width and depth of motor vehicle parking stalls are illustrated in Table 2. <i>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.</i>			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; (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

Accessory Residential Building

D.P. # 2025-00411

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				
						2.70		2.10		
		(b) 0.6m from a side or rear property line in all other cases.				1.20		0.60		
						1.50		0.90		
	(2) The min. building setback for an Accessory Residential Building that does not share a side or rear property line with a street may be reduced to 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				C	N/C	N/A	N/I	
		(c) the owner of the adjacent parcel grants a 1.5m private maintenance easement that must:	(i) be registered against the title of the parcel proposed for development and the title of the adjacent parcel; and			C	N/C	N/A	N/I	
			(ii) include a 0.60m eave and footing encroachment easement.			C	N/C	N/A	N/I	
	(3) An Accessory Residential Building must not be located in the actual front setback area.						C	N/C	N/A	N/I
	(4) A private garage on laneless parcel may be located in required 3.0m side setback, except along street side of a corner parcel.						C	N/C	N/A	N/I
	(5) The min. distance between any façade of an Accessory Residential Building 10.0m ² or more and a main residential building or a building containing a Secondary Suite is 1.0m						C	N/C	N/A	N/I
			(a) 4.6m, measured from the finished floor of the building;				4.10		-0.50	
			(b) 3.0m at any eaveline, when measured from the finished floor of the building; and				2.81		-0.19	
	(6) The height of an Accessory Residential Building must not exceed:	(c) one storey,				C	N/C	N/A	N/I	
		(c) one storey, which may include an attic space that:	(i) is accessed by a removable ladder;			C	N/C	N/A	N/I	
			(ii) does not have windows;			C	N/C	N/A	N/I	
(iv) has a max. height of 1.5m from the attic floor to the underside of any rafter.					n/a					
346 Restrictions on Use of Accessory Residential Building	(1) The finished floor of an Accessory Residential Building, other than a private garage, must not exceed 0.6m above grade.					C	N/C	N/A	N/I	
	(2) An Accessory Residential Building must not be used as a Dwelling Unit, unless a Backyard Suite has been approved.					C	N/C	N/A	N/I	
	(3) An Accessory Residential Building must not have a balcony or rooftop deck.					C	N/C	N/A	N/I	
	(4) The area of a parcel covered by all Accessory Residential Buildings located on a parcel:			(i) the building coverage of the main residential buildings; or			C	N/C	N/A	N/I
		(a) must not exceed the less of:								
				(ii) 75.0m ² for each Dwelling Unit located on the parcel; and	Per unit		16.48		-58.52	

Page 33

Secondary Suite - R-CG			D.P. # 2025-00411					
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			

SDAB2025-0056

354 Accessory Suite - Density	(4) 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: DP2025-00411

DATE RECEIVED: January 23 2025

Bylaw Discrepancies		
Regulation	Standard	Provided
No Bylaw Discrepancies Noted		
Permitted Contextual Use Rules		
Regulation	Standard	Provided
<i>N/A as per Section 347.1(5) A Contextual Semi-detached Dwelling must not be located on a parcel that contains more than one main residential building.</i>		

SDAB2025-0056



Re: DP2025-00411 COMPLETENESS REVIEW - 1525 21 ST NW

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) DP2025-00411-35668, at www.calgary.ca/vista.

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

Regards,

REZA BACCHUS
Planner 1
Reza.Bacchus@calgary.ca
(587) 891-3895
www.calgary.ca/PDMap



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

2025-02-18

File No: DP2025-00411

Location: 1525 21 ST NW

ENMAX Power Corporation (EPC) has reviewed the above permit application dated 2025-02-03 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 10-002 Overhead System (Table 7) and 12-002 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 with 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.

****NOTE:** This letter provided by ENMAX Power Corporation is intended for information purposes only and is not in any manner intended to nor shall be construed to derogate from 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 noted above – the applicant is still required to perform their 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 any additional information regarding this Development Permit, please contact the Project Administrator at EPC_Permits@enmax.com. **For new services inquiries, please contact ENMAX GetConnected at GetConnected@enmax.com.**

Sincerely,

Rodel Santiago P.Eng
Distribution Engineering

QR Code for ENMAX Ground
Disturbance Guidelines



SDAB2025-0056

Re: [External] DP 2025-00411

From Bacchus, Reza <Reza.Bacchus@calgary.ca>

Date Fri 2/28/2025 11:12 AM

To Norman Hopkins <[REDACTED]>

Good Morning Norman and Carrie,

Thank you for taking the time to provide us with thoughtful comments relating to this planning application DP2025-00411 at 1525 21 St NW.

Your concerns regarding:

- the proposed development's incompatibility with your initial property investment rationale
- negative impact on existing water and sewage infrastructure due to inappropriate scale/ density of development
- negative impact on the function and character of the alley due to excessive waste and recycle bins, and potential unruly organization of these bins
- the proposed development's incompatibility with the MDP's policies encouraging development that is similar in scale and built form
- the proposed development's contextually inappropriate building massing, scale, setback, and character
- the proposed development's incompatibility with the current Hounsfield Heights/ Briar Hill Area Redevelopment Plan (1989)
- privacy and noise levels as a result of increased density
- the proposed development's incompatibility with the existing character of the neighbourhood
- negative impact on the existing livability of the neighbourhood

are currently being taken into consideration by the City of Calgary Development Application Review Team (DART) as part of the application review process. Please note, the review of this application is still **in progress**.

If this application is approved, a public notice regarding the development approval will be published. Anyone deemed to be affected by the approval will have an opportunity to appeal the decision in front of the Subdivision and Development Appeal Board. Further information regarding the appeal process can be found at <https://www.calgarysdab.ca/home.html>

Best Regards,
Reza

Reza Bacchus

Planner I

Planning and Development Services - Community Planning

C (587) 891-3895

E Reza.Bacchus@calgary.ca

The City of Calgary

800 MacLeod Trail S.

P.O. Box 2100, Station M, Calgary, AB T2P 2M5

From: Norman Hopkins <[REDACTED]>

Sent: Wednesday, February 12, 2025 3:59 PM

SDAB2025-0056

To: Bacchus, Reza <Reza.Bacchus@calgary.ca>

Subject: [External] DP 2025-00411

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

Hello Ms. Bacchus,

I am writing to you regarding DP2025-00411 for a development proposed immediately to the north of our home at 1519 21 St NW. My wife and I strongly oppose this development for many reasons, which I will cite below. We have been home owners in Brier Hill since 1987 and one of the reasons we bought was the R1 zoning at the time. We owned and lived at 1604 22nd Street NW from 1987 to 2001 and moved to 1519 21 St NW in 2001.

This development will substantially disrupt the character of the neighbourhood which is all single family dwellings, with the odd basement suite grandfathered in.

From a marco perspective there will be increased traffic creating parking and safety concerns. Increased density which will affect privacy and potentially safety as there may be 20-30 residents living there. There will be increased demands on water and sewage systems, not designed for this scale of development. Dramatically increased number of blue/green/black bins will present garbage concerns in the alley.

Below is a more detailed list of our concerns.

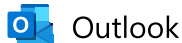
- 1) The development fails to align with MDP mandates regarding sensitive development (Section 2.2.2)
- 2) Section 2.3.2c states that infills must blend with surroundings and avoid stark contrasts. The development is in stark contrast to all of the other homes on this block as they are single story bungalows with anywhere from 5-9.5m of setback from the road. The proposed development covers virtually all of the lot with a 3m setback. That is a stark contrast. The proposed development substantially disrupts the character of the neighbourhood through excessive scale and setbacks.
- 2) Contradicts the Area Redevelopment Plan (ARP) where oversized developments overpower existing infrastructures.
- 3) Violates Infill Guidelines (Section 4.4) with regard to existing scale, depth and mass.
- 4) Privacy and noise level concerns (Section 4.5.1) as there could be 20-30 residents living there.
- 5) Land Use Bylaw noncompliance, section 35(d)> Project disregards neighbourhood character.
- 6) Sets a precedent for future over development which will further disrupt the livability of the neighbourhood.

As I mentioned my wife and I own the home immediately south of the proposed development and we too have a 75X130' lot. We love Brier Hill and would love to be residents for the next decade or so but if this development goes ahead it will likely cause us and likely some of our neighbours to consider moving to less dense areas of the city.

Sincerely

Norman and Carrie Hopkins
1519 21 St NW Calgary T2N 2M3
Ph [REDACTED]

SDAB2025-0056



Re: [External] DP2025-00411

From Bacchus, Reza <Reza.Bacchus@calgary.ca>

Date Thu 4/17/2025 5:09 PM

To Sue Bryan [REDACTED]@calgary.ca>

1 attachment (44 KB)

Screenshot 2025-04-17 170505.png;

Good Afternoon Sue,

This development permit, **DP2025-00411 (1525 21 St NW)**, was approved today and so unfortunately no more comments can be added. This DP can still be searched on dmap.calgary.ca. (see attached screenshot).

Please note, the new Riley Communities Local Area Plan was recently approved and does support this type of development.

Regarding your question about "phase one", this is the Applicant's company name - Phase One. This does not refer to the application's status.

The **advertising period for this DP is between April 24 - May 15**. The development permit public notice is a listing of development applications that have been approved in accordance with The City of Calgary Land Use Bylaw 1P2007. The notices are posted online at calgary.ca/publicnotices.

As mentioned in my previous email, you do have an opportunity to appeal the decision in front of the Subdivision and Development Appeal Board. Further information regarding the appeal process can be found at <https://www.calgarysdab.ca/home.html>

Calgary Subdivision and Development Appeal Board

The Calgary Subdivision and Development Appeal Board (Board) hears appeals of decisions made by the City of Calgary's Subdivision Authority and Development Authority.

www.calgarysdab.ca

I hope this helps and answers your questions.

Best Regards,
Reza

Reza Bacchus

Planner I

Planning and Development Services - Community Planning

[REDACTED]

E Reza.Bacchus@calgary.ca

The City of Calgary

800 MacLeod Trail S.

P.O. Box 2100, Station M, Calgary, AB T2P 2M5

SDAB2025-0056

From: Sue Bryan [REDACTED]@calgary.ca>
Sent: Thursday, April 17, 2025 10:02 AM
To: Bacchus, Reza [REDACTED]@calgary.ca>
Subject: Re: [External] DP2025-00411

This Message Is From an External Sender

This message came from outside your organization.

ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca

Dear Reza,

I was excited to receive the reply email from you on DP2025-00411 at 1525 21 ST. N.W.

I was wondering what the status of this DP is?

I have some neighbours coming back from holidays can they still submit?

How do I find if DP is approved? The website still in phase one. Is there a time limit on phase one.

Thanks very much for your time.

Regards,
 Sue Bryan

On 2025-03-28 3:54 p.m., Bacchus, Reza wrote:

Good Afternoon Sue,

Thank you for taking the time to provide us with thoughtful comments relating to this planning application DP2025-00411 at 1525 21 St NW.

Your concerns regarding:

- the proposed development's incompatibility with the MDP's policies encouraging development that is similar in scale and built form
- the proposed development's contextually inappropriate building massing, scale, setback
- the proposed development's incompatibility with the existing character of the neighbourhood
- the proposed development's lack of green space (soft landscaping)
- the proposed development's inappropriate number of waste and recycle bins
- negative impact on existing water and sewage infrastructure due to inappropriate scale/ density of development
- infringement of neighbours' privacy
- catastrophic loss of neighbourhood's tree canopy

are currently being taken into consideration by the City of Calgary Development Application Review Team (DART) as part of the application review process. Please note, the review of this application is still **in progress**.

SDAB2025-0056

If this application is approved, a public notice regarding the development approval will be published. Anyone deemed to be affected by the approval will have an opportunity to appeal the decision in front of the Subdivision and Development Appeal Board. Further information regarding the appeal process can be found at <https://www.calgarysdab.ca/home.html>

Calgary Subdivision and Development Appeal Board

The Calgary Subdivision and Development Appeal Board (Board) hears appeals of decisions made by the City of Calgary's Subdivision Authority and Development Authority.

www.calgarysdab.ca

Best Regards,
Reza

Reza Bacchus

Planner I

Planning and Development Services - Community Planning

C (587) 891-3895

E Reza.Bacchus@calgary.ca

The City of Calgary

800 MacLeod Trail S.

P.O. Box 2100, Station M, Calgary, AB T2P 2M5

From: Sue Bryan [REDACTED]

Sent: Saturday, March 22, 2025 4:57 PM

To: Bacchus, Reza <Reza.Bacchus@calgary.ca>

Subject: [External] DP2025-00411

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

Dear Reza,

DP2025-00411

15245-21 Street N.W.

I would like to express my concern and oppositions for this development that is mid block on 21street.

As the City of Calgary MDP section 2.32(c), states the proposed development does not complement the established character of the area and creates a dramatic contrast in physical development to what is found in the area. Council would not approve developments that do not fit the land scape of the street.

This proposed development does not fit into the 21 street. 12 units on a single family lot is overwhelming. This proposed development does has a significantly smaller front set-back than the surrounding dwelling. The set back proposed is only 3.01 m from the property line. That 3.01 set

SDAB2025-0056

back is filled with patios for residence. No green space is proposed. Cement is not pours. Where does the run off go?

Please consider the houses in this Briar Hill do not have any weeping tile around our foundation. Who is responsible for leakage and damage in our houses that are close to developments. Is the City going to be responsible? The developers never seem to be held responsible for damage to adjacent homes.

Briar Hill homes are OK when each has grass/trees to absorb the water/runoff.

2. How can a 12 unit development only have 4 sets of waste bins for 12 units. Does this make sense? No it does not.

3. Infrastructure in Briar Hill is not compatible for a 12 unit sewer in-flex this will create. IE. Look at Bowness and Montgomery.

4. Privacy. I live directly west of this development. This units will be looking directly in my back yard. Their is lovely trees currently on the back of this lot. These trees will be destroyed in this proposed development.

I realize that Calgary is in an affordable housing crises. These units will not be affordable. They will be made cheaply by the developer who will be long gone in a few years when they fall apart. Perhaps 4 units would make be a great balance.

I also know you are planning for 30 years but currently we live in a city that has terrible transit. People need a vehicle.

Residence of Calgary have vehicles.

I appreciate your time, Reza. I hope you find a reasonable down sized solution for this project.

Regards,

Sue Bryan

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.

Comment Summary



Permit #: DP2025-00411
 Address: 1525 21 ST NW
 Job Description: New: Townhouse, Secondary Suites, Semi-detached Dwelling, Accessory Residential Building (garage)

Name:	Susan Rancourt	Created Date:	February 6, 2025
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	568225995
Address:	1528 21 St NW		
Overall:	Neither in support nor in opposition of this application		

Area of Concern

Signage

General Comment

The Notice that was put in front of this property yesterday GROSSLY misrepresents the types of buildings being proposed for this property. It is completely inadequate and so deficient in detail that it provides no notice function AT ALL. There are 12 living units, 6 main and 6 secondary suites being proposed, with a 6 car garage. The notice - see attached- is not only inadequate, it is misleading. A neighbour just came by and told me they were building a duplex on it, after seeing the notice. The notice needs to be replaced with a proper notice.

Attachments
[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - IMG_4857.jpeg](#)

Name:	Matthew Field	Created Date:	February 8, 2025
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	568499970
Address:	1608 21 Street Northwest		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
 Parking or loading zones
 Privacy considerations

General Comment

There's a proposed 4 units here and from the drawings, I don't see any garages or parking spots on the property. This means upwards of 8 additional vehicles parking on the street. There's another DP for townhouses a few houses down also without any garages or parking spots. This is a quiet street with kids on it and already a lot of cars parked on the street so there's going to be challenges around parking.

We paid a million dollars for our house and this also trashes our home value now that the blanket rezoning has happened and we're going to be surrounded by lower cost multi family units.

How are we being compensated for the congestion on the street, loss of parking, and overall quality of the neighborhood? The city continues to raise property taxes while simultaneously doing things that devalue properties.




PROPOSED DEVELOPMENT



Tell Us What You Think

Submit comments to The City by **February 12, 2025** at calgary.ca/development and refer to DP2025-00411. When submitting comments please include: your full name, address and the reasons for your position.

This application requests approval of a development permit at 1525 21 ST NW for:

- New: Townhouse, Secondary Suite, Semi-detached Dwelling, Secondary Suite, Accessory Residential Building (garage)

This application is subject to the Land Use Bylaw.



calgary.ca/development

Reference Number: DP2025-00411

Phone: 403-268-5311



Outlook

Follow Up to Comments Regarding Development Permit DP2025-00411

From Bacchus, Reza <Reza.Bacchus@calgary.ca>

Date Fri 2/28/2025 4:30 PM

To land.use@hh-bh.ca <land.use@hh-bh.ca>

Good Afternoon Beth,

Thank you for taking the time, on behalf of the HHBH Community Association, to provide us with thoughtful comments relating to this planning application DP2025-00411 at 1525 21 St NW.

The concerns explained in your letter regarding the proposed development's:

- contextually inappropriate building mass, scale, and significantly smaller front setback
- contextually inappropriate character
- misalignment with the MDP's Policy 2.3.2 Respecting and Enhancing Neighbourhood Character (c): Ensure infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern.
- contextually inappropriate front landscaping
- incomplete application with specific regards to the missing streetscape elevation
- insensitivity to the practical functionality of waste management; proposing excessive waste and recycle bins has the potential of unruly usage and organization of the bins
- insensitivity to the practicality of future on-street parking
- fulfillment of only the minimum requirements for bicycle and mobility storage
- negative impact on adjacent parcel's privacy
- negative impact on adjacent parcels' access to sunlight due to inappropriate shadowing

are currently being taken into consideration by the City of Calgary Development Application Review Team (DART) as part of the application review process. Please note, the review of this application is still **in progress**.

With specific regards to the missing streetscape elevation, please note this was identified and is among the amendments we have requested from the applicant during Detailed Review 1.

I am also including the recommendation for sensitive privacy measures (e.g., obscured windows and landscaping).

Finally, I have encouraged the applicant to commit to meaningful community engagement with regards to this development. I am sincere in my aim to reach a mutually favourable design solution.

As you know, if this application is approved, a public notice regarding the development approval will be published. Anyone deemed to be affected by the approval will have an opportunity to appeal the decision in front of the Subdivision and Development Appeal Board. Further information regarding the appeal process can be found at <https://www.calgarysdab.ca/home.html>.

Best Regards,
Reza

SDAB2025-0056

Reza Bacchus

Planner I

Planning and Development Services - Community Planning

C (587) 891-3895

E Reza.Bacchus@calgary.ca

The City of Calgary

800 MacLeod Trail S.

P.O. Box 2100, Station M, Calgary, AB T2P 2M5

SDAB2025-0056



HOUNSFIELD HEIGHTS – BRIAR HILL COMMUNITY ASSOCIATION

Box 65086, RPO North Hill
Calgary, AB T2N 4T6
403-282-6634
<http://www.hh-bh.ca>

Hello,

Hounsfield Heights – Briar Hill Community Association thanks the city for circulating Development Permit DP2025-00411, for “New: Townhouse, Secondary Suite, Semi-detached Dwelling, Secondary Suite, Accessory Residential Building (garage)”. We circulated flyers around this proposal, as we usually do, and found neighbours are concerned about the significant contrast of this proposal with the community.

This proposal is based on the new R-CG zoning, and is the first ‘mid-block’ R-CG proposal in our community. It is also on an unusually wide lot (75 ft), so the maximum rules allow more units. The proposal has 4 main units in the front building, with two facing the street and two facing the courtyard. There is a second building at the back, with two main units facing the courtyard (what plans call semi-detached). Every one of these main units has a secondary suite in the basement, so there are a total of 12 units on the 75 ft x 130 ft lot. There is also a 6-stall garage proposed at the back lane. The secondary suites do not have parking assigned (as it is not required).

The height of the proposal is 10.11 m for the front building (vs. 11 m allowed) and 8.19 m for the rear building (vs. 8.6 m allowed), and the design follows (and properly illustrates – to give the developer credit) the rules about chamfer (rising up) from the shorter adjacent dwellings. Side and rear set-back and size of the court-yard all seem to follow the rules. The Community Association does appreciate that the developer is being reasonable about heights, and that they are illustrating the height parameters well.

This proposal appears to follow the rules for mid-block R-CG, *sensu stricto*. Our major concern, which causes us as a Community Association to oppose the proposal as submitted, is that this proposal is much much larger than the bungalows that surround it and it has a very **significantly smaller front set-back** than the surrounding dwellings. The front set-back is only 3.01 m from the property line, and that set-back space is filled with patios for the residents, instead of green landscape like the surrounding properties. The adjacent front set-backs are 8.16 m and 9.43 m respectively, giving over 5.15 m (almost 17 ft) to 6.42 m (21 ft) of contrast in front set-back. This does not follow Municipal Development Plan Section 2.3.2 (c) - the proposed development does not complement the established character of the area and creates a dramatic contrast in physical development to what is found in the area.

In short, building to maximum rules does not necessarily respect the context of an area, and does not respect context here. The CA is not expecting single-family, but we are asking the city to follow the concept of context, as upheld in the “SDAB2024-0060 Schmal decision”. Please ask the developer to align better with the street-scape and front setback, and provide front landscaping that fits in better with the surroundings. They also need to properly illustrate the full street-scape. (Yet again the required street-scape was not provided – the lack of street-scape down-plays the contrast with the community character. The City needs to enforce complete application packages that fully illustrate proposals and their context.) Please do not make neighbours take this to SDAB to make the same case as the above decision.

There are also only 4 sets of waste bins for 6+6 units (rather than at least 6 sets), which doesn’t make functional sense (how will they be shared?). Please have Waste Management



**HOUNSFIELD HEIGHTS – BRIAR HILL
COMMUNITY ASSOCIATION**

Box 65086, RPO North Hill
Calgary, AB T2N 4T6
403-282-6634
<http://www.hh-bh.ca>

review this situation, and also provide a practical solution that will work logically. Undersized bins with unclear sharing may well lead to neighbours' bins being unfairly used and abused.

Neighbours are also concerned about the overall number of units in this development and about parking implications. The developer is following the parking rules, but realistically some of the main units will have more than one vehicle and some of the suites will have vehicles, adding significantly to street parking. There are bike racks and mobility storage as required, but the size of them appears 'just enough'.

These row-houses do raise privacy issues for adjacent properties, and we ask you to consider similar privacy mitigation as with the first row-house in our community, such as obscured windows facing the adjacent back yards and landscaping that maintains privacy. This design will also cause significant shadowing to the property to the north. Both privacy and sunlight are still protected by the Hounsfield Heights - Briar Hill Area Redevelopment Plan. The draft Riley LAP also says to "consider the local built form context", "consider shadowing impacts on neighbouring properties" and "supports privacy and separation".

Beth Atkinson, Director, Land Use, HHBH Community Association
land.use@hh-bh.ca

Attachments

Name:	Klara Urban	Created Date:	February 9, 2025
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	568556763
Address:	1508 20A Street NW, Calgary AB		
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

General Comment

The proposed development in the middle of the block with bungalows is contextually insensitive. It is a dramatic contrast for the community and the surrounding homes. The development would be too massive for the middle of the block a would completely dwarf the surrounding bungalows. Does not respect ARP, MDP and Land Use Bylaw.

Attachments

Name:	Geri Ramsay	Created Date:	February 10, 2025
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	568606638
Address:	1415 21a St NW		
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
 Other

General Comment

I oppose the development application as it does not fit in with the character of the neighbourhood, does not provide adequate green space to tie in with the other dwellings characteristic of this neighbourhood, encroaches on the quiet enjoyment by neighbouring properties and does not provide adequate resources - parking/garbage/recycling/composting.

Attachments

Name: Leslie Pendon
 Phone: [REDACTED]
 Email: [REDACTED]
 Address: 1604 21A St NW
 Overall: In opposition of this application

Created Date: February 10, 2025
 Circulation Referee: N
 Number: 568655737

Area of Concern

Building (massing, façade, height, shadowing, etc.)
 Parking or loading zones
 Site layout
 Other

Strengths / Challenges

I live on the street backing onto this property. Our garage faces what will be built in this area. When we bought in this community, the fact that it was zoned as RC-1 was a big draw. We have a young child, and were excited for her to grow up in a small inner city neighbourhood where she would still be able to play in the yard and run to friends' houses safely.

Adding this density to our community will ruin the nice feeling of our community. It will increase traffic significantly. It will also stand out and be an eyesore among all the other single-family homes surrounding it.

We live in a great community right now. This development and others like it will ruin it.

Property Impact

Yes. If the dwelling is higher than 3 stories, it will block the natural sunlight to our home significantly in the morning and early afternoon. Our living room is equipped with large windows and skylight windows so that we can enjoy the morning and early day sun. I have many plants that thrive in this room, and our dog loves to lay in the sunlight.

Community Impact

I am for managing growth and change. Until 2024, our community was all RC-1 zoned and many (including our family) moved to this community because of this. Many of our neighbours built multi-million dollar homes here because of the zoning. We all thought our property values would remain strong. A townhouse development in the middle of everything is a terrible idea.

Duplexes are one thing. A 6-unit townhouse? No, thank you.

Surrounding Impact

Building height will obstruct light to ours and our neighbours' homes. Traffic in our immediate area (alley to our garages, etc) will be greatly affected.

With the impending changes to 14th avenue, we already will be struggling to get in and out of our homes. Adding a large construction project like this will be terrible.

Attachments

Name: Sarah Francis
 Phone: [REDACTED]
 Email: [REDACTED]
 Address: 2219 Juniper Road NW
 Overall: In opposition of this application

Created Date: February 10, 2025
 Circulation Referee: N
 Number: 568864493

Area of Concern

Building (massing, façade, height, shadowing, etc.)
 Parking or loading zones
 Environmental preservation
 Privacy considerations
 Garbage and recycling facility locations
 Site layout

General Comment

To replace a single family dwelling with a 6 plex is unconscionable. Not only will the lot be overwhelmed with structures, there is insufficient street frontage for snow storage, garbage and recycling bins. To allow a development of this size and capacity mid-block does not account for the living logistics which will be a challenge. I can't imagine the garage has parking for 12 cars (reasonable assumption for a 6 plex) so this becomes challenging on an already busy street. Given the price of land in this area, these houses will not be deemed 'affordable houses'.

Attachments

Name:	Art and Myrna Andres	Created Date:	February 10, 2025
Phone:	4 [REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	568867587
Address:	1511 - 21 St. NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
 Parking or loading zones
 Landscaping plans
 Site layout

General Comment

We have several objections to this proposed development.

1. This development does not in any way complement the existing character of the area of single detached homes. We walk the neighbourhood regularly and haven't seen even a semi-detached home. The proposed development is too drastic a change from the rest of the neighbourhood.
2. Even though the lot is 1.5 times the size of a normal lot, it will be quite crowded depth-wise with the semi-detached home behind the 4 unit home. Existing established trees in the yard will likely have to be removed, which is not environmentally friendly. What is the point of moving into an established inner city neighbourhood where there won't be any room to plant trees, a lawn or a garden in your new yard?
3. How affordable will these new units be in a neighbourhood like Briar Hill? Will people be willing to pay \$500 000 + to live in a tiny unit with no yard?
4. This development appears to have only a 6-vehicle garage for potentially 12 vehicles. There is another similar 4 unit plus 4 suites multi-family development proposal for 1615-21 St. NW, which also not have parking for all the potential vehicles the new residents will bring. While we park our vehicles in our garage, not everyone on the street does. Add in the SAIT students who park here too, and we won't have any place for our visitors to park.
5. The developers are the main ones benefitting here. No prospective detached home buyer will be able to compete with what a developer can pay. This results in disappointment and discouragement for people who could have just afforded a detached home in Briar Hill being outbid by a developer. This also leads to the waste involved when many perfectly livable houses are torn down.

Basically, this development is too much, too soon. Neighbourhoods should have been eased into this. The LAPs should never have allowed for density development more than one level of density above what currently exists in the neighbourhood. I.e. start adding semi-detached homes in neighbourhoods with primarily single family homes; start adding fourplexes in neighbourhoods with semi-detached homes, etc.

All of the concerns expressed above also apply to the development at 1615-21 St. NW.

Attachments

Name:	Janet	Created Date:	February 10, 2025
-------	-------	---------------	-------------------

Phone: [REDACTED]
 Email: [REDACTED]
 Address: 1403 20 Street NW
 Overall: In opposition of this application

Circulation Referee: N
 Number: 568902402

Area of Concern

Building (massing, façade, height, shadowing, etc.)
 Parking or loading zones
 Landscaping plans
 Site layout

General Comment

I'm concerned the dwellings will be too dense for the location (in the middle of a block, not corner). There will be minimal yard/green space, parking will be crowded on the street, garbage and recycling may need a permanent structure as 6 individual bins of each type in the back alley will not fit with the proposed garage layout.

Attachments

Name:	KAREN KEUNG	Created Date:	February 11, 2025
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	569051422
Address:	1312 22 st nw		
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
 Site layout
 Other

General Comment

Fails to Align with municipal development Plan (MDP) - MDP mandate context-sensitive development (section 2.2.2)
 Infill must blend with the surroundings and avoid stark contrast (section 2.3.2c) - multi-units does not fit with the area especially in the middle of the block. All houses here are single and new builds are high priced single homes. This development will decrease the inner city suburb feel that the area is known for and people have paid a lot to buy into. This proposed project will disrupt the neighborhood character through excessive scale, massing, and setbacks. Contradiction to the Area redevelopment plan (ARP) which warns oversized infills can overpower older neighbourhoods. The proposed height, depth, and second-floor cantilevers reduce privacy and sunlight for adjacent homes. The project will also create excessive traffic in the area.
 The development also fails to respect existing scale, depth, and massing (section 4.4) Privacy of neighboring homes is compromised (section 4.5.1). Hardscaped and overextended footprint disrupt street landscape. The land bylaw non-compliance section 35(d) disregarded, as project does not fit neighborhood character.
 This project sets a risky precedence for overdevelopment - approval will encourage more future oversized, disruptive projects ending community scale, privacy, and livability.
 This proposal violates planning policies and neighborhood integrity

Attachments

Name:	godfrey wong	Created Date:	February 11, 2025
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	569051623
Address:	1312-22 st NW		
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
 Site layout
 Other

General Comment

Fails to Align with Municipal Development Plan (MDP)
 ¿ MDP mandates context-sensitive development (Section 2.2.2).
 ¿ Infill must blend with surroundings and avoid stark contrasts (Section 2.3.2c).
 ¿ Proposal disrupts neighborhood character through excessive scale, massing, and setbacks.
 2. Contradicts Area Redevelopment Plan (ARP)
 ¿ ARP warns oversized infills can overpower older neighborhoods (Table 1, Page 18).
 ¿ The proposed height, depth, and second-floor cantilevers reduce privacy and sunlight for adjacent homes.
 3. Violates Infill Guidelines
 ¿ Development fails to respect existing scale, depth, and massing (Section 4.4).
 ¿ Privacy of neighboring homes is compromised (Section 4.5.1).
 ¿ Hardscaped and overextended footprint disrupt the streetscape.
 4. Land Use Bylaw Noncompliance
 ¿ Section 35(d) disregarded, as project does not fit neighborhood character.
 5. Sets a Risky Precedent for Overdevelopment
 ¿ Approval encourages future oversized, disruptive projects, eroding community scale, privacy, and livability.
 The proposal ignores planning policies and neighborhood integrity.

Attachments

Name:	Charlize Wong	Created Date:	February 11, 2025
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]m	Number:	569052927
Address:	1312 22 st NW		
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
 Site layout
 Other

General Comment

Fails to Align with Municipal Development Plan (MDP)

- ¿ MDP mandates context-sensitive development (Section 2.2.2).
 - ¿ Infill must blend with surroundings and avoid stark contrasts (Section 2.3.2c).
 - ¿ Proposal disrupts neighborhood character through excessive scale, massing, and setbacks.
 - 2. Contradicts Area Redevelopment Plan (ARP)
 - ¿ ARP warns oversized infills can overpower older neighborhoods (Table 1, Page 18).
 - ¿ The proposed height, depth, and second-floor cantilevers reduce privacy and sunlight for adjacent homes.
 - 3. Violates Infill Guidelines
 - ¿ Development fails to respect existing scale, depth, and massing (Section 4.4).
 - ¿ Privacy of neighboring homes is compromised (Section 4.5.1).
 - ¿ Hardscaped and overextended footprint disrupt the streetscape.
 - 4. Land Use Bylaw Noncompliance
 - ¿ Section 35(d) disregarded, as project does not fit neighborhood character.
 - 5. Sets a Risky Precedent for Overdevelopment
 - ¿ Approval encourages future oversized, disruptive projects, eroding community scale, privacy, and livability.
- The proposal ignores planning policies and neighborhood integrity.

Attachments

Name:	Kathy Wajda	Created Date:	February 11, 2025
Phone:		Circulation Referee:	N
Email:		Number:	569160864
Address:	1520 20A St. NW		
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
 Privacy considerations
 Site layout

General Comment

- The buildings do not complement or fit in with the current houses and the established character of the street. Two rows of townhouses and a row of garages located in the middle of a street of bungalows destroys the whole character of the street and the community.
- Inadequate parking for the number of units on the property even with the included garages. It appears no consideration was taken for the current homeowners on the street and their parking needs, especially elderly or disabled people who may need parking access in front of their home
- Due to the number of structures on the lot, there will be limited room for any tree canopy or greenery. This does not complement or respect the current character of the street and community.
- The back row of units will affect the privacy of the properties on each side of this proposed development
- Too many units for the size of the lot and concerns regarding how adding all these units will affect city services (water, sewer, garbage, recycling and compost bins) in the area

Attachments

Name:	Jacqueline Hawkins	Created Date:	February 12, 2025
Phone:		Circulation Referee:	N
Email:		Number:	569300821

Address: 1520 21A St NW
 Overall: In opposition of this application

Area of Concern

Building (massing, façade, height, shadowing, etc.)
 Parking or loading zones
 Privacy considerations
 Garbage and recycling facility locations

General Comment

We are against the development permit application DP2025-00411 and have the following comments which we encourage you to seriously consider.

We live in Briar Hill across the alley from the proposed development. We originally bought in this neighborhood because of the nature of the housing here - single family dwellings, mostly small bungalows with lovely yards to enjoy the outdoors and sunshine. A beautiful treed single family homes and community that we could feel and call home. The proposal is catastrophically wrong with what currently makes up our community. The proposed scale is a monstrosity compared to the surrounding dwellings and creates a dramatic contrast to what is found in the area. It would create significant shadowing and privacy, parking and traffic issues while also leaving little room for trees and nature. We enjoy our yards and the sun for our gardens and greenery. Some of the current large homes have already created issues such as I have raised and cannot believe it would be considered appropriate to allow even larger.

We would sincerely appreciate you listening to the local citizens and not approve the development permit application.

Attachments

Name:	Martin Fiesel	Created Date:	February 12, 2025
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	569458567
Address:	1516 22a st NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
 Parking or loading zones
 Privacy considerations

General Comment

Fails to Align with Municipal Development Plan (MDP)

- ¿ MDP mandates context-sensitive development (Section 2.2.2).
 - ¿ Infill must blend with surroundings and avoid stark contrasts (Section 2.3.2c).
 - ¿ Proposal disrupts neighborhood character through excessive scale, massing, and setbacks.
2. Contradicts Area Redevelopment Plan (ARP)
- ¿ ARP warns oversized infills can overpower older neighborhoods (Table 1, Page 18).
 - ¿ The proposed height, depth, and second-floor cantilevers reduce privacy and sunlight for adjacent homes.
3. Violates Infill Guidelines
- ¿ Development fails to respect existing scale, depth, and massing (Section 4.4).
 - ¿ Privacy of neighboring homes is compromised (Section 4.5.1).
 - ¿ Hardscaped and overextended footprint disrupt the streetscape.

4. Land Use Bylaw Noncompliance

¿ Section 35(d) disregarded, as project does not fit neighborhood character.

5. Sets a Risky Precedent for Overdevelopment

¿ Approval encourages future oversized, disruptive projects, eroding community scale, privacy, and livability.

The proposal ignores planning policies and neighborhood integrity.

Attachments

Name:	Nancy Barton	Created Date:	February 12, 2025
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	569458616
Address:	1516 22a st nw		
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

General Comment

Fails to Align with Municipal Development Plan (MDP)

¿ MDP mandates context-sensitive development (Section 2.2.2).

¿ Infill must blend with surroundings and avoid stark contrasts (Section 2.3.2c).

¿ Proposal disrupts neighborhood character through excessive scale, massing, and setbacks.

2. Contradicts Area Redevelopment Plan (ARP)

¿ ARP warns oversized infills can overpower older neighborhoods (Table 1, Page 18).

¿ The proposed height, depth, and second-floor cantilevers reduce privacy and sunlight for adjacent homes.

3. Violates Infill Guidelines

¿ Development fails to respect existing scale, depth, and massing (Section 4.4).

¿ Privacy of neighboring homes is compromised (Section 4.5.1).

¿ Hardscaped and overextended footprint disrupt the streetscape.

4. Land Use Bylaw Noncompliance

¿ Section 35(d) disregarded, as project does not fit neighborhood character.

5. Sets a Risky Precedent for Overdevelopment

¿ Approval encourages future oversized, disruptive projects, eroding community scale, privacy, and livability.

The proposal ignores planning policies and neighborhood integrity.

Attachments

Name:	Paul Stephenson	Created Date:	February 13, 2025
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	569518064
Address:	1508 21 Street NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
 Parking or loading zones
 Landscaping plans
 Garbage and recycling facility locations
 Site layout

General Comment

DP2025-00411 is a radical departure to the neighbourhood and negatively affects residents. The massive development plan overwhelms the lot

And clashes with the neighbourhood. Offset from the street is more than 5m less than neighbouring houses, overwhelming the neighbour's properties and clashing with the neighbourhood character. Parking on the development plan is insufficient for a 12 plex. The plan for 12 plex's 3x12 black, green and blue bins is insufficient. Water and sewage infrastructure for this 1953 neighbourhood is designed for 1 resident family per lot. This building plan would overwhelm the block's water supply/pressure as well as sewage. DP2025-0411 plans to detract from this neighbourhood, and is a brutalist degradation of the Briar Hill residents and neighbourhood- and Calgary. I oppose this development plan. I urge City planners to stop this plan to massively overbuild DP2025-00411 and radically degrade this neighbourhood. City planning should be a Major issue in the 2025 Election. Briar Hill should be an example of positive planning, not deliberate deterioration.

Attachments

Name:	Brett Maldaner	Created Date:	February 13, 2025
Phone:	[REDACTED]	Circulation Referee:	N
Email:	b [REDACTED]	Number:	569556642
Address:	1604 21a St NW		
Overall:	In opposition of this application		

Area of Concern

Other

General Comment

I am in opposition to this proposal. This would mark the first multiplex in our neighborhood. Turning one house into a 6 plex, with extra basement suites would change the feel to our neighborhood. I am not against adding density, but I do believe this to be a few steps too far. A duplex, or even triplex/quadplex would be acceptable, but an 8-12 plex is ludicrous.

The entire neighbors consists of original well-kept bungalows and brand new infills. This condo development would stand out as the only one of its kind.

Attachments

Name:	Susan Rancourt	Created Date:	February 13, 2025
Phone:	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	Number:	569699878
Address:	1528 21 St NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
 Parking or loading zones
 Garbage and recycling facility locations
 Site layout

General Comment

I live directly across the street from this proposed development and will be directly affected by what is built there. The development is not a CONTEXT SENSITIVE DEVELOPMENT (per MDP, Infill Guidelines, ARP and Land Use Bylaws)

This block of 21st St is a residential street comprised ENTIRELY, on BOTH sides of the street, of bungalows. There are NO two story buildings on the entire block. The houses are all aligned the SAME way, facing 21st St at a right angle. The houses are all the SAME distance from the street (give or take a foot). One could draw a straight line down the entire block, on both sides of the street, linking up the front walls of these bungalows. The proposed development, because it is moved much closer to the street will stick out like a sore thumb compared to its neighbours on all sides. A huge change to the streetscape.

The proposed development sits on THREE 25 foot lots. NOT two. So, as compared to ALL of the bungalows on this block, again on both sides, the front building for this development will be 50% longer (if not more). A longer building does not fit in with the streetscape either.

When the two factors are combined, a longer building (by 50%) placed closer to the street (by a LOT), the effect on the streetscape is CUMULATIVE. The effect of either ONE of those factors on streetscape (size OR distance from the street) is magnified by the effect of the other.

This development is completely out of character with the neighbourhood. This is a neighbourhood of single family residences that are well separated from one another affording privacy and space. This development will have 12 separate living units replacing a single bungalow. AND it will have a garage for 6 cars. NOTHING around it comes even CLOSE to this size. NOT.EVEN.CLOSE.

And, since there are not 12 parking spots, it will CREATE parking issues where none currently exist. Any argument that parking issues CAN'T be predicted is vacuous. The back alley will be cluttered with waste bins and proof that this WILL happen is all over Banff Trail and other communities. The development will replace green space and blue sky with walls and more walls. These will be some of the effects on the character of our neighbourhood.

We all know that density has to increase in Calgary. But this increase in density must be done while respecting the SCALE, DEPTH and MASSING of the surrounding (Infill Guidelines). Development needs to be respectful of CHARACTER (MDP). Infills must avoid STARK CONTRAST (Infill Guidelines) and should not OVERPOWER (ARP). This development proposal does not adhere to ANY of these principles, and is SO FAR off the mark that it would be laughable were it not so serious.

Density CAN be increased while respecting this neighbourhood. A variety of different housing types CAN be provided while respecting this neighbourhood. In fact, its happening already. We have a secondary suite. My neighbour has one too. Secondary suites are being built in houses that families want to live in. Backyard suites are being built over garages. Infills with proper setbacks would be suitable. These are all ways that density can be increased in this neighbourhood in a context sensitive manner.

Susan Rancourt
 1528 21st St NW

Attachments

Name:	Chris and Roma Juergens	Created Date:	February 13, 2025
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	569749066

April 17, 2025

11/15

Address: 1515 21 Street Northwest
 Overall: In opposition of this application

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

The proposed development is inappropriate in its scale and harmful to the overall character of the neighborhood as well as the local 1952 plumbing and electrical infrastructure. Points of significant concern: 2 toilets to 18 on old water mains. 1 bathtub, one shower to 18 new ones, 1 washer to 12, 1 dishwasher to 12 and 3 sinks to at least 18. As demonstrated by the water rationing and water main breaks of the 2024 ,the aging water infrastructure cannot support this. Old overhead power lines would be inadequate to supply 12 new units and garages. The 1952 alley is worn down and deteriorating, the additional traffic will erode it further. The plan also notes the removal of a number of healthy, mature trees and a lawn/garden area for dwellings and cement. The plan is to eradicate the front setback removing the greenspace and harmony with the surrounding dwellings as well as infringing on the privacy of the neighbors. .Current plan has only 6 parking spots and yet there will likely be at least 18 additional vehicles on a road that is already overcrowded with SALT and LRT parking. The size and placement of the complex on the lot will overwhelm the dwellings around it creating so much additional garbage, recycling, noise and movement of people. While reimagining city density and working to create new housing in a growing city is worth considering, the city jump from R-1 to a 12 unit dwelling in the middle of the block is reprehensible and wildly unfair to the surrounding residents. Consideration needs to be given to developments that fit in with the character and scale of the surrounding homes, we cannot simply obliterate whole neighborhoods for maximizing the Developer's profit. Densification should not simply mean cramming in as many units as can possibly fit once all set backs for green space and plant life have been eliminated.

Attachments

Name:	Sandra Johnson	Created Date:	February 17, 2025
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	570046020
Address:	1524 21 Street Northwest		
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

General Comment

I am writing to formally object to the proposed development DP 2025-00411 at 1525 - 21 Street NW, technically aligns with the City of Calgary's R-CG zoning changes, it violates the principles of gentle densification, contradicts the Hounsfield Heights/Briar Hill Area Redevelopment Plan (ARP), and fails to provide meaningful value to either the neighbourhood or the housing crisis.

This project is not responsible, gradual infill, it is an aggressive which seeks to construct 12 units on a 75-foot lot with only six parking spaces. While this project overdevelopment that prioritizes maximum unit count over livability, infrastructure, and community integrity.

Attachments

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP 2025-00411 for 1525 - 21 Street NW.pdf](#)

Name:	ENMAX Power	Created Date:	February 18, 2025
Phone:	4033904926	Circulation Referee:	Y
Email:	rsantiago@enmax.com	Number:	570233605
Address:	141-50 Ave SE, Calgary, AB, T2G 4S7		
Overall:	In support of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Site layout

General Comment

No conflict

Attachments

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2025-00411-Reply Letter-2025-02-18.pdf](#)

Name:	Carmen Leung	Created Date:	February 21, 2025
Phone:		Circulation Referee:	N
Email:		Number:	571064109
Address:	1503 21 St NW		
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

General Comment

The size of the project does not fit in with the properties on this street and the community. The current houses are bungalows that have a deeper set back from side walk, with green space front and back. The new project will be 9 m closer to the front side walk than all the properties along this street. With the height of the project and depth of the two buildings, you are blocking sunlight/views for adjacent properties and the privacy of the neighbours to enjoy their backyard. The building itself does not fit in with the character of the houses in this area.

There will not be enough parking for the amount of units you are adding to the street. Yes there are 6 stalls, but most houses have 2 cars each unit, we are looking at an additional 18 cars from this project alone. Twelve units is a massive change for an area that is all single dwelling units, in a quiet neighbourhood and this is in the middle of the block. Adding this many units on one lot does not fit in the rest of the housing in the community.

What is the plan for waste and recycling, with the number of units proposed there will be 36 bins? How with this work, where is the space to place these during garbage/non garbage days. I have seen multi unit housing in other areas with less units and it is already messy, disrupting the use of the back lane.

If you drive around the neighbourhood, most of the houses are tidy, kept in good condition, the front and back yard are well taken care of. You can see everyone enjoys the grass, garden and trees. Looking at the project plans, there is a lot of concrete, and not much room for adding to the greenscape. Shrubs and trees are in the plans, but with the size of the main and accessory building will there be enough sun to sustain it. If you drive around the neighbourhood, most of the houses are tidy, kept in good condition, the front and back yard are well taken care of. You can see everyone enjoys the grass, garden and trees. Looking at the project plans, there is a lot of concrete, and not much room for grass or gardens. Shrubs and trees are in the plans, between main and accessory building but will there be enough sun to sustain it.

I understand the city's goal of increasing density, but there has been a more gradual/moderate way of introducing this plan to the city. A blanket rezoning was not something that we had a say in, and now the City has changed the North Hill Plans allowing buildings 4-6 stories high in our community, again without prior consultation. We should be considering the current residents who chose to live in Houndsfield Height Briar Hill community for the qualities that the city is actively breaking such as quiet community, single dwelling homes, well kept green space and trees. The issue of lack of housing and density took many years to build up, but economic factors and sudden influx of people moving into the city seemed to exacerbate the problem. Introducing a large sudden change to our community isn't going to solve the issue.

Attachments

Name:	Hounsfield Heights Briar Hill Community Association	Created Date:	February 24, 2025
Phone:	[REDACTED]	Circulation Referee:	Y
Email:	L [REDACTED] a	Number:	571381566
Address:	Box 65086 RPO North Hill, Calgary AB T2N 4T6		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
 Parking or loading zones
 Landscaping plans
 Privacy considerations
 Garbage and recycling facility locations
 Site layout

General Comment

Please find attached the comment from the HH-BH CA.

Attachments

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - HH-BH CA comment on DP2025-00411.pdf](#)

Name:	Danny Fortin	Created Date:	April 8, 2025
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	581056870
Address:	1511 20 Street NW		
Overall:	In opposition of this application		

Area of Concern

Access/accessibility (vehicle, pedestrian, cycling)
 Parking or loading zones
 Garbage and recycling facility locations

General Comment

I was surprised to learn that a few days after losing his cause for this project, the developer submitted a "new" plan for essentially the same structure. A slight change to the roof line makes a "contextual"dweling?

We live across the back alley from this development, and feel that our concerns about garage placement are still valid.

The garage will be very close to the back lane, which will provide very little room to maneuver in and out of our garage.

The owners of the new building will also have difficulty accessing their own garage. Access to the garage(s) will also be restricted with the additional room taken by garbage and recycling bins.

I hope this concern will be taken into consideration (again) when reviewing this application.

Attachments

Re: [External] Re: Proposed Development DP2025-00411

From Bacchus, Reza <Reza.Bacchus@calgary.ca>

Date Fri 2/28/2025 3:39 PM

To Anies [REDACTED]m>

Good Afternoon Anies and Audur,

Thank you for taking the time to provide us with thoughtful comments relating to this planning application DP2025-00411 at 1525 21 St NW.

Your concerns regarding the proposed development's:

- contextually inappropriate density, building mass and scale, height, and setback
- contextually inappropriate character
- catastrophic impact on the mature Spruce tree located at the south property line of your property
- misalignment with the MDP's policies encouraging new developments in low density residential areas that are similar in scale and built form
- misalignment with the MDP's policies stating that new developments in low density residential areas should avoid dramatic contrasts in height and scale
- incompatibility with the Hounsfield Heights/ Briar Hill Area Redevelopment Plan (1989) land use policies
- negative impact on adjacent parcels' access to sunlight due to inappropriate shadowing
- negative impact on adjacent parcel's privacy
- noncompliance with LUB Section 35(d) - When making a decision on a development permit for a discretionary use the Development Authority must take into account: the compatibility and impact of the proposed development with respect to adjacent development and the neighbourhood.
- potential precedent for future over-developed parcels within the neighbourhood
- negative impact on neighbourhood property values
- insensitivity to existing on-street parking capacity
- negative impact on existing water and sewage infrastructure due to inappropriate scale/ density of development

are currently being taken into consideration by the City of Calgary Development Application Review Team (DART) as part of the application review process. Please note, the review of this application is still **in progress**.

If this application is approved, a public notice regarding the development approval will be published. Anyone deemed to be affected by the approval will have an opportunity to appeal the decision in front of the Subdivision and Development Appeal Board. Further information regarding the appeal process can be found at <https://www.calgarysdab.ca/home.html>.

Best Regards,
Reza

Reza Bacchus

Planner I

SDAB2025-0056

Planning and Development Services - Community Planning

C (587) 891-3895

E Reza.Bacchus@calgary.ca

The City of Calgary

800 MacLeod Trail S.

P.O. Box 2100, Station M, Calgary, AB T2P 2M5

From: Anies [REDACTED] <[REDACTED]>

Sent: Tuesday, February 11, 2025 2:06 PM

To: Bacchus, Reza <Reza.Bacchus@calgary.ca>

Subject: [External] Re: Proposed Development DP2025-00411

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

Talking
with an
engineer,

the sewage system here probably won't be able to handle the 30 who could live in that lot under that proposed plans. The more I think about it, and the more information I am getting, the more insane it becomes. A plan for a duplex/threeplex/fourplex might be serviceable, but the current plan for 12 units is completely crazy.

On Feb 11, 2025, at 11:57 AM, Anies <tollan1@gmail.com> wrote:

Also, parking will be a huge issue. The more I think about this the more untenable the whole project it. How could this even be considered? Seriously?

On Feb 11, 2025, at 11:24 AM, Anies <tollan1@gmail.com> wrote:

I forgot to mention that this will absolutely negatively impact house prices for the adjacent properties. This is a disgraceful and shameless money grab by the developers.

On Feb 11, 2025, at 9:28 AM, Anies <tollan1@gmail.com> wrote:

Hello Reza,

We live at 1603 21 St, next door, to the north, of the proposed development (1525 21 St NW). Whilst we appreciate the need for densification in Calgary, this proposal goes way beyond anything that is reasonable, and appears to be a money grab by the developers to ram in as much real estate as possible. In addition to the points below, we have a mature Spruce right at the southern property line of our lot. Any infill will destroy the roots, causing a serious safety concern due to the reduced stability of

SDAB2025-0056

the tree. We have consulted a professional arborist, and as trees tend to lean into the prevailing wind the tree leans slightly to the south east, and removing the roots to the south will impact not only the stability but also the health of the tree. These additional factors compound the likelihood of the building works will cause collapse and damage.

The extent of the proposed development and complete disregard for context is truly shocking.

Regards,
Anies Hassan & Audur Blondal

•

Non-compliance with Municipal Development Plan (MDP)

- The MDP stipulates context-sensitive development (Section 2.2.2).
- Infill should seamlessly integrate with its surroundings, avoiding stark contrasts (Section 2.3.2c).
- This proposal undermines the neighborhood's character due to its disproportionate scale, massing, and setbacks.

•

Contradiction with Area Redevelopment Plan (ARP)

- The ARP cautions against oversized infill developments that may overwhelm established neighborhoods (Table 1, Page 18).
- The proposed height, depth, and cantilevered second-floor design would significantly negatively impact privacy and sunlight for neighboring properties.

•

Violation of Infill Development Guidelines

- The development disregards the existing scale, depth, and massing of the area (Section 4.4).
- Neighboring homes' privacy is compromised (Section 4.5.1).
- The overextended hardscaped footprint disrupts the streetscape and overall aesthetic.

•

Noncompliance with Land Use Bylaw

- The project fails to align with Section 35(d), as it does not conform to the character of the surrounding neighborhood.

•

Potential Precedent for Overdevelopment

- Approving this project sets a concerning precedent for future oversized, intrusive developments, which could undermine the community's scale, privacy, and overall livability.

-

Ecological concerns

- Health of the tree in the lot to the north (see top paragraph)
- Safety of the immediate surroundings due to damage to the tree (see top paragraph)

Re: [External] DP2025-00411

From Bacchus, Reza <Reza.Bacchus@calgary.ca>
Date Fri 2/28/2025 2:44 PM
To Helen Beach <[REDACTED]>

Good Afternoon Helen,

Thank you for taking the time to provide us with thoughtful comments relating to this planning application DP2025-00411 at 1525 21 St NW.

Your concerns regarding the proposed development's:

- contextually inappropriate land use
- insensitivity towards existing on-street parking capacity
- potential for insensitive noise disturbances
- contextually inappropriate density

are currently being taken into consideration by the City of Calgary Development Application Review Team (DART) as part of the application review process. Please note, the review of this application is still **in progress**.

If this application is approved, a public notice regarding the development approval will be published. Anyone deemed to be affected by the approval will have an opportunity to appeal the decision in front of the Subdivision and Development Appeal Board. Further information regarding the appeal process can be found at

<https://www.calgarysdab.ca/home.html>

Best Regards,
Reza

Reza Bacchus

Planner I
Planning and Development Services - Community Planning
C (587) 891-3895
E Reza.Bacchus@calgary.ca
The City of Calgary
800 MacLeod Trail S.
P.O. Box 2100, Station M, Calgary, AB T2P 2M5

From: Helen Beach <[REDACTED]>
Sent: Monday, February 10, 2025 7:13 PM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Subject: [External] DP2025-00411

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

SDAB2025-0056

Hello Ms. Bacchus,

This property is not at all suitable for the land space.

Understanding the number of units planned it is unreasonable to assume there will be parking available on the property for those living here.

That there will be visiting friends and/or relatives to those living at this development creates a massive parking inconvenience to owners of homes on 21st Street.

The noise factor with so many inhabitants one can only assume it will be increased.

Understanding the need for densification, this community is not an area that can adopt this kind of development even though there is a relative nearness to the C-train. I am not opposed to the development on 19th Street that is currently happening. It is a more suitable option.

I wholly disagree with this development as it stands. Perhaps a single larger home or possibly a single with one above garage living space would much better serve this community.

Helen Arrol Beach
2212 Juniper Road NW
[REDACTED]

SDAB2025-0056

I am writing to formally object to the proposed development DP 2025-00411 at 1525 - 21 Street NW, which seeks to construct 12 units on a 75-foot lot with only six parking spaces. While this project technically aligns with the City of Calgary's R-CG zoning changes, it violates the principles of gentle densification, contradicts the Hounsfield Heights/Briar Hill Area Redevelopment Plan (ARP), and fails to provide meaningful value to either the neighbourhood or the housing crisis.

This project is not responsible, gradual infill, it is an aggressive overdevelopment that prioritizes maximum unit count over livability, infrastructure, and community integrity.

1. This is Not Gentle Densification — It's an Overdevelopment.

Gentle densification means gradually introducing duplexes, triplexes, or laneway homes in a way that integrates with existing streetscapes.

This project jumps from single-family homes to 12 units on one lot, creating an abrupt and overwhelming change.

The result is a jarring, out-of-scale development that erodes the neighbourhood fabric instead of complementing it.

This development completely disregards your own Low Density Residential Housing Guidelines whereby it states that "A strong emphasis is placed on encouraging development to respect and enhance the overall quality and character of the street/community in which it takes place." This is an overblown, over the top development that does absolutely NOTHING to respect and enhance the overall quality and character of the street/community".

2. This Project Does Not Benefit the Housing Crisis

This is not affordable housing. It simply maximizes density for profit, without making housing truly accessible to those who truly need it.

Cramming 12 units onto a single lot doesn't meaningfully address housing supply, it's a drop in the bucket that comes at a huge cost to neighbourhood livability.

Thoughtful infill balances density with quality of life, this project prioritizes quantity at the expense of both.

3. This Proposal Violates the Area Redevelopment Plan (ARP)

The Hounsfield Heights/Briar Hill ARP was created to ensure context-sensitive development. This proposal fails to meet multiple key goals:

1.3.1 Growth Must Be Managed, Not Forced

This project ignores the structured growth outlined in the ARP and forces excessive density into an area designed for low-density living.

1.3.2 The Neighbourhood's Stability is at Risk

The ARP emphasizes gradual, compatible development, yet this project destabilizes an established neighbourhood by cramming 12 units into a mid-block R1 lot.

1.3.3 This is Not Family-Oriented Housing

The lack of outdoor space, setbacks, and privacy makes these units unsuitable for families, contradicting the ARP's goal of maintaining a livable, family-friendly community.

1.3.4 The Physical Character of the Neighbourhood is Being Erased

The oversized massing, lack of green space, and minimal setbacks completely disrupt the visual and functional character of the block.

1.3.5 It Does Not Respect Traditional Neighbourhood Character

Every home on this block and the adjacent ones is a single-family home with green space — this proposal wipes that away.

1.3.7 It Harms, Rather Than Strengthens, the Community

The ARP seeks to enhance the neighbourhood, but this project degrades it by adding congestion, parking issues, and a starkly out-of-place development.

4. Infrastructure is Not Designed for This Level of Density

The neighbourhood was built in the 1950s for single-family homes, and its roads, sewer, and utilities were never designed for this kind of density.

Without significant infrastructure upgrades, this project risks overloading aging systems, causing long-term service and maintenance issues.

5. Parking and Traffic Congestion

12 units with only 6 parking spaces will force residents and guests to compete for limited street parking.

This does not consider snow covered roads in winter and when cars are required to be plugged in due to cold weather.

Increased congestion will make it harder for existing residents, visitors, and emergency vehicles to navigate.

6. This Development is Being Pushed in Certain Areas — Why Not Elsewhere?

The more expensive streets south of 14th Avenue are not seeing this level of redevelopment, raising questions of fairness.

If the city is serious about densification, it should apply it equitably, not just target select areas.

7. A Better Alternative: The Banff Trail Motel Site

If the city wants to increase density, it should redevelop the Banff Trail Motel, an existing commercial site suited for multi-unit housing.

Instead of shoehorning excessive density into an inappropriate lot, this would provide higher-density housing in a way that makes sense for the community.

Conclusion: This Proposal Should Be Rejected

This project is not gentle densification — it is an aggressive overbuild that erodes livability, undermines neighbourhood character, and fails to provide meaningful housing benefits. While densification is important, it must be done in a way that integrates with the community, not forces dramatic, destabilizing changes.

I strongly urge the planning committee to reject this proposal and encourage a more balanced, context-sensitive development that respects the principles of the ARP and the integrity of this neighbourhood.

Thank you for your time and consideration.

Sincerely,
Sandra Johnson
1524 - 21 Street NW
Phone: 4[REDACTED]5
Email: s[REDACTED]

Summarization of Concerns from HHBH Residents (Through Letters of Opposition):

- misalignment with the MDP's policies encouraging new developments in low density residential areas that are similar in scale and built form
- misalignment with the MDP's policies stating that new developments in low density residential areas should avoid dramatic contrasts in height and scale
- the proposed development's incompatibility with the MDP's policies encouraging development that is similar in scale and built form
- noncompliance with LUB Section 35(d) - When making a decision on a development permit for a discretionary use the Development Authority must take into account: the compatibility and impact of the proposed development with respect to adjacent development and the neighbourhood.
- contextually inappropriate land use
- contextually inappropriate density, building mass and scale, height, and setback
- contextually inappropriate character
- lack of amenity space due to excessive parcel coverage
- insensitivity towards existing on-street parking capacity
- negative impact on the function and character of the alley due to excessive waste and recycle bins, and potential unruly organization of these bins
- potential for insensitive noise disturbances
- catastrophic impact on the mature Spruce tree located at the south property line of your property
- negative impact on adjacent parcels' access to sunlight due to inappropriate shadowing
- negative impact on adjacent parcel's privacy
- potential precedent for future over-developed parcels within the neighbourhood
- negative impact on neighbourhood property values
- the proposed development's incompatibility with your initial property investment rationale
- negative impact on existing trees; neighbourhood tree canopy
- negative impact on the function and character of the rear lane due to excessive waste and recycle bins, and potential unruly organization of these bins
- negative impact on existing electrical power grid due to inappropriate scale/ density of development
- negative impact on existing water and sewage infrastructure due to inappropriate scale/ density of development
- the proposed development's incompatibility with the existing character of the neighbourhood
- negative impact on the existing livability of the neighbourhood

Re: [External] Proposed Development DP2025-00411

From Anies [REDACTED] <[REDACTED]>
Date Fri 2/28/2025 3:51 PM
To Bacchus, Reza <Reza.Bacchus@calgary.ca>

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

Hello Reza,

Many thanks for taking the time to respond and summarize our concerns. That is very much appreciated. In addition to these points, and after looking at the 3D rendering of the proposal more closely, we can add invasion of privacy to the long list of concerns. The windows overlooking our property is a genuine concern.

I am sure this will take a while to resolve as I know all the neighbours are horrified by this development proposal, but at the same time the city wants to densify this area. Whilst I am not against a gradual densification, this particular proposal is grossly misjudged, and a clear money grab by the developers. Thanks again for your time.

Best,
Anies

On Feb 28, 2025, at 3:39 PM, Bacchus, Reza <Reza.Bacchus@calgary.ca> wrote:

Good Afternoon Anies and Audur,

Thank you for taking the time to provide us with thoughtful comments relating to this planning application DP2025-00411 at 1525 21 St NW.

Your concerns regarding the proposed development's:

- contextually inappropriate density, building mass and scale, height, and setback
- contextually inappropriate character
- catastrophic impact on the mature Spruce tree located at the south property line of your property
- misalignment with the MDP's policies encouraging new developments in low density residential areas that are similar in scale and built form
- misalignment with the MDP's policies stating that new developments in low density residential areas should avoid dramatic contrasts in height and scale

SDAB2025-0056

- incompatibility with the Hounsfield Heights/ Briar Hill Area Redevelopment Plan (1989) land use policies
- negative impact on adjacent parcels' access to sunlight due to inappropriate shadowing
- negative impact on adjacent parcel's privacy
- noncompliance with LUB Section 35(d) - When making a decision on a development permit for a discretionary use the Development Authority must take into account: the compatibility and impact of the proposed development with respect to adjacent development and the neighbourhood.
- potential precedent for future over-developed parcels within the neighbourhood
- negative impact on neighbourhood property values
- insensitivity to existing on-street parking capacity
- negative impact on existing water and sewage infrastructure due to inappropriate scale/ density of development

are currently being taken into consideration by the City of Calgary Development Application Review Team (DART) as part of the application review process. Please note, the review of this application is still **in progress**.

If this application is approved, a public notice regarding the development approval will be published. Anyone deemed to be affected by the approval will have an opportunity to appeal the decision in front of the Subdivision and Development Appeal Board. Further information regarding the appeal process can be found at <https://www.calgarysdab.ca/home.html>.

Best Regards,
Reza

Reza Bacchus

Planner I
Planning and Development Services - Community Planning
C (587) 891-3895
E Reza.Bacchus@calgary.ca
The City of Calgary
800 MacLeod Trail S.
P.O. Box 2100, Station M, Calgary, AB T2P 2M5

From: Anies [REDACTED]
Sent: Tuesday, February 11, 2025 2:06 PM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Subject: [External] Re: Proposed Development DP2025-00411

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

As an engineer, the sewage system here probably won't be able to handle the 30 who could live in that lot under that proposed plans. The more I think about it, and the more information I am getting, the more insane it becomes. A plan for a duplex/threeplex/fourplex might be serviceable, but the current plan for 12 units is completely crazy.

On Feb 11, 2025, at 11:57 AM, Anies <tollan1@gmail.com> wrote:

SDAB2025-0056

Also, parking will be a huge issue. The more I think about this the more untenable the whole project it. How could this even be considered? Seriously?

On Feb 11, 2025, at 11:24 AM, Anies <tollan1@gmail.com> wrote:

I forgot to mention that this will absolutely negatively impact house prices for the adjacent properties. This is a disgraceful and shameless money grab by the developers.

On Feb 11, 2025, at 9:28 AM, Anies <tollan1@gmail.com> wrote:

Hello Reza,

We live at 1603 21 St, next door, to the north, of the proposed development (1525 21 St NW). Whilst we appreciate the need for densification in Calgary, this proposal goes way beyond anything that is reasonable, and appears to be a money grab by the developers to ram in as much real estate as possible. In addition to the points below, we have a mature Spruce right at the southern property line of our lot. Any infill will destroy the roots, causing a serious safety concern due to the reduced stability of the tree. We have consulted a professional arborist, and as trees tend to lean into the prevailing wind the tree leans slightly to the south east, and removing the roots to the south will impact not only the stability but also the health of the tree. These additional factors compound the likelihood of the building works will cause collapse and damage.

The extent of the proposed development and complete disregard for context is truly shocking.

Regards,
Anies Hassan & Audur Blondal

- **Non-compliance with Municipal Development Plan (MDP)**

- The MDP stipulates context-sensitive development (Section 2.2.2).
- Infill should seamlessly integrate with its surroundings, avoiding stark contrasts (Section 2.3.2c).
- This proposal undermines the neighborhood's character due to its disproportionate scale, massing, and setbacks.

- **Contradiction with Area Redevelopment Plan (ARP)**

- The ARP cautions against oversized infill developments that may overwhelm established neighborhoods (Table 1, Page 18).
- The proposed height, depth, and cantilevered second-floor design would significantly negatively impact privacy and sunlight for neighboring properties.

- **Violation of Infill Development Guidelines**

- The development disregards the existing scale, depth, and massing of the area (Section 4.4).
- Neighboring homes' privacy is compromised (Section 4.5.1).
- The overextended hardscaped footprint disrupts the streetscape and overall aesthetic.

- **Noncompliance with Land Use Bylaw**

- The project fails to align with Section 35(d), as it does not conform to the character of the surrounding neighborhood.

- **Potential Precedent for Overdevelopment**

- Approving this project sets a concerning precedent for future oversized, intrusive developments, which could undermine the community's scale, privacy, and overall livability.

- **Ecological concerns**

- Health of the tree in the lot to the north (see top paragraph)
- Safety of the immediate surroundings due to damage to the tree (see top paragraph)

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.

Re: [External] Proposed Development DP2025-00411

From Bacchus, Reza <Reza.Bacchus@calgary.ca>

Date Fri 2/28/2025 2:20 PM

To in [REDACTED]

Good Afternoon Inga and Rune,

Thank you for taking the time to provide us with thoughtful comments relating to this planning application DP2025-00411 at 1525 21 St NW.

Your concerns regarding the proposed development's:

- contextually inappropriate building massing and density
- negative impact on already limited street parking
- lack of amenity space due to excessive parcel coverage
- negative impact on adjacent parcels' access to sunlight due to inappropriate shadowing
- negative impact on existing trees; neighbourhood tree canopy
- negative impact on neighbourhood property values
- negative impact on the function and character of the rear lane due to excessive waste and recycle bins, and potential unruly organization of these bins
- negative impact on existing water & sewage infrastructure, and electrical power grid due to inappropriate scale/density of development

are currently being taken into consideration by the City of Calgary Development Application Review Team (DART) as part of the application review process. Please note, the review of this application is still **in progress**.

If this application is approved, a public notice regarding the development approval will be published. Anyone deemed to be affected by the approval will have an opportunity to appeal the decision in front of the Subdivision and Development Appeal Board. Further information regarding the appeal process can be found at <https://www.calgarysdab.ca/home.html>.

Best Regards,
Reza

Reza Bacchus

Planner I

Planning and Development Services - Community Planning

C (587) 891-3895

E Reza.Bacchus@calgary.ca

The City of Calgary

800 MacLeod Trail S.

P.O. Box 2100, Station M, Calgary, AB T2P 2M5

From: [REDACTED] <[REDACTED]>

Sent: Tuesday, February 11, 2025 6:33 PM

To: Bacchus, Reza <Reza.Bacchus@calgary.ca>

Subject: [External] Proposed Development DP2025-00411

SDAB2025-0056

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

Hi Reza

> Regarding building proposed for 1525 21st Street NW.

>

> Please tell me this is a joke because if it isn't the idea is nothing short of ridiculous. Six units with suits where there was a single house. We see there are garages in the plan but there won't be garages for half the cars belonging to 1525 21st Street NW. The street will be lined with cars just like when there is a football game at the Stadium.

The building in the plan will fill the lot so there is no yard space for the occupants to spend time outside on their premises. For neighbours this building will be invasive, block sunlight, kill trees and last but not least, lower property values.

> The back lane is narrow and congested. How are bins for 12 units going to fit there? There will be 36 bins for one lot! How is the plumbing and water supply going to handle 12 units, possibly 24 toilets or more, sinks, dishwashers and all other appliances! Is the electrical power grid up for this added challenge in this location?

>

> Please don't approve this. Wouldn't it be more sensible to build a duplex with suits, that would mean 4 units total.

>

Sincerely,

Inga Sigurjonsdottir and Rune Vibegaard
Property owners 1603 21st Street N.W.

> Sent from my iPad

SDAB2025-0056

From: [Theodore Trokhymenko](#)
To: [Calgary SDAB Info](#)
Cc: [rgrol](#); [Lindsay Yong](#); [Laura Chapman](#); [sangram sihota](#)
Subject: [External] SDAB2025-0056 (1525 21 Street NW; DP2025-00411)
Date: Wednesday, May 21, 2025 11:04:37 AM
Attachments: [Outdoor example 4.png](#)

This Message Is From an External Sender

This message came from outside your organization.

ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca

To whom it may concern,

Our firm is the Applicant of development permit DP2024-00411, which is the subject of appeal SDAB2025-0056 (1525 21 Street NW). The appeal is scheduled for a Procedural and Jurisdictional hearing on June 5. Please be advised that Mr. Rick Grol (cc-ed) has been retained as our agent/representative with respect to the appeal and application. Mr. Grol (cc-ed) and I will attend the Procedural and Jurisdictional hearing on June 5, 2025.

Kind regards,
Theodore



Theodore Trokhymenko
Project Manager
AWARD-WINNING CUSTOM HOME DESIGN
403.770.2104 | phaseonedesign.ca

VANCOUVER
788, 601 W Broadway | 604.670.7668

CALGARY
201, 1218 9th Ave SE | 403.457.3645

From: [sangram sihota](#)
To: [Calgary SDAB Info](#); [Theodore Trokhymenko](#); [rgrol](#); [kathy@phaseonedesign.ca](#)
Subject: [External] Appeal SDAB2025-0056
Date: Friday, May 23, 2025 11:12:49 AM

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

Too whom it may concern,

I am the registered owner of the property 1525 21 Street NW, which is the subject of appeal SDAB2025-0056 and development permit DP2025-00411. The appeal is scheduled for a Procedural and Jurisdictional hearing on June 5, 2025. Please be advised that Mr. Rick GroI (cc-ed) has been retained as my agent/representative with respect to the appeal and DP application.

Kind regards,

Sangram Sihota
Sihota Developments Inc.

From: [Manar Kirollos](#)
To: [Calgary SDAB Info](#); sandr389@gmail.com
Subject: [External] material for Appeal filed for - 1525 - 21 Street NW
Date: Tuesday, May 13, 2025 4:39:21 PM

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

Manar Kirollos
1615 21A street NW
Calgary AB T2N 2M7
Manarkiro@gmail.com

Development Authority
Planning & Development Services
The City of Calgary
P.O. Box 2100, Station M
Calgary, AB T2P 2M5

Re: Appeal of Development Permit DP2025-00411 – 1525 21 Street NW

To Whom It May Concern,

Development Authority Planning & Development Services The City of Calgary P.O. Box 2100, Station M Calgary, AB T2P 2M5

Re: Appeal of Development Permit DP2025-00411 – 1525 21 Street NW

To Whom It May Concern,

I am writing as a concerned resident of Briar Hill regarding Development Permit DP2025-00411, which proposes a 12-unit residential complex at 1525 21 Street NW.

While I do not reside directly adjacent to the property, I am deeply concerned about the precedent this development would set for the entire neighbourhood. I support thoughtful densification; however, the scale and form of this project are incompatible with the character of Briar Hill. It represents an overbuild that could negatively impact livability, infrastructure, and the streetscape.

My concerns include:

- **Inconsistent Massing and Setbacks:** The proposed buildings' massing, scale, and setbacks are inconsistent with the surrounding single-family homes, potentially disrupting the neighbourhood's aesthetic and harmony.
- **Waste Management Issues:** The development proposes 12 waste and recycling bins, which could overwhelm the alley, affecting its function and safety.
- **Insufficient Parking:** The development provides insufficient on-site parking, which may increase competition for on-street spaces throughout the neighbourhood, affecting not just this street but other areas as well.
- **Non-Alignment with the Riley Local Area Plan:** The proposal does not align with the Riley Local Area Plan, specifically Section 2.2.1, which states, “At all scales, redevelopment should consider existing context, parcel layout, building massing, and landscaping to sensitively integrate into the community.” Any development should fall under contextually appropriate infill development that respects existing built form and neighbourhood character.
- **Potential for Future Overdevelopment:** If approved, this project could set a precedent for similar developments on other lots with original 1950s bungalows, dramatically altering the character of our community.

I urge the City to reject this proposal in its current form. While zoning may allow for increased density, this specific proposal does not respect the contextual requirements intended to guide appropriate redevelopment in established neighbourhoods like Briar Hill.

Thank you for considering my concerns.

Sincerely,
Manar Kirolos
1615 21A street NW
403 4724884

DETAILED REVIEW #1 DRAWINGS
PROPOSED MULTI-FAMILY DEVELOPMENT
(ISSUED MARCH 17, 2025)

1525 21 STREET NW
CALGARY, ALBERTA
ALL OF LOT 5 & HALF OF LOT 6,
BLOCK 13, PLAN 3091 GL



GENERAL NOTES

GENERAL

- DRAWINGS ARE DRAWN TO SCALE AS INDICATED AND SCALING MAY VARY SLIGHTLY DUE TO REPRODUCTION. CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. ANY DISCREPANCIES SHOULD BE REPORTED IMMEDIATELY TO PHASE ONE DESIGN AND PRIOR TO CONSTRUCTION.

- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

FOUNDATIONS

- FOOTINGS TO REST ON NATIVE, UNDISTURBED SOIL
- FINAL EXTERIOR GRADES MAY VARY FROM THOSE SHOWN IN DRAWINGS. CONTRACTOR TO VERIFY PRIOR TO POURING FOUNDATIONS
- ALL CONCRETE PAD FOOTINGS AND PILES TO BE VERIFIED BY STRUCTURAL ENGINEER TO MEET SOIL CONDITIONS OF THE BUILDING SITE.

STRUCTURAL

- TRUSS MANUFACTURER TO PROVIDE TRUSS LAYOUT AND VERIFY ALL ROOF SLOPES. TRUSSES ARE TO BE DESIGNED TO THE CURRENT EDITION OF THE BUILDING CODE AND BEAR THE SEAL OF A PROFESSIONAL ENGINEER LICENSED TO PRACTICE WITHIN ALBERTA.
- ALL BEAMS AND LINTELS AS PER THE ALBERTA BUILDING CODE APPLICABLE TABLES.
- JOIST SUPPLIER TO PROVIDE FLOOR LAYOUTS AND ENGINEERING FOR FLOOR SYSTEM.

FRAMING

- ALL FRAMING TO BE S.P.F. #2 OR BETTER AS PER PLAN.
- DIMENSIONS ARE FROM OUTSIDE FACE OF EXTERIOR SHEATHING
TO FACE OF PARTITION WALL STUDS UNLESS NOTED OTHERWISE.

DOOR AND WINDOWS

- WINDOWS AND DOOR SIZES SHOWN ARE TO BE VERIFIED BY MANUFACTURER. EXACT ROUGH OPENINGS TO BE SUPPLIED BY MANUFACTURER PRIOR TO CONSTRUCTION.
- WINDOW MANUFACTURER TO ENSURE ALL WINDOWS SUPPLIED TO COMPLY WITH NAFS REQUIREMENTS.

MINIMUM PERFORMANCE GRADE 30
MIN. POSITIVE DESIGN PRESSURE 1440 PA
MIN. NEGATIVE DESIGN PRESSURE 1440 PA
MIN. WATER PENETRATION PRESSURE 330 PA
MIN. CANADIAN AIR INFILTRATION A2

ALL REQUIREMENTS CALCULATED AS PER
WWW.FENESTRACIONCANADA.CA/ONLINE_CALCULATOR
FOR WINDOWS WITHIN 10mm OF GRADE ON ROUGH TERRAIN TYPE 1. MANUFACTURER TO CALCULATE TO SUPERCEDE ARCHITECTURAL DWGS.

- MAXIMUM U VALUE FOR ALL WINDOWS TO BE 2.0

MECHANICAL

- MECHANICAL LAYOUT AND SPECS. SUPPLIED BY MECHANICAL CONTRACTOR.
- IT IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO ENSURE THAT ALL MECHANICAL SYSTEMS COMPLY WITH MANUFACTURER'S INSTRUCTIONS AND CONFORM WITH ALL APPLICABLE NATIONAL, PROVINCIAL AND LOCAL BUILDING CODES.

ELECTRICAL

- ELECTRICAL LAYOUT SHOWN IS TO BE USED AS A GUIDELINE ONLY. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO ENSURE THAT DESIGN AND SYSTEMS COMPLY WITH MANUFACTURER'S INSTRUCTIONS AND CONFORM WITH ALL APPLICABLE NATIONAL, PROVINCIAL AND LOCAL BUILDING CODES.

DRAWING INDEX

SHEET #	SHEET NAME
AS.1	SITE PLAN - PROPOSED
AS.2	LANE SECTIONS DETAILS - PROPOSED
A1.0a	BASEMENT PLAN - PROPOSED
A1.1	MAIN FLOOR PLAN - PROPOSED
A1.2	UPPER FLOOR PLAN - PROPOSED
A3.0	FRONT & REAR ELEVATIONS - PROPOSED
A3.1	SIDE ELEVATION - PROPOSED
A3.2	FRONT & REAR ELEVATIONS - PROPOSED
G1.0	GARAGE PLANS - PROPOSED

PHASE ONE DESIGN		
201, 1218 - 9th Avenue SE Calgary, Alberta T2G 0T1 (403) 467-3646 phaseonedesign.ca VANCOUVER CALGARY INTERNATIONAL		
BUILDER:		
No.	Date:	Description:
10-NOV-24	PRELIMINARY SITING	TT
13-DEC-24	DSD DRAWINGS	TVS
16-JAN-25	DSD DRAWINGS	HVS
17-MAR-25	DETAILED REVIEW #1	VT
MAIN FLOOR :	3705.00 sq. ft.	
UPPER FLOOR :	3561.82 sq. ft.	
TOTAL AREA :	7266.82 sq. ft.	
GARAGE :	1243.72 sq. ft.	
BSMT DEPT :	3216.40 sq. ft.	
CONSTRUCTION:		
ALL IDEAS AND DESIGNS REPRESENTED BY THIS DRAWING ARE OWNED BY PHASE ONE DESIGN. ALL RIGHTS RESERVED INCLUDING THE RIGHT TO REPRODUCTION IN WHOLE OR IN PART, IN ANY FORM, WITHOUT THE WRITTEN PERMISSION OF PHASE ONE DESIGN		
DISCLAIMER:		
DRAWINGS ARE DRAWN TO SCALE AS INDICATED AND SCALED MAP VARY SLIGHTLY DUE TO REPRODUCTION. CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT. ANY DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT FOR CORRECTION. CONSTRUCTION:		
WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.		
CLIENT:		
MULTI-FAMILY DEVELOPMENT		
1525 21 ST NW CALGARY, AB LOT 5-6, BLOCK 13 PLAN 3091 GL		
STATUS:		
NOT ISSUED FOR CONSTRUCTION		
DRAWING NAME:		
COVER SHEET		
DRAWN BY:		
CHECKED BY:		
T.Y. T.T.		
SCALE: 1/8" = 1'-0"		
PRINTED ON 24x36 PAPER		
SHEET #:		
■ ■ ■		

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

BUILDER:

No.	Date:	Description:	By:
1.	27-NOV-24	PRELIMINARY SITING	TT
2.	13-DEC-24	DSO DRAWINGS	TY
3.	08-JAN-25	DP DRAWINGS	HS
4.	17-MAR-25	DETAILED REVIEW #1	VT

MAIN FLOOR : 3705.00 sq. ft.
UPPER FLOOR: 3561.82 sq. ft.

TOTAL AREA: 7266.82 sq. ft.
GARAGE : 1243.72 sq. ft.
BSMT DEV. : 3216.40 sq. ft.

COPYRIGHT:
ALL IDEAS AND DESIGNS REPRESENTED BY THIS DRAWING ARE OWNED BY PHASE ONE DESIGN. ALL RIGHTS RESERVED, INCLUDING THE RIGHT OF REPRODUCTION IN WHOLE OR IN PART, IN ANY FORM, WITHOUT THE WRITTEN PERMISSION OF PHASE ONE DESIGN.

DISCLAIMER:
DRAWINGS ARE DRAWN TO SCALE AS INDICATED. AND SCALING MAY VARY SLIGHTLY DUE TO REPRODUCTION. CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO PHASE ONE DESIGN, AND PRIOR TO CONSTRUCTION. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

CLIENT:

MULTI-FAMILY DEVELOPMENT

1525 21 ST NW
CALGARY, AB
LOT 5-6, BLOCK 13
PLAN 3091 GL

STATUS:
NOT ISSUED FOR CONSTRUCTION

DRAWING NAME:
LANE SECTIONS
DETAILS - PROPOSED

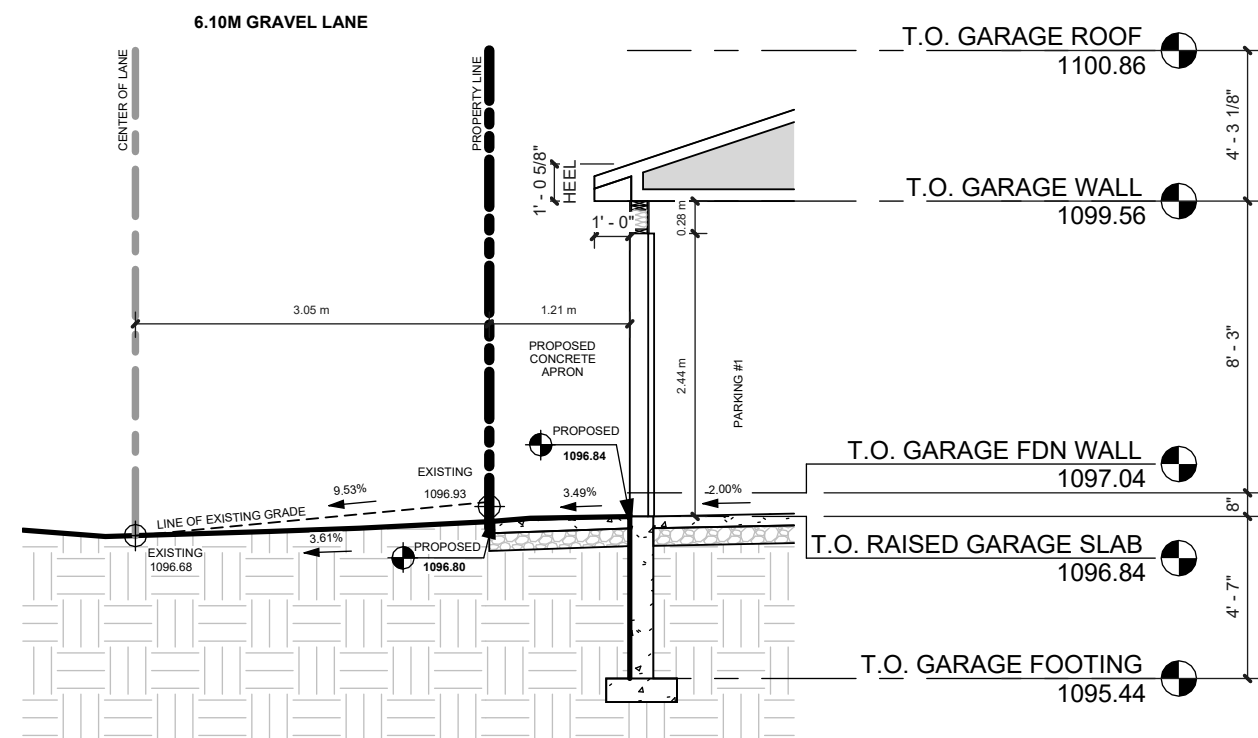
DRAWN BY: T.Y. **CHECKED BY:** T.T.

SCALE: 3/16" = 1'-0"
PRINTED ON 24x36 PAPER

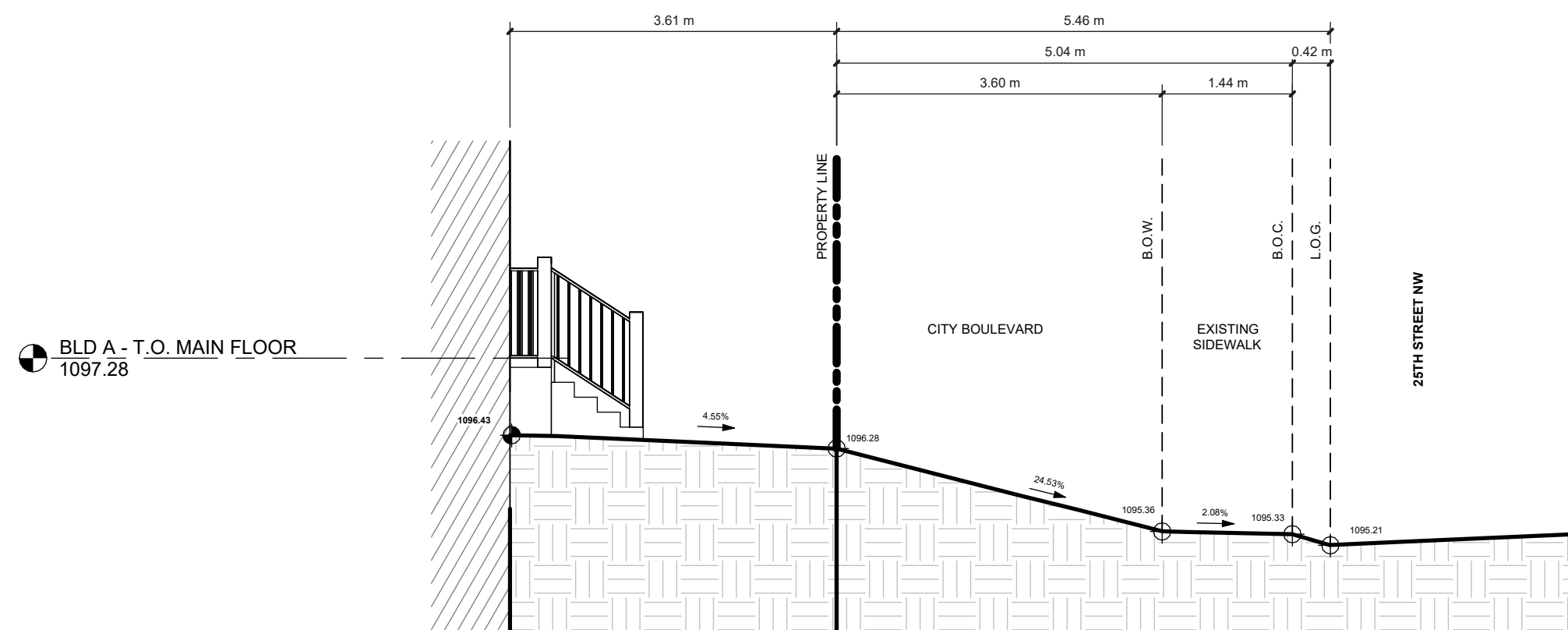
SHEET #:

.AS.2

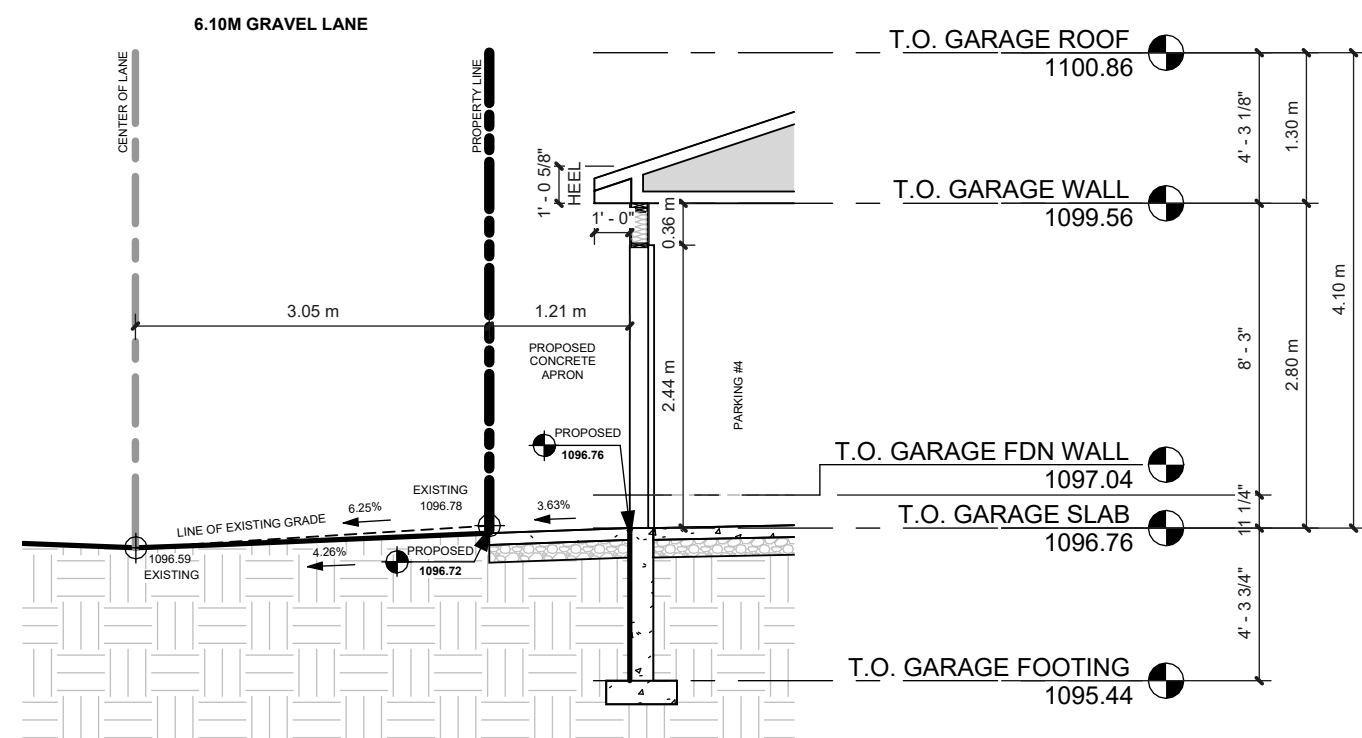
DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN



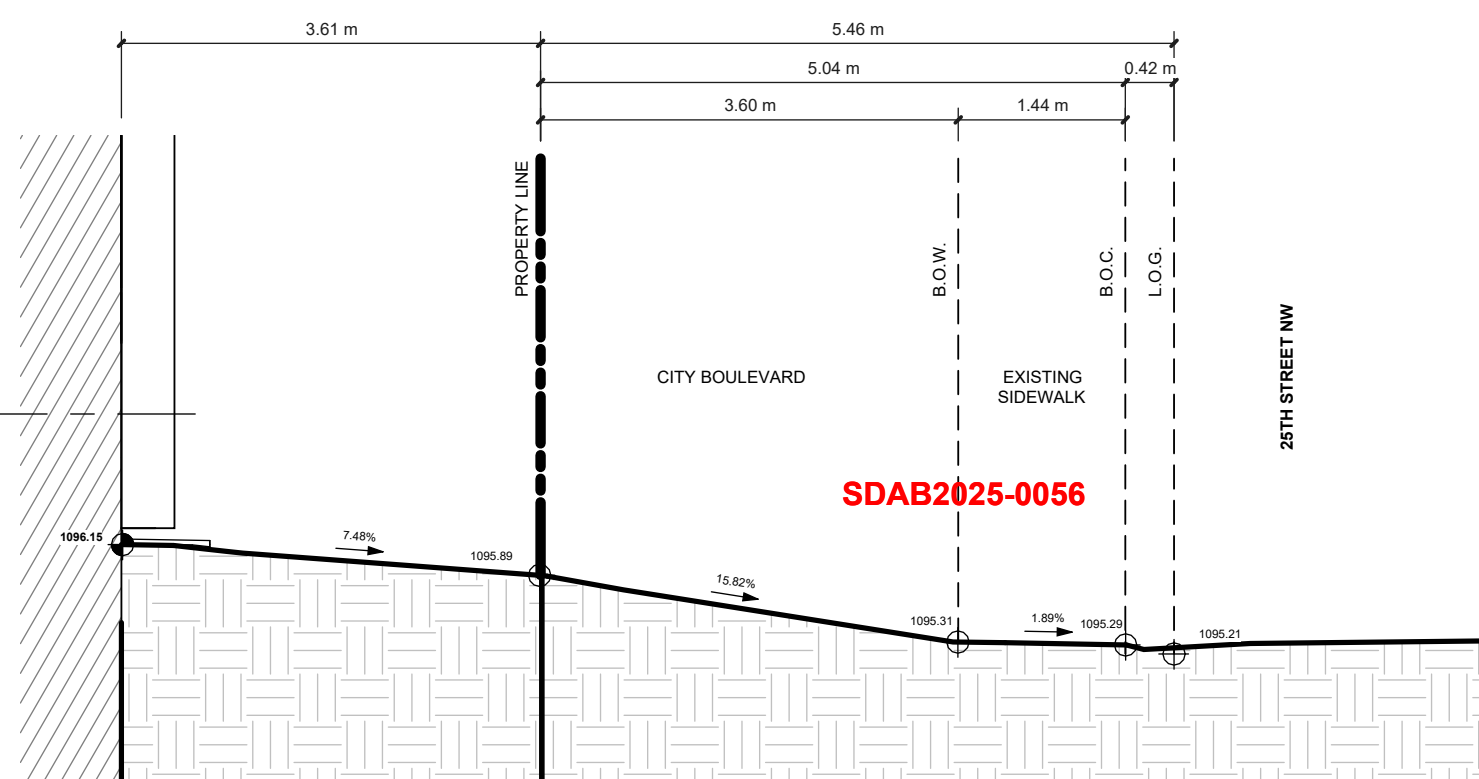
3 LANE SECTION 1
3/16" = 1'-0"



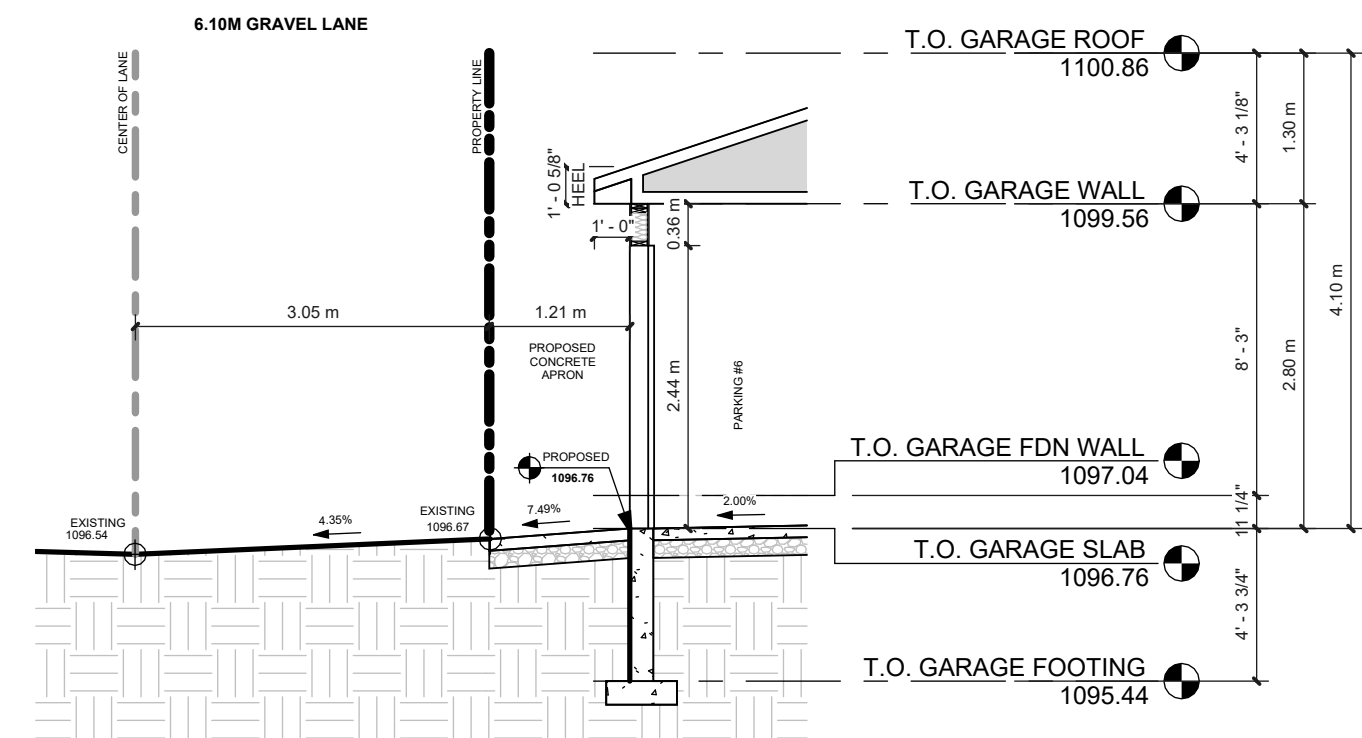
1 BOULEVARD SECTION 1
3/16" = 1'-0"



4 LANE SECTION 2
3/16" = 1'-0"



2 BOULEVARD SECTION 2
3/16" = 1'-0"



5 LANE SECTION 3
3/16" = 1'-0"

BUILDER:

No.	Date:	Description:	By:
1.	27-NOV-24	PRELIMINARY SITING	TT
2.	13-DEC-24	DSO DRAWINGS	TY
3.	08-JAN-25	DP DRAWINGS	HS
4.	17-MAR-25	DETAILED REVIEW #1	VT

MAIN FLOOR : 3705.00 sq. ft.
UPPER FLOOR: 3561.82 sq. ft.

TOTAL AREA: 7266.82 sq. ft.
GARAGE : 1243.72 sq. ft.
BSMT DEV. : 3216.40 sq. ft.

COPYRIGHT:
ALL IDEAS AND DESIGNS REPRESENTED BY THIS
DRAWING ARE OWNED BY PHASE ONE DESIGN. ALL
RIGHTS RESERVED, INCLUDING THE RIGHT OF
REPRODUCTION IN WHOLE OR IN PART, IN ANY
FORM, WITHOUT THE WRITTEN PERMISSION OF
PHASE ONE DESIGN.

DISCLAIMER:
DRAWINGS ARE DRAWN TO SCALE AS INDICATED
AND SCALING MAY VARY SLIGHTLY DUE TO
DIFFERENCES IN CONSTRUCTION. ALL
DIMENSIONS ON SITE PRIOR TO COMMENCING
WORK. ANY DISCREPANCIES ARE TO BE REPORTED
IMMEDIATELY TO PHASE ONE DESIGN, AND PRIOR TO
CONSTRUCTION.

CLIENT:

MULTI-FAMILY
DEVELOPMENT

1525 21 ST NW
CALGARY, AB
LOT 5-6, BLOCK 13
PLAN 3091 GL

STATUS:
NOT ISSUED FOR CONSTRUCTION

DRAWING NAME:
BASEMENT PLAN -
PROPOSED

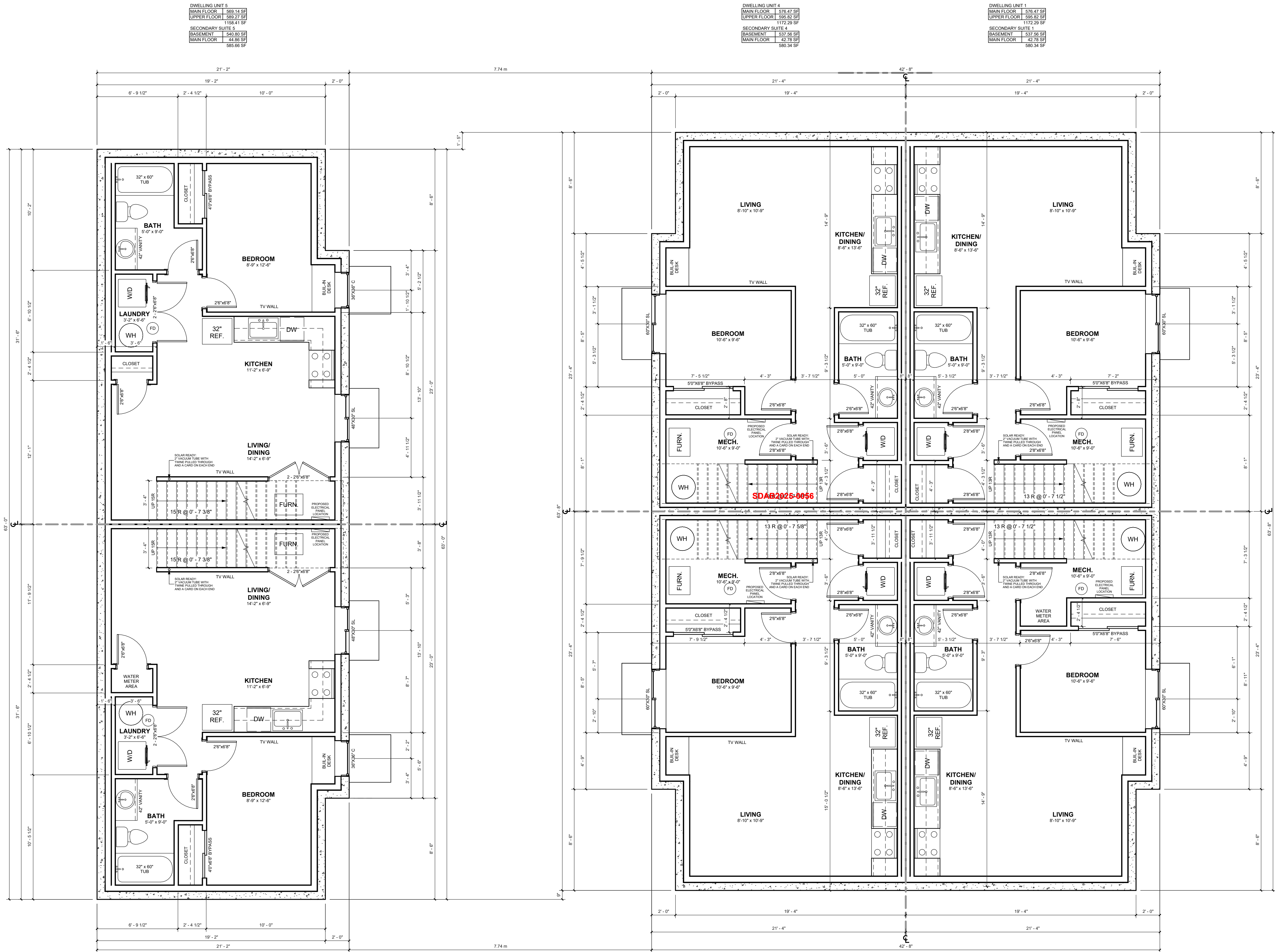
DRAWN BY: T.Y. CHECKED BY: T.T.

SCALE: 1/4" = 1'-0"
PRINTED ON 24x36 PAPER

SHEET #:

A1.0a

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN



** BASEMENT WALL HEIGHT 3'-0" **
- ALL INTERIOR DOORS AND OPENINGS ON BASEMENT FLOOR TO BE AT 6'-8" HEAD HEIGHT
- TOP OF ALL WINDOWS TO BE AT 8'-6" UNLESS OTHERWISE NOTED

DWELLING UNIT 5	
MAIN FLOOR	569.14 SF
UPPER FLOOR	589.27 SF
1158.41 SF	
SECONDARY SUITE 5	
BASEMENT	540.80 SF
MAIN FLOOR	44.86 SF
585.66 SF	

DWELLING UNIT 4	
MAIN FLOOR	576.47 SF
UPPER FLOOR	585.82 SF
1162.29 SF	
SECONDARY SUITE 4	
BASEMENT	537.56 SF
MAIN FLOOR	42.78 SF
580.34 SF	

DWELLING UNIT 1	
MAIN FLOOR	576.47 SF
UPPER FLOOR	585.82 SF
1162.29 SF	
SECONDARY SUITE 1	
BASEMENT	537.56 SF
MAIN FLOOR	42.78 SF
580.34 SF	

DWELLING UNIT 6	
MAIN FLOOR	569.14 SF
UPPER FLOOR	589.27 SF
1158.41 SF	
SECONDARY SUITE 6	
BASEMENT	540.80 SF
MAIN FLOOR	44.86 SF
585.66 SF	

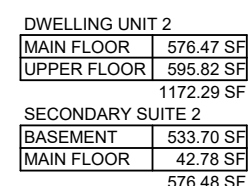
DWELLING UNIT 3	
MAIN FLOOR	576.47 SF
UPPER FLOOR	585.82 SF
1162.29 SF	
SECONDARY SUITE 3	
BASEMENT	537.56 SF
MAIN FLOOR	42.78 SF
580.34 SF	

DWELLING UNIT 2	
MAIN FLOOR	576.47 SF
UPPER FLOOR	585.82 SF
1162.29 SF	
SECONDARY SUITE 2	
BASEMENT	537.56 SF
MAIN FLOOR	42.78 SF
580.34 SF	

1 BASEMENT FLOOR PLAN - PROPOSED

1/4" = 1'-0"

DWELLING UNIT 1	
MAIN FLOOR	576.47 SF
UPPER FLOOR	595.82 SF
	1172.29 SF
SECONDARY SUITE 1	
BASEMENT	537.56 SF
MAIN FLOOR	42.78 SF
	580.34 SF



1 UPPER FLOOR PLAN - PROPOSED
1/4" = 1'-0"

1/4" = 1'-0"

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

BUILDER:

No.	Date:	Description:	By:
1.	27-NOV-24	PRELIMINARY SITING	TT
2.	13-DEC-24	DSO DRAWINGS	TY
3.	08-JAN-25	DP DRAWINGS	HS
4.	17-MAR-25	DETAILED REVIEW #1	VT

MAIN FLOOR : 3705.00 sq. ft.
UPPER FLOOR: 3561.82 sq. ft.

TOTAL AREA: 7266.82 sq. ft.
GARAGE : 1243.72 sq. ft.
BSMT DEV. : 3216.40 sq. ft.

COPYRIGHT:
ALL IDEAS AND DESIGNS REPRESENTED BY THIS DRAWING ARE OWNED BY PHASE ONE DESIGN. ALL RIGHTS RESERVED, INCLUDING THE RIGHT OF REPRODUCTION IN WHOLE OR IN PART, IN ANY FORM, WITHOUT THE WRITTEN PERMISSION OF PHASE ONE DESIGN.

DISCLAIMER:
DRAWINGS ARE DRAWN TO SCALE AS INDICATED. ANY SCALING MAY VARY SLIGHTLY DUE TO DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO PHASE ONE DESIGN, AND PRIOR TO CONSTRUCTION. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

CLIENT:

**MULTI-FAMILY
DEVELOPMENT**

1525 21 ST NW
CALGARY, AB
LOT 5-6, BLOCK 13
PLAN 3091 GL

STATUS:
NOT ISSUED FOR CONSTRUCTION

DRAWN: FRONT & REAR
ELEVATIONS -
PROPOSED

DRAWN BY: T.Y. CHECKED BY: T.T.

SCALE: 3/16" = 1'-0"
PRINTED ON 24x36 PAPER

SHEET #:

A3.0

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN



1A BUILDING A - FRONT (EAST) - PROPOSED

3/16" = 1'-0"

SDAB2025-0056



2A BUILDING A - REAR (WEST) - PROPOSED

3/16" = 1'-0"

IN FLOOR :	3705.00 sq. ft.
PER FLOOR:	3561.82 sq. ft.

COPYRIGHT:
ALL IDEAS AND DESIGNS REPRESENTED BY THIS
DRAWING ARE OWNED BY PHASE ONE DESIGN. ALL
RIGHTS RESERVED, INCLUDING THE RIGHT OF

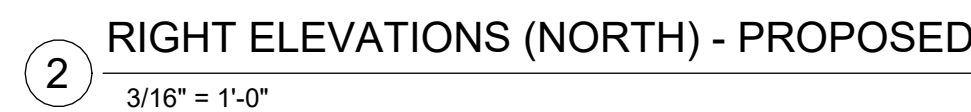
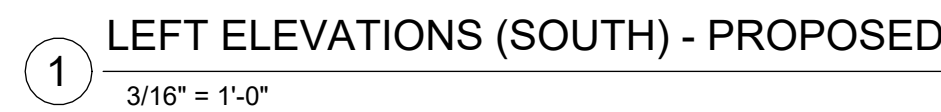
ENT:

1525 21 ST NW
CALGARY, AB
LOT 5-6, BLOCK 13
PLAN 3091 GL

AWN BY: T.Y.	CHECKED BY: T.T.	3-20 4:45
-----------------	---------------------	-----------

ET #:

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN



BUILDER:

No.	Date:	Description:	By:
1.	27-NOV-24	PRELIMINARY SITING	TT
2.	13-DEC-24	DSO DRAWINGS	TY
3.	08-JAN-25	DP DRAWINGS	HS
4.	17-MAR-25	DETAILED REVIEW #1	VT

MAIN FLOOR : 3705.00 sq. ft.
UPPER FLOOR: 3561.82 sq. ft.

TOTAL AREA: 7266.82 sq. ft.
GARAGE : 1243.72 sq. ft.
BSMT DEV. : 3216.40 sq. ft.

COPYRIGHT:
ALL IDEAS AND DESIGNS REPRESENTED BY THIS DRAWING ARE OWNED BY PHASE ONE DESIGN. ALL RIGHTS RESERVED, INCLUDING THE RIGHT OF REPRODUCTION IN WHOLE OR IN PART, IN ANY FORM, WITHOUT THE WRITTEN PERMISSION OF PHASE ONE DESIGN.

DISCLAIMER:
DRAWINGS ARE DRAWN TO SCALE AS INDICATED. ANY AND ALL DIMENSIONS MAY VARY SLIGHTLY DUE TO DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO PHASE ONE DESIGN, AND PRIOR TO CONSTRUCTION. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

CLIENT:

**MULTI-FAMILY
DEVELOPMENT**

1525 21 ST NW
CALGARY, AB
LOT 5-6, BLOCK 13
PLAN 3091 GL

STATUS:
NOT ISSUED FOR CONSTRUCTION

DRAWN: FRONT & REAR
ELEVATIONS -
PROPOSED

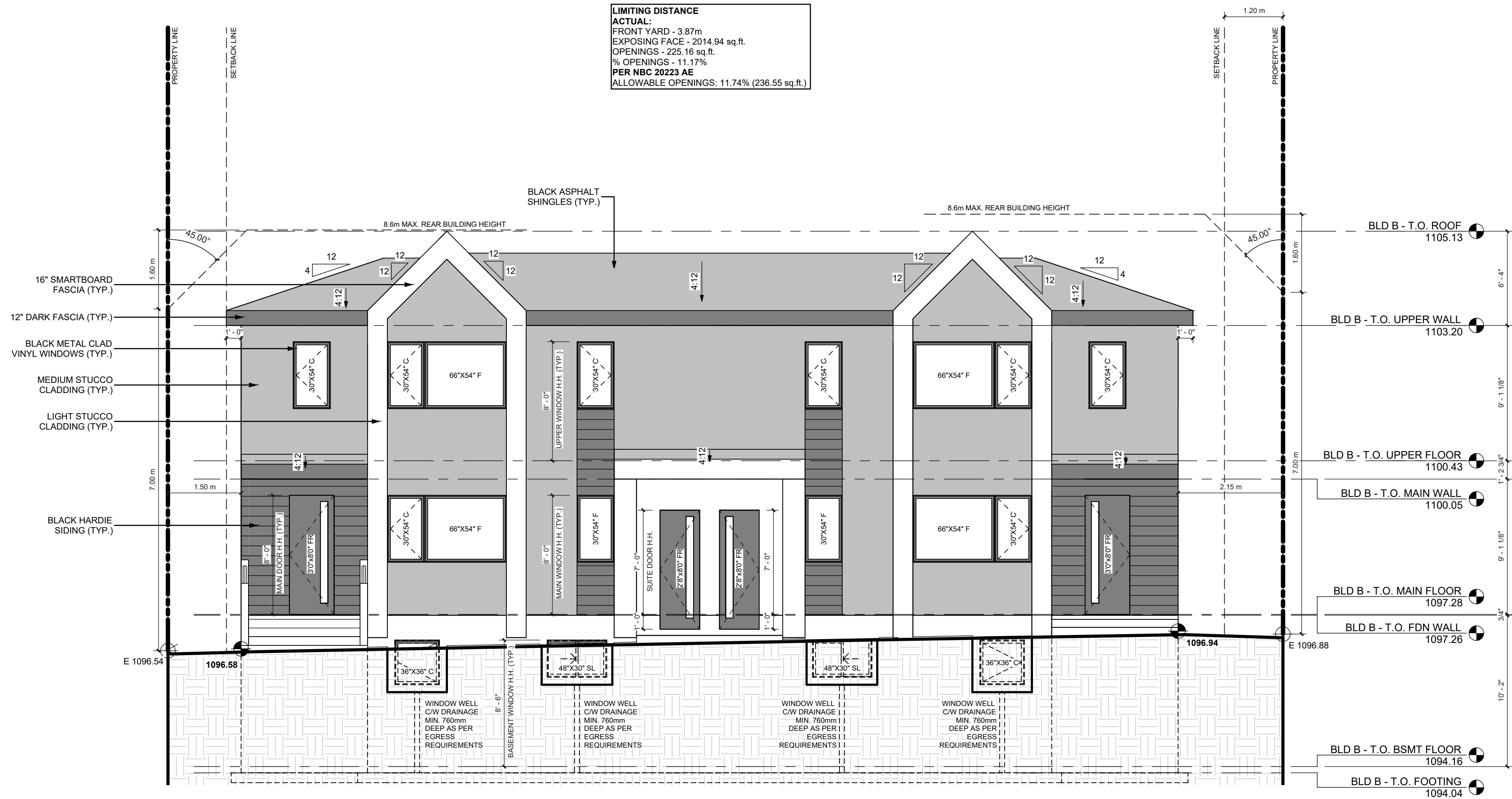
DRAWN BY: T.Y. **CHECKED BY:** T.T.

SCALE: 3/16" = 1'-0"
PRINTED ON 24x36 PAPER

SHEET #:

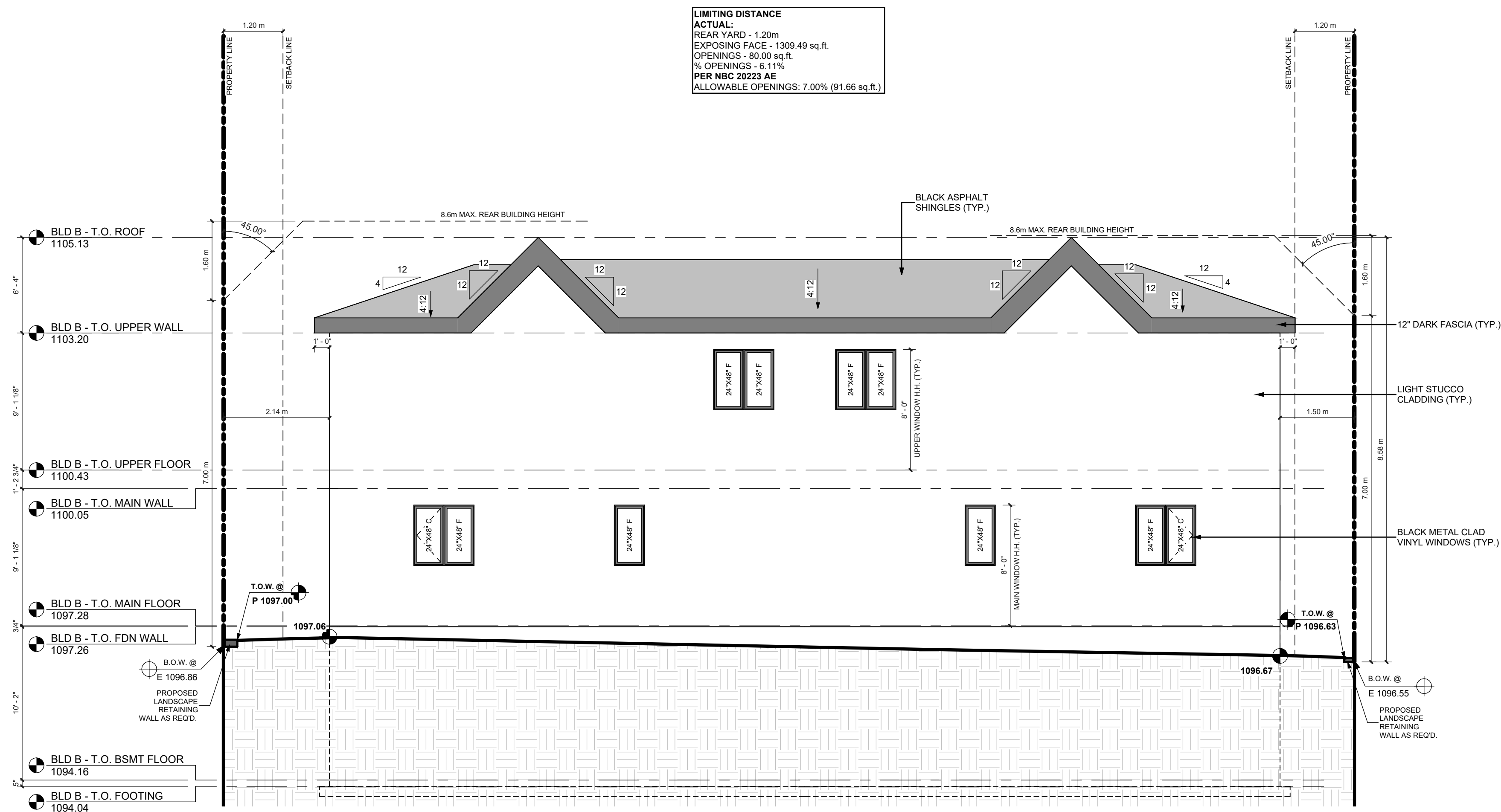
A3.2

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN



1B BUILDING B - FRONT (EAST) - PROPOSED
3/16" = 1'-0"

SDAB2025-0056



2B BUILDING B - REAR (WEST) - PROPOSED
3/16" = 1'-0"



DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN