

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

DATE: June 09, 2026	APPEAL NO.: SDAB2026-0078 FILE NO.: DP2026-01135
APPEAL BY: Peter Chudoba represented by Christopher Davis	
FROM A DECISION OF THE DEVELOPMENT AUTHORITY where a New: Single Detached Dwelling, Accessory Residential Building (garage) was approved at <u>1619 Summit Street SW.</u>	LAND USE DESIGNATION: R-CG Discretionary
COMMUNITY OF: Scarboro	DATE OF DECISION: April 20, 2026
APPLICANT: SE7EN DEZIGN / Ahmad Talib Represented by Rick Grol	OWNER: Abed Alsalam Merhi 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]	1619 Summit Street SW
Development Permit/Subdivision Application/File Number [required]	DP2026-01135
Name of Appellant [required]	Peter Chudoba
Agent Name (if applicable)	Christopher Davis, Barrister & Solicitor
Street Address [required]	1615 Summit Street SW3C
hdnFullAddress	1615 Summit Street SW3C Calgary AB T3C 2L8
City [required]	Calgary
Province [required]	Alberta
Postal Code [required]	T3C 2L8
Residential Phone # [required]	(403) 383-9976
Business Phone #	
Email Address [required]	peter21223@icloud.com

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 reasons [required]

Please see attached APPENDIX A - "Summary of Reasons in Support of Appeal"

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

Estimated Presentation Time 1.5 HOURS

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

Do you anticipate any preliminary issues with your appeal? (i.e. jurisdiction, parties status as affected persons, adjournment, etc.)? [required] No

If yes, what are the issues?

Do you anticipate bringing any witnesses/experts to your hearing? [required] 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 2026-05-14 11:31:22 MST

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

If you require further information regarding appeal deadlines and procedures, please contact the SDAB office at:

Website: calgary.ca/sdab

Phone: (403) 268-5312

Email: info@calgarysdab.ca

APPENDIX A

**SUMMARY OF REASONS IN SUPPORT OF APPEAL
DP2026-01135 (1619 Summit Street SW)**

**CHRISTOPHER DAVIS LAW, agent for
Peter Chudoba (1615 Summit Street SW)**

1. I am an “affected persons” pursuant to sections 686(1)(b) and 685(2) of the *Municipal Government Act* (MGA).
2. The approval of DP2026-01135 was approved on April 20, 2026 and subsequently advertised on the City’s “planning approvals” page on Thursday April 23, 2026. Any appeal is due on or before Thursday May 14, 2026.
3. Plans provided on the Calgary “D-Map” webpage were redacted or otherwise incomplete, contrary to the intent of section 686(4) of the MGA (being only 9 of an identified 16 pages).
4. The proposed single-detached residence requires relaxations for height based on the current and proposed site grading.
5. The proposed single-detached residence building is out of scale and character with the surrounding single-detached homes in the immediate street frontage on Summit Street and therefore requires particular design sensitivity. The proposed dwelling fails to adequately consider the pronounced south to north down slope on the street.
6. The subject site has “Negative Drainage” as described in the Stormwater Bylaw 37M2005 and the proposed plans fail to address how this condition will be addressed without impacting the adjacent parcel.
7. The existing site lot grading is particularly challenging, with high points at both the front (east, on Summit Street) and in the rear (west, on the lane). The published drawings fail to adequately demonstrate how site drainage will be addressed as outlined in City of Calgary “Guide to Lot Drainage” (September 24, 2019), in particular the following:
 - a. 3.0 Development Roles & Processes (pp. 10 - 13)
 - b. 4.0 Lot Drainage Rules and Best Practices (pp. 16 – 24)
 - c. 5.0 Lot Drainage Tools (e.g. weeping tile and retaining walls; pp. 28 – 34)
8. City of Calgary stormwater bylaws such as the following are primarily written to protect City infrastructure and not adjacent properties. A discretionary development permit application is the appropriate means to address how site drainage will be managed within the development parcel:
 - a. Calgary Drainage Bylaw 37M2005

6

- b. Calgary Lot Grading Bylaw 32M2004
 - c. Calgary Stormwater Bylaw 37M2005 (in particular section 6(3) authorizing connection of site drainage to the Stormwater System)
9. The proposed development will remove existing retaining walls that were part of the site stability over the last 100 years. The development plans do not address how the slope stability and grading transition will be managed within the development site.
 10. The current infrastructure in this Established Area community may not support this re-development. Section 129.1 of the Calgary Land Use Bylaw 1P2007 requires there to be adequate sewage collection, treatment and disposal, water supply, treatment and distribution, storm water collection and storage and road infrastructure capacity necessary to serve the development. There is no evidence that the provisions of section 129.1 have been satisfied with this approval.
 11. As the owner of the parcel to the north, given its immediate adjacency, I am concerned about the proximity of the proposed foundation construction given the minimal side setback and existing steep slope between the parcels.
 12. Such other reasons as presented in the written submissions and verbal submissions at the anticipated “merit” hearing.

Peter Chudoba

As submitted by my agent:

Christopher Davis Law / Christopher Davis

May 13, 2026

From: [Fandrich, Jamie](#)
To: [Calgary SDAB Info](#)
Subject: SDAB2026-0078 / DP2026-01135 - Appeal Response
Date: Friday, May 29, 2026 7:43:59 AM
Attachments: [SDAB2026-0078 / DP2026-01135 - Appeal Response.pdf](#)

Hello,

Attached is the Appeal Response for SDAB2026-0078 / DP2026-01135.

Please register me as a participant for the P&J hearing and send me the notice of hearing for the future merit hearing, if scheduled.

Thank you,

Jamie Fandrich, AT ([hear name](#))

Senior Planning Technician

Development & Subdivision Application Services | Community Planning

Planning and Development Services | The City of Calgary

C 403.651.5029 | jamie.fandrich@calgary.ca



The City of Calgary
Planning & Development Services

Development Authority Appeal Response

Appeal Number: SDAB2026-0078

Development Permit Number: DP2026-01135

Address: 1619 Summit ST SW

Description: New: Single Detached Dwelling, Accessory Residential Building (garage)

Land Use: Residential – Grade-Oriented Infill

Community: Scarboro

Identified Appeal Body:

Subdivision and Development Appeal Board (SDAB)

Development Authority Attendance: No

Use: Discretionary

Notice Posted: Completed as per Bylaw

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

Applicable Planning Policies:

- West Elbow Communities Local Area Plan (the Plan)
- The Low Density Residential Guidelines for Established Communities (Infill Guidelines)

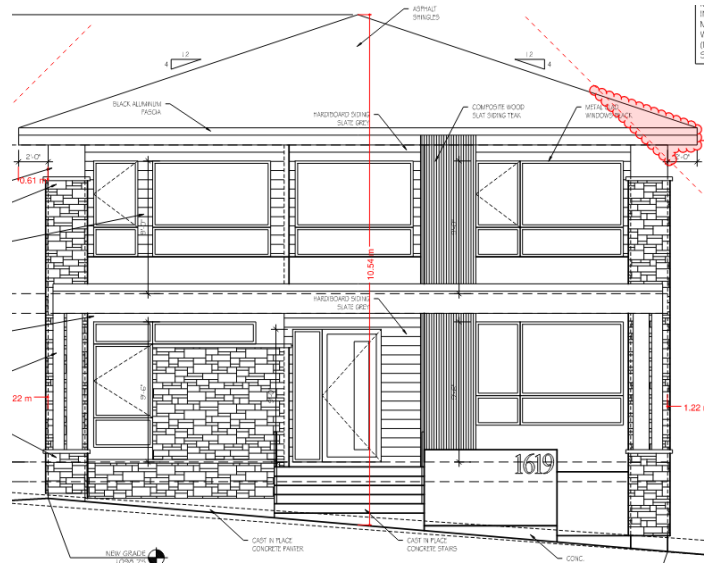
Bylaw Relaxations:

The development requires the following Land Use Bylaw relaxations:

Bylaw Requirement		Provided
541 Building Height	(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 (b) increases at a 45 degree angle to a max of 11.0m measured from grade.	Plans indicate a portion of the building is located within the maximum building height chamfer established from the North property line. Visual representation provided below.
346 Restrictions on Use of Accessory Residential Building	(4) The area of a parcel covered by all Accessory Residential Buildings located on a parcel: (a) must not exceed the less of: (ii) 75.0m ² for each Dwelling Unit located on the parcel.	Plans indicate the Accessory Residential Building is 86.96m ² (+11.96m ²).

Additional Factors, Considerations, and/or Rationale:

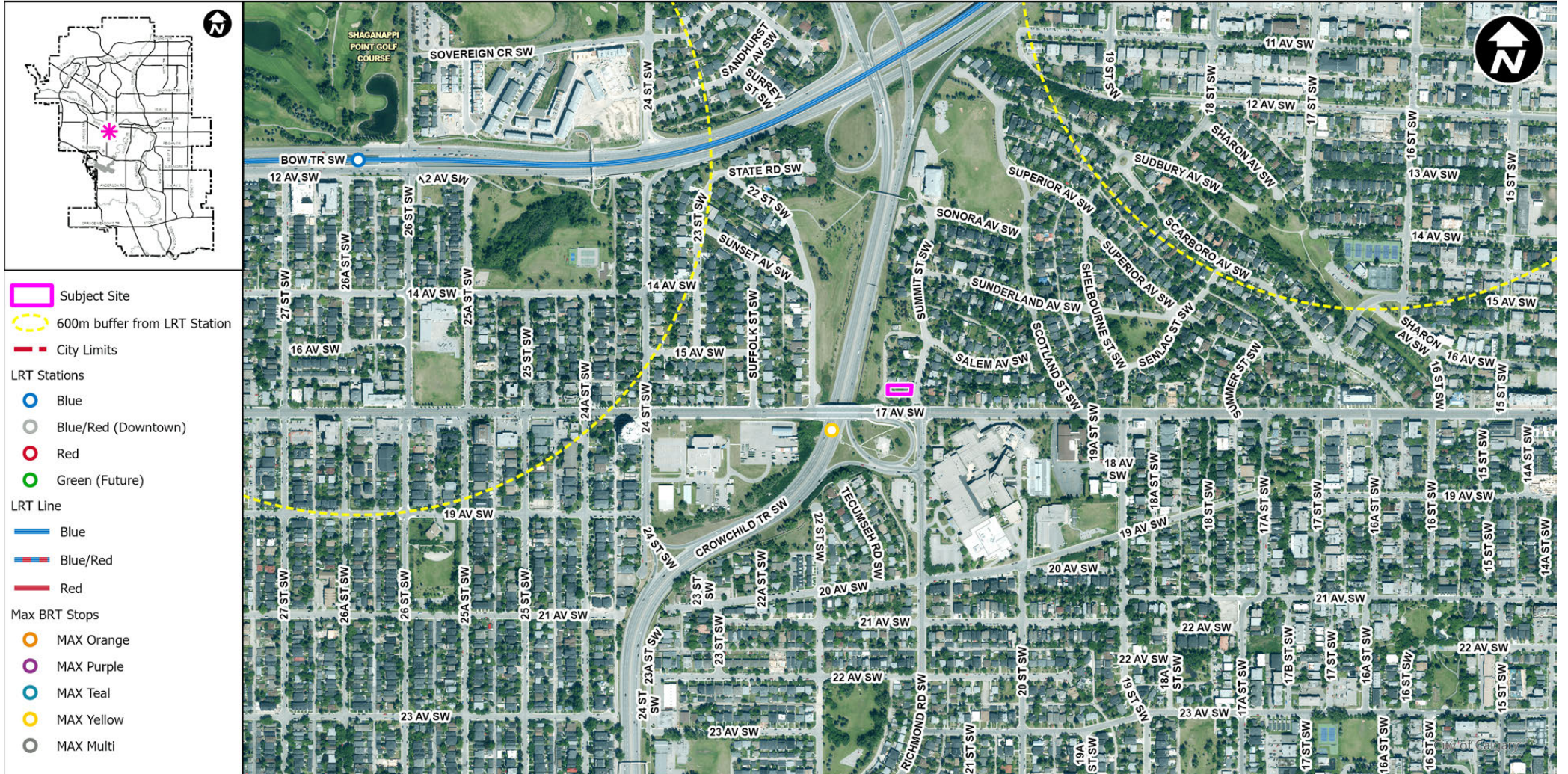
1. Please see the Reasons for Approval.
2. Visual representation of the required relaxation for 541(2) (indicated in red):



















3. On April 8, 2026, Council approved the Repeal of Blanket Rezoning through Bylaw 9P2026. The bylaw takes force on August 4, 2026, at which point this parcel will have a land use designation of R-C1. Where hearings are scheduled for after August 4, 2026, the Development Authority will provide the Board with an updated Bylaw Check reflecting applicable rule changes.

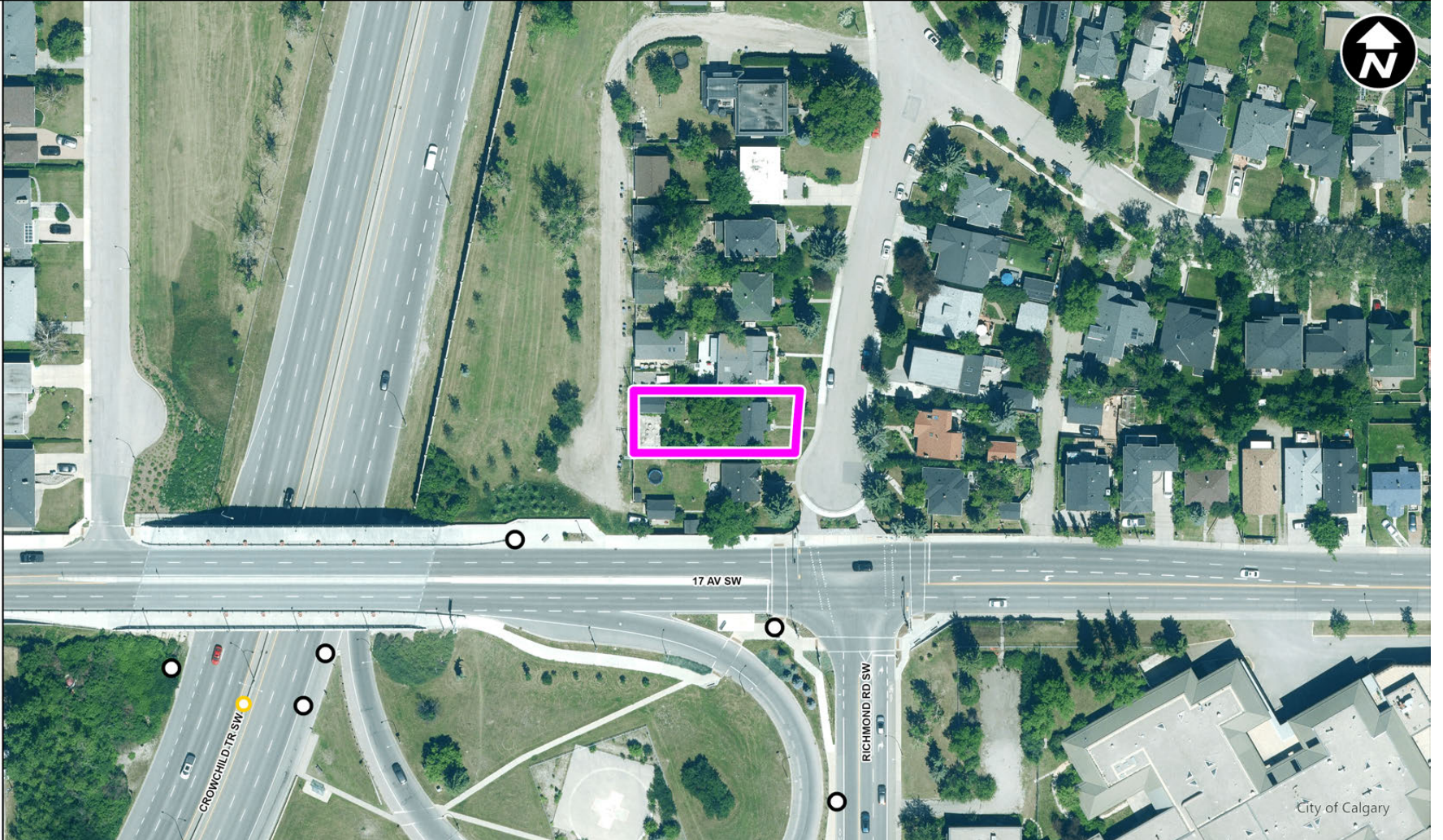
4. In response to the Notice of Appeal:
 - a. The City of Calgary makes all file contents, including the decision rendered plans, available to the Board which is then published by the Board in a report made available to the public in advance of the hearing in accordance with 686(4) of the Municipal Government Act.
 - b. The existing Single Detached Dwelling is serviced and services for the new Single Detached Dwelling are available. Areas in the City with limited capacity are flagged in the City's system for additional review. Otherwise, the City circulates applications internally for review based on thresholds created by our Engineering teams based on the capacity of the service systems. Any identified concerns are communicated through prior to decision conditions on Detailed Reviews, if there are no concerns, standard advisory or permanent conditions are added to the Conditions of Approval. Grade Slips are required for all residential developments with less than 3 units, these are reviewed and issued by Water Services confirming available service connections. The availability of infrastructure and services has been confirmed.
 - c. Drainage is regulated through Lot Grading Bylaw 32M2004, Lot Grading Bylaw 32M2004, and Stormwater Bylaw 37M2005 as amended from time to time and is not regulated through the Land Use Bylaw.
 - d. The grading proposed is consistent with the current grading of the subject parcel and the block face and allows positive surface drainage away from the building. The only negative drainage is at the front of the parcel as the street is higher than the lot, which already exists and is consistent with the other parcels on the block.
 - e. The existing retaining wall along the north property line is proposed to remain and will not be removed.
5. The Development Authority may provide additional materials prior to the merit hearing.

Community Context SDAB2026-0078



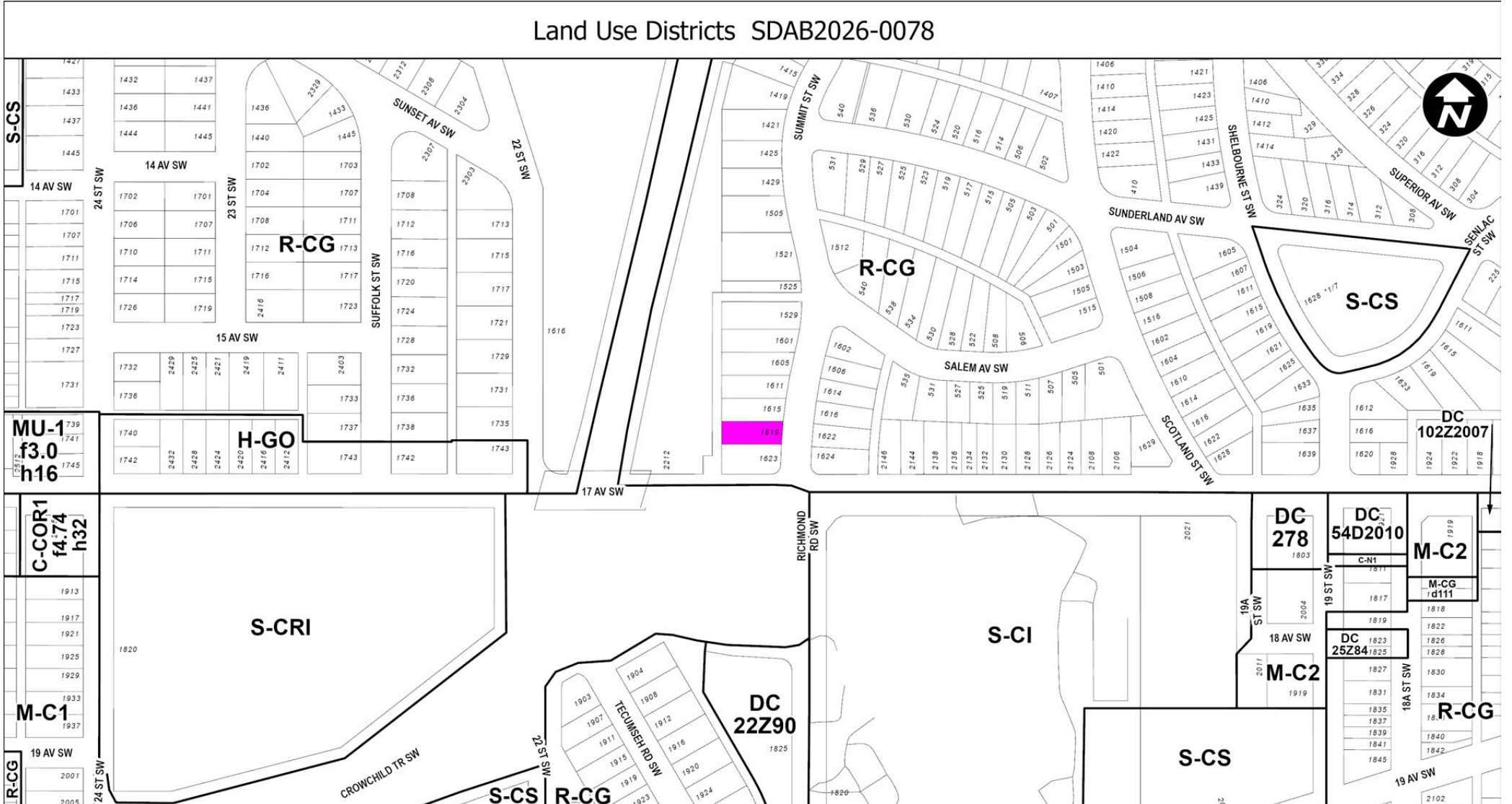
Site Context SDAB2026-0078

-  Subject Site
-  600m buffer from LRT Station
-  City Limits
- LRT Stations**
 -  Blue
 -  Blue/Red (Downtown)
 -  Red
 -  Green (Future)
- LRT Line**
 -  Blue
 -  Blue/Red
 -  Red
- Max BRT Stops**
 -  MAX Orange
 -  MAX Purple
 -  MAX Teal
 -  MAX Yellow
 -  MAX Multi
 -  Bus Stop



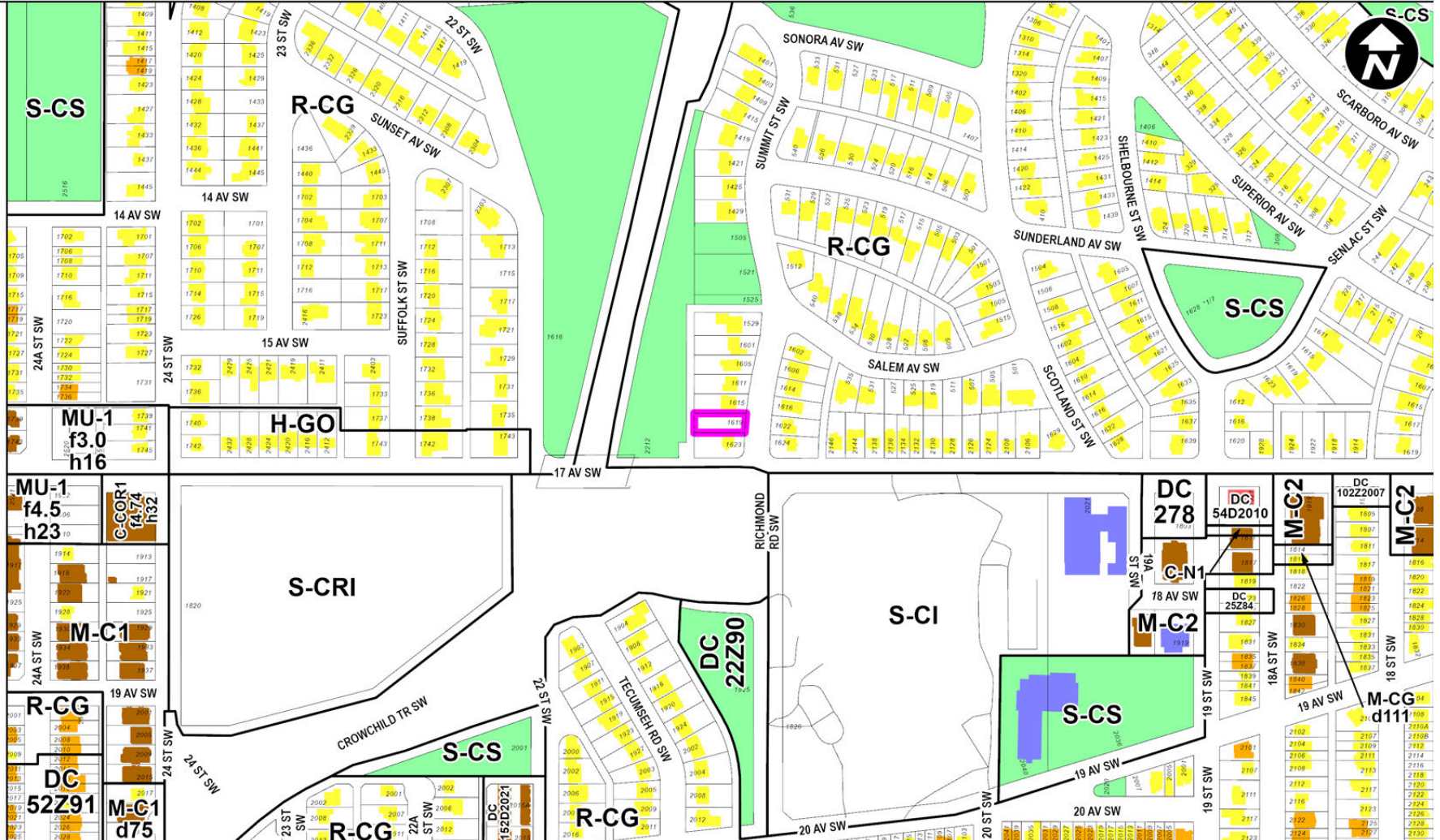
City of Calgary

Land Use Districts SDAB2026-0078



Surrounding Land Use SDAB2026-0078

- Subject Site
- Land Use Designation Polygons
- Single Detached Dwelling
- Semi-Detached/Duplex Dwelling
- Rowhouse/Multi-Residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks & Openspace
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Public Service





April 30, 2026

SE7EN DEZIGN

Ahmad Talib



Dear Applicant:

RE: Notification of Decision: DP2026-01135

Subject: New: Single Detached Dwelling, Accessory Residential Building (garage)

Address: 1619 SUMMIT ST SW

This is your notification of decision by the Development Authority to approve the above noted application on April 20, 2026.

Read all of the Permanent Conditions of approval carefully as they form part of the approval decision. The Prior to Release Requirements must be met to the satisfaction of the Development Authority before your Development Permit will be released to you. The Permanent Conditions form part of the approval decision. Advisory Comments, if applicable, are also attached and are intended to be of assistance in obtaining additional permits and supplementary information for the successful completion of your development.

Development approved by this permit must commence by April 20, 2028 or the development permit shall cease to be valid. The decision will be advertised beginning April 23, 2026 at www.calgary.ca/publicnotices, which is the start of the mandatory 21-day appeal period. This appeal period will conclude at midnight May 14, 2026. Release of the permit will occur within 2-4 business days following the conclusion of the appeal period and upon receipt of all Prior to Release requirements.

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

Please note that this letter is to advise you of the conditions of approval, the mandatory advertising appeal period and the timeframe in which you may appeal this decision. If no appeals have been filed during the appeal period, and the Prior to Release conditions have been met, your Development Permit will be released. Should you require clarification of the above or further information, please contact me at 403-620-8355 or by email at Naomi.Kunz@calgary.ca and assist me by quoting the Development Permit number.

Yours truly,

Naomi Kunz
Senior Planning Technician
Planning and Development
Attachment(s)



DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

DP2026-01135

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

1619 SUMMIT ST SW

Community: **Scarboro**

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

and legally described as:

5700AG;249;2

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

New: Single 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 20, 2026**

Development Authority: **Melanie D Meadows**

File Manager: **Naomi Kunz**

Release Date: _____

This permit will not be valid if development has not commenced by: April 20, 2028

This Development Permit was advertised on: **April 23, 2026**

This is NOT a Building Permit

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

WARNING

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

Applicant: **SE7EN DEZIGN**
Address: **46 Coulee View SW**
City: **CALGARY, AB, T3H5J6**
Phone: **[REDACTED]**



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

DP2026-01135

Complete Address and Legal Description listing for Development Permit DP2026-01135

Address Type	Address	Legal Description
Parcel	1619 SUMMIT ST SW	5700AG;249;2



Conditions of Approval – Development Permit

Application Number:	DP2026-01135
Application Description:	New: Single Detached Dwelling, Accessory Residential Building (garage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	1619 SUMMIT ST SW
Community:	SCARBORO
Applicant:	SE7EN DEZIGN
Planning:	NAOMI KUNZ 403-620-8355 Naomi.Kunz@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. Upload a complete set of the amended plans in PDF format, into the ePermit system. The submitted plans must address the requirements listed in this document. Ensure that all plans affected by the revisions are amended accordingly.
2. Amend the site plan to revise notes that indicate 'NEW GARAGES' and 'NEW GARAGES AND NEW HOUSES BOTH UNITS' as the development is one garage and one house.

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 1 of 7

Permanent Conditions

The following permanent conditions shall apply:

Planning

4. 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.
5. 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.
6. A Development Completion Permit is required prior to the development being occupied.
7. When the main floor is constructed, submit the surveyed geodetic elevation to Geodetic.Review@Calgary.ca
8. Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact the Development Inspector Jackie Swartz at 403-620-3216 for an inspection.
9. There shall be no construction access through the adjacent boulevard.
10. 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.
11. Public trees located on the park / open space / municipal reserve / environmental reserve / boulevard adjacent to the development site shall be retained and protected unless otherwise authorized by Urban Forestry. Prior to construction, install a temporary fence 4m from the tree trunk and ensure no construction materials are stored inside this fence.
12. 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.
13. In order to ensure the integrity of existing public trees and roots, there shall be a minimum 3 metre separation, ideally the full length of the canopy, between the trunk and any new/proposed structures, (i.e. driveways and walkways).
14. 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.

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 3 of 7

15. Point source drainage from the development site onto the adjacent park is not permitted, as such drainage will compromise the integrity of the site.
16. No stockpiling or dumping of construction materials is permitted on the adjacent park / escarpment / boulevard.

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 7

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

17. 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.
18. 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.
19. 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.
20. All plumbing services including sanitary, storm and water must be verified onsite by the owner and/or builder to ensure the size and location is compliant with the National Plumbing Code of Canada for the number of fixtures being installed. The waterline must be of the size that is indicated on the grade slip, but in no case smaller than 1 in size.
21. A minimum of two trees must be planted on the parcel. This may be accomplished by planting new trees or preserving existing trees. The trees must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association. To satisfy the requirement of one tree, the following sizes must be met:
 - a. A deciduous tree with a minimum calliper of 50.0mm; or
 - b. A coniferous tree with a minimum height of 2.0 metres.To satisfy the requirement of two trees, the following sizes must be met:
 - a. A deciduous tree with a minimum calliper of 85.0mm; or
 - b. A coniferous tree with a minimum height of 4.0 metres.The required trees must be provided on the parcel within 12 months of issuance of the development completion permit (DCP) and maintained for a minimum of 24 months after issuance of the DCP.
22. (1) The following non-exhaustive list of bylaws apply to this development: the Street Bylaw 20M88; the Controlled Streets Bylaw 12M80; and the Encroachment Bylaw 9M2020. Accordingly:

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 7

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

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

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

a) An Indemnification Agreement may be required for the purposes of crane operation, shoring, tie-backs, piles, surface improvements, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in the City rights-of-way, bylawed setbacks and corner cut areas must be removed to the satisfaction of the Manager, Development Engineering, at the applicant's expense, upon completion of the foundation. Prior to permission to construct, contact the Indemnification Agreement Coordinator, Roads at roadsia@calgary.ca.

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

23. The slope of the driveway to be constructed from the property line to a private garage or parking pad must be between 2-10%, with a recommended 3.5-5% crossfall.
24. 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.
25. 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.
26. 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 applicant's 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.

27. An Urban Forestry Technician must be on-site to mitigate possible root damage to adjacent public trees and boulevard due to the proposed grade changes. Prior to construction, contact Urban Forestry at 311 and ask to speak to an Urban Forestry Technician. Urban Forestry requires minimum two business days' notice prior to meeting onsite.
28. Tree plantings within City of Calgary boulevards and/or right of ways are subject to approval from Utility Line Assignment and Parks. No person shall plant trees or shrubbery on City Lands without prior written authorization from the Manager, Parks and in the case of walkways, medians, boulevards, and road rights of way, without additional prior written authorization from the Manager, Development Engineering.
29. 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.
30. 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 **\$1,908.67**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.
31. 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.
32. Under the Historical Resources Act, developments on lands within Alberta that have been assigned a Historic Resource Value (HRV) may require Historical Resources Act approval. The parcel of land for this project has an HRV 5 in the provincial Listing of Historic Resources (<https://www.alberta.ca/listing-historic-resources>), meaning the project may likely require Historical Resources Act approval. More information can be found at: <https://www.alberta.ca/apply-historical-resources-act-approval-development-project>

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The City of Calgary

Planning and Development Services

Development and Subdivision Application Services

Reasons for Approval for DP2026-01135

The Reasons for Approval 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 application is for a Single Detached Dwelling and an Accessory Residential Building (garage) located at 1619 Summit Street SW in the community of Scarboro. The site is surrounded by low-density residential development to the north, east and south, and to the west the lane is adjacent to a public green space. Primary vehicular access for adjacent residences along Summit Street SW is via the rear lane.

Circulation and Notice Posting:

The following referees were circulated:

1. **Public Infrastructure** - Off-site Levy and Development Charges not required.
2. **Parks & Open Spaces** – Comments provided.
3. **ENMAX** – Reviewed application, no conflicts identified.
4. **Scarboro Community Association** – Neither in support nor opposition to the application, comments provided:
 - *Overall feedback was positive, and most neighbours were appreciative of the design.*
 - *A neighbour raised concerns that the design does not reflect the heritage character of the area, particularly with respect to the roof pitch, window design, and the absence of a front porch.*
 - *The proposed front setback does not meet the 30 foot requirement outlined in the restrictive covenant registered on this property.*
 - *Additionally, the proposed setback is not consistent with the established pattern of existing homes on the street*
 - *The owner and developer [should] revise the design to align with the current setback.*
 - *To better reflect the historical context of the neighbourhood, the owners and developers may wish to consider the following design elements:*
 - *A roof slope of at least 6:12*
 - *Windows that are more consistent with the historical character of the street*
 - *A community discussion was conducted by the Community Association Planning Committee via email and included the majority of adjacent and nearby neighbours. The owners participated in the discussion, which included the circulation of design plans and allowed for open and constructive feedback regarding both the positive aspects and challenges of the proposal*



The City of Calgary

Planning and Development Services

Development and Subdivision Application Services

5. **Ward 8 Councillor** – No comments received.
6. **Notice Posting** - As per Land Use Bylaw requirements, the application was notice posted for a 1-week period. Comments were received with concerns which included:
 - The building should be located further back on the parcel to better align with the other houses
 - Support for a Single Detached Dwelling being proposed
 - Drainage Management
 - Plans do not demonstrate compliance with City of Calgary drainage and retaining wall best practices.
 - No schematic drainage plan, site sections, or details for roof drainage, window wells, or water disposal are provided.
 - Retaining Walls
 - Existing and proposed retaining walls are not identified on the plans.
 - Significant grade changes are present, and removal or alteration of retaining walls may impact adjacent site features.
 - Trees and Shrubs
 - Existing trees and major shrubs along property boundaries are not fully shown or referenced.
 - Plans do not indicate whether vegetation will be preserved or removed.
 - Technical Documentation
 - Drawings lack architectural and engineering stamps.
 - No geotechnical report has been submitted to confirm soil stability.
 - Setbacks
 - Site plan does not show setback dimensions to neighbouring properties.

The comments have been addressed as follows:

- There are no heritage guidelines that apply to the parcel; therefore heritage/character was not reviewed.
- 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.
- Contextual front setbacks don't apply in the R-CG district – the minimum required front setback is 3.0 metres.
- All property owners/developers are required to follow the Lot Grading Bylaw 32M2004 which ensures proper water drainage away from buildings. The grading information is not required to be shown on plans for proposed low density development.
- The plans have been amended to indicate the location of existing retaining walls, and only retaining walls within the subject property are proposed to be removed.
- Trees and shrubs within private property are not regulated by the City. Property owners may choose to hire an arbourist to evaluate private trees. A proposed landscape plan is not required for low density development.
- At the Development Permit stage, generally the involvement of an architect and/or engineer is not required for low density residential development. If the parcel meets certain criteria, a geotechnical report may be required for the application, however this parcel did not meet those criteria.



The City of Calgary

Planning and Development Services

Development and Subdivision Application Services

Comments on Relevant City Planning Policies

West Elbow Communities Local Area Plan:

Map 3: Urban Form – Neighbourhood Connector

Map 4: Building Scale – Low (Up to 6 Storeys)

2.2.1.4 Neighbourhood Connector and Neighbourhood Local Policy

Site, Building, and Landscape Design

In addition to the general site, building, and landscape design policies in Section 2.4, the following policies apply:

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 parks; and,*
- iv. provide access to off-street parking and loading areas from the lane.*

2.3.1 Limited Scale Policy

a. Development in Limited Scale areas should be three storeys in height or less.

b. Development in Limited Scale areas may limit building mass above the second storey in Neighbourhood Local areas.

c. In Neighbourhood Connector and Neighbourhood Local areas, each residential unit in Limited Scale areas should have an individual entrance at grade.

The proposed development is consistent with the applicable urban form and building scale policies, providing a contextually appropriate two-storey design featuring a pitched roof. Vehicular access is appropriately accommodated from the rear lane. While the Low building scale category supports opportunities for more intensive built form, the redevelopment of the parcel into a grade-oriented infill dwelling is consistent with the current land use district and anticipated development of the area.

Low Density Residential Housing Guidelines for Established Communities (Infill Guidelines):

4.2 Context

New development should be designed in a manner which is responsive to the local context.

4.3 Parcel Layout

The setbacks of new development should respect the established street pattern.

One side setback should be kept clear in order to provide an unobstructed exterior access from the front to the rear of the house.

The rear setback area, in addition to being the garage and/or other accessory building location, is an important amenity space that should allow for outdoor activity and maintain the pattern of rear amenity space typical of the surrounding community.

4.3.5 Parcel Coverage

Parcel coverage for new development should include all proposed and future accessory buildings.

4.4 Building Mass



The City of Calgary

Planning and Development Services
 Development and Subdivision Application Services

New development should respect the existing scale and massing of its immediate surroundings.

4.5 Privacy

The privacy of adjacent residences should be respected.

The proposal is both respectful of and responsive to development in the area by way of height, massing and siting on the parcel. The development provides adequate setbacks to each property line, ample rear amenity area, adequate parking and allowance for privacy. The windows have been sensitively placed and there are no raised amenity areas that would be cause for overlooking concern. There is free and clear access to the rear of the parcel, in accordance with the Land Use Bylaw and this policy.

Land Use Bylaw 1P2007

The existing land use for the site is Residential – Grade-Oriented Infill District (R-CG). The R-CG district is intended to accommodate existing residential development and a wide range of grade-oriented development in the Developed Area.

The district provides flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time and accommodates site and building design that is adaptable to the functional requirements of evolving household needs.

A bylaw check of the proposed development identified the discrepancies highlighted in the chart below. The discrepancies do not unduly interfere with the amenities of the neighbourhood nor interfere with or affect the use, enjoyment or value of neighbouring parcels of land. The proposed development meets the intent of the land use district.

Bylaw Discrepancies

Regulation	Standard	Provided
541 Building Height	(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 (b) increases at a 45 degree angle to a max of 11.0m measured from grade.	Plans indicate a portion of the building is located within the maximum building height chamfer established from the North property line.



The City of Calgary

Planning and Development Services

Development and Subdivision Application Services

<p>346 Restrictions on Use of Accessory Residential Building</p>	<p>(4) The area of a parcel covered by all Accessory Residential Buildings located on a parcel: (a) must not exceed the less of: (ii) 75.0m² for each Dwelling Unit located on the parcel.</p>	<p>Plans indicate the Accessory Residential Building is 86.96m² (+11.96m²).</p>
------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------

Planning Review

During the review, the Development Authority considered the Land Use Bylaw rules and the appropriateness of the proposed development in the context of the neighbourhood.

A relaxation is required to allow a portion of the building to encroach into the required height chamfer measured from the north property line. The subject parcel grades downward from south to north, with the relaxation occurring on the lower elevation side of the site. The proposed built form incorporates a low-profile, 4:12 hip roof, and the building height is stepped down toward the rear of the parcel. Together, these design elements effectively reduce the perceived scale and massing of the development and mitigate potential impacts on adjacent properties.

The proposed garage requires a relaxation for building area. The garage is designed to accommodate either a third on-site parking stall or additional storage, which contributes to reduced demand for on-street parking in the area. The overall parcel coverage complies with the maximum permitted coverage of 45 per cent in the R-CG District. Similar to the principal dwelling, the garage incorporates a hip roof form, which minimizes additional building mass and maintains a scale that is compatible with the surrounding residential context.

The Development Authority has determined that the proposal is in keeping with the character of the surrounding area. The relaxations will have minimal impact upon the adjacent properties. Further, the proposed development respects the intent of the Westbrook Communities Local Area Plan and the Low Density Residential Housing Guidelines.



**APPLICATION FOR A DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007**

654977250-001
Taken By:

Application Date **Mar 2, 2026**

APPLICATION NO DP2026-01135

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

Total Fees: \$0.00

Cart #:

Applicant: **SE7EN DEZIGN**

Contact: **Talib, Ahmad**

Address: **46 Coulee View SW**

Phone:

City: **CALGARY, AB, T3H5J6**

Fax: () -

Phone:

Parcel Address: **1619 SUMMIT ST SW**

Legal: **5700AG;249;2**

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

Community: **SCARBORO**

Sec. Number: **17C** Ward: **08**

Description: **New: Single Detached Dwelling, Accessory Residential Building (garage)**

Gross Floor Area: 3950 feet - squared
Dwelling Units: 1

Proposed Development is: **Discretionary**

Proposed Use: **Accessory Residential Building
Single Detached Dwelling**

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

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

Applicant / Agent Signature: _____

Date: _____

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

SDAB2026-0078



Development Permit - Approved Plans (Approved)

Application Number: DP2026-01135
Description: Single Detached Dwelling, Accessory Residential Building (garage)
Land Use District: R-CG - Residential - Grade-Oriented Infill
Site Address: 1619 SUMMIT ST SW
Applicant: Se7en Dezign Ltd (Ahmad Talib SE7EN DEZIGN)
Senior Planning Technician: NAOMI KUNZ

List Of Plans Reviewed

Approved Files	Doc ID	Document Type	Submitted Date	Approved Date
1619 Summit Street S.W.- Architectural - DR_20260401_185237.pdf	1972628	RESIDENTIAL DRAWINGS	2026/04/01 6:52:37 PM	2026/04/20 12:00:00 AM
1619 Summit Street S.W.- Civil - DR_20260401_185249.pdf	1972629	SITE/BLOCK PLAN	2026/04/01 6:52:49 PM	2026/04/20 12:00:00 AM

Legend

* Doc ID is specific identification associated to a document located within Livelink.

* Date plans submitted is the date which the plans when uploaded into the Request Manager system.

SDAB2026-0078



LAND TITLE CERTIFICATE

B		
LINC	SHORT LEGAL	TITLE NUMBER
0019 127 794	5700AG;249;2	181 043 557

LEGAL DESCRIPTION
 PLAN 5700AG
 BLOCK 249
 LOT 2

ESTATE: FEE SIMPLE
 ATS REFERENCE: 5;1;24;17

MUNICIPALITY: CITY OF CALGARY

REFERENCE NUMBER: 141 011 444

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
181 043 557	23/02/2018	TRANSFER OF LAND	\$520,000	\$520,000

OWNERS

ABED ALSALAM MERHI
 OF 1619 SUMMIT STREET SW
 CALGARY
 ALBERTA T3C 2L8

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
1765FL .	06/09/1945	RESTRICTIVE COVENANT
7289AG .	25/05/1911	CAVEAT RE : RESTRICTIVE COVENANT CAVEATOR - GEORGE ANDERSON
3856BB .	11/06/1914	ORDER AFFECTS INSTRUMENT: 7289AG . "JUDGES ORDER"
181 043 558	23/02/2018	MORTGAGE

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTSPAGE 2
181 043 557

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

MORTGAGEE - CANADIAN IMPERIAL BANK OF COMMERCE.
P.O. BOX 115
COMMERCE COURT POSTAL STN
TORONTO
ONTARIO M5L1E5
ORIGINAL PRINCIPAL AMOUNT: \$416,000

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 6 DAY OF
JANUARY, 2026 AT 01:01 P.M.

ORDER NUMBER: 55922622

CUSTOMER FILE NUMBER: 260019



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
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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).

SDAB2026-0078

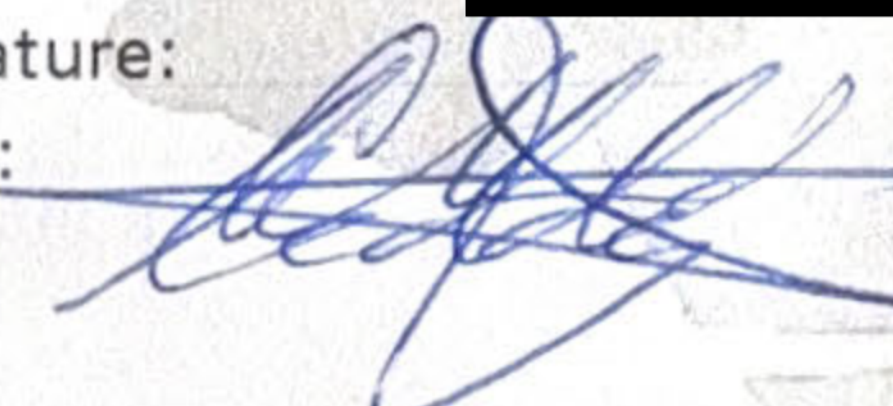
Date: February 27th, 2026

The City of Calgary
Development & Building Approvals
P.O. Box 2011, Station M (#8108)
Calgary, Alberta
T2P 2M5

Re: 1619 Summit Street S.W. (Development Permit/Building Permit)

Please be advised that, as the owner(s) of the aforementioned property, I/we authorize Se7en DeZign Ltd., to apply for any and all Demolition/Development/Building Permit.

Should the City of Calgary wish to contact us with respect to the proposed redevelopment of the aforementioned site you may reach us at:

Contact Name: *Abed Merti*
Contact Address: *5167 Marshall Road NE*
Contact Number: [REDACTED]
Signature: 
Date: *March 1, 2026*





Applicant’s Planning Overview

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. **The information is not verified or endorsed by The City of Calgary.** The responses are intended to assist the Community Association, and The City, in reviewing the development.

Site Address: 1619 Summit Street S.W.

Type of Application: Single Detached Semi-detached Duplex Dwelling Backyard Suite

1) Please provide information related to site constraints associated with the subject parcel, which were considered in the design (e.g. topography, lot configuration, floodway/fringe area, existing landscaping).

The proposed development is for construction two single detached two–storey dwellings in the established community of Scarboro. Existing landscaping is to be retained or replanted to increase the curb appeal on site over existing conditions.

2) Please explain how the development meets any applicable City policies and how it fits with the context of the community. (Refer to calgary.ca/myproperty for a list of the policies that apply to your site).

MDP (Municipal Development Plan)
3.5.3. (a) The MDP encourages modest redevelopment of the Established Area. The proposed development modestly intensifies the use of the land and does not require a change of land use. Low Density Residential Housing Guideline for Established Communities The two new single detached dwellings maintain the established street pattern and are visually compatible with the existing dwellings on the block face. (Main floor geodetics are in alignment with the existing homes on the block. Parcel coverage is below the 45% allowable coverage.

3) Please explain the elements of the development provided to mitigate and/or adapt to climate change as per the “[Climate Resilience Strategy](#).” Refer to the “[Climate Resilience Inventory User Guide](#),” and the “[Climate Ready Home Guide](#)” for additional information.

Hail Resistant Roofing/Solar Ready/Electric Vehicle Ready

Check off all that apply:

<input type="checkbox"/> Green Building Certification: _____	<input type="checkbox"/> Solar ready	<input type="checkbox"/> Electric Vehicle ready
<input type="checkbox"/> Improved Building Envelope (e.g. better than code minimum)	<input type="checkbox"/> Water Conservation (e.g. YardSmart Design)	<input type="checkbox"/> Climate Resilient Landscaping
<input type="checkbox"/> Resilient Roofing (ex. Hail/impact resistant materials)	<input type="checkbox"/> Other (provide details):	

4) Of the known relaxations, please elaborate on why the relaxations are requested. (A bylaw check has not yet been undertaken on this application. Further relaxations may be identified once the bylaw check is complete.)

1356 (2) An Accessory Residential Building:
The maximum gross floor area of an Accessory Residential Building is:
(a) 75.0 square metres, when approved for storage, garbage containers and recycling facilities.
(b) 100.0 square metres, when approved and used as a private garage. Request for relaxation is to accommodate larger vehicles pickup. SUV and RV and workbench & storage.

5) Is there anything else we should know about your development that may assist the review of your application?

The North and South streetscape of Summit Street S.W. have been redeveloping since the 1990's to present day as the old housing stock of the 1900's is redeveloped to accommodate more density in the form of infill housing stock. The style of housing varies from traditional to contemporary. With respect to this developments context along the Summit Street S.W.. streetscape, the proposed buildings have been designed to be respectful and complimentary of their surrounding neighbors

Single Detached Dwelling – 1619 Summit Street S.W.



Photo 1: East Elevation of 1619 Summit Street S.W. (subject property) taken from Summit Street S.W.



Photo 2: West Elevation of 1619 Summit Street S.W. (subject property) taken from rear lane.

Single Detached Dwelling – 1619 Summit Street S.W.



Photo 3: North Elevation of 1619 Summit Street S.W. (subject property) taken from side yard.



Photo 4: South Elevation of 1619 Summit Street S.W. (subject property) taken from side yard.

Single Detached Dwelling – 1619 Summit Street S.W.



Photo 5: East Elevation of 1615 Summit Street S.W. (North of subject property).



Photo 6: South Elevation of 1615 Summit Street S.W. (North of subject property).

Single Detached Dwelling – 1619 Summit Street S.W.



Photo 7: East Elevation of 1623 Summit Street S.W. (South of subject property).



Photo 8: North Elevation of 1623 Summit Street S.W. (South of subject property).

Single Detached Dwelling – 1619 Summit Street S.W.



Photo 9: West Elevation of 1620 Summit Street S.W. (across the street from subject property).



Abandoned Well Declaration

Application # _____ for office use only

Site Address: 1619 Summit Street S.W.

Legal Description: Lot 2, Block 249, Plan 5700AG

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?

[x] Applicant [] Owner [] Builder [] Other _____

Company Name Se7en DeZign Ltd. Contact Person Ahmad Talib

Address

Phone _____ Cell Phone _____

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.

February 25th, 2026

Date



Applicant Signature

Ahmad Talib

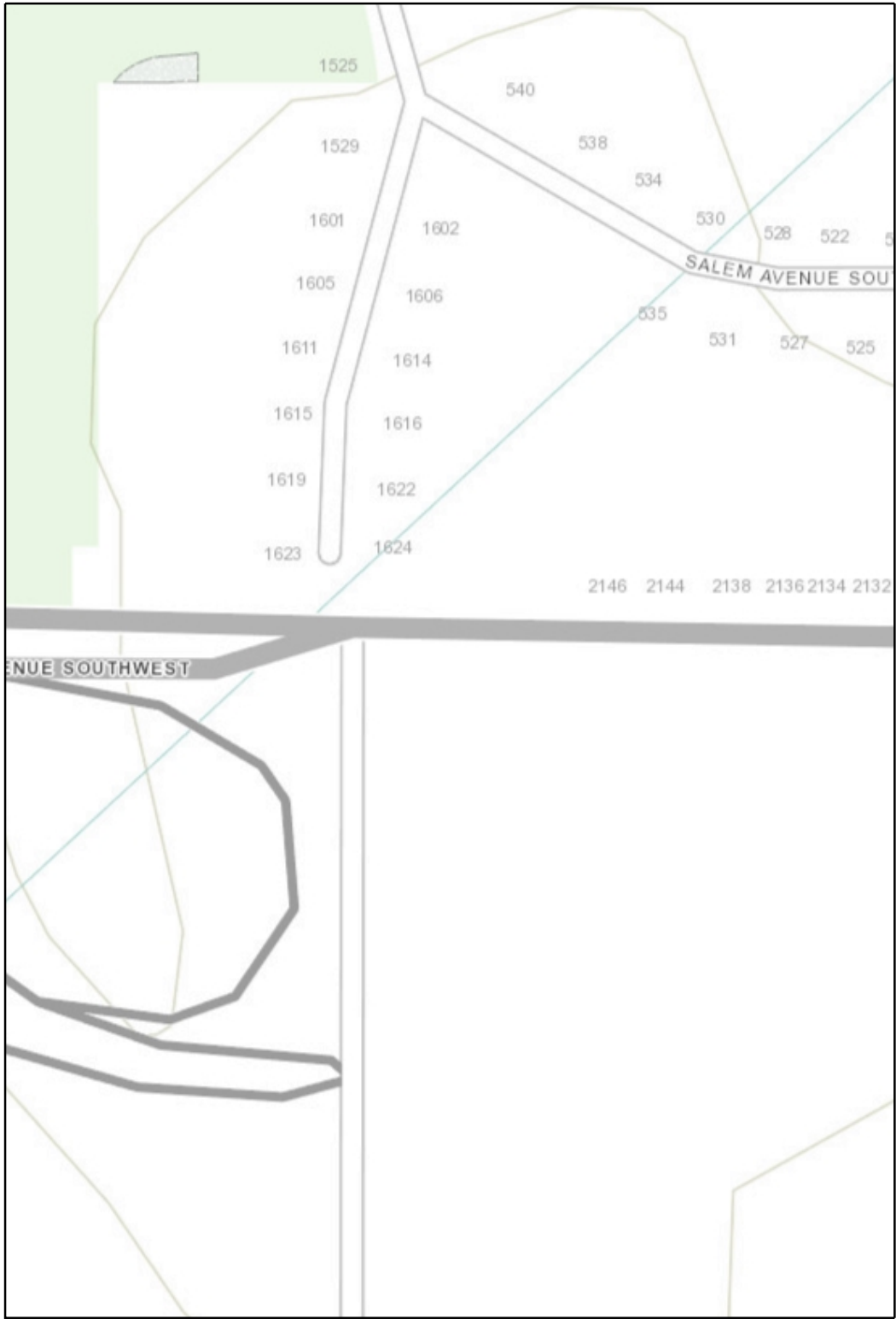
Applicant Name (Please Print)

Se7en DeZign Ltd.

Company Name (Please Print)

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

Map Results



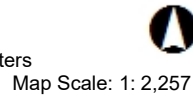
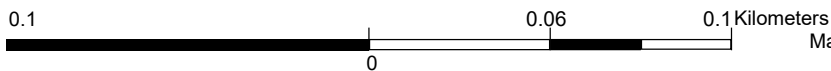
Legend

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

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

Saturday, February 28, 2026 21:47:16 -07:00





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: Se7en DeZign Ltd Phone: The proposed
 Email: MDP (Municipal Development Plan)

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.



Site Contamination Statement

Application # _____
for office use only

Site Address: 1619 Summit Street S.W.

Legal Description: Lot 2, Block 249, Plan 5700AG

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 or the Calgary Fire Department for activities which may impact the property? Yes No
(e.g. certificates of approval, storage tank regulations, plant operating permits)

If yes, please describe:

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

If yes, please provided a brief description:

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

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

February 25th, 2026

Date



Applicant Signature

Ahmad Talib

Applicant Name (Please Print)

Se7en DeZign Ltd.

Company Name (Please Print)

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April 1, 2026

SE7EN DEZIGN
Talib, Ahmad

Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2026-01135

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 May 1, 2026. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at 403-620-8355 or by email at Naomi.Kunz@calgary.ca.

Sincerely,

NAOMI KUNZ
Senior Planning Technician



Detailed Review 1 – Development Permit

Application Number:	DP2026-01135
Application Description:	New: Single Detached Dwelling, Accessory Residential Building (garage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	1619 SUMMIT ST SW
Community:	SCARBORO
Applicant:	SE7EN DEZIGN
Date DR Sent:	April 1, 2026
Response Due Date:	May 1, 2026
Planning:	NAOMI KUNZ 403-620-8355 Naomi.Kunz@calgary.ca

General Comments

Circulation and Notice Posting:

The following referees were circulated:

1. **Public Infrastructure** - Off-site Levy and Development Charges not required.
2. **Parks & Open Spaces** – Comments provided.
3. **ENMAX** – Reviewed application, no conflicts identified.
4. **Scarboro Community Association** – Neither in support nor opposition to the application, comments provided:
 - *Overall feedback was positive, and most neighbours were appreciative of the design.*
 - *A neighbour raised concerns that the design does not reflect the heritage character of the area, particularly with respect to the roof pitch, window design, and the absence of a front porch.*
 - *The proposed front setback does not meet the 30 foot requirement outlined in the restrictive covenant registered on this property.*
 - *Additionally, the proposed setback is not consistent with the established pattern of existing homes on the street*
 - *The owner and developer [should] revise the design to align with the current setback.*
 - *To better reflect the historical context of the neighbourhood, the owners and developers may wish to consider the following design elements:*
 - *A roof slope of at least 6:12*
 - *Windows that are more consistent with the historical character of the street*
 - *A community discussion was conducted by the Community Association Planning Committee via email and included the majority of adjacent and nearby neighbours. The owners participated in the discussion, which included the circulation of design plans and allowed for open and constructive feedback regarding both the positive aspects and challenges of the proposal*

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5. **Ward 8 Councillor** – No comments received.
6. **Notice Posting** - As per Land Use Bylaw requirements, the application was notice posted for a 1-week period. Comments were received with concerns which included:
 - The building should be located further back on the parcel to better align with the other houses
 - Support for a Single Detached Dwelling being proposed
 - Drainage Management
 - Plans do not demonstrate compliance with City of Calgary drainage and retaining wall best practices.
 - No schematic drainage plan, site sections, or details for roof drainage, window wells, or water disposal are provided.
 - Retaining Walls
 - Existing and proposed retaining walls are not identified on the plans.
 - Significant grade changes are present, and removal or alteration of retaining walls may impact adjacent site features.
 - Trees and Shrubs
 - Existing trees and major shrubs along property boundaries are not fully shown or referenced.
 - Plans do not indicate whether vegetation will be preserved or removed.
 - Technical Documentation
 - Drawings lack architectural and engineering stamps.
 - No geotechnical report has been submitted to confirm soil stability.
 - Setbacks
 - Site plan does not show setback dimensions to neighbouring properties.

Comments on Relevant City Policies

West Elbow Communities Local Area Plan:

Map 3: Urban Form – Neighbourhood Connector

Map 4: Building Scale – Low (Up to 6 Storeys)

2.2.1.4 Neighbourhood Connector and Neighbourhood Local Policy

Site, Building, and Landscape Design

In addition to the general site, building, and landscape design policies in Section 2.4, the following policies apply:

- 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 parks; and,*
 - iv. provide access to off-street parking and loading areas from the lane.*

2.3.1 Limited Scale Policy

- a. Development in Limited Scale areas should be three storeys in height or less.*
- b. Development in Limited Scale areas may limit building mass above the second storey in Neighbourhood Local areas.*
- c. In Neighbourhood Connector and Neighbourhood Local areas, each residential unit in Limited Scale areas should have an individual entrance at grade.*

The proposed development is consistent with the applicable urban form and building scale policies, providing a contextually appropriate two-storey design featuring a pitched roof. Vehicular access is appropriately accommodated from the rear lane. While the Low building scale category supports opportunities for more intensive built form, the

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redevelopment of the parcel into a grade-oriented infill dwelling is consistent with the current land use district and anticipated evolution of the area.

Low Density Residential Housing Guidelines for Established Communities (Infill Guidelines):

4.2 Context

New development should be designed in a manner which is responsive to the local context.

4.3 Parcel Layout

The setbacks of new development should respect the established street pattern. One side setback should be kept clear in order to provide an unobstructed exterior access from the front to the rear of the house.

The rear setback area, in addition to being the garage and/or other accessory building location, is an important amenity space that should allow for outdoor activity and maintain the pattern of rear amenity space typical of the surrounding community.

4.3.5 Parcel Coverage

Parcel coverage for new development should include all proposed and future accessory buildings.

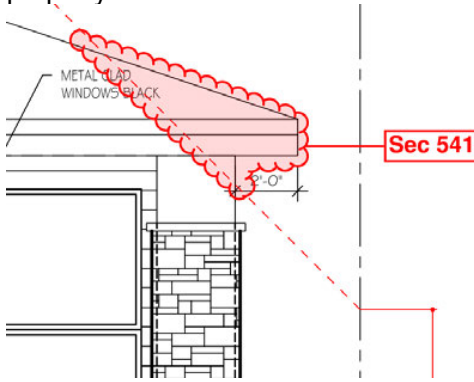
4.4 Building Mass

New development should respect the existing scale and massing of its immediate surroundings.

4.5 Privacy

The privacy of adjacent residences should be respected.

The proposal is both respectful of and responsive to development in the area by way of height, massing and siting on the parcel. The development provides adequate setbacks to each property line, ample rear amenity area, adequate parking and allowance for privacy. The windows have been sensitively placed and there are no raised amenity areas that would be cause for overlooking concern. There is free and clear access to the rear of the parcel, in accordance with the Land Use Bylaw and this policy.

Bylaw Discrepancies		
Regulation	Standard	Provided
541 Building Height	(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 (b) increases at a 45 degree angle to a max of 11.0m measured from grade.	<p>Plans indicate a portion of the building is located within the maximum building height chamfer established from the north property line.</p>  <p>Relaxation can likely be supported.</p>

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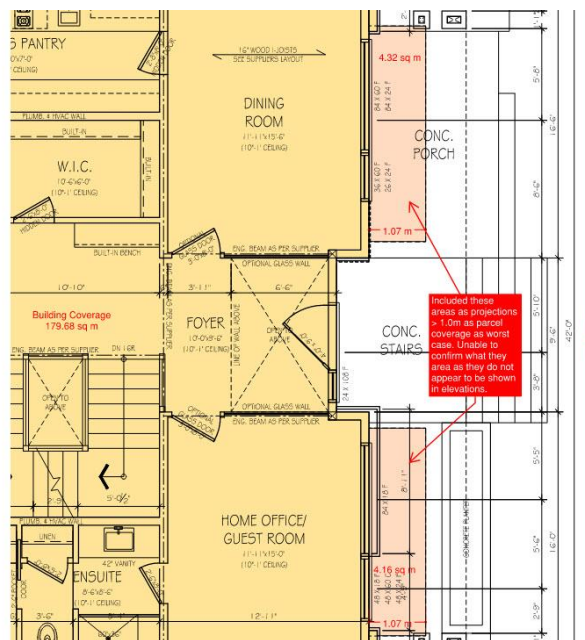
<p>346 Restrictions on Use of Accessory Residential Building</p>	<p>(4) The area of a parcel covered by all Accessory Residential Buildings located on a parcel: (a) must not exceed the less of: (ii) 75.0m² for each Dwelling Unit located on the parcel.</p>	<p>Plans indicate the Accessory Residential Building is 86.96m² (+11.96m²).</p> <p>Relaxation can likely be supported.</p>
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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. Indicate the location of all existing and proposed retaining walls on the site plan (including shared retaining walls along the property lines), their materials, and height from grade.
2. Please clarify on the plans and elevations what these areas highlighted in orange are at the front of the building.



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3. Amend the plans to state, "An Urban Forestry Technician must be on-site, with a confirmed meeting, to mitigate possible root damage to adjacent public trees and boulevard due to the proposed grade changes. Prior to construction, contact Urban Forestry at 311 and ask to speak to an Urban Forestry Technician. Urban Forestry requires minimum two business days' notice prior to meeting onsite."

Permanent Conditions

The following permanent conditions shall apply:

Planning

4. Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact the Development Inspector Jackie Swartz at 403-620-3216 for an inspection.
5. There shall be no construction access through the adjacent boulevard.
6. 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.
7. Public trees located on the park / open space / municipal reserve / environmental reserve / boulevard adjacent to the development site shall be retained and protected unless otherwise authorized by Urban Forestry. Prior to construction, install a temporary fence 4m from the tree trunk and ensure no construction materials are stored inside this fence.
8. 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.
9. In order to ensure the integrity of existing public trees and roots, there shall be a minimum 3 metre separation, ideally the full length of the canopy, between the trunk and any new/proposed structures, (i.e. driveways and walkways).
10. 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.
11. Point source drainage from the development site onto the adjacent park is not permitted, as such drainage will compromise the integrity of the site.
12. No stockpiling or dumping of construction materials is permitted on the adjacent park / escarpment / boulevard.
13. Under the Historical Resources Act, developments on lands within Alberta that have been assigned a Historic Resource Value (HRV) may require Historical Resources Act approval. The parcel of land for this project has an HRV 5 in the provincial Listing of Historic Resources (<https://www.alberta.ca/listing-historic-resources>), meaning the project may likely require Historical Resources Act approval. Please provide the file manager with documentation of Historical Resources Act approval or proof of exemption from the province. 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.

information can be found at: <https://www.alberta.ca/apply-historical-resources-act-approval-development-project>

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 8 of 10

SDAB2026-0078

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

14. 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.
15. 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 applicant's expense. Please contact Urban Forestry at 311 for more information.
16. An Urban Forestry Technician must be on-site to mitigate possible root damage to adjacent public trees and boulevard due to the proposed grade changes. Prior to construction, contact Urban Forestry at 311 and ask to speak to an Urban Forestry Technician. Urban Forestry requires minimum two business days' notice prior to meeting onsite.
17. Tree plantings within City of Calgary boulevards and/or right of ways are subject to approval from Utility Line Assignment and Parks. No person shall plant trees or shrubbery on City Lands without prior written authorization from the Manager, Parks and in the case of walkways, medians, boulevards, and road rights of way, without additional prior written authorization from the Manager, Development Engineering.
18. 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.
19. 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 **\$1,908.67**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.
20. 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

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.

existing public tree, the applicant shall contact Urban Forestry or contact Development Site Servicing through 311 in attempt to avoid this conflict.

Detailed Team Review E-mail

April 1st, 2026

To

Naomi Kunz – Senior Planning Technician
 City of Calgary
 Development & Building Approvals
 800 Macleod Trail S.E.
 P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5

Re: Development Permit – DP2026-01135
1619 Summit Street S.W.
Calgary, AB
T3C 2L8

Naomi,

As per the Detailed Review date April 1st, 2026, we have provided the information requested related to our development permit drawings to address the noted below:

Bylaw Discrepancies:

1.) 541 Building Height

(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 maximum building height:

(a) is the greater of:

(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.

Plans indicate portions of the roof are located within the maximum building height chamfer established from both side property lines.

Applicant Response:

Relaxation requested as the encroachment is limited to a very small portion of the roof. As a result, the encroachment will not be visible to adjacent neighbors or the broader community. The impact on massing, shadowing, and compatibility is negligible. Thank you

2.) 346 Restrictions on Use of Accessory Residential Building

(4) The area of a parcel covered by all Accessory Residential Buildings located on a parcel:

(a) must not exceed the less of:

(ii) 75.0m² for each Dwelling Unit located on the parcel.

Plans indicate the Accessory Residential Building is 86.96m² (+11.96m²).

Applicant Response:

Relaxation requested as the garage is intended to accommodate multiple full-size vehicle's, canoes, and bike storage. Similar relaxations have been granted by the development authority. Thank you.

Prior to Decision Requirements**Planning**

- 1.) Indicate the location of all existing and proposed retaining walls on the site plan (including shared retaining walls along the property lines), their materials, and height from grade.

Applicant Response:

The civil plans have been updated to show the existing landscaping walls on site. These structures are essentially landscaping features as they do not exceed 1.20m height which we understand is the qualifier for retaining wall. The existing landscape wall on the subject property will be removed and the landscape wall on the adjacent lot will be retained.

- 2.) Please clarify on the plans and elevations what these areas highlighted in orange are at the front of the building.

Applicant Response:

The highlighter areas shown on the DR are light openings in the porch and are open to the sky to allow natural light onto the porch.

- 3.) Amend the plans to state, "An Urban Forestry Technician must be on-site, with a confirmed meeting, to mitigate possible root damage to adjacent public trees and boulevard due to the proposed grade changes. Prior to construction, contact Urban Forestry at 311 and ask to speak to an Urban Forestry Technician. Urban Forestry requires minimum two business days' notice prior to meeting onsite."

Applicant Response:

Site plan has been amended to provide a note stating the wording noted above by Urban Forestry.

Naomi , we trust that the aforementioned information addresses the items brought forward during the detailed review. In closing, we kindly request that the planning authority approve/release DP2026-01135. Please advise our office if you need anything further of our office to facilitate the approval/release of this development permit.

Thank-you,
Ahmad Talib – Owner
Se7en Deziign Ltd.

Part 4 A to Z Use and Use Rules			D.P. # 2026-01135			
Section / Use	Type	Requirements	Evaluation			
153.1 Backyard Suite	Compulsory	(iii) is located in a detached building located behind the front façade of the main residential building;	C	N/C	N/A	N/I
		(vi) Must not be located on the same parcel or bare land unit as either a Rowhouse Building or a Townhouse use;	C	N/C	N/A	N/I
170.2 Contextual Semi-detached Dwelling	Compulsory	(i) contains two Dwelling Units located side by side and separated by a common party wall extending from foundation to roof;	C	N/C	N/A	N/I
171 Contextual Single Detached Dwelling	Compulsory	(i) meets all of the rules specified for the use in a district;	C	N/C	N/A	N/I
		(ii) may contain a Secondary Suite in a district where a Secondary Suite is a listed use and conforms with the rules of the district;	C	N/C	N/A	N/I
187 Duplex Dwelling	Compulsory	(a) means a building which contains two Dwelling Units, one located above the other, with each having a separate entrance;	C	N/C	N/A	N/I
287 Rowhouse	Compulsory	(i) contains three or more Dwelling Units, located side by side and separated by common party walls extending from foundation to roof;	C	N/C	N/A	N/I
		(ii) where one façade of each Dwelling Unit directly faces a public street;	C	N/C	N/A	N/I
		(iii) where no intervening building is located between the street facing façade of each Dwelling Unit and the adjacent public street;	C	N/C	N/A	N/I
		(iv) where each Dwelling Unit has a separate direct entry from grade to an adjacent public sidewalk or an adjacent public street;	C	N/C	N/A	N/I
		(v) where no Dwelling Unit is located wholly or partially above another Dwelling Unit; and	C	N/C	N/A	N/I
		(vi) may contain a Secondary Suite within a Dwelling Unit in a district where a Secondary Suite is a listed use and conforms with the rules of the district;	C	N/C	N/A	N/I
295 Secondary Suite	Compulsory	(i) contains two or more rooms used or designed to be used as a residence by one or more persons;	C	N/C	N/A	N/I
		(ii) contains a kitchen, living, sleeping and sanitary facilities;	C	N/C	N/A	N/I
		(iii) is self-contained and located within a Dwelling Unit;	C	N/C	N/A	N/I
		(iv) must not be located in a Dwelling Unit where another Dwelling Unit is located wholly or partially above or below the Dwelling Unit containing the Secondary Suite; and	C	N/C	N/A	N/I
		(v) is considered part of and secondary to a Dwelling Unit;	C	N/C	N/A	N/I
297 Semi-Detached Dwelling	Compulsory	(a) means a use where a building contains two Dwelling Units located side by side and separated by a common party wall extending from foundation to roof;	C	N/C	N/A	N/I
319 Townhouse	Compulsory	(i) comprising three or more Dwelling Units;	C	N/C	N/A	N/I
		(ii) where each Dwelling Unit has a separate direct entry from grade;	C	N/C	N/A	N/I
		(iii) where no Dwelling Unit is located wholly or partially above another Dwelling Unit; and	C	N/C	N/A	N/I
		(iv) that does not include a Rowhouse Building;	C	N/C	N/A	N/I

Residential - Grade-Oriented Infill (R-CG) District				D.P. # 2026-01135			
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 porch	4.22	1.22		
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	C	N/C	N/A	N/I	
		(b) the area of a landing does not exceed 2.5m ²	N/A				
	(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 2.5m ² ; 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	%	Length	%	Length
	1st st	X 40% =	N/A				
	2nd st	X 40% =					
(2) The max. length of an individual projection into any setback area is 3.1m							
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	1.22	0.02		
			South	1.22	0.02		
	(2) Subject to subsections (3) through (7), for a laneless parcel, the minimum building setback from any side property line is:	(a) 1.2m; or	N/A				
		(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		N/A					
		(a) where the width of the easement, in					

	(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:	combination with the reduced building setback, must be at least 3.0 metres;								
	(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.	(b) that provides unrestricted vehicle access to the rear of the 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.									
	(1.2) Portions of a building less than 2.4m above grade may project a maximum of 0.6m,									
	(1.2) (b) for all other uses:	(i) when located on a corner parcel;								
		(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								
		(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.								
	(1.3) Window wells may project a maximum of 0.8m into any side setback area.			North	0.74					-0.06
				South	0.74					-0.06
	(2) Window wells and portions of a building, other than eaves, must not project into a 3.0 metre 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.			North	0.59					-0.01
				South	0.59					-0.01
(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;									
	(b) the area of a landing does not exceed 2.5m ²									
	(c) the area of any portion of a landing that projects into the side setback area does not exceed 1.8m ²									
	(d) they are not located in a 3.0m side setback area required on a laneless parcel; and									
	(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									
(10) Central air conditioning equipment may project a maximum of 1.0m into a side setback area:										
(8) Any portion of a building that projects into a side setback area, other than eaves, landings, window wells, ramps and stairs, must not be located closer than 0.9m from the nearest front façade.										
(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>			%	Length	%			Length	
	1st st		X 40% =							
	2nd st		X 40% =							
	__st		X 40% =							
	__st		X 40% =							
(2) The max. length of an individual projection into any setback area is 3.1m <i>(Includes Window Wells)</i>			longest - ww	1.98					-1.12	
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								N/A	
			West - to deck	16.14					14.94	

Line	(2) On a laned or corner parcel, the minimum building setback from a rear property line is 1.2m									
338 Projections Into Rear Setback Area	(2) Awnings, balconies, bay windows, canopies, chimneys, decks, eaves, fireplaces, fire escapes, landings, porches, and ramps other than wheelchair ramps may project a max of 1.5m into any rear setback area.				N/A					
	(3) A private garage attached to a building may project without limits into a rear setback area provided it:	(a) does not exceed 4.6m in height, measured from the finished floor of the private garage;								
		(b) does not exceed 75.0m ² in gross floor area for each Dwelling Unit located on the parcel.								
		(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 6.0 m 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		%	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									
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	highest	0.93		-0.57				
		(b) 0.3m above the main floor level of the closest main residential building on the parcel.		0.10		-0.20				
	(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.								
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.			highest	10.77		-0.23			
	(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	North						
			(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									
	Prim. Bldg. Crnr 1		Prim. Bldg. Crnr 2			Geo 9.5m Abve Avrge Grade				
	Prim. Bldg. Crnr 3		Prim. Bldg. Crnr 4			Geo 8.6m Abve Avrge Grade				

X 75% =

	(ii) 10.0m ² in floor area for any portion not exceeding the highest point of the existing roof;							
339.1 Porches <i>(must meet all requirements to be exempt)</i>	In a Developed Area, a porch is exempt from parcel coverage where:	(a) the porch is located between the façade of the main residential building and:	(i) the front property line; or	C	N/C	N/A	N/I	
			(ii) the side property line on the street side of a corner parcel;	C	N/C	N/A	N/I	
		(b) the porch is unenclosed on a minimum of two sides, other than by a railing, balustrade, or privacy walls located on porches between attached units when the porch is at or exceeds the contextual front setback; and		C	N/C	N/A	N/I	
		(c) there is no enclosed floor area or balcony located directly above the roof of the porch.		C	N/C	N/A	N/I	
534 Parcel Coverage	(2) Unless otherwise referenced in subsection (3), the maximum cumulative building coverage over all the parcels subject to a single development permit containing a Contextual Semi-Detached Dwelling, Contextual Single Detached Dwelling, Cottage Housing Cluster, Rowhouse Building, Semi-Detached Dwelling, Single Detached Dwelling or Townhouse is:	(a) 45.0% of the area of the parcels subject to a single development permit for a development with a density of less than 40 units per hectare;		Applies		Does Not Apply		
		(b) 50.0% of the area of the parcels subject to a single development permit for a development with a density 40 units per hectare or greater and less than 50 units per hectare;		Applies		Does Not Apply		
		(c) 55.0% of the area of the parcels subject to a single development permit for a development with a density of 50 units per hectare or greater and less than 60 units per hectare; or		Applies		Does Not Apply		
		(d) 60.0% of the area of the parcels subject to a single development permit for a development with a density of 60 units per hectare or greater.		Applies		Does Not Apply		
	(3) The maximum parcel coverage referenced in subsections (1) and (2), must be reduced by:	(a) 21.0m ² 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) 19.0m ² 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				%		%	
	45.0%	1 611.46 Parcel Area (m ²)	Number of Units	Required Stalls	=	275.16 Max. Coverage	44.99%	-0.01%
	Parcel Coverage Totals						m ²	m ²
	House	Proj. > 1.0m	Garage(s)	Other	Total			
	179.68	8.48	86.96		275.12	275.12	-0.04	
Accessory Building	If applicable please refer to Accessory Residential Building Form			See Attached		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				N/A		
		(b) a turning space is provided on the parcel to allow all vehicles exiting to face the major street.						
	(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					
			(ii) a curb where there is no public sidewalk to the door of a private garage, and					
	(b) contain a rectangular area measuring 6.0m in length and 3.0m in width.							
(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.			conc. apron		0.91	0.31		
(5) That portion of a driveway including a motor vehicle parking stall within 6.0m of a		(a) 6.0m where the parcel width is 9.0m or less; or						

Page 12		Accessory Residential Building			D.P. # 2026-01135				
Rule	Requirements			Notes		Evaluation			
						Provided/Variance			
345 Accessory Residential Building	(1) The min. building setback for an Accessory Residential Building is::	(a) 1.2m from a side or rear property line shared with a street; or				N/A			
		(b) 0.6m from a side or rear property line in all other cases.		West	0.91	0.31			
				South	3.05	2.45			
				North	1.22	0.62			
	(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	
	(6) The height of an Accessory Residential Building must not exceed:	(a) 4.6m, measured from the finished floor of the building;				4.39	-0.21		
(b) 3.0m at any eaveline, when measured from the finished floor of the building; or				2.92	-0.08				
(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;			N/A				
	(ii) does not have windows;								
	(iv) has a max. height of 1.5m from the attic floor to the underside of any rafter.								
346 Restrictions on Use of Accessory Residential Building	(1) The finished floor of an Accessory Residential Building, other than a private garage, must not exceed 0.6m above grade.				C	N/C	N/A	N/I	
	(2) An Accessory Residential Building must not be used as a Dwelling Unit, unless a Backyard Suite has been approved.				C	N/C	N/A	N/I	
	(3) An Accessory Residential Building must not have a balcony or rooftop deck.				C	N/C	N/A	N/I	
	(4) The area of a parcel covered by all Accessory Residential Buildings located on a parcel:	(a) must not exceed the less of:		(i) the building coverage of the main residential buildings; or		C	N/C	N/A	N/I
				(ii) 75.0m ² for each Dwelling Unit located on the parcel; and					
	1	# of Units		Unit 1	86.96	11.96			
				Unit 2					
				Unit 3					
				≥ Unit 4					

FILE: DP2026-01135

DATE RECEIVED: March 5, 2026

Bylaw Discrepancies		
Regulation	Standard	Provided
541 Building Height	(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 (b) increases at a 45 degree angle to a max of 11.0m measured from grade.	Plans indicate a portion of the building is located within the maximum building height chamfer established from the north property line.
346 Restrictions on Use of Accessory Residential Building	(4) The area of a parcel covered by all Accessory Residential Buildings located on a parcel: (a) must not exceed the less of: (ii) 75.0m ² for each Dwelling Unit located on the parcel.	Plans indicate the Accessory Residential Building is 86.96m ² (+11.96m ²).

Samnick, Cyrille

From: Meadows, Melanie D.
Sent: Thursday, April 30, 2026 12:17 PM
To: Kunz, Naomi
Subject: FW: DP2026-01135 Single Detached Dwelling - 1619 SUMMIT ST SW - Question about a Perm Condition

Hi Naomi,
Heard back from Travis. Please proceed with his recommendation below.
Thanks
Melanie

Melanie Meadows

Leader, Development Services
Development & Subdivision Application Services | Community Planning
Planning and Development Services
C 403.862.1283 | www.calgary.ca
Check out www.calgary.ca/pdmap to learn more about the
development activity in your community.

From: Shaw, Travis T. <Travis.Shaw@calgary.ca>
Sent: Thursday, April 30, 2026 12:03 PM
To: Meadows, Melanie D. <Melanie.Meadows@calgary.ca>
Cc: Sidhu, Sukhneer <Sukhneer.Sidhu@calgary.ca>
Subject: RE: DP2026-01135 Single Detached Dwelling - 1619 SUMMIT ST SW - Question about a Perm Condition

Hi Melanie,

Thanks for bringing this to my attention. I agree that this shouldn't be a permanent condition, and it doesn't make sense that the applicant reach out to the FM. That said, it does sound like the Province is pushing to ensure developers are performing their due diligence on projects like this.

As such, please move to Advisory, with this revised wording:

Under the Historical Resources Act, developments on lands within Alberta that have been assigned a Historic Resource Value (HRV) may require Historical Resources Act approval. The parcel of land for this project has an HRV 5 in the provincial Listing of Historic Resources (<https://www.alberta.ca/listing-historic-resources>), meaning the project may likely require Historical Resources Act approval. ~~Please provide the file manager with documentation of Historical Resources Act approval or proof of exemption from the province.~~ More information can be found at: <https://www.alberta.ca/apply-historical-resources-act-approval-development-project>

I hope this helps.

Cheers,
Travis

From: Meadows, Melanie D. <Melanie.Meadows@calgary.ca>
Sent: Thursday, April 30, 2026 11:43 AM
To: Shaw, Travis T. <Travis.Shaw@calgary.ca>
Subject: FW: DP2026-01135 Single Detached Dwelling - 1619 SUMMIT ST SW - Question about a Perm Condition

Hi Travis,

Hope you are enjoying this lovely weather! I'm hoping you can assist with a condition that was added to [POSSE - DP2026-01135 \(Development Permit\)](#). We haven't come across this condition before. I didn't want to hold up the advertising so we approved the permit but I asked the file manager to hold off on providing the official notification until we had a chance to look into this a bit more. I've reviewed the additional information provided in the thread below including the link and I'm wondering if this applies to this permit. It all seems to relate to a subdivision. This application is for a Development Permit to built a new home on this existing parcel they are not proposing a subdivision. Our permits include the advisory condition (snip provided in Naomi's email below) to ensure that issuance of the DP doesn't mean that they don't need to comply with any other applicable rules, bylaw, regulation, etc...

I wouldn't be as concerned if it was an advisory condition but this is a permanent condition advising the applicant to provide the file manager with additional information.

We really need to issue the official notification letter today and I would like to proceed without this condition.

Thoughts?

Under the Historical Resources Act, developments on lands within Alberta that have been assigned a Historic Resource Value (HRV) may require Historical Resources Act approval. The parcel of land for this project has an HRV 5 in the provincial Listing of Historic Resources (<https://www.alberta.ca/listing-historic-resources>), meaning the project may likely require Historical Resources Act approval. Please provide the file manager with documentation of Historical Resources Act approval or proof of exemption from the province. More information can be found at: <https://www.alberta.ca/apply-historical-resources-act-approval-development-project>

Thank you,
Melanie

Melanie Meadows

Leader, Development Services
 Development & Subdivision Application Services | Community Planning
 Planning and Development Services

C 403.862.1283 | www.calgary.ca

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

From: Kunz, Naomi <Naomi.Kunz@calgary.ca>
Sent: Thursday, April 23, 2026 10:44 AM

To: Meadows, Melanie D. <Melanie.Meadows@calgary.ca>

Subject: FW: DP2026-01135 Single Detached Dwelling - 1619 SUMMIT ST SW - Question about a Perm Condition

Hi Mel,

This is all of the info I have got back re: the heritage perm condition on DP2026-01135.

It doesn't exactly address my root question which was, can this be an Advisory comment – and I am wondering if we could assert that this would be already covered under Adv 3.03.

<< OLE Object: Picture (Device Independent Bitmap) >>

Let me know what you think.

Naomi Kunz

Senior Planning Technician

Development & Subdivision Application Services | Community Planning

Planning & Development Services

E: naomi.kunz@calgary.ca P: 403-620-8355

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

From: Bryant, Laureen <Laureen.Bryant@calgary.ca>

Sent: Tuesday, April 21, 2026 11:51 AM

To: Sidhu, Sukhneer <Sukhneer.Sidhu@calgary.ca>; Kunz, Naomi <Naomi.Kunz@calgary.ca>

Subject: RE: DP2026-01135 Single Detached Dwelling - 1619 SUMMIT ST SW - Question about a Perm Condition

Good Morning,

The province has the subdivision bulletin for HRA compliance:

[Subdivision: Historical Resources Act Compliance](#)

HRV 1, 3, and 4's should have a note on them as that value means there is a known historic resource within the legal subdivision (LSD) that requires avoidance or further work. That said an LSD is 400mx400m in size and that is a very large area in an urban setting.

The province wants to hold developers accountable to complete their due diligence. **Single detached dwellings are a bit different.** If it were a single detached dwelling on HRV 1, 3, or 4 lands I would suggest something along the lines of:

Under the Historical Resources Act, developments on lands within Alberta that have been assigned a Historic Resource Value (HRV) may require Historical Resources Act approval. The parcel of land for this project has an HRV X, Y AND Z in the provincial Listing of Historic Resources ([Listing of historic resources | Alberta.ca](#)), meaning the project likely requires Historical Resources Act approval. Please provide the file manager with documentation of Historical Resources Act approval or proof of exemption from the province. More information can be found at: [Historical Resources Act approval for a development project | Alberta.ca](#)

If you get pressed on this, I suggest following it up with:

Please submit your property/project description, illustration/development plans to hra.Team@gov.ab.ca to determine if Historical Resources Act approval is required for your project. Evidence of HRA approval, if required, must be provided prior to the initiation of ground disturbance activities.

Please DO NOT go straight to this as a default as it put more strain on the province where they have to review a project twice. Once through email and then again through the OPaC system.

Then the standard Section 31 statement.

Please let me know if you have any questions.
Laureen

Laureen Bryant, M.A. (she/her)
Archaeologist – Cultural Landscape Portfolio
C: 403-808-4713

Note: *Historic Resources are protected under provisions of the Historical Resources Act. Information should not be shared without permissions of the Historic Resource Management Branch.*

From: Sidhu, Sukhneer <Sukhneer.Sidhu@calgary.ca>
Sent: Tuesday, April 21, 2026 10:26 AM
To: Kunz, Naomi <Naomi.Kunz@calgary.ca>
Cc: Bryant, Laureen <Laureen.Bryant@calgary.ca>
Subject: RE: DP2026-01135 Single Detached Dwelling - 1619 SUMMIT ST SW - Question about a Perm Condition

Hi Naomi,

I've included Laureen from Cultural Landscapes, as this is within her purview. HRA approval is a provincial requirement, and depending on the location and type of development, Parks may circulate the file internally to Cultural Landscapes for review. For private developments such as this one, and where the site is identified as HRV 5, we have been adding only a permanent condition rather than circulating the application for a full Cultural Landscapes review, to ensure the applicant does their due diligence in considering historic resources. Laureen, could you please confirm whether this is still how you would like us to proceed with these types of files? Should permanent conditions be applied to all HRV designations, or can HRV 5 sites be addressed through an advisory instead? Please let me know.

Thank you,

Sukh Sidhu

Planner 1

Open Space Implementation & Review
Community Planning
E sukhneer.sidhu@calgary.ca | calgary.ca

From: Kunz, Naomi <Naomi.Kunz@calgary.ca>
Sent: Monday, April 20, 2026 3:36 PM

SDAB2026-0078

To: Heritage <cityheritage@calgary.ca>

Cc: Sidhu, Sukhneer <Sukhneer.Sidhu@calgary.ca>

Subject: DP2026-01135 Single Detached Dwelling - 1619 SUMMIT ST SW - Question about a Perm Condition

Good afternoon,

I hadn't seen this Permanent Condition on a DP before, and my DA suggested I reach out to Heritage Planning for more information.

Do you have any additional info or background on this requirement?

<< OLE Object: Picture (Device Independent Bitmap) >>

Thank you,

Naomi Kunz

Senior Planning Technician

Development & Subdivision Application Services | Community Planning

Planning & Development Services

E: naomi.kunz@calgary.ca **P:** 403-620-8355

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



Re: DP2026-01135 COMPLETENESS REVIEW - 1619 SUMMIT ST SW

Dear Applicant,

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

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

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

Please track your application, using your Job Access Code (JAC) DP2026-01135-77250, at www.calgary.ca/vista.

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

Regards,

NAOMI KUNZ
Senior Planning Technician
Naomi.Kunz@calgary.ca
403-620-8355
www.calgary.ca/PDMap



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

March 17, 2026

File No: DP2026-01135

Location: 1619 SUMMIT ST SW

ENMAX Power Corporation (EPC) has reviewed the above permit application dated March 5, 2026 and based on the information provided and as of the above noted date, the proposed development does not conflict with ENMAX facilities in respect of the requirements set forth in Section 10 Overhead System (Table 7) and Section 12 Underground Systems of the Alberta Electrical Utility Code (AEUC) under the *Safety Codes Act* (Alberta). This non-conflict letter does not reduce or limit responsibility to comply 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.

This letter is intended for information purposes only and is not in any manner intended to nor shall be construed to derogate from the applicant's obligations to follow any applicable law. The provision of this no-conflict letter is not a representation that work will meet any legislative or regulatory obligations. This no-conflict letter is provided as of the date first noted above – the applicant is still required to perform its own due diligence prior to any development activities and resolve any conflicts (new or existing) at the Developer's sole expense. ENMAX expressly disclaims any liability related to applicant's responsibility to comply with such laws and regulations and ENMAX's required setbacks.

If you require additional information regarding this Development Permit, please contact the Project Administrator at EPC_Permits@enmax.com. **For inquiries relating to new services, please contact ENMAX GetConnected at GetConnected@enmax.com.**

QR Code for ENMAX Ground
Disturbance Guidelines

Sincerely,

Kelly Aguilar P.Eng.
Distribution Engineering



76

Comment Summary



Permit #: DP2026-01135
Address: 1619 SUMMIT ST SW
Job Description: New: Single Detached Dwelling, Accessory Residential Building (garage)

Name: Enmax
Phone:
Email: EPC_permits@enmax.com
Address: Circulation Referee No Address
Overall: Neither in support nor in opposition of this application

Created Date: March 17, 2026
Circulation Referee: Y
Number: 658278785

Area of Concern

Site layout

General Comment

Please see attached response letter.

Attachments

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2026-01135 - Response Letter Signed.pdf](#)

Name: Dana Riley
Phone:
Address: 1616 Simmit St SW
Overall: In support of this application

Created Date: March 19, 2026
Number: 659026583

Area of Concern

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

General Comment

My only suggestion is to move the house further back, as it seems closer to the road than other houses. Happy to see a single family dwelling going in.

Attachments

Name: Scarboro Community Association
Phone:
Email:
Address: Circulation Referee No Address
Overall: Neither in support nor in opposition of this application

Created Date: March 24, 2026
Circulation Referee: Y
Number: 659818016

Area of Concern

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

General Comment

Community Association Feedback Form
 DP2026-01135 : 1619 Summit Street SW

Mar 23, 2026

Please provide your Community Association perspective and respond to the following questions:

1. What are the strengths the proposed development in the context of Scarborough?

A new development is proposed at 1619 Summit Street SW. The owners and developers have planned a single family home. Overall feedback was positive, and most neighbours were appreciative of the design.

2. What are the specific challenges of the proposed development?

A neighbour raised concerns that the design does not reflect the heritage character of the area, particularly with respect to the roof pitch, window design, and the absence of a front porch.

The proposed front setback does not meet the 30 foot requirement outlined in the restrictive covenant registered on this property.

Additionally, the proposed setback is not consistent with the established pattern of existing homes on the street

3. Are there changes that could be made to the proposed development to make it more compatible or beneficial to the area?

The owner and developer intend to revise the design to align with the current setback.

To better reflect the historical context of the neighbourhood, the owners and developers may wish to consider the following design elements:

¿ A roof slope of at least 6:12

¿ Windows that are more consistent with the historical character of the street

4. Has the applicant discussed the development permit application with the Community Association? If yes, what information was provided?

Yes. A community discussion was conducted by the Community Association Planning Committee via email and included the majority of adjacent and nearby neighbours. The owners participated in the discussion, which included the circulation of design plans and allowed for open and constructive feedback regarding both the positive aspects and challenges of the proposal

5. Please provide any additional comments or concerns regarding the proposed development.

None

Attachments

Samnick, Cyrille

From: info crmsgroup.net <info@crmsgroup.net>
Sent: Tuesday, March 24, 2026 5:49 PM
To: Kunz, Naomi
Subject: [External] FW: DP2026-01135 , 1619 Summit Street SW
Attachments: 1619 DP comments.pdf; !619 Comments Pictures 1.pdf; 1619 Comments Photos 2.pdf

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[Report Suspicious](#)


From: info crmsgroup.net
Sent: March 23, 2026 8:03 PM
To: 'naomi.kuenz@calgary.ca' <naomi.kuenz@calgary.ca>
Subject: DP2026-01135 , 1619 Summit Street SW

Dear Naomi

My name is Peter chudoba, and I'm a homeowner of 1615 Summit Street SW property adjacent to the proposed development.

I have several concerns as noted in the attached memo along with reference photos. I would much appreciate your review of my comments and concerns prior to approval of this DP documentation.

Yours truly

Peter Chudoba


March 22,2026

Regarding ; DP 2026-01135 , 1619 Summit Street SW

1, Drainage Management

On the plans submitted there is no evidence of surface water drainage management in keeping with City of Calgary guide to " Retaining Wall Best practices" which also deals with property elevation differences and property drainage management.

Our property at 1615 Summit Street is mostly below the grade of proposed construction site. The drawings are lacking schematic drainage management plan and property sections designed so, as to avoid surface storm water drainage to our property.

Also, on drawings there is no evidence of roof gutter locations, downspouts, drainage for bellow grade window wells and water collection/ disposal network.

2, Retaining walls.

On DP drawings there is no evidence with regards to existing and new retaining walls. There a 24-3inch grade difference between the parking slab and the canter backyard. Also , there are existing retaining walls at The front of the 1619 property and rear towards the alley way. Removal of these walls will cause damage to existing fence and adjacent property. .(Photos, 10,9,8,7)

3,Trees and Major Shrubs

The site plan drawing does not show all the" trees "along the fence line between 1615 @& 1619 properties. Nor does it reference them for preservation or removal. This is important, if the trees were to be removed, this could result in damage to the existing property fence and adjacent property. Plans should identify all existing trees and reference their status for removal or preservation.(Photos 5,7,8,11)

4,Architectural, Engineering and Geotechnical Report.

Drawings do not have an architectural & engineering stamp. There is no evidence of "geotechnical report". This is of concern, if the soil is loose/ sandy type, not containing enough of clay- type binder soil collapse can occur, causing potential damage to our property and fence. This part of Scarborough area is known to be in the past a commercial sand pit. It is likely that the soil type maybe unstable.

5, Building Setback reference

On site plan there is no setback reference of the proposed new structure to adjacent properties to the South and North.

In closing I thank you for your attention regarding this matter. Once again, mine main concerns are site drainage and soil retention issues. Be free to contact me for further reference to the above noted concerns.

Regards

Peter Chudoba

1615 Summit Street SW, T3C-2L8



1, View Westward from 1615 property along alley. fence line.
Note existing retaining wall and trees

2, View westward from 1615 property towards
Note existing retaining wall.



3, Mid section view of retaining wall from 1615 property. 4, View, mid section towards alley way.



5, View of existing finish grade elevations between 1615 and 1619 properties. 6,



7, View from 1619 looking Westward along the existing retaining wall and non documented trees and shrubs. Any disturbance to either existing retaining wall or tree- shrub removal could cause damage to existing fence.



8,



9, View or raised parking pad on 1619 property.



10, View from back alley looking Eastward on 1619 property showing existing concrete block retaining wall.



11, Existing tree not shown on plan at 1619 nor existing house demolition drawing.

SDAB2026-0078

From: [Se7en DeZign Ltd.](#)
To: [Calgary SDAB Info](#)
Subject: [External] SDAB2026-0078 (1619 Summit Street SW, DP2026-01135)
Date: Monday, May 25, 2026 3:03:38 PM

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[Report Suspicious](#)

To whom it may concern,

I am the designer for the project that is the subject of Appeal SDAB2026-0078 and development permit DP2026-01135 (1619 Summit Street SW). Please be advised that Mr. Rick Grol (cc-ed) has been retained as our agent/representative with respect to the appeal and DP application.

Kind regards

M.E. Talib

--



Se7en DeZign Ltd.

Residential.Commercial.Interior DeZign

M.A.Talib B.A.,

se7endeZignLtd@gmail.com

1.403.619.3949

From: [Abed Merhi](#)
To: [Calgary SDAB Info](#)
Cc: [Rick Grol DP Lawyer](#); [Se7endezignltd](#)
Subject: [External] SDAB2026-0078 (1619 Summit Street SW, DP2026-01135)
Date: Saturday, May 23, 2026 8:48:26 PM

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[Report Suspicious](#)

To whom it may concern,

I am the registered owner of the property that is the subject of Appeal SDAB2026-0078 and development permit DP2026-01135 (1619 Summit Street SW). Please be advised that Mr. Rick Grol (cc-ed) has been retained as our agent/representative with respect to the appeal and DP application.

Kind regards

Abed Merhi

From: [Max](#)
To: [Calgary SDAB Info](#)
Cc: [Max Fuenzalida](#)
Subject: [External] RE - Appeal SDAB2026-0078 / DP2026-01135
Date: Sunday, May 24, 2026 9:49:47 AM
Attachments: [Support Letter SDAB2026-0078 pages](#)

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Neighbour support for this exciting new project.

May 23, 2026

Calgary Subdivision & Development Appeal Board
P.O. Box 2100, Station M, #8110
Calgary, AB T2P 2M5

Email: info@calgarysdab.ca

To whom it may concern:

*RE: Appeal SDAB2026-0078 / DP2026-01135; New Single Detached Dwelling, Accessory Residential Building (garage) 1619 Summit Street SW
Appeal against an approval*

We are writing in support of the new Single Detached Dwelling at the subject property. We understand the City of Calgary approved the development permit for the above-mentioned development.

We have been in Scarboro for 30 years and own the home at 1611 Summit Street SW. Almost next door to this new project. We are excited to see new life being injected into Summit st.

We reviewed the development permit plans for the proposed development. We have no concerns with respect to the proposed development. It does not affect the use, enjoyment or value of our home and property. On the contrary, the new home will be an asset to the street and the community.

Thank you for considering to our letter.

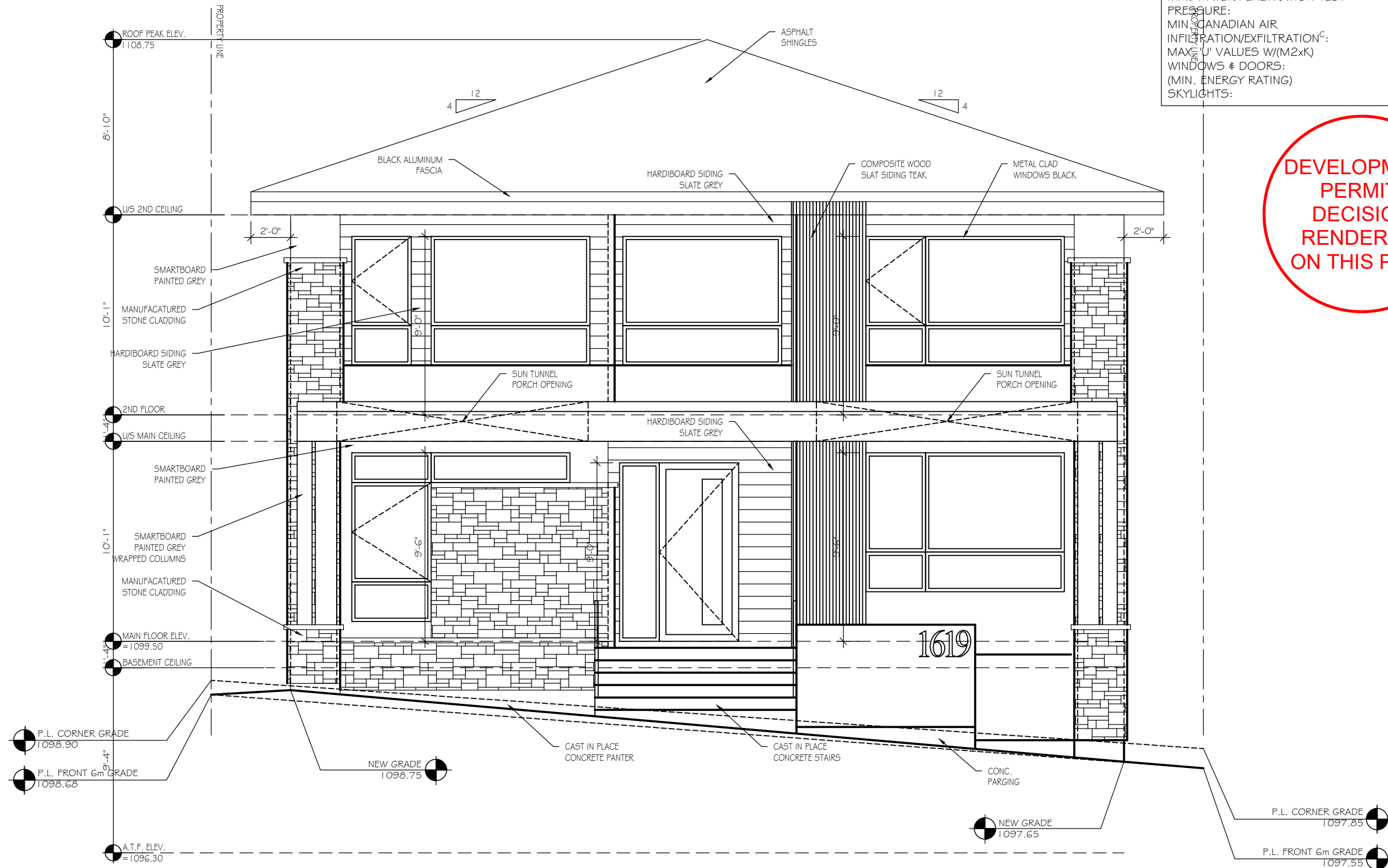


Max Fuenzalida

1611 Summit Street SW
Calgary, AB T3C 2L8

NOTE
DOWN SPOUTS TO BE LOCATED ON SITE BY
INSTALLING CONTRACTOR AND LOCATIONS
TO BE CONFIRMED BY HOME OWNER

WINDOW, DOOR & SKYLIGHT REQUIREMENTS	
PERFORMANCE CLASS:	R
TERRAIN:	ROUGH
MIN. PERFORMANCE GRADE (PG) ^B :	25
MIN. POSITIVE DESIGN PRESSURE:	1200Pa
MIN. NEGATIVE DESIGN PRESSURE:	1200Pa
MIN. WATER PENETRATION TEST PRESSURE:	260Pa
MIN. CANADIAN AIR INFILTRATION/EXFILTRATION ^C :	A2
MAX. U' VALUES W/(M2xK)	
WINDOWS & DOORS:	1.6
(MIN. ENERGY RATING)	25
SKYLIGHTS:	2.7



DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

EXTERIOR COLOURS - TYPICAL ON ALL ELEVATIONS			
ROOF	ASPHALT - BLACK	BATTENS	SMARTBOARD
WALLS	STUCCO #1 - N/A	SIDING	HARDIBOARD
	STUCCO #2 - N/A	WINDOWS	ALUMINUM - BLACK
FASCIA	ALUMINUM - BLACK	MANU. STONE	REAL BRICK
SOFFIT	ALUMINUM - BLACK	FRONT DOOR	METAL CLAD - BLACK
RAINWARE	ALUMINUM - BLACK	RAILING	ALUMINUM - BLACK

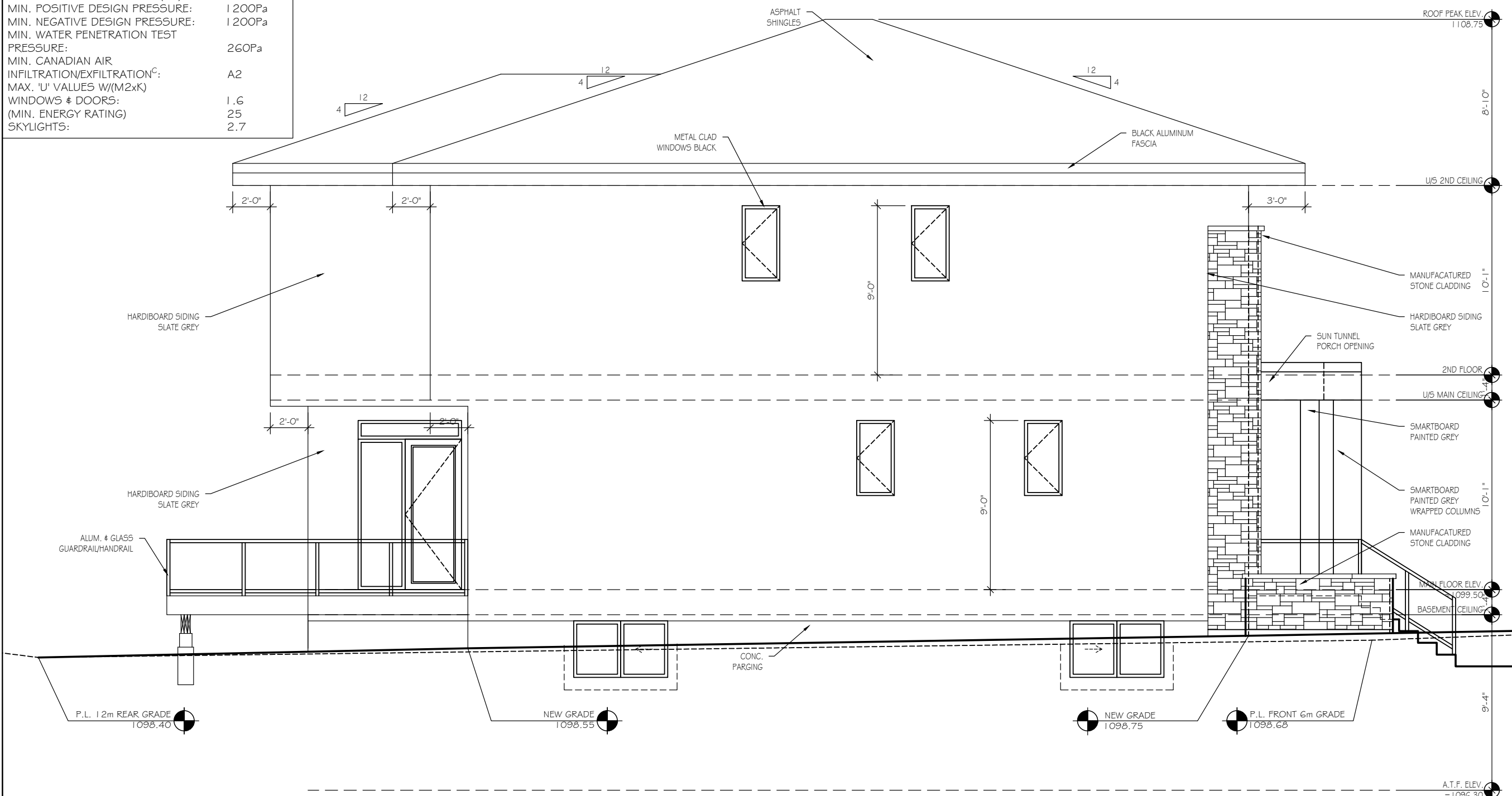
FRONT (EAST) ELEVATION
SCALE: 3/16" = 1'-0"

HIGHEST AVERAGE GRADE FRONT = 1098.38
HIGHEST AVERAGE GRADE REAR = 1099.30
HIGHEST AVERAGE GRADE +1.00 = 1100.30
HIGHEST AVERAGE GRADE +1.00 + 11.00 = 1111.30
MAXIMUM HEIGHT = 1111.30
DIFFERENCE IN SLOPE FRONT TO BACK = 0.92m

ENGINEER STAMP	
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO START AND REPORT ERRORS TO DESIGNER FOR CORRECTION.	
MODEL:	CUSTOM SINGLE DETACHED DWELLING
CLIENT:	PRIVATE RESIDENCE
LOT:	2
BLOCK:	249
PLAN:	5700AG
ADDRESS:	1619 SUMMIT STREET S.W.
DRAWN BY:	MET
DATE:	APR./26
SCALE:	3/16"=1'-0"
REVISED:	N/A
JOB NO.:	N/A
SPECIFICATION:	CUSTOM
MAIN AREA:	1839 SQ.FT.
SECOND AREA:	1737 SQ.FT.
DEV. BASEMENT:	1485 SQ.FT.
TOTAL AREA:	3576 SQ.FT.
1 OF 16	

WINDOW, DOOR & SKYLIGHT REQUIREMENTS

PERFORMANCE CLASS:	R
TERRAIN:	ROUGH
MIN. PERFORMANCE GRADE (PG) ^B :	25
MIN. POSITIVE DESIGN PRESSURE:	1200Pa
MIN. NEGATIVE DESIGN PRESSURE:	1200Pa
MIN. WATER PENETRATION TEST PRESSURE:	260Pa
MIN. CANADIAN AIR INFILTRATION/EXFILTRATION ^C :	A2
MAX. 'U' VALUES W/(M2xK)	1.6
WINDOWS & DOORS: (MIN. ENERGY RATING)	25
SKYLIGHTS:	2.7



LEFT (NORTH) ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR COLOURS - TYPICAL ON ALL ELEVATIONS

ROOF	ASPHALT - DK. BROWN	BATTENS SIDING	SMARTBOARD - N/A
WALLS	STUCCO #1 - WHITE	WINDOWS	ALUMINUM - BLACK
	STUCCO #2 - SLATE GREY	MANU. STONE	N/A
FASCIA	ALUMINUM - BLACK	FRONT DOOR	METAL CLAD - BLACK
SOFFIT	ALUMINUM - BLACK	RAILING	ALUMINUM - BLACK
RAINWARE	ALUMINUM - BLACK		

UNPROTECTED OPENINGS

WALL AREA :	1241.58 sq.ft.
GLAZING AREA ALLOWED (7.00%) :	86.92 sq.ft.
CURRENT GLAZING AREA :	84.17 sq.ft.

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

SEVEN DESIGN LTD

ENGINEER STAMP

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO START AND REPORT ERRORS TO DESIGNER FOR CORRECTION.

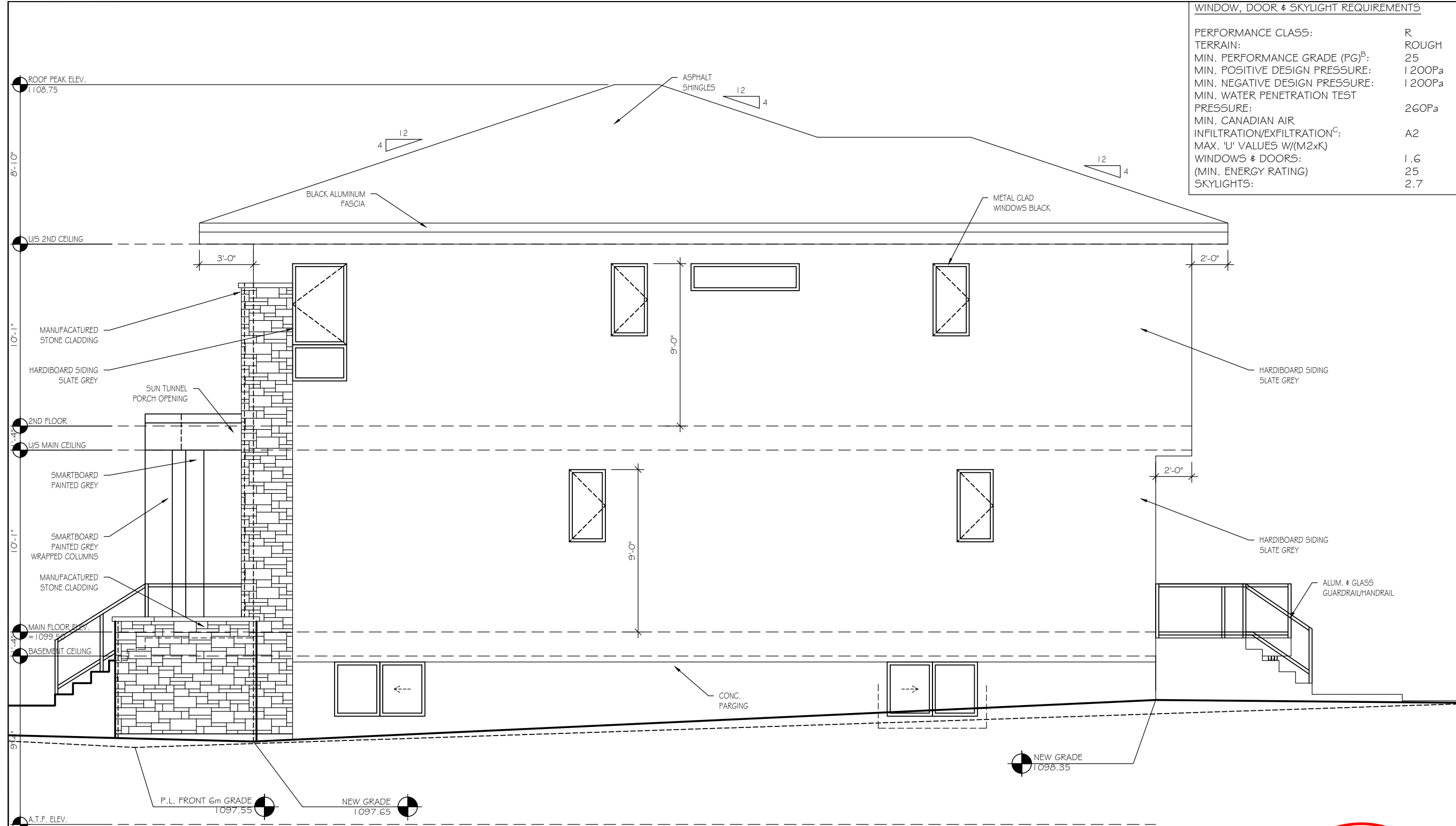
DRAWN BY: MET	SPECIFICATION: CUSTOM
DATE: APR./26	MAIN AREA: 1839 SQ.FT.
SCALE: 3/16"=1'-0"	SECOND AREA: 1737 SQ.FT.
REVISED: N/A	DEV. BASEMENT: 1485 SQ.FT.
JOB NO.: N/A	TOTAL AREA: 3576 SQ.FT.

MODEL: CUSTOM SINGLE DETACHED DWELLING
CLIENT: PRIVATE RESIDENCE
LOT: 2 **BLOCK:** 249 **PLAN:** 5700AG
ADDRESS: 1619 SUMMIT STREET S.W.

3 OF 16

WINDOW, DOOR & SKYLIGHT REQUIREMENTS

PERFORMANCE CLASS:	R
TERRAIN:	ROUGH
MIN. PERFORMANCE GRADE (PG) ^B :	25
MIN. POSITIVE DESIGN PRESSURE:	1200Pa
MIN. NEGATIVE DESIGN PRESSURE:	1200Pa
MIN. WATER PENETRATION TEST PRESSURE:	260Pa
MIN. CANADIAN AIR INFILTRATION/EXFILTRATION ^C :	A2
MAX. 'U' VALUES W/(M2xK)	
WINDOWS & DOORS: (MIN. ENERGY RATING)	1.6
SKYLIGHTS:	2.7



RIGHT (SOUTH) ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR COLOURS - TYPICAL ON ALL ELEVATIONS

ROOF	ASPHALT - DK. BROWN	BATTENS	SMARTBOARD - N/A
WALLS	STUCCO #1 - WHITE	SIDING	WOOD GRAIN
	STUCCO #2 - SLATE GREY	WINDOWS	ALUMINUM - BLACK
FASCIA	ALUMINUM - BLACK	MANU. STONE	N/A
SOFFIT	ALUMINUM - BLACK	FRONT DOOR	METAL CLAD - BLACK
RAINWARE	ALUMINUM - BLACK	RAILING	ALUMINUM - BLACK

UNPROTECTED OPENINGS

WALL AREA :	1344.50 sq.ft.
GLAZING AREA ALLOWED (7.00%) :	94.12 sq.ft.
CURRENT GLAZING AREA :	88.86 sq.ft.



ENGINEER STAMP				
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO START AND REPORT ERRORS TO DESIGNER FOR CORRECTION.				
CUSTOM SPECIFICATION:	CUSTOM			
MAIN AREA:	1839 SQ.FT.			
SECOND AREA:	1737 SQ.FT.			
DEV. BASEMENT:	1485 SQ.FT.			
TOTAL AREA:	3576 SQ.FT.			
DRAWN BY: MET	DATE: APR./26	SCALE: 3/16"=1'-0"	REVISED: N/A	JOB NO.: N/A
MODEL: CUSTOM SINGLE DETACHED DWELLING	CLIENT: PRIVATE RESIDENCE	LOT: 2	BLOCK: 249	PLAN: 5700AG
ADDRESS: 1619 SUMMIT STREET S.W.				
2	OF	16		

WINDOW, DOOR & SKYLIGHT REQUIREMENTS

PERFORMANCE CLASS:	R
TERRAIN:	ROUGH
MIN. PERFORMANCE GRADE (PG) ^B :	25
MIN. POSITIVE DESIGN PRESSURE:	1 200Pa
MIN. NEGATIVE DESIGN PRESSURE:	1 200Pa
MIN. WATER PENETRATION TEST PRESSURE:	2 60Pa
MIN. CANADIAN AIR INFILTRATION/EXFILTRATION ^C :	A2
MAX. 'U' VALUES W/(M2xK)	1.6
WINDOWS & DOORS: (MIN. ENERGY RATING)	25
SKYLIGHTS:	2.7


DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN



REAR (WEST) ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR COLOURS - TYPICAL ON ALL ELEVATIONS

ROOF	ASPHALT - DK. BROWN	BATTENS	SMARTBOARD - N/A
WALLS	STUCCO #1 - WHITE	SIDING	WOOD GRAIN
	STUCCO #2 - SLATE GREY	WINDOWS	ALUMINUM - BLACK
FASCIA	ALUMINUM - BLACK	MANU. STONE	N/A
SOFFIT	ALUMINUM - BLACK	FRONT DOOR	METAL CLAD - BLACK
RAINWARE	ALUMINUM - BLACK	RAILING	ALUMINUM - BLACK



SEVEN DESIGN LTD

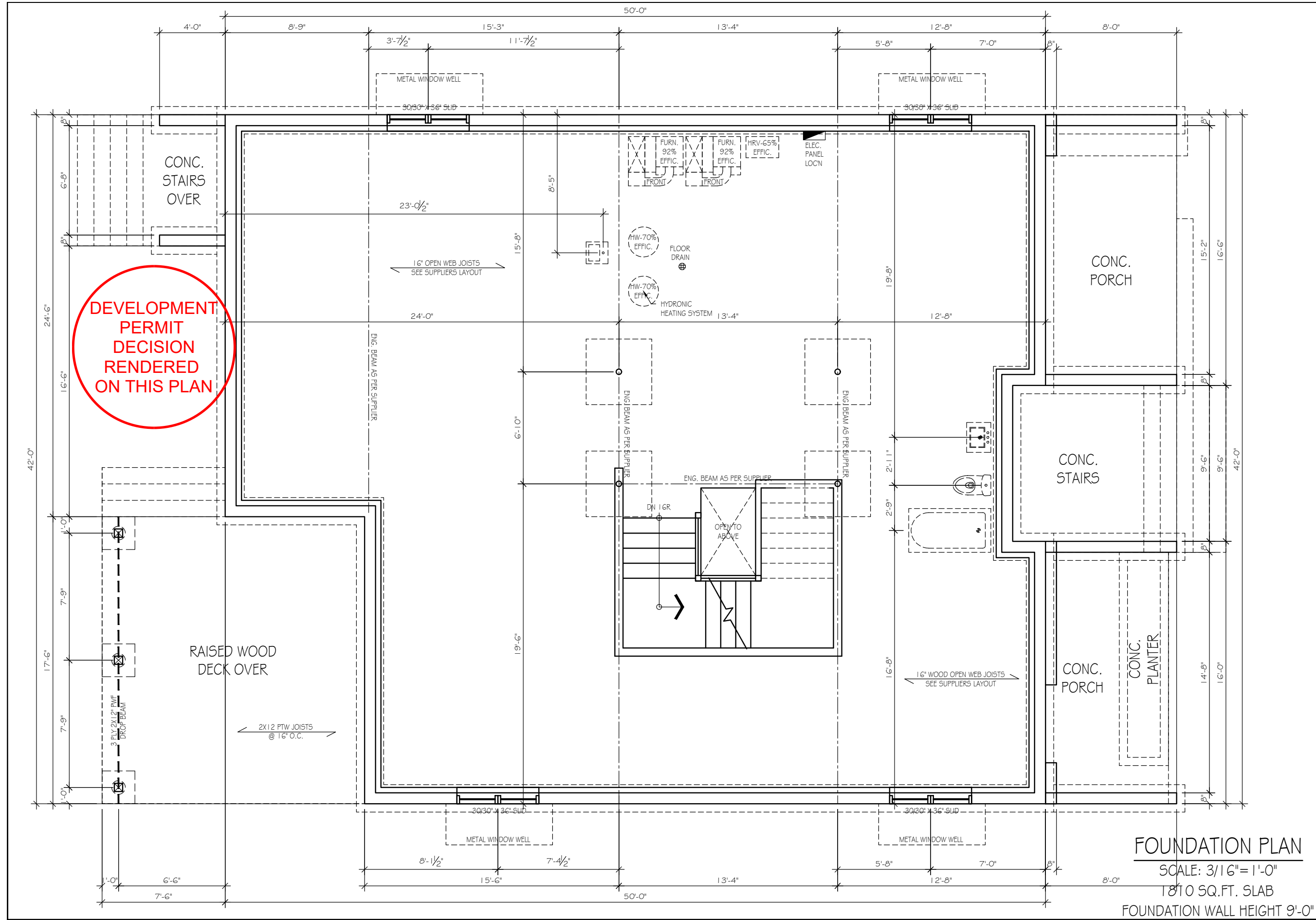
ENGINEER STAMP

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO START AND REPORT ERRORS TO DESIGNER FOR CORRECTION.

DRAWN BY: MET	SPECIFICATION: CUSTOM
DATE: APR./26	MAIN AREA: 1839 SQ.FT.
SCALE: 3/16"=1'-0"	SECOND AREA: 1737 SQ.FT.
REVISED: N/A	DEV. BASEMENT: 1485 SQ.FT.
JOB NO.: N/A	TOTAL AREA: 3576 SQ.FT.

MODEL: CUSTOM SINGLE DETACHED DWELLING
 CLIENT: PRIVATE RESIDENCE
 LOT: 2 BLOCK: 249 PLAN: 5700AG
 ADDRESS: 1619 SUMMIT STREET S.W.

4 OF 16

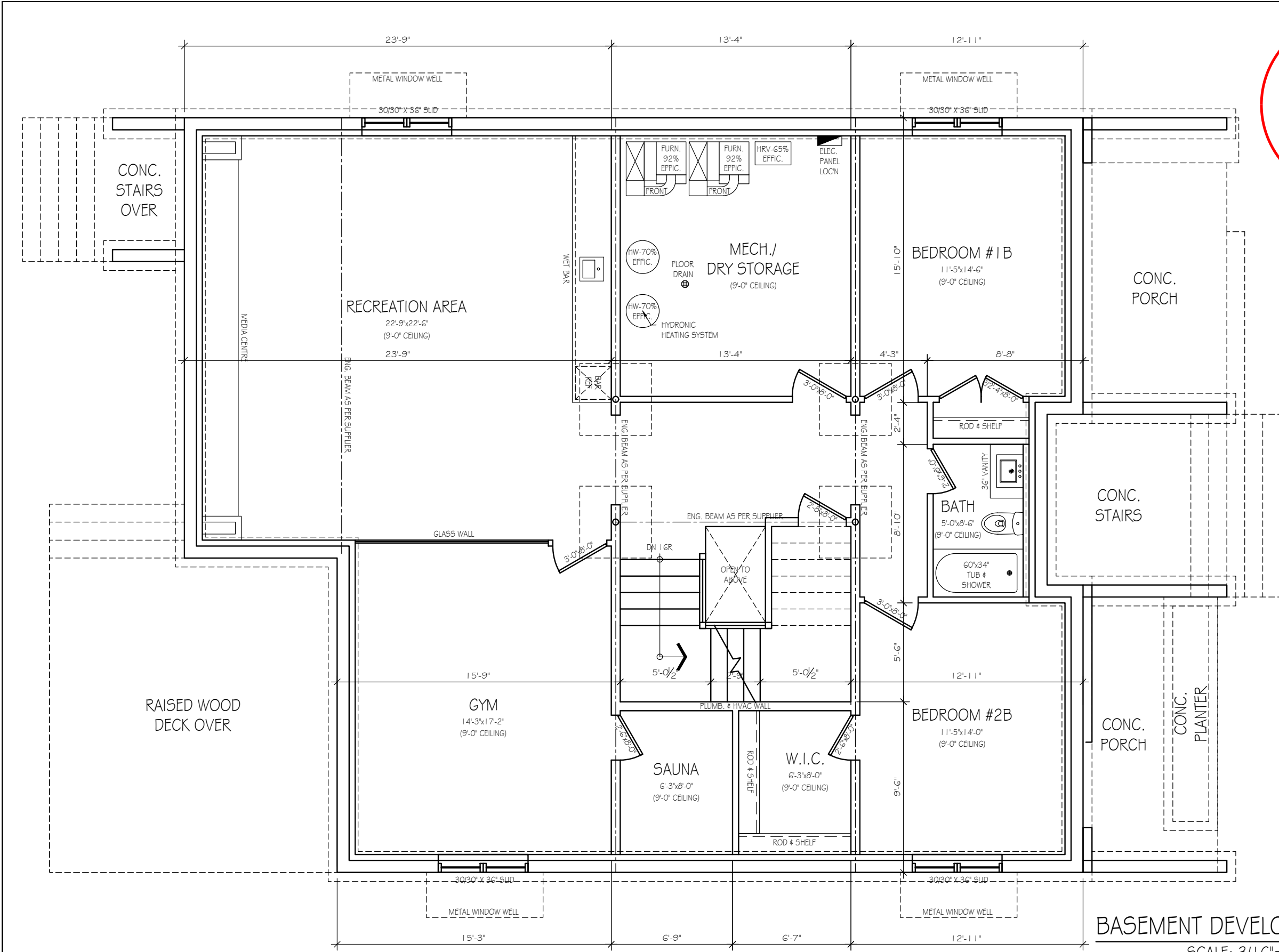


DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

FOUNDATION PLAN
 SCALE: 3/16" = 1'-0"
 1870 SQ.FT. SLAB
 FOUNDATION WALL HEIGHT 9'-0"

5	OF	16	
MODEL: CUSTOM SINGLE DETACHED DWELLING CLIENT: PRIVATE RESIDENCE LOT: 2 BLOCK: 249 PLAN: 5700AG ADDRESS: 1619 SUMMIT STREET S.W.			ENGINEER STAMP
DRAWN BY: MET DATE: APR./26 SCALE: 3/16"=1'-0" REVISED: N/A JOB NO.: N/A			CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO START AND REPORT ERRORS TO DESIGNER FOR CORRECTION.
SPECIFICATION: MAIN AREA: 1839 SQ.FT. SECOND AREA: 1737 SQ.FT. DEV. BASEMENT: 1485 SQ.FT. TOTAL AREA: 3576 SQ.FT.			

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN



BASEMENT DEVELOPMENT PLAN

SCALE: 3/16" = 1'-0"
1485 SQ.FT. (DEVELOPED AREA)
FOUNDATION WALL HEIGHT 9'-0"



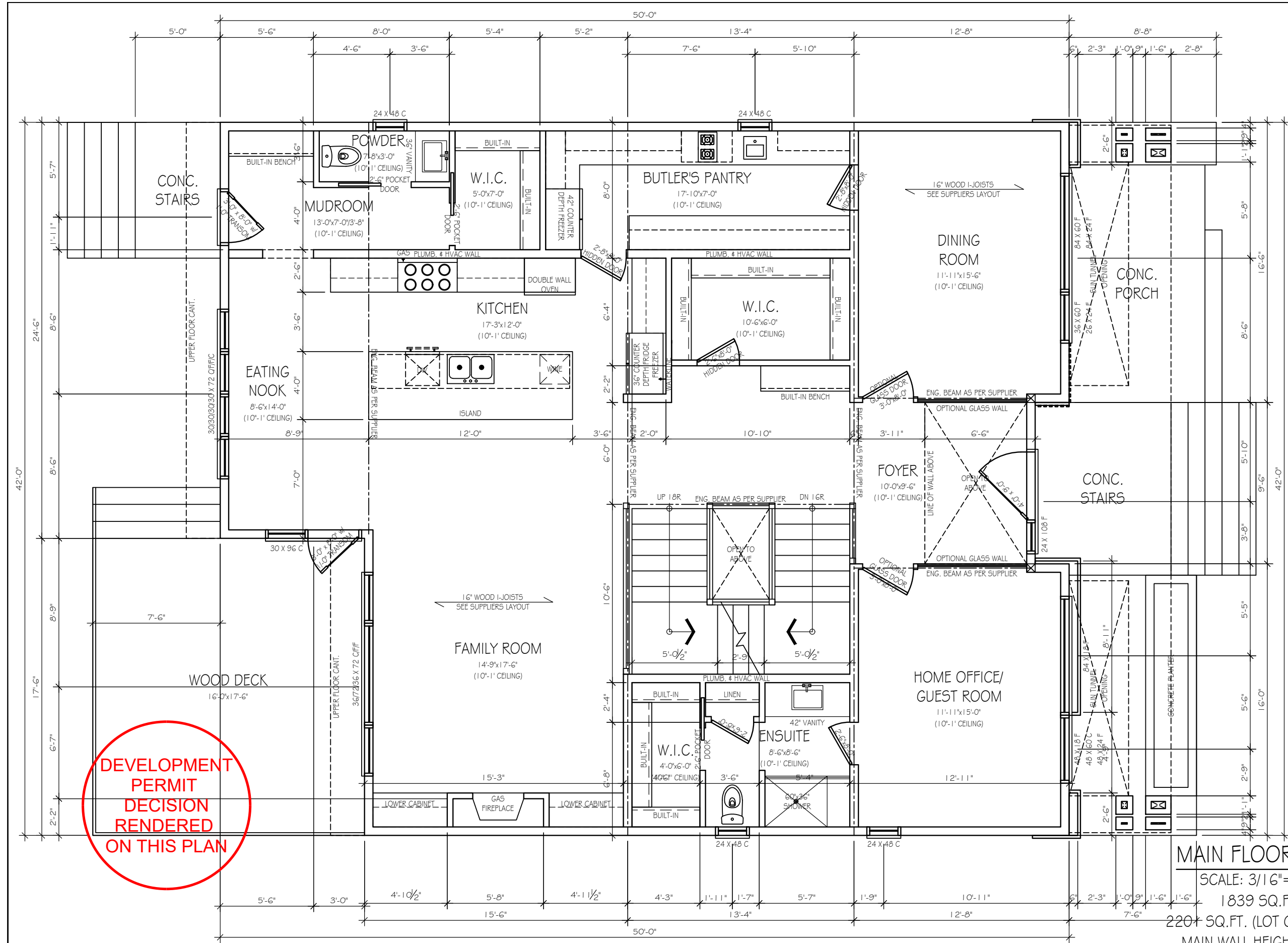
ENGINEER STAMP

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO START AND REPORT ERRORS TO DESIGNER FOR CORRECTION.

DRAWN BY:	MET	SPECIFICATION:	CUSTOM
DATE:	APR./26	MAIN AREA:	1839 SQ.FT.
SCALE:	3/16"=1'-0"	SECOND AREA:	1737 SQ.FT.
REVISED:	N/A	DEV. BASEMENT:	1485 SQ.FT.
JOB NO.:	N/A	TOTAL AREA:	3576 SQ.FT.

MODEL: CUSTOM SINGLE DETACHED DWELLING
CLIENT: PRIVATE RESIDENCE
LOT: 2 BLOCK: 249 PLAN: 5700AG
ADDRESS: 1619 SUMMIT STREET S.W.

6 OF 16

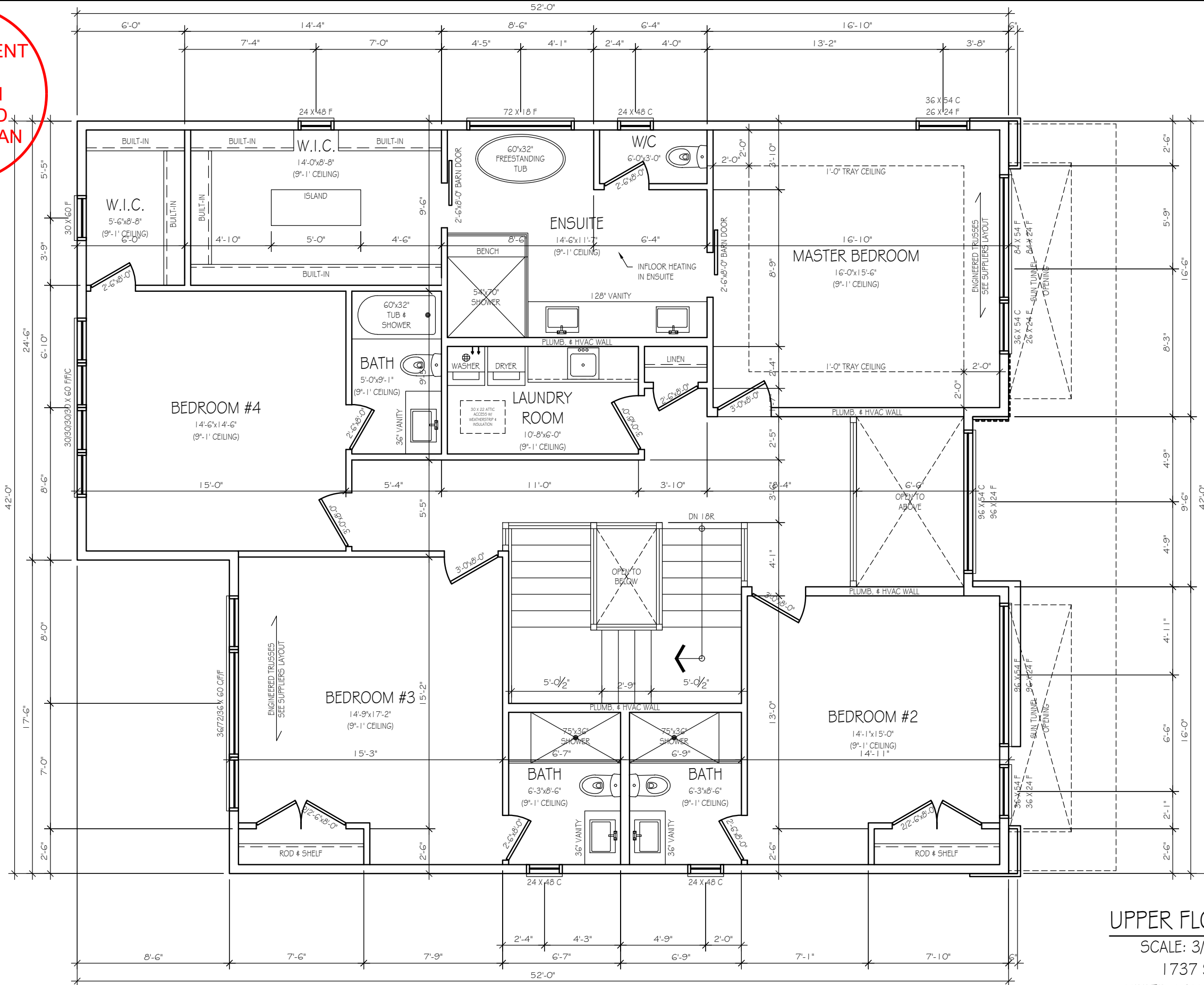


DEVELOPMENT
 PERMIT
 DECISION
 RENDERED
 ON THIS PLAN

MAIN FLOOR PLAN
 SCALE: 3/16" = 1'-0"
 1839 SQ.FT.
 220+ SQ.FT. (LOT COVERAGE)
 MAIN WALL HEIGHT 10'-1"

ENGINEER STAMP																				
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO START AND REPORT ERRORS TO DESIGNER FOR CORRECTION.																				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: x-small;">DRAWN BY:</th> <th style="font-size: x-small;">MET</th> <th style="font-size: x-small;">SPECIFICATION:</th> <th style="font-size: x-small;">CUSTOM</th> </tr> <tr> <td style="font-size: x-small;">DATE:</td> <td style="font-size: x-small;">APR./26</td> <td style="font-size: x-small;">MAIN AREA:</td> <td style="font-size: x-small;">1839 SQ.FT.</td> </tr> <tr> <td style="font-size: x-small;">SCALE:</td> <td style="font-size: x-small;">3/16"=1'-0"</td> <td style="font-size: x-small;">SECOND AREA:</td> <td style="font-size: x-small;">1737 SQ.FT.</td> </tr> <tr> <td style="font-size: x-small;">REVISED:</td> <td style="font-size: x-small;">N/A</td> <td style="font-size: x-small;">DEV. BASEMENT:</td> <td style="font-size: x-small;">1485 SQ.FT.</td> </tr> <tr> <td style="font-size: x-small;">JOB NO.:</td> <td style="font-size: x-small;">N/A</td> <td style="font-size: x-small;">TOTAL AREA:</td> <td style="font-size: x-small;">3576 SQ.FT.</td> </tr> </table>	DRAWN BY:	MET	SPECIFICATION:	CUSTOM	DATE:	APR./26	MAIN AREA:	1839 SQ.FT.	SCALE:	3/16"=1'-0"	SECOND AREA:	1737 SQ.FT.	REVISED:	N/A	DEV. BASEMENT:	1485 SQ.FT.	JOB NO.:	N/A	TOTAL AREA:	3576 SQ.FT.
DRAWN BY:	MET	SPECIFICATION:	CUSTOM																	
DATE:	APR./26	MAIN AREA:	1839 SQ.FT.																	
SCALE:	3/16"=1'-0"	SECOND AREA:	1737 SQ.FT.																	
REVISED:	N/A	DEV. BASEMENT:	1485 SQ.FT.																	
JOB NO.:	N/A	TOTAL AREA:	3576 SQ.FT.																	
MODEL: CUSTOM SINGLE DETACHED DWELLING CLIENT: PRIVATE RESIDENCE LOT: 2 BLOCK: 249 PLAN: 5700AG ADDRESS: 1619 SUMMIT STREET S.W.																				
7 OF 16																				

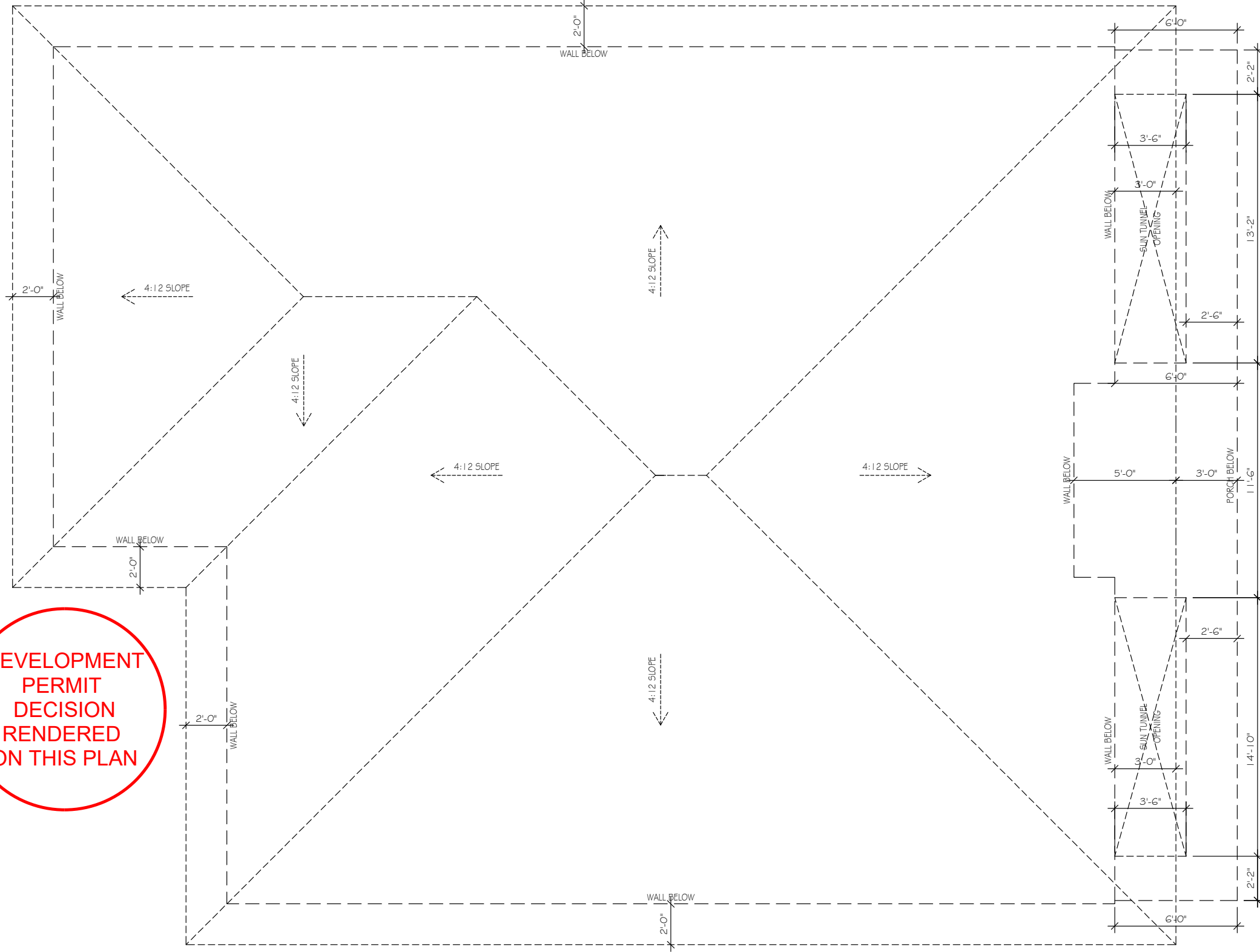
DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN



UPPER FLOOR PLAN
 SCALE: 3/16" = 1'-0"
 1737 SQ.FT.
 UPPER WALL HEIGHT 9'-1"

		ENGINEER STAMP	
		CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO START AND REPORT ERRORS TO DESIGNER FOR CORRECTION.	
MODEL: CUSTOM SINGLE DETACHED DWELLING	DRAWN BY: MET	SPECIFICATION:	CUSTOM
CLIENT: PRIVATE RESIDENCE	DATE: APR./26	MAIN AREA:	1839 SQ.FT.
LOT: 2	SCALE: 3/16" = 1'-0"	SECOND AREA:	1737 SQ.FT.
BLOCK: 249	REVISED: N/A	DEV. BASEMENT:	1485 SQ.FT.
ADDRESS: 1619 SUMMIT STREET S.W.	JOB NO.: N/A	TOTAL AREA:	3576 SQ.FT.
8 OF 16			

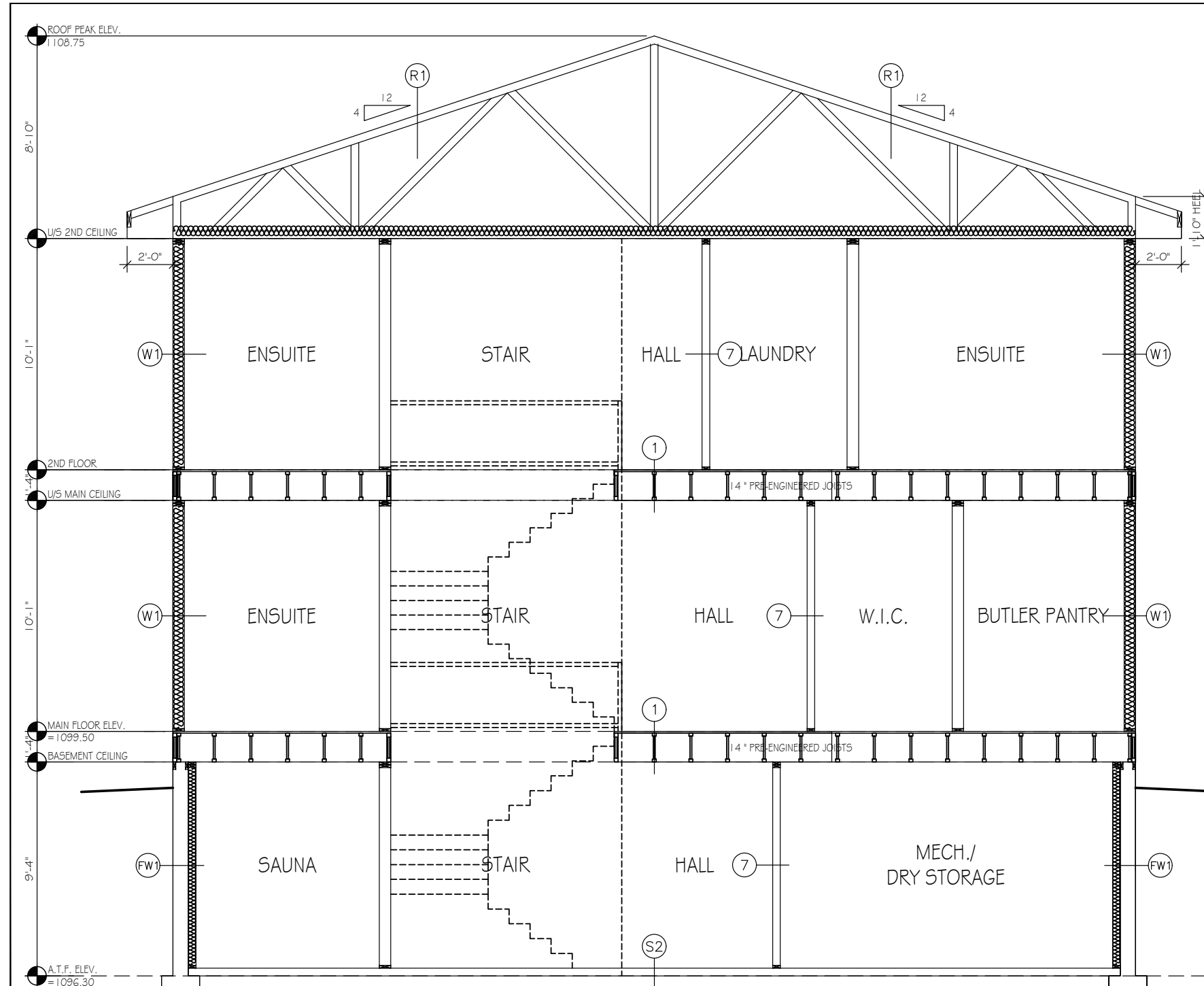
DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN



ROOF PLAN

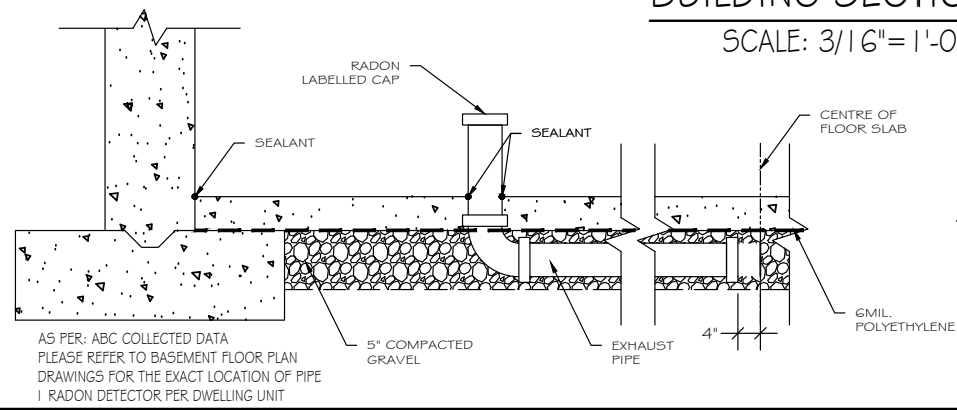
9 OF 16	MODEL: CUSTOM SINGLE DETACHED DWELLING	DRAWN BY: MET	SPECIFICATION:	CUSTOM	CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO START AND REPORT ERRORS TO DESIGNER FOR CORRECTION.	ENGINEER STAMP
	CLIENT: PRIVATE RESIDENCE	DATE: APR./26	MAIN AREA:	1839 SQ.FT.		
	LOT: 2	SCALE: 3/16"=1'-0"	SECOND AREA:	1737 SQ.FT.		
	BLOCK: 249	REVISED: N/A	DEV. BASEMENT:	1485 SQ.FT.		
	ADDRESS: 1619 SUMMIT STREET S.W.	JOB NO.: N/A	TOTAL AREA:	3576 SQ.FT.		





BUILDING SECTION-A

SCALE: 3/16" = 1'-0"



RADON DETAIL

SCALE: 3/16" = 1'-0"

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

CONSTRUCTION ASSEMBLY NOTES (REFER TO 9.36 APPENDIX DETAILS)

- R1** ROOF
30 YEAR ASPHALT SHINGLES
UNDERLAYMENTS
3/8" OSB OR PLYWOOD SHEATHING C/W 1" CLIPS
ENGINEER APPROVED ROOF TRUSSES @24" O.C.
R-50 LOOSE FILL / BATT INSULATION
6 MIL POLY VAPOUR BARRIER
1/2" CD DRYWALL
VENTED ATTIC SPACE TO MINIMUM 1/300
OF ROOF AREA TO CONFORM TO A.B.C.
ATTIC ACCESS WEATHER STRIPPED AND INSULATED
- W1** EXTERIOR WALL CONSTRUCTION
EXTERIOR FINISH AS PER ELEVATIONS
BUILDING PAPER TYVEK - (AS PER A.B.C.9.23.17) TO BE
OVERLAPPED AT ALL JOINTS 4" (AS PER A.B.C.9.23.17.3)
3/8" O.S.B. SHEATHING (AS PER A.B.C. 9.23.16.2) C/W 1/8"
MINIMUM SHEATHING GAP BETWEEN VERTICAL AND
HORIZONTAL JOINTS (AS PER A.B.C.9.23.16.5)
PROVIDE MINIMUM 45 MINUTE FIRE RESISTANT GYPSUM
BOARD AT ALL WALLS LOCATED EQUAL TO OR LESS
THAN 1.2M FROM PROPERTY LINE FOR COMBUSTIBLE
EXTERIOR WALL FINISHES ONLY
2X6 WOOD STUD @24" O.C. R-22 BATT INSULATION
OR
2X6 WOOD STUD @ 16" O.C. R-24 BATT INSULATION
6 MIL POLY VAPOUR BARRIER
1/2" DRYWALL
- FW1** FOUNDATION WALL CONSTRUCTION
PARGING ABOVE GRADE - MAXIMUM 16" HIGH
1 X 4 NAILERS @ 24" O.C. AS REQUIRED TO EXTEND
EXTERIOR FINISHES TO PARGING
DAMP-PROOFING BELOW GRADE
8" CONCRETE FOUNDATION WALL C/W
2 ROWS OF 10M REBAR AT TOP & BOTTOM OF WALL
AND TIED INTO THE 24"X8" CONTINUOUS CONCRETE
STRIP FOOTING C/W KEYWAY
PROVIDE 4'-0" MINIMUM COVER TO ALL FOOTINGS
4" DIAMETER WEEPING TILE (TIED INTO STORM SEWER)
C/W 6" GRAVEL COVER - IF REQUIRED
MINIMUM 1/2" AIRSPACE
2 X 6 WOOD STUDS @ 24" O.C.
R-22 BATT INSULATION
6 MIL POLY VAPOUR BARRIER
1/2" DRYWALL TO FINISHED AREAS ONLY
- 1** FLOOR CONSTRUCTION
FINISHED FLOORING
3/8" K-3 BOARD UNDERLAY (LINOLEUM AREAS ONLY)
3/4" T&G OSB OR PLYWOOD SHEATHING NAILED &
SCREWED TO FLOOR JOISTS (GLUED IF WEATHER
PERMITS)
STRAPPING & BLOCKING TO MAIN & UPPER FLOORS
(WHERE APPLICABLE)
PRE-ENGINEERED FLOOR JOISTS SPACED AS PER
ENGINEERS LAYOUT
1/2" CD DRYWALL (AS REQUIRED)
- 2** POST AND PAD FOOTINGS
3" DIAMETER ADJUSTABLE STEEL OR ENGINEERED
TELEPOST ON 48" X 48" X 10" CONCRETE PAD FOOTING
C/W 7 - 10M EACH WAY (UNLESS NOTED OTHERWISE)
- S2** BASEMENT SLAB CONSTRUCTION
3" CONCRETE SLAB (4" FOR UNDERSLAB HEATING)
10M REBAR @ 24" O.C. EACH WAY
6 MIL POLY VAPOUR BARRIER (WHERE APPLICABLE)
5" COMPACTED GRAVEL
- 3** GARAGE SLAB CONSTRUCTION
4" CONCRETE SLAB C/W 10M REBAR @ 24" O.C. EACH
WAY, SLOPED 4" TO OVERHEAD DOOR
6" COMPACTED GRAVEL
SLAB SUPPORTED BY 5-10" DIAMETER CONCRETE
OPTIONAL FILLED SONO TUBES C/W MINIMUM
1-10M REBAR TO MINIMUM 4'-0" BELOW SLAB
(CONCRETE PILES ARE NOT REQUIRED IF THE
GARAGE BACKFILL IS COMPACTED)
- 4** STAIRS
TREADS - 1" PLYWOOD X 9-1/2" MINIMUM
(EXCLUSIVE OF NOSING)
RISERS - 1/2" PLYWOOD X 7-7/8" MAXIMUM
STRINGERS 2X10 TYPICAL
TREADS & RISERS SHALL HAVE UNIFORM RISE AND RUN
ALL STAR HADRAILS AND GUARDS TO
CONFORM TO CURRENT A.B.C.
- 5** DOORS AND WINDOWS
DOORS TO BE 6'-8" HIGH (UNLESS NOTED OTHERWISE)
WINDOW SIZES SHOWN ARE NOMINAL FRAMER TO
REFER TO MANUFACTURERS SPECIFICATIONS
FOR EXACT ROUGH OPENING SIZES PRIOR TO
CONSTRUCTION
- 6** LINTEL NOTES
OPENINGS UP TO 6'-0" WIDE 2-2X10 SPRUCE
OPENINGS 6'-0" AND OVER PRE-ENGINEERED WOOD
LINTEL
- C3** CANTILEVERED FLOOR AREAS
FLOOR SHEATHING
6 MIL POLY VAPOUR BARRIER
R-28 BATT OR SPRAY FOAMING INSULATION
2X4 BLOCKING
PREFINISHED ALUMINUM SOFFIT OR
PREFINISHED ALUMINUM NON-VENTING SOFFIT
AT ALL SOFFITS LOCATED EQUAL TO OR LESS
THAN 1.2M FROM PROPERTY LINE
- 7** GENERAL NOTES
FASCIA BOARD PREFINISHED (SIZE NOTED ON
ELEVATIONS)
PREFINISHED ALUMINUM EAVESTROUGH
PREFINISHED ALUMINUM VENTED SOFFIT OR
PREFINISHED ALUMINUM NON-VENTING SOFFIT
AT ALL SOFFITS LOCATED TO OR LESS
THAN 1.2M FROM PROPERTY LINE
TRUSS MANUFACTURER TO VERIFY ALL ROOF
SLOPE & TRUSS DESIGN PRIOR TO FABRICATION
INTERIOR PARTITIONS TO BE 2X4 OR 2X6
STUDS @ 16" O.C. C/W DRYWALL BOTH SIDES
(UNLESS NOTED OTHERWISE)
PROVIDE BLOCKING UNDER ALL WASHERS AND
DRYERS, IN THE WALL BEHIND THE RANGE, TOWEL
BARS AND TOILET PAPER HOLDERS AS REQUIRED
- 8** CAULKING REQUIREMENTS
ALL CAULKINGS IS TO BE INSTALLED AS PER A.B.C.
(9.27.4.1) CAULKING SHALL BE PROVIDED
WHERE REQUIRED TO PREVENT THE ENTRY OF
WATER INTO THE STRUCTURE. CAULKING SHALL
BE PROVIDED BETWEEN MASONRY, SIDING, OR
STUCCO AND THE ADJACENT DOOR AND WINDOW
FRAMES OR TRIMS, INCLUDING SILLS, UNLESS
SUCH LOCATIONS ARE COMPLETELY HIDDEN FROM
THE ENTRY OF WATER CAULKING SHALL BE
PROVIDED AT VERTICAL JOINTS BETWEEN
DIFFERENT CLADDING MATERIALS UNLESS THE
JOINT IS SUITABLY LAPPED OR FLASHED TO
PREVENT THE ENTRY OF ANY WATER.
- 9** NOTES
INSULATED WALLS WITHIN 4'-0" FURNACE AND HOT
WATER HEATER AND INSULATED WALL ADJACENT TO
STAIRS AND LANDINGS TO BE DRYWALLED INSULATED
WALLS IN BASEMENT LAUNDRY TO BE DRYWALLED
(WHERE APPLICABLE)

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ALL CONSTRUCTION PRACTICES TO CONFORM TO
CURRENT A.B.C. AND ALL OTHER AUTHORITIES HAVING
JURISDICTION

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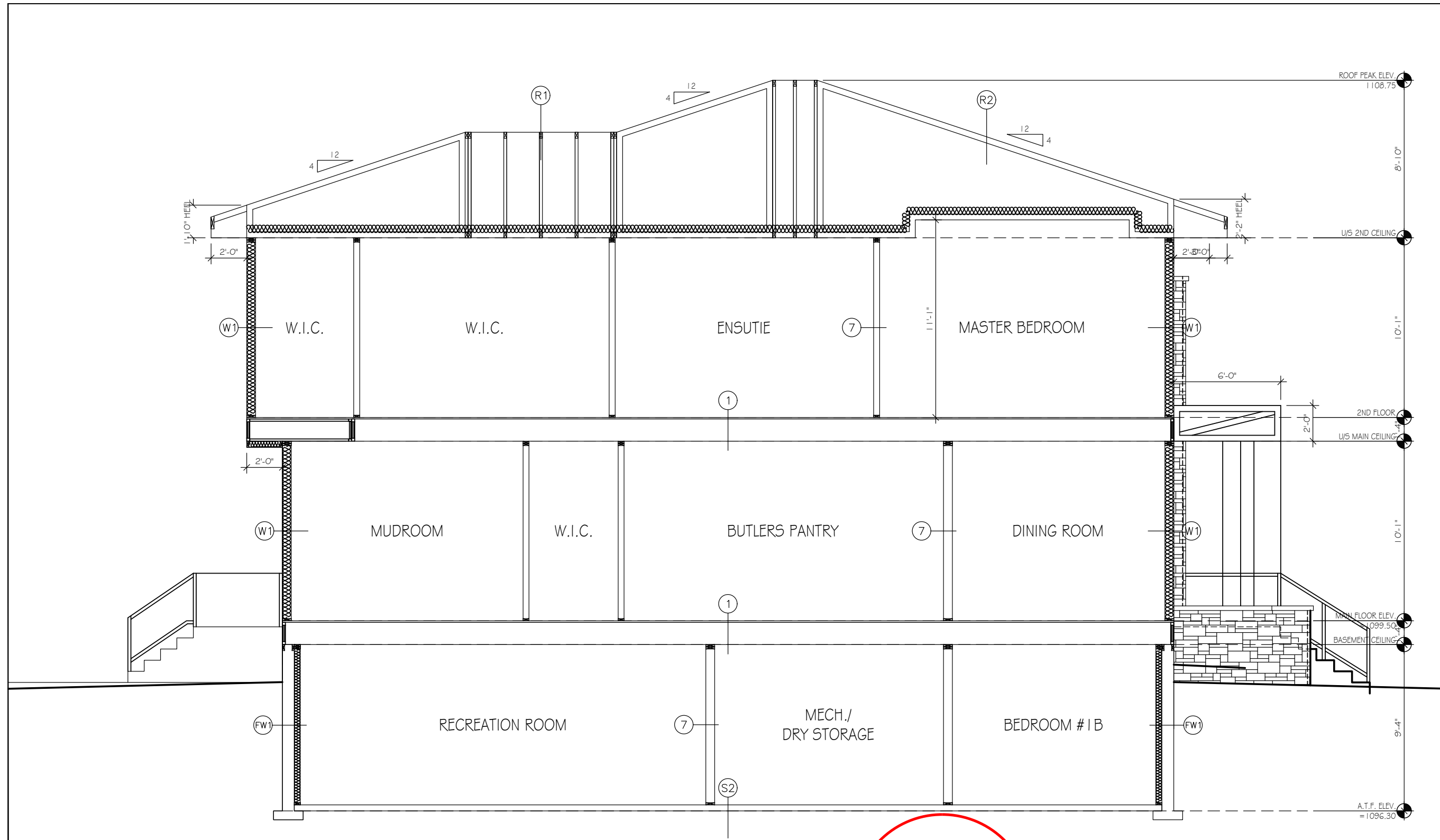
ENGINEER STAMP

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO START AND REPORT ERRORS TO DESIGNER FOR CORRECTION.

DRAWN BY: MET	SPECIFICATION:	CUSTOM	TOTAL
DATE: APR./26	MAIN AREA: 1839 SQ.FT.	1839 SQ.FT.	1839 SQ.FT.
SCALE: 3/16"=1'-0"	SECOND AREA: 1737 SQ.FT.	1737 SQ.FT.	1737 SQ.FT.
REVISED: N/A	DEV. BASEMENT: 1485 SQ.FT.	1485 SQ.FT.	1485 SQ.FT.
JOB NO.: N/A	TOTAL AREA: 3576 SQ.FT.	3576 SQ.FT.	3576 SQ.FT.

MODEL: CUSTOM SINGLE DETACHED DWELLING
CLIENT: PRIVATE RESIDENCE
LOT: 249 BLOCK: 5700AG PLAN: 5700AG
ADDRESS: 1619 SUMMIT STREET S.W.

10 OF 16



BUILDING SECTION-B
SCALE: 3/16" = 1'-0"

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

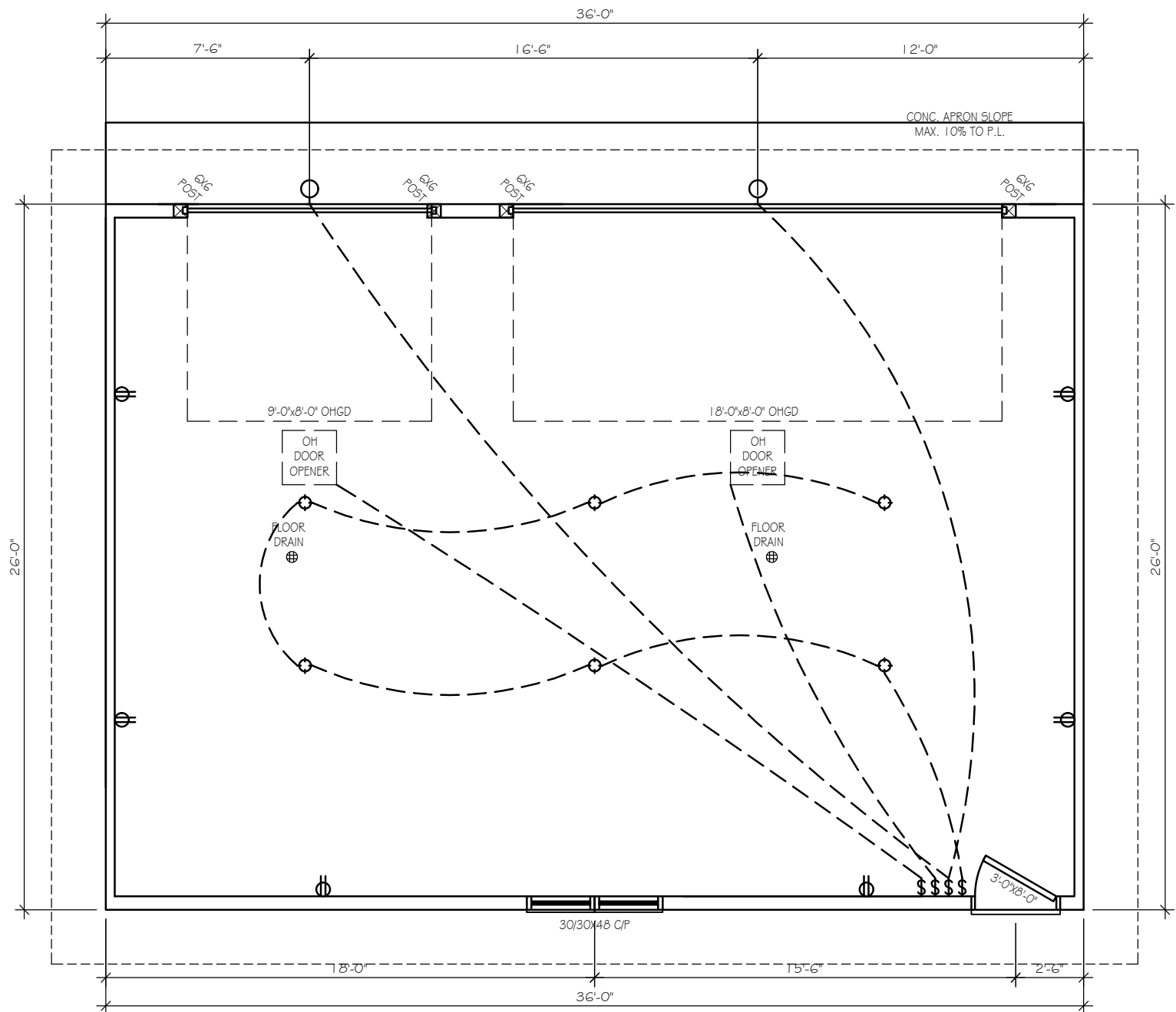


ENGINEER STAMP

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO START AND REPORT ERRORS TO DESIGNER FOR CORRECTION.

DRAWN BY:	MET	SPECIFICATION:	CUSTOM
DATE:	APR./26	MAIN AREA:	1839 SQ.FT.
SCALE:	3/16"=1'-0"	SECOND AREA:	1737 SQ.FT.
REVISED:	N/A	DEV. BASEMENT:	1485 SQ.FT.
JOB NO.:	N/A	TOTAL AREA:	3576 SQ.FT.

MODEL: CUSTOM SINGLE DETACHED DWELLING
CLIENT: PRIVATE RESIDENCE
LOT: 2 BLOCK: 249 PLAN: 5700AG
ADDRESS: 1619 SUMMIT STREET S.W.



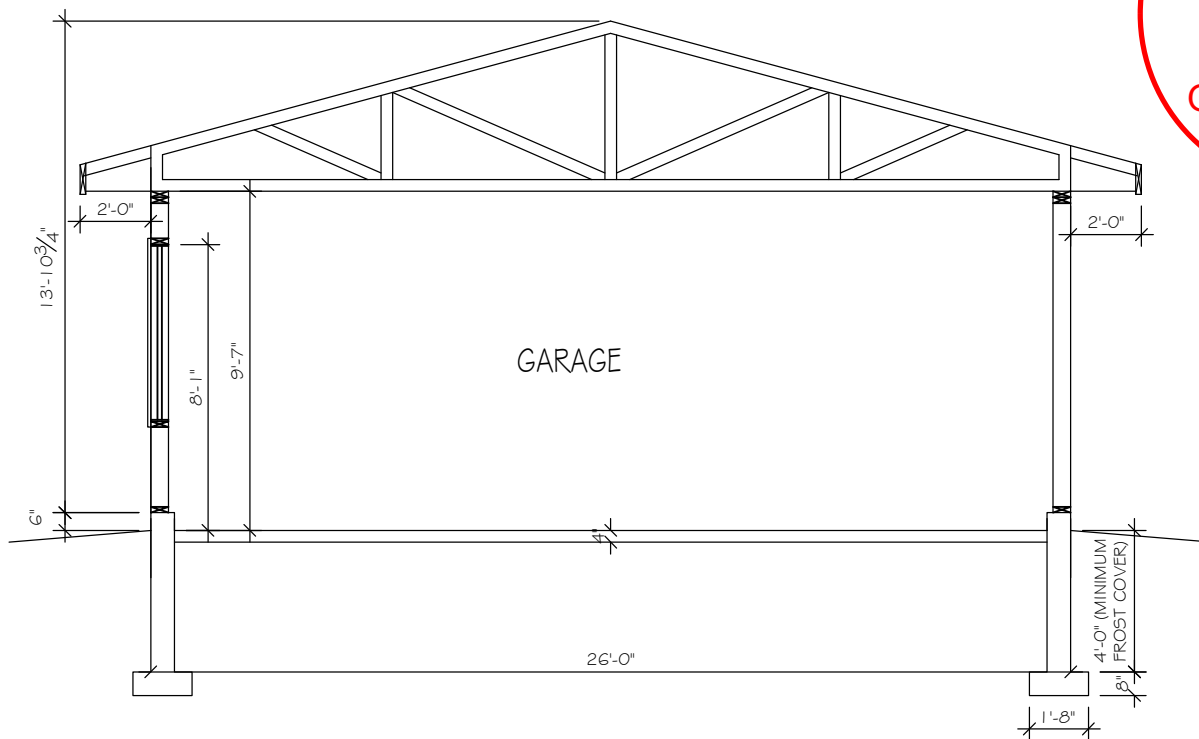
GARAGE PLAN

SCALE: 3/16" = 1'-0"

704 SQ.FT.

GARAGE WALL HEIGHT 9'-6"

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN



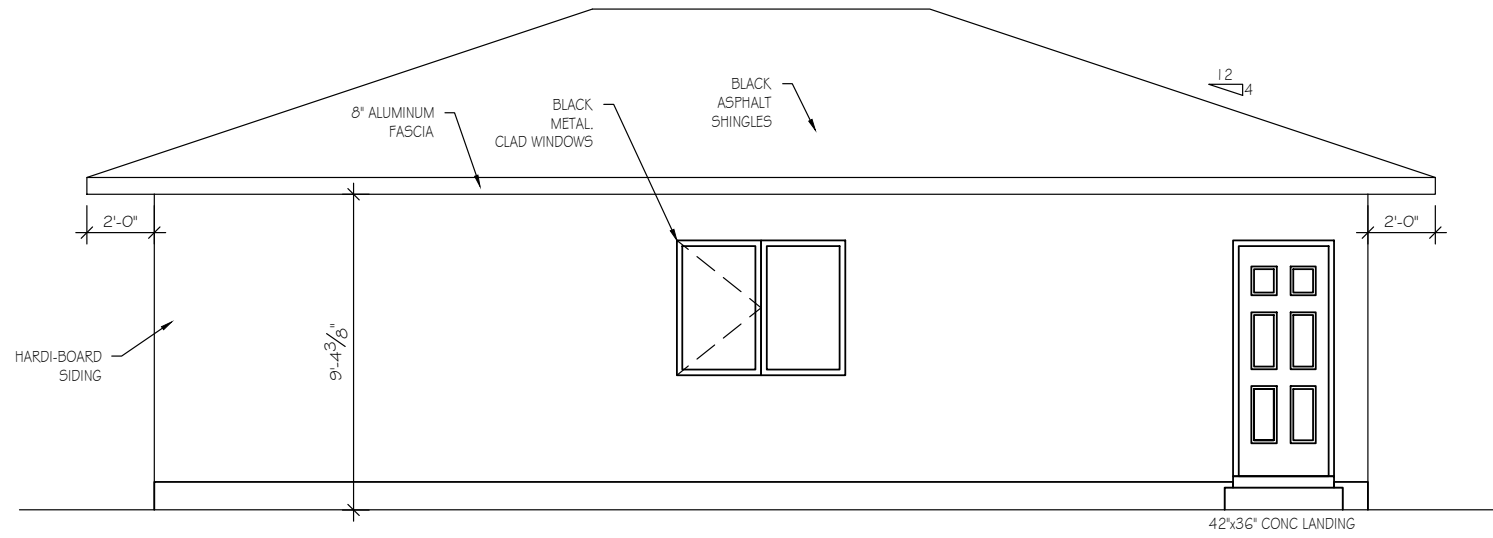
GARAGE SECTION

CONSTRUCTION ASSEMBLY NOTES

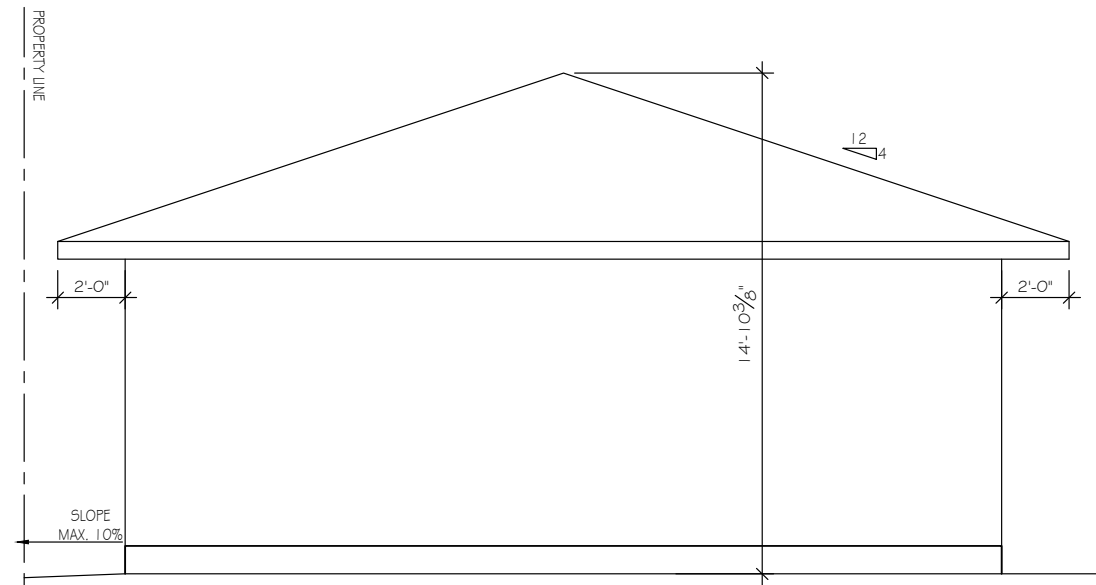
- | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1 ROOF</p> <p>30 YEAR ASPHALT SHINGLES
UNDERLAYMENTS
3/8" OSB OR PLYWOOD SHEATHING C/W 'H' CLIPS
ENGINEER APPROVED ROOF TRUSSES @24" O.C.
R-40 LOOSE FILL / BATT INSULATION
6 MIL POLY VAPOUR BARRIER
1/2" CD DRYWALL
VENTED ATTIC SPACE TO MINIMUM 1/300
OF ROOF AREA TO CONFORM TO A.B.C.
ATTIC ACCESS WEATHER STRIPPED AND INSULATED</p> | <p>2 EXTERIOR WALL CONSTRUCTION</p> <p>EXTERIOR FINISH AS PER ELEVATIONS
BUILDING PAPER TYVEK - (AS PER A.B.C.9.23.1.7) TO BE
OVERLAPPED AT ALL JOINTS 4" (AS PER A.B.C.9.23.1.7.3)
3/8" O.S.B. SHEATHING (AS PER A.B.C.23.1.6.2) C/W 1/8"
MINIMUM SHEATHING GAP BETWEEN VERTICAL AND
HORIZONTAL JOINTS (AS PER A.B.C.9.23.1.6.5)
PROVIDE MINIMUM 45 MINUTE FIRE RESISTANT GYPSUM
BOARD AT ALL WALLS LOCATED EQUAL TO OR LESS
THAN 1.2M FROM PROPERTY LINE FOR COMBUSTIBLE
EXTERIOR WALL FINISHES ONLY
2X6 WOOD STUD @ 16" O.C.
R-20 BATT INSULATION
6 MIL POLY VAPOUR BARRIER
1/2" DRYWALL</p> | <p>3 GARAGE SLAB CONSTRUCTION</p> <p>4" CONCRETE SLAB C/W 10M REBAR @ 24" O.C. EACH
WAY, SLOPED 4" TO OVERHEAD DOOR
6" COMPACTED GRAVEL
SLAB SUPPORTED BY 5-10" DIAMETER CONCRETE
OPTIONAL FILLED SONO TUBES C/W MINIMUM
1-10M REBAR TO MINIMUM 4'-0" BELOW SLAB
(CONCRETE PILES ARE NOT REQUIRED IF THE
GARAGE BACKFILL IS COMPACTED)</p> |
| <p>4 CURB AND SLAB THICKENING CONSTRUCTION</p> <p>PARGING FINISH TO CONCRETE ABOVE GRADE
20 MPA TYPE 50 CONCRETE 8" CURB WALL
C/W 2 ROWS OF 10M REBAR AT TOP
PROVIDE 1 8X12 SLAB THICKENING @
GARAGE PERIMETER & CENTER WALL C/W
4-15M CONTINUOUS REBAR TIED INTO SLAB REBAR
C/W 1 1/2" COVERAGE</p> | | |

15 OF 16	MODEL: CUSTOM SINGLE DETACHED DWELLING	DRAWN BY: MET	SPECIFICATION: CUSTOM	CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO START AND REPORT ERRORS TO DESIGNER FOR CORRECTION.	ENGINEER STAMP
	CLIENT: PRIVATE RESIDENCE	DATE: APR./26	MAIN AREA: 1839 SQ.FT.		
	LOT: 2 BLOCK: 249 PLAN: 5700AG	SCALE: 3/16" = 1'-0"	SECOND AREA: 1737 SQ.FT.		
	ADDRESS: 1619 SUMMIT STREET S.W.	REVISED: N/A	DEV. BASEMENT: 1485 SQ.FT.		
		JOB NO.: N/A	TOTAL AREA: 3576 SQ.FT.		

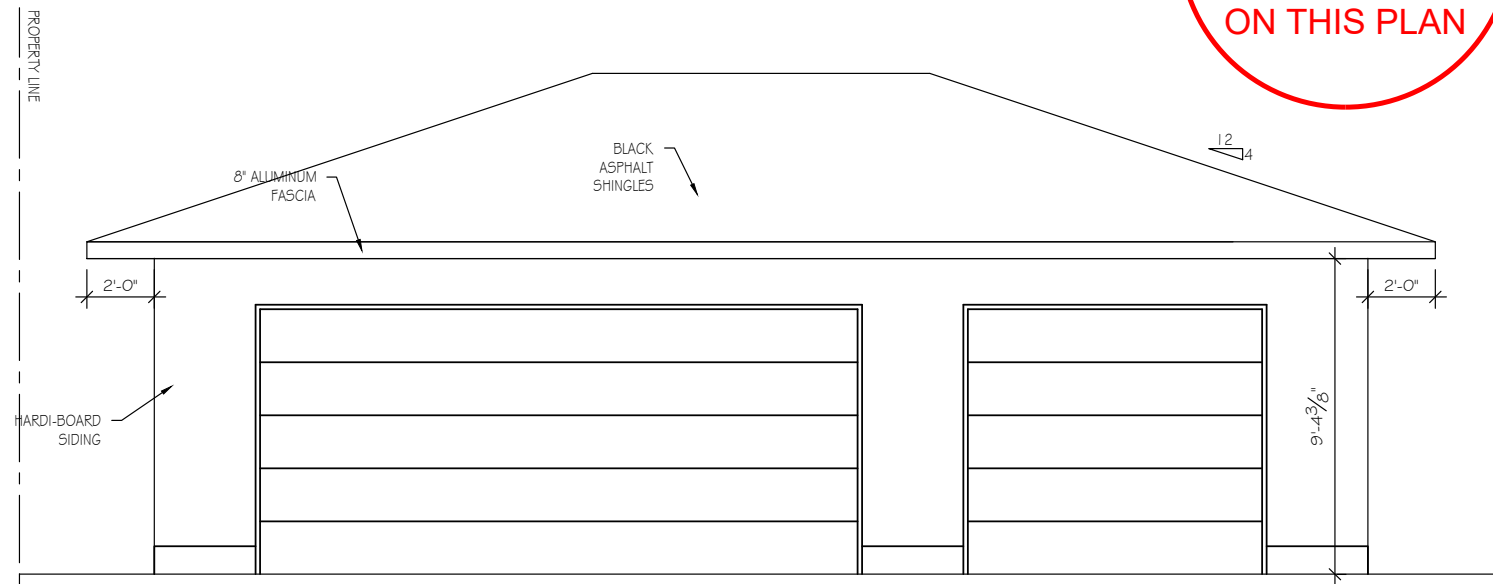




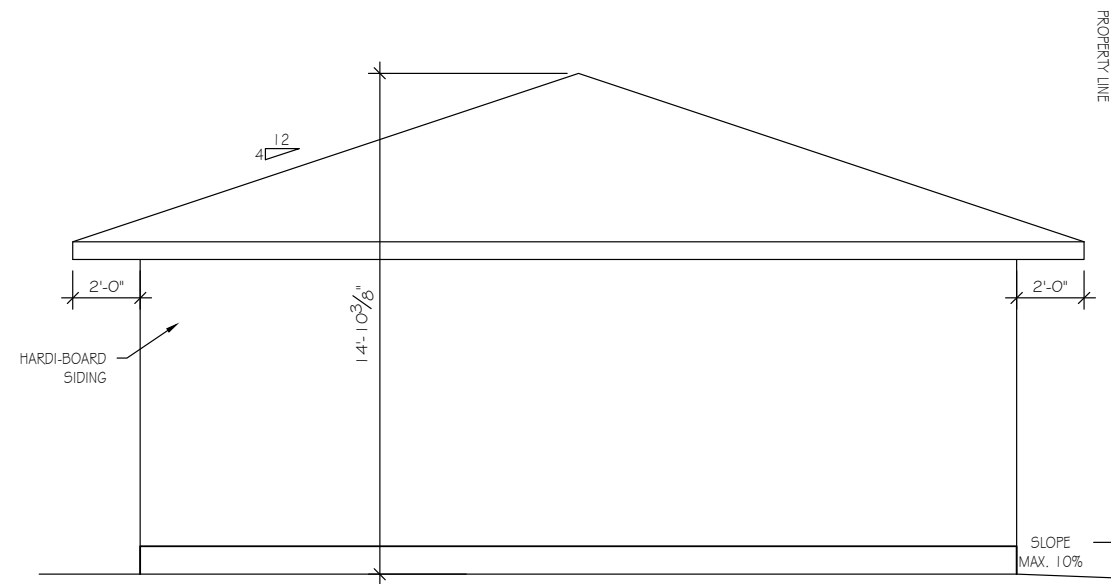
FRONT ELEVATION - WEST
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION - SOUTH
SCALE: 3/16" = 1'-0"



REAR ELEVATION - EAST
SCALE: 3/16" = 1'-0"



LEFT ELEVATION - NORTH
SCALE: 3/16" = 1'-0"

**DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN**



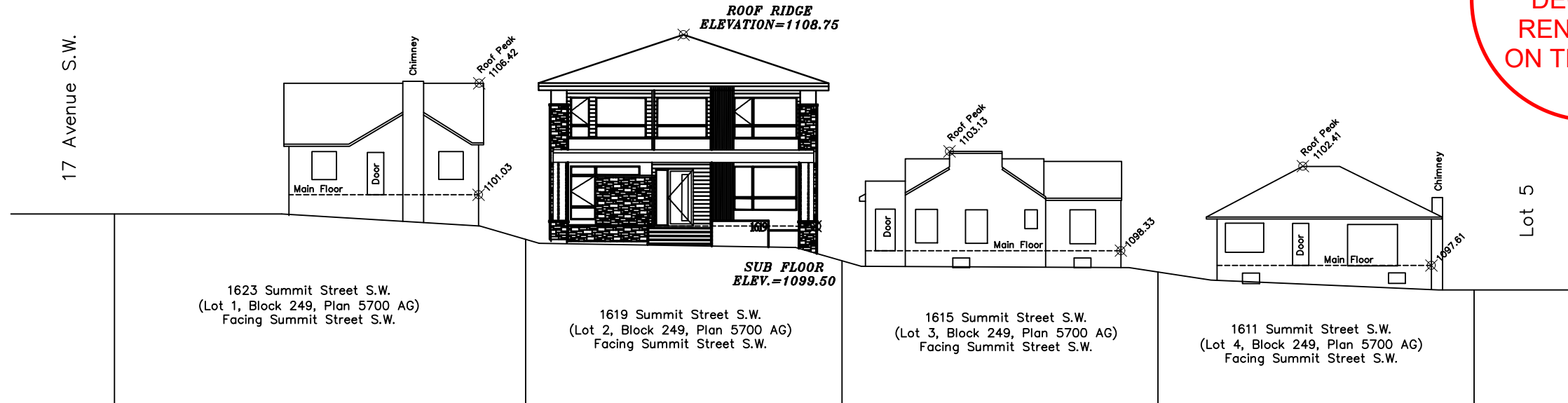
ENGINEER STAMP

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DRAWN BY:	MET	SPECIFICATION:	CUSTOM
DATE:	APR./26	MAIN AREA:	1839 SQ.FT.
SCALE:	3/16"=1'-0"	SECOND AREA:	1737 SQ.FT.
REVISED:	N/A	DEV. BASEMENT:	1485 SQ.FT.
JOB NO.:	N/A	TOTAL AREA:	3576 SQ.FT.

MODEL: CUSTOM SINGLE DETACHED DWELLING
 CLIENT: PRIVATE RESIDENCE
 LOT: 2 BLOCK: 249 PLAN: 5700AG
 ADDRESS: 1619 SUMMIT STREET S.W.

16 OF 16



1 EAST STREETScape
SCALE: 1:250

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

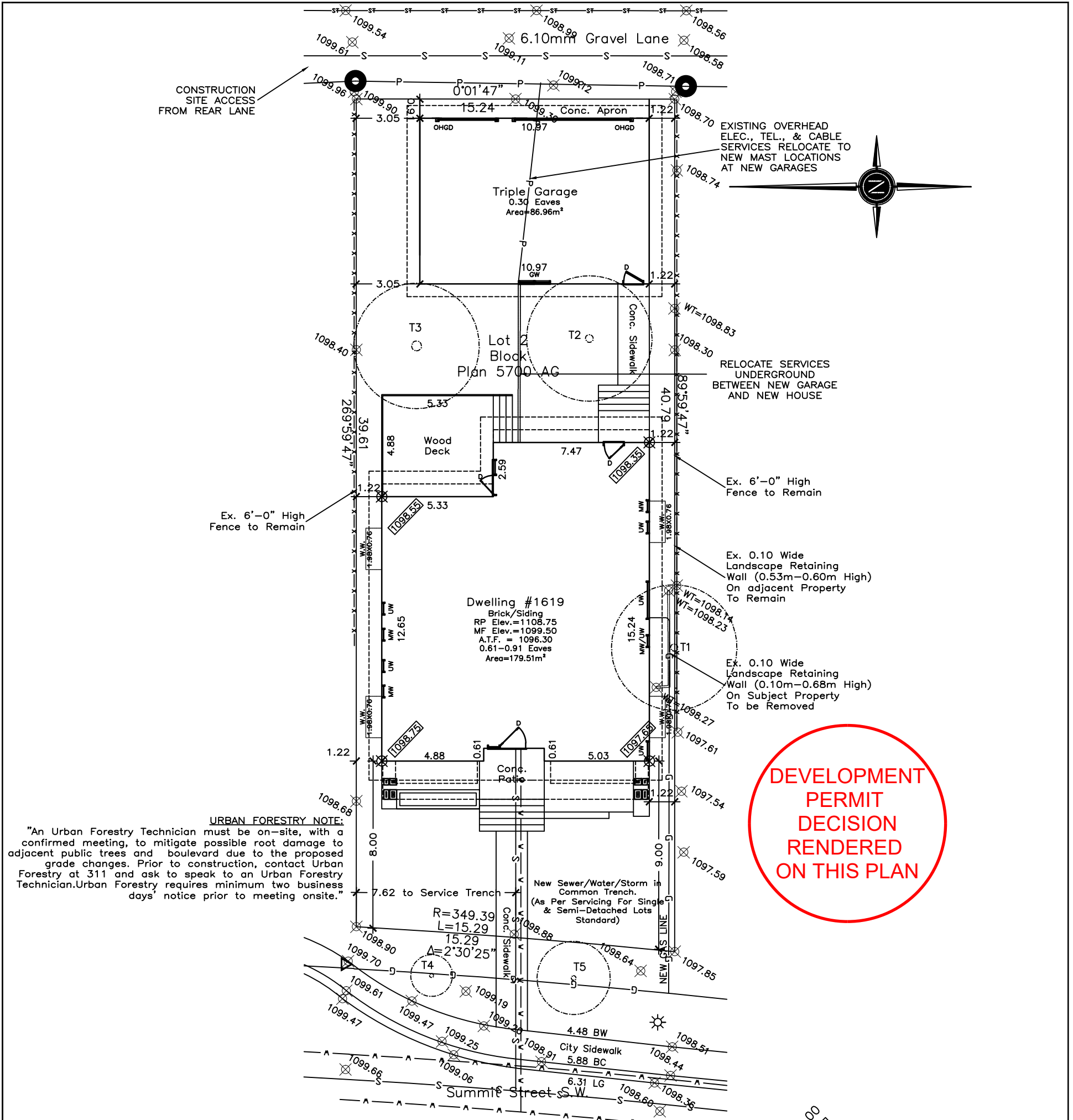


ENGINEER STAMP

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO START AND REPORT ERRORS TO DESIGNER FOR CORRECTION.

DRAWN BY: MET	CUSTOM
DATE: MAY./26	MAIN AREA: 1839 SQ.FT.
SCALE: AS SHOWN	UPPER AREA: 1737 SQ.FT.
REVISED: ---	DEV. BASEMENT: 1485 SQ.FT.
JOB NO.: N/A	TOTAL AREA: 3576 SQ.FT.

MODEL: CUSTOM SINGLE DETACHED DWELLING
CLIENT: PRIVATE RESIDENCE
LOT: 2 BLOCK: 249 PLAN: 5700AG
ADDRESS: 1619 SUMMIT STREET S.W.



DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

LEGEND

- EX. ELEVATIONS ARE SHOWN THIS: \otimes 1000.00 METRES.(GEODETIC)
NEW ELEVATIONS ARE SHOWN THIS: \otimes 1000.00 METRES.
DISTANCES ARE IN METRES AND DECIMALS THEREOF.
ELEVATIONS ARE REFERRED TO GEODETIC DATUM AND ARE DERIVED FROM ASCMS 228098 AND 8573
ASCM 228098 IS HELD FOR HORIZONTAL AND VERTICAL POSITIONING.
WINDOWS AND DOORS ARE DESCRIBED AS WIDTH x HEIGHT.
THE FOLLOWING ABBREVIATIONS MAY APPEAR ON THIS PLAN:
- \times ----- denotes Calculation points
 - \boxtimes ----- denotes Water Valve
 - \blacklozenge ----- denotes Gas Valve
 - \bullet ----- denotes Manhole
 - \circ ----- denotes Tree
 - \bullet ----- denotes Power Pole
 - \blacktriangle ----- denotes Sign
 - \odot ----- denotes Light Stand
 - X-X- ----- denotes Fence
 - denotes Sanitary Line
 - denotes Storm Line
 - denotes Water Line
 - denotes Gas Line
 - denotes Electrical Line
 - denotes Property Line

TREE SCHEDULE

Tree No.	Variety	Scientific Name	Calliper (±)	Canopy (±)	Height (±)	Location	Disposition	Serial Number
T1	Deciduous		0.34	6.00	6.00	On Property Line	To be Decided	
T2	Deciduous		0.37	6.00	6.00	In Subject Property	To Stay	
T3	Deciduous		0.47	6.00	5.00	In Subject Property	To Stay	
T4	Deciduous	Crataegus	0.19	2.00	2.50	In City Property	To Stay	T-50775558
T5	Deciduous	Crataegus	0.22	3.50	3.00	In City Property	To Stay	T-32249319

MAX SITE COVERAGE ALLOWED = 611.46 sq.m.x45%
275.16 sq.m.

ACTUAL SITE COVERAGE =

DWELLING	179.51 sq.m.	(1932.25 sq.ft.)
PORCHES	24.99 sq.m.	(269.00 sq.ft.) *Excluded from Lot Coverage 1P2007 Section 336 (5)
GARAGE	86.96 sq.m.	(936.00 sq.ft.)
TOTAL	266.47 sq.m.	= 43.58%

PARKING REQUIRED 2 OFF STREET PARKING PER UNIT = 2 STALL TOTAL
PARKING PROVIDED 2 CAR GARAGE PER UNIT = 2 STALLS TOTAL

GROSS FLOOR AREA

DWELLING	MAIN FLOOR =	179.51 sq.m. (1932.25 sq.ft.)
	SECOND FLOOR =	187.32 sq.m. (2016.25 sq.ft.)
TOTAL		= 366.83 sq.m. (3948.50 sq.ft.)

1 SITE PLAN
SCALE: 1:200

3 OF 3	MODEL: CUSTOM SINGLE DETACHED DWELLING	DRAWN BY: MET	SPECIFICATION: CUSTOM	CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO START AND REPORT ERRORS TO DESIGNER FOR CORRECTION.	ENGINEER STAMP
	CLIENT: PRIVATE RESIDENCE	DATE: MAY./26	MAIN AREA: 1839 SQ.FT.		
	LOT: 2 BLOCK: 249 PLAN: 5700AG	SCALE: AS SHOWN	UPPER AREA: 1737 SQ.FT.		
	ADDRESS: 1619 SUMMIT STREET S.W.	REVISED: -----	DEV. BASEMENT: 1485 SQ.FT.		
	JOB NO.: N/A	TOTAL AREA: 3576 SQ.FT.			

