

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

|                                                                                                                                                                                                                                            |                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| <b>DATE:-September 15, 2026</b>                                                                                                                                                                                                            | <b>APPEAL NO.: SDAB2026-0149</b><br><b>FILE NO.: DP2026-01994</b> |
| <b>APPEAL BY: Alan Frank</b>                                                                                                                                                                                                               |                                                                   |
| <b>FROM A DECISION OF THE<br/>DEVELOPMENT AUTHORITY where a</b><br><br><b>New: Townhouse (1 building), Secondary<br/>Suite (4 suites), Accessory Residential<br/>Building (garage).</b><br><br><b>was approved at 24 Gissing Drive SW.</b> | <b>LAND USE DESIGNATION: R-CG</b><br><br><b>Discretionary</b>     |
| <b>COMMUNITY OF: Glamorgan</b>                                                                                                                                                                                                             | <b>DATE OF DECISION: July 31, 2026</b>                            |
| <b>APPLICANT: ARC1 DESIGN / STEVE<br/>STANISLAVSKI</b>                                                                                                                                                                                     | <b>OWNER/S: HARVEY REITHAUG &amp; SYLVANA<br/>REITHAUG</b>        |

**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: 4<sup>th</sup> 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]                 | 24 Gissing Drive SW                    |
| Development Permit/Subdivision Application/File Number [required] | DP2026-01994                           |
| Name of Appellant [required]                                      | Alan Frank                             |
| Agent Name (if applicable)                                        | Carol McClary                          |
| Street Address [required]                                         | 28 Gissing Drive SW                    |
| hdnFullAddress                                                    | 28 Gissing Drive SW Calgary AB T3E 4V7 |
| City [required]                                                   | Calgary                                |
| Province [required]                                               | Alberta                                |
| Postal Code [required]                                            | T3E 4V7                                |
| Residential Phone # [required]                                    | (403) 471-3710                         |
| Business Phone #                                                  |                                        |
| Email Address [required]                                          | alan.frank@gmail.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 rea-  
sons [required]

1. The proposed Townhouse building does not respect the existing streetscape nor is it sensitive or respectful to the adjacent existing development. The proposed Townhouse protrudes further forward than any other building on the block. The proposed building is larger, longer and taller than any of the existing single detached dwellings located in the immediate vicinity.
2. The proposed Townhouse building is a three storey building and exceeds the maximum building height allowed and is the tallest building on the block face.
3. The proposed Townhouse building extends past the front setbacks of the adjacent houses on the block and extends deeper into the lot than any other house on the block. This proposed building will cast shadows into the adjacent houses' rear amenity spaces.
4. There is overlooking from the third floor balconies and windows on the main and second floors of the proposed Townhouse building into the adjacent properties.
5. The proposed garage is placed on the shared north property line which is not an acceptable placement as the neighbours will not grant an easement.
6. The residents in the vicinity of the development are very concerned with spill-over parking along Gissing Dr SW.
7. Any other matters that will arise after close examination of the development permit application including floor plans.

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

|                                                                                                                                                   |         |
|---------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| Estimated Presentation Time                                                                                                                       | 2 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

2026-08-21 14:58:54 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](mailto:info@calgarysdab.ca).

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

Website: [calgary.ca/sdab](https://calgary.ca/sdab)

Phone: (403) 268-5312

Email: [info@calgarysdab.ca](mailto:info@calgarysdab.ca)



**DP2026-01994**

24 Gissing Drive SW

Community = Glamorgan

**Appellant**

Alan Frank

28 Gissing Drive SW

**Agent**

Carol McClary

P: 403 862-2401

E: [carolmcclaryconsulting@gmail.com](mailto:carolmcclaryconsulting@gmail.com)

**Reasons for Appeal**

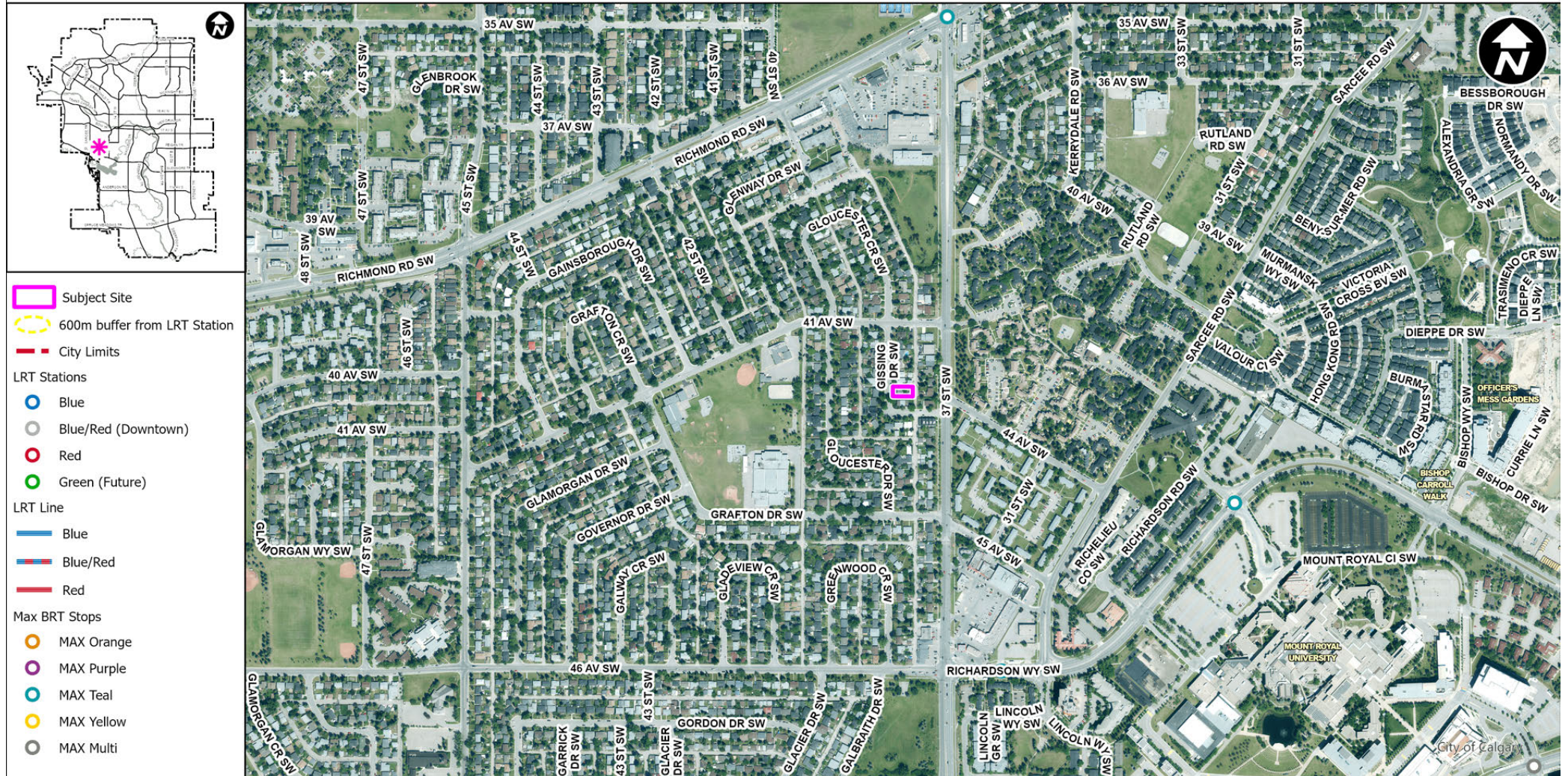
We are opposed to the proposed development of four dwelling units in the form of a 4 – unit Townhouse each containing a Secondary Suite for the following reasons:

1. The proposed Townhouse building does not respect the existing streetscape nor is it sensitive or respectful to the adjacent existing development. The proposed Townhouse protrudes further forward than any other building on the block. The proposed building is larger, longer and taller than any of the existing single detached dwellings located in the immediate vicinity.
2. The proposed Townhouse building is a three storey building and exceeds the maximum building height allowed and is the tallest building on the block face.
3. The proposed Townhouse building extends past the front setbacks of the adjacent houses on the block and extends deeper into the lot than any other house on the block. This proposed building will cast shadows into the adjacent houses' rear amenity spaces.
4. There is overlooking from the third floor balconies and windows on the main and second floors of the proposed Townhouse building into the adjacent properties.
5. The proposed garage is placed on the shared north property line which is not an acceptable placement as the neighbours will not grant an easement.
6. The residents in the vicinity of the development are very concerned with spill-over parking along Gissing Dr SW.
7. Any other matters that will arise after close examination of the development permit application including floor plans.

## DP2026-01994: Appellant List

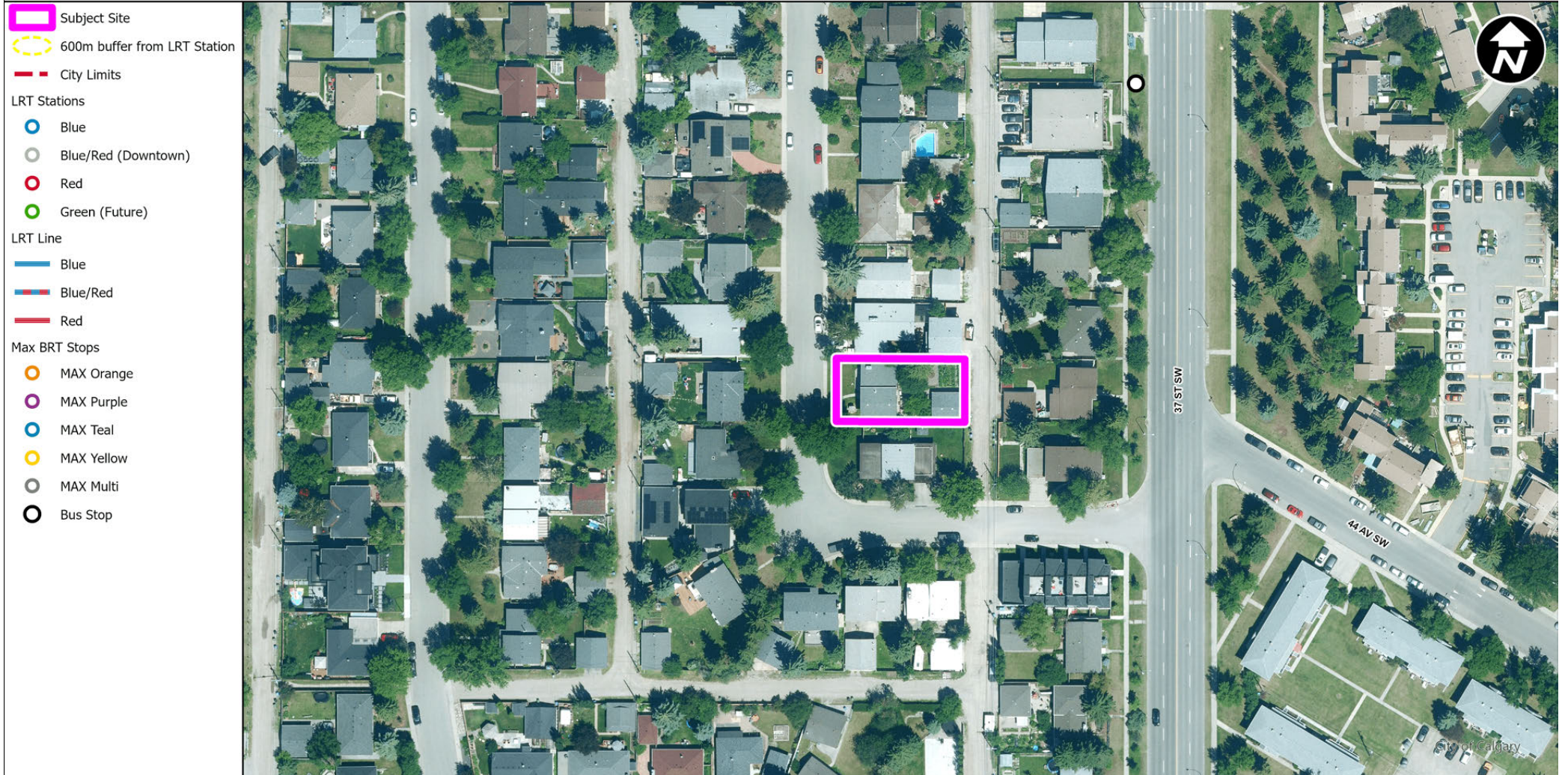
| Name                                     | Address             | Email                                                                        |
|------------------------------------------|---------------------|------------------------------------------------------------------------------|
| Igor & Natalia Koracin                   | 4 Gissing Drive SW  | <a href="mailto:nataliakoracin@gmail.com">nataliakoracin@gmail.com</a>       |
| Alex Nan-Humenjuk                        | 11 Gissing Drive SW | <a href="mailto:alex.nan2011@gmail.com">alex.nan2011@gmail.com</a>           |
| Ryun Humenjuk                            | 11 Gissing Drive SW | <a href="mailto:rhumenjuk@gmail.com">rhumenjuk@gmail.com</a>                 |
| Caitlin Latimer                          | 15 Gissing Drive SW | <a href="mailto:caitlin.latimer@shaw.ca">caitlin.latimer@shaw.ca</a>         |
| Gary Regel                               | 17 Gissing Drive SW | <a href="mailto:gary.regel@gmail.com">gary.regel@gmail.com</a>               |
| Michell Regel                            | 17 Gissing Drive SW | <a href="mailto:michelle.regel@gmail.com">michelle.regel@gmail.com</a>       |
| Rob Rae                                  | 19 Gissing Drive SW | <a href="mailto:raerobbie@gmail.com">raerobbie@gmail.com</a>                 |
| Jenny Seymour                            | 19 Gissing Drive SW | <a href="mailto:seymourjennifer@hotmail.com">seymourjennifer@hotmail.com</a> |
| Rob Clements                             | 23 Gissing Drive SW | <a href="mailto:clementsro.231@gmail.com">clementsro.231@gmail.com</a>       |
| Kirsten Hansen                           | 23 Gissing Drive SW | <a href="mailto:hansenki@gmail.com">hansenki@gmail.com</a>                   |
| Bill Dunlop                              | 27 Gissing Drive SW | <a href="mailto:billd@kaerusgroup.com">billd@kaerusgroup.com</a>             |
| April Meyer                              | 28 Gissing Drive SW | <a href="mailto:april.meyer1234@gmail.com">april.meyer1234@gmail.com</a>     |
| Alan Frank                               | 28 Gissing Drive SW | <a href="mailto:alan.frank@gmail.com">alan.frank@gmail.com</a>               |
| Irene Varga                              | 31 Gissing Drive SW | <a href="mailto:imvarga@telus.net">imvarga@telus.net</a>                     |
| Joy Anderson                             | 32 Gissing Drive SW | <a href="mailto:andjoy@gmail.com">andjoy@gmail.com</a>                       |
| Rose Crowley                             | 40 Gissing Drive SW | <a href="mailto:rose.crowley@kei.ca">rose.crowley@kei.ca</a>                 |
| Dave Kampel                              | 40 Gissing Drive SW | <a href="mailto:david.kampel@kei.ca">david.kampel@kei.ca</a>                 |
| Sharon Dunn                              | 44 Gissing Drive SW | <a href="mailto:dunnsa07@telus.net">dunnsa07@telus.net</a>                   |
| Katherine Sander & Casey Van Starkenburg | 4215 37 Street SW   | <a href="mailto:katsan00@yahoo.ca">katsan00@yahoo.ca</a>                     |
| Joan Ducommun                            | 4223 37 Street SW   | <a href="mailto:joan36@telus.net">joan36@telus.net</a>                       |
| Peter & Oanh Dang                        | 4227 37 Street SW   | <a href="mailto:podang@hotmail.ca">podang@hotmail.ca</a>                     |





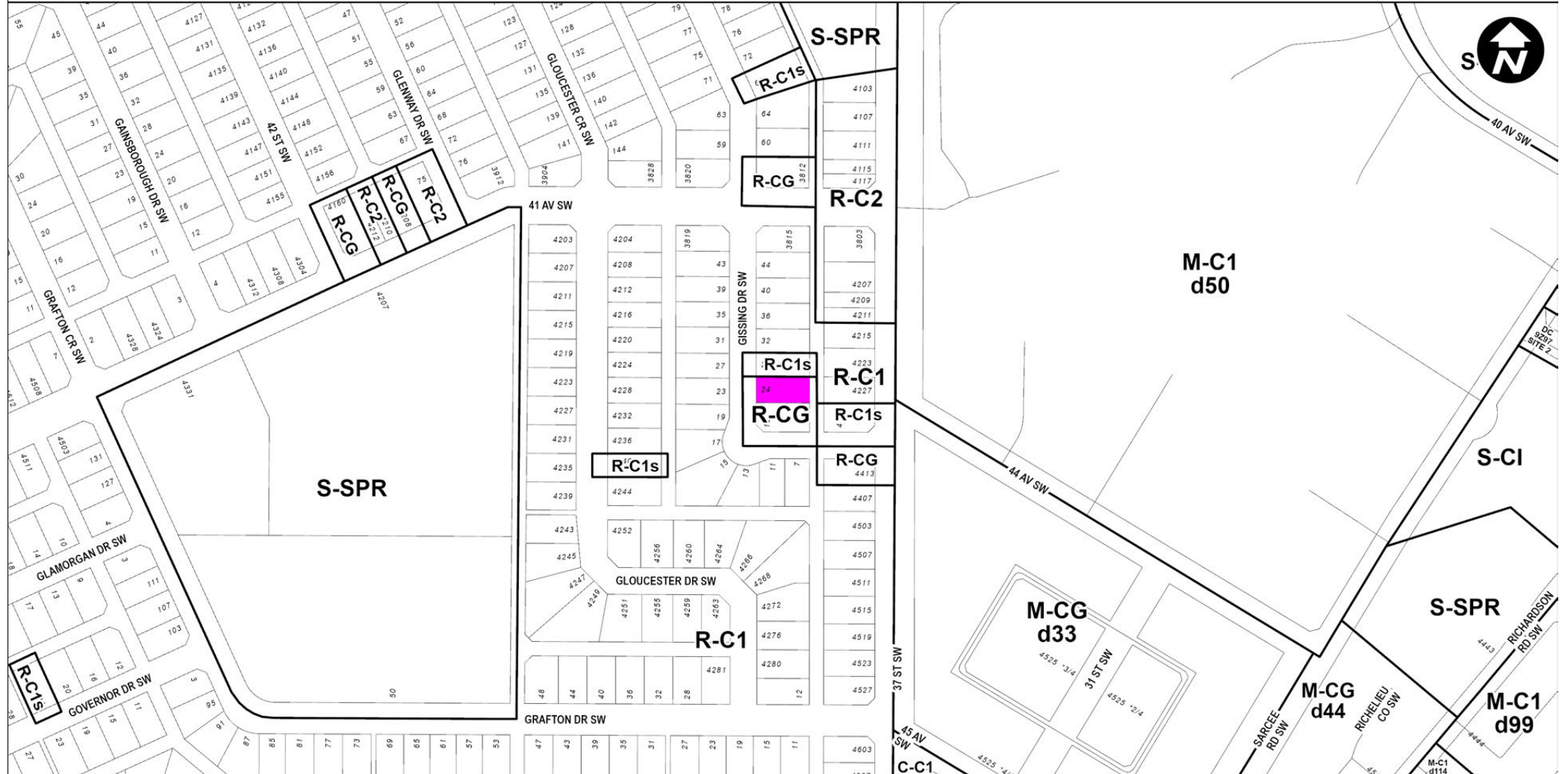


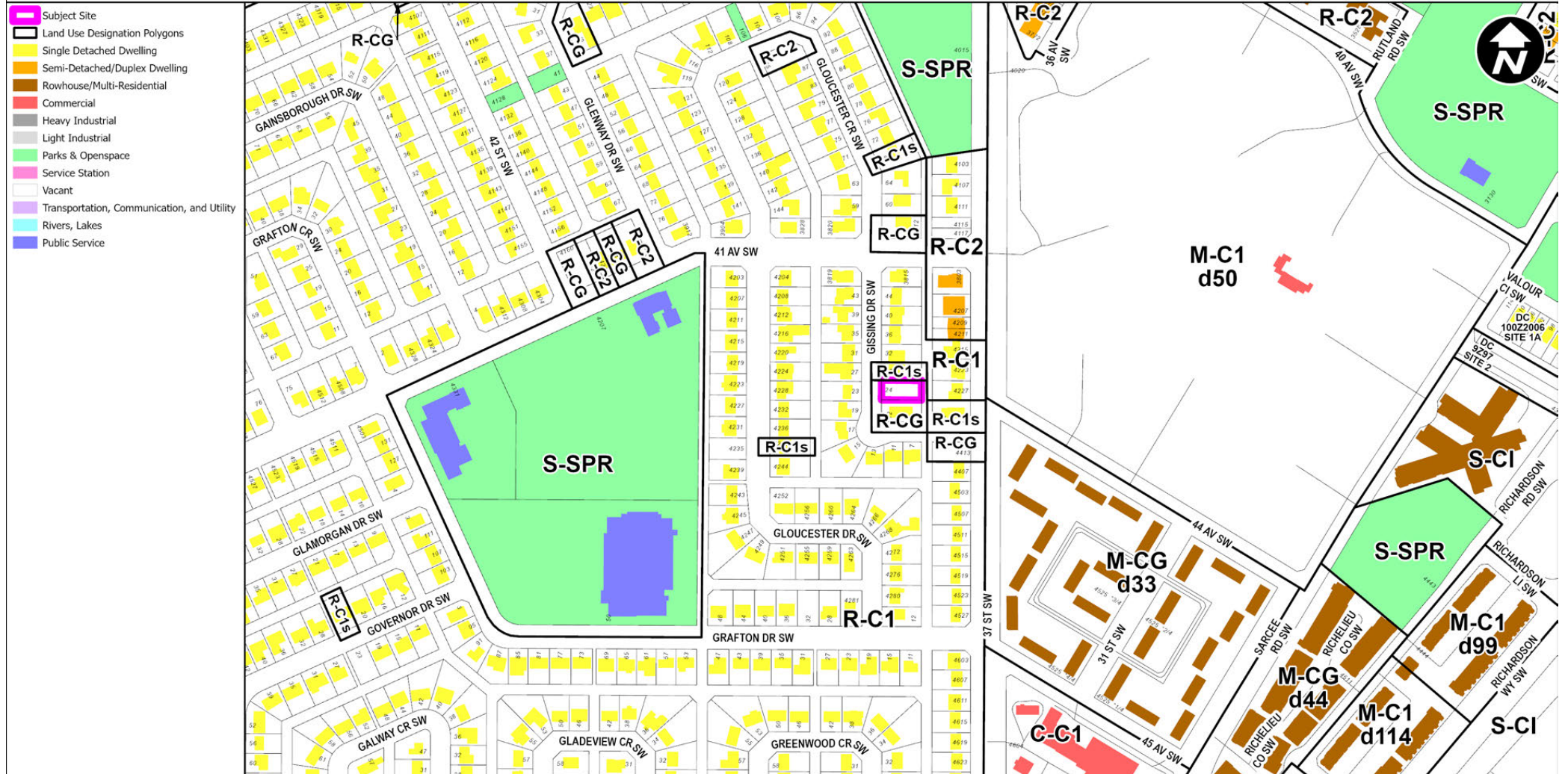
## Site Context SDAB2026-0149





Land Use Districts SDAB2026-0149







July 31, 2026

ARC1 DESIGN

Steve Stanislavski



Dear Applicant:

**RE: Notification of Decision: DP2026-01994**

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

**Address: 24 GISSING DR SW**

This is your notification of decision by the Development Authority to approve the above noted application on July 31, 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 July 31, 2028 or the development permit shall cease to be valid. The decision will be advertised beginning August 6, 2026 at [www.calgary.ca/publicnotices](http://www.calgary.ca/publicnotices), which is the start of the mandatory 21-day appeal period. This appeal period will conclude at midnight August 27, 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](http://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 or by email at [bipin.dhillon@calgary.ca](mailto:bipin.dhillon@calgary.ca) and assist me by quoting the Development Permit number.

Yours truly,

Bipin Dhillon  
Planner 1  
Planning and Development  
Attachment(s)



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

**DP2026-01994**

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

**24 GISSING DR SW**

Community: **Glamorgan**

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

and legally described as:

**786JK;9;15**

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

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

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

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

Decision By: **Development Authority**

Date of Decision: **July 31, 2026**

Development Authority: **Wendy Koo**

File Manager: **Bipin Dhillon**

Release Date: \_\_\_\_\_

**This permit will not be valid if development has not commenced by: July 31, 2028**

This Development Permit was advertised on: **August 06, 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: **ARC1 DESIGN**

Address: **104 WALDEN DR SE**

City: **Calgary, Alberta, T2X0N3**

Phone: **4 [REDACTED]**





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

**DP2026-01994**

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**Complete Address and Legal Description listing for Development Permit DP2026-01994**

| <b>Address Type</b> | <b>Address</b>   | <b>Legal Description</b> |
|---------------------|------------------|--------------------------|
| Parcel              | 24 GISSING DR SW | 786JK;9;15               |
| Building            | 24 GISSING DR SW |                          |



## Conditions of Approval – Development Permit

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|                                             |                                                                                                     |
|---------------------------------------------|-----------------------------------------------------------------------------------------------------|
| <b>Application Number:</b>                  | <b>DP2026-01994</b>                                                                                 |
| <b>Application Description:</b>             | New: Townhouse (1 building), Secondary Suite (4 suites),<br>Accessory Residential Building (garage) |
| <b>Land Use District:</b>                   | Residential - Grade-Oriented Infill                                                                 |
| <b>Use Type:</b>                            | Discretionary                                                                                       |
| <b>Site Address:</b>                        | 24 GISSING DR SW                                                                                    |
| <b>Community:</b>                           | GLAMORGAN                                                                                           |
| <b>Applicant:</b>                           | ARC1 DESIGN                                                                                         |
| <b>Development Applications Review Team</b> |                                                                                                     |
| <b>Planning:</b>                            | BIPIN DHILLON    bipin.dhillon@calgary.ca                                                           |
| <b>Utility Engineering:</b>                 | STEVEN MEDEIROS    587-216-6111<br>Steven.Medeiros@calgary.ca                                       |
| <b>Mobility Engineering:</b>                | SIKA.ANTONIO    Sika.Antonio2@calgary.ca                                                            |

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## Prior to Release Requirements

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

### Planning

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

### Utility Engineering

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

[Development Site Servicing Plan Webpage](#)

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

<https://www.calgary.ca/uep/water/specifications/water-development-resources/development-site-servicing-plans.html>

Development Site Servicing Plans CARL (requirement list)

<http://www.calgary.ca/PDA/pd/Pages/Permits/carl-building-development-permit-search.aspx>

3. The subject property requires a storm sewer connection (main extension) and is within the storm redevelopment levy area. As the parcel is smaller than 700m<sup>2</sup>, the applicant may:
  - a. Provide a drywell design at the Development Site Servicing Plan (DSSP) stage sized to store the 1:100 year 24-hour storm event in the gravel drainage rock.
  - b. Submit payment for the storm redevelopment fee (\$84 / m frontage) at the DSSP stage, and
  - c. Provide block profiles that conform to the Standard Block Profile Specifications for CAD and Manual Formats for the proposed storm sewer extension as a part of the DSSP submission for approval by Water Resources. Onsite storm service must be stubbed by the Developer to the property line adjacent to the proposed main extension. The main extension and service to the stub will be done by the City of Calgary.

If the applicant would like to pursue a main extension at their expense, they must enter into an indemnification agreement for work within the City Right-of-way. This must be completed prior to the DSSP application.

4. After the Development Permit is approved but prior to its release, the landowner shall execute an Off-Site Levy Agreement for the payment of off-site levies pursuant to Bylaw 1H2024.

Based on the information provided with the initial submission, the preliminary estimate is **\$13,836.00**.

Note(s):

- Should payment be made prior to release of the development permit, an Off-Site Levy Agreement will not be required.
- Include the completed Payment Submission Form, which was emailed to the applicant.
- Only certified cheques or bank drafts made payable to the City of Calgary are acceptable.

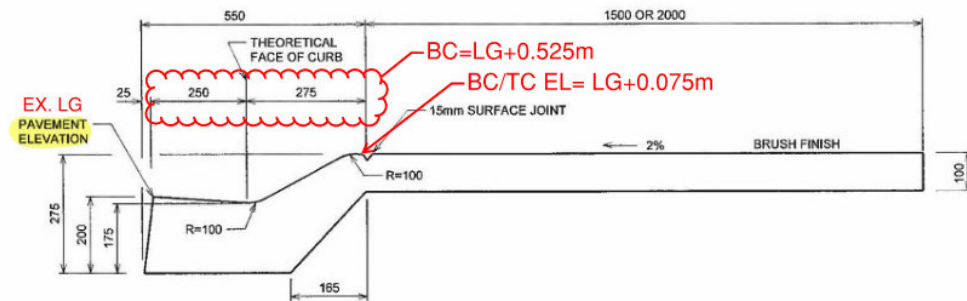
To obtain an off-site levy agreement or for further information, contact the Infrastructure Strategist, Development Commitments, at 587-215-6525 OR [daniela.paul-gutierrez@calgary.ca](mailto:daniela.paul-gutierrez@calgary.ca) OR [offsitelevy@calgary.ca](mailto:offsitelevy@calgary.ca)

## Mobility Engineering

5. The submitted boulevard cross-sections fail to adhere to current City standards. The applicant is required to update the proposed cross-sectional geometry and grade transitions in accordance with the standard reference details issued during the first review cycle.

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





6. Remit a performance security deposit (certified cheque, bank draft, letter of credit) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Unit. The amount of the deposit is calculated by Roads and is based on 100% of the estimated cost of construction. The developer is responsible to arrange for the construction of the infrastructure with their own forces and to enter into an Indemnification Agreement with Roads at the time of construction (the security deposit will be used to secure the work).

#### Roads

- a. Construction of proposed new 1.5m mono sidewalk adjacent to Gissing DR SW.
- b. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.

7. Remit payment (certified cheque, bank draft) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Units. The amount is calculated by the respective Business Unit and is based on 100% of the estimated cost of construction.

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

#### Roads

Street lighting upgrading adjacent to site frontage (If required).

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

## Permanent Conditions

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The following permanent conditions shall apply:

### Planning

8. All rules of Land Use Bylaw 1P2007 apply, subject to any relaxations approved by the Development Authority in this development permit.
9. The development shall be completed in its entirety, in accordance with the approved plans and conditions. The stamped and signed plans are a legal document.
10. No changes to the approved plans shall take place unless authorized by the Development Authority. If changes to the development occur or are proposed, a new development permit or revised plan application may be required.
11. A development completion permit must be issued for the development before the use is commenced or the development occupied. A development completion permit is independent from the requirements of City of Calgary Building Regulations inspections and permission for occupancy. Request a development completion permit inspection by visiting [inspections.calgary.ca](https://inspections.calgary.ca) or call 403-268-5311.
12. A letter of confirmation from a certified electrical engineer or Master Electrician shall be provided to the Development Authority, prior to the issuance of the Development Completion Permit, certifying that all Electric Vehicle Parking Stall - Capable stalls identified on the approved plans have been completed and are capable of supporting Level 2 Electric Vehicle Supply Equipment (charger) in the future.
13. A letter of confirmation from a certified electrical engineer or Master Electrician shall be provided to the Development Authority, prior to the issuance of the Development Completion Permit, that the building(s) has been constructed to be 'solar ready' and able to accommodate solar photovoltaic (PV) panels for the purpose of electricity generation. A conduit (or equivalent) that allows wires to be routed from the roof to the main electrical panel.
14. 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.
15. An Urban Forestry Technician must be on-site to mitigate possible root damage to adjacent public trees during walkway installation. 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.
16. If the health of the public trees adjacent to the site deteriorates as a result of the adjacent construction activity, and it is determined by an Urban Forestry

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

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technician that removal of the tree(s) is required, the developer will bear the full cost of the removal of the tree(s) as well as owed compensation to the City of Calgary for any Public Trees that are removed or damaged. The Public Tree(s) adjacent to this development are valued at **\$21,494.78**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist. Individual tree values that would be owed in the case of individual loss are as follows:

Tree 9 - 32042461: \$3,122.07

Tree 11/12 - 50899980: \$18,372.71

17. 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.
18. There shall be no construction access through the adjacent boulevard to preserve public tree roots.
19. 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.
20. Public trees located on the boulevard adjacent to the development site shall be retained and protected unless otherwise authorized by Urban Forestry. Prior to construction, install a temporary fence 4m from each tree trunk and ensure no construction materials are stored inside this fence.
21. 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.
22. 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).
23. 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](http://www.calgary.ca), call 311, or email [tree.protection@calgary.ca](mailto:tree.protection@calgary.ca) for more information.
24. No stockpiling or dumping of construction materials is permitted on the adjacent boulevard/open space.

### Utility Engineering

25. The subject parcels must remain on a single certificate of title for the duration of the development unless subdivision is approved by the subdivision authority.

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

26. For all soil disturbing projects, the developer, or their representative, shall designate a person to inspect all erosion and sediment control practices a minimum of every seven (7) days and during, or within 24 hours of, the onset of significant precipitation (> 12 mm of rain in 24 hours, or rain on wet or thawing soils) or snowmelt events. Note that some practices may require daily or more frequent inspection. Erosion and sediment control practices shall be adjusted to meet changing site and winter conditions. The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: [www.calgary.ca/ud](http://www.calgary.ca/ud) (under publications).
27. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
  - a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment and Protected Areas and The City of Calgary (311).
  - b. on City of Calgary lands or utility corridors, The City of Calgary, Climate and Environment (Contaminated Sites Section) must be immediately notified (311).
28. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Coordinator, Utility Specialists. All onsite deep utility infrastructure is subject to design approval and inspection as per the approved DSSP and must be accepted by the City.
29. The Development Permit (DP) site plan and grading must match the grades indicated on the approved Development Site Servicing Plan (DSSP), including all relevant retaining walls and structures. The DSSP shall serve as the basis for review and inspection of lot grading, overland drainage, stormwater ponding, stormwater management, underground infrastructure, roof downspouts, and sump pump discharge. It is the responsibility of the Engineer of Record to ensure the development is constructed in accordance with the approved DP and DSSP. Upon request by the Development Authority, the developer or owner of the titled parcel shall provide confirmation, under seal from a Consulting Engineer or Alberta Land Surveyor, that construction conforms to the approved plans.
30. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within the utility rights-of-way.
31. The waste and recycling enclosure shall be kept in a good state of repair at all times and the doors shall be kept closed while the enclosures are not actively in use for delivery or removal of refuse.
32. After approval of the Development Permit but prior to issuance of a Development Completion Permit or any occupancy of the building, payment shall be made for off-site levies pursuant to Bylaw 1H2024.

### **Mobility Engineering**

33. The developer shall be responsible for the cost of public work and any damage during construction in City Road right-of-ways, as required by the Manager,

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Development Engineering. All work performed on public property shall be done in accordance with City standards.

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

## Advisory Comments

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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

35. 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.
36. 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.
37. In addition to this development permit, building permits may also be required. Building permit applications may be submitted upon approval of the associated development permit. Contact Building Regulations at 403-268-5311 for further information.
38. 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.
39. 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.
40. BenchmarkYYC is a free and voluntary program that assists Building Owners and Operators with:
  - collecting aggregated, whole-building energy use information;
  - creating an ENERGY STAR Portfolio Manager account;
  - sharing data to obtain a digital Energy Performance Scorecard;
  - monitoring available building retrofit funding and financing opportunities; and
  - accessing free and discounted training on building decarbonization.

Continuous benchmarking of your building energy and emissions performance promotes continuous optimization of building systems and can help decision-makers prioritize decarbonization projects while planning capital investments.

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

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Your participation in BenchmarkYYC will also help the City of Calgary further its commitment to our Climate Strategy, while contributing to affordability through potential energy cost savings.

Contact [energybenchmarking@calgary.ca](mailto:energybenchmarking@calgary.ca) to confirm if your proposed development is a suitable candidate for this program.

41. Net zero ready construction standards are encouraged to generate substantial energy and cost savings over the lifecycle of the development, and to align the development with the targets of the [Calgary Climate Strategy](#).
42. 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](http://www.calgary.ca). Parks does not permit the removal of public trees to facilitate development unless all options to retain and protect are exhausted.
43. 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.
44. 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](http://www.calgary.ca) and search protecting trees during construction and development; alternatively, call 311 or email [tree.protection@calgary.ca](mailto:tree.protection@calgary.ca). Applicant is to apply for tree protection plan prior to demolition.
45. Services should be shown on the plans in accordance with the Grade Slip granted by the City. If the servicing trench will be located within the dripline of an existing public tree, the applicant shall contact Urban Forestry or contact Development Site Servicing through 311 in attempt to avoid this conflict.

### Utility Engineering

46. The developer is responsible for ensuring that:
  - a. The environmental conditions of the subject property and associated utility corridors meet appropriate regulatory criteria and appropriate environmental assessment, remediation, exposure control or risk management is undertaken.
  - b. Appropriate environmental assessment(s) of the property has been undertaken and, if required, a suitable Remedial Action Plan, Exposure Control Plan and/or Risk Management Plan has been prepared, reviewed and accepted by the appropriate regulatory agency(s) including but not limited to Alberta Environment and Protected Areas.

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

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

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

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

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

47. Site Servicing (hydrant location plan) is to be submitted and approved by the Fire Department prior to the Development Site Servicing Plan stage. One stamped plan is to be submitted with the Development Site Servicing Plan submission. Principal entrance(s) are to be labeled on the plan.

Required hydrants shall be in place, tested, and operational prior to the start of building construction.

48. Prior to the commencement of construction, alteration or demolition operations, a Fire Safety Plan, accepted in writing by the Fire Department and the authority having jurisdiction, shall be prepared for the site and conform to the requirements of Section 5.6 (Construction and Demolition Sites) of the National Fire Code (Alberta Edition). Visit <https://www.calgary.ca/csps/fire/fire-codes/fire-safety-plans.html> for more information on Fire Safety Plan requirements.
49. A new water connection is required to service the development and is available from the rear lane.
50. Show details of servicing and metering on Development Site Servicing Plan. Provide adequate water meter locations (100mm or larger, room adjacent to an exterior wall; 50mm or less, label water meter location) where services enter building. If static pressure exceeds 550 kPa install pressure reducing device after meter.
51. Maintain a 3.0m separation between Enmax facilities (power poles, light standards, transformer pads, catch basins, etc.) with the proposed water service.

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52. Redundant services are to be disconnected at the source and new service installed at the owners expense.
53. Each unit must be individually metered.
54. If further subdivision occurs in the future (including strata subdivisions), each titled parcel must have separate service connections to public mains (water and sanitary). Contact [Utility Specialists](#) for additional details.
55. Ensure that the water service separation from the foundation wall or piles is:
  - a. 4.0m (100mm service or larger), or
  - b. 3.0m (50mm service or smaller), or
  - c. 2.0m when the foundation wall or piles extends vertically a minimum of 2.0m below the invert of the water pipe.
56. The applicant must apply for water and sewer connections as per City Standards.
57. A new sanitary connection is required to service the development and is available from the rear lane.
58. Storm sewers are unavailable for connection.
59. The allowable stormwater run-off coefficient shall be 50 L/s/ha.
60. The applicant is encouraged to explore and adopt stormwater volume control options for this development.
61. Surface ponding (trapped lows) should be designed to contain all the flow generated from the 100-year storm events.
62. Where possible, discharge of roof leaders should be directed onto grassed or pervious areas to help reduce the volume of runoff. Alternatively, the roof leaders may be directed to the on-site storm sewer system.
63. Weeping tile must be connected to a sump and pump that discharges the flow onto the lots such that it drains away from the house unless a qualified soils consultant has determined otherwise. The consultant shall use the criteria set out in Section 3.3.6.1.2 of the Stormwater Management & Design Manual. A letter with the appropriate elevations (in metric geodetic) and information will be required by Utility Specialists.
64. The gravel blanket below footing and basement slab will not be considered a substitute for weeping tile around the building footing.
65. As per The City of Calgary Drainage Bylaw 37M2005, the developer, and those under their control, are responsible for ensuring that a Drainage Permit is obtained from Utility Specialists prior to discharging impounded runoff (caused by rainfall and/or snowmelt) seepage or groundwater from construction site excavations or other areas to a storm sewer. The developer, and those under their control, is responsible for adhering to all conditions and requirements stipulated in the Drainage Permit at all times. For further information, contact the Corporate Call Centre at 311 or visit <http://www.calgary.ca/UEP/Water/Pages/Watersheds-and-rivers/Erosion-and->

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

sediment-control/Report-and-Drawings-Templates-and-Guides.aspx (Drainage Permit applications can be downloaded from this website).

66. Stormwater emergency escape routes must be to a public roadway.
67. A minimum depth of 300mm topsoil for all sodded areas and 600mm for shrub and tree beds is to be used.
68. Developers can apply for reimbursement of construction costs up to \$50,000 for on-site stormwater storage. Eligible developments are multi-residential or mixed-use with multi-residential components, with on-site stormwater storage in compliance with City requirements. Potential reimbursement from the Stormwater Incentive Program may be available. This program provides the potential for the repayment of the costs associated with onsite storage requirements. The Stormwater Onsite Storage Pilot project uses funds from the Housing Accelerator Fund to fund storage for residential developments. For more information and to apply please contact [Stormwater@calgary.ca](mailto:Stormwater@calgary.ca). Please refer to the [Stormwater Incentive Program](#) website for more information.
69. No encroachments are permitted above or below grade in City rights-of-way.
70. Locate any/all utilities in the field.  
  
Coordinate accordingly with any/all affected utility owners (if any), for the relocation OR protection of existing utilities that may exist/reside within the subject sites (i.e. by way of utility right-of-way and/or easement). All of which shall be to the satisfaction of the utility owners.
71. If any new trees are being proposed/planted in the public Rights-of-Way (boulevard), they will require a Line Assignment Application to be submitted for review and approval.

The applicant must first submit their plans through the Calgary Parks email intake [parksapprovals@calgary.ca](mailto:parksapprovals@calgary.ca). Calgary Parks will then apply for a Line Assignment from ROW Management Service for tree planting in the public Rights-of-Way (boulevard). This type of application consists of a cover letter requesting approval to plant trees, and a digital drawing in MicroStation .dgn format is preferred and makes for an easier review. If a .dgn cannot be provided a pdf copy of the landscape plans may be accepted.

The following information is required on the tree planting plans:

- a. Property lines and/or registered utility rights-of-way,
- b. Indicate the location of both the existing and proposed boulevard trees and/or tree trenches from existing property lines to the location(s) of the proposed boulevard trees and trenches. If tree trenches are to be installed details of proposed trenches will also be required.
- c. Two offsetting dimensions from Property line and/ or Lot lines to all proposed trees or landscaping features. Only providing offsetting dimensions from existing utilities will not be accepted and may result in your application being returned for revisions.
- d. Species and calliper of proposed trees (Some species may not be permitted in the boulevards. Confirm with Calgary Parks [parksapprovals@calgary.ca](mailto:parksapprovals@calgary.ca))

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

- e. Include any existing features whenever possible (curb, sidewalks, streetlight poles, hydrants, existing trees, utilities, etc.)
  - f. Shrubs and flowerbeds are not typically permitted in City boulevards
  - g. If irrigation systems are proposed they must be reviewed/approved separately; contact [ROWmanagement@calgary.ca](mailto:ROWmanagement@calgary.ca) for review process.
  - h. Include the Project Name and/or Development Permit Number in your application cover letter and on your plans.
72. For questions and concerns regarding waste storage facilities, refer to the Development Reviews: Design Standards for the Storage and Collection of Waste  
Found at: <http://www.calgary.ca/UEP/WRS/Pages/Commercial-Services/Development-Permits-Waste-Recycling.aspx>
  73. Waste storage enclosures and collection areas shall be maintained and clear of snow and ice.
  74. Secondary suites may not be eligible to receive a separate set of waste and recycling containers from the City of Calgary. Suites are expected to share the waste storage with the associated primary dwelling unit.
  75. In the event the proposed development is no longer able to obtain waste collection service as shown in this development approval, the landowner is responsible for obtaining a new development permit for an alternative service plan.

### **Mobility Engineering**

76. Garage aprons at rear must tie to the existing lane grades. Lane grades will be provided on the grade slip issued by Development Servicing. It is the responsibility of developer, contractor, or homeowner to set the elevations of the garage slab based on the lot grading and to ensure that garage is operationally accessible and that it ties to established land grades. Lane grades are not to be altered without the approval of Roads.
77. You may be eligible for The City of Calgary's newly launched Missing Middle Sidewalk Incentive Program! Through the Program, developers can receive financial support to offset the cost of sidewalk upgrades required for new rowhouse and townhouse projects. The City is allocating \$4 million from the Housing Accelerator Fund to cover 50% of eligible sidewalk replacement costs, up to \$500 per linear meter.

#### **Eligibility:**

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

Funding is provided after sidewalk construction is finished, upon application approval and submission of required documentation. Learn more at:

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

<https://www.calgary.ca/planning/projects/missing-middle-sidewalk-incentive-program.html?redirect=/sidewalkincentive>

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

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## **Reasons for Decision for DP2026-01994**

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

### **Scope and Process**

#### **Development Scope:**

The subject site is located at 24 Gissing Drive SW and is a midblock parcel located in the community of Glamorgan. The development proposes a four-unit Townhouse with four Secondary Suites and an Accessory Residential Building in form of a four-car garage. The site is serviced by a rear lane, which provides access for the garage. Amenity space is provided at grade through a mix of three spaces (two between the townhouse and garage, and one to the south of the garage). Two secure bicycle lockers are provided at the rear of the site, with four bicycle parking stalls that are accessed through the amenity space in the rear. Development on the street consists of primarily single detached dwellings, with a row house southeast of the property at the intersection of 37 Street SW and 24 Gissing Drive SW.

The proposal is for a discretionary 'Townhouse' use with permitted 'Secondary Suite' and 'Accessory Residential Building' under the Residential – Grade-Oriented Infill (R-CG) District of Land Use Bylaw 1P2007. No relaxations are required for this development proposal.

#### **Circulation and Notice Posting:**

The following referees were circulated:

1. Enmax: 2026-05-11 and 2026-07-29: No objections or conflicts.
2. Glamorgan Community Association: 2026-05-13: No comments received.
3. Ward 6 Councillor: 2025-05-14 and 2026-07-30: No official comments in regard to the application.

#### **Notice Posting:**

Per Land Use Bylaw requirements, the application was notice posted for a two-week period. The application received one comment in support and 38 comments in opposition with the general public indicating concerns that included:

- Building (massing, façade, height, shadowing, etc.);
- Access/accessibility (vehicle, pedestrian, cycling);
- Parking or loading zones;
- Landscaping plans;
- Environmental preservation;
- Privacy considerations;





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**Community Planning**

- Garbage and recycling facility locations; and
- Site layout.

## **Comments on Relevant City Planning Policies**

### **City of Calgary Municipal Development Plan (2009)**

Under Map 1, Urban Structure, the subject property is designated as Developed Residential – Established.

#### **The following policies in the *Municipal Development Plan* (MDP) should be considered:**

- Encourage higher residential densities in areas of the community that are more extensively served by existing infrastructure, public facilities and transit, appropriate to the specific conditions and character of the neighbourhood (Section 2.2.5, Policy c).
- Recognize the predominantly low density residential nature of Developed Residential Areas and support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood. Local commercial development within residential areas, that is of a scale and intensity that supports residents' commercial needs is supported (Section 3.5.1, Policy a).
- Redevelopment within predominantly multi-family areas should be compatible with the established pattern of development and will consider the following elements (Section 3.5.1, Policy b.): Appropriate transitions between adjacent areas; A variety of multi-family houses types to meet the diverse needs of present and future populations. For multi-family housing, encourage parking that is well integrated into the residential environment (e.g., consider landscape buffering, smaller lots) (Section 3.5.1, Policy d).
- For multi-family housing, encourage parking that is well integrated into the residential environment (e.g., consider landscape buffering, smaller lots) (Section 3.5.1, Policy d).
- Encourage modest redevelopment of Established Areas (Section 3.5.3, Policy a).
- New development in Established Areas should incorporate appropriate densities, a mix of land uses and a pedestrian-friendly environment to support an enhanced Base or Primary Transit Network (Section 3.5.3, Policy c).

**Overall, the development complies with the MDP, as the subject property is within 100 metres of 37 Street SW, which is noted as route on the primary transit network and proposes infill multi-family housing that is compatible with the surrounding neighbourhood. Through the development review process, the applicant amended plans to ensure transition to surrounding properties was sufficient by reducing the height and height chamfer discrepancies to comply with the requirements of the Land Use Bylaw.**



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**Planning & Development Services**  
**Community Planning**

**Land Use Bylaw 1P2007**

As noted in the table below, there were no bylaw relaxations for this proposal.

**Bylaw Discrepancies**

| Regulation            | Standard | Provided |
|-----------------------|----------|----------|
| No bylaw relaxations. |          |          |

**Planning Review**

The Development Applications Review Team (DART) reviewed the application and issued Detailed Team Reviews (DR) and rendered a decision on the following dates:

- Application received: April 8, 2026
- DR1 issued: May 15, 2026
- Amended plans received: July 15, 2026
- Decision Rendered: July 31, 2026

During the review, the Development Authority considered the rules and intent of the 1P2007 Land Use Bylaw, as well as the appropriateness of the proposed development in the context of the neighbourhood. Architecturally the proposal avoids overlooks on the adjacent properties by avoiding the use of windows on the upper level, while increasing the guard wall height of the balconies facing east and west to provide a visual barrier between residents and the neighbours.

In the opinion of the Development Authority, the proposed use is appropriate given the alignment with planning policy. The rules of the R-CG District are designed to mitigate the impact of development in the context of low density residential development, including setback and chamfer rules, height and landscaping considerations.

Subject to the applicant satisfying all prior to release conditions, DART supports the application, and the application is consistent with the land use bylaw and planning policy.

**FILE: DP 2026-01994**

**DATE RECEIVED:** July 30, 2026

| Bylaw Discrepancies |          |          |
|---------------------|----------|----------|
| Regulation          | Standard | Provided |
| None noted.         |          |          |

**SDAB2026-0149**



## Development Permit Complete Application Requirement List

**Addition or New Multi-Residential Building:**

Three or more unit development in a Multi-Residential, R-CG or H-GO Land Use District

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

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

The Development Authority may require additional material considered necessary to properly evaluate the proposed development (as stated in Part 2, Section 26(3) of the Land Use Bylaw 1P2007).

**Processing Times and Deemed Refusals**

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

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

**SECTION 1: Applicant Details**

☐ Property Owner   ☐ Representing Owner

Applicant's Name:

Company Name (if applicable):

Applicant's Email:

Applicant's Phone Number (during business hours):

**SECTION 2: Project Details**

Project Address:

|                              |                                                          |                                       |                                                                                  |
|------------------------------|----------------------------------------------------------|---------------------------------------|----------------------------------------------------------------------------------|
| Cumulative gross floor area: | <input type="checkbox"/> Addition                        |                                       | <input type="checkbox"/> ft <sup>2</sup> <input type="checkbox"/> m <sup>2</sup> |
|                              | <input type="checkbox"/> New Building                    |                                       |                                                                                  |
| New dwelling units created:  | <input type="checkbox"/> Yes <input type="checkbox"/> No | If yes, number of new dwelling units: |                                                                                  |

**SECTION 3: Application Requirements for Development Approval (Development Permit)****Supporting Documents**

- A. A copy of the current **Certificate(s) of Title**
- B. Current copies of any **Restrictive Covenants, Utility Rights-of-Way, Easements, or City Caveats** registered on the Title(s)
- C. **A Letter of Authorization\*** from the registered owner of the land, their agent, or other persons having legal or equitable interest in the parcel.  
\*You may use this [sample letter of authorization template](#) or you can provide your own letter, but it must contain all information indicated on the sample letter

|                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| D.                                                                                                                                                                                                                                                                                                                              | <b>Colour Photographs</b> (minimum of four different views, label and identify each photographs) <ul style="list-style-type: none"> <li>Site from front and rear</li> <li>Two adjoining parcels on either side</li> <li>Unique features and aspects of significance to development of the parcel</li> <li>Details of curbs, driveways, sidewalks, waste enclosures and overhead poles</li> <li>Indicate on a key plan or the site plan, the direction and location of photos</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| E.                                                                                                                                                                                                                                                                                                                              | Development Permit fee ( <a href="#">Fee Schedule</a> )                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| F.                                                                                                                                                                                                                                                                                                                              | Completed <a href="#">Site Contamination Statement</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| G.                                                                                                                                                                                                                                                                                                                              | Completed <a href="#">Public Tree Disclosure Statement</a><br>If public trees are identified one additional site plan may be required                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| H.                                                                                                                                                                                                                                                                                                                              | Completed <a href="#">Abandoned Well Declaration</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| I.                                                                                                                                                                                                                                                                                                                              | Completed <a href="#">Use Questionnaire</a><br>*This is only required if there is a Commercial Use being proposed within the building or addition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| J.                                                                                                                                                                                                                                                                                                                              | Completed <a href="#">Climate Resilience Inventory</a> form                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| K.                                                                                                                                                                                                                                                                                                                              | <b>Applicant's Submission Planning Analysis (recommended)</b><br><p>The purpose of the Planning Analysis is to provide key information about the project; information that cannot be communicated in a set of plans (i.e. the thought process behind the proposal). This information will reduce the number of conditions in the first Detailed Team Review form and speed up the application processing time. Where relevant, the Planning Analysis will be circulated to the Community Association for comment as part of the development permit circulation process.</p> <p>While this is <b>not a mandatory requirement</b>, we strongly encourage applicants to provide this key information.</p> <ul style="list-style-type: none"> <li>Provide an explanation of the proposal/project and how it fits with the surrounding context</li> <li>Describe how the landscaped areas and amenity spaces are configured and programmed. For small residential developments refer to the <a href="#">Landscape Design Guide for Small Residential Sites</a></li> <li>Identify and provide rationale for any variation from the relevant City of Calgary policies</li> <li>Identify and provide rationale for any proposed relaxations to the Land Use Bylaw</li> </ul> |
| <b>Renderings</b>                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| L.                                                                                                                                                                                                                                                                                                                              | <b>Rendering or Elevation for Notice Posting</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p>At least one (1) <b>rendering</b> matching the specifications below, <b>OR</b> one (1) elevation of the proposed development</p> <p><b>Note:</b> the purpose of this is to include a visual for the notice posting and is encouraged. This is discretionary upon discussions between the file manager and the applicant.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 1                                                                                                                                                                                                                                                                                                                               | <b>Perspective:</b> <ul style="list-style-type: none"> <li>For single-building projects, the view must be: <ul style="list-style-type: none"> <li>From the perspective of the sidewalk across the street from the subject site's primary frontage</li> <li>From the perspective of the midpoint of the subject site's primary street frontage</li> <li>At a 90-degree angle, perpendicular to the sidewalk, and</li> <li>From the perspective of 1.5 metres (average human eye-level) above the sidewalk; OR</li> </ul> </li> <li>For multiple building projects, the rendering: <ul style="list-style-type: none"> <li>Should be from an aerial angle; and</li> <li>Must show the entire project area.</li> </ul> </li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 2                                                                                                                                                                                                                                                                                                                               | <b>Depiction must:</b> <ul style="list-style-type: none"> <li>Match site plans, landscape plans, and elevations with no removed nor additional items</li> <li>Depict the exterior finishing materials of all parts of proposed and existing neighbouring buildings depicted accurately, including freestanding signs, and retaining walls visible in the frame <ul style="list-style-type: none"> <li>Views through clear windows for proposed buildings may depict interiors, blinds, or curtains</li> <li>Views through clear windows for neighbouring buildings must be of blinds or curtains</li> </ul> </li> <li>Depict the landscaping and paving materials of all landscaped and paved areas visible in the frame</li> <li>Depict trees and shrubs</li> <li>Not depict people nor vehicles; and</li> <li>Have the lighting of September 21 at 4:00pm.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                              |
| 3                                                                                                                                                                                                                                                                                                                               | <b>Technical Requirements:</b> <ul style="list-style-type: none"> <li>Be 2431 pixels in width by 2243 pixels in height, landscape view; and</li> <li>Be a Portable Graphics (.PNG) file.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |



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| <b>Plans</b> (preferred scale is Metric 1:100 or Imperial ¼" = 1'0")                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>NOTE:</b> Plans must be uploaded as one complete drawing set. Plans should not be uploaded as separate documents. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>M. One (1) copy of a Site Plan</b>                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Your <b>Site Plan</b> should include the following:                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 1.                                                                                                                   | <b>North arrow</b> , pointing to top or left of page                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 2.                                                                                                                   | <b>Municipal address</b> (i.e. street address) and legal address (i.e. plan/block/lot)                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 3.                                                                                                                   | All elements of plan labelled as <b>existing</b> or <b>proposed</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 4.                                                                                                                   | <b>Plot and dimension property lines:</b> <ul style="list-style-type: none"> <li>Label existing and proposed</li> <li>Label parcel area in square meters</li> </ul>                                                                                                                                                                                                                                                                                                                                                                |
| 5.                                                                                                                   | <b>Easements, Utility Rights-Of-Way:</b> <ul style="list-style-type: none"> <li>Dimension (width, depth and location)</li> <li>Label type of easement and registration number</li> </ul>                                                                                                                                                                                                                                                                                                                                           |
| 6.                                                                                                                   | <b>Utilities on and adjoining the parcel (deep, shallow and overhead):</b> <ul style="list-style-type: none"> <li>Water, storm and sanitary sewer</li> <li>Gas</li> <li>Electrical</li> <li>Cable, telephone</li> </ul>                                                                                                                                                                                                                                                                                                            |
| 7.                                                                                                                   | <b>If an abandoned gas or oil well is identified on the site</b> , indicate the necessary setback area for each well                                                                                                                                                                                                                                                                                                                                                                                                               |
| 8.                                                                                                                   | <b>Plot Rights-of-Way setback lines required in Section 53, Table 1:</b> <ul style="list-style-type: none"> <li>Dimension depth of Rights-of-Way</li> <li>Dimension distance from Rights-of-Way to building</li> </ul>                                                                                                                                                                                                                                                                                                             |
| 9.                                                                                                                   | <b>Floodway, Flood Fringe and Overland Flow:</b> <ul style="list-style-type: none"> <li>Indicated on the Floodway/Flood Fringe maps [Section 3 (c) &amp; (d)]</li> <li>Dimension distance to buildings and structures</li> </ul>                                                                                                                                                                                                                                                                                                   |
| 10.                                                                                                                  | <b>Adjacent to parcel:</b> <ul style="list-style-type: none"> <li>City streets, label street names</li> <li>Sidewalks, City and public paths (Regional Pathway System)</li> <li>Curb cuts, medians and breaks in medians</li> <li>Existing and proposed pedestrian crosswalks</li> <li>Bus zones and bus shelters (including signage &amp; route number)</li> <li>Light standards, utility poles, street signage, street furniture</li> <li>Paid parking equipment (parking meters, ticket dispensers, Pay-and-Display)</li> </ul> |
| 11.                                                                                                                  | <b>Provide Land Use Designation of adjacent parcels</b> (Land Use Designation can be found at <a href="http://calgary.ca/myproperty">calgary.ca/myproperty</a> )                                                                                                                                                                                                                                                                                                                                                                   |
| 12.                                                                                                                  | <b>Dimension to property line:</b> <ul style="list-style-type: none"> <li>Back of sidewalk and curb</li> <li>Lip of gutter</li> <li>Width of sidewalk and public paths (Regional Pathway System)</li> </ul>                                                                                                                                                                                                                                                                                                                        |
| 13.                                                                                                                  | <b>Parcel Setbacks:</b> <ul style="list-style-type: none"> <li>Dimension front, side and rear building setbacks from property lines</li> <li>Draw, label and dimension required setback areas (as prescribed in the Land Use Bylaw)</li> </ul>                                                                                                                                                                                                                                                                                     |
| 14.                                                                                                                  | <b>Parcel and building coverage:</b> <ul style="list-style-type: none"> <li>Calculate area of each building (include all covered structures)</li> </ul>                                                                                                                                                                                                                                                                                                                                                                            |
| 15.                                                                                                                  | <b>Location of all:</b> <ul style="list-style-type: none"> <li>Catch basins</li> <li>Utility poles</li> <li>Guy wires/pole anchors</li> <li>Hydrants, utility fixtures or boxes</li> <li>At-grade mechanical equipment (parkade vents, air conditioning)</li> </ul>                                                                                                                                                                                                                                                                |
| 16.                                                                                                                  | <b>Corner parcels only:</b> <ul style="list-style-type: none"> <li>Outline and dimension corner visibility triangle</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                     |
| 17.                                                                                                                  | <b>Geodetic datum points/contours:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

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|     | <ul style="list-style-type: none"> <li>▪ All the corners of the parcel</li> <li>▪ At the back of sidewalk or curb</li> <li>▪ At primary corners of the building</li> <li>▪ geodetic contours at 0.5 metres intervals including berming for site</li> <li>▪ label existing and proposed geodetic datum points</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 18. | <b>Outline and dimension buildings:</b> <ul style="list-style-type: none"> <li>▪ Projections and structures (bay windows, cantilevers, deck, window wells)</li> <li>▪ Detached buildings and structures (sheds, garages)</li> <li>▪ Mobility storage lockers</li> <li>▪ Mechanical equipment (parkade vents, air conditioners)</li> <li>▪ Label existing and proposed buildings (or portions of buildings)</li> <li>▪ Location of all openings (windows, doors, overhead doors)</li> <li>▪ Label use area within the building (tenant locations)</li> <li>▪ Label uses to be located in each use area (see uses listed under Use CARLs)</li> </ul>                                                                                                                                                         |
| 19. | <b>Gross Floor Areas (GFA is the total area of all above-grade floors) of:</b> <ul style="list-style-type: none"> <li>▪ Proposed and existing buildings</li> <li>▪ Each distinct use area in buildings (tenant location)</li> <li>▪ Calculate Floor Area Ratio (FAR) (GFA divided by Parcel Area)</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 20. | <b>Density:</b> <ul style="list-style-type: none"> <li>▪ Calculate number of existing and proposed units</li> <li>▪ Calculate the density in units per hectare (UPH) (Units divided by Parcel Area)</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 21. | <b>Parking areas, drive aisles and circulation roads:</b> <ul style="list-style-type: none"> <li>▪ Include curbs and sidewalks</li> <li>▪ Crosswalks (provide detail if raised)</li> <li>▪ Speed bumps (provide detail)</li> <li>▪ Label all surface material of areas accessible by motor vehicles</li> <li>▪ Dimension widths of all aisles and roads</li> <li>▪ Provide details on vehicle circulation (direction of travel, signage and fire lanes)</li> </ul>                                                                                                                                                                                                                                                                                                                                         |
| 22. | <b>Waste and collection and loading areas:</b> <ul style="list-style-type: none"> <li>▪ Details of garbage, recycling, and organics containers (i.e. method of collection, types, size and volume)</li> <li>▪ Types of waste containers on site</li> <li>▪ Volume of waste containers</li> <li>▪ Waste storage area location and dimensions; including geodetic elevations at all corners and grades of the collection area</li> <li>▪ Screening or enclosure details and dimensions</li> <li>▪ Sweep paths for collection vehicles and dimensions of clearance</li> <li>▪ Vehicle weight supported in collection area (minimum 25,000kg)</li> <li>▪ Refer to the <a href="#">Development Reviews Design Standards for the Storage and Collection of Waste</a></li> </ul>                                  |
| 23. | <b>Firefighting Access</b> <ul style="list-style-type: none"> <li>▪ Sweep paths for the firefighting vehicle access route and dimensions of clearance</li> <li>▪ Indication that the fire access route is designed to a 12.0 metre centerline of the roadway turning radius</li> <li>▪ Vehicle weight supported in firefighting vehicle access route (minimum 38,556kg (85,000 lbs))</li> <li>▪ Grades of the firefighting vehicle access route</li> <li>▪ Indication that the access is designed to support the NFPA 1901 point load of 517kPa (75 psi) over a 24" by 24" area which corresponds to the outrigger pad size</li> <li>▪ Any lockbox location, firefighting service connection, and alarm panel locations</li> <li>▪ Refer to the <a href="#">Fire Department Access Standard</a></li> </ul> |
| 24. | <b>Motor vehicle parking stalls:</b> <ul style="list-style-type: none"> <li>▪ Label as Commercial, Dwelling, Live/Work or Visitor</li> <li>▪ Total each type of motor vehicle parking stall by use</li> <li>▪ Dimension width and depth</li> <li>▪ Dimension overhead clearance</li> <li>▪ Dimension column size and distance between columns</li> <li>▪ Dimension angle or parking stall (if less than 90 degrees)</li> <li>▪ Location and size of wheel stop (provide next to sidewalk)</li> <li>▪ Provide calculations for motor vehicle parking stall requirement by use</li> </ul>                                                                                                                                                                                                                    |
| 25. | <b>Driveways:</b> <ul style="list-style-type: none"> <li>▪ Label proposed or existing</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

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|                                                                                                                      | <ul style="list-style-type: none"> <li>Label curb cuts to be removed and rehabilitated</li> <li>Dimension length from back of curb or sidewalk</li> <li>Dimension width of driveway at throat and flare (adjacent to street)</li> <li>Dimension distance to adjoining driveways</li> </ul>                                                                                                                                                                                                                                                                                                                                                                       |
| 26.                                                                                                                  | <b>Parking and loading area geodetic grades:</b> <ul style="list-style-type: none"> <li>Driveways grades and parkade ramp grades</li> <li>Detail any areas over 2 per cent slope</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 27.                                                                                                                  | <b>Bicycle parking:</b> <ul style="list-style-type: none"> <li>Location of bicycle parking stall - class 1 (secure) and class 2 (un-secure)</li> <li>Label surface material of bicycle parking stalls</li> <li>Dimension separation to surrounding structures</li> <li>Dimension separation of devices (bike racks) and rows of devices</li> <li>Dimension of bicycle parking area</li> <li>Location of signage related to bicycle parking</li> <li>Cross reference to a detail drawing (for each type of parking device)</li> <li>Total each type of bicycle parking stall (class 1 or class 2)</li> <li>Calculate bicycle parking stall requirement</li> </ul> |
| 28.                                                                                                                  | <b>Internal sidewalks:</b> <ul style="list-style-type: none"> <li>Label surface material</li> <li>Dimension height from grade or parking areas</li> <li>Dimension width</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 29.                                                                                                                  | <b>Fencing:</b> <ul style="list-style-type: none"> <li>Label height (include height of retaining walls)</li> <li>Cross reference to an elevation (for each type of fence)</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 30.                                                                                                                  | <b>Retaining walls:</b> <ul style="list-style-type: none"> <li>Label height (provide height of fences on top of wall)</li> <li>Provide geodetic datum points at top and bottom of wall</li> <li>Cross reference to elevation (for each wall)</li> <li>If one metre in height or higher, provide engineered, stamped structural design drawings, including cross-sections</li> <li>Provide geodetic datum points of grade on each side of the wall</li> </ul> <p><b>NOTE:</b> height of retaining wall measured as the vertical difference between the ground levels on each side of the wall)</p>                                                                |
| 31.                                                                                                                  | <b>Lighting:</b> <ul style="list-style-type: none"> <li>Plot locations of light fixtures and light standards</li> <li>Plot maximum wattage of fixtures</li> <li>Provide detail of light fixtures (drawing or specification)</li> </ul> <p><b>NOTE:</b> Site lighting plan, showing compliance with Part 3, Division 4 of Bylaw 1P2007, may be requested during the review of this application.</p>                                                                                                                                                                                                                                                               |
| 32.                                                                                                                  | <b>Signage:</b> <ul style="list-style-type: none"> <li>Outline and label the location of all proposed canopy, fascia and freestanding signage (for all other types of signage, obtain the appropriate requirement list for that sign)</li> <li>Label the source of power for the signage (underground, etc.)</li> <li>Plot location of all existing signage on the parcel</li> <li>Dimension distance from property lines to signage</li> <li>Dimension distance to all freestanding signs on the parcel or within 30 metres of the parcel</li> </ul>                                                                                                            |
| 33.                                                                                                                  | <b>Phasing for multi-building developments must be included:</b> <ul style="list-style-type: none"> <li>Outline areas encompassed by each phase</li> <li>Label the sequence of phasing</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| N.                                                                                                                   | One (1) copy of a <b>Landscaping Plan(s)</b> (landscaping and site plans may be combined provided all elements of the plan are clear and legible)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Note: for small residential development, refer to <a href="#">Landscape Design Guide for Small Residential Sites</a> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Your <b>Landscaping Plan</b> should include the following:                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 1.                                                                                                                   | <b>North arrow</b> , pointing to top or left of page                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 2.                                                                                                                   | <b>Municipal address</b> (i.e. street address) and legal address (i.e. plan/block/lot)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 3.                                                                                                                   | All elements of plan labelled as <b>existing</b> or <b>proposed</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

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| 4.  | <b>Plot and dimension property lines</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 5.  | <b>Draw, label and dimension required setbacks</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 6.  | <b>Easements, Utility Rights-Of-Way:</b> <ul style="list-style-type: none"> <li>▪ Dimension (width, depth and location) on or abutting the parcel</li> <li>▪ Label type of easement and registration number)</li> </ul>                                                                                                                                                                                                                                                                               |
| 7.  | <b>Utilities on and adjoining the parcel (deep, shallow and overhead):</b> <ul style="list-style-type: none"> <li>▪ Water, storm and sanitary sewer</li> <li>▪ Gas</li> <li>▪ Electrical</li> <li>▪ Cable, telephone</li> </ul>                                                                                                                                                                                                                                                                       |
| 8.  | <b>Corner parcels only:</b> <ul style="list-style-type: none"> <li>▪ Outline and dimension corner visibility triangle</li> </ul>                                                                                                                                                                                                                                                                                                                                                                      |
| 9.  | <b>Geodetic datum points/contours:</b> <ul style="list-style-type: none"> <li>▪ All the corners of the parcel</li> <li>▪ At the back of sidewalk or curb</li> <li>▪ At primary corners of the building</li> <li>▪ Geodetic contours at 0.5 metres intervals including berming for site</li> <li>▪ Label existing and proposed geodetic datum points</li> </ul>                                                                                                                                        |
| 10. | <b>Outline and dimension buildings:</b> <ul style="list-style-type: none"> <li>▪ Include projections and structures (bay windows, cantilevers, deck, window wells)</li> <li>▪ Include detached buildings and structures (sheds, garages)</li> <li>▪ Include mechanical equipment (parkade vents, air conditioners)</li> <li>▪ Label existing and proposed buildings (or portions of buildings)</li> </ul>                                                                                             |
| 11. | <b>Outline and dimension all at grade amenity spaces (including courtyards):</b> <ul style="list-style-type: none"> <li>▪ Label amenity space as private or common</li> <li>▪ Indicate the associated unit and/or suite for each private amenity space</li> <li>▪ Indicate access to amenity spaces</li> <li>▪ Indicate surface treatment or surface materials</li> <li>▪ Indicate how the common amenity spaces will be used (seating, dining areas, play areas, urban agriculture, etc.)</li> </ul> |
| 12. | <b>Plot and label:</b> <ul style="list-style-type: none"> <li>▪ Fencing, retaining walls, sidewalks (dimension width)</li> <li>▪ Waste storage areas and screening</li> </ul>                                                                                                                                                                                                                                                                                                                         |
| 13. | <b>Trees and shrubs</b> <ul style="list-style-type: none"> <li>▪ Plot location of trees by symbol (each symbol should be unique to size and type of tree)</li> <li>▪ Plot shrubbed areas</li> <li>▪ Label number of shrubs in each shrubbed area (only include shrubs greater than 0.6 metres in height or spread)</li> <li>▪ Indicate trees and shrubs to be added, removed or retained</li> </ul>                                                                                                   |
| 14. | <b>Landscape legend:</b> <ul style="list-style-type: none"> <li>▪ Label by symbol (each symbol should be unique to size and type of tree and shrub)</li> <li>▪ Provide species</li> <li>▪ Provide caliper of deciduous trees</li> <li>▪ Provide height of coniferous trees</li> <li>▪ Provide height and spread of shrubs (greater than 0.6 metres)</li> <li>▪ Provide total of each type of tree and shrub (by height and size)</li> </ul>                                                           |
| 15. | <b>Landscaped area:</b> <ul style="list-style-type: none"> <li>▪ Surface treatment of all soft surfaced landscaped areas (e.g. grass, plant cover)</li> <li>▪ Surface treatment of all hard surfaced landscaped areas (e.g. decorative pavers, brick, stamped concrete)</li> <li>▪ Label surface material of bicycle parking area</li> <li>▪ Curb details to separate landscaping</li> <li>▪ Label new landscaped areas and areas to be retained</li> </ul>                                           |
| 16. | <b>Irrigation:</b> <ul style="list-style-type: none"> <li>▪ Method of irrigation (specify if using Low Water Irrigation System)</li> <li>▪ Label all soft surface landscaping to be irrigated or plot specific areas (zones)</li> </ul>                                                                                                                                                                                                                                                               |
| 17. | <b>Provide Land Use Designation of adjacent parcels</b> (Land Use Designation can be found at <a href="http://calgary.ca/myproperty">calgary.ca/myproperty</a> )                                                                                                                                                                                                                                                                                                                                      |
| 18. | <b>If a landscape area reduction, listed in Section 553 of the Bylaw, is being requested,</b> clearly indicate which reduction is being applied for and provide any additional information required by Part 6 of the Bylaw.                                                                                                                                                                                                                                                                           |

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| 19. If trees are existing on public lands adjacent to the site:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <ul style="list-style-type: none"> <li>Specify the species of each tree (e.g. Green Ash, Colorado blue spruce, American Elm). Note that identification of deciduous or coniferous is not sufficient. If you require assistance in identifying the species of a tree, call 311 to obtain additional information.</li> <li>Diameter of each tree, measured at a height of 1.4 metres above the ground</li> <li>Estimated mature height of each tree (e.g. less than 3 metres, 3-6 metres, 6-9 metres, etc.)</li> <li>Location of the centre point of the trunk of each tree</li> <li>Outline of the "drip line" of each tree (i.e. the outline of the outer reach of the branches of the tree)</li> </ul>                                                                                                                                                                      |
| O. On <b>M-CG, M-C1 and M-C2</b> designated parcels, provide one (1) copy of <b>Block Plan(s)</b> (block and site plans may be combined provided all elements are clear and legible)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Your <b>block plans</b> should include the following:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 1. <b>North arrow</b> , pointing to top or left of page                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 2. <b>Municipal address</b> (i.e. street address) and legal address (i.e. plan/block/lot)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 3. All elements of plan labelled as <b>existing</b> or <b>proposed</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 4. <b>Plot and dimension property lines</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 5. <b>Outline</b> subject parcel                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 6. <b>Draw, label and dimension required setbacks</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 7. <b>Outline and dimension all buildings:</b> <ul style="list-style-type: none"> <li>Eaves, porches, projections and exterior walls</li> <li>Plot location of exterior openings (windows, doors, overhead doors)</li> <li>Label geodetic datum of roof peak of adjacent buildings</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 8. <b>Adjacent parcels:</b> <ul style="list-style-type: none"> <li>Indicate two parcels on either side of the subject parcel that are located on the same block face (total of four parcels)</li> <li>If there are fewer than two parcels on either side of the subject parcel, provide all the parcels on the block face</li> <li>Where a building is on a corner parcel, the block plan should extend to include the parcels on both streets within the block.</li> <li>If there are no buildings located on the parcels adjoining the subject parcel, plot all parcels to the closest two parcels with buildings contained in the block face (including the parcels containing the buildings)</li> </ul>                                                                                                                                                                  |
| 9. <b>Provide Land Use Designation of adjacent parcels</b> (Land Use Designation can be found at <a href="http://calgary.ca/myproperty">calgary.ca/myproperty</a> )                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| P. One (1) copy of <b>Floor Plan(s)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Your <b>floor plans</b> should include the following:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 1. <b>Municipal address</b> (i.e. street address) and legal address (i.e. plan/block/lot)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 2. All elements of plan labelled as <b>existing</b> or <b>proposed</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 3. <b>Outline and dimension walls:</b> <ul style="list-style-type: none"> <li>Include exterior dimensions (dimension to centre line of common walls)</li> <li>Plot location of interior and exterior openings (windows, doors, overhead doors)</li> <li>Internal motor vehicle, bicycle parking, mobility storage, loading and waste collection facilities (see site plan requirements)</li> <li>Label use in each use area (tenant space)</li> <li>Label the purpose of spaces (e.g. Kitchen, living room, bathroom, interior/exterior stairways, mechanical rooms, meter room, corridors, washrooms, laundry facilities)</li> <li>Label private and common amenity spaces on balconies and rooftop terraces</li> <li>Label existing and proposed rooms and portions of the building</li> <li>Label units as dwelling units, live/work units or secondary suites</li> </ul> |
| Q. One (1) copy of <b>Elevation(s)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Your <b>elevations</b> should include the following:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 1. <b>Municipal address</b> (i.e. street address) and legal address (i.e. plan/block/lot)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 2. All elements of plan labelled as <b>existing</b> or <b>proposed</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |



|                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3.                                                       | <b>Include elevations for:</b> <ul style="list-style-type: none"> <li>▪ Buildings</li> <li>▪ Fences</li> <li>▪ Retaining walls (over 0.6 metres in height)</li> <li>▪ Waste collection facilities</li> <li>▪ Screening (e.g. Service meters, privacy screens, mechanical equipment)</li> <li>▪ Additional walls or structures (e.g. Exhaust fan shed)</li> <li>▪ Cross reference with other plans, where applicable</li> </ul>                                                                                                       |
| 4.                                                       | <b>Include on elevations:</b> <ul style="list-style-type: none"> <li>▪ Doors, windows, overhead doors</li> <li>▪ Projections, service meters, decorative elements, rooftop equipment</li> <li>▪ Screening (e.g. Service meters, rooftop equipment, privacy screens)</li> <li>▪ Dimension all doors, windows and overhead doors</li> </ul>                                                                                                                                                                                            |
| 5.                                                       | <b>Label finishing materials:</b> <ul style="list-style-type: none"> <li>▪ Exterior materials (brick, stucco, vinyl siding, metal siding)</li> <li>▪ Roof materials (asphalt, cedar shakes, concrete tile)</li> <li>▪ Colours of all major exterior materials</li> </ul>                                                                                                                                                                                                                                                             |
| 6.                                                       | <b>Lighting:</b> <ul style="list-style-type: none"> <li>▪ Plot location of light fixtures</li> <li>▪ Dimension height of fixtures from grade to bottom of fixture</li> </ul>                                                                                                                                                                                                                                                                                                                                                         |
| 7.                                                       | <b>Grade:</b> <ul style="list-style-type: none"> <li>▪ Plot existing and proposed grade extending to property lines</li> <li>▪ Plot property lines (extending vertically)</li> <li>▪ Plot all geodetic datum points required on site plan</li> </ul>                                                                                                                                                                                                                                                                                 |
| 8.                                                       | <b>Building height (indicate on all elevations):</b> <ul style="list-style-type: none"> <li>▪ Plot line for main floor</li> <li>▪ Plot line for roof when concealed by parapet</li> <li>▪ Dimension height of building from existing and proposed grade</li> <li>▪ Dimension height of main floor from existing and proposed grade</li> <li>▪ Dimension height of structures (fences, retaining walls) from existing and proposed grade</li> </ul>                                                                                   |
| 9.                                                       | <b>Signage (where appropriate, provide separate sign elevation):</b> <ul style="list-style-type: none"> <li>▪ Label materials, lettering details, copy and colours</li> <li>▪ Dimension sign and signable area</li> <li>▪ Dimension distance from grade to bottom of sign</li> <li>▪ Label means of supporting sign (structures, guy wires, brackets, bracing)</li> <li>▪ Label physical form of sign (cabinet, box, individual letters)</li> <li>▪ Provide details on exterior lighting, label if internally illuminated</li> </ul> |
| R.                                                       | One (1) copy of <b>Cross-sections</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Your <b>cross-sections</b> should include the following: |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 1.                                                       | If the parcel is designated M-CG, M-C1 or M-C2, provide two (2) horizontal cross-sections at the distances above average grade prescribed by the Building Height Rule.                                                                                                                                                                                                                                                                                                                                                               |
| 2.                                                       | <b>Label width</b> of any roof structure, mechanical rooms, projections                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 3.                                                       | <b>Dimension</b> to outermost limits of the cross-section                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 4.                                                       | <b>Calculate the area</b> of the cross-section, including all elements of buildings                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 5.                                                       | <b>For landscaped areas with building below (e.g. parkade):</b> <ul style="list-style-type: none"> <li>▪ Detail location of underlying slabs and abutting walls</li> <li>▪ Dimension depth of the growing medium for each planting area</li> <li>▪ Detail the waterproofing membranes, protection board, insulation and drainage layer</li> </ul>                                                                                                                                                                                    |
| 6.                                                       | <b>Cross-section of sloping driveways and parkade ramps</b> <ul style="list-style-type: none"> <li>▪ Indicate slope and include transition lengths</li> <li>▪ Provide geodetic datum points at transition points in ramp (including top and bottom)</li> <li>▪ Dimension overhead clearance</li> </ul>                                                                                                                                                                                                                               |
| 7.                                                       | <b>Cross-sections may be required if there are retaining walls on the parcel that are 1.2 metre or higher, or to provide more information on the impact of the proposed building on the adjacent properties, showing:</b> <ul style="list-style-type: none"> <li>▪ Existing and proposed grade of parcel</li> </ul>                                                                                                                                                                                                                  |

- Grade of adjacent parcels and city streets
- Cross-sectional outline of the building
- Geodetic datum points

#### SECTION 4: Supporting Information

- A. If the site is within the Airport Vicinity Protection Area (AVPA), please note that additional copies of plans may be required during the review of this application.**
- B. When the proposal does not comply with council approved policies, bylaw standards or technical guidelines, provide a written planning rationale in support of such deficiencies.**
- C. If the application is being submitted concurrently with an existing Land Use Amendment, a completed Concurrent Submission Declaration Form is required.**
- ☐ Yes, this application is being submitted concurrently with a Land Use Amendment, LOC20\_\_\_\_ - \_\_\_\_\_
- ☐ No, this application is not being submitted concurrently with a Land Use Amendment
- D. Slope Stability Report where:**
- Slope across the property is fifteen (15) per cent or greater; and/or
  - Development is to be located within a zone where an imaginary line, drawn from the toe to the top of an embankment, exceeds a slope of one in three, and
  - Required by city engineer
- E. Where a residential development is adjacent to a major road, expressway, railway, LRT line, or any other transportation and/or utility corridor:**
- Provide information confirming the provision for sound attenuation meets The City's standards (for information on such standards, contact the Transportation Department)
  - **Transportation Impact Assessment:** where required by the Land Use Bylaw and at the discretion of the approving authority
- F. When proposed development is to be phased (i.e. portions are to be occupied prior to the completion of the entire development)**
- Provide a phasing plan showing the sequence of the phases and the area encompassed by each phase
  - Provide information detailing how the site will function throughout the phasing; details such as access to waste facilities
- G. Off-site Levy Bylaw**  
Review the Off-site Levy Bylaw at [calgary.ca/offsitelevy](http://calgary.ca/offsitelevy) to determine if additional charges are applicable to the application.
- H. Energy Code Compliance Declaration**  
By submitting this application, the applicant acknowledges that the proposed development will be designed to comply with either NECB or Alberta Building Code Section 9.36 for energy efficiency as required. This compliance will be verified as a condition of Building Permit issuance. At the time of application for the Building Permit, the applicant will declare a compliance path as described on the appropriate Building Permit requirement list.

## SECTION 5: Use Application Requirement Lists

- I. Please list all Uses\* that are being proposed as part of the Development Permit application below. A list of Uses, and their definitions, are available online under [Schedule A](http://calgary.ca/landusebylaw) at [calgary.ca/landusebylaw](http://calgary.ca/landusebylaw).
- Proposed or Existing Use(s):
- \*If the use being proposed is listed below, a completed additional information form is required at the time of application.
- [Agriculture and Animal - Use](#)
  - [Automotive Use](#)
  - [Eating and Drinking Use](#)
  - [Residential, Care and Health Use](#)
  - [Commercial Use](#)
  - [Commercial Multi-Residential Uses](#)
  - [Industrial Use](#)
  - [Care Facility Information Form](#)
  - [Child Care Service Information Form](#)
  - [Instructional Facility Information Form](#)
  - [Medical Treatment Letter of Intent](#)
  - [Payday Loan /Pawn Shop Information Form](#)
  - [Public School Information Form](#)

## SECTION 6: Applicant's Declaration

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

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

The personal information on this form is being collected under the authority of The Calgary Building Permit Bylaw 64M94 (Section 5) and amendments thereto, as well as section 33(c) of the [FOIP Act](#). This information is being collected for the purpose of permit review and inspection processes and may be communicated to relevant City Business Units, utility providers, and Alberta Health Services. It may also be used to conduct ongoing evaluations of services received

from Planning & Development. **The name of the applicant and the nature of the permit will be available to the public through general inquiries, paid subscription reports for permit data and resources found online, as authorized by the FOIP Act.** You may direct questions about the collection, use or disclosure of your personal information by the City of Calgary at 800 Macleod Trail SE Calgary, Alberta in relation to this program by contacting the FOIP Program Administrator for Planning and Development through telephone at 403-268-5480 or by writing to PO Box 2100, Station M, Calgary, AB T2P 2M5.

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

**Need help or have questions? Contact the [Planning Services Centre](#).**

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

Site Address: 24 Gissing Dr. SW, Calgary, AB

Dear file manager,

The following was considered in the planning for this design:

### *Site Constraints/Topography*

This parcel is approximately 55'x122', which is slightly wider and shallower than a typical 50'x120' lot. The site has a gradual 2% slope down from the front to the rear.

### *Contextual Context*

The proposed development fits within the context of the community with several rowhouses and townhomes near this site. Adjacent to this property, directly south at 20 Gissing Dr. SW we have a proposed development for a four-unit rowhouse and on the north side at 28 Gissing Dr. SW there is a new large two-storey backyard suite.

### *Climate Resilience*

The new development will provide a more energy efficient home with a higher insulating value and newer building materials than is currently existing. In addition, the development will have rough-ins for rooftop solar panels and electric vehicle charging. Landscaping will use low-water shrubs and trees that are suitable for our climate.

### *Required Relaxations*

LUB 340 - The open balcony on the 3rd floor projects 3.3m from the building façade, which is more than the maximum allowed 1.85m length. This is to minimize the massing of the 3rd floor.

LUB 541(1) - The roof peak is about 1.6" over the maximum building height. However, massing is minimized with a 4-directional roof, therefore only a small portion of the roof peak is actually over the height limit.

LUB 541(4) - The corners of the 3rd storey roof are also a bit over the 45 degree cut required from the side property lines, but it is important to note that on the adjacent property to the north exists a two-storey backyard suite and the adjacent property to the south has a proposed two storey rowhouse development with a roof peak of 1,138.15.

Thank you for your review,

Steve Stanislavski, Principal

Arc1 Design Inc.



## LAND TITLE CERTIFICATE

S

LINC

0020 707 881

SHORT LEGAL

786JK;9;15

TITLE NUMBER

231 254 509

## LEGAL DESCRIPTION

PLAN 786JK

BLOCK 9

LOT 15

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

ATS REFERENCE: 5;2;24;1;NE

MUNICIPALITY: CITY OF CALGARY

REFERENCE NUMBER: 161 051 478

| REGISTERED OWNER(S) |            |                  |           |               |
|---------------------|------------|------------------|-----------|---------------|
| REGISTRATION        | DATE (DMY) | DOCUMENT TYPE    | VALUE     | CONSIDERATION |
| 231 254 509         | 24/08/2023 | TRANSFER OF LAND | \$740,000 | \$740,000     |

## OWNERS

HARVEY REITHAUG

AND

SYLVANA REITHAUG

BOTH OF:

24 GISSING DRIVE SW

CALGARY

ALBERTA T3E 4V7

AS JOINT TENANTS

## ENCUMBRANCES, LIENS &amp; INTERESTS

| REGISTRATION<br>NUMBER | DATE (D/M/Y) | PARTICULARS                                                                                                   |
|------------------------|--------------|---------------------------------------------------------------------------------------------------------------|
| 231 254 510            | 24/08/2023   | MORTGAGE<br>MORTGAGEE - COMPUTERSHARE TRUST COMPANY OF CANADA.<br>C/O MCAP SERVICE CORP<br>PO BOX 351, STN. C |

( CONTINUED )



## ENCUMBRANCES, LIENS &amp; INTERESTS

PAGE 2  
# 231 254 509

## REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

KITCHENER  
ONTARIO N2G3Y9  
ORIGINAL PRINCIPAL AMOUNT: \$686,646

241 291 943 12/11/2024 MORTGAGE  
MORTGAGEE - COMPUTERSHARE TRUST COMPANY OF CANADA.  
C/O ALTA WEST MORTGAGE CAPITAL CORPORATION  
810, 10201 SOUTHPORT ROAD S.W.  
CALGARY  
ALBERTA T2W4X9  
ORIGINAL PRINCIPAL AMOUNT: \$250,000

241 291 944 12/11/2024 CAVEAT  
RE : ASSIGNMENT OF RENTS AND LEASES  
CAVEATOR - COMPUTERSHARE TRUST COMPANY OF CANADA.  
C/O ALTA WEST MORTGAGE CAPITAL CORPORATION  
810, 10201 SOUTHPORT ROAD S.W.  
CALGARY  
ALBERTA T2W4X9  
AGENT - SURUCHI BANERJEE

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 6 DAY OF APRIL,  
2026 AT 01:15 P.M.

ORDER NUMBER: 56763153

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

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

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

Harvey Reithaug & Sylvana Reithaug

owner(s)

Harvey Reithaug

contact name

235 Calais Dr, SW Calgary AB, T3E 8H4

contact address

contact email

City of Calgary

Planning & Development

P.O. Box 2100, Stn. M, # 8108

Calgary, AB, Canada T2P 2M5

To Whom It May Concern,

With regards to 24 Gissing Dr. SW, Calgary, AB  
property address

Please be advised that I, Harvey Douglas Reithaug am:  
full name

(select one)



the owner of the above mentioned property, and that I authorize



an officer or director of the owner(s) of the above mentioned property,  
and that I am authorized by that owner to authorize

And Design Inc.

agent or company name

and/or its

Applicant

applicant, consultant, contractor (if applicable)

to apply for any and all Development Permit, and Building Permit  
permit type

for the above mentioned property.

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

March 20th, 2026

date signed

signature of owner

Harvey Reithaug

name of owner (printed)

**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.



## Abandoned Well Declaration

Application # \_\_\_\_\_  
for office use only

Site Address: 24 Gissing Dr. SW, Calgary, AB

Legal Description: Lot 15, Block 9, Plan 786JK

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

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

1. Provide a map of the subject parcel showing the presence or absence of abandoned wells.

- [User Guide to Finding Abandoned Wells on GeoDiscover Alberta's Map Viewer](#)
- [Abandoned Well Locations on GeoDiscover Alberta's Map Viewer](#)

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

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

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

Licensee Company Name \_\_\_\_\_ Licensee Contact \_\_\_\_\_

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

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

☒ Applicant ☒ Owner ☐ Builder ☐ Other \_\_\_\_\_

Company Name Arc1 Design Inc. Contact Person Steve Stanislavski

Address 104 Walden Dr. SE, Calgary, AB

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.*

03/30/2026

Date

Applicant Signature

Steve Stanislavski

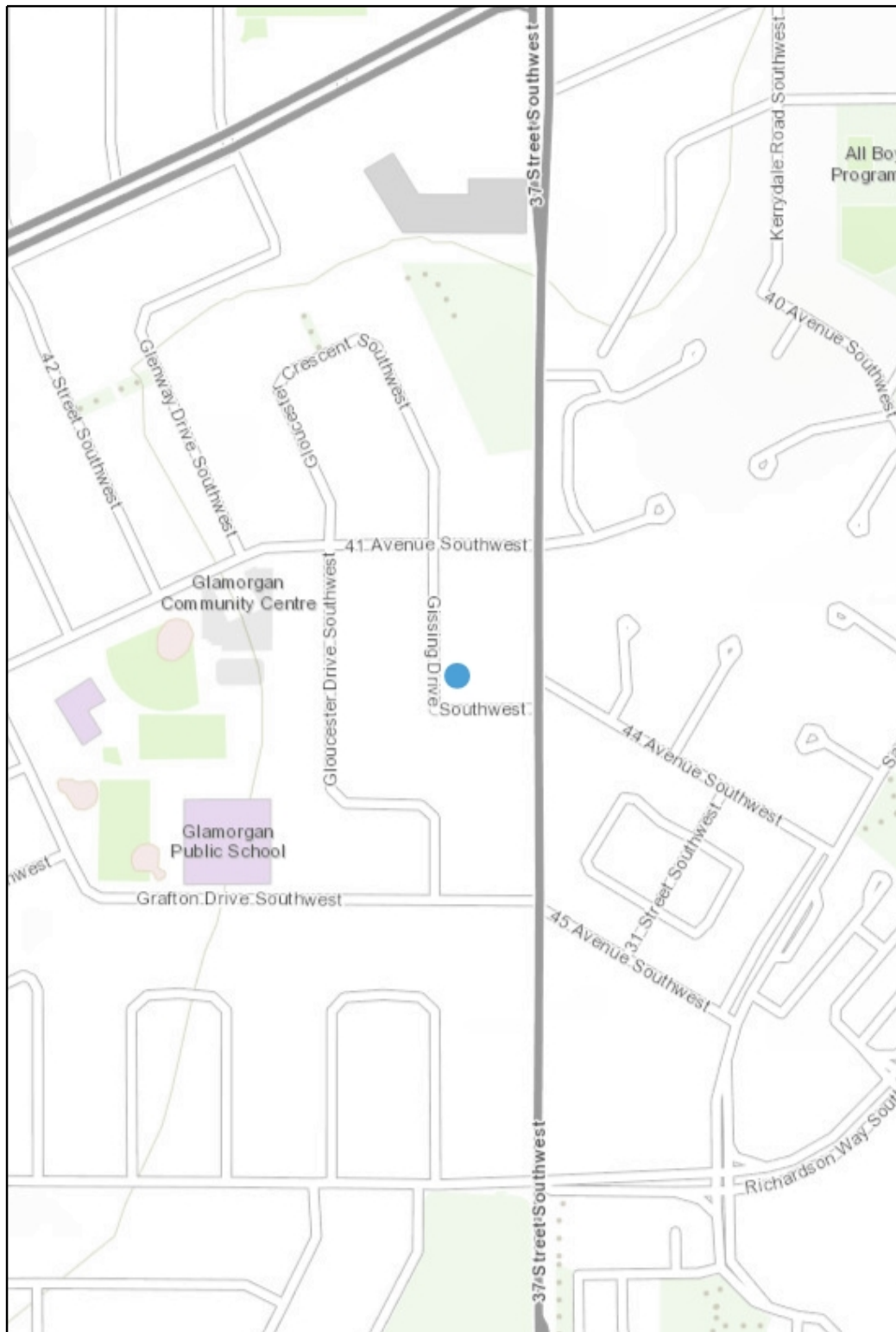
Applicant Name (Please Print)

Arc1 Design Inc.

Company Name (Please Print)

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## 24 Gissing Dr. SW



## Legend

- ◇ Abandoned Wells (Large Scale)
- Abandoned\_Well\_Revised (Large)
- Abandoned\_Well\_Loc\_Pointer
- ATS v4\_1 Alberta Provincial Bou
- Citations

© Government of Alberta

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

Monday, April 06, 2026 13:27:38 -06:00

0.5 0.23 0.5 Kilometers

Map Scale: 1: 9,028



Alberta Government  
GeoDiscover Alberta

SDAB2026-0149





## 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](mailto:tree.protection@calgary.ca)

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

☒ Applicant ☐ Owner ☐ Builder ☐ Other:

If Other: Name: Steve Stanislavski Phone: [REDACTED]  
Email: [REDACTED]

The Tree Protection Plan must be submitted directly to Urban Forestry at [tree.protection@Calgary.ca](mailto: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: 24 Gissing Dr. SW, Calgary, AB

Legal Description: Lot 15, Block 9, Plan 786JK

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):

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

☐ Yes ☒ No

If yes, please provide a brief description:

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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:

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

☐ Yes ☒ No

If yes, please describe:

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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:

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**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.***

03/30/2026

Date

Applicant Signature

Steve Stanislavski

Applicant Name (Please Print)

Arc1 Design Inc.

Company Name (Please Print)

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



## Climate Resilience Inventory Additions and new buildings

### Purpose

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

### SECTION 1: Application information

Applicant name:  
Steve Stanislavski

Company name (if applicable):  
Arc1 Design Inc.

Applicant signature:



*Correspondence will be sent to only the applicant*

### SECTION 2: Certification

Is the project seeking green building certification?

☐ Yes, indicate type and level:

☐ No, explain why not:

Higher construction costs.

Does the energy modelling indicate improved energy performance over energy code minimum? If yes, provide details on improved energy performance:

☐ Yes ☒ No

### SECTION 3: Energy efficiency and renewables

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

Higher construction costs.

☒ Photovoltaics:

kW rated output

#### SECTION 4: Low carbon mobility

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

4 Bicycle parking stalls provided in storage lockers.

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

#### SECTION 5: Green infrastructure

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

Landscaping with low-water plants.

|                                                        |                                |                                                       |           |
|--------------------------------------------------------|--------------------------------|-------------------------------------------------------|-----------|
| <input type="checkbox"/> Green roof                    | Area:<br>m <sup>2</sup>        | Percent of building foot print covered by green roof: | %         |
| <input checked="" type="checkbox"/> Permeable surfaces | Area<br>73.1<br>m <sup>2</sup> | Permeable area:                                       | 35.8<br>% |

#### SECTION 6: Flood and Disaster Resilience

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

Site is not within the flood zone.

|                                                                         |
|-------------------------------------------------------------------------|
| <input type="checkbox"/> Building envelope meets Passive House Standard |
|-------------------------------------------------------------------------|

#### SECTION 7: Other features

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



## SECTION 8: Issues

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

**FOIP DISCLAIMER:** The personal information on this form is being collected under the authority of section 5(1) of Bylaw 39M2018 and amendments thereto, as well as section 33(c) of the **FOIP Act**. This information is being collected for the purpose of permit review and inspection processes and may be communicated to relevant City Business Units, utility providers, and Alberta Health Services.



It may also be used to conduct ongoing evaluations of services received from Planning & Development. The name of the applicant and the nature of the permit will be available to the public, as authorized by the FOIP Act. You may direct questions about the collection, use or disclosure of your personal information by the City of Calgary at 800 Macleod Trail SE Calgary, Alberta in relation to this program by emailing the FOIP Program Administrator for Planning and Development at [plngbldg@calgary.ca](mailto:plngbldg@calgary.ca) or by telephone at (403)268-5311.



**Re: DP2026-01994 COMPLETENESS REVIEW - 24 GISSING DR SW**

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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](http://www.calgary.ca/dpprocess).

Please track your application, using your Job Access Code (JAC) DP2026-01994-16219, at [www.calgary.ca/vista](http://www.calgary.ca/vista).

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

Regards,

BIPIN DHILLON  
Planner 1  
[bipin.dhillon@calgary.ca](mailto:bipin.dhillon@calgary.ca)  
[www.calgary.ca/PDMap](http://www.calgary.ca/PDMap)



ARC1 DESIGN  
Stanislavski, Steve



Dear Applicant:

**RE: Detailed Review (DR)**

**Development Permit Number: DP2026-01994**

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 . 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 or by email at [bipin.dhillon@calgary.ca](mailto:bipin.dhillon@calgary.ca).

Sincerely,

**BIPIN DHILLON**  
Planner 1



## Detailed Review 1 – Development Permit

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|                                             |                                                                                                     |
|---------------------------------------------|-----------------------------------------------------------------------------------------------------|
| <b>Application Number:</b>                  | <b>DP2026-01994</b>                                                                                 |
| <b>Application Description:</b>             | New: Townhouse (1 building), Secondary Suite (4 suites),<br>Accessory Residential Building (garage) |
| <b>Land Use District:</b>                   | Residential - Grade-Oriented Infill                                                                 |
| <b>Use Type:</b>                            | Discretionary                                                                                       |
| <b>Site Address:</b>                        | 24 GISSING DR SW                                                                                    |
| <b>Community:</b>                           | GLAMORGAN                                                                                           |
| <b>Applicant:</b>                           | ARC1 DESIGN                                                                                         |
| <b>Date DR Sent:</b>                        |                                                                                                     |
| <b>Response Due Date:</b>                   |                                                                                                     |
| <b>Development Applications Review Team</b> |                                                                                                     |
| <b>Planning:</b>                            | BIPIN DHILLON   bipin.dhillon@calgary.ca                                                            |
| <b>Utility Engineering:</b>                 | STEVEN MEDEIROS   587-216-6111<br>Steven.Medeiros@calgary.ca                                        |
| <b>Mobility Engineering:</b>                | SIKA.ANTONIO   Sika.Antonio2@calgary.ca                                                             |

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## General Comments

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The applicant is proposing a 4 dwelling unit townhouse, with 4 secondary suites, and a 4 car garage in the community of Glamorgan.

The application was circulated to the following:

- Enmax: No conflicts, letter provided
- Ward 6 Council Office: no official comments at this time.
- Glamorgan Community Association: awaiting confirmation of comments.

**The application has received 39 comments in opposition with the following areas of concern:**

- Building (massing, façade, height, shadowing, etc.)
- Access/accessibility (vehicle, pedestrian, cycling)
- Parking or loading zones
- Landscaping plans
- Environmental preservation
- Privacy considerations
- Garbage and recycling facility locations
- Site layout
- Other

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

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Due to the number of comments received, it is strongly recommended that the applicant engage with the community. Please see the advisory comment regarding engagement for more detail.

Address the prior-to-decision items in order to proceed. If you have any questions on specific conditions, please refer to the contact information above.

## Comments on Relevant City Policies

### City of Calgary Municipal Development Plan (2009)

Under Map 1, Urban Structure, the subject property is designated as Developed Residential – Established.

#### The following policies should be considered:

- Encourage higher residential densities in areas of the community that are more extensively served by existing infrastructure, public facilities and transit, appropriate to the specific conditions and character of the neighbourhood (Section 2.2.5, Policy c).
- Recognize the predominantly low density residential nature of Developed Residential Areas and support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood. Local commercial development within residential areas, that is of a scale and intensity that supports residents' commercial needs is supported (Section 3.5.1, Policy a).
- Redevelopment within predominantly multi-family areas should be compatible with the established pattern of development and will consider the following elements (Section 3.5.1, Policy b.):
  - Appropriate transitions between adjacent areas;
  - A variety of multi-family houses types to meet the diverse needs of present and future populations. For multi-family housing, encourage parking that is well integrated into the residential environment (e.g., consider landscape buffering, smaller lots) (Section 3.5.1, Policy d).
- For multi-family housing, encourage parking that is well integrated into the residential environment (e.g., consider landscape buffering, smaller lots) (Section 3.5.1, Policy d).
- Encourage modest redevelopment of Established Areas (Section 3.5.3, Policy a).
- New development in Established Areas should incorporate appropriate densities, a mix of land uses and a pedestrian-friendly environment to support an enhanced Base or Primary Transit Network (Section 3.5.3, Policy c).

**Overall the development complies with the MDP, as the subject property is within 100 metres of 37 Street, noted as route on the primary transit network and proposes infill multi-family housing that is compatible with the surrounding neighbourhood. Attention should be given to ensure transition to surrounding properties is sufficient, should as height and setbacks; along with providing useable amenity space.**

### City of Calgary Land Use Bylaw 1P2007 (2008)

| Bylaw Discrepancies |          |          |
|---------------------|----------|----------|
| Regulation          | Standard | Provided |

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

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|                                    |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                 |
|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 340 Balconies                      | (3) A balcony attached to a Contextual Semi-detached Dwelling, Semi-detached Dwelling, Rowhouse Building or Townhouse within 1.2m of a party wall must have a privacy wall that:<br>(a) is a min. of 2.0m in height;                                                                                   | Plans indicate a privacy wall minimum height of 1.16m (-0.84m) between third storey balconies.                                                                                                                                                                                  |
| 541 Building Height                | (1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum building height is 11.0m measured from grade.                                                                                                                                                                             | Plans indicate a building height of 11.36m (+0.36m).<br><b>File Manager Note: Relaxation requested.</b>                                                                                                                                                                         |
|                                    | (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:<br>(a) is the greater of:<br>(ii) 7.0m from grade; measured at the shared property line; and | Plans indicate a portion of the roof is located above the maximum building height chamfer established from both side property lines.<br><b>File Manager Note: Relaxation requested.</b>                                                                                         |
| 345 Accessory Residential Building | (1) The min. building setback for an Accessory Residential Building is:<br>(b) 0.6m from a side or rear property line in all other cases.                                                                                                                                                              | Plans indicate an Accessory Residential Building setback of 0.06m (-0.54m) from the North side property line.<br><br><i>It should be noted that the setback reduction in subsection (2)(b) was not applied as plans do not indicate a maintenance-free lap siding material.</i> |

**Please amend plans to comply or provide a written rationale for each bylaw relaxation that is required.**

## Prior to Decision Requirements

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

### Planning

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

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



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

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

2. Amend plans to address the bylaw discrepancies noted in this document. Alternatively, provide planning rationale in a written submission supporting any proposed relaxations to address the bylaw discrepancies noted in this document.
3. Amend the plans to indicate the number and location of stalls that are EV capable and those equipped with an Electric Vehicle Supply Equipment installation (EVSE installation) to support level 2 electric vehicle charging. EV Capable stalls must include the installation of distribution panels, electrical capacity, and wall and floor penetrations to accommodate future charging cabling, and may include an electric vehicle energy management system for future [level 2 EVSE installation](#).
4. Please amend the garage setback to the north to meet the minimum, as there has been community concern about this as well.
5. Label amenity spaces on all applicable plans and provide a brief statement on how it is allocated (communal or per dwelling unit/suite or hybrid).
6. There has been a concern about overlook from the third storey of the proposal looking west. Consider window frosting or other screen methods.
7. Amend the plans to indicate all existing public trees within 6.0 metres of the development site. As per the Public Tree Protection Bylaw, Complete Application Requirement List, and the Parks' *Development Guidelines and Standard Specifications - Landscape Construction (current edition)*, provide the following information:
  - a. Tree and shrub species (ex. S11: Cotoneaster).
  - b. Label all Public Trees and Shrubs as: "Public Tree/Public Shrub".
  - c. Each proposed tree and shrub symbol should be unique to size and type of tree.
  - d. Within a Landscape Legend or Tree Schedule, provide a label corresponding to the symbol of each tree/shrub.

Please refer to the following link:

<https://maps.calgary.ca/TreeSchedule/>

8. Plans indicate existing public tree T9 and T12 are to be retained but that public shrub S11 is to be removed. Shrub 11 is located within the drip line of T12 and

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removal may cause root damage within the critical root zone of T12. Amend the plans to EITHER:

- Retain Shrub 11 and include this shrub within the tree protection area;

OR

- Confirm that Shrub 11 is to be removed, in which case an Urban Forestry Technician must be on site when the Shrub is removed, and it may require to be dug out by hand.

Please be aware that the compensation value for the existing public tree T9 is \$3,122.07 and the compensation value for the existing public tree T12 is \$18,372.71 (total: \$21,494.78 ).

Note that Tree Protection Plan (TPP) approval must be obtained separately through Urban Forestry. A completed TPP must be submitted prior to any ground disturbance within 6m of the tree. Visit [www.calgary.ca](http://www.calgary.ca), call 311, or email [tree.protection@calgary.ca](mailto:tree.protection@calgary.ca) for more information.

9. The Tree Schedule proposes planting large species trees beneath the canopy of public trees. Urban Forestry opposes this idea to avoid future conflicts. Amend the plans to:
  - Show the public boulevard trees and shrub on the Landscape Plan (Page A05).
  - Move proposed new tree plantings outside of the drip line of the public trees.
10. Amend the Site Plan and the Landscape Plan to indicate that there will be no sidewalk replacement / widening within the dripline of Tree T9 and Tree T12. Ensure sidewalk dimensions are shown on the plans. Add a note to the Site Plan and the Landscape Plan which states:

"No grade changes are to occur within the public boulevard. No sidewalk replacement or widening is to occur within the dripline of Tree T9 and Tree T12. Prior to construction, an Urban Forestry Technician must be on-site to mitigate possible root damage to adjacent public trees during walkway installation. Contact Urban Forestry at 311 a minimum two business days prior to meeting onsite".

11. Plans do not indicate if stormwater catchment tanks are required or where they would be located. Amend the plans to provide stormwater service and catchment tank installation, if needed, outside of dripline of public trees to avoid conflicts with tree root systems.
12. The Landscape Plan Proposed Tree Schedule indicates that Green Ash and Columnar Swedish Aspen are proposed. Urban Forestry recommends against these species due to the incoming Emerald Ash Borer which results in high Green Ash mortality. Swedish Columnar Aspen trees are overplanted, provide poor canopy coverage and have a high mortality rate due to numerous diseases and pests including poplar borer, cytospora canker, bronze leaf, hypoxylon, aphids, leaf roller and more. Such diseases and pests cause a range of issues from aesthetic/nuisance to complete tree failure/death. Amend the plans to remove these two species and provide alternate tree species. We encourage choosing hardy drought tolerant trees that do well in Calgary, from the following Resources, and please choose trees that will be shorter at maturity to not conflict with the existing mature public trees:

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

- <https://www.calgary.ca/content/dam/www/programs-services/parks-recreation/parks/natural-parks-and-wetlands/calgary-plant-lists.pdf> City of Calgary Plant List
- Suggested Tree List Table 4-1 from [Calgary Parks and Open Spaces Current Edition Development Guidelines and Standard Specifications: Landscape Construction](#).
- Low Water Tree and Shrub Tables in the Land Use Bylaw, Section 556.
- Hardy drought tolerant tree and shrub species in [Yard Smart Trees and Shrubs](#).

## Mobility Engineering

13. The proposed new 1.5m sidewalk on Gissing Drive SW is deemed acceptable. However, the existing and proposed sidewalk should be clearly dimensioned and labelled as shown in the sketch attached.

Differentiate between the existing and proposed sidewalks by dashed lines for the existing sidewalk and solid lines for the proposed sidewalk.

Show transitions (typically over 1m), and limits of construction. Please note that for 1.5m monolithic sidewalk with rolled curb. Dimension the back of walk accordingly. Refer to Roads Construction 2021 Standard Specifications, Figure 37, File No 454.1013.009. Where significant trees are to be retained, existing sidewalk width can remain within the drip line and transition to new width clear of the drip line.



14. The proposed monolithic sidewalk on the boulevards adjacent to Gissing DR SW requires the following information:
  - a. The applicant must clearly indicate and properly label the existing and proposed curbs along the adjacent roads. For example: 0.25 STD C&G (0.25 m

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

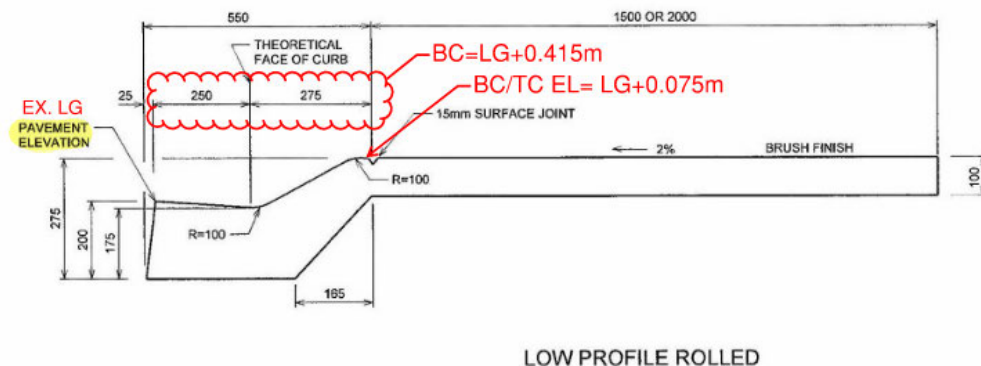
LG with standard curb) or 0.25 LP RLD C&G (0.25 m LG with low-profile rolled curb).

b. Provide at least one boulevard cross-section along the proposed monolithic sidewalk. The section must clearly show both existing and proposed dimensions, geodetic elevations, and slopes at the following key points: lip of gutter, top of curb, back of sidewalk, property line, and the main floor. The boulevard must maintain a consistent 2.0% grade upward from the top of curb to the property line to ensure compliance with City standards.

c. Construct the proposed monolithic sidewalk in one operation alongside the new proposed curb and gutter (C&G).

15. The applicant must provide a survey plan confirming that the design is based on adequate and accurate surveyed data. All geodetic elevation points along the existing lip of gutter (LG) must be clearly identified as surveyed points, explicitly shown and labelled. Any interpolated elevations derived from the surveyed data must be clearly noted as such.

Ensure the existing LG elevation serves as a reference point for all derivative design elevations " including top of curb, back of walk, and Property Line (PL) " in accordance with the relevant City of Calgary specifications as attached:



16. Amend plans to show the City boulevard grading information (via cross-sections, or arrows with text). The City boulevard must be graded at 2- 10% up from the top of the back of walk to the property line (strictly 2% slope across the sidewalk). Negative slope is not permitted.

Provide at least two detailed cross sections along site frontages with the above noted requirements, including sidewalk widening. Remove all stairs from the City's Right of Way.

17. For existing gravel lane, the forms for the concrete aprons and concrete pads are to be set at an elevation that ensures there is a 3.5% - 5% crossfall from the center of the lane up to the Property line. (2% for paved lanes) to the centre line of the lane from the property line (for drainage). Also, the garage aprons are to be sloped at 2% - 10% towards the lane for drainage.

Amend plans to provide a cross section through the middle of each garage with the above requirements.

18. The proposed number of racks proposed is considered acceptable, as it meets the Bylaw standards. However, the bicycle stalls would be more more secure to protect the bikes if their door faced inwards to the development. The bike stalls are also required to be on concrete and the inverted u-racks secured to the ground. The soft grass surface connection to doors is not acceptable. A hard surface connection also to the doors is required.
19. Amend plans to show that lighting is provided at the doors of the Bicycle Stalls for the Class 1 Bicycle Storage as per the Land Use Bylaw " Section 125(11): "The area where bicycle parking stalls are located must be illuminated." Lighting assists with access and supports CPTED measures".
  - a. Show lighting fixtures at all Class 1 bicycle parking areas.
  - b. Indicate lighting at Bicycle Storage Unit doors.
  - c. Show the lighting of the internal walkways between the front and back of the development.
  - d. Ensure lighting details are consistent across all plans.

## 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

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

### Utility Engineering

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

Development Site Servicing Plan Webpage

<https://www.calgary.ca/uep/water/specifications/water-development-resources/development-site-servicing-plans.html>

Development Site Servicing Plans CARL (requirement list)

<http://www.calgary.ca/PDA/pd/Pages/Permits/carl-building-development-permit-search.aspx>

22. The subject property requires a storm sewer connection (main extension) and is within the storm redevelopment levy area. As the parcel is smaller than 700m<sup>2</sup>, the applicant may:
  - a. Provide a drywell design at the Development Site Servicing Plan (DSSP) stage sized to store the 1:100 year 24-hour storm event in the gravel drainage rock.
  - b. Submit payment for the storm redevelopment fee (\$84 / m frontage) at the DSSP stage, and
  - c. Provide block profiles that conform to the Standard Block Profile Specifications for CAD and Manual Formats for the proposed storm sewer extension as a part of the DSSP submission for approval by Water Resources. Onsite storm service must be stubbed by the Developer to the property line adjacent to the proposed main extension. The main extension and service to the stub will be done by the City of Calgary.

If the applicant would like to pursue a main extension at their expense, they must enter into an indemnification agreement for work within the City Right-of-way. This must be completed prior to the DSSP application.

23. After the Development Permit is approved but prior to its release, the landowner shall execute an Off-Site Levy Agreement for the payment of off-site levies pursuant to Bylaw 1H2024.

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

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Based on the information provided with the initial submission, the preliminary estimate is **\$13,836.00**.

Note(s):

- Should payment be made prior to release of the development permit, an Off-Site Levy Agreement will not be required.
- Include the completed Payment Submission Form, which was emailed to the applicant.
- Only certified cheques or bank drafts made payable to the City of Calgary are acceptable.

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

### Mobility Engineering

24. Remit a performance security deposit (certified cheque, bank draft, letter of credit) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Unit. The amount of the deposit is calculated by Roads and is based on 100% of the estimated cost of construction. The developer is responsible to arrange for the construction of the infrastructure with their own forces and to enter into an Indemnification Agreement with Roads at the time of construction (the security deposit will be used to secure the work).

Roads

- a. Construction of proposed new 1.5m mono sidewalk adjacent to Gissing DR SW.
- b. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.

25. Remit payment (certified cheque, bank draft) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Units. The amount is calculated by the respective Business Unit and is based on 100% of the estimated cost of construction.

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

Roads

Street lighting upgrading adjacent to site frontage (If required).

## Permanent Conditions

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The following permanent conditions shall apply:

### Planning

26. The Permanent Conditions will be finalized at the time of Development Authority decision.
27. All rules of Land Use Bylaw 1P2007 apply, subject to any relaxations approved by the Development Authority in this development permit.
28. 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.
29. 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.
30. A development completion permit must be issued for the development before the use is commenced or the development occupied. A development completion permit is independent from the requirements of City of Calgary Building Regulations inspections and permission for occupancy. Request a development completion permit inspection by visiting [inspections.calgary.ca](https://inspections.calgary.ca) or call 403-268-5311.
31. A letter of confirmation from a certified electrical engineer or Master Electrician shall be provided to the Development Authority, prior to the issuance of the Development Completion Permit, certifying that all Electric Vehicle Parking Stall - Capable stalls identified on the approved plans have been completed and are capable of supporting Level 2 Electric Vehicle Supply Equipment (charger) in the future.
32. An Urban Forestry Technician must be on-site to mitigate possible root damage to adjacent public trees during walkway installation. 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.
33. 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.
34. There shall be no construction access through the adjacent boulevard.

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35. 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.
36. Public trees located on the boulevard adjacent to the development site shall be retained and protected unless otherwise authorized by Urban Forestry. Prior to construction, install a temporary fence 4m from each tree trunk and ensure no construction materials are stored inside this fence.
37. 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.
38. 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).
39. 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](http://www.calgary.ca), call 311, or email [tree.protection@calgary.ca](mailto:tree.protection@calgary.ca) for more information.
40. No stockpiling or dumping of construction materials is permitted on the adjacent boulevard/open space.

### Utility Engineering

41. The subject parcels must remain on a single certificate of title for the duration of the development unless subdivision is approved by the subdivision authority.
42. For all soil disturbing projects, the developer, or their representative, shall designate a person to inspect all erosion and sediment control practices a minimum of every seven (7) days and during, or within 24 hours of, the onset of significant precipitation (> 12 mm of rain in 24 hours, or rain on wet or thawing soils) or snowmelt events. Note that some practices may require daily or more frequent inspection. Erosion and sediment control practices shall be adjusted to meet changing site and winter conditions. The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: [www.calgary.ca/ud](http://www.calgary.ca/ud) (under publications).
43. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
  - a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment and Protected Areas and The City of Calgary (311).
  - b. on City of Calgary lands or utility corridors, The City of Calgary, Climate and Environment (Contaminated Sites Section) must be immediately notified (311).
44. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Coordinator, Utility Specialists. All onsite deep utility infrastructure is subject to

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design approval and inspection as per the approved DSSP and must be accepted by the City.

45. The Development Permit (DP) site plan and grading must match the grades indicated on the approved Development Site Servicing Plan (DSSP), including all relevant retaining walls and structures. The DSSP shall serve as the basis for review and inspection of lot grading, overland drainage, stormwater ponding, stormwater management, underground infrastructure, roof downspouts, and sump pump discharge. It is the responsibility of the Engineer of Record to ensure the development is constructed in accordance with the approved DP and DSSP. Upon request by the Development Authority, the developer or owner of the titled parcel shall provide confirmation, under seal from a Consulting Engineer or Alberta Land Surveyor, that construction conforms to the approved plans.
46. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within the utility rights-of-way.
47. The waste and recycling enclosure shall be kept in a good state of repair at all times and the doors shall be kept closed while the enclosures are not actively in use for delivery or removal of refuse.
48. After approval of the Development Permit but prior to issuance of a Development Completion Permit or any occupancy of the building, payment shall be made for off-site levies pursuant to Bylaw 1H2024.

### **Mobility Engineering**

49. The developer shall be responsible for the cost of public work and any damage during construction in City Road right-of-ways, as required by the Manager, Development Engineering. All work performed on public property shall be done in accordance with City standards.
50. Indemnification Agreements are required for any work to be undertaken adjacent to or within City rights of way, bylawed setbacks and corner cut areas for the purposes of crane operation, shoring, tie-backs, piles, surface improvements, lay-bys, utility work, +15 bridges, culverts etc. All temporary shoring, etc., installed in the City rights-of-way, bylawed setbacks and corner cut areas must be removed to the satisfaction of the Manager of Development Engineering at the applicant's expense, upon completion of the foundation. Prior to permission to construct, contact and Indemnification Agreement Coordinator, Roads at [roadsia@calgary.ca](mailto:roadsia@calgary.ca)

## Advisory Comments

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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

51. Your project and its success are important to you! It could be important to your neighbours too. Providing information, connecting with those impacted by your project and working to understand their perspectives is beneficial.

When: Be proactive and undertake outreach early. Experience has shown that the earlier in the process you consider and exercise your outreach options, the more likely it will be to contribute to a successful development.

Why: This approach can help reduce conflict and eliminate surprises as potential risks or concerns can be identified sooner. Often these concerns can be addressed through improved communication and information sharing which can save time and reduce costs down the road.

How: The City has created an online toolkit to help Applicants determine the best outreach approach, including tactics for you and your project and the community you are working in. - Visit [Planning Outreach](#).

- Complete the Community Outreach Assessment (assess the potential impact of your proposal within the context of the community you are working in and provides additional guidance on your outreach approach).

- Connect with the surrounding neighbours, community association or relevant member-based organizations and area Councillor early in the process to discuss your development ideas.

52. The Advisory Comments will be finalized at the time of Development Authority decision.
53. 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.
54. 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.
55. In addition to this development permit, building permits may also be required. Building permit applications may be submitted upon approval of the associated development permit. Contact Building Regulations at 403-268-5311 for further information.

56. 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.
57. 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.
58. BenchmarkYYC is a free and voluntary program that assists Building Owners and Operators with:
- collecting aggregated, whole-building energy use information;
  - creating an ENERGY STAR Portfolio Manager account;
  - sharing data to obtain a digital Energy Performance Scorecard;
  - monitoring available building retrofit funding and financing opportunities; and
  - accessing free and discounted training on building decarbonization.

Continuous benchmarking of your building energy and emissions performance promotes continuous optimization of building systems and can help decision-makers prioritize decarbonization projects while planning capital investments.

Your participation in BenchmarkYYC will also help the City of Calgary further its commitment to our Climate Strategy, while contributing to affordability through potential energy cost savings.

Contact [energybenchmarking@calgary.ca](mailto:energybenchmarking@calgary.ca) to confirm if your proposed development is a suitable candidate for this program.

59. Net zero ready construction standards are encouraged to generate substantial energy and cost savings over the lifecycle of the development, and to align the development with the targets of the [Calgary Climate Strategy](#).
60. 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](http://www.calgary.ca). Parks does not permit the removal of public trees to facilitate development unless all options to retain and protect are exhausted.
61. 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.
62. 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

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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.

63. 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](http://www.calgary.ca) and search protecting trees during construction and development; alternatively, call 311 or email [tree.protection@calgary.ca](mailto:tree.protection@calgary.ca). Applicant is to apply for tree protection plan prior to demolition.
64. 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 **\$21,494.78**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.
65. Services should be shown on the plans in accordance with the Grade Slip granted by the City. If the servicing trench will be located within the dripline of an existing public tree, the applicant shall contact Urban Forestry or contact Development Site Servicing through 311 in attempt to avoid this conflict.

### Utility Engineering

66. The developer is responsible for ensuring that:
  - a. The environmental conditions of the subject property and associated utility corridors meet appropriate regulatory criteria and appropriate environmental assessment, remediation, exposure control or risk management is undertaken.
  - b. Appropriate environmental assessment(s) of the property has been undertaken and, if required, a suitable Remedial Action Plan, Exposure Control Plan and/or Risk Management Plan has been prepared, reviewed and accepted by the appropriate regulatory agency(s) including but not limited to Alberta Environment and Protected Areas.
  - c. The development conforms to any reviewed and accepted Remedial Action Plan, Exposure Control Plan and/or Risk Management Plan.
  - d. All reports are prepared by a qualified professional in accordance with accepted guidelines, practices and procedures that include but are not limited to those in the most recent versions of the Canadian Standards Association and City of Calgary Phase I & II Environmental Site Assessment Terms of Reference.
  - e. The development is in compliance with applicable environmental approvals, for example from Alberta Environment and Protected Areas, Alberta Energy Regulator and/or Natural Resources Conservation Board; as well, any related setback requirements, and landfill setback requirements as set out in the Subdivision and Development Regulation.

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

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

67. Site Servicing (hydrant location plan) is to be submitted and approved by the Fire Department prior to the Development Site Servicing Plan stage. One stamped plan is to be submitted with the Development Site Servicing Plan submission. Principal entrance(s) are to be labeled on the plan.

Required hydrants shall be in place, tested, and operational prior to the start of building construction.

68. Prior to the commencement of construction, alteration or demolition operations, a Fire Safety Plan, accepted in writing by the Fire Department and the authority having jurisdiction, shall be prepared for the site and conform to the requirements of Section 5.6 (Construction and Demolition Sites) of the National Fire Code (Alberta Edition). Visit <https://www.calgary.ca/csps/fire/fire-codes/fire-safety-plans.html> for more information on Fire Safety Plan requirements.
69. A new water connection is required to service the development and is available from the rear lane.
70. Show details of servicing and metering on Development Site Servicing Plan. Provide adequate water meter locations (100mm or larger, room adjacent to an exterior wall; 50mm or less, label water meter location) where services enter building. If static pressure exceeds 550 kPa install pressure reducing device after meter.
71. Maintain a 3.0m separation between Enmax facilities (power poles, light standards, transformer pads, catch basins, etc.) with the proposed water service.
72. Redundant services are to be disconnected at the source and new service installed at the owners expense.
73. Each unit must be individually metered.
74. If further subdivision occurs in the future (including strata subdivisions), each titled parcel must have separate service connections to public mains (water and sanitary). Contact [Utility Specialists](#) for additional details.
75. Ensure that the water service separation from the foundation wall or piles is:
  - a. 4.0m (100mm service or larger), or
  - b. 3.0m (50mm service or smaller), or
  - c. 2.0m when the foundation wall or piles extends vertically a minimum of 2.0m below the invert of the water pipe.
76. The applicant must apply for water and sewer connections as per City Standards.

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77. A new sanitary connection is required to service the development and is available from the rear lane.
78. Storm sewers are unavailable for connection.
79. The allowable stormwater run-off coefficient shall be 50 L/s/ha.
80. The applicant is encouraged to explore and adopt stormwater volume control options for this development.
81. Surface ponding (trapped lows) should be designed to contain all the flow generated from the 100-year storm events.
82. Where possible, discharge of roof leaders should be directed onto grassed or pervious areas to help reduce the volume of runoff. Alternatively, the roof leaders may be directed to the on-site storm sewer system.
83. Weeping tile must be connected to a sump and pump that discharges the flow onto the lots such that it drains away from the house unless a qualified soils consultant has determined otherwise. The consultant shall use the criteria set out in Section 3.3.6.1.2 of the Stormwater Management & Design Manual. A letter with the appropriate elevations (in metric geodetic) and information will be required by Utility Specialists.
84. The gravel blanket below footing and basement slab will not be considered a substitute for weeping tile around the building footing.
85. As per The City of Calgary Drainage Bylaw 37M2005, the developer, and those under their control, are responsible for ensuring that a Drainage Permit is obtained from Utility Specialists prior to discharging impounded runoff (caused by rainfall and/or snowmelt) seepage or groundwater from construction site excavations or other areas to a storm sewer. The developer, and those under their control, is responsible for adhering to all conditions and requirements stipulated in the Drainage Permit at all times. For further information, contact the Corporate Call Centre at 311 or visit <http://www.calgary.ca/UEP/Water/Pages/Watersheds-and-rivers/Erosion-and-sediment-control/Report-and-Drawings-Templates-and-Guides.aspx> (Drainage Permit applications can be downloaded from this website).
86. Stormwater emergency escape routes must be to a public roadway.
87. A minimum depth of 300mm topsoil for all sodded areas and 600mm for shrub and tree beds is to be used.
88. Developers can apply for reimbursement of construction costs up to \$50,000 for on-site stormwater storage. Eligible developments are multi-residential or mixed-use with multi-residential components, with on-site stormwater storage in compliance with City requirements. Potential reimbursement from the Stormwater Incentive Program may be available. This program provides the potential for the repayment of the costs associated with onsite storage requirements. The Stormwater Onsite Storage Pilot project uses funds from the

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Housing Accelerator Fund to fund storage for residential developments. For more information and to apply please contact [Stormwater@calgary.ca](mailto:Stormwater@calgary.ca). Please refer to the [Stormwater Incentive Program](#) website for more information.

- 89. No encroachments are permitted above or below grade in City rights-of-way.
- 90. Locate any/all utilities in the field.

Coordinate accordingly with any/all affected utility owners (if any), for the relocation OR protection of existing utilities that may exist/reside within the subject sites (i.e. by way of utility right-of-way and/or easement). All of which shall be to the satisfaction of the utility owners.

- 91. If any new trees are being proposed/planted in the public Rights-of-Way (boulevard), they will require a Line Assignment Application to be submitted for review and approval.

The applicant must first submit their plans through the Calgary Parks email intake [parksapprovals@calgary.ca](mailto:parksapprovals@calgary.ca). Calgary Parks will then apply for a Line Assignment from ROW Management Service for tree planting in the public Rights-of-Way (boulevard). This type of application consists of a cover letter requesting approval to plant trees, and a digital drawing in MicroStation .dgn format is preferred and makes for an easier review. If a .dgn cannot be provided a pdf copy of the landscape plans may be accepted.

The following information is required on the tree planting plans:

- a. Property lines and/or registered utility rights-of-way,
- b. Indicate the location of both the existing and proposed boulevard trees and/or tree trenches from existing property lines to the location(s) of the proposed boulevard trees and trenches. If tree trenches are to be installed details of proposed trenches will also be required.
- c. Two offsetting dimensions from Property line and/ or Lot lines to all proposed trees or landscaping features. Only providing offsetting dimensions from existing utilities will not be accepted and may result in your application being returned for revisions.
- d. Species and calliper of proposed trees (Some species may not be permitted in the boulevards. Confirm with Calgary Parks [parksapprovals@calgary.ca](mailto:parksapprovals@calgary.ca))
- e. Include any existing features whenever possible (curb, sidewalks, streetlight poles, hydrants, existing trees, utilities, etc.)
- f. Shrubs and flowerbeds are not typically permitted in City boulevards
- g. If irrigation systems are proposed they must be reviewed/approved separately; contact [ROWmanagement@calgary.ca](mailto:ROWmanagement@calgary.ca) for review process.
- h. Include the Project Name and/or Development Permit Number in your application cover letter and on your plans.

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

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

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94. Secondary suites may not be eligible to receive a separate set of waste and recycling containers from the City of Calgary. Suites are expected to share the waste storage with the associated primary dwelling unit.
95. In the event the proposed development is no longer able to obtain waste collection service as shown in this development approval, the landowner is responsible for obtaining a new development permit for an alternative service plan.

### **Mobility Engineering**

96. Garage aprons at rear must tie to the existing lane grades. Lane grades will be provided on the grade slip issued by Development Servicing. It is the responsibility of developer, contractor, or homeowner to set the elevations of the garage slab based on the lot grading and to ensure that garage is operationally accessible and that it ties to established land grades. Lane grades are not to be altered without the approval of Roads.
97. You may be eligible for The City of Calgary's newly launched Missing Middle Sidewalk Incentive Program! Through the Program, developers can receive financial support to offset the cost of sidewalk upgrades required for new rowhouse and townhouse projects. The City is allocating \$4 million from the Housing Accelerator Fund to cover 50% of eligible sidewalk replacement costs, up to \$500 per linear meter.

#### **Eligibility:**

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

Funding is provided after sidewalk construction is finished, upon application approval and submission of required documentation. Learn more at: <https://www.calgary.ca/planning/projects/missing-middle-sidewalk-incentive-program.html?redirect=/sidewalkincentive>

Dear file manager,

In response to DP2026-01994, Detailed Review #1, we have made the following changes:

### *Bylaw Discrepancies*

- 340 Balconies
  - Changed part of the dividing third floor privacy wall to a 7'0" (2.13m) high frosted glass. Dimensions can be seen on sheet A15 - Section #2.
- 541 Building Height
  - Reduced the third-floor roof slope of from 3:12 to 2:12 and the width of the third floor by 1'7" in order for the roof peak to be at the Maximum Height Plane and corners below the maximum building height chafer from the side property lines.
- 345 Accessory Residential Building
  - Indicated that lapped siding is to be a maintenance free, Hardieboard product.

### *Planning*

3. Added a note for electrical rough-in for Level 2 EV Charging to the garage plan.
4. Maintenance free siding has been indicated in order to qualify for the accessory residential building side setback reduction.
5. Amenity space allocation is indicated on the landscaping plan. Labels have also been added to sheet A04 – Block/Site Plan – Proposed.
6. The West side of the building faces the street. The balcony is set back 6' from the front façade, with the proposed sliding glass doors 13'6" from the front façade. We increased the guard wall height from 42" high to 51" to help with overlooking concerns. Given the width of the street, public walkways, balcony setbacks, and guard wall height overlooking towards the West is minimized. Frosting the sliding glass doors would only obscure the view of the mountains. The front yards of every dwelling are visible from the street and public walkway, so there is no expectation of privacy.
7. Updated the species for shrub S11 and indicated that it is a public shrub that is to be retained on sheet A04 – Block/Site Plan – Proposed.
8. Changed shrub S11 to be Retained.
9. Removed the proposed trees and shrubs under the existing public tree canopies/drip line. Added public trees to sheet A05 – Landscape Plan.
10. Sidewalk dimensions are shown on sheet A04 – Block/Site Plan – Proposed. Added notes about the sidewalk replacement/widening as per request.
11. Updated sheet A04 – Block/Site Plan – Proposed and A05 – Landscape Plan with the proposed stormwater catchment tanks. Note that the front sidewalk needed to be reduced from 1.5m to 1.22m.
12. Replaced the proposed Green Ash and Columnar Aspen trees with Rocky Mountain Junipers.



*Mobility Engineering*

13. Added additional notes to the sidewalk on sheet A04 – Block/Site Plan – Proposed and amended the note below to clarify that the “existing 1.1m sidewalk to be completely removed and replaced with a sidewalk of 1.5m width.” Changed the existing sidewalk to a dashed line, with the proposed sidewalk having solid lines. Increased the transition to be over 1m. Dimensioned the sidewalk to the back of walk.
14. Labeled the existing and proposed sidewalks and curbs on sheet A04 – Block/Site Plan – Proposed. Added two boulevard cross-sections to sheet A16 – Section 3.
15. Surveyor plan will be provided with the DR response. Additional survey points have been added to sheet A03 – Block/Site Plan – Existing and A04 – Block/Site Plan – Proposed.
16. Added two boulevard cross-sections to sheet A16 – Section 3. No stairs are within the city’s right of way.
17. Fixed the garage aprons to have a 2%-10% slope and a crossfall from the center of lane to the property line to be between 3.5%-5%.
18. Switched the door for the bicycle storage lockers to face inwards to the back yard, and changed the surface material to be concrete.
19. Downward facing motion sensor light added to the garage plans in order to illuminate the bicycle storage locker doors. Lights are provided at each entrance of the dwelling and garage, which can be seen on the elevation plans, and will be detailed in the electrical plan for the Building Permit.

Thank you for your review,

Steve Stanislavski, Principal

Arc1 Design Inc.

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

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

|                  |                       |
|------------------|-----------------------|
| Date:            | May 7, 2026           |
| Date Received:   | April 8, 2026         |
| BLC BY:          | Alex Trinh            |
| Review Required: | <div>COMPLETE ▼</div> |

D.P. # 2026-01994

For Internal Distribution Only

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

Floodway/Floodfringe/Overland Flow

DOES NOT APPLY ▼

*\*If applicable Complete Flood Sheet\**

Heritage Guidelines Area

Not Located within Heritage Guideline Area ▼

*\*If Applicable Disregard Contextual Rules\**

## Public Realm Setbacks

| Rd / St / Av |     | Required |  | Provided |  |
|--------------|-----|----------|--|----------|--|
| Rd / St / Av | N/A | Required |  | Provided |  |
| Rd / St / Av |     | Required |  | Provided |  |

Main Floor Elevation(S):

Roof Peak Elevation(s):

|        |  |        |  |
|--------|--|--------|--|
| Unit 1 |  | Unit 1 |  |
| Unit 2 |  | Unit 2 |  |

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

Notes:

ISC: Protected

For Internal Distribution Only

| Part 4 A to Z Use and Use Rules         |            |                                                                                                                                                                             | D.P. # 2026-01994 |     |     |     |
|-----------------------------------------|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|-----|-----|
| Section / Use                           | Type       | Requirements                                                                                                                                                                | Evaluation        |     |     |     |
| 153.1 Backyard Suite                    | Compulsory | (iii) is located in a detached building located behind the front façade of the main residential building;                                                                   | C                 | N/C | N/A | N/I |
|                                         |            | (vi) Must not be located on the same parcel or bare land unit as either a Rowhouse Building or a Townhouse use;                                                             | C                 | N/C | N/A | N/I |
| 170.2 Contextual Semi-detached Dwelling | Compulsory | (i) contains two Dwelling Units located side by side and separated by a common party wall extending from foundation to roof;                                                | C                 | N/C | N/A | N/I |
| 171 Contextual Single Detached Dwelling | Compulsory | (i) meets all of the rules specified for the use in a district;                                                                                                             | C                 | N/C | N/A | N/I |
|                                         |            | (ii) may contain a Secondary Suite in a district where a Secondary Suite is a listed use and conforms with the rules of the district;                                       | C                 | N/C | N/A | N/I |
| 187 Duplex Dwelling                     | Compulsory | (a) means a building which contains two Dwelling Units, one located above the other, with each having a separate entrance;                                                  | C                 | N/C | N/A | N/I |
| 287 Rowhouse                            | Compulsory | (i) contains three or more Dwelling Units, located side by side and separated by common party walls extending from foundation to roof;                                      | C                 | N/C | N/A | N/I |
|                                         |            | (ii) where one façade of each Dwelling Unit directly faces a public street;                                                                                                 | C                 | N/C | N/A | N/I |
|                                         |            | (iii) where no intervening building is located between the street facing façade of each Dwelling Unit and the adjacent public street;                                       | C                 | N/C | N/A | N/I |
|                                         |            | (iv) where each Dwelling Unit has a separate direct entry from grade to an adjacent public sidewalk or an adjacent public street;                                           | C                 | N/C | N/A | N/I |
|                                         |            | (v) where no Dwelling Unit is located wholly or partially above another Dwelling Unit; and                                                                                  | C                 | N/C | N/A | N/I |
|                                         |            | (vi) may contain a Secondary Suite within a Dwelling Unit in a district where a Secondary Suite is a listed use and conforms with the rules of the district;                | C                 | N/C | N/A | N/I |
| 295 Secondary Suite                     | Compulsory | (i) contains two or more rooms used or designed to be used as a residence by one or more persons;                                                                           | C                 | N/C | N/A | N/I |
|                                         |            | (ii) contains a kitchen, living, sleeping and sanitary facilities;                                                                                                          | C                 | N/C | N/A | N/I |
|                                         |            | (iii) is self-contained and located within a Dwelling Unit;                                                                                                                 | C                 | N/C | N/A | N/I |
|                                         |            | (iv) must not be located in a Dwelling Unit where another Dwelling Unit is located wholly or partially above or below the Dwelling Unit containing the Secondary Suite; and | C                 | N/C | N/A | N/I |
|                                         |            | (v) is considered part of and secondary to a Dwelling Unit;                                                                                                                 | C                 | N/C | N/A | N/I |
| 297 Semi-Detached Dwelling              | Compulsory | (a) means a use where a building contains two Dwelling Units located side by side and separated by a common party wall extending from foundation to roof;                   | C                 | N/C | N/A | N/I |
| 319 Townhouse                           | Compulsory | (i) comprising three or more Dwelling Units;                                                                                                                                | C                 | N/C | N/A | N/I |
|                                         |            | (ii) where each Dwelling Unit has a separate direct entry from grade;                                                                                                       | C                 | N/C | N/A | N/I |
|                                         |            | (iii) where no Dwelling Unit is located wholly or partially above another Dwelling Unit; and                                                                                | C                 | N/C | N/A | N/I |
|                                         |            | (iv) that does not include a Rowhouse Building;                                                                                                                             | C                 | N/C | N/A | N/I |

Page 3

| Residential - Grade-Oriented Infill (R-CG) District                           |                                                                                                                                                                                      |                                                                                                                                                                                                                |                                                                                                                                                               |         |                                                                                                                                        |                             | D.P. #            | 2026-01994 |       |     |  |     |        |   |        |  |
|-------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-------------------|------------|-------|-----|--|-----|--------|---|--------|--|
| 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                                                                                                                      |                                                                                                                                                                                                                |                                                                                                                                                               |         | West                                                                                                                                   |                             | 3.09              |            | 0.09  |     |  |     |        |   |        |  |
| 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.                                                    |                                                                                                                                                                                                                |                                                                                                                                                               |         | West - Eaves                                                                                                                           |                             | 0.21              |            | -0.39 |     |  |     |        |   |        |  |
|                                                                               | (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                                                                                 |         |                                                                                                                                        |                             | N/A               |            |       |     |  |     |        |   |        |  |
|                                                                               |                                                                                                                                                                                      |                                                                                                                                                                                                                | (b) the area of a landing does not exceed 2.5m²                                                                                                               |         |                                                                                                                                        |                             |                   |            |       |     |  |     |        |   |        |  |
|                                                                               | (5) In a Developed Area, a porch may project a maximum of 1.8m into a front setback area where:                                                                                      |                                                                                                                                                                                                                |                                                                                                                                                               |         |                                                                                                                                        |                             |                   |            |       |     |  |     |        |   |        |  |
|                                                                               | (a) it forms an entry to the main floor of a Dwelling Unit of a main residential building;                                                                                           |                                                                                                                                                                                                                | (b) the setback of the porch from the front property line is not less than the minimum setback in the district;                                               |         | (c) the maximum height of the porch platform is 1.2m measured from grade, excluding stairs and a landing area not exceeding 2.5m²; and |                             |                   |            |       |     |  |     |        |   |        |  |
|                                                                               |                                                                                                                                                                                      |                                                                                                                                                                                                                |                                                                                                                                                               |         |                                                                                                                                        |                             |                   |            |       |     |  |     |        |   |        |  |
|                                                                               |                                                                                                                                                                                      |                                                                                                                                                                                                                |                                                                                                                                                               |         |                                                                                                                                        |                             |                   |            |       |     |  |     |        |   |        |  |
|                                                                               | (d) the portion of the porch that projects into a front setback area is unenclosed, other than by a railing, balustrade or privacy walls located on porches between attached units.  |                                                                                                                                                                                                                |                                                                                                                                                               |         |                                                                                                                                        |                             |                   |            |       |     |  |     |        |   |        |  |
|                                                                               |                                                                                                                                                                                      |                                                                                                                                                                                                                |                                                                                                                                                               |         |                                                                                                                                        |                             |                   |            |       |     |  |     |        |   |        |  |
|                                                                               |                                                                                                                                                                                      |                                                                                                                                                                                                                |                                                                                                                                                               |         |                                                                                                                                        |                             |                   |            |       |     |  |     |        |   |        |  |
|                                                                               | (6) Eaves may project an additional 0.6m from a porch into the front setback area, as described in subsection (5).                                                                   |                                                                                                                                                                                                                |                                                                                                                                                               |         |                                                                                                                                        |                             |                   |            |       |     |  |     |        |   |        |  |
|                                                                               |                                                                                                                                                                                      |                                                                                                                                                                                                                |                                                                                                                                                               |         |                                                                                                                                        |                             |                   |            |       |     |  |     |        |   |        |  |
|                                                                               | 335 Length of Portions of a Building in Setback Areas (Front)                                                                                                                        | (1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade<br><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 |                                                                                                                                                                                      |                                                                                                                                                                                                                |                                                                                                                                                               |         |                                                                                                                                        |                             |                   |            |       |     |  |     |        |   |        |  |
| 538 Block Face Requirements                                                   | (1) A minimum building setback of 1.2m is required from a side property line at least every 60.0m along the entire length of a block face.                                           |                                                                                                                                                                                                                |                                                                                                                                                               |         |                                                                                                                                        |                             | N/A               |            |       |     |  |     |        |   |        |  |
|                                                                               | Block Face (Property Line) Length (m):                                                                                                                                               |                                                                                                                                                                                                                |                                                                                                                                                               |         |                                                                                                                                        |                             |                   |            |       |     |  |     |        |   |        |  |
|                                                                               |                                                                                                                                                                                      |                                                                                                                                                                                                                |                                                                                                                                                               |         |                                                                                                                                        |                             |                   |            |       |     |  |     |        |   |        |  |
|                                                                               | (2) Where subsection (1) applies, the side setback area must be clear of all air conditioning units, window wells and portions of a building measured from grade to a height of 2.4m |                                                                                                                                                                                                                |                                                                                                                                                               |         |                                                                                                                                        |                             |                   |            |       |     |  |     |        |   |        |  |
|                                                                               |                                                                                                                                                                                      |                                                                                                                                                                                                                |                                                                                                                                                               |         |                                                                                                                                        |                             |                   |            |       |     |  |     |        |   |        |  |
|                                                                               |                                                                                                                                                                                      |                                                                                                                                                                                                                |                                                                                                                                                               |         |                                                                                                                                        |                             |                   |            |       |     |  |     |        |   |        |  |
|                                                                               |                                                                                                                                                                                      |                                                                                                                                                                                                                |                                                                                                                                                               |         |                                                                                                                                        |                             |                   |            |       |     |  |     |        |   |        |  |
|                                                                               |                                                                                                                                                                                      |                                                                                                                                                                                                                |                                                                                                                                                               |         |                                                                                                                                        |                             |                   |            |       |     |  |     |        |   |        |  |
|                                                                               |                                                                                                                                                                                      |                                                                                                                                                                                                                |                                                                                                                                                               |         |                                                                                                                                        |                             |                   |            |       |     |  |     |        |   |        |  |
|                                                                               |                                                                                                                                                                                      |                                                                                                                                                                                                                |                                                                                                                                                               |         |                                                                                                                                        |                             |                   |            |       |     |  |     |        |   |        |  |
|                                                                               |                                                                                                                                                                                      |                                                                                                                                                                                                                |                                                                                                                                                               |         |                                                                                                                                        |                             |                   |            |       |     |  |     |        |   |        |  |
|                                                                               |                                                                                                                                                                                      |                                                                                                                                                                                                                |                                                                                                                                                               |         |                                                                                                                                        |                             |                   |            |       |     |  |     |        |   |        |  |
|                                                                               |                                                                                                                                                                                      |                                                                                                                                                                                                                |                                                                                                                                                               |         |                                                                                                                                        |                             |                   |            |       |     |  |     |        |   |        |  |
|                                                                               | (1) Subject to subsections (3) through (9), the minimum building setback from any side property line is 1.2m                                                                         |                                                                                                                                                                                                                |                                                                                                                                                               |         | North                                                                                                                                  |                             | 1.23              |            | 0.03  |     |  |     |        |   |        |  |
|                                                                               |                                                                                                                                                                                      |                                                                                                                                                                                                                |                                                                                                                                                               |         | South                                                                                                                                  |                             | 1.23              |            | 0.03  |     |  |     |        |   |        |  |
|                                                                               |                                                                                                                                                                                      |                                                                                                                                                                                                                |                                                                                                                                                               |         |                                                                                                                                        |                             |                   |            |       |     |  |     |        |   |        |  |
|                                                                               |                                                                                                                                                                                      |                                                                                                                                                                                                                |                                                                                                                                                               |         |                                                                                                                                        |                             |                   |            |       |     |  |     |        |   |        |  |
|                                                                               | (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.                                                                          |                                                                                                                                                                                                                |                                                                                                                                                               |         |                                                                                                                                        |                             | Applies           |            | N/A   | N/I |  |     |        |   |        |  |
|                                                                               |                                                                                                                                                                                      |                                                                                                                                                                                                                |                                                                                                                                                               |         |                                                                                                                                        |                             |                   |            |       |     |  |     |        |   |        |  |
|                                                                               | (4) The minimum building setback from a side property line may be reduced to a zero setback where:                                                                                   |                                                                                                                                                                                                                | (a) the owner of the parcel proposed for development and the owner of the adjacent parcel register, against both titles, a 1.2m private maintenance easement. |         |                                                                                                                                        |                             |                   |            |       |     |  |     |        |   |        |  |
|                                                                               |                                                                                                                                                                                      |                                                                                                                                                                                                                |                                                                                                                                                               |         |                                                                                                                                        |                             |                   |            |       |     |  |     |        |   |        |  |
|                                                                               |                                                                                                                                                                                      |                                                                                                                                                                                                                |                                                                                                                                                               |         |                                                                                                                                        |                             |                   |            |       |     |  |     |        |   |        |  |

|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                          |                     |                             |      |       |        |       |        |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-----------------------------|------|-------|--------|-------|--------|--|
| Page 4<br>539 Building<br>Setback from Side<br>Property Line                                                                                                                                          | (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.                                                                                                                                                                                                                          |                                                                                                                                                                                          |                     |                             | N/A  |       |        |       |        |  |
|                                                                                                                                                                                                       | (6) For a corner parcel, the minimum building setback from a side property line shared with a street is 0.6m                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                          |                     |                             |      |       |        |       |        |  |
|                                                                                                                                                                                                       | (7) The building setback from a side property line of 3.0m required in subsection 2(b) may be reduced to zero metres where the owner of the parcel proposed for development and the owner of the adjacent parcel registers, against both titles, a private access easement:                                                                                                                          | (a) where the width of the easement, in combination with the reduced building setback, must be at least 3.0 metres;                                                                      |                     |                             |      |       |        |       |        |  |
|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                      | (b) that provides unrestricted vehicle access to the rear of the parcel.                                                                                                                 |                     |                             |      |       |        |       |        |  |
|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                          |                     |                             |      |       |        |       |        |  |
|                                                                                                                                                                                                       | (8) Unless otherwise referenced in subsection (9), on a laned parcel the minimum building setback from a side property line for a private garage attached to a main residential building is 0.6m                                                                                                                                                                                                     |                                                                                                                                                                                          |                     |                             |      |       |        |       |        |  |
|                                                                                                                                                                                                       | (9) On a laned parcel, the minimum building setback for a private garage attached to a main residential building that does not share a side or rear property line with a street may be reduced to zero metres where the wall of the portion of the building that contains the private garage is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel. |                                                                                                                                                                                          |                     |                             |      |       |        |       |        |  |
| 337 Projections<br>Into Side Setback<br>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.                                                                                                                                                                                                                                                                         |                                                                                                                                                                                          | North - 2F Cant x 4 |                             | 0.58 | -0.02 |        |       |        |  |
|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                          | South - 2F Cant x 4 |                             | 0.58 | -0.02 |        |       |        |  |
|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                          |                     |                             |      |       |        |       |        |  |
|                                                                                                                                                                                                       | (1.2) Portions of a building less than 2.4m above grade may project a maximum of 0.6m,                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                          |                     |                             | N/A  |       |        |       |        |  |
|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                          |                     |                             |      |       |        |       |        |  |
|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                          |                     |                             |      |       |        |       |        |  |
|                                                                                                                                                                                                       | (1.2) (b) for all other uses:                                                                                                                                                                                                                                                                                                                                                                        | (i) when located on a corner parcel;                                                                                                                                                     |                     |                             |      |       |        |       |        |  |
|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                      | (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.                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                          |                     |                             |      |       |        |       |        |  |
|                                                                                                                                                                                                       | (2) Window wells and portions of a building, other than eaves, must not project into a 3.0m setback required on a laneless parcel.                                                                                                                                                                                                                                                                   |                                                                                                                                                                                          |                     |                             |      |       |        |       |        |  |
|                                                                                                                                                                                                       | (3) Eaves may project a max. of 0.6m into any side setback area.                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                          | North               |                             | 0.62 | 0.02  |        |       |        |  |
|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                          | South               |                             | 0.62 | 0.02  |        |       |        |  |
|                                                                                                                                                                                                       | (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;                                                                                                                |                     |                             |      | N/A   |        |       |        |  |
|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                      | (b) the area of a landing does not exceed 2.5m <sup>2</sup>                                                                                                                              |                     |                             |      |       |        |       |        |  |
|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                      | (c) the area of any portion of a landing that projects into the side setback area does not exceed 1.8m <sup>2</sup>                                                                      |                     |                             |      |       |        |       |        |  |
|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                      | (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. |                                                                                                                                                                                                                                                                                                                                                                                                      | Closest Portion                                                                                                                                                                          |                     | 0.91                        |      | 0.01  |        |       |        |  |
| (9) Balconies and decks must not project into any side setback area;                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                          |                     | C                           | N/C  | N/A   | N/I    |       |        |  |
| 335 Length of<br>Portions of a<br>Building in<br>Setback Areas<br>(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<br><i>(Does not apply to decks , eaves, porches, ramps, and stairs)</i>                                                                                                                                                                                       |                                                                                                                                                                                          |                     | PROVIDE LENGTH AND % VALUES |      | %     | Length | %     | Length |  |
|                                                                                                                                                                                                       | 2nd st                                                                                                                                                                                                                                                                                                                                                                                               | North                                                                                                                                                                                    | 18.90               | X 40% =                     | 7.56 | 39.79 | 7.52   | -0.21 | -0.04  |  |
|                                                                                                                                                                                                       | 2nd st                                                                                                                                                                                                                                                                                                                                                                                               | South                                                                                                                                                                                    | 18.90               | X 40% =                     | 7.56 | 39.79 | 7.52   | -0.21 | -0.04  |  |
|                                                                                                                                                                                                       | __st                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                          |                     | X 40% =                     |      |       |        |       |        |  |
|                                                                                                                                                                                                       | __st                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                          |                     | X 40% =                     |      |       |        |       |        |  |
|                                                                                                                                                                                                       | (2) The max. length of an individual projection into any setback area is 3.1m<br><i>(Includes Window Wells)</i>                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                          |                     | Longest Projection          |      | 1.98  |        | -1.12 |        |  |
|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                          |                     |                             |      |       |        |       |        |  |

|                                                                                                                                                                                  |                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                        |                                             |         |                             |      |       |                                             |       |        |
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| Page 5                                                                                                                                                                           |                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                        |                                             |         |                             |      |       |                                             |       |        |
| 540 Building Setback from Rear Property Line                                                                                                                                     | (1) Unless otherwise referenced in subsection (2) the minimum building setback from a rear property line is 7.5m                                                                                                |                                                                                                                                                                                                                                                                                        |                                             |         |                             |      | N/A   |                                             |       |        |
|                                                                                                                                                                                  | (2) On a laned or corner parcel, the minimum building setback from a rear property line is 1.2m                                                                                                                 |                                                                                                                                                                                                                                                                                        |                                             |         | East                        |      | 12.07 |                                             | 10.87 |        |
|                                                                                                                                                                                  |                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                        |                                             |         |                             |      |       |                                             |       |        |
| 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 <sup>2</sup> in gross floor area for each Dwelling Unit located on the parcel.                                                                                                                                                                               |                                             |         | Unit 1                      |      |       |                                             |       |        |
|                                                                                                                                                                                  |                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                        |                                             |         | Unit 2                      |      |       |                                             |       |        |
|                                                                                                                                                                                  |                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                        |                                             |         | Unit 3                      |      |       |                                             |       |        |
|                                                                                                                                                                                  |                                                                                                                                                                                                                 | (c) has no part that is located closer than 0.60m to the rear property line; and                                                                                                                                                                                                       |                                             |         | Unit 4                      |      |       |                                             |       |        |
|                                                                                                                                                                                  |                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                        |                                             |         |                             |      |       |                                             |       |        |
|                                                                                                                                                                                  | (d) has no eave closer than 0.6m to a side property line.                                                                                                                                                       |                                                                                                                                                                                                                                                                                        |                                             |         |                             |      |       |                                             |       |        |
|                                                                                                                                                                                  | (4) When an attached private garage has a balcony or deck, the balcony or deck must not be located within 6.0m of a rear property line or 1.2m of a side property line.                                         |                                                                                                                                                                                                                                                                                        |                                             |         | Rear                        |      |       |                                             |       |        |
|                                                                                                                                                                                  |                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                        |                                             | Side    |                             |      |       |                                             |       |        |
|                                                                                                                                                                                  |                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                        |                                             | Side    |                             |      |       |                                             |       |        |
| 335 Length of Portions of a Building in Setback Areas (Rear)                                                                                                                     | (1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade<br><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                                                                                                                                   |                                                                                                                                                                                                                                                                                        |                                             |         |                             |      |       |                                             |       |        |
| 339 Decks                                                                                                                                                                        | (2) The height of a deck in the Developed Area must not exceed:                                                                                                                                                 | (a) 1.5m above grade at any point, except where the deck is located on the same façade as the at-grade entrance to a walkout basement; and                                                                                                                                             |                                             |         |                             |      | N/A   |                                             |       |        |
|                                                                                                                                                                                  |                                                                                                                                                                                                                 | (b) 0.3m above the main floor level of the closest main residential building on the parcel.                                                                                                                                                                                            |                                             |         |                             |      |       |                                             |       |        |
|                                                                                                                                                                                  | (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                                                                                                                                                                                                     |                                             |         |                             |      |       |                                             |       |        |
|                                                                                                                                                                                  |                                                                                                                                                                                                                 | (b) must not be located between the foremost front façade of the main residential building and the front property line.                                                                                                                                                                |                                             |         |                             |      |       |                                             |       |        |
|                                                                                                                                                                                  | (3) A deck attached to a Semi-detached Dwelling, Rowhouse or Townhouse within 1.2m of a party wall must have a solid privacy wall that:                                                                         |                                                                                                                                                                                                                                                                                        | (a) is a min. of 2.0m in height;            |         |                             |      |       |                                             |       |        |
|                                                                                                                                                                                  |                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                        | (b) is a max. of 3.0m in height; and        |         |                             |      |       |                                             |       |        |
|                                                                                                                                                                                  |                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                        | (c) extends the full depth of the deck.     |         |                             |      |       |                                             |       |        |
|                                                                                                                                                                                  | 340 Balconies                                                                                                                                                                                                   | (1) Unless otherwise referenced in this Part, an open balcony must not project more than 1.85 metres from the building façade to which it is attached.                                                                                                                                 |                                             |         |                             |      |       |                                             |       |        |
| (2) Unless otherwise referenced in this Part, the floor area of a recessed balcony must not exceed 10.0m²                                                                        |                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                        |                                             |         |                             |      |       |                                             |       |        |
| (2.1) Unless otherwise referenced in this Part, a privacy wall located on a balcony:                                                                                             |                                                                                                                                                                                                                 | (a) must not exceed 3.0m in height when measured from the surface of the balcony; and                                                                                                                                                                                                  |                                             |         |                             |      |       |                                             |       |        |
|                                                                                                                                                                                  |                                                                                                                                                                                                                 | (b) must not be located between the foremost front façade of the main residential building and front property line.                                                                                                                                                                    |                                             |         |                             |      |       |                                             |       |        |
| (3) A balcony attached to a Contextual Semi-detached Dwelling, Semi-detached Dwelling, Rowhouse Building or Townhouse within 1.2m of a party wall must have a privacy wall that: |                                                                                                                                                                                                                 | (a) is a min. of 2.0m in height;                                                                                                                                                                                                                                                       |                                             |         |                             | 1.16 |       | -0.84                                       |       |        |
|                                                                                                                                                                                  |                                                                                                                                                                                                                 | (b) is a max. of 3.0m in height; and                                                                                                                                                                                                                                                   |                                             |         |                             | 2.13 |       | -0.87                                       |       |        |
|                                                                                                                                                                                  |                                                                                                                                                                                                                 | (c) extends the full depth of the balcony.                                                                                                                                                                                                                                             |                                             |         |                             | C    | N/C   | N/A                                         | N/I   |        |
|                                                                                                                                                                                  |                                                                                                                                                                                                                 | (1) Where a balcony is located on the roof of the first or second storey of a main residential building and does not overhang any façade of the storey below, the balcony may have a maximum floor area that equals 50.0 per cent of the horizontal cross section of the storey below. |                                             |         |                             |      |       | Complies Well below 50% of floor area below |       |        |
|                                                                                                                                                                                  |                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                        | Area of Storey Below Balcony (m²)           |         |                             |      |       |                                             |       |        |
|                                                                                                                                                                                  |                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                        | (i) where it forms part of the front façade |         |                             |      |       |                                             |       |        |



|                                   |                                                                                                                                                                                                                                                            |                                                                                                                                                                  |                                                                                                                                    |                    |                                                                                            |        |     |     |  |
|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------------------------------------------------------------------------|--------|-----|-----|--|
| 544 Balconies                     | (2) A balcony attached to a Contextual Single Detached Dwelling, Contextual Semi-detached Dwelling, or Rowhouse Building that is a permitted use:<br><br><i>Does not apply to Discretionary Uses.</i>                                                      | (a) may be located on a side façade of a building:                                                                                                               | and is not recessed back more than 4.5m from the front façade; or                                                                  |                    | N/A                                                                                        |        |     |     |  |
|                                   |                                                                                                                                                                                                                                                            |                                                                                                                                                                  | (ii) where it is on the street side of a corner parcel;                                                                            |                    |                                                                                            |        |     |     |  |
|                                   |                                                                                                                                                                                                                                                            | (b) may be located on a rear façade of a building where:                                                                                                         | (i) it does not form part of the side façade unless the side façade is on the street side of a corner parcel;                      |                    |                                                                                            |        |     |     |  |
|                                   |                                                                                                                                                                                                                                                            |                                                                                                                                                                  | (ii) a privacy wall is provided where the balcony is facing a side property line shared with a contextually adjacent building; and |                    |                                                                                            |        |     |     |  |
|                                   |                                                                                                                                                                                                                                                            |                                                                                                                                                                  | (iii) the privacy wall is a minimum of 2.0m in height and a maximum of 3.0m in height; and                                         | Minimum            |                                                                                            |        |     |     |  |
|                                   |                                                                                                                                                                                                                                                            |                                                                                                                                                                  |                                                                                                                                    | Maximum            |                                                                                            |        |     |     |  |
|                                   |                                                                                                                                                                                                                                                            | (c) must not have a balcony on the rear façade with a height greater than 6.0m, when measured vertically at any point from grade to the platform of the balcony. |                                                                                                                                    |                    |                                                                                            |        |     |     |  |
|                                   |                                                                                                                                                                                                                                                            |                                                                                                                                                                  |                                                                                                                                    |                    |                                                                                            |        |     |     |  |
|                                   |                                                                                                                                                                                                                                                            |                                                                                                                                                                  |                                                                                                                                    |                    |                                                                                            |        |     |     |  |
|                                   |                                                                                                                                                                                                                                                            |                                                                                                                                                                  |                                                                                                                                    |                    |                                                                                            |        |     |     |  |
| 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.                                                                                                                                 |                                                                                                                                                                  |                                                                                                                                    | 11.36              |                                                                                            | 0.36   |     |     |  |
|                                   |                                                                                                                                                                                                                                                            |                                                                                                                                                                  |                                                                                                                                    |                    |                                                                                            |        |     |     |  |
|                                   |                                                                                                                                                                                                                                                            |                                                                                                                                                                  |                                                                                                                                    |                    |                                                                                            |        |     |     |  |
|                                   |                                                                                                                                                                                                                                                            |                                                                                                                                                                  |                                                                                                                                    |                    |                                                                                            |        |     |     |  |
|                                   | (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                                      | Both Sides         | C                                                                                          | N/C    | N/A | N/I |  |
|                                   |                                                                                                                                                                                                                                                            |                                                                                                                                                                  | (ii) 7.0m from grade; measured at the shared property line; and                                                                    |                    |                                                                                            |        |     |     |  |
|                                   |                                                                                                                                                                                                                                                            | (b) increases at a 45 degree angle to a max of 11.0m measured from grade.                                                                                        |                                                                                                                                    |                    |                                                                                            |        |     |     |  |
|                                   |                                                                                                                                                                                                                                                            |                                                                                                                                                                  |                                                                                                                                    |                    |                                                                                            |        |     |     |  |
|                                   | (3) On a corner parcel, the max area of a horizontal cross section through a building at 9.5m above average grade must not be greater than 75.0% of the max area of a horizontal cross section through the building between average grade and 8.6m         |                                                                                                                                                                  |                                                                                                                                    |                    | N/A                                                                                        |        |     |     |  |
|                                   |                                                                                                                                                                                                                                                            |                                                                                                                                                                  |                                                                                                                                    |                    |                                                                                            |        |     |     |  |
|                                   | 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% =                                                                                                                                                          |                                                                                                                                    |                    |                                                                                            |        |     |     |  |
|                                   | Max. Area                                                                                                                                                                                                                                                  | Max. Area allowed at 9.5m                                                                                                                                        |                                                                                                                                    |                    |                                                                                            |        |     |     |  |
|                                   | (4) Where not located on a corner parcel, the maximum building height is 8.6m for any portion of a main residential building located between the rear property line and 60.0% parcel depth or the contextual building depth average, whichever is greater. |                                                                                                                                                                  |                                                                                                                                    |                    | N/A<br>Subject bldg depth (22.15m) is less than the contextual bldg depth average (27.78m) |        |     |     |  |
|                                   | Height Required Beyond 27.78 m and Rear Property Line                                                                                                                                                                                                      |                                                                                                                                                                  |                                                                                                                                    |                    |                                                                                            |        |     |     |  |
|                                   | 20.15                                                                                                                                                                                                                                                      | 26.20                                                                                                                                                            | 34.18                                                                                                                              |                    |                                                                                            |        |     |     |  |
| C.A.B. #1                         | C.A.B. #2                                                                                                                                                                                                                                                  | Parcel Depth                                                                                                                                                     |                                                                                                                                    |                    |                                                                                            |        |     |     |  |
| 349 Roof Equipment Projection     | (2) Mechanical equipment may project a maximum of 0.3m from the surface of a roof on a building.                                                                                                                                                           |                                                                                                                                                                  |                                                                                                                                    | N/A                |                                                                                            |        |     |     |  |
| 532 Façade Width                  | The minimum width of a street facing façade of a unit is 4.2m                                                                                                                                                                                              |                                                                                                                                                                  |                                                                                                                                    | Complies           |                                                                                            |        |     |     |  |
|                                   | (1) Unless otherwise referenced in subsections (2) and (3) the maximum building depth is 65.0% of the parcel depth for a building containing a unit.                                                                                                       |                                                                                                                                                                  |                                                                                                                                    | Percentage (%)     |                                                                                            |        |     |     |  |
|                                   |                                                                                                                                                                                                                                                            |                                                                                                                                                                  |                                                                                                                                    | 64.80%             |                                                                                            | -0.20% |     |     |  |
|                                   |                                                                                                                                                                                                                                                            |                                                                                                                                                                  |                                                                                                                                    | Building Depth (m) |                                                                                            |        |     |     |  |
|                                   |                                                                                                                                                                                                                                                            |                                                                                                                                                                  |                                                                                                                                    | 22.15              |                                                                                            | -0.05  |     |     |  |
|                                   |                                                                                                                                                                                                                                                            |                                                                                                                                                                  |                                                                                                                                    |                    |                                                                                            |        |     |     |  |

|                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                  |         |         |                |                |      |                |     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---------|----------------|----------------|------|----------------|-----|
| Page 7                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                               | Parcel Depth                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                            | Max Bldg Depth                                                                                                                                                                   |         |         |                |                |      |                |     |
| 535 Building Depth and Separation                                                                                                                                                                                                                                                       | (2) On a laned parcel, there is no maximum building depth for a main residential building wholly contained to the rear of 40.0% parcel depth where:<br><i>Note: The Main Residential Building exempt from Building Depth must be <b>WHOLLY</b> contained within rear 60.0%; otherwise see subsection (1).</i> | (a) there is more than one main residential building on the parcel;                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                  |         | N/A     |                |                |      |                |     |
|                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                               | (b) 50.0% or more of the units on the parcel are contained in main residential buildings located within the first 60.0% of the parcel depth; and                                                                         |                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                  |         |         |                |                |      |                |     |
|                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                               | <div><div></div>Parcel Depth (m)</div>                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                  |         |         |                |                |      |                |     |
|                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                               | <div><div></div>40% / 60.0% Parcel Depth (m)</div>                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                  |         |         |                |                |      |                |     |
|                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                               | <div><div></div>Total Number of Units</div>                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                  |         |         |                |                |      |                |     |
|                                                                                                                                                                                                                                                                                         | <div><div></div>Required Number of Units in Front 60.0%</div>                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                  |         |         |                |                |      |                |     |
|                                                                                                                                                                                                                                                                                         | (c) where the minimum separation distance of the main residential buildings on the front portion of the parcel and the main residential buildings contained on the rear portion of the parcel is 6.5m                                                                                                         |                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                  |         |         |                |                |      |                |     |
|                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                  |         |         |                |                |      |                |     |
|                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                  |         |         |                |                |      |                |     |
|                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                  |         |         |                |                |      |                |     |
| (3) For a main residential building that is located on a corner parcel there is no maximum building depth where the minimum building setback from the side property line shared with another parcel is 3.0m for any portion of the building located between the rear property line and: | (a) 50.0 per cent parcel depth; or                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                  |         |         |                |                |      |                |     |
|                                                                                                                                                                                                                                                                                         | <div><div></div>Parcel Depth</div>                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                  |         |         |                |                |      |                |     |
|                                                                                                                                                                                                                                                                                         | (b) the building depth of the main residential building on the adjoining parcel;                                                                                                                                                                                                                              |                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                  |         |         |                |                |      |                |     |
|                                                                                                                                                                                                                                                                                         | <div><div></div>C.A.B. Building Depth</div>                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                  |         |         |                |                |      |                |     |
|                                                                                                                                                                                                                                                                                         | whichever is closer to the rear property line.                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                  |         |         |                |                |      |                |     |
|                                                                                                                                                                                                                                                                                         | 3.0m Building Side Setback Required beyond                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                  |         |         |                |                |      |                |     |
| <div><div>0.00</div>m and the rear</div>                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                  |         |         |                |                |      |                |     |
| property line                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                  |         |         |                |                |      |                |     |
| 529 Density                                                                                                                                                                                                                                                                             | The maximum density for parcels designated R-CG District is 75 units per hectare.                                                                                                                                                                                                                             |                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                  | Units   |         | 4.00           |                | 0.00 |                |     |
|                                                                                                                                                                                                                                                                                         | <div>75</div>                                                                                                                                                                                                                                                                                                 | <div>572.52</div>                                                                                                                                                                                                        | (m²)                                                                                                                                                                                                                                                                                                                                                       | <div>4.00</div>                                                                                                                                                                  |         |         |                |                |      |                |     |
|                                                                                                                                                                                                                                                                                         | <div>0.0572515</div>                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                          | (ha)                                                                                                                                                                                                                                                                                                                                                       | =                                                                                                                                                                                | Units   | U.P.H   |                | 69.87          |      | -5.13          |     |
| U.P.H                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                  |         |         |                |                |      |                |     |
| 339.1 Porches<br><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              | 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 |
|                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                  |         |         |                | C              | N/C  | N/A            | N/I |
|                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                               | 534 Parcel Coverage                                                                                                                                                                                                      | (2) Unless otherwise referenced in subsection (3), the maximum cumulative building coverage over all the parcels subject to a single development permit containing a Contextual Semi-Detached Dwelling, Contextual Single Detached Dwelling, Cottage Housing Cluster, Rowhouse Building, Semi-Detached Dwelling, Single Detached Dwelling or Townhouse is: | (a) 45.0% of the area of the parcels subject to a single development permit for a development with a density of less than 40 units per hectare;                                  |         |         |                | Applies        |      | Does Not Apply |     |
|                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                            | (b) 50.0% of the area of the parcels subject to a single development permit for a development with a density 40 units per hectare or greater and less than 50 units per hectare; |         |         |                | Applies        |      | Does Not Apply |     |
| (c) 55.0% of the area of the parcels subject to a single development permit for a development with a density of 50 units per hectare or greater and less than 60 units per hectare; or                                                                                                  |                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                  |         | Applies |                | Does Not Apply |      |                |     |
| (d) 60.0% of the area of the parcels subject to a single development permit for a development with a density of 60 units per hectare or greater.                                                                                                                                        |                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                  |         | Applies |                | Does Not Apply |      |                |     |
| (3) The maximum parcel coverage referenced in subsections (1) and (2), must be reduced by:                                                                                                                                                                                              | (a) 21.0m² where one motor vehicle parking stall is required on a parcel that is not located in a private garage; and                                                                                                                                                                                         |                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                  | Applies |         | Does Not Apply |                |      |                |     |
|                                                                                                                                                                                                                                                                                         | (b) 19.0m² for each required motor vehicle parking stall that is not located in a private garage where more than one motor vehicle parking stall is required on a parcel.                                                                                                                                     |                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                  | Applies |         | Does Not Apply |                |      |                |     |
|                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                  |         |         |                |                |      |                |     |
| (4) For all other uses, the maximum parcel coverage is 45.0%.                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                  |         | Applies |                | Does Not Apply |      |                |     |

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|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|------|-----|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Page 9 | 341 Driveways                                                                                                                                                                                 | (2) A driveway connecting a street to a private garage must:                                                                                                                                                                     | (a) be a min of 6.0m in length along the intended direction of travel for vehicles measured from: | (i) the back of the public sidewalk to the door of the private garage; or          |      | N/A |  |                                                                                                                                                                                                                             |  |
|        |                                                                                                                                                                                               |                                                                                                                                                                                                                                  | (b) contain a rectangular area measuring 6.0m in length and 3.0m in width.                        | (ii) a curb where there is no public sidewalk to the door of a private garage, and |      |     |  |                                                                                                                                                                                                                             |  |
|        |                                                                                                                                                                                               |                                                                                                                                                                                                                                  |                                                                                                   |                                                                                    |      |     |  |                                                                                                                                                                                                                             |  |
|        |                                                                                                                                                                                               | (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. |                                                                                                   | East                                                                               | 0.60 |     |  |                                                                                                                                                                                                                             |  |
|        | (5) That portion of a driveway including a motor vehicle parking stall within 6.0m of a public sidewalk, or a curb on a street where there is no public sidewalk, must not exceed a width of: | (a) 6.0m where the parcel width is 9.0m or less; or                                                                                                                                                                              |                                                                                                   | N/A                                                                                |      |     |  |                                                                                                                                                                                                                             |  |
|        |                                                                                                                                                                                               |                                                                                                                                                                                                                                  | (b) 7.0m for parcel width > than 9.0m and < than 15.0m                                            |                                                                                    |      |     |  |                                                                                                                                                                                                                             |  |
|        |                                                                                                                                                                                               | (6) In the developed area a driveway accessing a street must not be constructed, altered or replaced except where:                                                                                                               |                                                                                                   |                                                                                    |      |     |  | (a) located on a laneless parcel; (b) located on a laned parcel and 50.0% or more parcels on same block face have an existing driveway accessing a street; or (c) legally existing driveway not being relocated or widened. |  |
|        |                                                                                                                                                                                               |                                                                                                                                                                                                                                  |                                                                                                   |                                                                                    |      |     |  |                                                                                                                                                                                                                             |  |
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|------------------------------------------------|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------|-----|-----|-----|
| Recycling and Organics                         | 10   | For developments of three or more units, garbage, recycling, and organics must be stored in a screened location approved by the Development Authority.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  | F/M Discretion |     | N/A | N/I |
|                                                |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |                |     |     |     |
| 122 Standards for Motor Vehicle Parking Stalls | 1)   | Unless otherwise specified, the minimum width and depth of motor vehicle parking stalls are illustrated in Table 2.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  | C              | N/C | N/A | N/I |
|                                                |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |                |     |     |     |
|                                                |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |                |     |     |     |
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|                                                |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |                |     |     |     |
|                                                | (3)  | The minimum depth of a motor vehicle parking stall is 5.9m where it is required for:<br>(a) a Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling or Single Detached Dwelling<br>(b) a Dwelling Unit where the stall is provided in a private garage intended to be used for the occupants of only one Dwelling Unit.                                                                                                                                                                                                                                                                               |  | C              | N/C | N/A | N/I |
|                                                |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |                |     |     |     |
|                                                |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |                |     |     |     |
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|                                                |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |                |     |     |     |
|                                                | (4)  | The minimum width of a motor vehicle parking stall required for a Dwelling Unit is:<br>(a) 3.0m where both sides of a stall abut a physical barrier;<br>(b) 2.85m where one side of a stall abuts a physical barrier; and<br>(c) 2.5m in all other                                                                                                                                                                                                                                                                                                                                                                                            |  | C              | N/C | N/A | N/I |
|                                                |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |                |     |     |     |
|                                                |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |                |     |     |     |
|                                                | (7)  | The minimum width of a motor vehicle parking stall for Multi-Residential Development, Multi-Residential Development - Minor, a Townhouse or a Rowhouse Building provided for the exclusive use of a Dwelling Unit is reduced to 2.60m where:<br>(a) the stall is one of two or more motor vehicle parking stalls that are provided in a private garage;<br>(b) the motor vehicle parking stalls in the private garage are for the sole use of the occupants of the Dwelling Unit; and<br>(c) the motor vehicle parking stalls are not counted towards fulfilling the minimum motor vehicle parking stall requirements for that Dwelling Unit. |  | C              | N/C | N/A | N/I |
|                                                |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |                |     |     |     |
|                                                |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |                |     |     |     |
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|                                                |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |                |     |     |     |
|                                                | (15) | Motor vehicle parking stalls for a Backyard Suite, Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling and Single Detached Dwelling must be:<br>(a) hard surfaced; and<br>(b) located wholly on the subject parcel.                                                                                                                                                                                                                                                                                                                                              |  | C              | N/C | N/A | N/I |
|                                                |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |                |     |     |     |
|                                                |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |                |     |     |     |
|                                                |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |                |     |     |     |

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| Accessory Residential Building                                                      |                                                                                                                                                                                             |                                                                                                                                                               |                                                                                                                      |          |  |                                                                           | D.P. #            | 2026-01994 |       |       |     |     |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|----------|--|---------------------------------------------------------------------------|-------------------|------------|-------|-------|-----|-----|
| Rule                                                                                | Requirements                                                                                                                                                                                |                                                                                                                                                               |                                                                                                                      |          |  |                                                                           | Evaluation        |            |       |       |     |     |
|                                                                                     |                                                                                                                                                                                             |                                                                                                                                                               |                                                                                                                      |          |  |                                                                           | Provided/Variance |            |       |       |     |     |
| 345 Accessory Residential Building                                                  | (1) The min. building setback for an Accessory Residential Building is::                                                                                                                    | (a) 1.2m from a side or rear property line shared with a street; or                                                                                           |                                                                                                                      |          |  |                                                                           |                   | N/A        |       |       |     |     |
|                                                                                     |                                                                                                                                                                                             | (b) 0.6m from a side or rear property line in all other cases.                                                                                                |                                                                                                                      |          |  | East                                                                      |                   | 0.60       | 0.00  |       |     |     |
|                                                                                     |                                                                                                                                                                                             |                                                                                                                                                               |                                                                                                                      |          |  | North                                                                     |                   | 0.06       | -0.54 |       |     |     |
|                                                                                     |                                                                                                                                                                                             |                                                                                                                                                               |                                                                                                                      |          |  | South                                                                     |                   | 4.96       | 4.36  |       |     |     |
|                                                                                     | (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 <sup>2</sup>                                                                                        |                                                                                                                      |          |  |                                                                           |                   | 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          | N/C   | N/A   | N/I |     |
|                                                                                     |                                                                                                                                                                                             |                                                                                                                                                               |                                                                                                                      |          |  |                                                                           |                   | 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 <sup>2</sup> 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;                                                                                                   |                                                                                                                      |          |  |                                                                           |                   | 4.01       |       | -0.59 |     |     |
|                                                                                     |                                                                                                                                                                                             | (b) 3.0m at any eaveline, when measured from the finished floor of the building; or                                                                           |                                                                                                                      |          |  |                                                                           |                   | 3.00       |       | 0.00  |     |     |
|                                                                                     |                                                                                                                                                                                             | (c ) one storey,                                                                                                                                              |                                                                                                                      |          |  |                                                                           |                   | C          | N/C   | N/A   | N/I |     |
|                                                                                     |                                                                                                                                                                                             | (c) one storey, which may include an attic space that:                                                                                                        | (i) is accessed by a removable ladder;                                                                               |          |  |                                                                           |                   |            | C     | N/C   | N/A | N/I |
| (ii) does not have windows;                                                         |                                                                                                                                                                                             |                                                                                                                                                               |                                                                                                                      |          |  | C                                                                         | N/C               | N/A        | N/I   |       |     |     |
| (iv) has a max. height of 1.5m from the attic floor to the underside of any rafter. |                                                                                                                                                                                             |                                                                                                                                                               |                                                                                                                      |          |  | N/A                                                                       |                   |            |       |       |     |     |
| 346 Restrictions on Use of Accessory Residential Building                           | (1) The finished floor of an Accessory Residential Building, other than a private garage, must not exceed 0.6m above grade.                                                                 |                                                                                                                                                               |                                                                                                                      |          |  |                                                                           | C                 | N/C        | N/A   | N/I   |     |     |
|                                                                                     | (2) An Accessory Residential Building must not be used as a Dwelling Unit, unless a Backyard Suite has been approved.                                                                       |                                                                                                                                                               |                                                                                                                      |          |  |                                                                           | C                 | N/C        | N/A   | N/I   |     |     |
|                                                                                     | (3) An Accessory Residential Building must not have a balcony or rooftop deck.                                                                                                              |                                                                                                                                                               |                                                                                                                      |          |  |                                                                           | C                 | N/C        | N/A   | N/I   |     |     |
|                                                                                     | (4) The area of a parcel covered by all Accessory Residential Buildings located on a parcel:                                                                                                | (a) must not exceed the less of:                                                                                                                              |                                                                                                                      |          |  | (i) the building coverage of the main residential buildings; or           |                   | C          | N/C   | N/A   | N/I |     |
|                                                                                     |                                                                                                                                                                                             |                                                                                                                                                               |                                                                                                                      |          |  | (ii) 75.0m <sup>2</sup> for each Dwelling Unit located on the parcel; and |                   | Complies   |       |       |     |     |
|                                                                                     |                                                                                                                                                                                             |                                                                                                                                                               |                                                                                                                      |          |  |                                                                           |                   |            |       |       |     |     |
|                                                                                     |                                                                                                                                                                                             |                                                                                                                                                               |                                                                                                                      |          |  |                                                                           |                   |            |       |       |     |     |
|                                                                                     |                                                                                                                                                                                             | 1                                                                                                                                                             | # of Units                                                                                                           | Unit 1   |  |                                                                           |                   |            |       |       |     |     |
|                                                                                     |                                                                                                                                                                                             |                                                                                                                                                               |                                                                                                                      | Unit 2   |  |                                                                           |                   |            |       |       |     |     |
|                                                                                     |                                                                                                                                                                                             |                                                                                                                                                               |                                                                                                                      | Unit 3   |  |                                                                           |                   |            |       |       |     |     |
|                                                                                     |                                                                                                                                                                                             |                                                                                                                                                               |                                                                                                                      | ≥ Unit 4 |  |                                                                           |                   |            |       |       |     |     |



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Secondary Suite - R-CG

D.P. # 2026-01994

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

|                               |                                                                                                                                                                              |  |   |     |     |     |
|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---|-----|-----|-----|
| 354 Accessory Suite - Density | (1) There must not be more than one Backyard Suite located on a parcel, except in the R-CG and R-2M Districts where one Backyard Suite may be located on any bare land unit. |  | C | N/C | N/A | N/I |
|                               | (1.1) There must not be more than one Secondary Suite contained within a Dwelling Unit.                                                                                      |  | C | N/C | N/A | N/I |
|                               | (3) A Secondary Suite or a Backyard Suite must not be separated from the main residential use on a parcel by the registration of a condominium or subdivision plan.          |  | C | N/C | N/A | N/I |
| Additional Notes              |                                                                                                                                                                              |  |   |     |     |     |
|                               |                                                                                                                                                                              |  |   |     |     |     |
|                               |                                                                                                                                                                              |  |   |     |     |     |
|                               |                                                                                                                                                                              |  |   |     |     |     |

FILE: DP 2026-01994

DATE RECEIVED: April 08, 2026

| Bylaw Discrepancies                |                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                 |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Regulation                         | Standard                                                                                                                                                                                                                                                                                                                           | Provided                                                                                                                                                                                                                                                                        |
| 340 Balconies                      | (3) A balcony attached to a Contextual Semi-detached Dwelling, Semi-detached Dwelling, Rowhouse Building or Townhouse within 1.2m of a party wall must have a privacy wall that:<br>(a) is a min. of 2.0m in height;                                                                                                               | Plans indicate a privacy wall minimum height of 1.16m (-0.84m) between third storey balconies.                                                                                                                                                                                  |
| 541 Building Height                | (1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum building height is 11.0m measured from grade.                                                                                                                                                                                                         | Plans indicate a building height of 11.36m (+0.36m).                                                                                                                                                                                                                            |
|                                    | (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:<br>(a) is the greater of:<br>(ii) 7.0m from grade; measured at the shared property line; and                             | Plans indicate a portion of the roof is located above the maximum building height chamfer established from both side property lines.                                                                                                                                            |
| 345 Accessory Residential Building | (1) The min. building setback for an Accessory Residential Building is:<br>(b) 0.6m from a side or rear property line in all other cases.                                                                                                                                                                                          | Plans indicate an Accessory Residential Building setback of 0.06m (-0.54m) from the North side property line.<br><br><i>It should be noted that the setback reduction in subsection (2)(b) was not applied as plans do not indicate a maintenance-free lap siding material.</i> |
|                                    | (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:<br>(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 |                                                                                                                                                                                                                                                                                 |



ENMAX Power Corporation  
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Calgary, AB T2G 4S7  
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May 6, 2026

**To:** The City of Calgary

**Development Permit Application**

**File No.:** DP2026-01994

**Applicant:** ARC1 Design Build

**Location:** 24 GISSING DR SW

**Development Permit – No Conflict Letter**

ENMAX Power Corporation (“EPC”) received an Application Notice, dated April 15, 2026, and later revised on May 6, 2026, from The City of Calgary (the “City”) requesting EPC’s review of the above noted Development Permit Application (“Application”).

**No Conflict**

1. Based upon the information provided to EPC in the Application Notice, and subject to the terms and conditions of this No Conflict Letter, EPC has not identified a conflict between the Application’s proposed development (“**Proposed Development**”) and the Alberta Electrical Utility Code, 6<sup>th</sup> Edition, (“**AEUC**”) and/or other EPC requirements.

**Terms and Conditions**

2. During the design and construction of the Proposed Development, the Applicant must comply with:
  - a) the AEUC, including sections 2 (General Rules), 10 (Overhead Systems), and 12 (Underground Systems);
  - b) CSA C22.1-24 Canadian Electrical Code (26<sup>th</sup> Edition), Part 1;
  - c) the *Safety Codes Act*, RSA 2000, c S-1 (“**SCA**”);
  - d) the *Occupational Health and Safety Act*, SA 2020, c 0-2.2 (“**OHSA**”), the Occupational Health and Safety Code, Alta Reg 191/2021, and the Occupation Health and Safety Code, including requirements for working near overhead powerlines and maintaining safe limits of approach;
  - e) the ENMAX Ground Disturbance Guidelines, when working in proximity to ENMAX infrastructure (<https://assets.enmax.com/api/public/content/ground-disturbance-guidelines>);
  - f) ENMAX Overhead Limits of Approach, when working within 7 metres of overhead lines and infrastructure; and

- g) any other laws and regulations regarding utility facilities,

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

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

3. The Applicant must contact:

- a) Utilities Safety Partners for locations of all buried facilities prior to any excavating at the location;
- b) EPC [hotdigs@enmax.com](mailto:hotdigs@enmax.com) to obtain a permission letter prior to disturbing the ground within 2 metres of any EPC underground facility; and
- c) EPC [lineinspection@enmax.com](mailto:lineinspection@enmax.com) or call (403) 514-3117 prior to the commencement of any construction where any workers or equipment will be within 7 metres of any EPC overhead facility.

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

4. This No Conflict Letter does not:

- a) derogate from the Applicant's obligations to follow any applicable law, including the AEUC, SCA, and OHSa; or
- b) represent that the Proposed Development will meet any legislative or regulatory requirements,

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

5. If at any point during construction of the Proposed Development the Applicant does not comply with the requirements set out in this No Conflict Letter, including any requirements set out in the AEUC and SCA, EPC may take any action available pursuant to applicable law, including and without limitation issuing a stop work order.

6. This No Conflict Letter does not include a review of the Proposed Development's electrical capacity requirements, including any necessary new servicing or capacity upgrades. The Applicant should contact [GetConnected@enmax.com](mailto:GetConnected@enmax.com) for information related to the feasibility of electrical servicing the Proposed Development.

7. Any reference in this No Conflict Letter to:

- a) any legislation, regulation, code or other statutory enactment shall include all regulations and codes thereunder and all amendments and substitutions thereto; and
- b) the Applicant shall include its affiliates, as defined in the *Business Corporations Act*, RSA 2000, c B-9, employees, prime and sub-contractors, partners, agents, and other representatives.

If the City requires any additional information regarding this No Conflict Letter, please contact the Project Administrator at [EPC\\_Permits@enmax.com](mailto:EPC_Permits@enmax.com).

Sincerely,

ENMAX Power Corporation



**Samnick, Cyrille**

---

**From:** Chaudhary, Geneva  
**Sent:** Friday, May 8, 2026 11:51 AM  
**To:** Dhillon, Bipin  
**Subject:** DP2026-01994 Comments for your Consideration

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good morning Bipin,

The Parks and Open Space review of [POSSE - DP2026-01994 \(Development Permit\)](#) is now complete.

It's not technically Parks and Open Space's jurisdiction to comment on landscape plans because they are within private land (Parks & Open Space comments on public parks and open space, public trees, etc or sometimes rarely we will comment on landscape plans if it might impact public assets). Landscape plans are the File Manager's role to review but below is a Planning comments that you can use if this is something that you'd like to ask the applicant to change:

**2) Prior to Decision Planning Comment for your consideration (MDP)**

The Landscape Plan Proposed Tree Legend indicates that only a total of four tree and shrub species are proposed to be planted. Amend the plans to provide a wider variety of tree and shrub species on the landscape plans that also address the Municipal Development Plan's policies 2.6.4. Urban Tree Canopy r. Plant a variety of native deciduous and coniferous trees that are drought tolerant and adapted to Calgary's climate.

x. Ensure tree sustainability to create the greatest benefit for the site and the community.

(urban forest is defined in the MDP as: All the trees and associated vegetative understory in the city, including trees and shrubs intentionally planted, naturally occurring or accidentally seeded within the city limits).

Happy to chat if you have any questions.

Thank you,

**Geneva Chaudhary**, MPlan, (she/her) [hear my name](#)  
 Planner 2, Open Space Implementation & Review  
 Community Planning | The City of Calgary  
 C 368-997-4044



Glamorgan Community Association Board of Directors  
4207 41 Avenue SW  
Calgary, Alberta  
T3E 1G2

August 2, 2026

**Bipin Dhillon, RPP MCIP**

Planner, Community Planning South  
Planning & Development Services  
The City of Calgary | Mail Code: #8076  
T 587.572.0642 | E [Bipin.Dhillon@calgary.ca](mailto:Bipin.Dhillon@calgary.ca)  
Floor 5, 800 Macleod Trail S.E.  
P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5

**RE: DP2026-01994 24 Gissing Drive SW**

We are writing in response to the proposed development at 24 Gissing Dr SW, situated in Ward 6. The Glamorgan Community Association (GCA) has received feedback from community members on this proposal that we would like to share with the City.

In 2023, the GCA held an Open House to gather feedback from residents regarding desirability of different forms of housing in different locations within the community of Glamorgan. At that forum, we gathered the following data from 115 respondents (summary table on final page):

- 93% of attendees are opposed to rowhouse developments within the interior of Glamorgan
- Attendees were more amenable to perimeter R-CG rowhouse developments
- 56%, 66%, and 72% 'opposed' 3-row houses, 4 row-houses, and 4 row-houses with suites, respectively, along the community perimeter; most did not approve these interiorly.

During the response period, GCA received feedback from 12 nearby residents and 4 other community members. A summary of this feedback is as follows:

- Residents feel density and height are excessive for location, highlighting the robust array of housing diversity already offered in Glamorgan.
- Increased traffic congestion and insufficient street parking with reduced visibility.
- Design that is incongruent with the existing community fabric, building envelopes, and neighbouring dwellings (all single-family).

- Shadowing of neighbouring properties, including gardens, and concerns for horticulture.
- Aging, damaged, and unreliable water and sewer lines; several residents have vocally highlighted concerns for already-poor water pressure, and concerns for main breaks.
- Concerns about drainage onto neighbouring properties due to unique elevation of the lot, given limited discussion of retaining walls (GCA notes that a water supply pipe in an adjacent alley caused a 3-week outage last winter).
- Nuisance concerns, such as refuse bin storage, noise, and use as Airbnb instead of homes.
- A couple of residents noted that this is a mid- block parcel and as of August 4, the City will repeal allowing this type of development. GCA notes that the developer did not contact GCA in advance of submitting this proposal for community feedback.
- Near neighbours expressed concern about overlooking, loss of privacy, and removal of trees that offer privacy by separating the homes. The proposal suggests removal of trees on a shared property line, which will reduce the adjacent homeowners' reasonable expectation to privacy.
- No respondents were in favour of this development proposal.

GCA hosted a more recent town hall in January 2026, with Councillor Pantazopoulos present to answer many questions from ~70 residents. Space was restricted due to fire code occupancy limits. Residents expressed concerns about development occurring in our community and asked questions about the DP process, appeals process, and new zoning rules. A post-event survey revealed:

- Residents said Glamorgan is quiet, safe, well-treed, mature, and has strong community
- Residents identified infrastructure concerns as the most important consideration for DPs
- Residents supported gentle development, but felt that 8-plexes (incl. suites) were too much
- 27 of 44 respondents were opposed to rowhouses on perimeter streets; 14 were in favour
- 39 of 44 respondents opposed rowhouses on interior streets; 2 were in favour
- 29 of 44 opposed 4-unit rowhouses with suites on perimeter streets; 10 were in favour
- Finally, 39 of 44 respondents opposed 4-unit rowhouses with suites on interior streets, while only 2 respondents were in favour.

In total, 89% of respondents opposed DPs of 4-unit rowhouses with suites on interior streets. Residents verbally expressed that they felt these designs were incongruent with the community appearance they value, and there were concerns about the strain on resources like water, which are already problematic in Glamorgan (many expressed water pressure concerns, back-ups, etc.). Residents broadly expressed that such developments might materially reduce their ability to enjoy their homes, yards, and properties due to shadowing, congestion, reduced tree canopy, strain on aged infrastructure, and lack of privacy for nearby homes. Raw data available on request.

Based on this consistent feedback across 3 years, the Glamorgan Community Association Board of Directors encourages consideration of the following items with respect to this proposal:

- Limited capacity of existing infrastructure including water, sewer, and electrical, not just with respect to the lot, but with respect to the city block and surrounding architecture.
- Privacy, shadowing, drainage, and overlooking concerns of near neighbours that will materially impact enjoyment of their properties. Also, the zero lot line of the garage.
- Structural juxtaposition of the proposal relative to neighbouring 1950's-1960's bungalows

- The board notes that this street already experiences congestion due to an 8-unit complex at the SW end of Gissing. Cars are often double parked on this tight street with a narrow blind corner.
- In conjunction, this location is over 2 km from the C-Train and many Glamorgan residents are car-dependent.

GCA appreciates the SDAB's consideration of the above items. We are hopeful that the owner/developer will engage in thoughtful community consultation to achieve a design that tastefully and seamlessly integrates with the nearby community while increasing density to support much-needed housing in Calgary. We are proud to represent engaged, active, and welcoming Calgarians in Glamorgan, and we hope to share our residents' vision for development with the City and the developer to continue building a harmonious, congruent, and welcoming community. Glamorgan boasts 16.3 dwellings/ha, well above 2022 Growth Plan recommendation of 12, and proudly offers many multi- and single-family housing options.

Respectfully,

Glamorgan Community Association Board of Directors  
[info@myglamorgan.ca](mailto:info@myglamorgan.ca)

Data collected from a survey conducted among 115 residents at our July, 2023, Open House. Residents support higher density developments along busy perimeter streets with access to transit and amenities. Residents are more amenable to increased density in the form of secondary suites, in-fills, and semi-detached homes along interior streets, but strongly oppose interior rowhouses.

|                       | <i>Percent of Responses from July 26, 2023 survey</i> |                |               |                           |                |               |
|-----------------------|-------------------------------------------------------|----------------|---------------|---------------------------|----------------|---------------|
|                       | <b>Perimeter Glamorgan</b>                            |                |               | <b>Interior Glamorgan</b> |                |               |
| <b>Category</b>       | <b>In favour</b>                                      | <b>Opposed</b> | <b>Unsure</b> | <b>In favour</b>          | <b>Opposed</b> | <b>Unsure</b> |
| Infills               | 79.17                                                 | 14.58          | 6.25          | 62.50                     | 33.33          | 4.17          |
| Duplexes              | 68.09                                                 | 27.66          | 4.26          | 20.83                     | 75.00          | 4.17          |
| Semi-Detached         | 65.96                                                 | 25.53          | 8.51          | 27.08                     | 64.58          | 8.33          |
| 3-rowhouses           | 34.15                                                 | 56.10          | 9.76          | 4.65                      | 93.02          | 2.33          |
| 4-rowhouses           | 24.39                                                 | 65.85          | 9.76          | 4.65                      | 93.02          | 2.33          |
| Rowhouses with suites | 19.57                                                 | 71.74          | 8.70          | 4.17                      | 93.75          | 2.08          |
| secondary suites      | 48.89                                                 | 35.56          | 15.56         | 25.53                     | 57.45          | 17.02         |

Alan Frank  
28 Gissing Drive SW  
Calgary, AB  
T3E 4V7

April 30, 2026

City of Calgary  
Planning & Development  
PO Box 2100, Station M  
Calgary, AB T2P 2M5

Attention: Bipin Dhillon, File Manager

**RE: OBJECTION TO DEVELOPMENT PERMIT DP2026-01994 — 24 GISSING DRIVE SW**

I am writing as the owner of 28 Gissing Drive SW — the property immediately to the north of and directly adjacent to the proposed development — to formally object to Development Permit application DP2026-01994 for 24 Gissing Drive SW.

As the nearest neighbour, my household will bear the most direct and significant impacts of this development. The proposed 8-unit building (4 primary units + 4 secondary suites) does not conform to R-CG zoning rules and design standards, will cause direct physical harm to my property during and after construction, and will have severe negative impacts on the privacy, enjoyment, safety, and character of our block. I respectfully request that this application be denied.

**NON-CONFORMITY TO ZONING RULES AND DESIGN STANDARDS**

**Building Exceeds Maximum Height**

The proposed development reaches a roof peak of 11.4 meters. This exceeds the maximum 11-meter height permitted under current R-CG zoning by 0.4 meters. The drawings submitted with this application (Sheet A11) confirm that the roof peak at elevation 1140.08 sits above the marked maximum building height line of 1139.61. Furthermore, the City Council has voted to repeal the blanket rezoning. Once the repeal takes effect on August 2, the applicable zoning will revert to R-C1, under which the maximum height is 10 meters — making the proposed building 1.4 meters over the limit. Gissing Drive consists primarily of bungalow and split-level homes. This three-storey structure would tower over every other building on our block. I request that the City deny any requested height relaxation for this property.

**Garage on Property Line — Direct Impact to My Property at 28 Gissing Drive SW**

This is my most urgent and specific concern as the immediately adjacent neighbour. The proposed garage is shown in the submitted plans (Sheet A04) to sit directly on the north property line, with zero side setback toward my property. The required setback under R-CG zoning is 1.2 meters.

The construction of a structure on the property line requires the installation of building footings that, by engineering necessity, will extend below grade and laterally beneath the adjacent



property. This means the footings for the proposed garage would extend underneath or into the soil of my property at 28 Gissing Drive SW without any authorization or easement. This represents an unlawful encroachment onto my property and a direct physical impact that I have not consented to and do not consent to.

Beyond the construction phase, a structure built on the property line with no setback eliminates any access corridor between our homes for maintenance, drainage, and fire safety. I request that the City deny any requested code relaxation or easement related to the required side setback, and require the applicant to comply with the 1.2-metre minimum side setback.

#### **Laneway Setback Encroachment**

In addition to the side setback violation, the proposed garage encroaches into the required laneway setback. This has been flagged and is visible in the submitted site plans. I request that the City deny any requested relaxation related to the laneway setback as well.

#### **Inadequate Amenity Space**

The proposed development identifies all amenity space as shared (common) space. Under Land Use Bylaw, common amenity space must have a contiguous area of not less than 50.0 square metres and no dimension less than 6 metres. The proposed common amenity space has a contiguous area of only 35.39 square metres and includes dimensions of 4.98 metres and 4.96 metres — both below the required 6-metre minimum. This does not comply with the bylaw. I request that the City deny any requested code relaxation related to amenity space requirements.

#### **Inadequate Waste Management Space**

The proposed development does not include adequate screened space for garbage, recycling and organic waste storage as required by Land Use Bylaw section 546.3. The space indicated for waste bin storage is only 0.57 metres wide, which is too narrow to accommodate standard City of Calgary bins (0.68 x 0.71 metres). Inadequate waste storage will result in an untidy property and overflow into the laneway. I request that the City deny any relaxation of waste management design requirements.

### **NEGATIVE IMPACTS ON MY PROPERTY AND THE NEIGHBOURHOOD**

#### **Loss of Privacy and Overlooking**

As the immediately adjacent north neighbour, my home and backyard at 28 Gissing Drive SW will suffer the most direct loss of privacy from this development. The proposed building is three storeys tall on a street of predominantly single-storey homes. The third-floor rooftop patio — visible in the submitted architectural drawings — will provide direct overlooking views into my backyard, deck, and interior living spaces at close range with no setback buffer. This is an unacceptable and irreversible degradation of my property's privacy and enjoyment. I strongly object to the rooftop patio as designed and request that the City require significant modifications to address privacy impacts on the adjacent property at 28 Gissing Drive SW.

#### **Excessive Hardscape and Inadequate Drainage**

Of the entire parcel, only 73.1 square metres (12.8%) will remain as soft surface. This is grossly inadequate for stormwater absorption during heavy rain events and spring snowmelt. The

resulting runoff will flow toward adjacent properties — most directly toward my property at 28 Gissing Drive SW to the north. I request that the City require the applicant to demonstrate that adequate on-site drainage will be provided so as not to increase runoff to neighbouring lots.

#### **Parking and Traffic Safety**

The proposed development would add up to 8 residential units with only 4 on-site parking stalls. Gissing Drive is a narrow residential street that already faces significant parking pressure. An 8-unit development at 20 Gissing Drive SW (DP2025-06554) has already been approved. Together, these two developments will add 16 residential units with only 8 combined parking spaces to the south half of our block. The resulting overflow of resident, visitor and service vehicle parking will make Gissing Drive unsafe and inaccessible for pedestrians, cyclists and emergency vehicles. I request that the applicant be required to submit a transportation and parking impact study that accounts for both the proposed development and the already-approved development at 20 Gissing Drive SW.

#### **Utility Infrastructure Capacity**

Glamorgan is an established neighbourhood with aging water and sewer infrastructure. Our block recently experienced a water line issue. The proposed 8-unit development would increase the demand from this single lot by up to eight times, and when combined with the already-approved 8-unit development at 20 Gissing Drive SW, our block would absorb the demands of up to 14 additional residences. There have been no water or sewer infrastructure upgrades to support this level of densification. I request that the City provide written confirmation that adequate domestic water supply, sewer capacity, and fire suppression water pressure can be maintained on our block prior to approving any further high-density development.

#### **Site Suitability and Streetscape Incompatibility**

This is a midblock parcel immediately adjacent to another recently approved 8-unit development at 20 Gissing Drive SW. The proposed development is at 59.8% site coverage — barely below the absolute maximum — with bare-minimum front setbacks and non-compliant garage setbacks on both the side and laneway. On a street of single-storey bungalows and split-level homes, the combined mass of two side-by-side 8-unit developments will create a dense streetwall dramatically out of scale with every other property on Gissing Drive. This is not a corner lot with the additional frontage flexibility to absorb such massing. The proposed development is incompatible with the established streetscape and character of our neighbourhood.

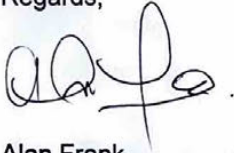
Based on the development's non-conformity with R-CG zoning rules and design standards, the direct and irreversible physical impact on my adjacent property at 28 Gissing Drive SW, and the development's predictable negative impact on the privacy, safety, infrastructure, and character of Gissing Drive, I formally request that development application DP2026-01994 be denied.

I also add my voice in support of the objection filed by Rose Crowley Kampel of 40 Gissing Drive SW, whose letter raises additional specific concerns that I share in full.

Thank you for your consideration of my concerns. I am available to discuss this matter further and can be reached at the contact information below.



Regards,

A handwritten signature in black ink, appearing to be 'Alan Frank', with a stylized flourish at the end.

Alan Frank  
28 Gissing Drive SW  
Calgary, AB T3E 4V7

[REDACTED]

[REDACTED]

**Development Permit Reference: DP2026-01994**

**Samnick, Cyrille**

**From:** Bill Dunlop (Kaerus) <[REDACTED]>  
**Sent:** Wednesday, April 29, 2026 3:47 PM  
**To:** Dhillon, Bipin; Reddick, Claudette C.  
**Cc:** Glamorgan Information; WARD6; [REDACTED]  
**Subject:** [External] DP2026-01994 24 Gissing Drive SW, Calgary Proposed Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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This email is in respect to the proposed massive development at 24 Gissing Drive SW, Calgary and our objections relating to this project.

Gissing drive has always been a quiet single family street with minimal traffic, where parents felt their children could play without concern for their safety, with the proposed development that would all change, with substantially more traffic and concerns for the safety of children in the neighborhood.

This proposed structure will be 37.4 feet tall and will block out morning sunlight for families across the street impacting the growth of their vegetation and their personal health benefits derived from morning sunlight.

With a four car garage, that means there will be at least four more vehicles that have to park on the street and possibly more if some occupiers have more than one vehicle, the street does not have capacity for this which means their vehicles will be parked in front of other peoples homes, we will all be competing with them for parking spaces in front of our own homes.

This would involve the removal of trees and shrubs that will have a negative impact on the environment, trees are crucial, natural pillars of the environment, providing multifaceted benefits that combat climate change, protect ecosystems, and improve human life, they are effective carbon sinks that help slow global warming.

With eight units and each requiring a blue, green, and black garbage container, that adds twenty four bins for the ally and with the garage already encroaching into both the side and alley setbacks, leaves no space for the bins which would then have to be placed on the alley road blocking traffic.

Would add substantially to the number of dogs, cats, and other pets that will compound the problems that pets bring.

This will have a negative impact on property valuations on Gissing Drive and possibly adjoining neighborhoods.

My wife, Jean Dunlop, and I who live at 27 Gissing Drive strongly oppose this development

Cheers,

**Bill Dunlop**  
**Consultant**



Suite 340, 600 Crowfoot Cres NW, Calgary, AB T3G 0B4

Mobile: [REDACTED]

Toll Free: 1.844.753.0039

Email: [REDACTED]

Website: [www.kaerusgroup.com](http://www.kaerusgroup.com)

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## Comment Summary



Permit #: DP2026-01994  
 Address: 24 GISSING DR SW  
 Job Description: New: Townhouse (1 building), Secondary Suite (4 suites), Accessory Residential Building (garage)

Name: Joy Anderson  
 Phone: [REDACTED]  
 [REDACTED]  
 Address: 32 Gissing Dr SW  
 Overall: In opposition of this application

Created Date: April 20, 2026  
 [REDACTED]  
 Number: 665593329

**Area of Concern**

Building (massing, façade, height, shadowing, etc.)  
 Access/accessibility (vehicle, pedestrian, cycling)  
 Parking or loading zones  
 Landscaping plans  
 Environmental preservation  
 Privacy considerations  
 Site layout  
 Other

**General Comment**

Mid-block incompatibility, excessive perceived massing, parking/traffic impacts, contextual streetscape disruption, privacy/overlook concerns, and loss of mature trees. I request that the Development Authority refuse DP2026-01994. Even if the applicant can meet minimum numerical standards, the Development Authority has discretion to refuse where the location is inappropriate or where impacts on adjacent properties and neighborhood amenity are unacceptable. If the City is inclined to approve, I request a written rationale addressing each of the above issues and that approval be contingent on a material redesign that reduces massing and overlook, provides parking that demonstrably avoids spillover impacts, and includes enforceable conditions for privacy screening and drainage management. I also request that any relaxations be refused.

OTHER selection box: Impact from other development in the area has negatively impacted water flow in my home.

**Attachments**

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - 24 Gissing Dr SW DP2026-01944.docx](#)

Name: Michelle Regel  
 Phone: [REDACTED]  
 Email: [REDACTED]  
 Address: 17 Gissing DR SW  
 Overall: In opposition of this application

Created Date: April 20, 2026  
 Circulation Referee: N  
 Number: 665639890

**General Comment**

Good morning Bipin:

I have reviewed the drawings for this development permit and have additional comments to support my opposition to the

8-suite rowhouse on 24 Gissing Drive. I live across the street from this proposed development at 17 Gissing and will be directly impacted by it.

1. The water infrastructure will not accommodate the significant developments on our street. We have experienced water main breaks and lower water pressure after the first 8-suite rowhouse was built on the corner of 37 Street and Gissing Drive. If the DPs for 24 Gissing and 20 Gissing proceed, we'll have an additional 24 suites in total stressing the old pipes. Our water system will not continue to perform under this immense strain.

2. The rooftop patios are a privacy concern.

- The two patios facing the street are high enough to peer directly into the bedroom windows of the house at 21 Gissing.
- The two patios facing the alley are high enough that they will be prying on the back yards of the neighbors who live on 37 Street.

3. The building is too high and too close to the street.

- Setbacks of homes on the street are at least 6 meters, compared to the proposed 3 meter setback for this property.
- The height is 11.4 meters and the max allowed under R-CG is 11 meters.

4. The waste management space is inadequate and poses a safety hazard.

- The allotment is a 0.57 meter wide space for refuse carts, but city carts are 0.68 meters x 0.71 meters
- Initially, there will be a minimum of 12 carts at this property. If the residents of the secondary suites request their own carts, then there could be up to 24 carts on this property and there is not adequate space for them.
- Based on the behavior of the residents at the existing 8-suite 4rowhouse down the street:
  - a) additional carts have been requested (there are 15 bins at that property), and
  - b) the carts are typically strewn about in the alley and not put back in the designated area. This creates a safety hazard for drivers and pedestrians.

5. The garage is not compliant in the traditional sense with a 0.6 meter setback from the neighboring property line. The existing garage has been built with a 0.6 meter setback from the property line. I'm sure the neighbors will be opposed to changing that.

- The builder is crowding all aspects of this property to try to squeeze in the requirements for a four-plex. They have exceeded the appetite for spacing with two side-by-side four-plexes, which destroys the style and character of the neighborhood.

6. Only 35.8% of the landscaped surfaces are soft (for sod, mulch, or flora). Of the entire property, only 12.8% are soft surfaces, which is a concern with regard to adequate drainage and space for new trees.

- This new development requires the removal of several significant, mature trees and there is no landscaping indicated on the drawing to replace them.
- Where will the new trees be placed? The drawings do not provide enough space for trees anywhere on the property.

7. Two of the units do not have functional amenity space.

Once again, thank you for your consideration. Please add my comments to the file for the review committee and acknowledge this email so I know you have received it.

Regards,  
Michelle Regel

#### Attachments

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - \\_External\\_ Opposition - BP2026-01994 \(24 Gissing Drive\).msg](#)

|          |                                   |                      |                |
|----------|-----------------------------------|----------------------|----------------|
| Name:    | Jennifer Seymour                  | Created Date:        | April 20, 2026 |
| Phone:   |                                   | Circulation Referee: | N              |
| Email:   |                                   | Number:              | 665643035      |
| Address: | 19 Gissing Drive SW               |                      |                |
| Overall: | In opposition of this application |                      |                |

**Attachments**

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - \_External\_ DP2026-01994.msg

|          |                                   |                      |                |
|----------|-----------------------------------|----------------------|----------------|
| Name:    | Rob Rae                           | Created Date:        | April 20, 2026 |
| Phone:   |                                   | Circulation Referee: | N              |
| Email:   | [REDACTED]                        | Number:              | 665643037      |
| Address: | 19 Gissing Drive SW               |                      |                |
| Overall: | In opposition of this application |                      |                |

**Attachments**

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - \_External\_ DP2026-01994.msg

|          |                                              |               |                |
|----------|----------------------------------------------|---------------|----------------|
| Name:    | Alexandra nan-humenjuk                       | Created Date: | April 20, 2026 |
| Phone:   | [REDACTED]                                   |               | [REDACTED]     |
|          | [REDACTED]                                   | Number:       | 665729074      |
| Address: | 11 Gissing Dr SW, CALGARY AB T3E 4V6, CANADA |               |                |
| Overall: | In opposition of this application            |               |                |

**Area of Concern**

Building (massing, façade, height, shadowing, etc.)  
 Access/accessibility (vehicle, pedestrian, cycling)  
 Parking or loading zones  
 Garbage and recycling facility locations

**General Comment**

We recently purchased the property on 11 Gissing, down the street because of the feel of the community (little to no infills) and a quiet street. This development does not make sense with the neighbourhood feel on this quiet street. It would increase parking, population and garbage. I would understand if it were proposed directly on 37th Street however that is not the case. We moved here to enjoy a quiet, suburban feel and this proposition would change that.

**Attachments**

|          |                                   |                      |                |
|----------|-----------------------------------|----------------------|----------------|
| Name:    | Rick Hoehnke                      | Created Date:        | April 21, 2026 |
| Phone:   |                                   | Circulation Referee: | N              |
| Email:   | [REDACTED]                        | Number:              | 665838233      |
| Address: | 3820 41 Ave SW                    |                      |                |
| Overall: | In opposition of this application |                      |                |

**Area of Concern**

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



**General Comment**

Excessively tall structure. This development is for 8 units which will already add to current parking issues caused by:

- proximity to Mount Royal University
  - overflow from the housing Co-op immediately east of 37th street
  - dog walkers using the dog park on 37th (south of retail development at Richmond Rd & 37th St)
- At most this development should be 4 primary units no higher than 2 floors and no secondary suites

**Attachments**

|          |                                   |               |                |
|----------|-----------------------------------|---------------|----------------|
| Name:    | Joan Ducommun                     | Created Date: | April 23, 2026 |
| Phone:   | [REDACTED]                        |               | [REDACTED]     |
|          | [REDACTED]                        | Number:       | 665870688      |
| Address: | 4223 37 St SW                     |               |                |
| Overall: | In opposition of this application |               |                |

**Area of Concern**

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

Access/accessibility (vehicle, pedestrian, cycling)

Parking or loading zones

Site layout

**Strengths / Challenges**

The challenges I see with this development is that already there isn't enough parking along the back alley for the people that live on Gissing Drive as well as the neighbors across the back alley on 37 Street SW who already DO NOT have available front street parking will lose even more parking.

Already concerns around sewage line

**Property Impact**

Yes, this will affect the use and enjoyment of my property because the building will directly overlook my back yard where we spend a lot of time outside. NO PRIVACY!!!

**Community Impact**

This project would not green the city.

This project will not allow for more affordable housing

**Surrounding Impact**

There is already another 8 unit building being built right beside it so parking will be an issue for the neighbors. As well Gissing is already a permit parking street due to proximity to Mount Royal. So for this building alone that's probably at least 8 parking stalls needed if not 16 stalls if each family has 2 cars. So with the new building right beside it that's already approved could mean up to 32 parking spots required within the space of 2 lots. Where are the garbage, recycling, composting bins even going to fit??

The building height would have these people looking directly into my back yard as well into my living room. My quality of life would be directly impacted negatively.

**General Comment**

When I bought my house at 4223-37 Street SW I would never have imagined my quality of life would be so negatively impacted. Parking will definitely be an issue as well as my privacy. I hate the idea of this!!!

Please put a stop to this overcrowding under the guise of providing affordable housing within our city. This WILL NOT provide affordable housing.

**Attachments**

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - \\_External\\_ Development at 24 Gissing Drive SW.msg](#)

|          |                                   |               |                |
|----------|-----------------------------------|---------------|----------------|
| Name:    | EMILY MELDRUM                     | Created Date: | April 21, 2026 |
| Phone:   | [REDACTED]                        |               | [REDACTED]     |
|          | [REDACTED]@com                    | Number:       | 665942079      |
| Address: | 44 Glenway Dr SW                  |               |                |
| Overall: | In opposition of this application |               |                |

**Area of Concern**

Building (massing, façade, height, shadowing, etc.)  
 Parking or loading zones  
 Environmental preservation

**General Comment**

Not enough parking.  
 Too much density.  
 Too tall.  
 Not enough green space for the property.  
 Doesn't fit with the rest of the homes in the neighborhood.

**Attachments**

|          |                                   |                      |                |
|----------|-----------------------------------|----------------------|----------------|
| Name:    | Aoife Bonaventura                 | Created Date:        | April 21, 2026 |
| Phone:   |                                   | Circulation Referee: | N              |
| Email:   | ██████████@m                      | Number:              | 665996574      |
| Address: | 4243 Gloucester dr SW             |                      |                |
| Overall: | In opposition of this application |                      |                |

**Area of Concern**

Building (massing, façade, height, shadowing, etc.)  
 Access/accessibility (vehicle, pedestrian, cycling)  
 Parking or loading zones  
 Privacy considerations  
 Garbage and recycling facility locations

**General Comment**

This is immediately beside an already massive high density project that is being built across from the park/playground/school and community association. This street is a playground zone and is already seeing MUCH higher traffic and travel through it with many people speeding. Adding this additional unit on top of the current one being built means more traffic, less parking on an already busy thoroughfare and an increased risk of accidents - particularly with the children who play in this park. There are only four parking spots for 8 residential suites. Many suites will have multiple people living in each.

Additionally, a 37ft building is higher than most small towns allow buildings to be. This essentially is an apartment building in what is a mid-density, character neighbourhood. This would take up 60% of the lot, meaning almost no green space, and increased shade and blockage of sunlight to the neighbors. Finally, how do you jam 24 garbage, recycling and green bins on what was originally one lot? Now there are additional parking concerns as well as the space required for bins. Guaranteed these bins will be knocked over by vehicles, leading to an increased occurrence of garbage in the neighborhood and across from the park. We are extremely opposed to this development as it would detract from the character of our wonderful neighborhood.

**Attachments**

|          |                                   |                      |                |
|----------|-----------------------------------|----------------------|----------------|
| Name:    | Laura Swainson                    | Created Date:        | April 22, 2026 |
| Phone:   | ██████████                        | Circulation Referee: | N              |
| Email:   | ██████████                        | Number:              | 666155232      |
| Address: | 4268 Gloucester Drive SW          |                      |                |
| Overall: | In opposition of this application |                      |                |

**Area of Concern**

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

**General Comment**

Hello,

I am writing to express my concern with the proposed development on 24 Gissing Drive SW, in Glamorgan (DP2026-01994). The proposed development does not fit Glamorgan, with a plan for 8 suites, a height greater than that allowed under both the original Glamorgan zoning and the blanket rezoning, as well as encroachment into both the side and alley setbacks. Gissing Drive is a quiet street, and with blanket rezoning being appealed, building an eight unit residence in this location does not make sense. Please do not allow this project to be approved before a more thoughtful densification plan is determined.

Thank you,  
 Laura Swainson  
 Glamorgan Resident

**Attachments**

|          |                                   |               |                |
|----------|-----------------------------------|---------------|----------------|
| Name:    | joan curley                       | Created Date: | April 22, 2026 |
| Phone:   | [REDACTED]                        |               | [REDACTED]     |
|          | [REDACTED]                        | Number:       | 666293766      |
| Address: | 3820 41 Ave SW                    |               |                |
| Overall: | In opposition of this application |               |                |

**Area of Concern**

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

**General Comment**

The following three Development Permits are within one contiguous block in Glamorgan.  
 DP2025-02723, DP2025-06554 and DP2026-01994.

This particular part of Glamorgan has historically been a low density residential zone.  
 It's a neighbourhood built in the late 1950's with two or more trees planted on every lot when they were built. It's a mature, peaceful, family-friendly neighbourhood.

The addition of these buildings will replace three (3) single family dwellings with twenty-four(24) units. Eight times the norm for the neighbourhood.

The concerns regarding these additions:

- \* parking/traffic congestion - a) Currently each single (1) family dwelling has parking for three or four vehicles (garage/carport/driveway, street space for two additional cars)
- b) New buildings allocate four garages spots, street space for two additional cars.
- c) "the average household auto ownership in the City was 1.85 in 2011" (see footnote for source)
- d) the math - current 3 parking spots for 1.85 vehicles need

- DP proposal  $4+2=6$  parking spots for  $8*1.85= 14.8$  vehicles

- deficit of  $14.8-6=8.8$  spots per building

- on one block there will be a need for an additional  $8.8*3$  buildings = 26.4 vehicles

\* neighbourhood character impact - encroach on city easements leading to inadequate space for trees and lawns

\* neighbourhood character impact - taller than the rest of the neighbours blocking morning sunshine and potential loss of privacy

\* neighbourhood character impact - they don't fit the community aesthetic (50's bungalows with mature trees and gardens)

\* security - rental units which means higher population turnover, increased fear of crime and personal safety concerns.

DP2025-06554

20 Gissing Dr SW

4 dwelling units and 4 secondary suites

DP2026-01994

24 Gissing Dr SW

4plex with suites

The above DPs are next door to each other and the following is on the next contiguous block.

DP2025-02723

56 Gloucester Cr SW

4 units plus 4 basement suites

Footnote (copied from the document: Changing Travel Behaviour in the Calgary Region - Travel Behaviour Report Series: Volume 1 June 2013 <https://www.calgary.ca/content/dam/www/transportation/tp/documents/forecasting/changing-travel-behaviour-in-the-calgary-region-v1-forweb-2013-06-04.pdf>)

Thank you,

Joan Curley

### Attachments

|          |                                   |                      |                |
|----------|-----------------------------------|----------------------|----------------|
| Name:    | Robert                            | Created Date:        | April 22, 2026 |
| Phone:   |                                   | Circulation Referee: | N              |
| Email:   |                                   | Number:              | 666321188      |
| Address: | 23 Gissing Dr SW                  |                      |                |
| Overall: | In opposition of this application |                      |                |

### Area of Concern

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

Parking or loading zones

Environmental preservation

### General Comment

I oppose the development of this site.

### Attachments

|          |                                   |               |                |
|----------|-----------------------------------|---------------|----------------|
| Name:    | Ryun Humenjuk                     | Created Date: | April 23, 2026 |
| Phone:   |                                   |               |                |
|          |                                   | Number:       | 666438310      |
| Address: | 11 Gissing Drive SW               |               |                |
| Overall: | In opposition of this application |               |                |

**Area of Concern**

Building (massing, façade, height, shadowing, etc.)  
 Access/accessibility (vehicle, pedestrian, cycling)  
 Landscaping plans  
 Privacy considerations  
 Other

**General Comment**

This is the second house to apply for this type of build and those houses are side by side. It's not as simple as just building a duplex and then having 4 units. These two builds will increase the living space anywhere from 16 to 8 dwellings depending on which plans are approved which is ridiculous and doesn't fit the community. I bought and renovated my house here recently at 11 Gissing because it is a nice and quiet street with lovely homes. I'm very close to this proposed build and am not in support of it. If the developers came back with a duplex plan things might be different but this is really pushing it with these proposed 4 to 8 plexes with build heights above the allowed tolerance. I would certainly look to appeal any approval of such a build.

**Attachments**

|          |                                   |                      |                |
|----------|-----------------------------------|----------------------|----------------|
| Name:    | Cindy Friz                        | Created Date:        | April 23, 2026 |
| Phone:   |                                   | Circulation Referee: | N              |
| Email:   |                                   | Number:              | 666442599      |
| Address: | 4239 Gloucester Drive S.W.        |                      |                |
| Overall: | In opposition of this application |                      |                |

**General Comment**

Dear Councillor Pantazopoulos,

I am writing to you today as a resident of Ward 6 to formally express my opposition to the proposed development at 24 Gissing Drive SW (DP2026-01994)

While I understand the City's objectives regarding densification, the scale and specific variances requested for this project present significant concerns for the immediate neighbors and the broader Glamorgan community.

My opposition is based on several impacts on local safety and livability:

**1. Excessive Height and Scale**

The proposed structure exceeds the allowable height limits for both the current and proposed zoning. At 0.4 metres taller than allowed under R-CG zoning and 2.4 metres taller than R-C1 limits, the building is out of step with the existing streetscape. This height, combined with the density which is 4 to 8 times that of a typical Glamorgan home, will significantly impact sun and shade patterns for adjacent properties, depriving neighbors of natural light.

**2. Encroachment into Setbacks**

The application indicates that the development encroaches into both the side-yard and alley setbacks. These setbacks exist to ensure fire safety, proper drainage, and adequate separation between buildings. Bypassing these requirements to maximize the building footprint creates a sense of overcrowding and sets a concerning precedent for future developments in the area.

**3. Inadequate Parking and Accessibility**

The proposal includes only four allotted parking spaces for an eight-unit development. This ratio is insufficient and will inevitably force overflow parking onto Gissing Drive and neighboring streets. This is a significant concern for our long-term residents, including several elderly neighbors who rely on having accessible parking near their front doors for

mobility and safety.

#### 4. Safety and Community Character

Adding this level of density to a single lot on a quiet residential street introduces logistical and safety challenges regarding traffic flow and emergency access. Furthermore, the massive scale of this project undermines the established character of Glamorgan, which is defined by its balanced, grade-oriented residential feel.

#### 5. Return to R-C1 Zoning Following Repeal

Approving this project now would bypass the very community-driven planning process that this repeal was designed to protect.

On a personal note, my family has called this neighborhood home for 30 years. We chose Glamorgan for its unique charm and open feel, but we are now watching that character erode as massive developments like this one replace the community we love. It is heartbreaking to see the homes we and others have invested decades in suddenly overshadowed. I ask you to consider: how would you feel if a structure of this magnitude was built next to your home, permanently stripping away your privacy and the simple joy of sunshine in your own backyard?

I request that you review these specific technical concerns and advocate for a development that respects the constraints of the R-C1 zoning and the needs of existing residents.

Surely there is a solution for a smaller development that meets the needs and considerations of the neighborhood as well as the developer.

Thank you for your time and for representing the interests of Ward 6.

Sincerely,

Cindy Friz  
4239 Gloucester Drive S.W.

#### Attachments

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - \\_External\\_ Formal Opposition to Development Permit DP2026-01994](#) ↗ 24 Gissing Driv

|            |                                   |               |                |
|------------|-----------------------------------|---------------|----------------|
| Name:      | Mark Skoworodko                   | Created Date: | April 23, 2026 |
| Phone:     | [REDACTED]                        | [REDACTED]    | [REDACTED]     |
| [REDACTED] | [REDACTED]                        | Number:       | 666451808      |
| Address:   | 4215 Gloucester Drive SW          |               |                |
| Overall:   | In opposition of this application |               |                |

#### Area of Concern

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

Access/accessibility (vehicle, pedestrian, cycling)

Parking or loading zones

Privacy considerations

Site layout

#### General Comment

This type of development is completely wrong for this interior location on a residential street. This will overload parking on the residential street with so many people. The garage should not be permitted to be built with no set-back from the property line - only further demonstrates that this development is too big for the area. These kinds of projects are suitable for the properties along 37th street but on the internal streets in Glamorgan it is not right for these projects.

#### Attachments

|            |                      |               |                |
|------------|----------------------|---------------|----------------|
| Name:      | Robert (Bob) Parsons | Created Date: | April 23, 2026 |
| Phone:     | [REDACTED]           | [REDACTED]    | [REDACTED]     |
| [REDACTED] | [REDACTED]           | Number:       | 666580141      |

July 31, 2026

9/23



Address: 4259 Gloucester Drive SW  
 Overall: In opposition of this application

### Area of Concern

Parking or loading zones  
 Privacy considerations

### General Comment

After reviewing the application for this development on #24 Gissing Dr.SW, I see that we are adding eight (8) units where a single house was previously designated. I am not opposed to development on the site, but I am opposed to the number of units. 8 Units, each with a small family (or a couple or students renting...) would mean 10-16 cars added to the street. On top of this the neighbouring property (#20 Gissing Dr SW) is also slated for an additional 8 units. - Now in the space of 100 feet on the front of the properties we are expecting to park 20-30++ cars?

This just doesnt work...

A better option would be a standard Duplex or 4-Plex.

If this was a standard Duplex or 4-Plex it would fit well with the community - as it stands this does fit in with current community.

### Attachments

|          |                                   |                      |                |
|----------|-----------------------------------|----------------------|----------------|
| Name:    | Beth Richardson                   | Created Date:        | April 23, 2026 |
| Phone:   | [REDACTED]                        | Circulation Referee: | N              |
| Email:   | [REDACTED]                        | Number:              | 666688798      |
| Address: | 39 Gissing Drive SW               |                      |                |
| Overall: | In opposition of this application |                      |                |

### Area of Concern

Building (massing, façade, height, shadowing, etc.)  
 Access/accessibility (vehicle, pedestrian, cycling)  
 Parking or loading zones

### General Comment

I already was in opposition to the development that was approved yesterday for the property next door on the south side. By getting rid of a house with a driveway and garage and putting in 8 units that will likely put an additional 12 cars on the street (2 cars per unit), the corner in the middle of Gissing Drive is going to be very dangerous. There are already near misses with cars whipping around the corner and with the additional cars it's just a matter of time before seriously hurt.

If this new development permit gets approved, that's another dozen cars on a quiet residential street. We are already paying for street parking privileges and there will not be enough room for everyone. It's absolutely crazy to think that a street that previously had 21 single family homes can handle 17 single family homes, a boarding house and 24 units in 3 developments. With the approval of the development next door, it would be absolutely insane to think another development would be acceptable.

### Attachments

|        |              |                      |                |
|--------|--------------|----------------------|----------------|
| Name:  | Sheila Innes | Created Date:        | April 24, 2026 |
| Phone: | [REDACTED]   | Circulation Referee: | N              |

Email: sheilai@telus.net  
 Address: 4112 42 Street SW  
 Overall: In opposition of this application

Number: 666782383

### Area of Concern

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

### General Comment

Should this development proceed it would see 24 units built within four lots of each other on a quiet residential street where 3 units previously existed. (Note: one 8 plex is already in place and another is approved for 20 Gissing Drive). This results in considerable land coverage resulting in the loss of vegetation, including mature trees, and presents parking and runoff concerns. The development, who's height is higher than permitted by the current blanket rezoning, will also result in privacy and shadowing issues for neighbors.

Finally, such a development would set an undesirable precedent for the community of Glamorgan as it is the first area to have such a large development on a non-corner lot. While I recognize the blanket rezoning is in effect for a few more months, Calgarians clearly spoke that this type of development is not desirable in our mature inner city communities. The developer is requested to work with the community to build something that is of appropriate scale and fit with the community.

### Attachments

|          |                                   |                      |                |
|----------|-----------------------------------|----------------------|----------------|
| Name:    | Nico Vandersalm                   | Created Date:        | April 25, 2026 |
| Phone:   | 4038282120                        | Circulation Referee: | N              |
| Email:   | nvandersalm@hotmail.com           | Number:              | 667041880      |
| Address: | 35 Gainsborough Dr SW             |                      |                |
| Overall: | In opposition of this application |                      |                |

### Area of Concern

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

### General Comment

It is a shame the city planners are going to usher these obscene developments through before the blanket re-zoning can be official appealed.

The City of Calgary should be held financially liable for the damage the previous Mayor did without the consent of Calgarians.

The Calgary Development Burocrats should be ashamed of themselves.

### Attachments

Name: Ken Cheryba  
 Phone: [REDACTED]  
 Email: [REDACTED]  
 Address: 3819 41 Ave SW  
 Overall: In opposition of this application

Created Date: April 26, 2026  
 Circulation Referee: N  
 Number: 667055022

### Area of Concern

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

### General Comment

I am against the approval for the subject proposed development at 24 Gassing Drive SW for the following reasons:

- it would be 0.4 m taller than allowed under R-CG zoning and 2.4m taller than the original zoning R-C1
- allows for less green space (40.2%) than normal in Glamorgan(55%)
- has only 4 parking spots for 8 residential units
- is next to the already proposed 8 unit development @ 20 Gissing Drive SW
- I have lived @ 3819 41 Ave SW since 1970 and parking has become less and less available due to increased vehicle ownership per household as well as MRU student parking
- vehicle traffic is high due to the proximity of two schools nearby; More vehicle traffic due to increased housing translates into, potentially, more speeding and more accidents, both vehicular and pedestrian
- approval of this development would mean the existence of 6 multi unit developments within a 1 block radius of my address, as well as 1 more another 1/2 block beyond that; enough is enough!!
- it makes no sense to capitulate to the increased "affordable" housing demand by buying an unaffordable dwelling and replacing it with multiple housing valued at the same or more than the one purchased to build additional housing.

Thank you for your attention to this urgent and personal concern.

### Attachments

Name: Kirsten Hansen  
 Phone: [REDACTED]  
 [REDACTED]  
 Address: 23 Gissing Drive SW  
 Overall: In opposition of this application

Created Date: April 26, 2026  
 [REDACTED]  
 Number: 667056177

### Area of Concern

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

### General Comment

There is not enough parking available for a unit of this side. It would make the street unsafe for our young daughter. The height is taller than zoning in this area will permit by August and it encroaches on the lane way.

### Attachments

Name: Rose Crowley Kampel  
 Phone: [REDACTED]  
 [REDACTED]  
 Address: 40 Gissing Drive SW  
 Overall: In opposition of this application

Created Date: April 26, 2026  
 [REDACTED]  
 Number: 667065055

### Area of Concern

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

### General Comment

#### BUILDING EXCEEDS MAXIMUM HEIGHT

The proposed development is 11.4 meters in height. This exceeds the maximum 11 meter height allowed under the current R-CG zoning. The proposed development would tower over all other developments on the block.

#### SIDE AND LANEWAY SETBACKS

The garage in the proposed development does not meet required side and laneway setbacks required under sections 535-540 of the Land Use Bylaw. The proposed garage sits on the property line rather than the required 1.2 m. side setback. It also encroaches into the required laneway setback.

#### INADEQUATE AMENITY SPACE

The proposed development does not provide adequate amenity space. The proposal identifies all amenity space as shared (ie common) space. Under the Land Use Bylaw 557(9)(c), common amenity space must have a contiguous area of not less than 50.0 m<sup>2</sup>. The proposed common amenity space has a contiguous area of only 35.39 m<sup>2</sup>. The bylaw also requires that the common amenity space must not have any dimension less than 6 m. The proposed common amenity space includes dimensions of 4.98 m. from the main building to the garage and 4.96 m. from the garage to the edge of the property.

#### INADEQUATE SPACE FOR WASTE MANAGEMENT

The proposed development does not include adequate screened space for garbage, recycling and organic waste storage as required by section 546.3 of the Land Use Bylaw. The space indicated for waste bin storage proposal is only 0.57 meters wide. This is too small for city bins which are 0.68 x 0.71 meters. Inadequate waste management space will result in an untidy property and likely spill-over into the laneway.

#### EXCESSIVE HARDSCAPE WILL RESULT IN INADEQUATE DRAINAGE

The landscaped area of the proposed development includes an excessive amount of hard surfaces. Of the entire parcel, only 73.1 square meters (12.8%) will be soft surfaces. This is not adequate for drainage during heavy rains or sudden snow melts, and will likely result in additional runoff to neighboring properties.

#### PARKING AND TRAFFIC SAFETY

Gissing Dr. already experiences significant parking pressure due to the recent construction of a 4-unit townhouse at the corner of Gissing Dr and 37 St. There is no parking 37 St, so no opportunity for overflow parking. Another 8-unit development has recently been approved for 20 Gissing Dr. (DP2025-06554). The dramatic increase in traffic and parking will increase conflicts and make the street less safe and less usable for pedestrians, cyclists and emergency vehicles.

#### LOSS OF PRIVACY/OVERLOOK

The proposed building is three stories tall on a block that is predominately single story homes. The mass of the building and its design with rear-facing units and third-floor patios will result in overlooking of neighbouring backyards and loss of privacy for neighbours.

#### UTILITY INFRASTRUCTURE

Glamorgan is an older neighborhood with aging water and sewer infrastructure. Our block recently experienced a water line issue. The proposed development would create an eight-fold increase in the demand from that single property, in

addition to the eight-fold increase caused by the development at 20 Gissing Dr. Together, these will add 14 new residences to our block. There have been no sewer or water infrastructure upgrades to support such an increase in demand.

#### SITE SUITABILITY / STREETSCAPE INCOMPATIBILITY

This is a midblock parcel. It does not have the frontage of a corner lot to help reduce the crowding and perceived building bulk. It is aggressively sized, at only 0.2% below absolute maximum, has bare-minimum front setback and inadequate garage side and laneway setbacks. It will protrude well past the established streetscape and create a bulky streetwall that is dramatically out of scale to all neighbouring properties.

Based on non-conformity with R-CG zoning rules and design standards, and negative impact it will have on the neighboring home owners, I request that DP2026-01994 be denied.

#### Attachments

|          |                                   |                      |                |
|----------|-----------------------------------|----------------------|----------------|
| Name:    | Arsham                            | Created Date:        | April 27, 2026 |
| Phone:   |                                   | Circulation Referee: | N              |
| Email:   |                                   | Number:              | 667261767      |
| Address: | 4535 41 Ave SW                    |                      |                |
| Overall: | In opposition of this application |                      |                |

#### Area of Concern

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

#### General Comment

I think it is not a good idea to allow this development permit happens.  
 I think this permission cause a huge negative affects on the population density, thr municipality waste managment, the enviromental situation and ç in the area residency of the pointed location.  
 I believe this programçs cons are not woth the pros.

#### Attachments

|          |                                   |               |                |
|----------|-----------------------------------|---------------|----------------|
| Name:    | Cynthia Kumar                     | Created Date: | April 27, 2026 |
| Phone:   |                                   |               |                |
|          |                                   | Number:       | 667345603      |
| Address: | 133 Gainsborough Drive SW         |               |                |
| Overall: | In opposition of this application |               |                |

#### Area of Concern

Building (massing, façade, height, shadowing, etc.)  
 Access/accessibility (vehicle, pedestrian, cycling)  
 Parking or loading zones  
 Privacy considerations  
 Garbage and recycling facility locations

**General Comment**

While I welcome density, this is not the right corner to do it - there are other areas along 45th street and 37th that would be better suited. Even a infill duplex would be better. Gissing drive is a residential area and street that does not have space for that number of bins outside will need 3 per suite! that is 12 bins and only 4 parking spots, so there street parking will be overwhelmed with this development and the one to the immediate south which will be 8 suites! there is not enough room in the alley or the street, this will affect all of the homes in the area for re-sale also because it will DESTROY the current look and feel of the neighborhood.

**Attachments**

|          |                                   |                      |                |
|----------|-----------------------------------|----------------------|----------------|
| Name:    | Deborah Grochmal                  | Created Date:        | April 28, 2026 |
| Phone:   | 4038314608                        | Circulation Referee: | N              |
| Email:   | kesso@telus.net                   | Number:              | 667608301      |
| Address: | 48 Gainsborough Dr SW             |                      |                |
| Overall: | In opposition of this application |                      |                |

**Area of Concern**

Building (massing, façade, height, shadowing, etc.)  
 Access/accessibility (vehicle, pedestrian, cycling)  
 Parking or loading zones  
 Landscaping plans  
 Environmental preservation  
 Privacy considerations  
 Garbage and recycling facility locations  
 Site layout  
 Signage  
 Other

**Strengths / Challenges**

I am not in favour of this project . This project will be gigantic will block surrounding houses visual area and block the sun , there will be no parking for blocks even for yourself, trees are mandated to be planted but those trees are planted too close to the building they will never grow , there is no infrastructure as water pressure is so low now without the new project ,

**Property Impact**

Infrastructure is not built for this , water pressure is too low now. The community as a whole will be ruined by density ¿ too many people, too many cars, more crime , no space ¿ where will it stop??

**Attachments**

|          |                                        |               |                |
|----------|----------------------------------------|---------------|----------------|
| Name:    | Mark Bowman                            | Created Date: | April 29, 2026 |
| Phone:   | [REDACTED]                             |               | [REDACTED]     |
|          | [REDACTED]                             | Number:       | 667956513      |
| Address: | 64 Glenway Drive SW Calgary AB T3E 4V1 |               |                |
| Overall: | In opposition of this application      |               |                |

**Area of Concern**

Building (massing, façade, height, shadowing, etc.)  
 Access/accessibility (vehicle, pedestrian, cycling)  
 Parking or loading zones  
 Privacy considerations  
 Other

### General Comment

We have seen a huge increase in the amount of traffic in and around Glamorgan over this time and especially in the past 10 years. Now it is common to have cars lined up on 41st Avenue and Gissing Drive to get out of the neighbourhood at various times of the day.

Over years Gissing Drive has been increasingly used as a feeder route to get on and off 37th Street and this increased traffic flow along Gissing Drive has resulted in unsafe congestion along the narrow street which includes a sharp blind turn. We measured the width of Gissing Drive in comparison to 41st Avenue in terms of safety and traffic flow. 41st Avenue is just over 40' wide whereas Gissing Drive is only 31' wide. This narrow road does not allow 2-way bypass traffic when the street has vehicles parked all along both sides. To construct a multi-dwelling of this magnitude will increase on-street parking presenting an increased safety concern for pedestrians as well as vehicles since we've already had instances where parked vehicles have been hit by passing traffic on this narrow street. Bear in mind that this proposal is immediately adjacent to another recently approved 8-unit development at 20 Gissing Drive SW (DP2025-06554)

### Attachments

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - Bowman objection to DP2026-01994, 24 Gissing DR SW.pdf](#)

|          |                                   |               |                |
|----------|-----------------------------------|---------------|----------------|
| Name:    | Carrie Crnkovic                   | Created Date: | April 30, 2026 |
| Phone:   | [REDACTED]                        |               | [REDACTED]     |
|          | [REDACTED]                        | Number:       | 668133254      |
| Address: | 89 Gainsborough Drive SW          |               |                |
| Overall: | In opposition of this application |               |                |

### Area of Concern

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

### General Comment

This proposed development is way too large for an inner street in Glamorgan. These types of developments should not be allowed in internal streets like this. Concerns are:

- garage is on property line with no setback and also encroaches into laneway setback. Where will garbage and recycling bins be placed? Current garages in the neighborhood have proper setback.
- development is too large and dense for what is in Glamorgan. With 8 units where will tenants park if only 4 garages. Most households have 2 cars
- the development height is .4 meters higher than allowed under current zoning and 2.4 meters taller than allowed under R-C1 zoning

### Attachments

|          |                                   |               |                |
|----------|-----------------------------------|---------------|----------------|
| Name:    | Alan Frank                        | Created Date: | April 30, 2026 |
| Phone:   | [REDACTED]                        |               | [REDACTED]     |
|          | [REDACTED]                        | Number:       | 668135268      |
| Address: | 28 Gissing Drive SW               |               |                |
| Overall: | In opposition of this application |               |                |

### Area of Concern

Building (massing, façade, height, shadowing, etc.)  
 Access/accessibility (vehicle, pedestrian, cycling)



Parking or loading zones  
 Landscaping plans  
 Environmental preservation  
 Privacy considerations  
 Garbage and recycling facility locations  
 Site layout  
 Other

### General Comment

Please review the attached objection letter with my comments including the unlawful encroachment onto my property and the direct physical impact that I have not consent to and do not consent to. Thanks.

### Attachments

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - Objection DP2026-1994\\_260430\\_AlanFrank.pdf](#)

|          |                                   |               |                |
|----------|-----------------------------------|---------------|----------------|
| Name:    | April Meyer                       | Created Date: | April 30, 2026 |
| Phone:   | [REDACTED]                        |               | [REDACTED]     |
|          | [REDACTED]                        | Number:       | 668136931      |
| Address: | 28 Gissing Drive SW               |               |                |
| Overall: | In opposition of this application |               |                |

### Area of Concern

Building (massing, façade, height, shadowing, etc.)  
 Access/accessibility (vehicle, pedestrian, cycling)  
 Parking or loading zones  
 Landscaping plans  
 Environmental preservation  
 Privacy considerations  
 Garbage and recycling facility locations  
 Site layout  
 Other

### General Comment

Please review the attached objection letter with my comments including the unlawful encroachment onto my property and the direct physical impact that I have not consent to and do not consent to. Thanks.

### Attachments

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - Objection DP2026-01994\\_260430\\_AprilMeyer.pdf](#)

|          |                                   |               |                |
|----------|-----------------------------------|---------------|----------------|
| Name:    | Dominic Meyer-Prevost             | Created Date: | April 30, 2026 |
| Phone:   | [REDACTED]                        |               | [REDACTED]     |
|          | [REDACTED]                        | Number:       | 668138166      |
| Address: | 28 Gissing Drive SW               |               |                |
| Overall: | In opposition of this application |               |                |

### Area of Concern

Building (massing, façade, height, shadowing, etc.)  
 Access/accessibility (vehicle, pedestrian, cycling)  
 Parking or loading zones  
 Landscaping plans  
 Environmental preservation

Privacy considerations  
Garbage and recycling facility locations  
Site layout  
Other

### General Comment

Please review the attached objection letter with my comments including the unlawful encroachment onto our property.  
Thanks.

### Attachments

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - Objection DP2026-01994\\_260430\\_DominicMeyerPrevost.pdf](#)

|          |                                   |               |                |
|----------|-----------------------------------|---------------|----------------|
| Name:    | Graydon Frank                     | Created Date: | April 30, 2026 |
| Phone:   | [REDACTED]                        |               | [REDACTED]     |
|          | [REDACTED]                        | Number:       | 668140793      |
| Address: | 28 Gissing Drive SW               |               |                |
| Overall: | In opposition of this application |               |                |

### Area of Concern

Building (massing, façade, height, shadowing, etc.)  
Access/accessibility (vehicle, pedestrian, cycling)  
Parking or loading zones  
Landscaping plans  
Environmental preservation  
Privacy considerations  
Garbage and recycling facility locations  
Site layout  
Other

### General Comment

Please review the attached objection letter with my comments including the unlawful encroachment onto our property.  
Thanks.

### Attachments

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - Objection DP2026-01994\\_260430\\_GraydonFrank.pdf](#)

|          |                                   |               |             |
|----------|-----------------------------------|---------------|-------------|
| Name:    | Ken Haworth                       | Created Date: | May 3, 2026 |
| Phone:   | [REDACTED]                        |               | [REDACTED]  |
|          | [REDACTED]                        | Number:       | 668637024   |
| Address: | 74 Gainsborough Drive SW          |               |             |
| Overall: | In opposition of this application |               |             |

### Area of Concern

Building (massing, façade, height, shadowing, etc.)  
Access/accessibility (vehicle, pedestrian, cycling)  
Parking or loading zones  
Landscaping plans  
Environmental preservation  
Privacy considerations  
Garbage and recycling facility locations  
Site layout

**Strengths / Challenges**

There are no strengths to this proposal. A building that does not fit in the place planned for our community.

**Property Impact**

Not directly. But as stated does not add or fit the communities present design.

**Community Impact**

As checked off on the above list clearly outlines my concern and opp

**Surrounding Impact**

The building will affect all the above in most negative manner.

**General Comment**

Don't approve this monster that does nothing to improve the community.

**Attachments**

|          |                                   |               |             |
|----------|-----------------------------------|---------------|-------------|
| Name:    | Andrew Baker                      | Created Date: | May 6, 2026 |
| Phone:   | [REDACTED]                        |               | [REDACTED]  |
|          | [REDACTED]                        | Number:       | 669500706   |
| Address: | 3916 44 street SW Calgary AB      |               |             |
| Overall: | In opposition of this application |               |             |

**Area of Concern**

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

Parking or loading zones

Site layout

**General Comment**

I live in this neighborhood, this is way too big of a development for an R1 based plot. The neighbors don't like it, it's not on a corner lot, doesn't have fast access to transportation. It doesn't fit the culture of Glamorgan.

It's my opinion there should be no more than 4 units per property and this development permit is as a result of the Blanket rezoning. The mass support of reappealing blanket rezoning is more than indicative enough to justify blocking this development and forcing a max 4 units be replaced. duplex with 2 over garage suites is more appropriate for our neighborhood.

Thank you for considering this feedback of majority of our residents and revoking this 8 unit development.

**Attachments**

|          |                                                          |                      |             |
|----------|----------------------------------------------------------|----------------------|-------------|
| Name:    | Enmax                                                    | Created Date:        | May 6, 2026 |
| Phone:   |                                                          | Circulation Referee: | Y           |
| Email:   | EPC_permits@enmax.com                                    | Number:              | 669600497   |
| Address: | Circulation Referee No Address                           |                      |             |
| Overall: | Neither in support nor in opposition of this application |                      |             |

**Area of Concern**

Site layout

**General Comment**

See the attached response letter.

### Attachments

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2026-01994\\_Response Letter.pdf](#)

|          |                                   |                      |                |
|----------|-----------------------------------|----------------------|----------------|
| Name:    | Bill and Jean Dunlop              | Created Date:        | April 29, 2026 |
| Phone:   |                                   | Circulation Referee: | N              |
| Email:   |                                   | Number:              | 669637547      |
| Address: | 27 Gissing Drive                  |                      |                |
| Overall: | In opposition of this application |                      |                |

### General Comment

This email is in respect to the proposed massive development at 24 Gissing Drive SW, Calgary and our objections relating to this project.

Gissing drive has always been a quiet single family street with minimal traffic, where parents felt their children could play without concern for their safety, with the proposed development that would all change, with substantially more traffic and concerns for the safety of children in the neighborhood.

This proposed structure will be 37.4 feet tall and will block out morning sunlight for families across the street impacting the growth of their vegetation and their personal health benefits derived from morning sunlight.

With a four car garage, that means there will be at least four more vehicles that have to park on the street and possibly more if some occupiers have more than one vehicle, the street does not have capacity for this which means their vehicles will be parked in front of other peoples homes, we will all be competing with them for parking spaces in front of our own homes.

This would involve the removal of trees and shrubs that will have a negative impact on the environment, trees are crucial, natural pillars of the environment, providing multifaceted benefits that combat climate change, protect ecosystems, and improve human life, they are effective carbon sinks that help slow global warming.

With eight units and each requiring a blue, green, and black garbage container, that adds twenty four bins for the ally and with the garage already encroaching into both the side and alley setbacks, leaves no space for the bins which would then have to be placed on the alley road blocking traffic.

Would add substantially to the number of dogs, cats, and other pets that will compound the problems that pets bring.

This will have a negative impact on property valuations on Gissing Drive and possibly adjoining neighborhoods.

My wife, Jean Dunlop, and I who live at 27 Gissing Drive strongly oppose this development

Cheers,

### Attachments

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - \\_External\\_ DP2026-01994 24 Gissing Drive SW\\_ Calgary Proposed Development.msg](#)

|          |                                   |                      |                |
|----------|-----------------------------------|----------------------|----------------|
| Name:    | Irene Varga                       | Created Date:        | April 29, 2026 |
| Phone:   |                                   | Circulation Referee: | N              |
| Email:   |                                   | Number:              | 669637549      |
| Address: | 31 Gissing Drive SW               |                      |                |
| Overall: | In opposition of this application |                      |                |

July 31, 2026

20/23

**Attachments**

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - \\_External\\_ DP2026-01994.msg](#)

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - \\_External\\_ RE\\_ Public Hearing for Repeal of R-CG Zoning ç July 21\\_ 2026.msg](#)

|          |                                   |                      |             |
|----------|-----------------------------------|----------------------|-------------|
| Name:    | Myra and Rob Skerrett             | Created Date:        | May 6, 2026 |
| Phone:   |                                   | Circulation Referee: | N           |
| Email:   |                                   | Number:              | 669637551   |
| Address: |                                   |                      |             |
| Overall: | In opposition of this application |                      |             |

**Attachments**

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - \\_External\\_ Reference DP2026-01994 Proposed Redevelopment at 24 Gissing Dr SW.](#)

|          |                                   |               |              |
|----------|-----------------------------------|---------------|--------------|
| Name:    | Kim Parzen                        | Created Date: | May 19, 2026 |
| Phone:   |                                   |               |              |
|          |                                   | Number:       | 672086785    |
| Address: | 28 Glenway Drive SW               |               |              |
| Overall: | In opposition of this application |               |              |

**Area of Concern**

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

**General Comment**

Maximization of the lot does not take into account next door development. There are several elements missing off the blueprint to provide accessible pedestrian circulation.

**Attachments**

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - 24%20Gissing%20input\[1\].docx](#)

|          |                                   |                      |               |
|----------|-----------------------------------|----------------------|---------------|
| Name:    | Michelle Regel                    | Created Date:        | July 28, 2026 |
| Phone:   |                                   | Circulation Referee: | N             |
| Email:   |                                   | Number:              | 687594616     |
| Address: |                                   |                      |               |
| Overall: | In opposition of this application |                      |               |

**Attachments**

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - Re\\_\\_External\\_ DP2026-01994.msg](#)

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - 24-Gissing-DP2026-01994-objection-letter-28July2026.pdf](#)

|          |                                |                      |               |
|----------|--------------------------------|----------------------|---------------|
| Name:    | Yu Xu                          | Created Date:        | July 22, 2026 |
| Phone:   |                                | Circulation Referee: | N             |
| Email:   |                                | Number:              | 686074542     |
| Address: | 20 Gissing Drive SW Calgary    |                      |               |
| Overall: | In support of this application |                      |               |

**Area of Concern**

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

**General Comment**

Hello Dear File Manager,

I'm writing to express my support for this development application because I strongly believe this kind of development is the key solution to house affordability issue Calgarians are facing now. It bridges the gap between the expensive single or semi-detached houses and high density multiple-residential developments, provides more feasible housing options for Calgarians and re-energizes the mature inner-city communities like Glamorgan. The proximity of this site to public infrastructure and facilities like Mount Royal University, Glamorgan school, bus stop on 37 Street, Glenmore Trail, etc. makes this kind of development more efficient in terms of public services and perfect for fostering a walkable city.

In conclusion, I support the approval of this project.

Sincerely  
Yu Xu

**Attachments**

|          |                                   |               |               |
|----------|-----------------------------------|---------------|---------------|
| Name:    | Rose Crowley Kampel               | Created Date: | July 23, 2026 |
| Phone:   |                                   |               |               |
|          |                                   | Number:       | 686366832     |
| Address: | 40 Gissing Drive SW               |               |               |
| Overall: | In opposition of this application |               |               |

**Area of Concern**

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

**General Comment**

I am writing to object to Development Permit DP2026-01994 for #24 Gissing Drive SW. With this revised development application submission, the developer has failed to address any of the serious concerns raised by myself and other neighbours regarding the previous submission. The proposed development DOES NOT COMPLY with R-CG zoning rules and design standards. Therefore, I ask that the development permit be denied.

July 31, 2026

22/23

**Attachments**

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - Objection to DP2026-01994 #24 Gissing Drive SW - 2026-07-23.pdf](#)

|          |                                   |                      |               |
|----------|-----------------------------------|----------------------|---------------|
| Name:    | Patrice Cantin                    | Created Date:        | July 28, 2026 |
| Phone:   |                                   | Circulation Referee: | N             |
| Email:   |                                   | Number:              | 687305114     |
| Address: | 4007 45 ST SW                     |                      |               |
| Overall: | In opposition of this application |                      |               |

**Area of Concern**

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

**General Comment**

Removal all all trees and green areas of this lot and replacing it with all impervious surface will increase the risk of flooding. Recommendation for stormwater management and proper landscaping plans should be made.  
 This 8 unit complex should have adequate sprinkler system to reduce the risk of fire spreading. This development will increase the sanitary sewer needs. Glamorgan was designed in the late 1970's and the infrastructure should be looked at to confirm the increased demand won't lead to overflows and backups.

**Attachments**

|          |                                                          |                      |               |
|----------|----------------------------------------------------------|----------------------|---------------|
| Name:    | ENMAX                                                    | Created Date:        | July 29, 2026 |
| Phone:   |                                                          | Circulation Referee: | Y             |
| Email:   | EPC_permits@enmax.com                                    | Number:              | 687704777     |
| Address: | Circulation Referee No Address                           |                      |               |
| Overall: | Neither in support nor in opposition of this application |                      |               |

**Area of Concern**

Site layout

**General Comment**

See the attached document.

**Attachments**

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2026-01994\\_Response Letter.pdf](#)



Dominic Meyer-Prevost  
28 Gissing Drive SW  
Calgary, AB T3E 4V7

April 30, 2026

City of Calgary  
Planning & Development  
PO Box 2100, Station M  
Calgary, AB T2P 2M5

Attention: Bipin Dhillon, File Manager

**RE: OBJECTION TO DEVELOPMENT PERMIT DP2026-01994 — 24 GISSING DRIVE  
SW**

I am a resident of 28 Gissing Drive SW, the property directly adjacent to and immediately north of the proposed development at 24 Gissing Drive SW. I am writing to formally object to Development Permit application DP2026-01994 and to request that it be denied.

Our home sits on the property line shared with this proposal. Of everyone on Gissing Drive, we will feel the consequences of this development most directly — during construction, and every day after. The concerns I raise below are both personal and based on the submitted plans themselves.

**CONCERNS ABOUT DIRECT IMPACTS TO OUR PROPERTY**

**The Garage Will Encroach On Our Property**

The submitted site plan (Sheet A04) shows the proposed garage placed directly on the north property line — the boundary between 24 and 28 Gissing Drive SW. There is no side setback whatsoever, despite the R-CG requirement of 1.2 metres.

Building a structure flush to a property line requires footings that, by engineering necessity, extend below grade and laterally into the adjacent soil — which is our property. No easement or authorization exists for this. It is a direct physical encroachment onto our land that we do not consent to, and it would exist permanently beneath the surface of our yard.

There is also a practical reality that is easy to overlook on paper: with no gap between the garage wall and our property line, there is no space for maintenance, drainage, or emergency access along the north side of either structure. This creates problems for both properties for as long as the building stands. I request that the City require full compliance with the 1.2-metre side setback and deny any relaxation request.

**Loss of Privacy from Third-Floor Rooftop Patio**

Our backyard is directly adjacent to this development. The proposed building includes a third-floor rooftop patio that will look directly down into our yard, deck, and rear windows

from close range. We are a single-storey home. There is no equivalent elevation on our side, no setback buffer, and no privacy screen proposed. Once built, this cannot be undone. The loss of privacy to our outdoor living space and rear rooms would be permanent and significant. I request that the City require meaningful design changes to address the overlooking impact on 28 Gissing Drive SW.

### **CONCERNS ABOUT ZONING NON-COMPLIANCE**

#### **Building Height**

The proposed building has a roof peak at elevation 1140.08, which the applicant's own drawings (Sheet A11) show exceeding the marked maximum building height line of 1139.61. At 11.4 metres, it surpasses the 11-metre R-CG limit. When the blanket rezoning repeal takes effect, the applicable limit will be 10 metres under R-C1 — making this building 1.4 metres over the allowable height. On a street of bungalows and split-levels, this three-storey structure would be out of place on any lot. On the lot directly beside ours, it is even more troubling. I request that no height relaxation be granted.

#### **Laneway Setback**

The proposed garage also encroaches into the required laneway setback at the rear of the property. This is visible in the submitted plans and is another instance where the applicant appears to be seeking a relaxation of standard requirements. I request this relaxation also be denied.

#### **Amenity Space and Waste Management**

The proposed common amenity space measures only 35.39 square metres in contiguous area, with dimensions of 4.96 and 4.98 metres — falling short of the bylaw requirements for both minimum area (50.0 m<sup>2</sup>) and minimum dimension (6 metres). Additionally, the space allocated for waste bin storage is only 0.57 metres wide, which cannot accommodate standard City of Calgary bins. These are not minor technical shortfalls; they reflect a development that is simply trying to fit too much onto a lot that cannot adequately support it.

### **CONCERNS ABOUT NEIGHBOURHOOD IMPACTS**

#### **Parking and Street Safety**

Eight residential units with four parking stalls is not a workable ratio on Gissing Drive. This is a narrow street that already has parking pressure from recent development at the south end. A second 8-unit development has been approved at 20 Gissing Drive SW. The combined impact of both developments — 16 units and 8 stalls between them — will push overflow parking and traffic onto a street that cannot handle it. I support the request that the applicant be required to provide a transportation and parking impact study that addresses both developments together.

#### **Drainage**

With almost 60% of the lot covered in hard surfaces and only 73.1 square metres of soft landscaping remaining, this development will shed significantly more stormwater than



the property currently does. Our property, being immediately to the north and downhill in grade, is one of the most likely recipients of that additional runoff. The City should require the applicant to demonstrate that stormwater will be managed on-site.

#### **Utilities and Infrastructure**

Glamorgan's water and sewer infrastructure is aging — our block experienced a water line issue recently. Adding the equivalent of 14 new residences to one block, without any confirmed infrastructure upgrades, is a serious concern. I request that the City confirm in writing that water supply, sewer capacity, and fire suppression pressure are adequate before approving further high-density development on this block.

#### **Scale and Streetscape**

I want to be clear that my objection is not to thoughtful densification. It is to this specific proposal, on this specific lot, at this specific scale. A midblock parcel beside another approved 8-unit development, on a street of mostly single-storey homes, with a non-compliant garage, insufficient setbacks, inadequate amenity space, and a rooftop patio overlooking the adjacent property — this is not appropriate development for 24 Gissing Drive SW. The cumulative impact of this proposal alongside the already-approved development at 20 Gissing Drive SW will permanently and dramatically alter the character of our street.

For all of the reasons above, I formally request that the development permit application DP2026-01994 be denied. I also fully endorse the objection letter submitted by Rose Crowley Kampel of 40 Gissing Drive SW, and the objection submitted by April Meyer of 28 Gissing Drive SW, and the objection submitted by Alan Frank, all of which raise concerns I share.

Thank you for your time and consideration.

Regards,



Dominic Meyer-Prevost  
28 Gissing Drive SW  
Calgary, AB T3E 4V7

**Development Permit Reference: DP2026-01994**

July 28, 2026

City of Calgary Planning & Development  
 Attention: BIPIN DHILLON  
 E : [bipin.dhillon@calgary.ca](mailto:bipin.dhillon@calgary.ca)

**RE: OBJECTION TO DP2026-01994**

**#24 Gissing Drive SW**

**Plans Amended 2026-07-16**

***This development does not conform to R-CG zoning rules and  
 the dwelling size and style erode neighborhood character***

## **NON-COMPLIANT DRAWINGS**

Effective 4 August 2026, the new rules for R-CG come into effect that include a maximum 10-meter-high building, no zero lot line development, and no more than 55% parcel coverage. The proposed development application indicates a 59.80% lot coverage, zero lot line development, and exceeds the maximum 10-meter height requirement.

Gissing Drive has mostly bungalows and split-level houses and will soon return to its previous R-C1 zoning. The proposed development would tower over other dwellings on the block and contribute to the erosion of neighborhood character.

*We request that the City deny any requested code relaxations related to the new zoning rules.*

## **PARKING SATURATION**

**This development is too large for the land parcel and spillover parking  
 cannot be safely accommodated**

Gissing Drive is a narrow residential street with several parking clearances that reduce the amount of available, and already congested, street parking:

- 5 driveways that require 5 feet of clearance on each side
- 1 fire hydrant beside a laneway that requires 16 feet of clearance on one side
- 2 laneways that require 10 feet of clearance on each side
- 2 stop signs that require 16 feet of clearance from each corner

In total, parking clearances are 128 feet, not including the width of the openings for the driveways and laneways.

The south end of the street already experiences significant parking pressure due to the recent construction of an 8-suite rowhouse at the corner of Gissing Drive and 37th Street SW and the fact that parking on 37th Street is prohibited. The congestion on the south end of Gissing Drive pushes overflow parking north towards 41 Ave SW. There is a rooming house at the north end of Gissing Drive that has several cars at any given time parking at that end of the street.

Overflow parking on 41<sup>st</sup> Avenue SW is not an option because it is already highly congested due to MRU student parking. Additionally, there are two approved developments on that road (single detached dwelling with secondary suite and 8-suite rowhouse) that will increase congestion further.

Street parking will be scarce for residents at 24 Gissing because there is an approved 8-suite rowhouse on the adjacent lot at 12 Gissing Drive. Together with this development, they constitute 16-suites where 2 single family dwellings were and represent a tremendous increase in required parking that simply doesn't exist on the street. Issues with illegal and alley overflow parking are inevitable if this development is approved.

*We request that the City require either more on-site parking or reduce the unit count so that this development does not exacerbate current street parking strains.*

### **TOP STORY PATIOS AND LOSS OF PRIVACY**

The proposed development is three stories tall with patios on the top story. The patios on the front façade will look directly into the bedroom windows of 23 Gissing Drive and down into the yards of homes beside and behind the dwelling. This is a massive invasion of privacy.

*We request that the City not allow top floor patios due to privacy issues.*

### **UNSUITABLE DEVELOPMENT**

The applicant has not demonstrated that the proposed development is suitable for the land parcel, appropriate for the character of the neighbourhood, or adequately parked and serviced. This development represents:

- **Hazardous infrastructure strain:** The lack of adequate parking creates safety hazards for vehicle, cyclist, and pedestrian traffic.
- **Disproportionate development strain:** The potential for another 8-suite rowhouse on the street is expecting Gissing Drive to bear too much of the neighborhood's growth burden.
- **Radical destabilization of street character:** The possibility of having three 8-suite dwellings on the street is a sudden, dramatic shift in the look and feel of Gissing Drive and the neighbourhood of Glamorgan.

**Based on the non-compliant R-CG drawings, the dwelling style being vastly different from and much larger than existing homes on Gissing Drive, and the predictable negative impact on the neighboring homeowners, we request that DP2026-01994 be denied.**

Thank you for your consideration of our concerns.

Regards,  
Gary and Michelle Regel  
17 Gissing Drive SW

Graydon Frank  
28 Gissing Drive SW  
Calgary, AB T3E 4V7

April 30, 2026

City of Calgary  
Planning & Development  
PO Box 2100, Station M  
Calgary, AB T2P 2M5

Attention: Bipin Dhillon, File Manager

**RE: OBJECTION TO DEVELOPMENT PERMIT DP2026-01994 — 24 GISSING DRIVE SW**

I am a resident of 28 Gissing Drive SW, the property directly adjacent to and immediately north of the proposed development at 24 Gissing Drive SW. I am writing to formally object to Development Permit application DP2026-01994 and to request that it be denied.

Our home sits on the property line shared with this proposal. Of everyone on Gissing Drive, we will feel the consequences of this development most directly — during construction, and every day after. The concerns I raise below are both personal and based on the submitted plans themselves.

**CONCERNS ABOUT DIRECT IMPACTS TO OUR PROPERTY**

**The Garage Will Encroach On Our Property**

The submitted site plan (Sheet A04) shows the proposed garage placed directly on the north property line — the boundary between 24 and 28 Gissing Drive SW. There is no side setback whatsoever, despite the R-CG requirement of 1.2 metres.

Building a structure flush to a property line requires footings that, by engineering necessity, extend below grade and laterally into the adjacent soil — which is our property. No easement or authorization exists for this. It is a direct physical encroachment onto our land that we do not consent to, and it would exist permanently beneath the surface of our yard.

There is also a practical reality that is easy to overlook on paper: with no gap between the garage wall and our property line, there is no space for maintenance, drainage, or emergency access along the north side of either structure. This creates problems for both properties for as long as the building stands. I request that the City require full compliance with the 1.2-metre side setback and deny any relaxation request.

**Loss of Privacy from Third-Floor Rooftop Patio**

Our backyard is directly adjacent to this development. The proposed building includes a third-floor rooftop patio that will look directly down into our yard, deck, and rear windows



from close range. We are a single-storey home. There is no equivalent elevation on our side, no setback buffer, and no privacy screen proposed. Once built, this cannot be undone. The loss of privacy to our outdoor living space and rear rooms would be permanent and significant. I request that the City require meaningful design changes to address the overlooking impact on 28 Gissing Drive SW.

### **CONCERNS ABOUT ZONING NON-COMPLIANCE**

#### **Building Height**

The proposed building has a roof peak at elevation 1140.08, which the applicant's own drawings (Sheet A11) show exceeding the marked maximum building height line of 1139.61. At 11.4 metres, it surpasses the 11-metre R-CG limit. When the blanket rezoning repeal takes effect, the applicable limit will be 10 metres under R-C1 — making this building 1.4 metres over the allowable height. On a street of bungalows and split-levels, this three-storey structure would be out of place on any lot. On the lot directly beside ours, it is even more troubling. I request that no height relaxation be granted.

#### **Laneway Setback**

The proposed garage also encroaches into the required laneway setback at the rear of the property. This is visible in the submitted plans and is another instance where the applicant appears to be seeking a relaxation of standard requirements. I request this relaxation also be denied.

#### **Amenity Space and Waste Management**

The proposed common amenity space measures only 35.39 square metres in contiguous area, with dimensions of 4.96 and 4.98 metres — falling short of the bylaw requirements for both minimum area (50.0 m<sup>2</sup>) and minimum dimension (6 metres). Additionally, the space allocated for waste bin storage is only 0.57 metres wide, which cannot accommodate standard City of Calgary bins. These are not minor technical shortfalls; they reflect a development that is simply trying to fit too much onto a lot that cannot adequately support it.

### **CONCERNS ABOUT NEIGHBOURHOOD IMPACTS**

#### **Parking and Street Safety**

Eight residential units with four parking stalls is not a workable ratio on Gissing Drive. This is a narrow street that already has parking pressure from recent development at the south end. A second 8-unit development has been approved at 20 Gissing Drive SW. The combined impact of both developments — 16 units and 8 stalls between them — will push overflow parking and traffic onto a street that cannot handle it. I support the request that the applicant be required to provide a transportation and parking impact study that addresses both developments together.

#### **Drainage**

With almost 60% of the lot covered in hard surfaces and only 73.1 square metres of soft landscaping remaining, this development will shed significantly more stormwater than



the property currently does. Our property, being immediately to the north and downhill in grade, is one of the most likely recipients of that additional runoff. The City should require the applicant to demonstrate that stormwater will be managed on-site.

#### **Utilities and Infrastructure**

Glamorgan's water and sewer infrastructure is aging — our block experienced a water line issue recently. Adding the equivalent of 14 new residences to one block, without any confirmed infrastructure upgrades, is a serious concern. I request that the City confirm in writing that water supply, sewer capacity, and fire suppression pressure are adequate before approving further high-density development on this block.

#### **Scale and Streetscape**

I want to be clear that my objection is not to thoughtful densification. It is to this specific proposal, on this specific lot, at this specific scale. A midblock parcel beside another approved 8-unit development, on a street of mostly single-storey homes, with a non-compliant garage, insufficient setbacks, inadequate amenity space, and a rooftop patio overlooking the adjacent property — this is not appropriate development for 24 Gissing Drive SW. The cumulative impact of this proposal alongside the already-approved development at 20 Gissing Drive SW will permanently and dramatically alter the character of our street.

For all of the reasons above, I formally request that the development permit application DP2026-01994 be denied. I also fully endorse the objection letter submitted by Rose Crowley Kampel of 40 Gissing Drive SW, and the objection submitted by April Meyer of 28 Gissing Drive SW, and the objection submitted by Alan Frank, all of which raise concerns I share.

Thank you for your time and consideration.

Regards,



Graydon Frank  
28 Gissing Drive SW  
Calgary, AB T3E 4V7



**Development Permit Reference: DP2026-01994**

**Samnick, Cyrille**

**From:** Irene Varga [REDACTED]  
**Sent:** Wednesday, April 29, 2026 10:18 PM  
**To:** Dhillon, Bipin  
**Cc:** WARD6; info@myglamorgan.ca  
**Subject:** [External] DP2026-01994

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I strongly object to the proposed eight-unit development (4 Primary Units and 4 secondary suites) at 24 Gissing Drive SW (DP2026-01994) for the following reasons:

The density is increasing from a single-family dwelling to 4 primary units and 4 secondary suites. This is too much, considering the proposed eight-suite redevelopment at 20 Gissing Drive SW and the already built eight-suite development at 4411 - 37th Street and 1, 3, and 5 Gissing Drive SW. This increases the population by at least 18 people, a very conservative estimation of the increase. Quality of life will definitely decrease, especially when the sewer system has problems. I received a letter from the City about not putting grease and fats down the toilet. The letter also requested that we wipe off any greasy residue, including dairy products before washing it in the sink because there has already been a problem somewhere on the street.

With the increase in population comes more cars, causing parking and safety issues. With only 4 parking spots for 8 residential units, four cars will be on the street. Combined with the other 2 new developments, this could put 12 or more extra cars on the street. With the increase in parked cars and traffic, this raises safety concerns for the children on the block.

DP2026-01994 is 0.4 meters taller than the 11-meter maximum height under R-CG zoning and 2.4 meters taller than allowed under R-C1 zoning. This presents privacy and shadowing issues for the house to the north and possibly to the west and east as well. Do not grant any requested relaxations.

This development covers 59.8% of the lot. The maximum under blanket rezoning is 60%. A typical Glamorgan home covers 45% of the lot or less. The garage encroaches into the laneway setback and sits directly on the property line, with no setback. Please, do not grant any requested relaxations.

Where will the black, green and blue bins reside? We are talking 24 bins in total just for this development. If you add another 24 bins to the development (DP2025-06554) beside it, yikes. I took a little walk to 4411 - 37th Street and 1, 3, and 5 Gissing Drive SW to look at their bins. Photos attached. What a mess.

When these developments occur, there somehow seems to be no room for trees. Isn't there a bylaw requiring a certain percentage of the city to be green space?

A house is the largest investment a person can make. This community was zoned as R-1 (single-family houses) when we moved into the area in 1986. We moved into the area because it offered single-family housing, nearby schools, backyards for the kids to play in, a historically quiet street and neighborhood, and mature trees. I am well aware that Calgary needs housing, but it is unfair to change the rules in established areas now. The infrastructure (electricity, gas, plumbing, water and sewer) needs to be addressed because it is old and can not handle the increase in density.

I am very grateful that blanket rezoning was repealed. However, this doesn't help the redevelopment of 20 Gissing Drive SW. An appeal is in process. For 24 Gissing Drive, please consider the effects on the neighbors and the community and do not grant any requested relaxations.

The proposed R-CG district rules state that "Row and townhouses would only be allowed on the three lots at the end of each block." For Gissing Drive, there is only 23 lots which includes the two lots on 41st Avenue as they are on the end of the block. If the houses on 41st Avenue are excluded, the total drops to 21 lots. If these R-CG rules allow for high-density housing on 3 lots on each side of the street at each end of the block, it becomes possible to develop high-density housing for 12 lots thus creating 48 primary units and 48 secondary suites. If just one person lives in each unit—which is highly unlikely—there would be a minimum of 96 people. If the lots on 41st Avenue are converted to high density housing, that would add at least 16 more people to this area, bringing the total to 112.

For all the reasons above, please consider this carefully.

Irene Varga  
31 Gissing Drive SW  
[REDACTED]





**Samnick, Cyrille**

---

**From:** Jan Dane [REDACTED]  
**Sent:** Wednesday, April 29, 2026 11:44 AM  
**To:** Dhillon, Bipin; Wu, Emily  
**Cc:** WARD6; info@myglamorgan.ca  
**Subject:** [External] DP2026-01994 for 24 Gissing Drive SW, Calgary

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This message is addressed to the City of Calgary File Manager with copies to Ward 6 Councillor, John Pantazopoulos and the Glamorgan Community Association Development Committee

We have been advised of an 8 unit development proposed for 24 Gissing Drive SW, immediately beside another 8 unit development proposed for 20 Gissing Drive SW. If approved, the proposed development at 24 Gissing Drive SW would have 4 primary suites and 4 secondary suites. The building would be 11.4 meters (37.4 feet) tall, which is, we understand, 0.4 meters taller than allowed under R-CG zoning (the current blanket zoning allowance). There will be only 4 parking spots for 8 residential units. According to the plan we have seen on the City's website, the garage encroaches into the back lane setback and is on the neighbouring property line, therefore there is no setback once again. With two 8 unit developments on a residential street that will inevitably create more traffic and parking of vehicles we wish to file our concern for the proposed density of construction on Gissing Drive SW.

Regards,

Jan Dane and Lloyd Boulter



April 19, 2026

City of Calgary Planning & Development Department File Manager  
Bipin.dhillon@calgary.ca

Re: Opposing Proposed 4-plex development with four suites with garage

New Development Permit for Glamorgan: DP2026-01994 – 24 Gissing Drive Dr SW

Dear Bipin Dhillon,

I am writing to formally **oppose the proposed 4-plex development with four suites with garage** currently under consideration for the Gissing Drive area. While I understand the City's broader objectives regarding housing supply, this proposal represents an **over intensification** of this site and raises serious and ongoing concerns related to height, privacy, shadowing, infrastructure capacity, neighbourhood character, and cumulative impacts on residents.

#### **Excessive Height, Privacy Loss, and Shadowing**

The proposed building height is significantly out of scale with surrounding homes. The increased massing will create **severe privacy intrusions** into adjacent properties through elevated windows and reduced setbacks. Additionally, the height and bulk of the structure will cause **shadowing impacts** that will reduce sunlight to neighbouring yards and living spaces, negatively affecting livability and property enjoyment.

#### **Incompatibility with Established Neighbourhood Character**

This development does not align with the **existing low-density residential character** of the neighbourhood. The introduction of a tall, multi-suite structure undermines the prevailing streetscape and erodes the stability of a community that has historically consisted of modest, family-oriented homes. Increased density without appropriate transition or sensitivity to context is detrimental to the long-term cohesion of the area.

#### **Infrastructure Capacity and Servicing Concerns**

Of significant concern is the **ability of existing infrastructure to support intensified development**. Residents in this area have already experienced **lower water pressure**, and adding multiple new dwelling units will worsen this issue. Sewer capacity is also a known concern, particularly during peak usage and storm events. These problems have been widely identified across Calgary following blanket rezoning approvals, yet remain unresolved at the local level.



### **Cumulative Overdevelopment on Gissing Drive**

This proposal cannot be evaluated in isolation. A **4-Row House with Secondary Suites** is already proposed for **20 Gissing Drive**, immediately adjacent to this development. In addition, the existing **4-Row House with Secondary Suites at what was formerly 3 Gissing Drive** has already placed considerable strain on the area.

When combined, these developments represent **an excessive concentration of density on a single street**, far exceeding what the existing infrastructure, roadway design, and servicing networks were built to accommodate.

### **Street Parking, Traffic, and Safety Impacts**

With multiple suites comes a dramatic increase in residents, vehicles, and visitors. **Street parking is already limited**, and additional demand will lead to congestion, reduced emergency access, and increased conflict between vehicles, pedestrians, and cyclists. Increased foot traffic and transient parking further erode the quiet, residential nature of the street.

### **Conclusion**

This proposed 4-plex, particularly when considered alongside recent and approved developments on Gissing Drive, constitutes **overdevelopment** and demonstrates the well-documented shortcomings of blanket rezoning when applied without meaningful site-specific analysis. The cumulative impacts on infrastructure, livability, and neighbourhood character are substantial and unacceptable.

For these reasons, I respectfully request that this application be **refused**, or at minimum significantly reduced in scale, height, and intensity to better align with the existing community and infrastructure capacity.

Thank you for considering my concerns.

Jennifer Seymour

19 Gissing Dr SW

[REDACTED]

**Samnick, Cyrille**

---

**From:** Joan Ducommun <[REDACTED]>  
**Sent:** Thursday, April 23, 2026 4:14 PM  
**To:** Dhillon, Bipin  
**Subject:** [External] Development at 24 Gissing Drive SW

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Hi Friends and Neighbors,

I am just messaging you to express my concern over the developments at 24 Gissing Drive as well as 20 Gissing Drive. I live at 4223 37 St SW, Calgary AB T3E 3C6 across the back alley from these developments. I understand I am probably too late to express my disapproval over 20 Gissing Drive but not too late to try and stop the development at 24 Gissing Drive. I don't have any parking along 37 Street and my only parking is my garage and back alley behind my house. With both of these developments if each unit required 1 parking space that's 16 spots needed and if there are 2 cars per unit that could go up to 32 spots in a 2 lot space. There will be 8 garages so where will the remaining 24 vehicles park??? This is absolutely ridiculous plus as Gissing Drive is a permitted parking street that narrows down how many permits can be given out I assume. These units will look directly into my back yard as well as in my living room and kitchen windows. I won't have any privacy at all. I am dead set against this development. We all know these unites WILL NOT provide affordable housing. They will be high end units.

Signed an unhappy neighbor!!

Joan Ducommun

Sent from my iPad

**Subject: Formal Objection to Development Permit DP2026-01994 – 24 Gissing Drive SW**

**Attn: Development Reviewer, Planning & Development**

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

**Re: Development Permit DP2026-01994 – Proposed Four-Plex Development at 24 Gissing Drive SW**

To the Development Review Team,

This objection is submitted in relation to **Development Permit DP2026-01994** for the proposed four-plex residential development at **24 Gissing Drive SW**. I ask that the Development Authority carefully consider the full plan set, any listed relaxations/variances, and what this will mean day-to-day for the neighbors who live beside and behind it. This property sits mid-block on a quiet street of mostly bungalows, and the proposal appears to push the maximum envelope in a way that does not fit the existing context and would cause undue negative impacts—especially from building massing, overlooking, and increased pressure on street parking.

My objection is based on the following site-specific concerns related to land use compatibility, streetscape impacts, privacy/overlook, water flow, and transportation/parking. Where the application relies on the most permissive interpretation of the rules or seeks relaxations, I request those be refused.

**Key details from the applicant's submitted plans (DP2026-01994):** proposed **3-storey** building with **11.0 m** overall height, **3.0 m** front setback, **1.2 m** side setbacks, **1.2 m** rear setback, and **59.80%** parcel coverage.

### **1. Decision Framework: Discretion Still Applies**

I understand this application may be processed under existing land use rules during the transition period. However, the Development Authority is still required to evaluate the appropriateness of the location and parcel, and the compatibility and impacts of the proposed development on adjacent development and the neighborhood. The Development Authority also retains the power to refuse a discretionary development permit even where numerical rules may be met. In my view, DP2026-01994 represents an over-intensification of a constrained mid-block parcel, creating impacts that would materially interfere with

neighboring use and enjoyment and unduly affect neighborhood amenity; it should therefore be refused.

## 2. Mid-Block Massing and Site Suitability

This is not a corner lot and does not have the additional frontage and siting flexibility that can help reduce perceived bulk. On a mid-block parcel, a near-maximum envelope, 3-storey form reads as a single large mass from the sidewalk and adjacent properties. The result is an abrupt change from the established one- and one-and-a-half-storey pattern on the block, with increased shadowing, reduced openness along the street, and a material loss of neighbor amenity.

## 3. Inadequate Parking and Traffic Safety (Bylaw 1P2007)

Gissing Drive is a narrow residential street that already experiences constrained on-street parking and limited curb space. The applicant's plan set is titled **"Glamorgan 4plex w/ suites"**, indicating **4 principal units plus 4 secondary suites (8 dwellings total)**. The drawings show **one garage with four single-car spaces** (and bicycle storage), which may meet the minimum bylaw requirement. However, the minimum standard is not the same as a good outcome for this specific block. The Land Use Bylaw sets minimum stall requirements and requires development permit plans to **show and label** the required stalls; and where a minimum is not specified, the Development Authority may determine an appropriate minimum based on similar developments and other relevant information.

With eight dwellings served by four vehicle stalls, it is very likely that there will be significant spillover parking, added visitor/service parking pressure, and frequent pick-up/drop-off activity on a narrow residential street. This will increase conflict points, reduce sightlines, and make the street less safe and less usable for pedestrians, cyclists, and emergency access. Importantly, this block is already under noticeable on-street parking pressure from existing higher-occupancy rentals and frequent visitor parking, so there is little spare capacity to absorb additional spillover. I request that the City require the applicant to demonstrate—through a transportation/parking assessment tied to the submitted stall count and access design—that the proposal will not create a negative amenity impact on the block, and to refuse any relaxations related to parking supply, stall functionality, or on-site loading/garbage management.

**Plan-based issues that increase neighborhood impact:** The submitted drawings label the project as a **"4plex w/ suites"** (8 dwellings total) in a **3-storey** form at **11.0 m height**, with very tight setbacks (including a **1.2 m rear setback**), **59.80%** parcel coverage and the removal of multiple mature trees. Taken together, this is a major intensification on one mid-block lot, and any requested relaxations should be refused.

#### 4. Servicing Capacity and Cumulative Impacts

While I understand that servicing is reviewed through the City's technical process, I want to flag a real issue I have experienced: water pressure at my home on Gissing Drive SW has noticeably declined over time as multiple redevelopments have proceeded nearby. I am not claiming this proposal alone is the cause, but it does raise concern about cumulative impacts on servicing in this area. Given the intensity of what is proposed here (eight dwellings on one lot), I request written confirmation that adequate domestic and fire water pressure will be maintained for existing homes, and that servicing capacity has been confirmed prior to any approval.

#### 5. Setbacks, Massing, and Streetscape Incompatibility

The applicant's proposed site plan shows a **3.0 m front setback** and **1.2 m side setbacks** (and a **1.2 m rear setback**). These are aggressive minimum-type setbacks for a mid-block location within a bungalow streetscape characterized by deeper front yards and more visual spacing between buildings. Even if the proposal can be made to comply numerically, the outcome is a bulky street-facing mass that is not contextually compatible and creates an abrupt streetscape disruption for adjacent properties and the block.

In addition, the design appears to use a nominal upper-storey step-back to technically satisfy height/massing rules while still placing the dominant building volume close to the front property line. Even where this may meet the minimum numerical standard, the outcome is a bulky streetwall condition that is out of scale with adjacent bungalows and materially changes the public realm experience on this block.

#### 6. Privacy/Overlook, Site Coverage, and Tree Loss

The proposal is a **3-storey** form on a mid-block parcel with minimal setbacks, which raises significant and predictable **overlooking** impacts. With tight side yards and a noted **1.2 m limiting distance** condition in the submitted drawings, the design pressures glazing, balconies, and outdoor amenity areas to orient toward neighboring rear yards. These privacy impacts are not speculative: they are the direct result of maximizing unit count and building envelope on a constrained lot. I request refusal, or at minimum conditions requiring re-orientation of windows/balconies, increased setbacks where needed, and permanent, enforceable privacy screening that prevents direct lines of sight into adjacent private amenity areas.

The proposed Parcel Coverage is **59.80%**, with the plan listing approximately **342.2 m<sup>2</sup>** of building area on a **572.2 m<sup>2</sup>** parcel. This indicates the proposal is designed at (or near) maximum footprint. When combined with hard landscaping and lane access/garages, this level of coverage reduces permeable area and increases the risk of drainage/runoff

impacts to neighboring lots if grading and drainage are not carefully designed and enforced. The submitted plans also indicate removal/pruning of multiple mature trees, which further reduces established screening and neighborhood character. I request that approval be refused unless the applicant demonstrates (through detailed site servicing/lot grading information and enforceable conditions) that runoff will be fully contained and properly managed, and that tree loss and privacy screening are appropriately mitigated.

### **Requested Reviewer Findings (Please Address Explicitly in the Decision)**

To keep the decision clear, I ask that the Development Authority address the following items directly in the written decision (whether approving or refusing):

1. **Site suitability and compatibility:** Whether an 8-dwelling “4plex w/ suites” form at 3 storeys and 11.0 m height is appropriate on this specific mid-block parcel within a bungalow streetscape, and why.
2. **Parking and spillover impacts:** Whether four vehicle stalls for eight dwellings will create on-street spillover that negatively affects safety, accessibility, and neighborhood amenity on Gissing Drive SW, and what evidence supports that conclusion.
3. **Privacy/overlook mitigation:** Whether the proposed window/balcony placement and outdoor amenity areas create direct overlooking into adjacent yards, and what enforceable design changes or screening conditions will prevent it.
4. **Drainage/permeability:** Whether the combination of 59.80% parcel coverage and hard landscaping presents any increased runoff risk to adjacent lots, and what specific grading/drainage conditions will ensure no off-site impacts.
5. **Tree removal and loss of screening:** Whether the proposed removal/pruning of multiple mature trees is necessary and how loss of privacy screening and neighborhood character will be mitigated (replacement planting, timing, and survivability requirements).
6. **No-relaxation rationale:** A clear statement confirming whether any relaxations are being granted; if so, the specific public-interest rationale for each relaxation and why the resulting impacts remain acceptable on this block.

### **Conclusion**

For the reasons above—mid-block incompatibility, excessive perceived massing, parking/traffic impacts, contextual streetscape disruption, privacy/overlook concerns, and loss of mature trees—I request that the Development Authority **refuse** DP2026-01994.



Even if the applicant can meet minimum numerical standards, the Development Authority has discretion to refuse where the location is inappropriate or where impacts on adjacent properties and neighborhood amenity are unacceptable. If the City is inclined to approve, I request a written rationale addressing each of the above issues and that approval be contingent on a material redesign that reduces massing and overlook, provides parking that demonstrably avoids spillover impacts, and includes enforceable conditions for privacy screening and drainage management. I also request that any relaxations be refused.

Thank you for your careful consideration of these concerns.

Sincerely,

Joy Anderson

32 Gissing Dr. SW  
Calgary, AB, T3E 4V7



**Samnick, Cyrille**

**From:** Cheryba <k[REDACTED]>  
**Sent:** Sunday, April 26, 2026 2:23 PM  
**To:** Wu, Emily  
**Subject:** [External] DP2026-01994

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I am against the approval for the subject proposed development at 24 Gassing Drive SW for the following reasons:

- it would be 0.4 m taller than allowed under R-CG zoning and 2.4m taller than the original zoning R-C1
- allows for less green space (40.2%) than normal in Glamorgan(55%)
- has only 4 parking spots for 8 residential units
- is next to the already proposed 8 unit development @ 20 Gissing Drive SW
- I have lived @ 3819 41 Ave SW since 1970 and parking has become less and less available due to increased vehicle ownership per household as well as MRU student parking
- vehicle traffic is high due to the proximity of two schools nearby; More vehicle traffic due to increased housing translates into, potentially, more speeding and more accidents, both vehicular and pedestrian
- approval of this development would mean the existence of 6 multi unit developments within a 1 block radius of my address, as well as 1 more another 1/2 block beyond that; enough is enough!!
- it makes no sense to capitulate to the increased "affordable" housing demand by buying an unaffordable dwelling and replacing it with multiple housing valued at the same or more than the one purchased to build additional housing.

Thank you for your attention to this urgent and personal concern.

Sincerely,  
 Ken Cheryba

Mark and Pamela Bowman  
64 Glenway Drive SW  
Calgary, AB T3E 4V1

April 29, 2026

City of Calgary  
Planning & Development  
PO Box 2100, Station M  
Calgary, AB T2P 2M5

**Attention: BIPIN DHILLON**

**RE: FORMAL OBJECTION TO DP2026-01994 #24 GISSING DRIVE SW**

I am writing to object to Development Permit DP2026-01994 for #24 Gissing Drive SW. This development not only does not conform to R-CG zoning rules and would have significant negative impacts on the streetscape and character of Gissing Drive, it would add to the already overly densified community.

Glamorgan already has several high-density developments in and around the perimeter of our community which contributes significant traffic on our roadways as well as a drain on our critical infrastructure such as water and sewer. These multi-dwelling, low-cost complexes are located:

1. On the West side of Glamorgan along 50<sup>th</sup> Street all the way South of 40<sup>th</sup> Avenue to the intersection of Glenmore Trail & Sarcee Trail
2. On the South side of Glamorgan along the intersection of 37<sup>th</sup> Street and Glenmore Trail
3. On the East side of Glamorgan along 37<sup>th</sup> Street between 44<sup>th</sup> & 45<sup>th</sup> Avenue
4. On the North side of Glamorgan Along both sides of Richmond Road intermittently from Glenway Drive to 51st Street.

We have owned our home here for 36 years and have been active supporters of several community endeavours to keep Glamorgan a safe and attractive community that adds safety & value to our properties.

We have seen a huge increase in the amount of traffic in and around Glamorgan over this time and especially in the past 10 years. Now it is common to have cars lined up on 41<sup>st</sup> Avenue and Gissing Drive to get out of the neighbourhood at various times of the day.

Over years Gissing Drive has been increasingly used as a feeder route to get on and off 37th Street and this increased traffic flow along Gissing Drive has resulted in unsafe congestion along the narrow street which includes a sharp blind turn. We measured the width of Gissing Drive in comparison to 41st Avenue in terms of safety and traffic flow. 41st Avenue is just over 40' wide whereas Gissing Drive is only 31' wide. This narrow road does not allow 2-way bypass traffic when the street has vehicles parked all along both sides. To construct a multi-dwelling of this magnitude will increase on-street parking presenting an increased safety concern for pedestrians as well as vehicles since we've already had instances where parked vehicles have been hit by passing traffic on this narrow street. Bear in mind that this proposal is immediately adjacent to another recently approved 8-unit development at 20 Gissing Drive SW (DP2025-06554)

Statistics are now emerging proving that recent high-density projects in established inner city neighborhoods like Glamorgan are negatively affecting the resale value of neighboring properties. Surely this was not an accepted vision of the blanket rezoning approval but it is a reality that must be better managed now. The overdevelopment of this site has serious negative consequences for the neighbors, in terms of parking, height, privacy, storm water run-off, water pressure and sewer. The fact is that Glamorgan's water/sewer infrastructure was built in the 1950's and designed for single-family residential, and we already face deficiencies. Surely when you look at the big picture you will agree that Glamorgan has been carrying more than it's share of both historic and recent developments and that this type of densification is excessive.

**Based on its non-conformity with R-CG zoning rules and design standards, and on its predictable negative impact on the character of Gissing Drive and neighboring homes as well as the greater community, we request that development application DP2026-01994 be denied.**

Thank you for your serious and thoughtful consideration of the concerns we have set out above and we urge you to deny this proposal.

Sincerely,

Mark and Pamela Bowman  
64 Glenway Drive SW

July 28, 2026

City of Calgary Planning & Development  
Attention: BIPIN DHILLON  
E : [bipin.dhillon@calgary.ca](mailto:bipin.dhillon@calgary.ca)

**RE: OBJECTION TO DP2026-01994**

**#24 Gissing Drive SW**

**Plans Amended 2026-07-16**

***This development does not conform to R-CG zoning rules and  
the dwelling size and style erode neighborhood character***

## **NON-COMPLIANT DRAWINGS**

Effective 4 August 2026, the new rules for R-CG come into effect that include a maximum 10-meter-high building, no zero lot line development, and no more than 55% parcel coverage. The proposed development application indicates a 59.80% lot coverage, zero lot line development, and exceeds the maximum 10-meter height requirement.

Gissing Drive has mostly bungalows and split-level houses and will soon return to its previous R-C1 zoning. The proposed development would tower over other dwellings on the block and contribute to the erosion of neighborhood character.

*We request that the City deny any requested code relaxations related to the new zoning rules.*

## **PARKING SATURATION**

**This development is too large for the land parcel and spillover parking  
cannot be safely accommodated**

Gissing Drive is a narrow residential street with several parking clearances that reduce the amount of available, and already congested, street parking:

- 5 driveways that require 5 feet of clearance on each side
- 1 fire hydrant beside a laneway that requires 16 feet of clearance on one side
- 2 laneways that require 10 feet of clearance on each side
- 2 stop signs that require 16 feet of clearance from each corner

In total, parking clearances are 128 feet, not including the width of the openings for the driveways and laneways.

The south end of the street already experiences significant parking pressure due to the recent construction of an 8-suite rowhouse at the corner of Gissing Drive and 37th Street SW and the fact that parking on 37th Street is prohibited. The congestion on the south end of Gissing Drive pushes overflow parking north towards 41 Ave SW. There is a rooming house at the north end of Gissing Drive that has several cars at any given time parking at that end of the street.

Overflow parking on 41<sup>st</sup> Avenue SW is not an option because it is already highly congested due to MRU student parking. Additionally, there are two approved developments on that road (single detached dwelling with secondary suite and 8-suite rowhouse) that will increase congestion further.

Street parking will be scarce for residents at 24 Gissing because there is an approved 8-suite rowhouse on the adjacent lot at 12 Gissing Drive. Together with this development, they constitute 16-suites where 2 single family dwellings were and represent a tremendous increase in required parking that simply doesn't exist on the street. Issues with illegal and alley overflow parking are inevitable if this development is approved.

*We request that the City require either more on-site parking or reduce the unit count so that this development does not exacerbate current street parking strains.*

### **TOP STORY PATIOS AND LOSS OF PRIVACY**

The proposed development is three stories tall with patios on the top story. The patios on the front façade will look directly into the bedroom windows of 23 Gissing Drive and down into the yards of homes beside and behind the dwelling. This is a massive invasion of privacy.

*We request that the City not allow top floor patios due to privacy issues.*

### **UNSUITABLE DEVELOPMENT**

The applicant has not demonstrated that the proposed development is suitable for the land parcel, appropriate for the character of the neighbourhood, or adequately parked and serviced. This development represents:

- **Hazardous infrastructure strain:** The lack of adequate parking creates safety hazards for vehicle, cyclist, and pedestrian traffic.
- **Disproportionate development strain:** The potential for another 8-suite rowhouse on the street is expecting Gissing Drive to bear too much of the neighborhood's growth burden.
- **Radical destabilization of street character:** The possibility of having three 8-suite dwellings on the street is a sudden, dramatic shift in the look and feel of Gissing Drive and the neighbourhood of Glamorgan.

**Based on the non-compliant R-CG drawings, the dwelling style being vastly different from and much larger than existing homes on Gissing Drive, and the predictable negative impact on the neighboring homeowners, we request that DP2026-01994 be denied.**

Thank you for your consideration of our concerns.

Regards,  
Gary and Michelle Regel  
17 Gissing Drive SW



**Samnick, Cyrille**

**From:** Michelle Regel <[REDACTED]>  
**Sent:** Monday, April 20, 2026 1:26 PM  
**To:** Dhillon, Bipin  
**Subject:** [External] Opposition - BP2026-01994 (24 Gissing Drive)

**Follow Up Flag:** Follow up  
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Good morning Bipin:

I have reviewed the drawings for this development permit and have additional comments to support my opposition to the 8-suite rowhouse on 24 Gissing Drive. I live across the street from this proposed development at 17 Gissing and will be directly impacted by it.

1. The water infrastructure will not accommodate the significant developments on our street. We have experienced water main breaks and lower water pressure after the first 8-suite rowhouse was built on the corner of 37 Street and Gissing Drive. If the DPs for 24 Gissing and 20 Gissing proceed, we'll have an additional 24 suites in total stressing the old pipes. Our water system will not continue to perform under this immense strain.

2. The rooftop patios are a privacy concern.

- The two patios facing the street are high enough to peer directly into the bedroom windows of the house at 21 Gissing.
- The two patios facing the alley are high enough that they will be prying on the back yards of the neighbors who live on 37 Street.

3. The building is too high and too close to the street.

- Setbacks of homes on the street are at least 6 meters, compared to the proposed 3 meter setback for this property.
- The height is 11.4 meters and the max allowed under R-CG is 11 meters.

4. The waste management space is inadequate and poses a safety hazard.

- The allotment is a 0.57 meter wide space for refuse carts, but city carts are 0.68 meters x 0.71 meters
- Initially, there will be a minimum of 12 carts at this property. If the residents of the secondary suites request their own carts, then there could be up to 24 carts on this property and there is not adequate space for them.
- Based on the behavior of the residents at the existing 8-suite 4rowhouse down the street:
  - a) additional carts have been requested (there are 15 bins at that property), and

b) the carts are typically strewn about in the alley and not put back in the designated area. This creates a safety hazard for drivers and pedestrians.

5. The garage is not compliant in the traditional sense with a 0.6 meter setback from the neighboring property line. The existing garage has been built with a 0.6 meter setback from the property line. I'm sure the neighbors will be opposed to changing that.

- The builder is crowding all aspects of this property to try to squeeze in the requirements for a four-plex. They have exceeded the appetite for spacing with two side-by-side four-plexes, which destroys the style and character of the neighborhood.

6. Only 35.8% of the landscaped surfaces are soft (for sod, mulch, or flora). Of the entire property, only 12.8% are soft surfaces, which is a concern with regard to adequate drainage and space for new trees.

- This new development requires the removal of several significant, mature trees and there is no landscaping indicated on the drawing to replace them.

- Where will the new trees be placed? The drawings do not provide enough space for trees anywhere on the property.

7. Two of the units do not have functional amenity space.

Once again, thank you for your consideration. Please add my comments to the file for the review committee and acknowledge this email so I know you have received it.

Regards,  
Michelle Regel

On Sat, Apr 18, 2026 at 5:13 PM Michelle Regel [REDACTED] wrote:  
DP2026-01994

Good afternoon Bibpin:

I'm writing because I was just made aware of the new 8-suite development permit on my street and would like to provide my comments on why I am against this development:

- We have old water infrastructure and have already experienced water main breaks in our alley due to the existing 8-suite rowhouse on the corner of 37 Street and Gissing Drive. Why is it that the existing neighborhoods have to accept Bandaid solutions for watermain repairs when new neighborhoods are provided with proper infrastructure for the planned capacity? This development puts our infrastructure in jeopardy.

- The residents in our surrounding area are already experiencing lower water pressure due to the many new rowhouses in our neighborhood. This proposed rowhouse, along with the one planned RIGHT NEXT DOOR TO IT at 20 Gissing will most certainly stress the infrastructure and reduce the water pressure further.

- There is insufficient parking available based on the garage spots on the development plan and the street parking. Again, the existing rowhouse on the corner plus this one and the proposed one right next to it will put tremendous strain on the street parking and will force people to park illegally in the alleys.

- Alley parking is going to interrupt the garbage / compost / recycling pick up. The rowhouse on the corner always has a mess of those containers strewn along the alley and makes driving through that

space unsafe. Building two more rowhouses, side by side, will make garbage pick up almost impossible because of the overflow of parked cars and immense clutter caused by all the bins.

- The design does not indicate where the replacement trees will be placed. We can't continue to eradicate trees from the landscape and not have them replaced simply because we're building new homes.

If this development has to be approved to accommodate the blanket rezoning bylaw, I would like to propose that it be changed to a duplex to alleviate at least some of the pressures this will place on our infrastructure.

Thank you for your consideration of my concerns. Please add my comments to the file for the review committee.

Regards,  
Michelle Regel

**Samnick, Cyrille**

**From:** Myra Skerrett [REDACTED]  
**Sent:** Friday, May 1, 2026 10:54 AM  
**To:** WARD6; Dhillon, Bipin  
**Subject:** [External] Reference DP2026-01994 Proposed Redevelopment at 24 Gissing Dr SW

**Follow Up Flag:** Follow up  
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**From:** "Myra Skerrett" <[REDACTED]>  
**To:** ward6@calgary.ca, bipin.dhillon@calgary.ca  
**Subject:** Reference DP2026-01994 Proposed Redevelopment at 24 Gissing Dr SW

**May 1, 2026**

**Attention:** Ward 6 Councillor John Pantazopoulos and City of Calgary File Manager  
**Subject:** Proposed 8 Suite Redevelopment at 24 Gissing Drive SW, Glamorgan  
**Reference:** DP2026-01994

I am submitting my comments and concerns regarding the proposed massive redevelopment for 24 Gissing Drive SW. In January I also sent a letter regarding the proposed 8 unit development for 20 Gissing Drive, which is next door to this new proposed development. My husband and I have lived in Glamorgan for 30 years and it is one of the few remaining original, established neighbourhoods in Calgary. We oppose this redevelopment in our community for reasons outlined below.

\*the density of this proposed 4-unit rowhouse plus 4 secondary suites is excessive for this location and will not harmonize with the surrounding development, which is primarily single-family detached homes. This proposed development is 4-8 times more dense than typical homes in our area.

\*this proposed development includes only 4 single car garages for 8 residential units, which will result in significantly increased demand for street parking. As this is a corner lot on a curved street, parking issues will most definitely affect other homeowners on this curve of the street as Gissing Drive is a narrow street.

\*this proposed 8-unit development may add as many as 16 cars to the road, and an additional 12-16 cars on the street. This is unacceptable to this area. The proposed 4 onsite stalls will not accommodate everyone who lives or visits there. As well, most people have more than one vehicle and do not park them in a garage.

\*a proposal of this kind would not be consistent with the existing aesthetic appeal of this established community. The surrounding immediate area has mature trees and green spaces which would be sacrificed to make way for this large building.

\*the height of the proposed building is 11.4 metres which is 0.4 metres taller than allowed under R-CG zoning (the current blanket rezoning) and 2.4 metres taller than allowed under R-C1 zoning (original Glamorgan zoning before blanket rezoning came into effect) and will not blend in with the surrounding development, will overshadow neighbouring homes, as well as infringe on privacy of neighbours on their own property.

\*this proposed development will cover 59.8% of the lot; typical Glamorgan homes cover 45% of the lot or less.

\*this proposed development will encroach into both the side and alley setbacks.

\*two proposed massive, tall developments side by side on a quiet, curved residential street will be a nightmare for traffic and parking for everyone on Gissing Drive, and will not be aesthetically pleasing.

\*higher density developments like this should be relegated to the perimeter of the community on main traffic routes (ie. Richmond Road and 37 St SW), not on a quiet residential street smack dab in the middle of a single family neighbourhood.

\*the total of 24 bins (8 blue bins, 8 black bins, and 8 green bins) will create space issues behind the building for tenants and for neighbours beside this building.

\*this is not a "modest" redevelopment of an established community, where many original single-family homes built in 1958 still exist and are lovingly restored and cared for. This is a monstrosity.

\*developments of this size are not appropriate for older communities, and are better suited to locations where improved and new infrastructure already exists. The recent water main catastrophes in 2024 and 2025 which affected older, established neighbourhoods were a wakeup call to city council that higher density in older, inner city communities is not feasible or recommended given the aging water pipes and infrastructure of Calgary's older neighbourhoods.

\*blanket rezoning and the oversized developments that are allowed to be built in established neighbourhoods as a result of this rezoning, was a major issue in our recent city elections. Calgarians made their opinion clear when we elected a new mayor and councillors, most of whom ran on a platform to repeal city-wide blanket rezoning. Council voted to repeal blanket rezoning but the repeal process won't be complete until August, so it is imperative that citizens voice their concerns against this development, as we are doing.

\*an 8-unit dwelling is not sensitive to the surrounding development and is not in the best interests of the Glamorgan community.

For these reasons, we oppose the proposed the 8 suite redevelopment of 24 Gissing Dr. SW.

Myra and Rob Skerrett

April 19, 2026

City of Calgary Planning & Development Department File Manager  
Bipin.dhillon@calgary.ca

Re: Opposing Proposed 4-plex development with four suites with garage

New Development Permit for Glamorgan: DP2026-01994 – 24 Gissing Drive Dr SW

Dear Bipin Dhillon,

I am writing to formally **oppose the proposed 4-plex development with four suites with garage** currently under consideration for the Gissing Drive area. While I understand the City's broader objectives regarding housing supply, this proposal represents an **over intensification** of this site and raises serious and ongoing concerns related to height, privacy, shadowing, infrastructure capacity, neighbourhood character, and cumulative impacts on residents.

#### **Excessive Height, Privacy Loss, and Shadowing**

The proposed building height is significantly out of scale with surrounding homes. The increased massing will create **severe privacy intrusions** into adjacent properties through elevated windows and reduced setbacks. Additionally, the height and bulk of the structure will cause **shadowing impacts** that will reduce sunlight to neighbouring yards and living spaces, negatively affecting livability and property enjoyment.

#### **Incompatibility with Established Neighbourhood Character**

This development does not align with the **existing low-density residential character** of the neighbourhood. The introduction of a tall, multi-suite structure undermines the prevailing streetscape and erodes the stability of a community that has historically consisted of modest, family-oriented homes. Increased density without appropriate transition or sensitivity to context is detrimental to the long-term cohesion of the area.

#### **Infrastructure Capacity and Servicing Concerns**

Of significant concern is the **ability of existing infrastructure to support intensified development**. Residents in this area have already experienced **lower water pressure**, and adding multiple new dwelling units will worsen this issue. Sewer capacity is also a known concern, particularly during peak usage and storm events. These problems have been widely identified across Calgary following blanket rezoning approvals, yet remain unresolved at the local level.



### **Cumulative Overdevelopment on Gissing Drive**

This proposal cannot be evaluated in isolation. A **4-Row House with Secondary Suites** is already proposed for **20 Gissing Drive**, immediately adjacent to this development. In addition, the existing **4-Row House with Secondary Suites at what was formerly 3 Gissing Drive** has already placed considerable strain on the area.

When combined, these developments represent **an excessive concentration of density on a single street**, far exceeding what the existing infrastructure, roadway design, and servicing networks were built to accommodate.

### **Street Parking, Traffic, and Safety Impacts**

With multiple suites comes a dramatic increase in residents, vehicles, and visitors. **Street parking is already limited**, and additional demand will lead to congestion, reduced emergency access, and increased conflict between vehicles, pedestrians, and cyclists. Increased foot traffic and transient parking further erode the quiet, residential nature of the street.

### **Conclusion**

This proposed 4-plex, particularly when considered alongside recent and approved developments on Gissing Drive, constitutes **overdevelopment** and demonstrates the well-documented shortcomings of blanket rezoning when applied without meaningful site-specific analysis. The cumulative impacts on infrastructure, livability, and neighbourhood character are substantial and unacceptable.

For these reasons, I respectfully request that this application be **refused**, or at minimum significantly reduced in scale, height, and intensity to better align with the existing community and infrastructure capacity.

Thank you for considering my concerns.

Rob Rae

19 Gissing Dr SW

r [REDACTED]

Rose Crowley Kampel  
40 Gissing Drive SW  
Calgary, AB T3E 4V7

July 23, 2026

City of Calgary  
Planning & Development  
PO Box 2100, Station M  
Calgary, AB T2P 2M5

Attention: BIPIN DHILLON

**RE: OBJECTION TO DP2026-01994**  
**#24 Gissing Drive SW**  
**Plans Amended 2026-07-16**

I am writing to object to Development Permit DP2026-01994 for #24 Gissing Drive SW. I have reviewed the amended plans submitted on July 16, 2026 and note that the developer has NOT addressed the items I identified as failing to comply with zoning rules and design standards in my previous comment submission. ***This development does not conform to R-CG zoning rules.***

#### **NON-CONFORMITY TO ZONING RULES AND DESIGN STANDARDS**

The proposed development application does not conform to current R-CG zoning rules and design standards.

##### **Building exceeds maximum height**

The proposed development is 11.4 meters in height. This exceeds the maximum 11 meter height allowed under the current R-CG zoning. Gissing Drive is comprised of primary bungalow and split-level houses. It will soon return to its previous R-C1 zoning, under which the maximum height will be 10 meters. The proposed development would tower over all other developments on the block.

*I request that the City deny any requested code relaxation related to the height of this property.*

##### **Side setbacks**

The garage in the proposed development does not meet side setback required under sections 535-540 of the Land Use Bylaw. The proposed garage sits on the property line rather than the required 1.2 meter side setback. The neighbouring property owner has not granted an easement.

*I request that the City deny any requested code relaxation or easement related to the required setbacks for this property.*

**Inadequate amenity space**

The proposed development does not provide adequate amenity space.

Land Use Bylaw 543 requires that developments of three units or more must have amenity space for each unit and suite. This 4 unit + 4 suite development requires a minimum of 40 square meters of amenity space.

The proposal identifies three shared (ie common) spaces for a total of only 35.39 square meters of amenity space. None of the identified amenity spaces meet the requirements to qualify as common amenity space. Under the Land Use Bylaw 557, common amenity space must have a contiguous area of not less than 50.0 square metres and no minimum dimension of less than 6.0 meters. Two of the identified spaces are only 12.82 square meters each and one is only 9.75 square meters. The spaces include dimensions of 2.34, 3.48 and 4.17 meters. Therefore, these spaces can only be considered private amenity spaces.

*I request that the City deny any requested code relaxation related to the required amenity space for this property.*

**NEGATIVE NEIGHBOURHOOD IMPACTS**

Even under the current R-CG zoning, the City Planning and Development Office is still required to evaluate the appropriateness of each proposal in the context of location and parcel, its compatibility with adjacent developments, and its impact on neighbours. In addition to the above specific ways in which the proposed development does not comply with zoning rules and design standards, there are several ways in which the proposed development would negatively impact the neighbours on Gissing Drive.

**Excessive hardscape will result in inadequate drainage**

The landscaped area of the proposed development includes an excessive amount of hard surfaces. Of the entire parcel, only 73.1 square meters (12.8%) will be soft surfaces. This is not adequate for drainage during heavy rains or sudden snow melts, and will likely result in additional runoff to neighboring properties.

**Parking and traffic safety**

Gissing Drive is a narrow residential street. The south end of the street already experiences significant parking pressure due to the recent construction of a 4-unit townhouse at the corner of Gissing Drive and 37<sup>th</sup> Street SW. Parking is not allowed on 37<sup>th</sup> Street SW., so there is no opportunity for overflow parking. Another 8-unit development has recently been approved for 20 Gissing Drive SW (DP2025-06554). Between the existing 4-unit townhouse and the soon-to-be-built 8-unit/4-parking spot development, there will not be adequate street parking on the south half of Gissing Drive. The dramatic increase in traffic, visitor/service parking, and pickups/drop-offs will increase conflicts and make the street less safe and less usable for pedestrians, cyclists and emergency vehicles. I request that the applicant be required to provide a transportation/parking study to demonstrate that the proposed development will not adequately impact the block. To accurately assess the impacts, such study must also consider the already-approved development at 12 Gissing Drive SW (formerly 20 Gissing Drive SW).

**Loss of Privacy/Overlook**

The proposed building is three stories tall on a block that is predominately single story homes. The mass of the building and it's design with rear-facing units and third-floor patios will result in overlooking of neighbouring backyards and loss of privacy for neighbours.

**Utility infrastructure**

Glamorgan is an older neighborhood with aging water and sewer infrastructure. Our block recently experienced a water line issue. The proposed development would create an eight-fold increase in the demand from that single property, in addition to the eight-fold increase caused by the recently approved development at 20 Gissing Drive SW. Together, these will add the demands of 14 new residences to our block. There have been no sewer or water infrastructure upgrades to support such an increase in demand. I request that the City provide written confirmation that adequate domestic water and sewer services will be in place and that adequate fire water pressure can be maintained prior to any further densification.

**Site suitability / streetscape incompatibility**

This is a midblock parcel. It does not have the additional frontage or siting flexibility of a corner lot to help reduce the crowding and perceived building bulk. This is compounded by the proposal's aggressive size, at only 0.2% below absolute maximum site coverage, bare-minimum front setback and inadequate garage side and laneway setbacks. Moreover, this proposal is immediately adjacent to another recently approved 8-unit development at 12 Gissing Drive SW (formerly 20 Gissing Drive SW) (DP2025-06554). Together, these buildings will protrude well past the established streetscape and create a bulky streetwall that is dramatically out of scale to all neighbouring properties.

***Based on its non-conformity with R-CG zoning rules and design standards, and on its predictable negative impact on the character of Gissing Drive and neighboring home owners, I request that development application DP2026-01994 be denied.***

Thank you for your consideration of my concerns.

Regards,

Rose Crowley Kampel  
40 Gissing Drive SW  
Calgary, AB T3E 4V7



Sarah April Meyer  
28 Gissing Drive SW  
Calgary, AB  
T3E 4V7

April 30, 2026

City of Calgary  
Planning & Development  
PO Box 2100, Station M  
Calgary, AB T2P 2M5

Attention: Bipin Dhillon, File Manager

**RE: OBJECTION TO DEVELOPMENT PERMIT DP2026-01994 — 24 GISSING DRIVE SW**

I am writing as the owner of 28 Gissing Drive SW — the property immediately to the north of and directly adjacent to the proposed development — to formally object to Development Permit application DP2026-01994 for 24 Gissing Drive SW.

As the nearest neighbour, my household will bear the most direct and significant impacts of this development. The proposed 8-unit building (4 primary units + 4 secondary suites) does not conform to R-CG zoning rules and design standards, will cause direct physical harm to my property during and after construction, and will have severe negative impacts on the privacy, enjoyment, safety, and character of our block. I respectfully request that this application be denied.

**NON-CONFORMITY TO ZONING RULES AND DESIGN STANDARDS**

**Building Exceeds Maximum Height**

The proposed development reaches a roof peak of 11.4 meters. This exceeds the maximum 11-meter height permitted under current R-CG zoning by 0.4 meters. The drawings submitted with this application (Sheet A11) confirm that the roof peak at elevation 1140.08 sits above the marked maximum building height line of 1139.61. Furthermore, the City Council has voted to repeal the blanket rezoning. Once the repeal takes effect on August 2, the applicable zoning will revert to R-C1, under which the maximum height is 10 meters — making the proposed building 1.4 meters over the limit. Gissing Drive consists primarily of bungalow and split-level homes. This three-storey structure would tower over every other building on our block. I request that the City deny any requested height relaxation for this property.

**Garage on Property Line — Direct Impact to My Property at 28 Gissing Drive SW**

This is my most urgent and specific concern as the immediately adjacent neighbour. The proposed garage is shown in the submitted plans (Sheet A04) to sit directly on the north property line, with zero side setback toward my property. The required setback under R-CG zoning is 1.2 meters.

The construction of a structure on the property line requires the installation of building footings that, by engineering necessity, will extend below grade and laterally beneath the adjacent



property. This means the footings for the proposed garage would extend underneath or into the soil of my property at 28 Gissing Drive SW without any authorization or easement. This represents an unlawful encroachment onto my property and a direct physical impact that I have not consented to and do not consent to.

Beyond the construction phase, a structure built on the property line with no setback eliminates any access corridor between our homes for maintenance, drainage, and fire safety. I request that the City deny any requested code relaxation or easement related to the required side setback, and require the applicant to comply with the 1.2-metre minimum side setback.

#### **Laneway Setback Encroachment**

In addition to the side setback violation, the proposed garage encroaches into the required laneway setback. This has been flagged and is visible in the submitted site plans. I request that the City deny any requested relaxation related to the laneway setback as well.

#### **Inadequate Amenity Space**

The proposed development identifies all amenity space as shared (common) space. Under Land Use Bylaw, common amenity space must have a contiguous area of not less than 50.0 square metres and no dimension less than 6 metres. The proposed common amenity space has a contiguous area of only 35.39 square metres and includes dimensions of 4.98 metres and 4.96 metres — both below the required 6-metre minimum. This does not comply with the bylaw. I request that the City deny any requested code relaxation related to amenity space requirements.

#### **Inadequate Waste Management Space**

The proposed development does not include adequate screened space for garbage, recycling and organic waste storage as required by Land Use Bylaw section 546.3. The space indicated for waste bin storage is only 0.57 metres wide, which is too narrow to accommodate standard City of Calgary bins (0.68 x 0.71 metres). Inadequate waste storage will result in an untidy property and overflow into the laneway. I request that the City deny any relaxation of waste management design requirements.

### **NEGATIVE IMPACTS ON MY PROPERTY AND THE NEIGHBOURHOOD**

#### **Loss of Privacy and Overlooking**

As the immediately adjacent north neighbour, my home and backyard at 28 Gissing Drive SW will suffer the most direct loss of privacy from this development. The proposed building is three storeys tall on a street of predominantly single-storey homes. The third-floor rooftop patio — visible in the submitted architectural drawings — will provide direct overlooking views into my backyard, deck, and interior living spaces at close range with no setback buffer. This is an unacceptable and irreversible degradation of my property's privacy and enjoyment. I strongly object to the rooftop patio as designed and request that the City require significant modifications to address privacy impacts on the adjacent property at 28 Gissing Drive SW.

#### **Excessive Hardscape and Inadequate Drainage**

Of the entire parcel, only 73.1 square metres (12.8%) will remain as soft surface. This is grossly inadequate for stormwater absorption during heavy rain events and spring snowmelt. The

resulting runoff will flow toward adjacent properties — most directly toward my property at 28 Gissing Drive SW to the north. I request that the City require the applicant to demonstrate that adequate on-site drainage will be provided so as not to increase runoff to neighbouring lots.

#### **Parking and Traffic Safety**

The proposed development would add up to 8 residential units with only 4 on-site parking stalls. Gissing Drive is a narrow residential street that already faces significant parking pressure. An 8-unit development at 20 Gissing Drive SW (DP2025-06554) has already been approved. Together, these two developments will add 16 residential units with only 8 combined parking spaces to the south half of our block. The resulting overflow of resident, visitor and service vehicle parking will make Gissing Drive unsafe and inaccessible for pedestrians, cyclists and emergency vehicles. I request that the applicant be required to submit a transportation and parking impact study that accounts for both the proposed development and the already-approved development at 20 Gissing Drive SW.

#### **Utility Infrastructure Capacity**

Glamorgan is an established neighbourhood with aging water and sewer infrastructure. Our block recently experienced a water line issue. The proposed 8-unit development would increase the demand from this single lot by up to eight times, and when combined with the already-approved 8-unit development at 20 Gissing Drive SW, our block would absorb the demands of up to 14 additional residences. There have been no water or sewer infrastructure upgrades to support this level of densification. I request that the City provide written confirmation that adequate domestic water supply, sewer capacity, and fire suppression water pressure can be maintained on our block prior to approving any further high-density development.

#### **Site Suitability and Streetscape Incompatibility**

This is a midblock parcel immediately adjacent to another recently approved 8-unit development at 20 Gissing Drive SW. The proposed development is at 59.8% site coverage — barely below the absolute maximum — with bare-minimum front setbacks and non-compliant garage setbacks on both the side and laneway. On a street of single-storey bungalows and split-level homes, the combined mass of two side-by-side 8-unit developments will create a dense streetwall dramatically out of scale with every other property on Gissing Drive. This is not a corner lot with the additional frontage flexibility to absorb such massing. The proposed development is incompatible with the established streetscape and character of our neighbourhood.

Based on the development's non-conformity with R-CG zoning rules and design standards, the direct and irreversible physical impact on my adjacent property at 28 Gissing Drive SW, and the development's predictable negative impact on the privacy, safety, infrastructure, and character of Gissing Drive, I formally request that development application DP2026-01994 be denied.

I also add my voice in support of the objection filed by Rose Crowley Kampel of 40 Gissing Drive SW, whose letter raises additional specific concerns that I share in full.

Thank you for your consideration of my concerns. I am available to discuss this matter further and can be reached at the contact information below.



Regards,



April Meyer  
28 Gissing Drive SW  
Calgary, AB [Postal Code]

[Redacted]  
[Redacted]

**Development Permit Reference: DP2026-01994**

**From:** [Steve Stanislavski](#)  
**To:** [Calgary SDAB Info](#)  
**Cc:** [Harvey Reithaug](#); [rgrol](#)  
**Subject:** [External] SDAB2026-0149; 24 Gissing Drive SW; P&J hearing September 15  
**Date:** Monday, September 7, 2026 8:50:52 AM

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To whom it may concern:

Our company is the Applicant of development permit DP2026-01994 (24 Gissing Drive SW), which is the subject of appeal SDAB2026-0149. The appeal is scheduled for a Procedural and Jurisdictional hearing on September 15th, 2026. Please be advised that Mr. Rick Grol (cc-ed) has been retained as the agent/representative for the Applicant. Mr. Grol and I will attend the hearing.

Kind regards,

**Steve Stanislavski**

Principal | Arc1 Design Build

**C:** 403-816-6342 **P:** 403-879-6711

[www.arc1.ca](http://www.arc1.ca) | [steve.s@arc1design.ca](mailto:steve.s@arc1design.ca)

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**From:** [hdreithaug@gmail.com](mailto:hdreithaug@gmail.com)  
**To:** [Calgary SDAB Info](#)  
**Cc:** [rgrol](#)  
**Subject:** [External] Authorization of Agent – SDAB2026-0149 / DP2026-01994 – 24 Gissing Drive SW  
**Date:** Sunday, September 6, 2026 8:07:00 AM

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[Report Suspicious](#)

To whom it may concern,

I am the registered owner of the property 24 Gissing Drive SW, which is the subject of appeal SDAB2026-0149 and development permit application DP2026-01994. The appeal is scheduled for a Procedural & Jurisdictional Hearing on Sept 15, 2026. Please be advised that we have retained Mr. Rick Grol (cc-ed) as my agent/representative with respect to the appeal and development permit application. He is authorized to represent us and make submissions on our behalf.

Kind regards,

Harvey Reithaug

Sent from my iPhone



ARC1

DESIGN BUILD

PHONE

(403)816-6342

EMAIL

info@arc1design.ca

AMENDED DRAWINGS

DP No

DP2026-01994

Date Received

JULY 30 2026

THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

DEVELOPMENT

PERMIT

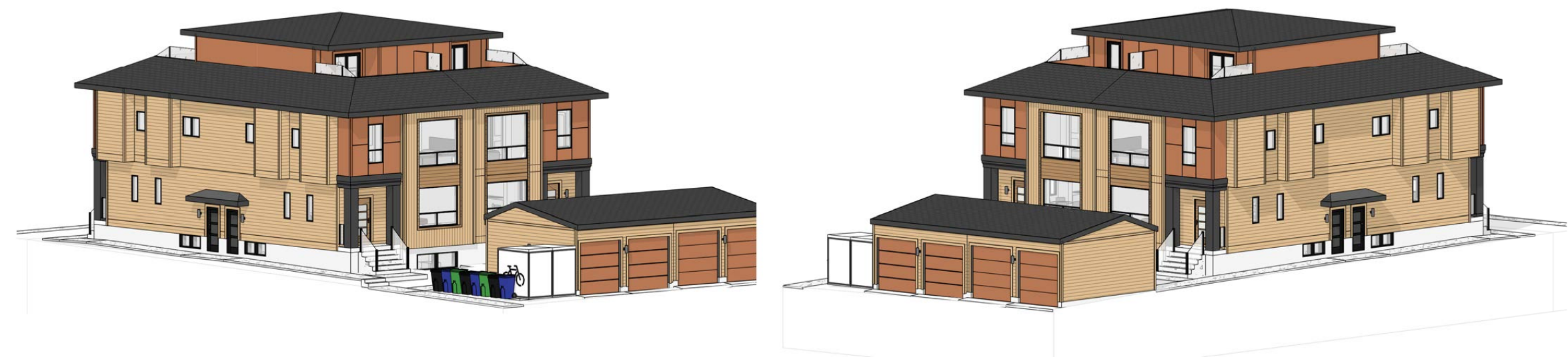
DECISION

RENDERED

ON THIS PLAN

# GLANMORGAN 4PLEX w/ SUITES

24 GISSING DR.SW, CALGARY, AB



A00



| SHEET LIST |                            |           |
|------------|----------------------------|-----------|
| SHEET#     | SHEET NAME                 | ISSUED    |
| A00        | COVER PAGE                 | 7/30/2026 |
| A01        | NOTES & LEGENDS            | 7/30/2026 |
| A02        | SITE PHOTOS                | 7/30/2026 |
| A03        | BLOCK/SITE PLAN - EXISTING | 7/30/2026 |
| A04        | BLOCK/SITE PLAN - PROPOSED | 7/30/2026 |
| A05        | LANDSCAPE PLAN             | 7/30/2026 |
| A06        | BASEMENT PLAN              | 7/30/2026 |
| A06E       | BASEMENT - ELECTRICAL      | 7/30/2026 |
| A07        | MAIN FLOOR PLAN            | 7/30/2026 |
| A07E       | MAIN - ELECTRICAL          | 7/30/2026 |
| A08        | SECOND FLOOR PLAN          | 7/30/2026 |
| A08E       | SECOND - ELECTRICAL        | 7/30/2026 |
| A09        | THIRD FLOOR PLAN           | 7/30/2026 |
| A09E       | THIRD - ELECTRICAL         | 7/30/2026 |
| A10        | ROOF PLAN                  | 7/30/2026 |
| A11        | FRONT & REAR ELEVATIONS    | 7/30/2026 |
| A12        | LEFT ELEVATION             | 7/30/2026 |
| A13        | RIGHT ELEVATION            | 7/30/2026 |
| A14        | SECTION 1                  | 7/30/2026 |
| A15        | SECTION 2                  | 7/30/2026 |
| A16        | SECTION 3                  | 7/30/2026 |
| A17        | GARAGE 1                   | 7/30/2026 |
| A18        | GARAGE 2                   | 7/30/2026 |
| A19        | DETAILS 1                  | 7/30/2026 |
| A20        | DETAILS 2                  | 7/30/2026 |
| A21        | DETAILS 3                  | 7/30/2026 |
| A22        | DETAILS 4                  | 7/30/2026 |

| FLOOR PLAN LEGEND |                                       |
|-------------------|---------------------------------------|
|                   | INTERIOR WALLS (2x4)                  |
|                   | INTERIOR PLUMBING WALLS (2x6)         |
|                   | INTERIOR SMOKE SEPARATION WALLS (2x6) |
|                   | EXTERIOR FOUNDATION WALLS             |
|                   | EXTERIOR WALLS (2x6)                  |
|                   | TALL WALLS                            |
|                   | PARTY WALLS (2-2x4)                   |
|                   | FIRE WALL (8" CONCRETE) (2-2x6)       |

| ELEVATION LEGEND |                                                   |
|------------------|---------------------------------------------------|
|                  | OPERABLE WINDOW                                   |
|                  | CLEAR GLASS                                       |
|                  | OBSCURED GLASS                                    |
|                  | PROTECTED OPENINGS (WIRED GLASS OR FIRE SHUTTERS) |

| MECHANICAL LEGEND |                                  |
|-------------------|----------------------------------|
|                   | TANKLESS WATER HEATER            |
|                   | FLOOR DRAIN                      |
|                   | SUMP PUMP                        |
|                   | HOT WATER TANK                   |
|                   | RADON DEPRESSURIZATION           |
|                   | COMBUSTION AIR & FRESH AIR VENTS |
|                   | HEAT RECOVERY VENTILATOR (HRV)   |
|                   | HIGH EFFICIENCY FURNACE          |

| SITE LEGEND |                           |
|-------------|---------------------------|
|             | SUBJECT PROPERTY          |
|             | ADJACENT PROPERTY         |
|             | SETBACKS                  |
|             | ROOF OVERHANG             |
|             | WINDOW WELLS              |
|             | UNDERGROUND ELECTRICAL    |
|             | OVERHEAD ELECTRICAL       |
|             | GAS                       |
|             | WATER                     |
|             | SANITARY                  |
|             | STORM                     |
|             | FENCE                     |
|             | TREE PROTECTION ZONE      |
|             | LIMIT OF LAND DISTURBANCE |
|             | RETAINING WALLS           |

|  |                                     |
|--|-------------------------------------|
|  | EXISTING BUILDINGS                  |
|  | DWELLING, GARAGE & M.F. PROJECTIONS |
|  | COVERED PORCH & ROOF DEPTH >1.0m    |
|  | WOOD DECK                           |
|  | EXISTING LANDSCAPING                |
|  | SOD on 130mm TOPSOIL                |
|  | MULCH BED                           |
|  | CONCRETE PAD/WALK                   |
|  | EXPOSED AGGREGATE                   |
|  | GRAVEL                              |
|  | BRICK WALK                          |
|  | CONSTRUCTION MATERIAL STORAGE       |
|  | VISIBILITY TRIANGLE                 |

|  |                                                   |
|--|---------------------------------------------------|
|  | EXISTING GEODETICS                                |
|  | PROPOSED GEODETICS                                |
|  | CONIFEROUS TREES                                  |
|  | DECIDUOUS TREES                                   |
|  | CONIFEROUS SHRUBS                                 |
|  | DECIDUOUS SHRUBS                                  |
|  | GARBAGE, RECYCLING, & ORGANICS BINS               |
|  | DWELLING ACCESS                                   |
|  | SECONDARY SUITE ACCESS                            |
|  | BACK OF SIDEWALK<br>BACK OF CURB<br>LIP OF GUTTER |
|  | TOP OF WALL<br>BOTTOM OF WALL                     |
|  | BASEMENT, MAIN, SECOND & THIRD FLOOR WINDOW       |
|  | BASEMENT, MAIN, SECOND & THIRD FLOOR DOOR         |
|  | FRONT SETBACK<br>REAR SETBACK<br>SIDE SETBACK     |

| ELECTRICAL LEGEND |                                 |
|-------------------|---------------------------------|
| SYMBOL            | DESCRIPTION                     |
|                   | SWITCH - SINGLE                 |
|                   | SWITCH - 3-WAY                  |
|                   | SWITCH - 4-WAY                  |
|                   | SWITCH - DIMMER                 |
|                   | OUTLET - 110V                   |
|                   | OUTLET - FLOOR MOUNTED          |
|                   | OUTLET - SWITCHED               |
|                   | OUTLET - WEATHERPROOF           |
|                   | OUTLET - GROUND FAULT INTERRUPT |
|                   | OUTLET - 220V                   |
|                   | DIRECT CONNECTION               |
|                   | CABLE TV                        |
|                   | DATA/PHONE                      |
|                   | MOTION DETECTOR                 |
|                   | THERMOSTAT                      |
|                   | LIGHT - CEILING MOUNTED         |
|                   | LIGHT - POT                     |
|                   | LIGHT - PULL CHAIN              |
|                   | LIGHT - WALL MOUNTED            |
|                   | LIGHT - TRACK                   |
|                   | LIGHT - UNDER CABINET           |
|                   | LIGHT - WRAP AROUND             |
|                   | LIGHT - PANEL                   |
|                   | SMOKE DETECTOR                  |
|                   | SMOKE & CO DETECTOR             |
|                   | EXIT LIGHT c/w BATTERY PACK     |
|                   | BATHROOM FAN                    |
|                   | VACUFLOW                        |
|                   | ELECTRICAL PANEL                |
|                   | ELECTRICAL WIRE                 |

| PROJECT DATA/BYLAW/CODE REVIEW |                                                                                                             |            |
|--------------------------------|-------------------------------------------------------------------------------------------------------------|------------|
| ITEM                           | DESCRIPTION                                                                                                 | REFERENCE  |
| LAND USE (EXISTING)            | R-CG (RESIDENTIAL - GRADE-ORIENTED INFILL)                                                                  |            |
| PROJECT TYPE                   | TOWNHOUSE (4-UNITS), SECONDARY SUITES, ACCESSORY RESIDENTIAL BUILDING                                       |            |
| FLOOD PROTECTION ZONE          | N/A                                                                                                         |            |
| AVPA                           | N/A                                                                                                         |            |
| LANDFILL SETBACK               | N/A                                                                                                         |            |
| ABANDONED WELLS                | N/A                                                                                                         |            |
| HERITAGE STATUS                | N/A                                                                                                         |            |
| APPLICABLE BYLAW               | CITY OF CALGARY LUB1P2007                                                                                   | 09/10/2025 |
| PERMITTED USES                 | SECONDARY SUITES, ACCESSORY RESIDENTIAL BUILDING                                                            | 526        |
| DISCRETIONARY USES             | TOWNHOUSE (4-UNITS)                                                                                         | 527        |
| DENSITY                        | MAX. 75 UNITS/HECTARE, PARCEL 572.2m² => MAX. 4 UNITS                                                       | 529        |
| PARCEL COVERAGE                | 4 UNITS, MAX 60.0%                                                                                          | 534        |
| BUILDING DEPTH AND SEPARATION  | 65% OF PARCEL DEPTH, 22.2m                                                                                  | 534        |
| BUILDING SETBACKS              | FRONT: 3.0m                                                                                                 | 537        |
|                                | SIDES: 1.2m                                                                                                 | 539(1)     |
|                                | REAR: 1.2m (LANED PARCEL)                                                                                   | 539(2)     |
| BUILDING HEIGHT                | MAX. 11.0m FROM GRADE                                                                                       | 541(1)     |
|                                | MAX. 8.6m BETWEEN GREATER OF 60% BUILDING DEPTH OR CONTEXTUAL BUILDING DEPTH AVERAGE AND REAR PROPERTY LINE | 541(4)     |
|                                | NOTE: ROWHOUSE PROPOSED ON ADJACENT SOUTH PROPERTY                                                          |            |
| LANDSCAPING REQUIREMENTS       | SOFT SURFACE MIN. 30%, PROVIDED: 35.8%                                                                      | 542        |
| PLANTING REQUIREMENTS          | MIN. 1 TREE & 3 SHRUBS/110m² => 572.20m²/110m² MIN. 6 TREES/18 SHRUBS, PROVIDED: 6 TREES/18 SHRUBS          | 542.2      |
| AMENITY SPACE                  | PROVIDED: 381 ft²                                                                                           | 543        |
| MV PARKING STALLS              | MIN. 4.0                                                                                                    | 546        |
| STANDARDS FOR MV STALLS        | MIN. 5.9m D x 3.1m W                                                                                        | 122(4)     |
| BICYCLE PARKING STALLS         | MIN. [(4UNITS+4SUITES-4STALLS)x1.0=4], PROVIDED: 4                                                          | 546.2      |
| WASTE, RECYCLING & ORGANICS    | PROVIDED SCREENED AREA FOR 8 BINS                                                                           | 546.3      |
| APPLICABLE BUILDING CODE       | NATIONAL BUILDING CODE OF CANADA - ALBERTA ED.                                                              | 2023       |

CONSTRUCTION NOTES

GENERAL

1. CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK OR ORDERING ANY MATERIAL. ANY DISCREPANCIES, INCLUDING ERRORS AND OMISSIONS, ARE TO BE REPORTED TO ARC1 DESIGN PRIOR TO CONSTRUCTION. ONCE CONSTRUCTION COMMENCES, IT IS ASSUMED THAT THE OWNER AND/OR CONTRACTOR HAVE ACCEPTED THE DRAWINGS AS TRUE, CORRECT AND COMPLETE.

2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE STRUCTURAL, MECHANICAL, ELECTRICAL, CIVIL, AND ANY OTHER APPLICABLE ENGINEERING DRAWINGS AND SPECIFICATIONS PROVIDED FOR THIS PROJECT.

3. MANUFACTURER'S SPECIFICATIONS ARE TO TAKE PRECEDENCE OVER TYPICAL DETAILS SHOWN IN THESE DRAWINGS.

4. ALL BUILDING OUTLINES, ELEVATIONS AND LEVELS ARE INDICATIVE ONLY. ALLOW FOR MINOR VARIATIONS DUE TO MARGIN OF ERROR OF THE SURVEYED INFORMATION, GROUND MOVEMENT AND ACTUAL MATERIAL SIZE. MINOR VARIATIONS ARE CONSIDERED TO BE +/- 25mm (1").

5. CONSTRUCTION SHALL CONFORM TO ALL CURRENT NATIONAL, PROVINCIAL, AND LOCAL CODES AND REGULATIONS.

6. ALL BUILDING DIMENSIONS ARE TO FACE OF CONCRETE, STUD, OR SHEATHING.

7. ALL ANGLED WALLS ARE 45° UNLESS NOTED OTHERWISE.

8. ALL FRAMING TO BE S.P.F. #2 OR BETTER.

SITE

1. ALL DIMENSIONS ARE IN METERS, UNLESS OTHERWISE SHOWN.

2. THIS PROPERTY DOES NOT FALL WITHIN THE FLOODWAY, FLOOD FRINGE, OR OVERLAND FLOW REGION ACCORDING TO THE [www.calgary.ca](http://www.calgary.ca) FLOOD HAZARD MAP.

AIR BARRIER SYSTEM

1. ENSURE CONTINUITY OF AIR/VAPOUR BARRIER THROUGHOUT.

2. HOUSE WRAP APPROACH (HWA).

BASEMENT

1. CONTRACTOR TO DETERMINE IF SOIL CONDITIONS ARE SUITABLE BEFORE START OF CONSTRUCTION.

2. ALL FOOTINGS TO BE PLACED ON UNDISTURBED NATIVE SOIL AND BE A MIN OF 4" BELOW GRADE. STEP FOOTING AS REQUIRED.

3. POSTS AND COLUMNS SHALL BE CENTERED ON CONCRETE PADS. SIZES TO BE DETERMINED BY STRUCTURAL ENGINEER.

4. PROVIDE SLEEVES THROUGH CONCRETE FOR FURNACE C/A & F/A VENTS.

ELECTRICAL

1. ELECTRICAL LAYOUT SHOWN IS ONLY TO BE USED AS A GUIDELINE.

2. FINAL LAYOUT TO BE CONFIRMED WITH THE CLIENT DURING THE PRE-INSTALLATION WALK-THROUGH. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO ENSURE THAT DESIGN MEETS MANUFACTURER'S REQUIREMENTS AND ALL APPLICABLE CODES.

ELEVATION

1. FINAL GRADES MAY ALTER EXTERIOR APPEARANCE.

2. TOP OF DECK TO BE 3" BELOW TOP OF FLOOR UNLESS NOTED.

EXTERIOR WINDOWS, DOORS AND SKYLIGHTS

1.

| THERMAL CHARACTERISTICS |                |              |                    |
|-------------------------|----------------|--------------|--------------------|
| MAX. U-VALUE            | MIN. RSI-VALUE | MAX. U-VALUE | MIN. ENERGY RATING |
| WINDOWS & DOORS         | 0.625          | 1.61         | 25                 |
| SKYLIGHTS               | 0.370          | 2.75         |                    |
| VEHICLE ACCESS DOOR     | 1.100          | 0.91         |                    |

2.

| FENESTRATION PERFORMANCE REQUIREMENTS           |          |
|-------------------------------------------------|----------|
| TERRAIN TYPE                                    | ROUGH    |
| PERFORMANCE CLASS                               | R        |
| PERFORMANCE GRADE                               | PG 25    |
| MIN. POSITIVE DESIGN PRESSURE                   | 1,200 PA |
| MIN. NEGATIVE DESIGN PRESSURE                   | 1,200 PA |
| MIN. WATER PENETRATION RESISTANCE TEST PRESSURE | 260 PA   |
| MIN. CANADIAN AIR INFILTRATION/EXFILTRATION     | A2       |

3. GLAZING INSTALLED OVER STAIRS, RAMPS AND LANDINGS THAT IS LESS THAN 900mm (3') ABOVE THE SURFACE OF THE TREADS, RAMP OR LANDING SHALL BE PROTECTED BY GUARDS OR BE NON-OPERABLE AND DESIGNED TO WITHSTAND THE SPECIFIED LATERAL LOADS FOR BALCONY GUARDS AS PROVIDED IN ARTICLE 4.1.5.14 OF THE NBC 2023-AE.

4. LINTELS FOR OPENINGS UP TO 6'-0" TO BE 2-2x8 SPF #2, AND OVER 6'-0" TO BE 2-2x10 SPF #2 (UNLESS OTHERWISE NOTED).

5. ALL WINDOW AND DOOR TOPS TO HAVE FLASHING.

| CONSTRUCTION NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>MECHANICAL</b><br>1. HVAC <ul style="list-style-type: none"><li>AC, SPLIT SYSTEM: SEER = 14.5</li><li>GAS-FIRED BOILER: AFUE ≥ 90%</li><li>GAS-FIRED FURNACE: AFUE ≥ 95%</li></ul> 2. HEAT RECOVERY VENTILATOR (HRV) <ul style="list-style-type: none"><li>MIN. SENSIBLE HEAT RECOVERY, EFFICIENCY OF 60%</li></ul> 3. SERVICE WATER & IN-FLOOR HEATING <ul style="list-style-type: none"><li>ELECTRIC, STORAGE: SL ≤ 35+(0.20V)</li><li>GAS-FIRED STORAGE: UEF ≥ 0.3456-(0.00053V)</li><li>GAS-FIRED TANKLESS: UEF ≥ 0.86</li></ul> |  |
| <b>ROOF</b><br>1. TRUSS MANUFACTURER MUST VERIFY ALL ROOF SLOPES AND THE CEILING HEIGHTS/SLOPES IN EACH ROOM PRIOR TO MATERIAL ORDER.<br>2. ROOF SHALL BE VENTED AS PER THE NBC 2023-AE.<br>3. 24" OVERHANG c/w ROUGH FASCIA & SOFFIT UNLESS NOTED.<br>4. 22"x30" SKYLIGHTS AND ROOF ACCESS HATCH TO FIT WITHIN THE 22.5" CLEARANCE BETWEEN TRUSSES.<br>5. ROOFING MATERIALS MUST MEET OR EXCEED THE IMPACT RESISTANCE OF A CLASS 4 RATED ROOFING SYSTEM WITH IMPACT RATING FOR UL2218 or FM4473.                                       |  |
| <b>SECONDARY SUITES</b><br>1. SECONDARY SUITE EXTERIOR ENTRY DOORS TO BE INSULATED HOLLOW METAL DOORS WITH A 45 MIN. FIRE RATING, AND BE PROVIDED WITH SELF-CLOSING DEVICES.<br>2. DOORS LOCATED IN SMOKE SEALED WALLS TO BE MIN. 45mm THICK SOLID CORE WOOD, C/W SELF-CLOSING DEVICE, SWEEP, AND A PERIMETER SMOKE SEAL.                                                                                                                                                                                                               |  |
| <b>SOLAR READINESS</b><br>1. ALL DWELLING UNITS ARE TO BE 'SOLAR READY' AND ABLE TO ACCOMMODATE SOLAR PHOTOVOLTAIC (PV) PANELS FOR ELECTRICITY GENERATION WITH A MIN.: <ul style="list-style-type: none"><li>2.5cm (1") ∅ RIGID OR FLEXIBLE METAL CONDUIT, ELECTRICAL METALLIC TUBING, OR CABLES WITH A METAL ARMOUR OR METAL SHEATH, or</li><li>2" ∅ VACUUM TUBE WITH TWINE PULLED THROUGH AND A CARD ON EACH END TO ACCOMMODATE FUTURE INSTALLATION.</li></ul>                                                                        |  |

PHONE (403)816-6342  
EMAIL info@arc1design.ca

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AMENDED DRAWINGS  
DP No DP2026-01994  
Date Received JULY 30 2026  
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

**ISSUED FOR**

| NO. | DESCRIPTION  | DATE      |
|-----|--------------|-----------|
| 1   | DESIGN v1.11 | 7/30/2026 |
|     |              |           |
|     |              |           |
|     |              |           |
|     |              |           |
|     |              |           |
|     |              |           |
|     |              |           |

**PROJECT NAME & ADDRESS**  
NAME GLANMORGAN 4PLEX w/ SUITES  
ADDRESS 24 GISSING DR.SW CALGARY, AB  
LEGAL LOT 15, BLOCK 9, 786 JK  
USE RC-G  
PRINT DATE 7/30/2026 3:23:28 PM  
DRAWING  
**NOTES & LEGENDS**  
DRAWN BY SS  
CHECKED BY SS  
SHEET  
**A01**  
SCALE As indicated





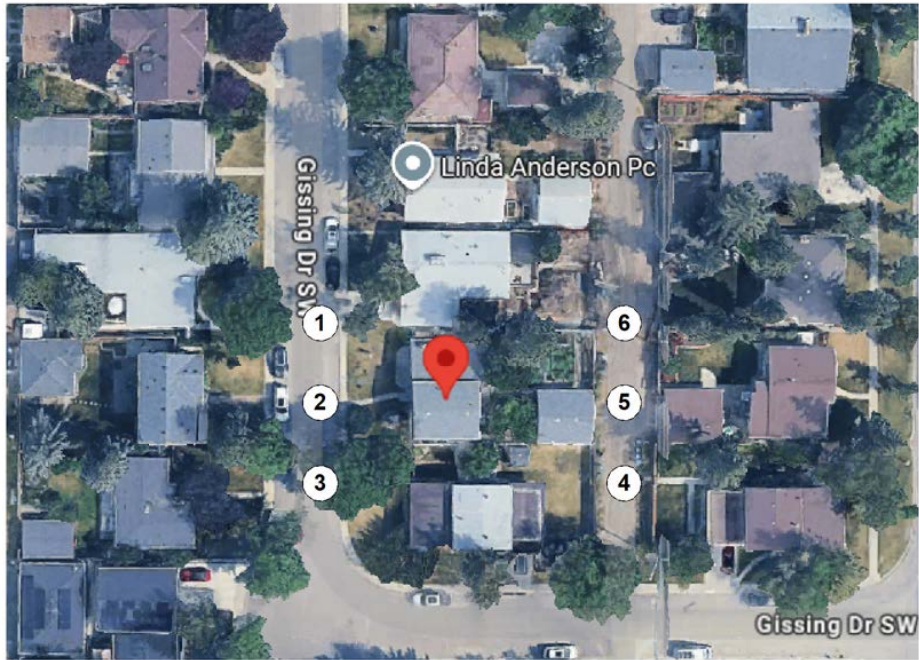
1 FRONT VIEW - NORTH NEIGHBOUR - 28 GISSING DR. SW



2 FRONT VIEW - SUBJECT PROPERTY - 24 GISSING DR. SW



3 FRONT VIEW - SOUTH NEIGHBOUR - 20 GISSING DR. SW



0 AERIAL VIEW



5 REAR VIEW - NORTH NEIGHBOUR - 28 GISSING DR. SW



6 REAR VIEW - SUBJECT PROPERTY - 24 GISSING DR. SW



7 REAR VIEW - SOUTH NEIGHBOUR - 20 GISSING DR. SW

ARC1  
DESIGN BUILD

PHONE(403)816-6342  
EMAILinfo@arc1design.ca

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AMENDED DRAWINGS

DP NoDP2026-01994  
Date ReceivedJULY 30 2026

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DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

ISSUED FOR

| NO. | DESCRIPTION  | DATE      |
|-----|--------------|-----------|
| 1   | DESIGN v1.11 | 7/30/2026 |
|     |              |           |
|     |              |           |
|     |              |           |
|     |              |           |
|     |              |           |

PROJECT NAME & ADDRESS

NAMEGLANMORGAN 4PLEX w/ SUITES

ADDRESS24 GISSING DR. SW  
CALGARY, AB

LEGALLOT 15, BLOCK 9, 786 JK

USERC-G

PRINT DATE7/30/2026 3:23:29 PM

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SITE PHOTOS

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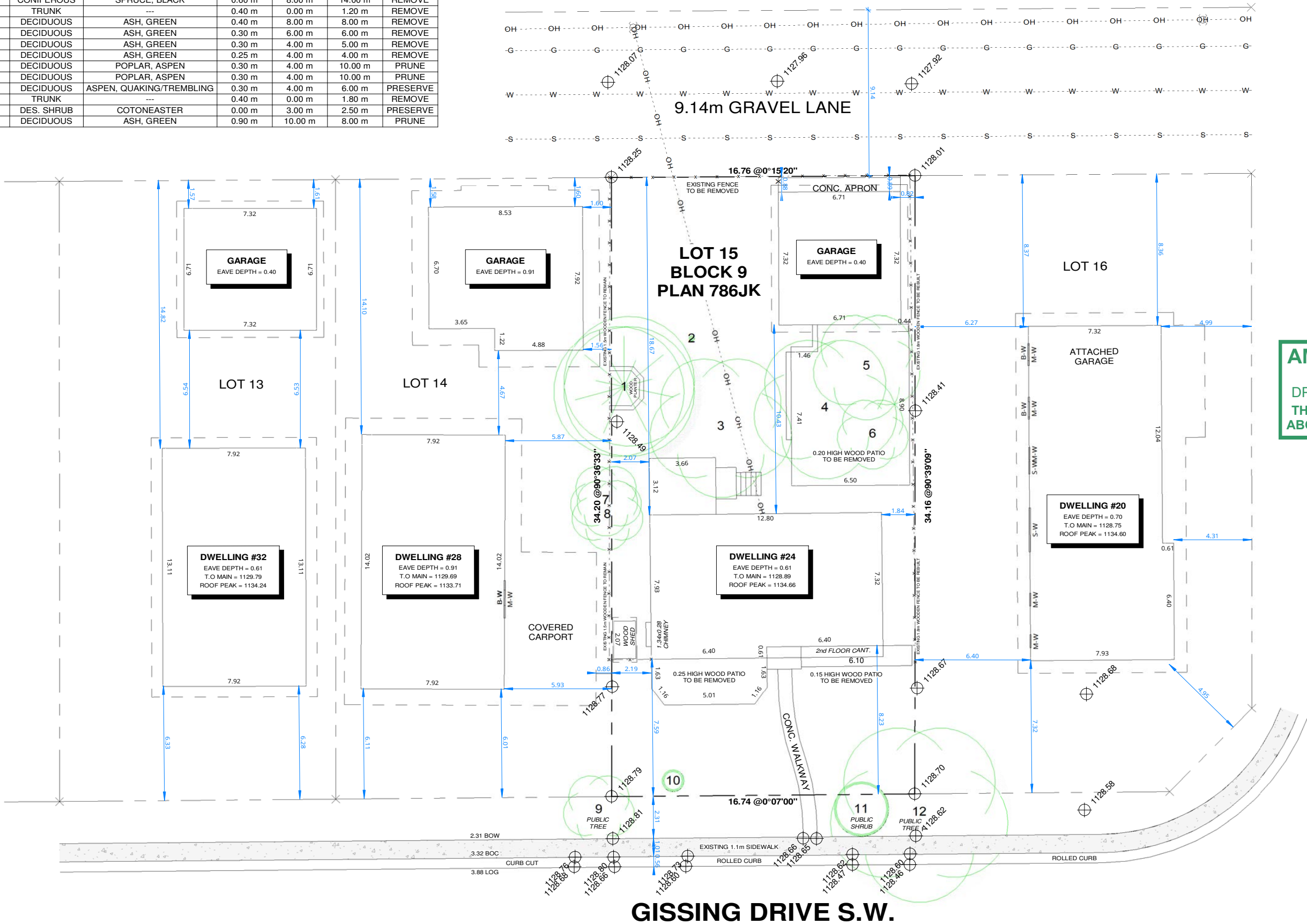
SHEET

A02

SCALE1/2" = 1'-0"



| TREE SCHEDULE |            |                          |          |         |         |          |
|---------------|------------|--------------------------|----------|---------|---------|----------|
| #             | TYPE       | SPECIES                  | DIAMETER | CANOPY  | HEIGHT  | ACTION   |
| 1             | CONIFEROUS | SPRUCE, BLACK            | 0.60 m   | 8.00 m  | 14.00 m | REMOVE   |
| 2             | TRUNK      | ---                      | 0.40 m   | 0.00 m  | 1.20 m  | REMOVE   |
| 3             | DECIDUOUS  | ASH, GREEN               | 0.40 m   | 8.00 m  | 8.00 m  | REMOVE   |
| 4             | DECIDUOUS  | ASH, GREEN               | 0.30 m   | 6.00 m  | 6.00 m  | REMOVE   |
| 5             | DECIDUOUS  | ASH, GREEN               | 0.30 m   | 4.00 m  | 5.00 m  | REMOVE   |
| 6             | DECIDUOUS  | ASH, GREEN               | 0.25 m   | 4.00 m  | 4.00 m  | REMOVE   |
| 7             | DECIDUOUS  | POPLAR, ASPEN            | 0.30 m   | 4.00 m  | 10.00 m | PRUNE    |
| 8             | DECIDUOUS  | POPLAR, ASPEN            | 0.30 m   | 4.00 m  | 10.00 m | PRUNE    |
| 9             | DECIDUOUS  | ASPEN, QUAKING/TREMBLING | 0.30 m   | 4.00 m  | 6.00 m  | PRESERVE |
| 10            | TRUNK      | ---                      | 0.40 m   | 0.00 m  | 1.80 m  | REMOVE   |
| 11            | DES. SHRUB | COTONEASTER              | 0.00 m   | 3.00 m  | 2.50 m  | PRESERVE |
| 12            | DECIDUOUS  | ASH, GREEN               | 0.90 m   | 10.00 m | 8.00 m  | PRUNE    |



ARC1  
DESIGN BUILD

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**AMENDED DRAWINGS**

DP No DP2026-01994 Date Received JULY 30 2026

THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

**DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN**

**ISSUED FOR**

| NO. | DESCRIPTION  | DATE      |
|-----|--------------|-----------|
| 1   | DESIGN v1.11 | 7/30/2026 |
|     |              |           |
|     |              |           |
|     |              |           |
|     |              |           |
|     |              |           |
|     |              |           |

**PROJECT NAME & ADDRESS**

NAME GLANMORGAN 4PLEX w/ SUITES

ADDRESS 24 GISSING DR.SW  
CALGARY, AB

LEGAL LOT 15, BLOCK 9, 786 JK

USE RC-G

PRINT DATE 7/30/2026 3:23:29 PM

DRAWING

**BLOCK/SITE PLAN - EXISTING**

DRAWN BY SS

CHECKED BY SS

SHEET

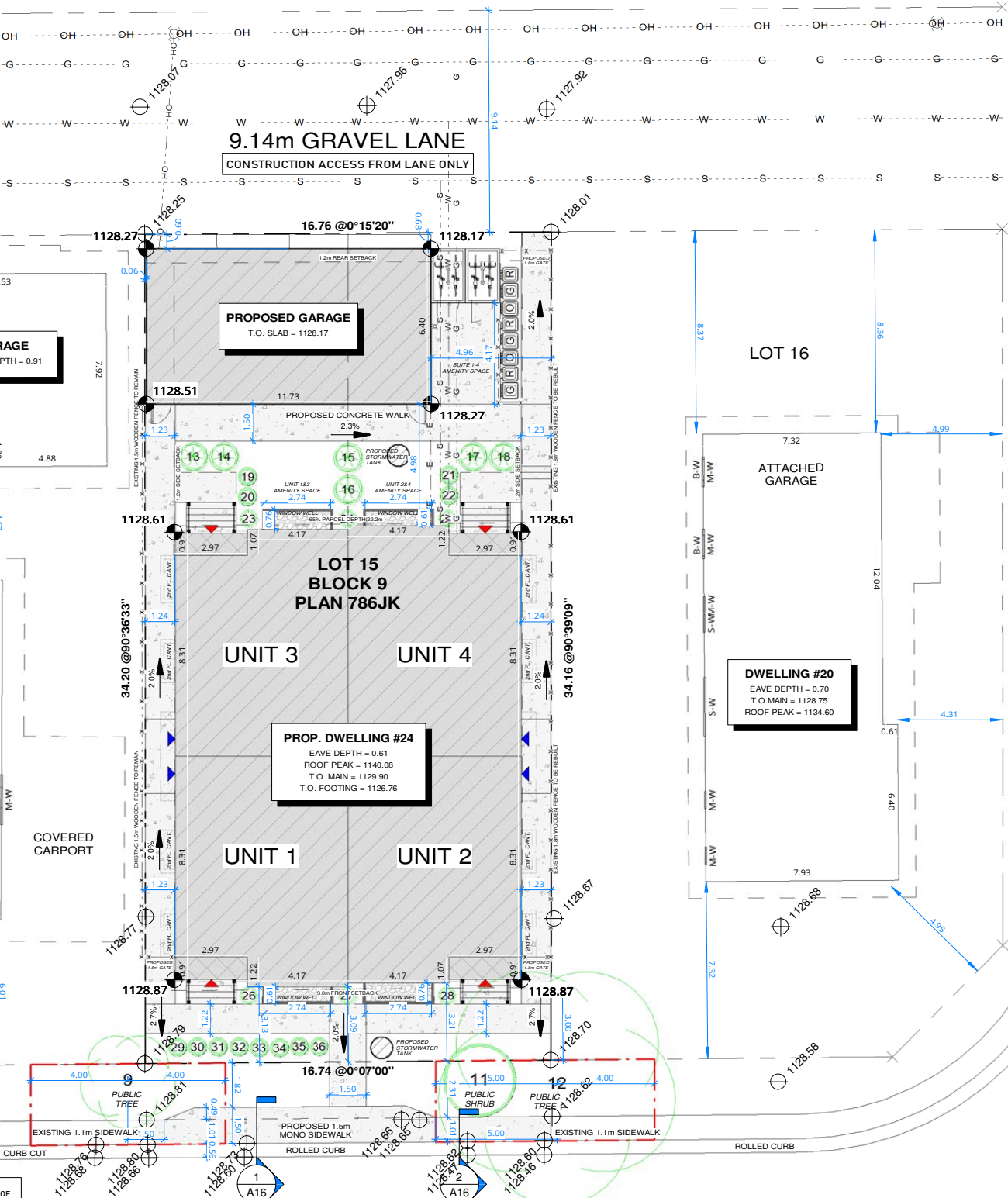
**A03**

SCALE 1 : 200

| TREE SCHEDULE |            |                          |          |         |         |          |
|---------------|------------|--------------------------|----------|---------|---------|----------|
| #             | TYPE       | SPECIES                  | DIAMETER | CANOPY  | HEIGHT  | ACTION   |
| 1             | CONIFEROUS | SPRUCE, BLACK            | 0.60 m   | 8.00 m  | 14.00 m | REMOVE   |
| 2             | TRUNK      | ---                      | 0.40 m   | 0.00 m  | 1.20 m  | REMOVE   |
| 3             | DECIDUOUS  | ASH, GREEN               | 0.40 m   | 8.00 m  | 8.00 m  | REMOVE   |
| 4             | DECIDUOUS  | ASH, GREEN               | 0.30 m   | 6.00 m  | 6.00 m  | REMOVE   |
| 5             | DECIDUOUS  | ASH, GREEN               | 0.30 m   | 4.00 m  | 5.00 m  | REMOVE   |
| 6             | DECIDUOUS  | ASH, GREEN               | 0.25 m   | 4.00 m  | 4.00 m  | REMOVE   |
| 7             | DECIDUOUS  | POPLAR, ASPEN            | 0.30 m   | 4.00 m  | 10.00 m | PRUNE    |
| 8             | DECIDUOUS  | POPLAR, ASPEN            | 0.30 m   | 4.00 m  | 10.00 m | PRUNE    |
| 9             | DECIDUOUS  | ASPEN, QUAKING/TREMBLING | 0.30 m   | 4.00 m  | 6.00 m  | PRESERVE |
| 10            | TRUNK      | ---                      | 0.40 m   | 0.00 m  | 1.80 m  | REMOVE   |
| 11            | DES. SHRUB | COTONEASTER              | 0.00 m   | 3.00 m  | 2.50 m  | PRESERVE |
| 12            | DECIDUOUS  | ASH, GREEN               | 0.90 m   | 10.00 m | 8.00 m  | PRUNE    |
| 13-18         | CONIFEROUS | ROCKY MOUNTAIN JUNIPER   |          |         | 2.00 m  | PLANT    |
| 19-22         | DECIDUOUS  | WOLF WILLOW              |          | 0.60 m  |         | PLANT    |
| 23-28         | CONIFEROUS | MUGO PINE                |          | 0.60 m  |         | PLANT    |
| 29-36         | DECIDUOUS  | WOLF WILLOW              |          | 0.60 m  |         | PLANT    |

AMENDED DRAWINGS  
DP No      Date Received  
DP2026-01994      JULY 30 2026  
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

EXISTING 1.1m SIDEWALK TO BE COMPLETELY REMOVED AND REPLACED WITH A SIDEWALK OF 1.5m WIDTH.  
NO GRADE CHANGES ARE TO OCCUR WITHIN THE PUBLIC BOULEVARD. NO SIDEWALK REPLACEMENT OR WIDENING IS TO OCCUR WITHIN THE DRIPLINE OF TREE T9 AND TREE T12. PRIOR TO CONSTRUCTION, AN URBAN FORESTRY TECHNICIAN MUST BE ON-SITE TO MITIGATE POSSIBLE ROOT DAMAGE TO ADJACENT PUBLIC TREES DURING WALKWAY INSTALLATION. CONTACT URBAN FORESTRY AT 311 A MINIMUM TWO BUSINESS DAYS PRIOR TO MEETING ONSITE.



GISSING DRIVE S.W.

ARC1  
DESIGN BUILD

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PARCEL COVERAGE (59.80%)

| AREA TYPE | (m²) | (ft²) |
|-----------|------|-------|
|-----------|------|-------|

PARCEL AREA

|             |          |            |
|-------------|----------|------------|
| PARCEL AREA | 572.2 m² | 6159.0 ft² |
|-------------|----------|------------|

BUILDINGS

|               |          |            |
|---------------|----------|------------|
| BOXOUT        | 1.3 m²   | 13.7 ft²   |
| COVERED PORCH | 10.9 m²  | 117.0 ft²  |
| DWELLINGS     | 254.9 m² | 2743.8 ft² |
| GARAGES       | 25.2 m²  | 270.9 ft²  |

DEVELOPMENT  
PERMIT  
DECISION  
RENDERED  
ON THIS PLAN

ISSUED FOR

| NO. | DESCRIPTION  | DATE      |
|-----|--------------|-----------|
| 1   | DESIGN v1.11 | 7/30/2026 |
|     |              |           |
|     |              |           |
|     |              |           |
|     |              |           |
|     |              |           |

PROJECT NAME & ADDRESS

NAME GLANMORGAN 4PLEX w/ SUITES

ADDRESS 24 GISSING DR.SW  
CALGARY, AB

LEGAL LOT 15, BLOCK 9, 786 JK

USE RC-G

PRINT DATE 7/30/2026 3:23:30 PM

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BLOCK/SITE PLAN - PROPOSED

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SHEET

A04

SCALE 1 : 200



LANDSCAPING NOTES

**PLANTING**

1. ALL PLANT MATERIALS MUST BE OF A SPECIES CAPABLE OF HEALTHY GROWTH IN CALGARY AND MUST CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION.

2. ALL TREE AND SHRUB AREAS (PLANTING BEDS) TO BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM. CONTRACTOR TO SUPPLY AND INSTALL AUTOMATIC IRRIGATION CONTROLLER(S) AS REQUIRED TO ADEQUATELY IRRIGATE TREES AND SHRUBS ONLY AS DEFINED BY CITY OF CALGARY LOW WATER IRRIGATION SYSTEM REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING IRRIGATION SCHEDULE DURING GROW IN STAGE AND ADJUST RUN TIMES ACCORDINGLY THROUGHOUT THE MAINTENANCE PERIOD. IRRIGATION MAINTENANCE SHALL INCLUDE ONE FALL WINTERIZATION AND SPRING START UP.

3. ALL CONIFEROUS TREE BEDS AND ALL SHRUB BEDS TO BE WOOD MULCHED.

4. DIFFERENT VARIETIES OF TREE AND SHRUB SPECIES WILL BE PROVIDED TO AVOID MONO-CULTURE AND REDUCE RISK OF INSECT DAMAGE AND DISEASE. IT WILL ALSO PROVIDE SEASONAL VARIETY AND ENHANCE VISUAL INTEREST.

5. ALL LANDSCAPE CONSTRUCTION TO BE IN ACCORDANCE W/ CITY OF CALGARY PARKS DEVELOPMENT GUIDELINES AND STANDARD SPECIFICATIONS FOR LANDSCAPE CONSTRUCTION - CURRENT EDITION.

6. CONTRACTOR TO ENSURE THE LOCATION OF ALL UNDERGROUND UTILITIES ARE MARKED PRIOR TO CONSTRUCTION START (CALL BEFORE YOU DIG 1-800-242-3447).

7. ALL PLANT MATERIAL TO BE DISEASE FREE AND TRUE TO FORM. SPECIMEN GRADE SINGLE STEM STOCK - UNLESS OTHERWISE SPECIFIED AND SHALL BE DUG AND INSTALLED TO CURRENT CNLA STANDARDS - CONTRACTOR SHALL GUARANTEE PLANT MATERIAL FOR ONE YEAR.

8. ALL PLANTING BEDS TO BE MULCHED WITH MIN. 50mm DEPTH CLEAN BARK MULCH.

9. PROVIDE MIN. SOIL DEPTH OF 600mm FOR PLANTING BEDS WITH SHRUBS AND 300mm IN ALL OTHER AREAS.

10. ALL TURF AREAS TO BE SOD INSTALLED ON 300mm MIN. OF TOPSOIL.

11. ALL SODDED AREAS ARE TO BE PLANTED WITH DROUGHT TOLERANT GRASS SPECIES.

12. TOPSOIL TO BE ROCK PICKED & CLEANED TO CITY OF CALGARY SPECS. PRIOR TO SOD INSTALLATION.

13. CONTRACTOR SHALL BE RESPONSIBLE FOR TREE PROTECTION MEASURES TO PREVENT RABBIT DAMAGE.

14. CONTRACTOR SHALL BE RESPONSIBLE FOR CARE, MAINTENANCE AND ESTABLISHMENT OF SITE THROUGH THE C.C.C.

15. MAINTENANCE OF SITE FROM C.C.C. TO F.A.C. SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

16. TREES SHALL NOT BE PLACED WITHIN ANY UTILITY RIGHTS-OF-WAY.

17. MAINTAIN 4.0m SETBACK FROM BUS PADS, MAILBOXES, & STREETLIGHTS; 2.5m SETBACK FROM LOT SERVICING UTILITIES; 2.5m SETBACK FROM HYDRANTS; 3.0m SETBACK FROM DEEP UTILITY MAINLINES; 2.0m SETBACK FROM SHALLOW UTILITIES (ATCO, ENMAX, TV, PHONE); AND 1.0m SETBACK FROM DRIVEWAYS. A REVISED SETBACK OF 3.0m FROM UTILITIES MAY BE REQUIRED AT THE DISCRETION OF THE UTILITY OWNER.

**PUBLIC TREE PROTECTION**

1. CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STORED IN THE TREE PROTECTION ZONE.

2. ALL STAGING, HOARDING AND STORAGE OF MATERIALS AND EQUIPMENT SHALL BE ON PRIVATE PROPERTY.

3. AN URBAN FORESTRY TECHNICIAN (3-1-1) SHALL BE CONTACTED TO BE ON-SITE AT THE FOLLOWING STAGES OF CONSTRUCTION:

i. COMMENCEMENT

ii. WHEN EXISTING WALKWAY IS REMOVED

iii. WHEN CLEARANCE PRUNING COMMENCES

4. TREE PROTECTION MEASURES PRIOR TO AND DURING CONSTRUCTION:

i. BRANCH PRUNING, IF REQUIRED FOR CLEARANCE OF NEW BUILDING.

ii. IF ELEVATION PRUNING IS REQUIRED FOR INSTALLATION OF SERVICES, AN INDEMNIFIED CONTRACTOR FROM THE CITY APPROVED CONTRACTORS LIST MUST BE USED AND WRITTEN APPROVAL MUST BE GIVEN FROM PARKS URBAN FORESTRY PRIOR TO PRUNING.

iii. ROOT PRUNING AS REQUIRED DURING FOUNDATION EXCAVATIONS.

iv. APPLY PROTECTIVE MULCH OVER TREE PROTECTION ZONE.

v. SUPPLEMENTAL WATERING, WHEN REQUIRED.

vi. SOIL AERATION, WHERE REQUIRED.

vii. PROVIDE SIGNAGE INSTRUCTING NO CONSTRUCTION WORK OR MATERIAL IS TO ENCR OACH IN THE TREE PROTECTION ZONE UNLESS AUTHORIZED BY AN URBAN FORESTRY REPRESENTATIVE.

5. TREE PROTECTION MEASURES POST CONSTRUCTION:

i. SUPPLEMENTAL WATERING, WHEN REQUIRED.

ii. SOIL AERATION, WHERE REQUIRED.

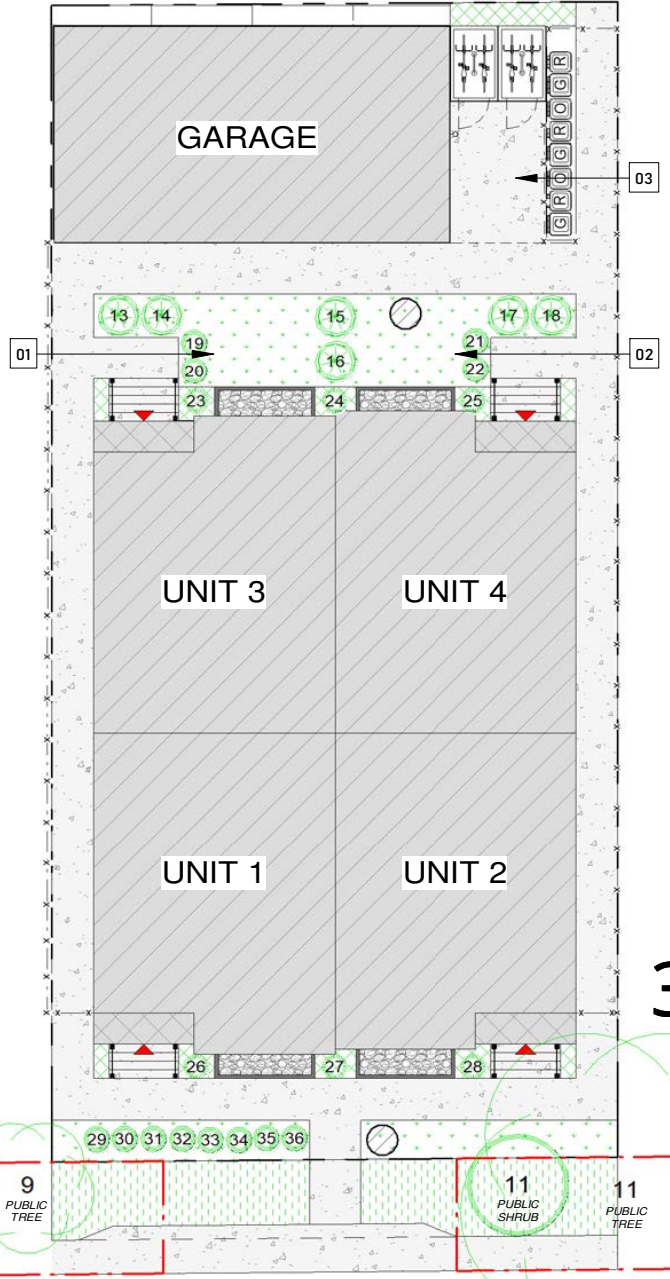
6. ON-SITE TREE PROTECTION ADMINISTRATOR:

i. CONTACT # \_\_\_\_\_

7. THE TREE PROTECTION ADMINISTRATOR SHALL ENSURE ALL CONSTRUCTION WORK ADHERES TO THE APPROVED TREE PROTECTION PLAN AND THAT ALL CONTRACTED STAFF WORKING ON-SITE ARE AWARE OF THE TREE PROTECTION BYLAW AND THE APPROVED TREE PROTECTION PLAN.

| TREE SCHEDULE |            |                          |          |         |         |          |
|---------------|------------|--------------------------|----------|---------|---------|----------|
| #             | TYPE       | SPECIES                  | DIAMETER | CANOPY  | HEIGHT  | ACTION   |
| 1             | CONIFEROUS | SPRUCE, BLACK            | 0.60 m   | 8.00 m  | 14.00 m | REMOVE   |
| 2             | TRUNK      | ---                      | 0.40 m   | 0.00 m  | 1.20 m  | REMOVE   |
| 3             | DECIDUOUS  | ASH, GREEN               | 0.40 m   | 8.00 m  | 8.00 m  | REMOVE   |
| 4             | DECIDUOUS  | ASH, GREEN               | 0.30 m   | 6.00 m  | 6.00 m  | REMOVE   |
| 5             | DECIDUOUS  | ASH, GREEN               | 0.30 m   | 4.00 m  | 5.00 m  | REMOVE   |
| 6             | DECIDUOUS  | ASH, GREEN               | 0.25 m   | 4.00 m  | 4.00 m  | REMOVE   |
| 7             | DECIDUOUS  | POPLAR, ASPEN            | 0.30 m   | 4.00 m  | 10.00 m | PRUNE    |
| 8             | DECIDUOUS  | POPLAR, ASPEN            | 0.30 m   | 4.00 m  | 10.00 m | PRUNE    |
| 9             | DECIDUOUS  | ASPEN, QUAKING/TREMBLING | 0.30 m   | 4.00 m  | 6.00 m  | PRESERVE |
| 10            | TRUNK      | ---                      | 0.40 m   | 0.00 m  | 1.80 m  | REMOVE   |
| 11            | DES. SHRUB | COTONEASTER              | 0.00 m   | 3.00 m  | 2.50 m  | PRESERVE |
| 12            | DECIDUOUS  | ASH, GREEN               | 0.90 m   | 10.00 m | 8.00 m  | PRUNE    |

9.14m GRAVEL LANE



GISSING DRIVE S.W.

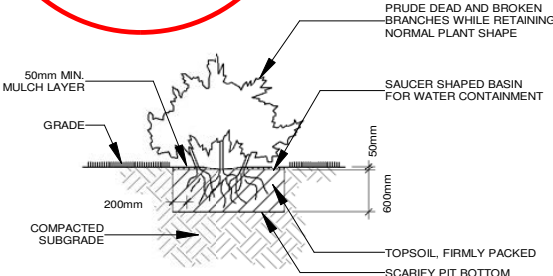
LANDSCAPED AREAS

| TYPE          | AREA                  | AREA                 |
|---------------|-----------------------|----------------------|
| HARD SURFACED |                       |                      |
| GRAVEL        | 81 ft <sup>2</sup>    | 7.6 m <sup>2</sup>   |
| CONCRETE      | 1,329 ft <sup>2</sup> | 123.5 m <sup>2</sup> |
|               | 1,411 ft <sup>2</sup> | 131 m <sup>2</sup>   |
| SOFT SURFACED |                       |                      |
| SOD           | 584 ft <sup>2</sup>   | 54.3 m <sup>2</sup>  |
| MULCH         | 203 ft <sup>2</sup>   | 18.9 m <sup>2</sup>  |
|               | 787 ft <sup>2</sup>   | 73.1 m <sup>2</sup>  |
| TOTAL AREA    | 2,198 ft <sup>2</sup> | 204.2 m <sup>2</sup> |

AMENITY SPACES

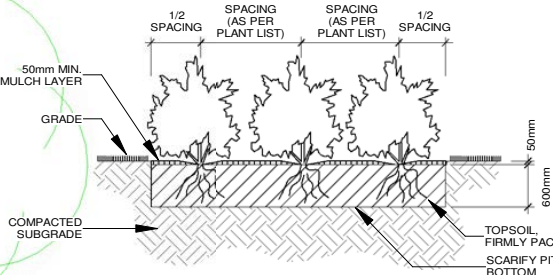
| #     | TYPE                | AREA                |
|-------|---------------------|---------------------|
| 1     | SHARED - UNITS 1&3  | 138 ft <sup>2</sup> |
| 2     | SHARED - UNITS 2&4  | 138 ft <sup>2</sup> |
| 3     | SHARED - SUITES 1-4 | 105 ft <sup>2</sup> |
| TOTAL |                     | 381 ft <sup>2</sup> |

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN



3 SHRUB PLANTING DETAIL - PIT

1/8" = 1'-0"

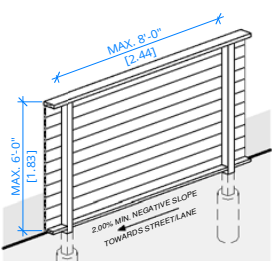


4 SHRUB PLANTING DETAIL - BED

1/8" = 1'-0"

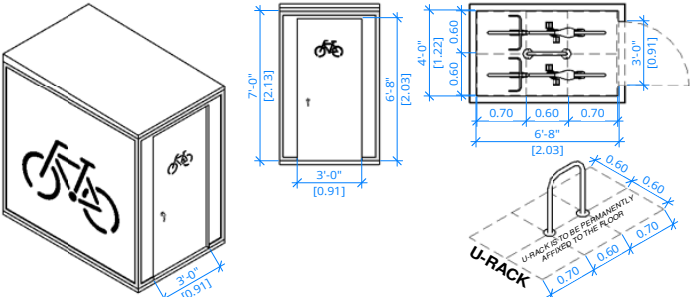
TREE SCHEDULE

| #     | TYPE       | SPECIES                | DIAMETER | CANOPY | HEIGHT | ACTION |
|-------|------------|------------------------|----------|--------|--------|--------|
| 13-18 | CONIFEROUS | ROCKY MOUNTAIN JUNIPER |          |        | 2.00 m | PLANT  |
| 19-22 | DECIDUOUS  | WOLF WILLOW            |          | 0.60 m |        | PLANT  |
| 23-28 | CONIFEROUS | MUGO PINE              |          | 0.60 m |        | PLANT  |
| 29-36 | DECIDUOUS  | WOLF WILLOW            |          | 0.60 m |        | PLANT  |



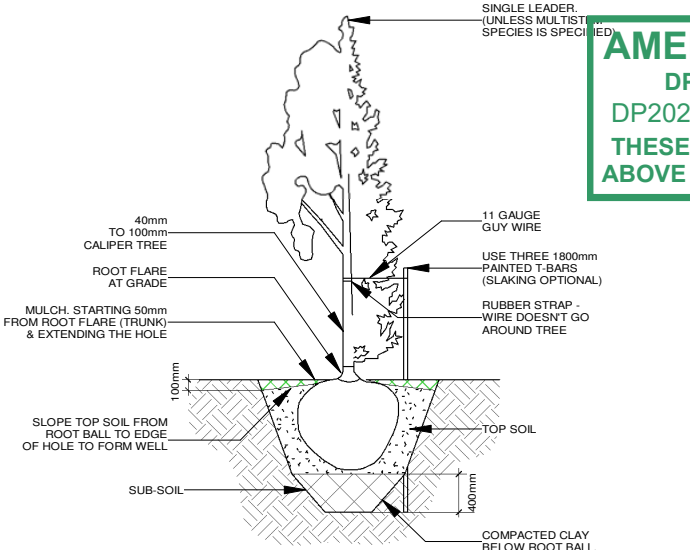
1 FENCE DETAIL

1/8" = 1'-0"



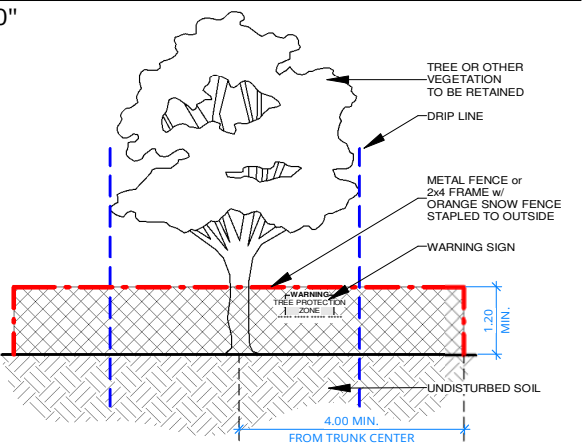
2 BICYCLE LOCKER - HORIZONTAL (DOUBLE)

1/8" = 1'-0"



5 TREE PLANTING DETAIL - SPADE DUG

1" = 10'-0"



6 TREE PROTECTION ZONE DETAIL

1" = 10'-0"

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AMENDED DRAWINGS  
DP No Date Received  
DP2026-01994 JULY 30 2026  
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ISSUED FOR

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|-----|--------------|-----------|
| 1   | DESIGN v1.11 | 7/30/2026 |
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|     |              |           |

PROJECT NAME & ADDRESS

NAME GLANMORGAN 4PLEX w/ SUITES

ADDRESS 24 GISSING DR.SW  
CALGARY, AB

LEGAL LOT 15, BLOCK 9, 786 JK

USE RC-G

PRINT DATE 7/30/2026 3:23:31 PM

DRAWING

LANDSCAPE PLAN

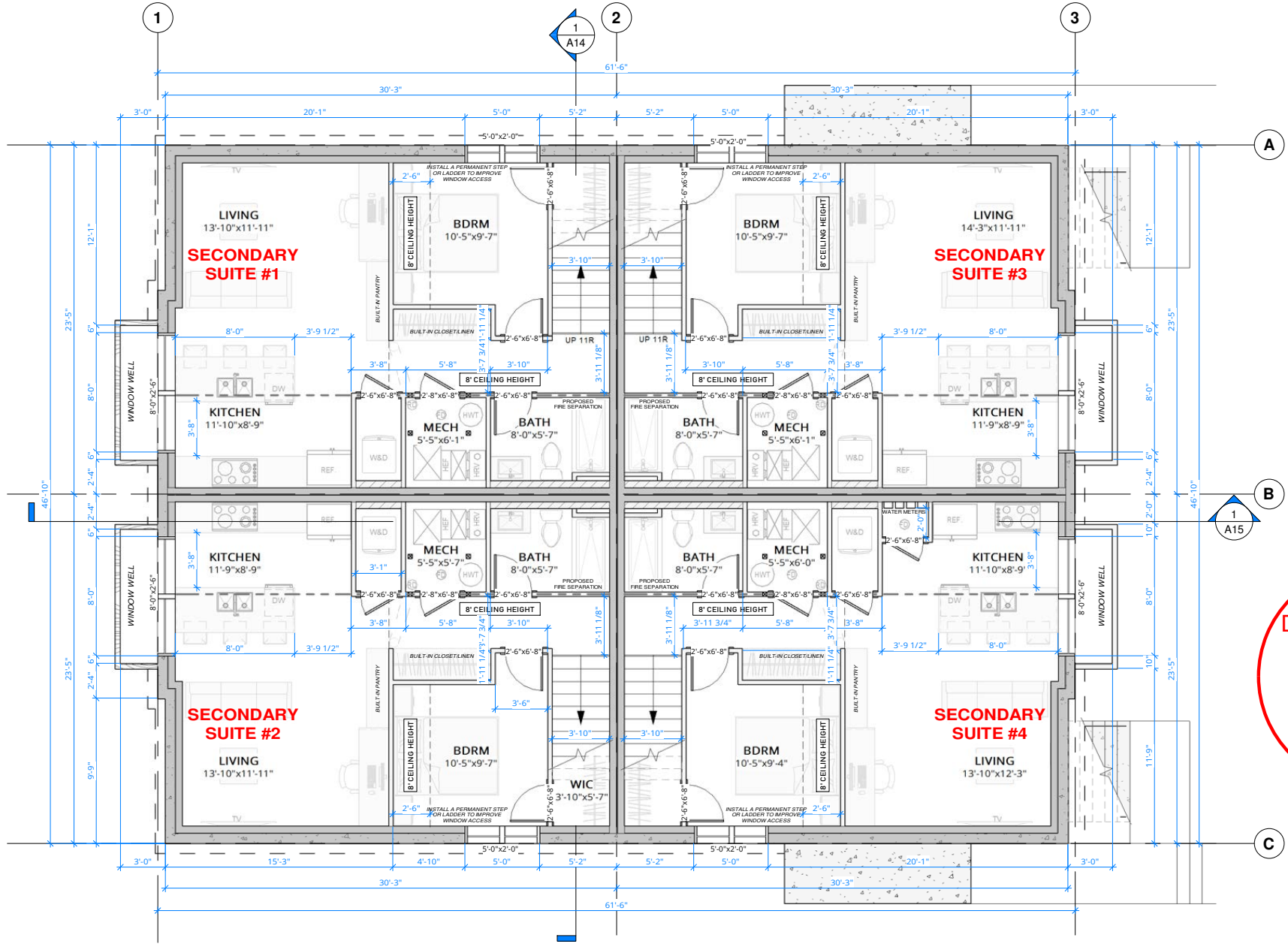
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CHECKED BY SS

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A05

SCALE As indicated



**AMENDED DRAWINGS**  
DP No      Date Received  
DP2026-01994      JULY 30 2026  
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ABOVE DEVELOPMENT PERMIT NO.

TO BE BUILT AS PER SPV-006

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**GROSS FLOOR AREA**

|              |        |
|--------------|--------|
| GARAGE       |        |
| UNIT 1       | 199 sq |
| UNIT 2       | 205 sq |
| UNIT 3       | 205 sq |
| UNIT 4       | 200 sq |
| UNIT 1       |        |
| BASEMENT     | 674 sq |
| MAIN FLOOR   | 686 sq |
| SECOND FLOOR | 740 sq |
| THIRD FLOOR  | 261 sq |
| UNIT 2       |        |
| BASEMENT     | 674 sq |
| MAIN FLOOR   | 686 sq |
| SECOND FLOOR | 740 sq |
| THIRD FLOOR  | 261 sq |
| UNIT 3       |        |
| BASEMENT     | 674 sq |
| MAIN FLOOR   | 686 sq |
| SECOND FLOOR | 740 sq |
| THIRD FLOOR  | 261 sq |
| UNIT 4       |        |
| BASEMENT     | 674 sq |
| MAIN FLOOR   | 686 sq |
| SECOND FLOOR | 740 sq |
| THIRD FLOOR  | 261 sq |
| 2361 sq      |        |

**ISSUED FOR**

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|     |              |           |

**PROJECT NAME & ADDRESS**

**NAME**      GLANMORGAN 4PLEX w/ SUITES

**ADDRESS**      24 GISSING DR. SW  
CALGARY, AB

**LEGAL**      LOT 15, BLOCK 9, 786 JK

**USE**      RC-G

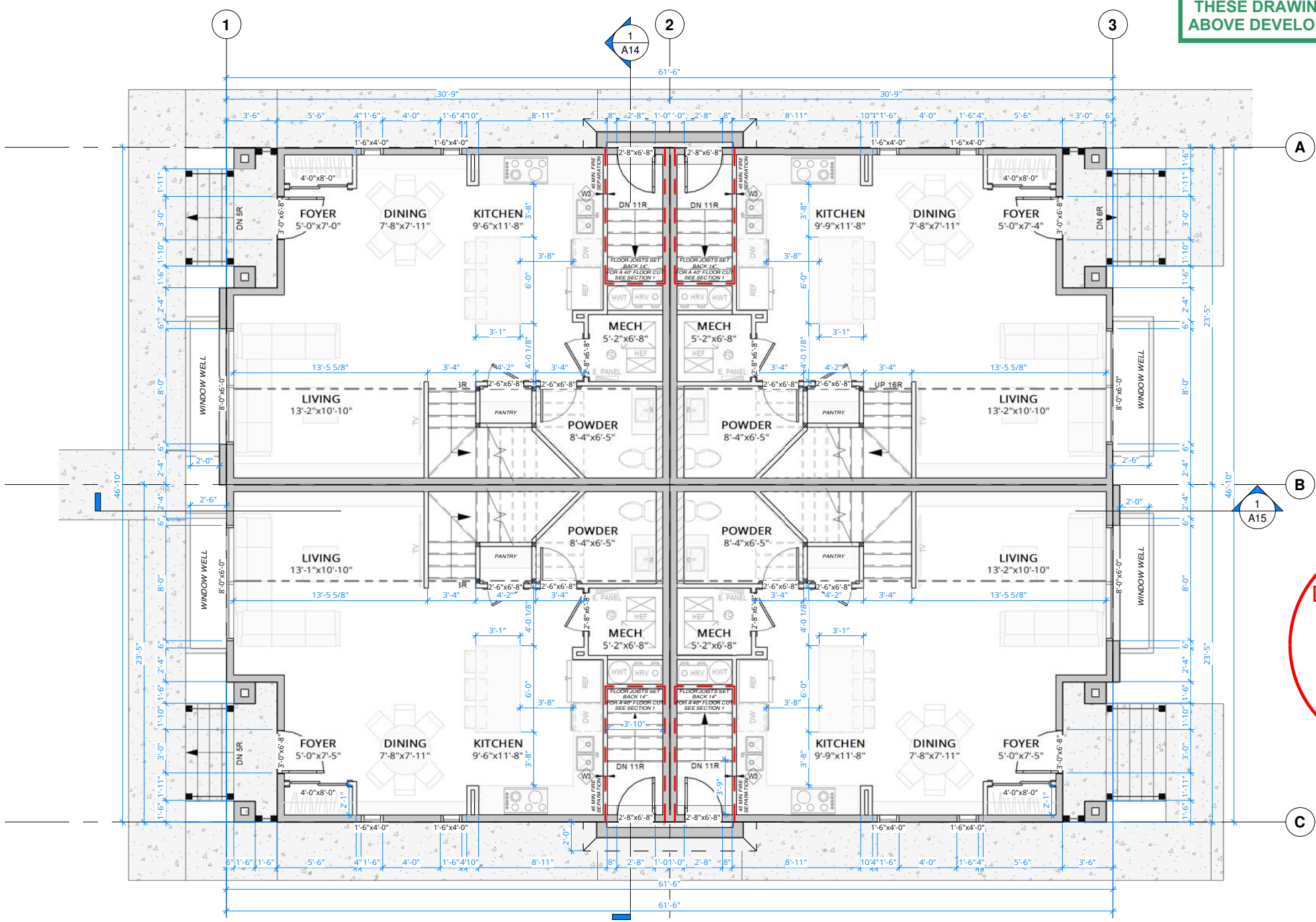
**PRINT DATE**      7/30/2026 3:23:34 PM

**DRAWING**

|                      |              |
|----------------------|--------------|
| <b>BASEMENT PLAN</b> |              |
| <b>DRAWN BY</b>      | SS           |
| <b>CHECKED BY</b>    | SS           |
| <b>SHEET</b>         | <b>A06</b>   |
| <b>SCALE</b>         | 1/8" = 1'-0" |



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EMAIL      info@arc1design.ca

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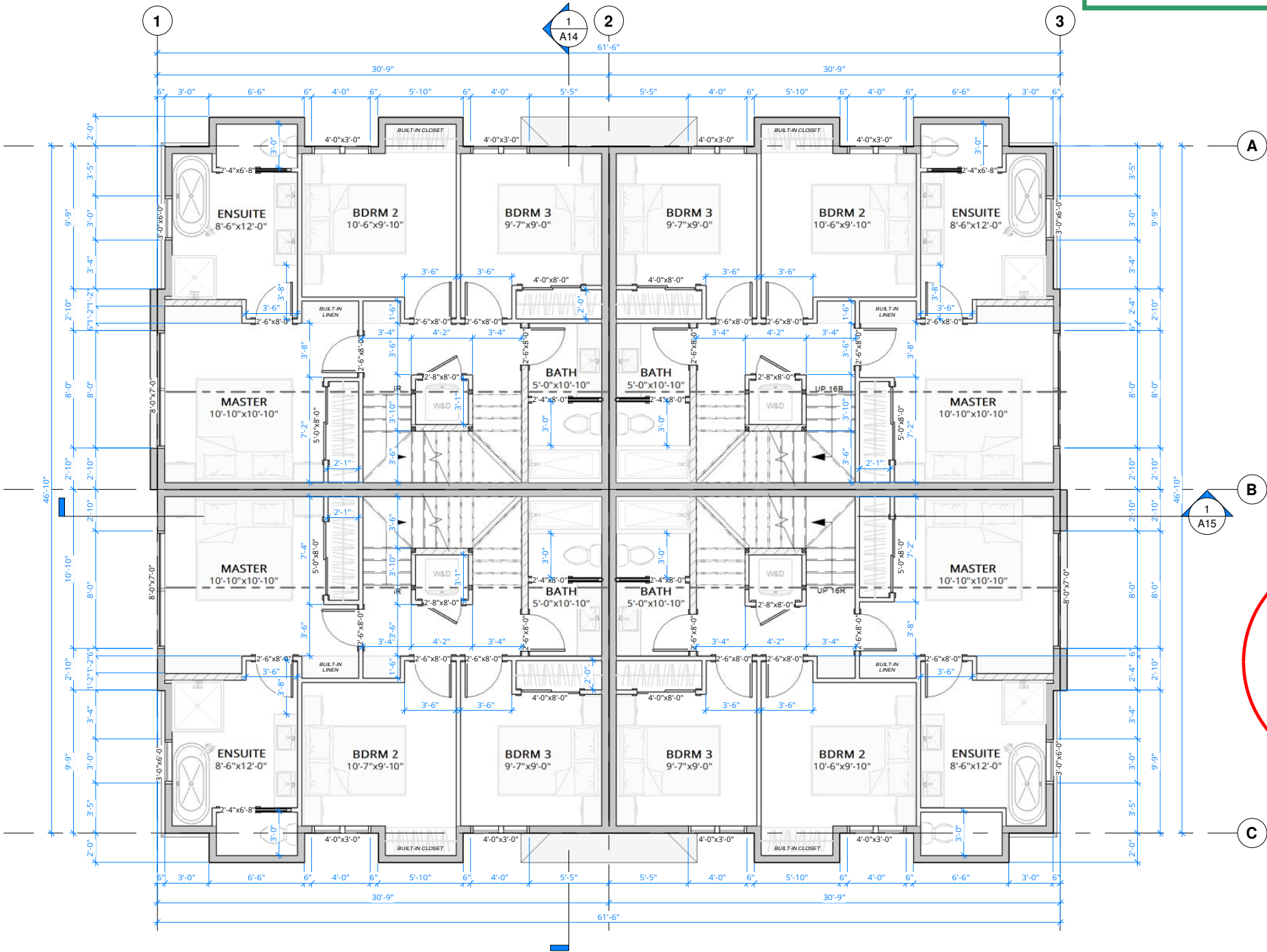
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N

**GROSS FLOOR AREA**

| GARAGE            |                     |           |
|-------------------|---------------------|-----------|
| UNIT 1            | 199 R <sup>2</sup>  |           |
| UNIT 2            | 205 R <sup>2</sup>  |           |
| UNIT 3            | 205 R <sup>2</sup>  |           |
| UNIT 4            | 200 R <sup>2</sup>  |           |
|                   | 808 R <sup>2</sup>  |           |
| UNIT 1            |                     |           |
| BASEMENT          | 674 R <sup>2</sup>  |           |
| MAIN FLOOR        | 686 R <sup>2</sup>  |           |
| SECOND FLOOR      | 740 R <sup>2</sup>  |           |
| THIRD FLOOR       | 261 R <sup>2</sup>  |           |
|                   | 2361 R <sup>2</sup> |           |
| UNIT 2            |                     |           |
| BASEMENT          | 674 R <sup>2</sup>  |           |
| MAIN FLOOR        | 686 R <sup>2</sup>  |           |
| SECOND FLOOR      | 740 R <sup>2</sup>  |           |
| THIRD FLOOR       | 261 R <sup>2</sup>  |           |
|                   | 2361 R <sup>2</sup> |           |
| UNIT 3            |                     |           |
| BASEMENT          | 674 R <sup>2</sup>  |           |
| MAIN FLOOR        | 686 R <sup>2</sup>  |           |
| SECOND FLOOR      | 740 R <sup>2</sup>  |           |
| THIRD FLOOR       | 261 R <sup>2</sup>  |           |
|                   | 2361 R <sup>2</sup> |           |
| UNIT 4            |                     |           |
| BASEMENT          | 674 R <sup>2</sup>  |           |
| MAIN FLOOR        | 686 R <sup>2</sup>  |           |
| SECOND FLOOR      | 740 R <sup>2</sup>  |           |
| THIRD FLOOR       | 261 R <sup>2</sup>  |           |
|                   | 2361 R <sup>2</sup> |           |
| <b>ISSUED FOR</b> |                     |           |
| NO.               | DESCRIPTION         | DATE      |
| 1                 | DESIGN v1.11        | 7/30/2026 |
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DP No                      Date Received  
DP2026-01994        JULY 30 2026  
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ON THIS PLAN

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EMAIL                      info@arc1design.ca

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| GROSS FLOOR AREA |                     |
|------------------|---------------------|
| GARAGE           |                     |
| UNIT 1           | 199 R <sup>2</sup>  |
| UNIT 2           | 205 R <sup>2</sup>  |
| UNIT 3           | 205 R <sup>2</sup>  |
| UNIT 4           | 200 R <sup>2</sup>  |
|                  | 808 R <sup>2</sup>  |
| UNIT 1           |                     |
| BASEMENT         | 674 R <sup>2</sup>  |
| MAIN FLOOR       | 686 R <sup>2</sup>  |
| SECOND FLOOR     | 740 R <sup>2</sup>  |
| THIRD FLOOR      | 261 R <sup>2</sup>  |
|                  | 2361 R <sup>2</sup> |
| UNIT 2           |                     |
| BASEMENT         | 674 R <sup>2</sup>  |
| MAIN FLOOR       | 686 R <sup>2</sup>  |
| SECOND FLOOR     | 740 R <sup>2</sup>  |
| THIRD FLOOR      | 261 R <sup>2</sup>  |
|                  | 2361 R <sup>2</sup> |
| UNIT 3           |                     |
| BASEMENT         | 674 R <sup>2</sup>  |
| MAIN FLOOR       | 686 R <sup>2</sup>  |
| SECOND FLOOR     | 740 R <sup>2</sup>  |
| THIRD FLOOR      | 261 R <sup>2</sup>  |
|                  | 2361 R <sup>2</sup> |
| UNIT 4           |                     |
| BASEMENT         | 674 R <sup>2</sup>  |
| MAIN FLOOR       | 686 R <sup>2</sup>  |
| SECOND FLOOR     | 740 R <sup>2</sup>  |
| THIRD FLOOR      | 261 R <sup>2</sup>  |
|                  | 2361 R <sup>2</sup> |

| ISSUED FOR |              |           |
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| PROJECT NAME & ADDRESS |                                 |
|------------------------|---------------------------------|
| NAME                   | GLANMORGAN 4PLEX w/ SUITES      |
| ADDRESS                | 24 GISSING DR.SW<br>CALGARY, AB |
| LEGAL                  | LOT 15, BLOCK 9, 786 JK         |
| USE                    | RC-G                            |
| PRINT DATE             | 7/30/2026 3:23:38 PM            |
| DRAWING                |                                 |
| SECOND FLOOR PLAN      |                                 |
| DRAWN BY               | SS                              |
| CHECKED BY             | SS                              |
| SHEET                  |                                 |

A08

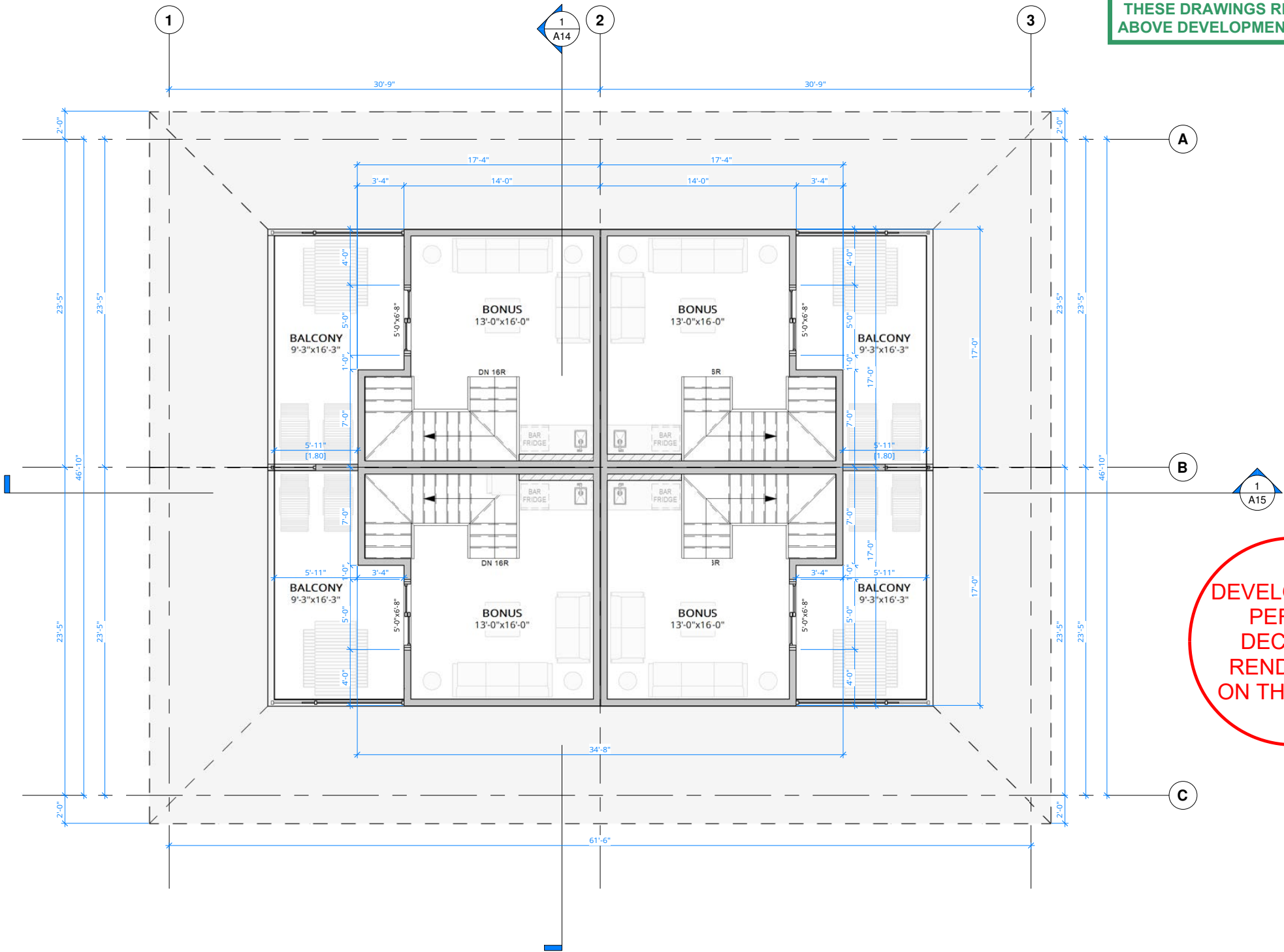
SCALE                      1/8" = 1'-0"



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ARC1  
DESIGN BUILD

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EMAIL      info@arc1design.ca

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GROSS FLOOR AREA

|              |          |
|--------------|----------|
| GARAGE       |          |
| UNIT 1       | 199 ft²  |
| UNIT 2       | 205 ft²  |
| UNIT 3       | 205 ft²  |
| UNIT 4       | 200 ft²  |
|              | 808 ft²  |
| UNIT 1       |          |
| BASEMENT     | 674 ft²  |
| MAIN FLOOR   | 686 ft²  |
| SECOND FLOOR | 740 ft²  |
| THIRD FLOOR  | 261 ft²  |
|              | 2361 ft² |
| UNIT 2       |          |
| BASEMENT     | 674 ft²  |
| MAIN FLOOR   | 686 ft²  |
| SECOND FLOOR | 740 ft²  |
| THIRD FLOOR  | 261 ft²  |
|              | 2361 ft² |
| UNIT 3       |          |
| BASEMENT     | 674 ft²  |
| MAIN FLOOR   | 686 ft²  |
| SECOND FLOOR | 740 ft²  |
| THIRD FLOOR  | 261 ft²  |
|              | 2361 ft² |
| UNIT 4       |          |
| BASEMENT     | 674 ft²  |
| MAIN FLOOR   | 686 ft²  |
| SECOND FLOOR | 740 ft²  |
| THIRD FLOOR  | 261 ft²  |
|              | 2361 ft² |

ISSUED FOR

| NO. | DESCRIPTION  | DATE      |
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PROJECT NAME & ADDRESS

NAME      GLANMORGAN 4PLEX w/ SUITES

ADDRESS      24 GISSING DR.SW  
CALGARY, AB

LEGAL      LOT 15, BLOCK 9, 786 JK

USE      RC-G

PRINT DATE      7/30/2026 3:23:39 PM

DRAWING

THIRD FLOOR PLAN

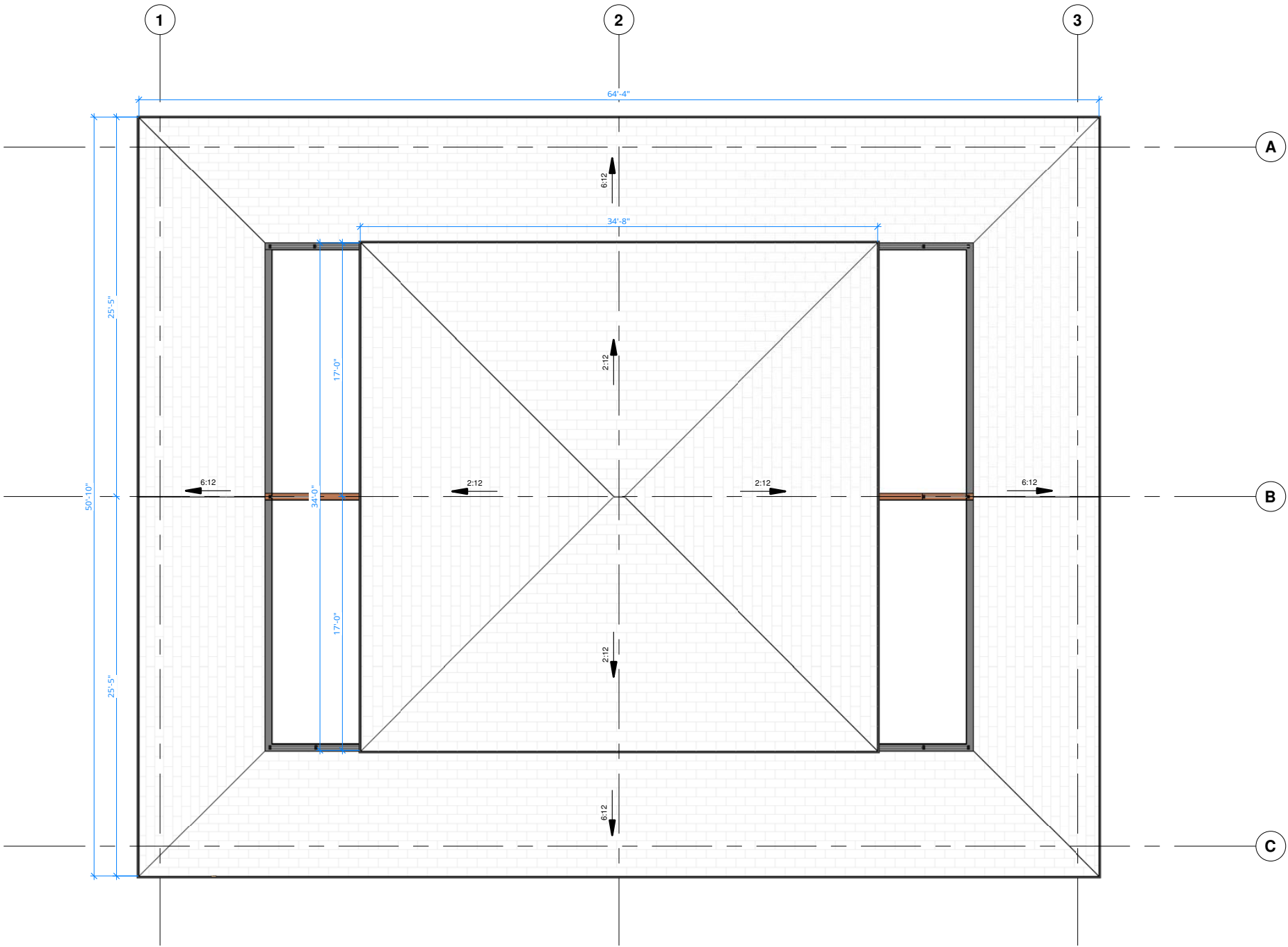
DRAWN BY      SS

CHECKED BY      SS

SHEET

A09

SCALE      1/8" = 1'-0"



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EMAIL

info@arc1design.ca

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PROJECT NAME & ADDRESS

NAME

GLANMORGAN 4PLEX w/ SUITES

ADDRESS

24 GISSING DR.SW  
CALGARY, AB

LEGAL

LOT 15, BLOCK 9, 786 JK

USE

RC-G

PRINT DATE

7/30/2026 3:23:40 PM

DRAWING

ROOF PLAN

DRAWN BY

SS

CHECKED BY

SS

SHEET

A10

SCALE

1/8" = 1'-0"



1 FRONT ELEVATION  
1/8" = 1'-0"

2 REAR ELEVATION  
1/8" = 1'-0"

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| EXTERIOR FINISHES |                                          |
|-------------------|------------------------------------------|
| TAG #             | DESCRIPTION                              |
| 01                | HARDIEBOARD HORIZONTAL SIDING, WARM DUNE |
| 02                | HARDIEBOARD VERTICAL SIDING, WARM DUNE   |
| 03                | SMARTBOARD PANELS, BURNT ORANGE          |
| 04                | ALUMINUM FASCIA, DARK GREY               |
| 05                | SMARTBOARD TRIM, TEAKWOOD                |
| 06                | ASPHALT SHINGLES, DARK GREY              |

| ISSUED FOR |              |           |
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**PROJECT NAME & ADDRESS**  
NAME GLANMORGAN 4PLEX w/ SUITES  
ADDRESS 24 GISSING DR. SW  
CALGARY, AB  
LEGAL LOT 15, BLOCK 9, 786 JK  
USE RC-G  
PRINT DATE 7/30/2026 3:23:43 PM

**DRAWING**  
**FRONT & REAR ELEVATIONS**  
DRAWN BY TK  
CHECKED BY SS  
SHEET  
**A11**  
SCALE 1/8" = 1'-0"



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| EXTERIOR FINISHES |                                          |
|-------------------|------------------------------------------|
| TAG #             | DESCRIPTION                              |
| 01                | HARDIEBOARD HORIZONTAL SIDING, WARM DUNE |
| 02                | HARDIEBOARD VERTICAL SIDING, WARM DUNE   |
| 03                | SMARTBOARD PANELS, BURNT ORANGE          |
| 04                | ALUMINUM FASCIA, DARK GREY               |
| 05                | SMARTBOARD TRIM, TEAKWOOD                |
| 06                | ASPHALT SHINGLES, DARK GREY              |

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| NO. | DESCRIPTION  | DATE      |
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| 1   | DESIGN v1.11 | 7/30/2026 |
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**PROJECT NAME & ADDRESS**

NAME GLANMORGAN 4PLEX w/ SUITES

ADDRESS 24 GISSING DR.SW  
CALGARY, AB

LEGAL LOT 15, BLOCK 9, 786 JK

USE RC-G

PRINT DATE 7/30/2026 3:23:45 PM

**DRAWING**

**LEFT ELEVATION**

DRAWN BY TK

CHECKED BY SS

SHEET

**A12**

SCALE 1/8" = 1'-0"





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| EXTERIOR FINISHES |                                          |
|-------------------|------------------------------------------|
| TAG #             | DESCRIPTION                              |
| 01                | HARDIEBOARD HORIZONTAL SIDING, WARM DUNE |
| 02                | HARDIEBOARD VERTICAL SIDING, WARM DUNE   |
| 03                | SMARTBOARD PANELS, BURNT ORANGE          |
| 04                | ALUMINUM FASCIA, DARK GREY               |
| 05                | SMARTBOARD TRIM, TEAKWOOD                |
| 06                | ASPHALT SHINGLES, DARK GREY              |

**ISSUED FOR**

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**PROJECT NAME & ADDRESS**

NAME GLANMORGAN 4PLEX w/ SUITES

ADDRESS 24 GISSING DR.SW  
CALGARY, AB

LEGAL LOT 15, BLOCK 9, 786 JK

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**DRAWING**

**RIGHT ELEVATION**

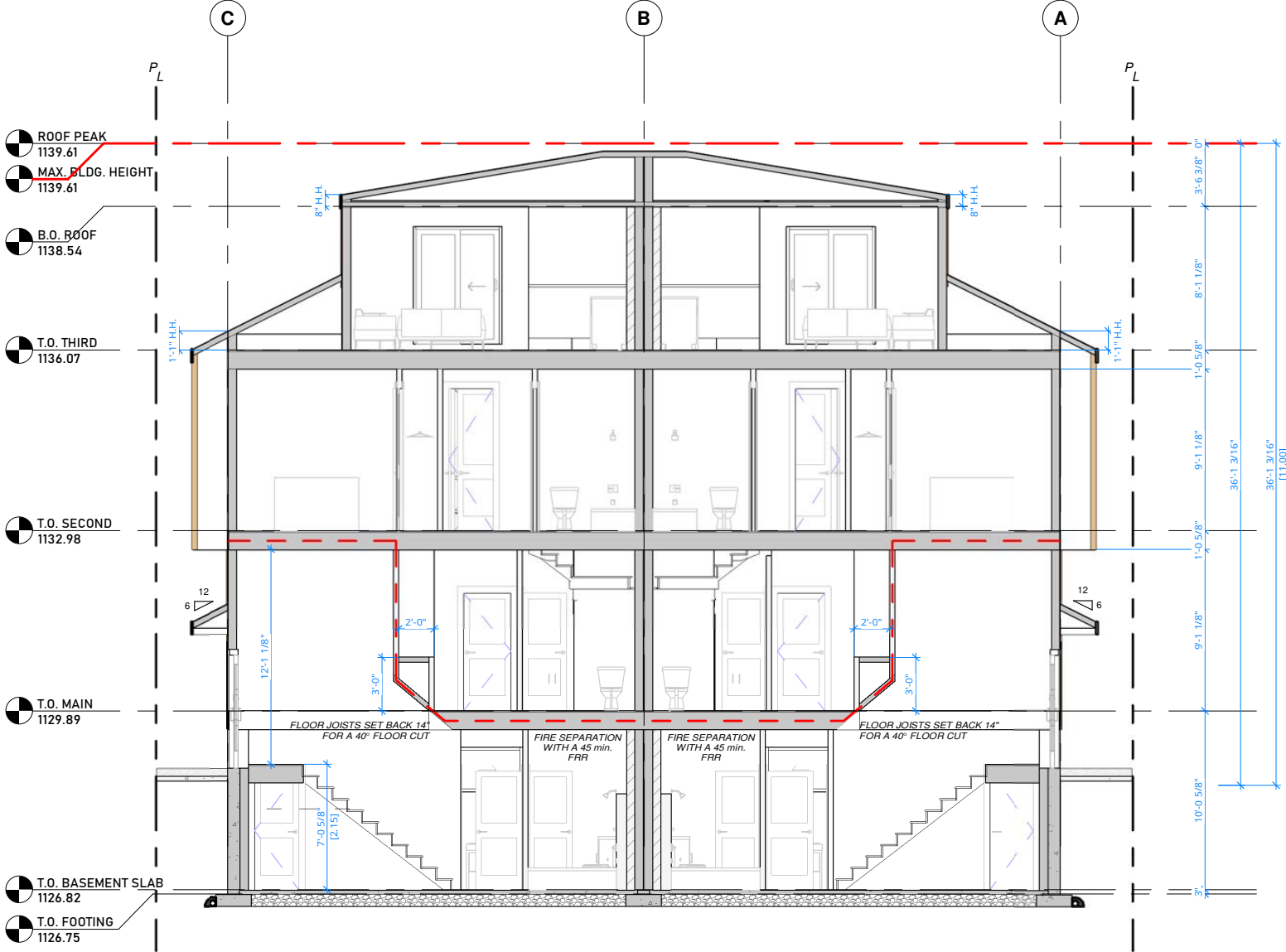
DRAWN BY TK

CHECKED BY SS

SHEET

**A13**

SCALE 1/8" = 1'-0"

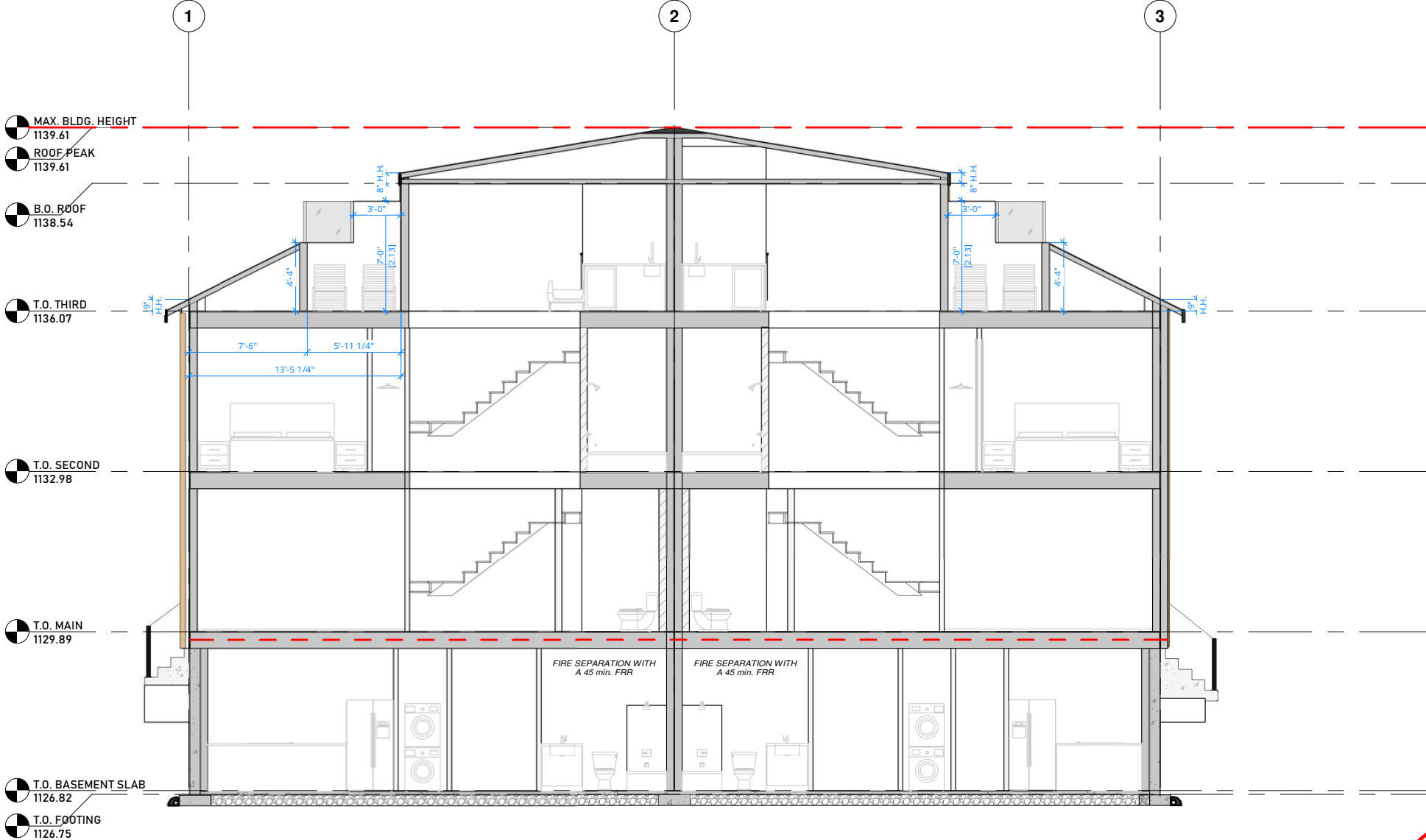


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ON THIS PLAN**

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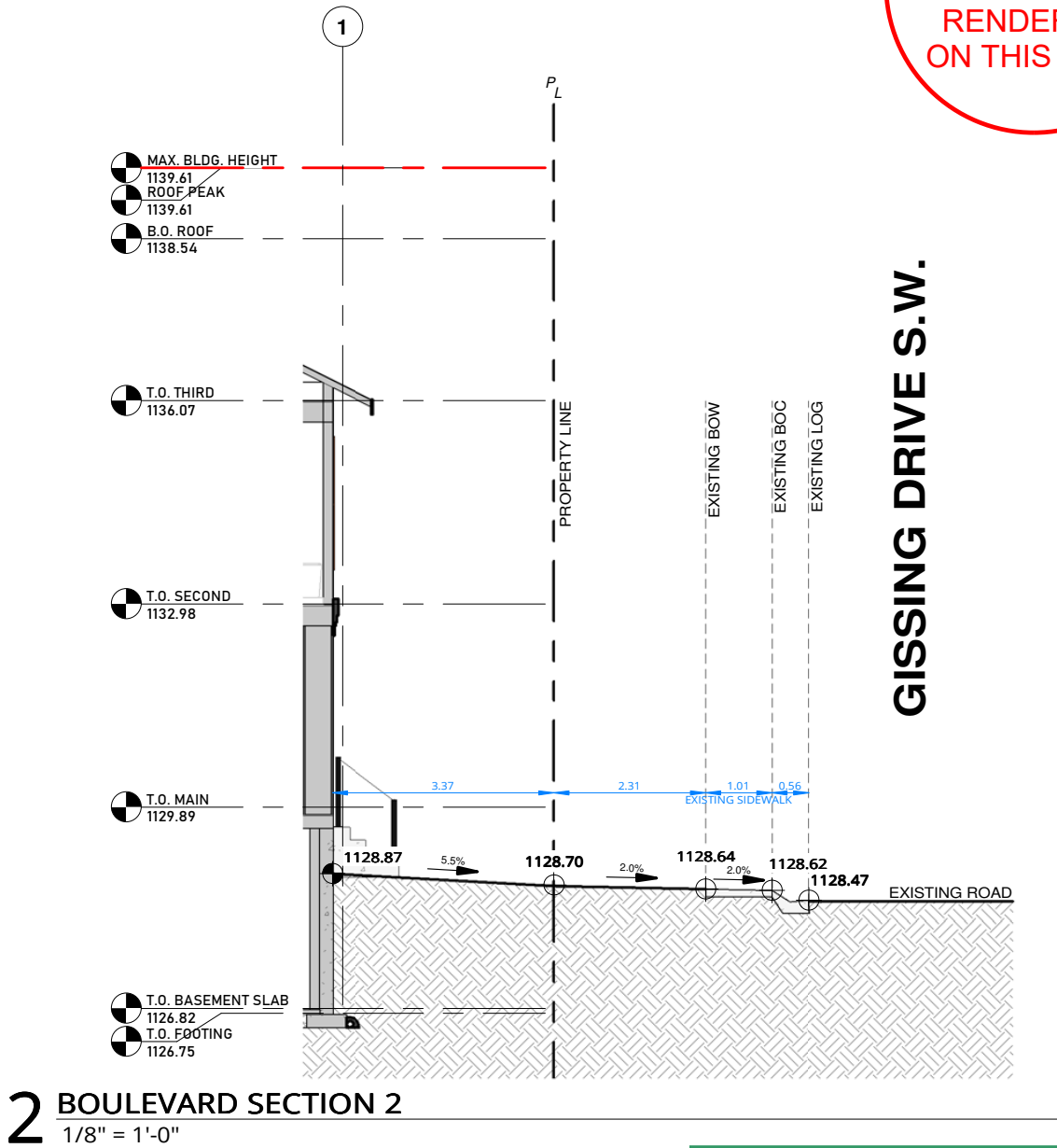
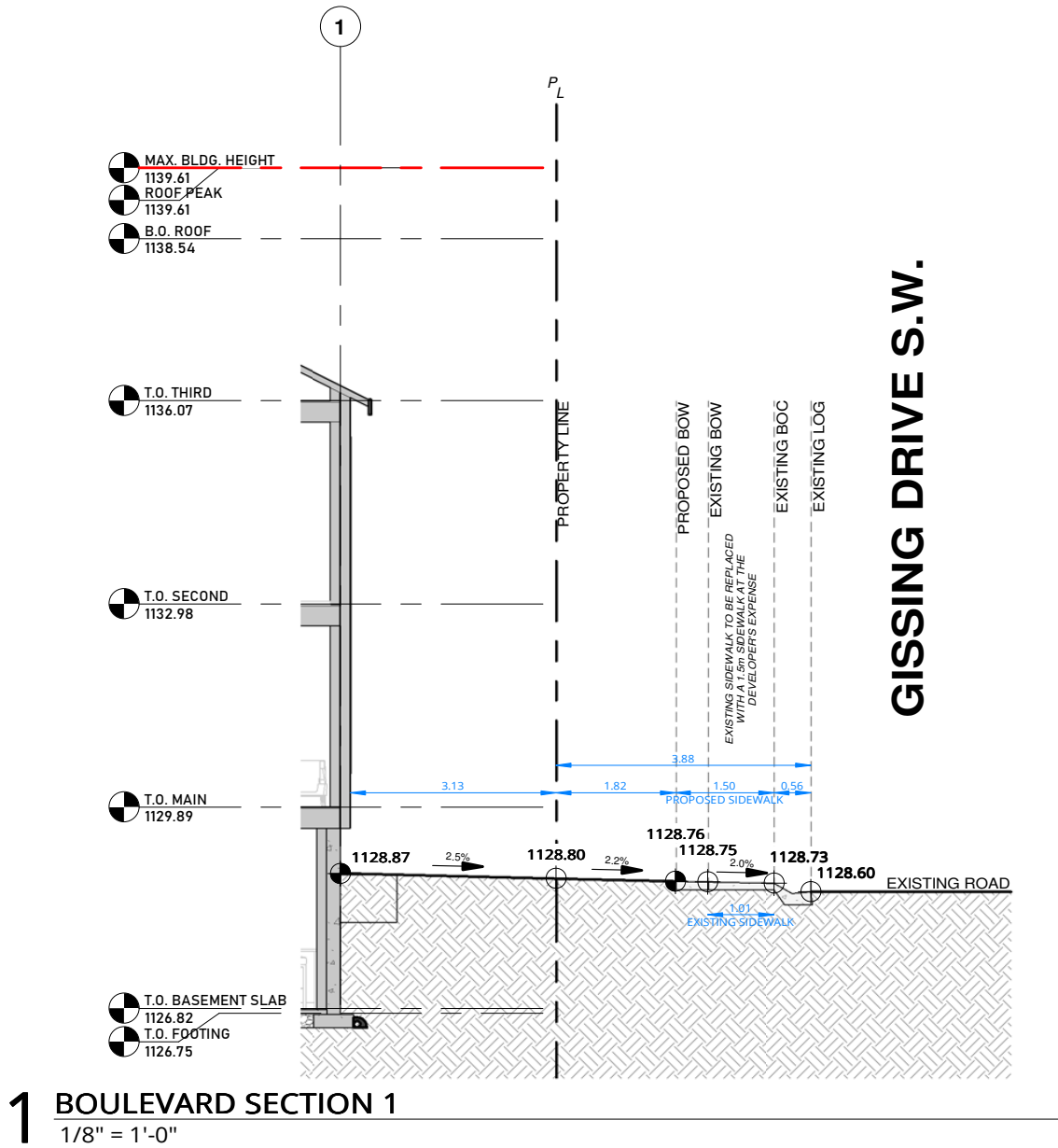


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DP No      Date Received  
DP2026-01994      JULY 30 2026  
THESE DRAWINGS REFER TO THE  
ABOVE DEVELOPMENT PERMIT NO.

DEVELOPMENT  
PERMIT  
DECISION  
RENDERED  
ON THIS PLAN

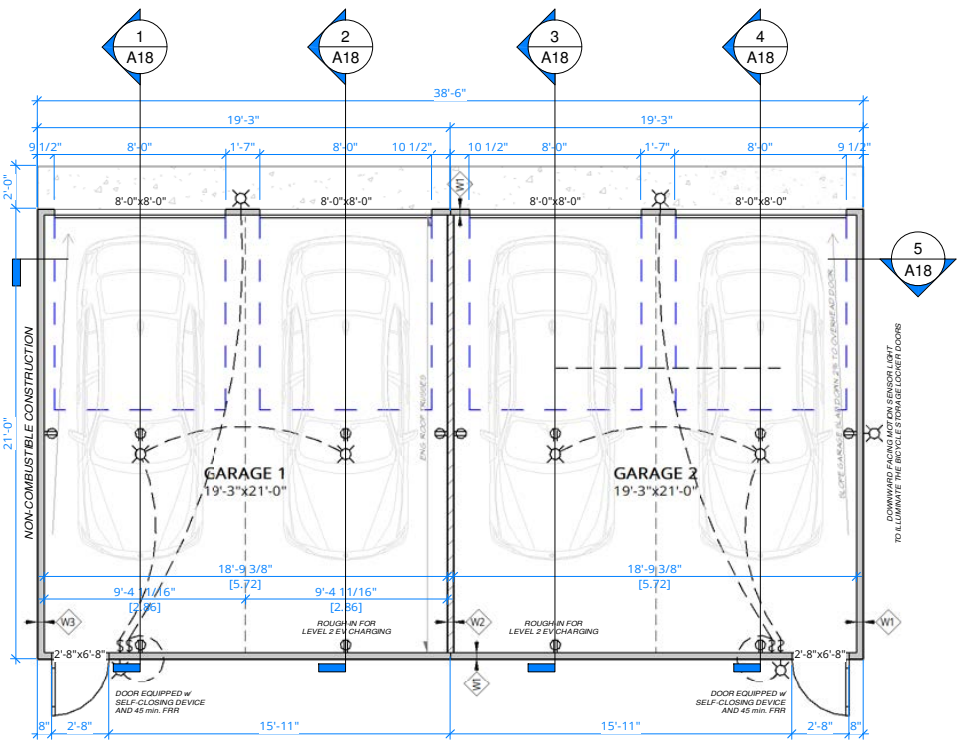
| <div><div>ARC1</div><div>DESIGN BUILD</div></div> <div><div>PHONE</div><div>(403)816-6342</div><div>EMAIL</div><div>info@arc1design.ca</div></div> | <div>DISCLAIMER</div> <div>DO NOT SCALE THE DRAWING AS THE SCALING MAY VARY SLIGHTLY DUE TO REPRODUCTION. CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.</div> <div>ANY DISCREPANCIES, INCLUDING ERRORS AND OMISSIONS, ARE TO BE REPORTED TO ARC1 DESIGN PRIOR TO CONSTRUCTION.</div> <div>CONSTRUCTION SHALL CONFORM TO ALL CURRENT NATIONAL, PROVINCIAL, AND LOCAL CODES AND REGULATIONS.</div> | <div>COPYRIGHT</div> <div>THIS DRAWING AND ALL ITS CONTENT IS PROTECTED BY COPYRIGHT LAW, AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN CONSENT OF ARC1 DESIGN.</div> |      |  | <div>ISSUED FOR</div> <table><tr><th>NO.</th><th>DESCRIPTION</th><th>DATE</th></tr><tr><td>1</td><td>DESIGN v1.11</td><td>7/30/2026</td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table> | NO. | DESCRIPTION | DATE | 1 | DESIGN v1.11 | 7/30/2026 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | <div>PROJECT NAME &amp; ADDRESS</div> <div>NAMEGLANMORGAN 4PLEX w/ SUITES</div> <div>ADDRESS24 GISSING DR.SW<br/>CALGARY, AB</div> <div>LEGALLOT 15, BLOCK 9, 786 JK</div> <div>USERC-G</div> <div>PRINT DATE7/30/2026 3:23:50 PM</div> | <div>DRAWING</div> <div>SECTION 2</div> <div><div>DRAWN BY</div><div>TK</div><div>CHECKED BY</div><div>SS</div><div>SHEET</div><div>A15</div><div><div>SCALE</div><div>1/8" = 1'-0"</div></div></div> |
|----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------|------|---|--------------|-----------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                    | NO.                                                                                                                                                                                                                                                                                                                                                                                                                           | DESCRIPTION                                                                                                                                                                                   | DATE |  |                                                                                                                                                                                                                                                                                                                                           |     |             |      |   |              |           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                                         |                                                                                                                                                                                                       |
| 1                                                                                                                                                  | DESIGN v1.11                                                                                                                                                                                                                                                                                                                                                                                                                  | 7/30/2026                                                                                                                                                                                     |      |  |                                                                                                                                                                                                                                                                                                                                           |     |             |      |   |              |           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                                         |                                                                                                                                                                                                       |
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DEVELOPMENT  
PERMIT  
DECISION  
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ON THIS PLAN

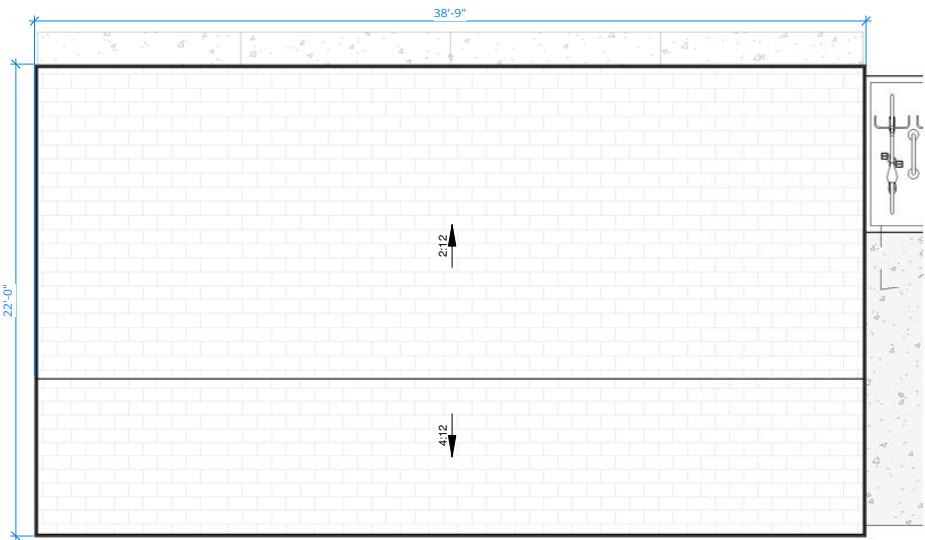


AMENDED DRAWINGS  
DP No DP2026-01994 Date Received JULY 30 2026  
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

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|----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------|------|---|--------------|-----------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                      | NO.                                                                                                                                                                                                                                                                                                                                                                                                                           | DESCRIPTION                                                                                                                                                                                   | DATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |     |             |      |   |              |           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                                              |                                                                                                                                                       |
|                                                                                                                      | 1                                                                                                                                                                                                                                                                                                                                                                                                                             | DESIGN v1.11                                                                                                                                                                                  | 7/30/2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |     |             |      |   |              |           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                                              |                                                                                                                                                       |
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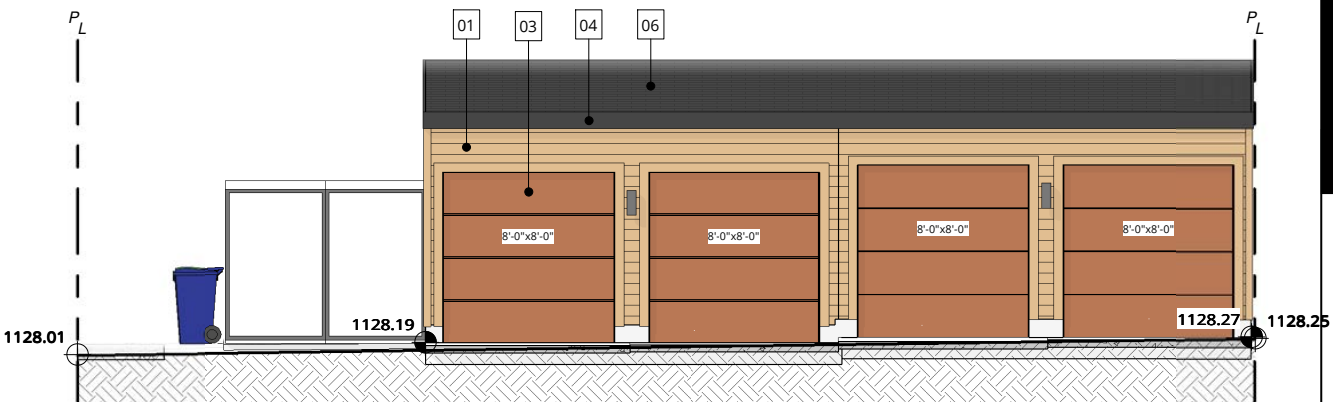


1 GARAGE - PLAN  
1/8" = 1'-0"

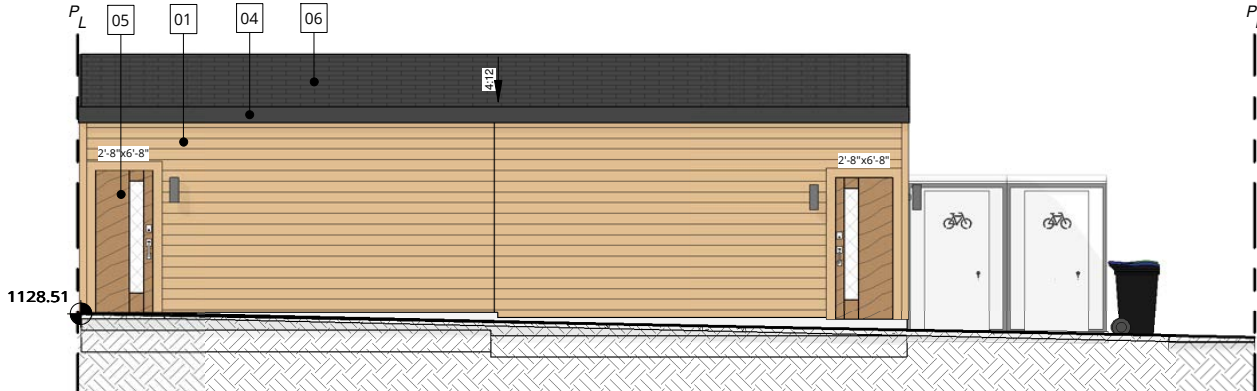


2 GARAGE - ROOF PLAN  
1/8" = 1'-0"

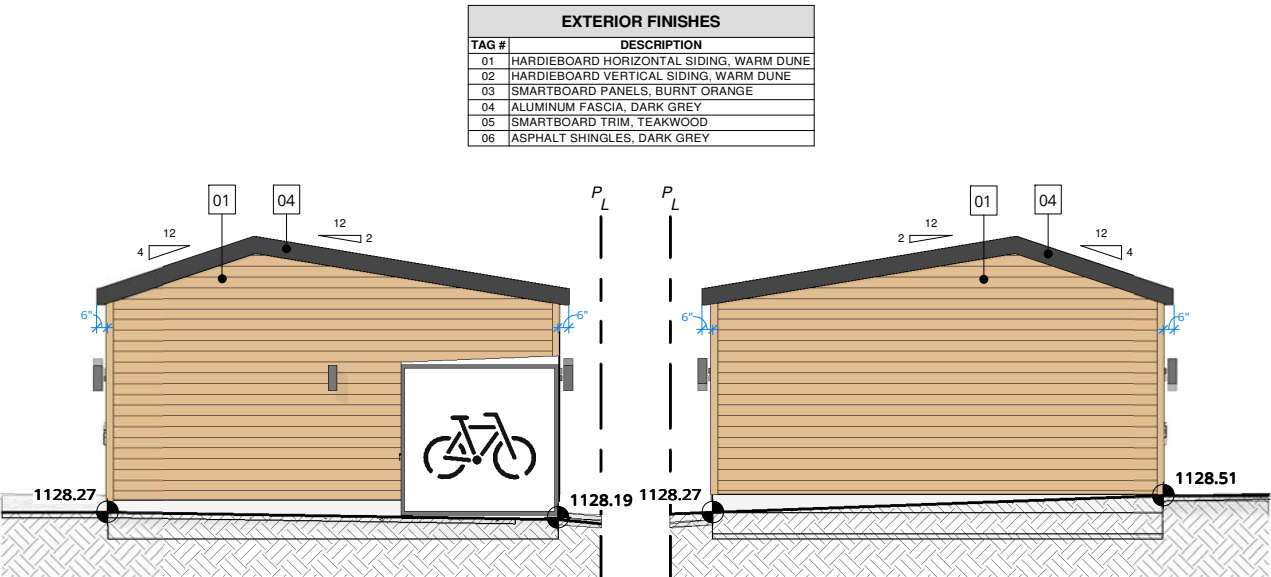
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DP No      Date Received  
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ABOVE DEVELOPMENT PERMIT NO.



4 GARAGE - FRONT ELEVATION  
1/8" = 1'-0"



5 GARAGE - REAR ELEVATION  
1/8" = 1'-0"



6 GARAGE - LEFT ELEVATION  
1/8" = 1'-0"

7 GARAGE - RIGHT ELEVATION  
1/8" = 1'-0"

TO BE BUILT AS PER SPV-003

ARC1  
DESIGN BUILD

PHONE (403)816-6342  
EMAIL info@arc1design.ca

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**DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN**

**ISSUED FOR**

| NO. | DESCRIPTION  | DATE      |
|-----|--------------|-----------|
| 1   | DESIGN v1.11 | 7/30/2026 |
|     |              |           |
|     |              |           |
|     |              |           |
|     |              |           |
|     |              |           |

**PROJECT NAME & ADDRESS**

NAME GLANMORGAN 4PLEX w/ SUITES

ADDRESS 24 GISSING DR.SW  
CALGARY, AB

LEGAL LOT 15, BLOCK 9, 786 JK

USE RC-G

**PRINT DATE** 7/30/2026 3:23:52 PM

**DRAWING**

**GARAGE 1**

**DRAWN BY** TK

**CHECKED BY** SS

**SHEET**

**A17**

**SCALE** 1/8" = 1'-0"

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DEVELOPMENT  
PERMIT  
DECISION  
RENDERED  
ON THIS PLAN

[illegible]

A18

**SCALE**  $1/8" = 1'-0"$

**1 GARAGE - SECTION 1**  
1/8" = 1'-0"

### 3 GARAGE - SECTION 3

2 GARAGE - SECTION 2  
1/8" = 1'-0"

**4 GARAGE - SECTION 4**  
1/8" = 1'-0"

**5** GARAGE - SECTION 5  
1/8" = 1'-0"

**THESE DRAWINGS REFER TO THE  
ABOVE DEVELOPMENT PERMIT NO.**