REPORT TO THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD

DATE: March 25, 2027	**APPEAL NO.: SDAB2026-0087** **FILE NO.: DP2025-06104**
APPEAL BY: David Farrell, Agnes Lang, Ayden Henn, Brad Kent, Darcy Lang, Doug Abrahamson, Elisha Noyes, Elizabeth Schmelzl, Esther Choi, Jason Kent, Jason Wong, Joanne Kent, Jordan Potekal, Logan Pinchbeck, Shauna Leaney and Tina Ross, represented by Carol McClary	
FROM A DECISION OF THE DEVELOPMENT AUTHORITY for a **New: Rowhouse Building (1 building), Secondary Suite (6 suites), Accessory Residential Building (garage)** **was approved at <u>Parcel: 5951 Thornton Road NW / Building: 403 Spyhill Road NW</u>.**	**LAND USE DESIGNATION: R-CG** **Discretionary**
COMMUNITY OF: Thorncliffe	**DATE OF DECISION: May 6, 2026**
APPLICANT: Temitayo Ajibade, Green Birch Architecture, represented by Rick Grol	**OWNERS: 2169551 Alberta Ltd., represented by Rick Grol**

The Board opened the hearing on June 23, 2026, with consideration on procedural and jurisdictional issues. The Board adjourned to October 15, 2026 and again adjourned to March 25, 2027.

<u>Notes:</u>

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

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

Subdivision & Development APPEAL BOARD

NOTICE OF APPEAL
SUBDIVISION AND DEVELOPMENT APPEAL BOARD

CC 821 (R2025-10)

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

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. For filing instructions and fee payment options, see the reverse side of this form.

Site Information

Municipal Address of Site Under Appeal	Development Permit/Subdivision Application/File Number
403 Spyhill Road NW	DP2025-06104

Appellant Information - must name all appellants

Name of Appellant	Agent Name (if applicable)
David Farrell	

Street Address (for notification purposes)			
1 Spyhill Crescent NW			
City: Calgary	Province: Alberta	Postal Code: T2K 3P3	Residential Phone #: (403) 804 0733
Business Phone #: ( )	Email Address: dfarr06@icloud.com		

APPEAL AGAINST (Check one box only: for multiple appeals you must submit another Notice of Appeal)

Development Permit	Subdivision Application	Notice of Order
☑ Approval	☐ Approval	☐ Notice of Order
☐ Conditions of Approval	☐ Conditions of Approval	
☐ Refusal	☐ Refusal	

REASONS FOR APPEAL Sections 678 and 686 of the *Municipal Government Act* require that the written Notice of Appeal must contain specific reasons for the appeal.

I do hereby appeal the decision of the Subdivision/Development Authority for the following reasons (Attach a separate page if required):

This proposed development negatively affects the use and enjoyment or our properties for the following reasons;
- parking availability (6 units with 6 suites could potentially bring 24 vehicles to the surrounding area). The extra traffic and parking of tennants as well as Delivery services, Ride sharing, etc will negatively affect the surrounding neighbors.
- the appropriateness of this development is a major concern as the homes surrounding this development are single family with the buildings covering 40% or less of the lots.This building will not look like anything within 4 blocks.
- Services for this development will require up to 36 garbage, recycling and composting bins. Where will they be stored? Is this develeopment going to be serviced be a commercial provider? The extra noise created to service this development is a problem,

I have attached a list of surrounding neighbors who all have concerns and will be an integral part of this appeal,

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

Estimated presentation time (minutes/hours)	Will you be using an agent/legal counsel?
1 to 2 hours	☐ Yes ☐ No ☑ Unknown

Do you anticipate any preliminary issues with your appeal? (i.e. jurisdiction, parties status as affected persons, adjournment, etc.)
☐ Yes ☐ No ☑ Unknown

If yes, what are the issues?

Do you anticipate bringing any witnesses/experts to your hearing?	If yes, how many will you be bringing?
☐ Yes ☐ No ☑ Unknown	

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.

Signature of Appellant / Agent	Date (YYYY MM DD)
David Farrell	2026 06 01

FOR OFFICE USE ONLY

Final Date of Appeal (YYYY MM DD)	SDAB Appeal Number	Fee Paid	Hearing Date (YYYY MM DD)	Date Received
		☑ Yes ☐ No		RECEIVED JUN 0 1 2026

$200 Cash.

ISC: Unrestricted

SDAB2026-0087

APPEAL SUBMISSION INFORMATION

The Notice of Appeal must be accompanied by a $200.00 filing fee AND must be received by the Subdivision and Development Appeal Board (SDAB) no later than the final date for appeal as specified in the *Municipal Government Act*; otherwise, the Appeal will not be processed. If an appeal is withdrawn prior to the commencement of the SDAB hearing, the fee shall be refunded. Refunds for withdrawals submitted once the SDAB hearing has commenced shall be at the Board's discretion.

FILING INFORMATION

If you mail the Appeal, it must be received on or before the final date for appeal or it will not be processed and a hearing before the Board will not occur.

MAIL TO:	DELIVER TO:
City Appeal Boards Subdivision and Development Appeal Board #8110 P.O. Box 2100, Station M Calgary, AB T2P 2M5	City Appeal Boards Subdivision and Development Appeal Board 4th Floor, 1212 31 Avenue NE (Deerfoot Junction III Building (DJ3)) Calgary, AB T2E 7S8

We accept cash or cheque at the Appeal Boards office. Please make cheques payable to The City of Calgary.

TO FILE ONLINE, VISIT www.calgary.ca/sdab/onlineappeal

NOTE: Appeals cannot be faxed as the respective filing fee must accompany the Appeal at the time of filing.

If you require further information regarding Appeal deadlines and Board procedures, please contact the Appeal Boards office at:

Phone: 403-268-5312

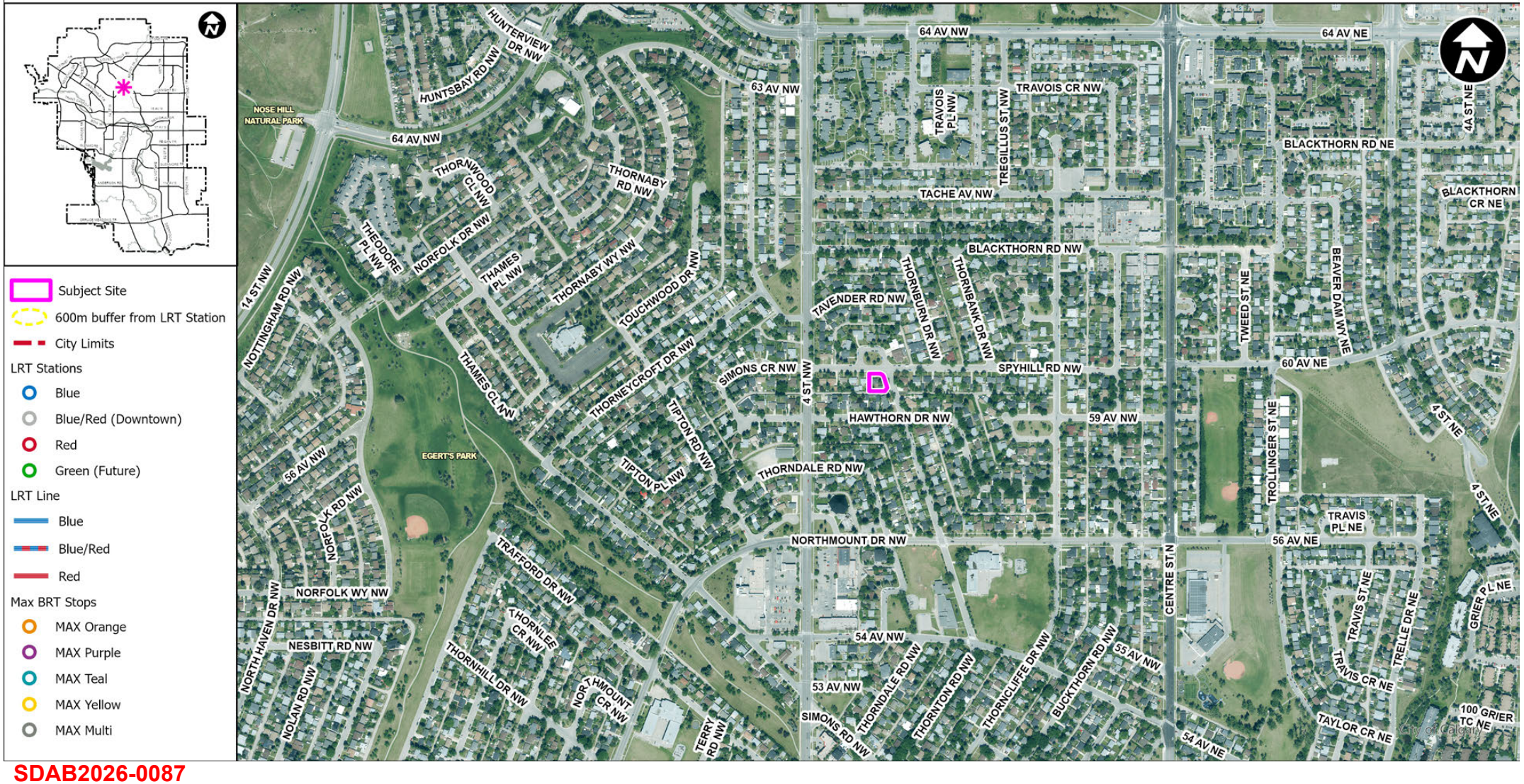
Email: sdab@calgary.ca

Website: www.calgary.ca/sdab

Co-Applicants for Notice of Appeal – DP2025-06104

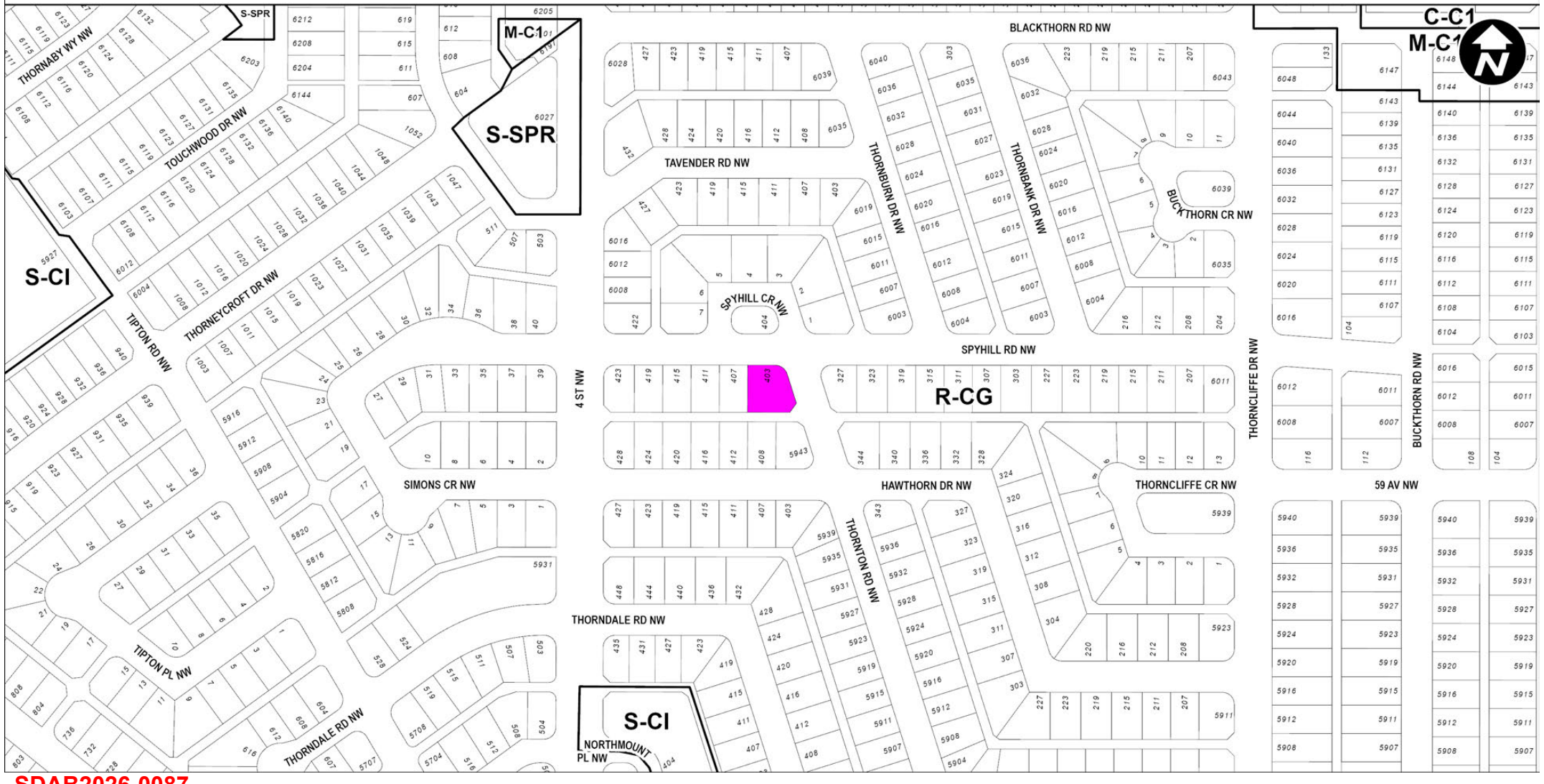
Elizabeth Schmelzl	5 Spyhill Cres NW	403-274-0016	frankszl@yahoo/com
Darcy Lang Agnes Lang	344 Hawthorn Dr NW	403-277-6212	darclang@telus.net
Ayden Henn Shauna Leaney	7 Spyhill Cres NW	587-999-2057	Ayden.henn@gmailcom
Jordan Potekal Elisha Noyes	411 Spyhill Rd NW	403-861-7818	JordanPotekal@gmail
Jason Wong	4 Spyhill Cres NW	587-717-1655	Leohuaang789@gmail.com
Joanne Kent Jason Kent Brad Kent	3 Spyhill Cres NW	403-371-6332	JKent3@telis.net
Doug Abrahamson	2 Spyhill Cres NW	403-617-2506	abra@shaw.ca
Esther Choi	327 Spyhill Road	403-992-1023	choi.e515@gmail.com
Tina Ross	6 Spyhill Cres NW	403-827-7976	biggit@shaw.ca
Logan Pinchbeck	323 Spyhill Road NW	403-827-7976	loganpinchbeck@gmail.com

Community Context SDAB2026-0087



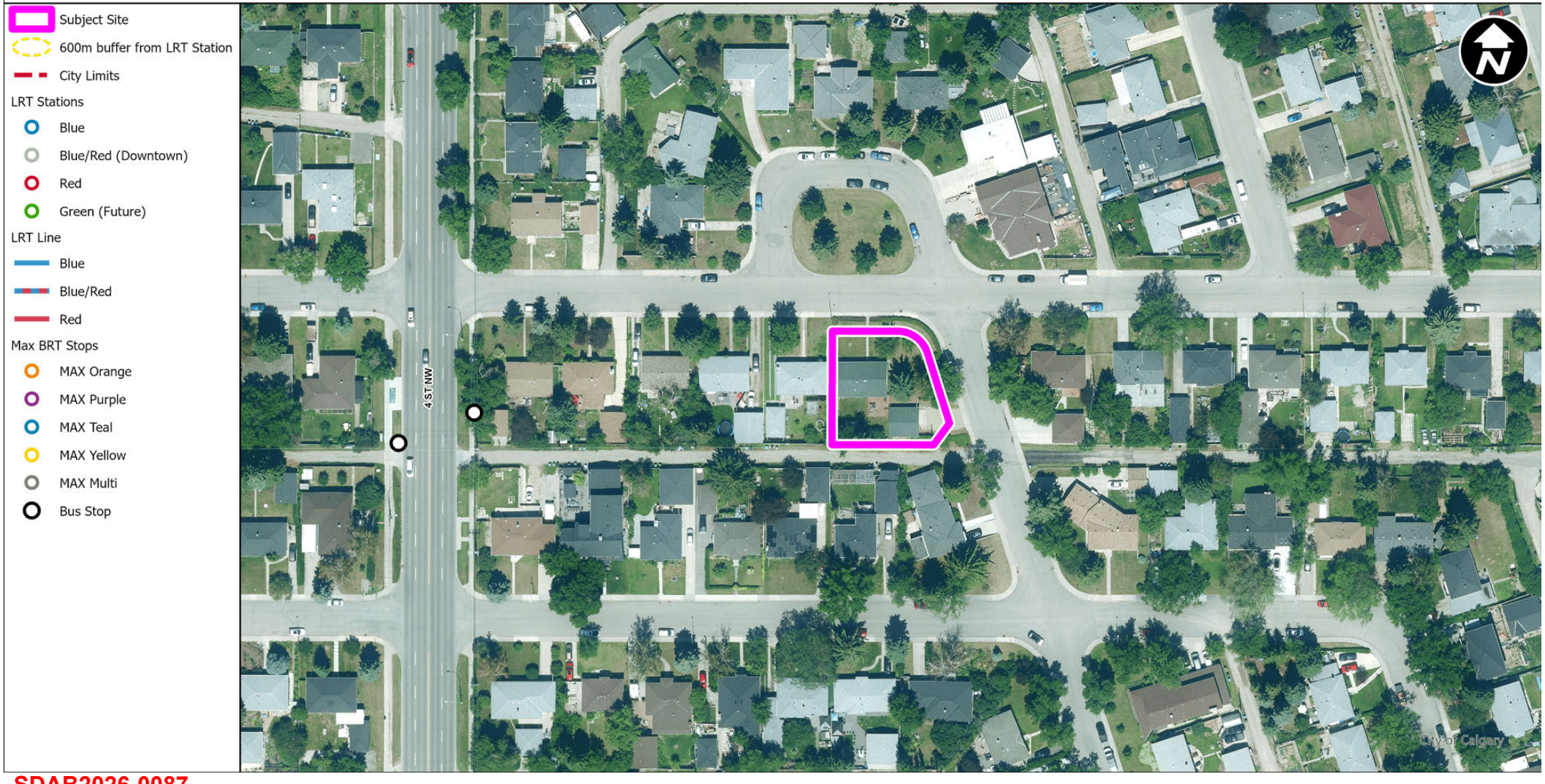
SDAB2026-0087

Land Use Districts SDAB2026-0087



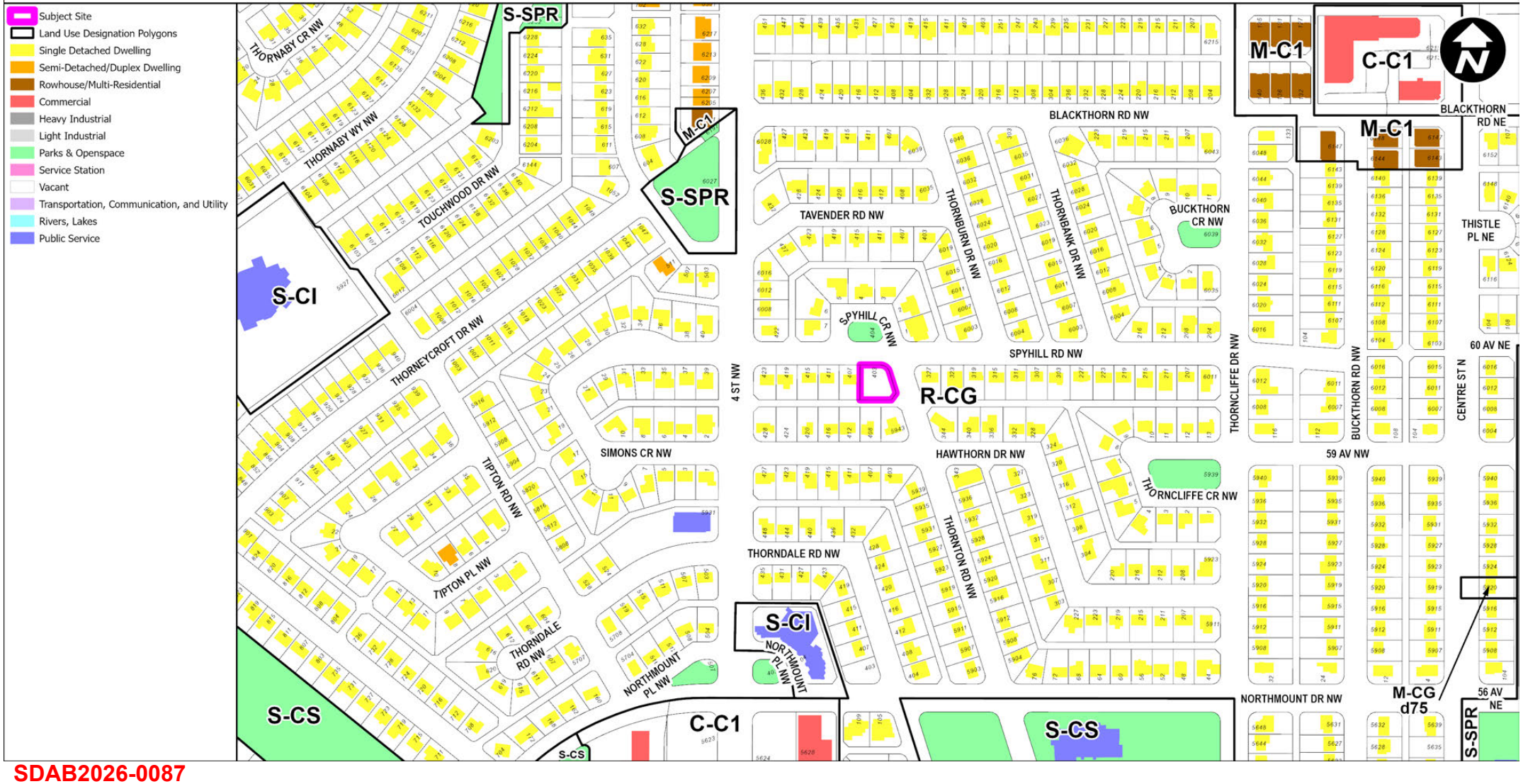
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Site Context SDAB2026-0087



SDAB2026-0087

Surrounding Land Use SDAB2026-0087



SDAB2026-0087

May 6, 2026

Green Birch Architecture
Temitayo Ajibade
[redacted]

Dear Applicant:

RE: Notification of Decision: DP2025-06104
Subject: New: Rowhouse Building (1 building), Secondary Suite (6 suites), Accessory Residential Building (garage)
Address: 403 SPYHILL RD NW

This is your notification of decision by the Development Authority to approve the above noted application on May 6, 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 May 6, 2028 or the development permit shall cease to be valid. The decision will be advertised beginning May 14, 2026 at www.calgary.ca/publicnotices, which is the start of the mandatory 21-day appeal period. This appeal period will conclude at midnight June 4, 2026. Release of the permit will occur within 2-4 business days following the conclusion of the appeal period and upon receipt of all Prior to Release requirements.

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

Please note that this letter is to advise you of the conditions of approval, the mandatory advertising appeal period and the timeframe in which you may appeal this decision. If no appeals have been filed during the appeal period, and the Prior to Release conditions have been met, your Development Permit will be released. Should you require clarification of the above or further information, please contact me at (403) 369-7120 or by email at Maha.Safwan@calgary.ca and assist me by quoting the Development Permit number.

Yours truly,

Maha Safwan
Planner 2
Planning and Development
Attachment(s)

DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

DP2025-06104

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

403 SPYHILL RD NW

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

and legally described as:

1943GV;7;6

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

New: Rowhouse Building (1 building), Secondary Suite (6 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: **May 6, 2026**

Development Authority: **Coleen Auld**

File Manager: **Maha Safwan** Release Date: _____

This permit will not be valid if development has not commenced by: May 06, 2028

This Development Permit was advertised on: **May 14, 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: **Green Birch Architecture**
Address:
City: , ,
Phone: [redacted]

SDAB2026-0087

DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

DP2025-06104

Complete Address and Legal Description listing for Development Permit DP2025-06104

Address Type	Address	Legal Description
Building	403 SPYHILL RD NW	
Parcel	403 SPYHILL RD NW	**1943GV;7;6**

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Conditions of Approval – Development Permit

Application Number:	**DP2025-06104**
Application Description:	New: Rowhouse Building (1 building), Secondary Suite (6 suites), Accessory Residential Building (garage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	403 SPYHILL RD NW
Community:	THORNCLIFFE
Applicant:	Green Birch Architecture
Development Applications Review Team	
Planning:	MAHA SAFWAN (403) 369-7120 Maha.Safwan@calgary.ca
Utility Engineering:	DINO DI TOSTO 403-268-2131 Dino.diTosto@calgary.ca
Mobility Engineering:	NABILA HAQUE Nabila.Haque@calgary.ca

Prior to Release Requirements

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

Planning

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

2. Amend the drawings to identify and include the retaining wall height and material information on the site plan and landscape plan.

Utility Engineering

3. Provide a completed copy of the Retaining Wall Design Disclosure Statement and submit an electronic version of Structural Design Drawings, for review and acceptance, for the retaining wall(s), prepared by a qualified Professional Engineer under seal and permit to practice stamp to the satisfaction of the

SDAB2026-0087

Manager Bridges and Structures, Public Spaces Delivery. The intent of the drawings is to show the feasibility of the proposed retaining wall(s) at the location(s) indicated.

4. 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

5. After the Development Permit is approved but prior to its release, the landowner shall make payment of off-site levies pursuant to Bylaw 1H2024.
   The off-site levy is based on a 2025 development approval date and on the following:

Phase	Description	Unit(s)
1	403 SPYHILL RD NW	Existing Single: 1/New Grade: 6

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

   Final estimate and payment instructions will be sent via email upon Development Permit approval. Should the landowner wish to defer the payment of the offsite levies to Development Completion Permit (DCP), an Offsite Levy Agreement will be required.

   To obtain an off-site levy agreement or for further information, contact the Infrastructure Strategist (VALERIE GIBBONS at (403) 617-5947 or valerie.gibbons@calgary.ca).

Mobility Engineering

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. Removal of existing sidewalk and construction of a new monolithic sidewalk (1.5m) on Sphyhill Road NW, including new Curb and Gutter.
   b. Removal of existing sidewalk and construction of a new monolithic sidewalk (1.5m) on Thornton Road NW, including new Curb and Gutter.

(Please note that for 1.5 m monolithic sidewalk with standard curb the actual sidewalk width is 1.61m)
c. Construction of a new wheelchair ramp at the south-west corner of the intersection of Spyhill Road NW and Thornton Road NW,
d. Closure and removal of existing driveway crossing on Thornton Road NW,
e. Rehabilitation of existing driveway crossings, sidewalks, tree trenches, 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 street light upgrades adjacent to the subject site within the public right-of-way to address the requirements of the Roads Business Unit. The amount is calculated by Roads the respective Business Unit and is based on 100% of the estimated cost of construction.

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

Permanent Conditions

The following permanent conditions shall apply:

Planning

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

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

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

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

12. All areas of soft landscaping must be watered as identified on the approved plans.

13. When the main floor of each building is constructed, submit the geodetic elevation to Geodetic.Review@Calgary.ca

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

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

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

16. There shall be no construction laydown, or access through the neighbouring park (THO581) north of Spyhill Road NW.

17. 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.

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

19. 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.

20. 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).

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

Utility Engineering

22. Single retaining walls 1.2m in height or greater or terraced retaining walls 1.2m in height or greater with a horizontal separation between walls of less than 3.6m (3x height) require the approval of a Building Permit prior to construction.

    For retaining wall(s) that meet these criteria, the developer may either:
    a. Include the retaining walls with the Building Permit for the building, or
    b. Apply for a separate Building Permit for the retaining walls.

    It should be noted that the Building Permit for the building on site will not be released until the separate Building Permit for site retaining walls is approved.

23. Prior to the issuance of the Development Completion Permit, the developer/builder is required to provide the form, Assurance of Engineering Field Review and Compliance, (final page of the Retaining Wall Design Disclosure Statement) under seal and permit to practice stamp by the Engineer of Record to the Development Authority for the field review of the retaining wall(s).

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

    For other projects where an erosion and sediment control report and/or drawings have not been required at the Prior to Release stage, the developer, or their designates, shall, as a minimum, develop an erosion and sediment control

drawing and implement good housekeeping practices to protect onsite and offsite storm drains, and to prevent or mitigate the offsite transport of sediment by the forces of water, wind and construction traffic (mud-tracking) in accordance with the current edition of The City of Calgary Guidelines for Erosion and Sediment Control. Some examples of good housekeeping include stabilization of stockpiles, stabilized and designated construction entrances and exits, lot logs and perimeter controls, suitable storm inlet protection and dust control.

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

25. 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).

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

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

28. 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.

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

Mobility Engineering

30. No direct vehicular access is permitted to or from either Spyhill Road NW or Thornton Road NW.

31. 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.

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

Advisory Comments

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

Planning

33. 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.

34. 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.

35. 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.

36. 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.

37. 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.

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

39. 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.

40. 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.

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

42. 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 **$9,147.91**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.

43. Excavation for the foundation of proposed building will be within at least 1.5m of public Ash tree T-32118115. This will cause this tree to become un-viable for safe retention due to significant root system loss. Proposed building will conflict with the canopy of public Ash tree. This tree will require significant pruning to provide building clearance. This much removal of the canopy will likely cause the tree to become un-viable for retention.

    If development causes the public tree(s) to become unable to be retained as determined by Urban Forestry, the developer will be required to compensate the value of the trees to Urban Forestry and remove the trees using a contractor that meets Urban Forestry's minimum requirements. Urban Forestry will only authorize tree removals once all other reasonable options have been exhausted.

44. A Tree Protection Plan (TPP) has been submitted with drawings but is not realistic. Proposed TPP fencing will likely conflict with safe excavation space required for building foundation.

Utility Engineering

45. The developer is responsible for ensuring that:

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

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

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

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

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

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

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

46. A new water connection is required to service the development and is available from Spyhill Rd NW.

47. 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.

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

49. Review with Fire Prevention Bureau at 403-268-5378 for on-site hydrant coverage and Siamese connection location(s). A site servicing (hydrant location plan) stamped by the Fire Prevention Bureau is to be submitted at the Development Site Servicing Plan stage. Principal entrance(s) are to be labeled on the plan.

50. Each unit must be individually metered.

51. 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.

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

53. A new sanitary connection is required to service the development and is available from Spyhill Rd NW.

54. A new storm sewer connection is required to service this development and is available from Thornton Rd NW.

55. Best Management Practices (BMPs) are activities or practices that are designed to reduce runoff volume and prevent or reduce the release of pollutants to receiving waters. Operation and maintenance manual and sample maintenance log shall be provided to the owner in case there are any BMPs located within the property as per the current Stormwater Management & Design Manual Section 4.13. Appropriate Source Control Practice checklists must be completed and submitted to Development Approvals (http://www.calgary.ca/UEP/Water/Pages/Specifications/Submission-for-approval-/Development-Approvals-Submissions.aspx). For more information contact Development Planning at 403-268-6449.

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

57. 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.

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

59. 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).

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

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

62. As of April 11, 2025, 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.

Stormwater & Housing Impacts Project (SHIP):
https://www.calgary.ca/development/home-building/stormwater-housing-impacts-project.html

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

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

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

66. 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.

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Reasons for Decision for DP2025-06104

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 application is for the construction of a rowhouse building with six units and six suites in the community of Thorncliffe. The site is designated as R-CG district where rowhouse is allowed as a discretionary use.

Circulation and Notice Posting:

The following referees were circulated:

- Mobility Engineering Specialist: Roads
- Utility Engineering Specialist: Public Infrastructure
- Planning Specialist: Urban Design
- Planning Specialist: Parks
- Utility Engineering Specialist: Water Resources
- Internal Stakeholder: Building Regulations – Residential Controller
- Utility Engineering Generalist
- Mobility Engineering Specialist: TDS Engineering
- Community Association: Thorncliff/Greenview
- Planning Generalist
- Mobility Engineering Generalist
- Internal Stakeholder Building Regulations – Commercial Controller
- External Stakeholder: Ward 4 Councillor
- External Stakeholder: ENMAX Power Corporation

Notice Posting:

The application was notice posted from December 3, 2025 to December 18, 2025.

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Comments on Relevant City Planning Policies

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential – Developed – Established City Area as identified on Map 1: Urban Structure in the Municipal Development Plan (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit.

Bylaw Discrepancies

None.

Planning Review

This application is for the construction of a rowhouse building with six units and six suites in the community of Thorncliffe. 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. The proposed development is in alignment with the applicable policies and the land use bylaw 1P2007.

The following comments/concerns were received from the community.

-parking issues;

-privacy concerns;

-increased density;

-decrease in quality of life;

-shadowing concerns;

-strain on existing infrastructure;

-development not being contextually sensitive;

- consider facade finish to continue from rowhouse to the garages facing 19 Ave NW;

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-reduce the fence along unit 5 to make it more street oriented; and

-garbage pickup to be moved to the alley/lane.

The Community Association also provided a letter of opposition to the proposed development with the following concerns:

- No community outreach done for the project;
- Higher complexity development, needs comprehensive outreach approach from applicant;
- Plans missing information about existing and proposed elements;
- Missing block face plans, existing and proposed streetscape plan;
- Increased density issue;
- Increased parcel coverage;
- Parking and traffic concerns;
- Development not sensitive and compatible to surroundings and not contextual; and
- Infrastructure issues.

The applicant has provided an outreach summary indicating the engagement details. The applicant included direct notification to key stakeholders, door-to-door engagement within the immediate area, and transparent access to project materials through a publicly accessible information folder. The applicant also contacted the Ward 4 Councillor office and CA. The applicant in response to the comments and concerns received provided additional information such as shadowing study and streetscape plan and worked on removing the land use bylaw discrepancies for this project.

The development approval is for a Rowhouse with secondary suites and detached garage in an area where land use bylaw and policy support the use. The development does not impact use and enjoyment of adjacent properties.

FILE: DP 2025-06104

Bylaw Discrepancies
None.

Calgary

APPLICATION FOR A DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

627867206-001
Taken By:

Application Date **Oct 28, 2025**

APPLICATION NO DP2025-06104

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

Total Fees: $1,340.00
Cart #:

Applicant: **Green Birch Architecture**
Address:
City:
Phone: [redacted]

Contact: **Ajibade, Temitayo**
Phone: [redacted]
Fax:
e-mail:

Parcel Address: **403 SPYHILL RD NW**
Legal: **1943GV;7;6**
Building Address: **403 SPYHILL RD NW**
Legal:

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

Community: **THORNCLIFFE**
Sec. Number: **3N** Ward: **04**

Description: **New: Rowhouse Building (1 building), Accessory Residential Building (garage and waste and recycling enclosure), Secondary Suite (6 suites)**
Vera I Residential Spyhill

Gross Floor Area: 1317.12 metres - squared\r\nDwelling Units: 6

Proposed Development is: **Discretionary**

Proposed Use: **Accessory Residential Building**
Rowhouse Building
Secondary Suite

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

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

Applicant / Agent Signature: _____ Date: _____

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

Development Permit Complete Application Requirement List

New Rowhouse, or Addition to Existing Rowhouse:

In the Developed Area

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

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

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

Processing Times and Deemed Refusals

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

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

SECTION 1: Applicant Details

☐ Property Owner ☑ Representing Owner

Applicant's Name:	Company Name (if applicable):
Temitayo Ajibade	Green Birch Architecture Inc.
Applicant's Email: [redacted]	Applicant's Phone Number (during business hours): [redacted]

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

SECTION 2: Project Details

Project Address: 403 Spyhill Road NW Calgary, AB

Cumulative gross floor area:	Addition	☐ ft² ☐ m²	New Building: 1,317.12	☐ ft²	☑ m²
New dwelling units created:	☑ Yes	If yes, number of new dwelling units: 6			

SECTION 3: Required Items

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

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

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

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

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

Plans

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

North arrow, pointing to top or left of page

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

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

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

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

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

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

Plot Rights-of-Way setback lines required in Section 53, Table1:
- Dimension depth of Rights-of-Way
- Dimension distance from Rights-of-Way to building

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

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

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

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

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

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

Corner parcels only:
- Outline and dimension corner visibility triangle

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 5: Applicant's Declaration

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

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

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

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

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

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

SDAB2026-0087

Community Outreach Assessment Tool

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

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

COMMUNITY IMPACT	1 Point	2 Points	3 Points	Enter Values
How similar is your project to what already exists in the community?	Similar projects exist in the community and is a low level of change for community.	Community is not that familiar with this project type and will be a moderate change.	Major change or redevelopment being proposed and likely a big change for the community.	2
What is the duration of your project (to occupancy)?	Under 2 years	3 - 5 years	5 + years	1
How broadly will this project impact the surrounding community?	Likely to affect immediate neighbours.	Could have an impact within a few blocks.	Likely to have an impact community - wide.	1
How common is redevelopment within the community?	Redevelopment is common in community.	Moderate redevelopment has occurred.	Little to no redevelopment has occurred.	3
TOTAL				7
COMMUNITY COMPLEXITY	**1 Point**	**2 Points**	**3 Points**	**Enter Values**
How do you anticipate the community will react to this project?	Little attention - project unlikely to be a public issue.	Anticipate there will be some attention. Disagreement or differing opinions are expected.	Anticipate this to be a highly sensitive issue.	3
How inclined will the community be to accept this project?	Likely minimal to no issues anticipated.	Some issues anticipated.	Many issues are anticipated.	3
What level of influence does the community have over project decisions?	No decisions open for input, willing to inform the community of project details.	Willing to listen to community and learn about their ideas and respond where possible	Willing to collect input to influence specific project decisions.	2
TOTAL				8

IMPACT SCORE

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

COMPLEXITY SCORE

3 to 5	A
6 to 9	B

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

Your Project's Score: 2 B

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

*For an overview of outreach tactics and techniques you could consider, click here.

calgary.ca/planningoutreach

19-00155896

SDAB2026-0087

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: DP2025-06104

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

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

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

Community outreach was targeted and proportionate to the scale of the proposal and intended to ensure nearby residents had clear, accessible information about the development. The outreach strategy focused on direct notification, transparent information sharing, and accessible feedback opportunities.

Outreach Tactics and Timeline

1. Direct Outreach to Key Stakeholders

February 3, 2026 – Email sent to the Ward 4 Councillor's Office advising that outreach was underway and providing information about the Development Permit application.

February 4, 2026 – Email sent to the Thorncliff Greenview Community Association (TGCA), including a link to the project information folder containing the Development

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

1. Thornecliff Greenview Community Association- Via email
2. Nearby residents during door to door delivery of the Hello Neighbours notification

Calgary

Community Outreach for Planning & Development
Applicant-led Outreach Summary

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

During door-to-door notification, several nearby residents shared informal feedback. The main themes raised included:

Building Massing and Height
Questions regarding the overall scale of the proposed building and its compatibility with adjacent homes, including potential shadowing impacts on neighbouring properties.

Awareness of the Proposal
Some residents noted that they had not previously been aware of the development application prior to outreach.

Infrastructure Capacity

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

All feedback received through applicant-led outreach was reviewed and considered by the project team in the context of the Land Use Bylaw, applicable policy, and the City's Development Permit review process.

Community input informed refinements where feasible. In response to privacy concerns, windows on the west elevation were removed to reduce potential overlook. Submission materials were also clarified.

Other concerns related to density, parcel coverage, parking, and infrastructure are regulated through the R-CG district and subject to Administration's technical and discretionary review

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

To close the loop, the applicant prepared an Engagement Summary Report consolidating outreach activities, key themes raised by residents and the Thorncliffe Greenview Community Association, and the applicant's responses. The report was uploaded to the publicly accessible project information folder so residents who received the "Hello Neighbours" notification or engaged during outreach could review the outcomes.

The report was also shared directly with the Thorncliffe Greenview Community Association in response to their correspondence.

The Engagement Summary Report is included as an attachment to this submission to provide a complete record of outreach and follow-up communication.

ENGAGEMENT SUMMARY REPORT

Applicant-Led Outreach Summary
Development Permit DP2025-06104
403 Spyhill Road NW- Thorncliffe

Prepared by Sparks Planning Group on behalf of
Green Birch Architecture (the applicant)
February 2026

1. Introduction

Community outreach was undertaken by the applicant following issuance of the City's Detailed Team Review (DTR) dated January 7, 2026. The proposal consists of a six-unit rowhouse building with secondary suites and a detached garage in the community of Thorncliffe. The outreach was intended to inform nearby residents, Thorncliffe Greenview Community Association (TGCA) and Ward 4 Councillor about the proposal, provide access to drawings and project information, offer opportunities for questions and feedback, and respond to concerns raised through both applicant-led and City-led review processes. The approach was proportionate to the scale of development and aligned with the City of Calgary's Applicant Outreach Toolkit.

2. Outreach Approach & Rationale

Based on the scale of the proposal—a six-unit rowhouse with secondary suites in an established residential area—and anticipated community interest, a targeted and proportionate outreach approach was undertaken. The intent was to ensure nearby residents and the Community Association had timely access to accurate project information and clear opportunities to provide feedback.

Outreach occurred between February 3–7, 2026 and included direct notification to key stakeholders, door-to-door engagement within the immediate area, and transparent access to project materials through a publicly accessible information folder.

3. Summary of Engagement Activities

The following summarizes the engagement activities undertaken and the opportunities provided for residents and stakeholders to share feedback with the applicant team.

3.1 Outreach Tactics

- February 3, 2026 – Project information emailed to Ward 4 Councillor's Office.
- February 4, 2026 – Project information emailed to TGCA, including drawings and link to project information folder.
- February 7, 2026 – "Hello Neighbours" notices delivered within approximately 60–100 metres of the site. Several residents engaged in discussion.

SDAB2026-0087

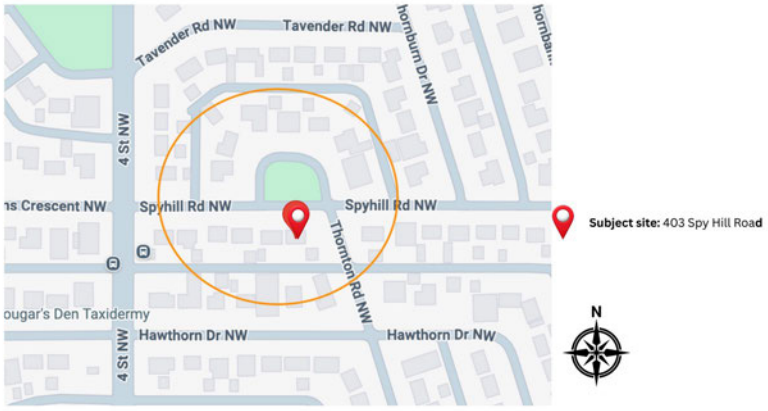
- Ongoing – Dedicated email (spyhill.dp@sparksplanninggroup.com) and QR code to project folder provided for feedback.
- Ongoing – Public project folder containing drawings and outreach materials

3.2 Door-to-Door Notification Area

Hello Neighbours notices were delivered within approximately 60 metres of the site, with additional distribution to directly adjacent and potentially affected properties beyond this radius.

Figure 1. General Notification Area Map: DP2025-06104: 403 Spy Hill Road

Figure 1. Approximate 60 Metre Notification Area



The orange circle illustrates an approximately 60 metre radius measured from the subject site using Google Earth. Door-to-door notifications were delivered within this area and extended slightly beyond the radius to include directly adjacent and potentially affected properties.

3.3 Outreach Materials

• "Hello Neighbours" Notification (attached)

4. Summary of Feedback Received

Feedback was received informally through door-to-door discussions with nearby residents and through the Thorncliffe Greenview Community Association's written correspondence forwarded by Administration as part of the Detailed Review process.

Project information was provided directly to the Community Association on February 4, 2026, and receipt was acknowledged. The Community Association advised that the information would be shared with its Development Committee; however, no additional feedback was received from the Community Association during the applicant-led outreach period.

Key themes identified through both applicant-led engagement and City-circulated correspondence included:

• Parking and traffic concerns
• Increased density

- Parcel coverage
- Contextual fit and neighbourhood compatibility
- Privacy and shadowing impacts
- Infrastructure capacity (water pressure and servicing)
- Quality of life concerns
- Streetscape and façade treatment
- Garbage pickup location
- Construction access from lane
- Request for block face and streetscape information

5. Response to Community Concerns

The table below summarizes the key themes raised and how they were addressed through the proposal, and updated submission materials. The responses reflect both community feedback and the technical review undertaken as part of the Development Permit process.

Themes	What We Heard	What We Did / Response
Parking and traffic concerns	Residents expressed concerns about on-street parking and increased congestion.	The development provides all required on-site parking, and vehicle access is located at the rear lane to help minimize potential impacts on Spyhill Road and Thornton Road.
Privacy concerns	Neighbours were concerned about overlook into adjacent yards.	In response to the privacy concerns, windows facing the immediate western neighbour (Unit 1) have been removed.
Density	Some residents have concerns about the increased density	The concern regarding increased density has been noted. The proposal introduces additional homes within a two-storey, low-rise residential form. The overall height, scale, and street relationship are intended to remain consistent with the surrounding residential context. The proposed density complies with allowable density under the R-CG district.
Quality of life impacts	Concerns related to parking, noise, and neighbourhood change.	The project is entirely residential in nature. Its scale, height, and rear-lane access support neighbourhood character while accommodating additional homes
Shadowing impacts	Questions were raised about sunlight and shadow effects on neighbouring properties.	The two-storey form and corner-lot orientation help reduce potential shadow impacts. The building height is modest and aligned with typical low-density residential standards in established communities.
Infrastructure capacity	Residents raised concerns about water pressure and strain on services.	The proposal is subject to full review by Utility Engineering and Mobility Engineering.
Neighbourhood compatibility	Concerns that the development is not contextually sensitive and incompatible to the surroundings.	The concern regarding neighbourhood compatibility has been noted. The proposal maintains a two-storey, low-rise residential form with individual street-facing entrances and rear-lane parking. The building massing and scale are intended to remain consistent with the surrounding residential context while introducing a different housing format.

Themes	What We Heard	What We Did / Response
Parcel coverage exceedance	Increased Parcel Coverage	The concern regarding overall building footprint has been noted. Parcel coverage has been identified through the Detailed Review process and is currently under review. Any required revisions or supporting rationale will be addressed as part of the formal resubmission to the City.
Façade Finish	Consider façade finish from Rowhouse to the garages facing 19th Ave	The comment referencing façade continuity to garages facing 19 Avenue NW does not apply to the subject site, which does not interface with 19 Avenue NW
Streetscape and block-face context	Request for clearer visual information.	Updated plans and elevations have been prepared to better illustrate the relationship between the building, garage, and surrounding properties, providing greater clarity on the streetscape context.
Fence location and street interface	Reduce the fence along unit 5 to make it more street oriented.	Based on the submitted plans, no street-facing fence is proposed along Unit 5. The primary building façade and entrances remain oriented to the public realm.
Waste Management	Questions about waste collection in the lane/ Alley	A screened shared waste and recycling enclosure is proposed adjacent to the rear lane. A designated concrete apron is provided to facilitate bin staging on collection days. Waste collection logistics will be coordinated in accordance with City Waste Bylaw requirements.
Construction access	Request that construction access be confirmed from the alley and not from 19 Avenue NW.	The subject site does not interface with 19 Avenue NW. Construction access is expected to occur from the rear lane in accordance with City requirements.
Missing plan details	Residents noted that the plan is missing information about existing and proposed elements	The application materials are currently under review through the City's Detailed Review process. Any additional information or refinements required to address clarity, context, or technical details will be incorporated as part of the formal resubmission.

6. Summary

All input received through applicant-led outreach and the City's circulation process was reviewed by the applicant team and considered in the context of the Land Use Bylaw, applicable statutory policy, and the technical direction provided through the Detailed Team Review (DTR).

Feedback identified key areas of community concern, including parking, density, privacy, contextual fit, infrastructure capacity, and waste management. Where appropriate, clarifications and refinements were incorporated into the resubmission materials, including revisions to window placement along the west elevation to reduce potential overlook.

The application remains subject to the City's discretionary review process, and technical matters will continue to be evaluated by Administration.

7. How We Closed the Loop

This Engagement Summary Report documents outreach activities, key feedback themes, and the applicant's responses. The report will be uploaded to the publicly accessible project information folder shared with residents via QR code and will be provided directly to the Thorncliffe Greenview Community Association. All materials will form part of the applicant's Detailed Review resubmission package to the City of Calgary

8. Attachments

- "Hello Neighbours" Notification

Hello Neighbours!

Re: **Proposed Development at 403 Spyhill Road NW (DP2025-06104)**

You are receiving this information because your property is located near **403 Spyhill Road NW**, a corner lot at Spyhill Road NW and Thornton Road NW.

A **Development Permit application** has been submitted to the City of Calgary and is currently under review. This outreach is being undertaken on behalf of the applicant and is **separate from the City's formal review process**. Its purpose is to share information early, provide clear visuals to explain what is being proposed, and invite any site-specific questions or comments.

The proposal has been designed to be low in height and street-oriented, with the intent of fitting within the scale and character of the surrounding residential area while adding housing in a modest and thoughtful way.

Key Project Details:

- **Building form**: One rowhouse building
- **Height**: Approximately 10.3 metres (below the maximum allowed)
- **Storeys**: Two
- **Homes**: 6 primary units + 6 secondary suites (12 homes total)
- **Entrances**: Individual front doors facing Spyhill Road NW
- **Parking**:
  - All required vehicle parking provided on site
  - Parking accessed from the rear lane
  - No front driveways proposed
- **Bicycle parking**: Secure, on-site bicycle parking provided
- **Amenity space**: Shared outdoor amenity space within the site

Project Status

The application is under review by the City of Calgary through the Development Permit process.

This letter is provided for information purposes as part of applicant-led outreach.

Share Your Feedback!

Thank you for taking the time to review this information.

If you have any site-specific **questions** or **comments**, you are welcome to share them by scanning the QR code or using the project feedback link provided.

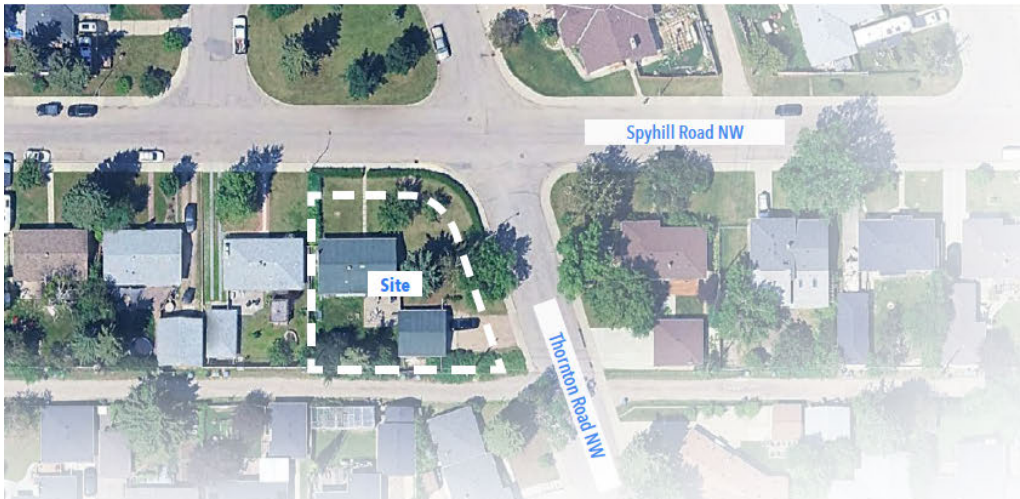
- Scanning the QR code provided
- Using the project feedback form
- Contacting the outreach coordinator directly

The official Development Permit application can also be viewed on the City of Calgary's Development Map by searching DP2025-06104.

Scan to share your feedback or email us

Latosia Campbell-Walters, RPP, MCIP, IAP2, PMP
Principal Planner
Sparks Planning Group
Coordinating community outreach on behalf of the applicant
Email: spyhill.dp@sparksplanninggroup.com

SPARKS PLANNING GROUP



Project Location
at the Corner of Spyhill Road NW and Thornton Road NW

PROJECT AT A GLANCE

403 Spyhill Road NW

Development Permit Application (DP2025-06104)

See the project info folder for more details about the proposal



East Elevation



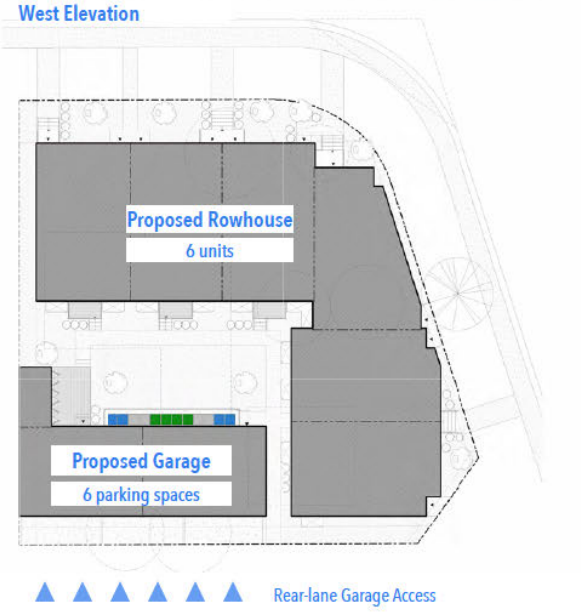
North Elevation

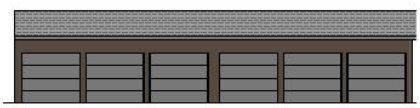


West Elevation

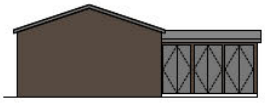


South Elevation





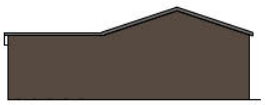
Garage Elevation 1



Garage Elevation 3



Garage Elevation 2



Garage Elevation 4

This visual summary is provided for information purposes as part of applicant-led outreach. The application is under review by the City of Calgary through the Development Permit process.

March 1, 2026

Development Permit: DP2025-06104
Address: 403 Spyhill Road NW
Community: Thorncliffe

Dear Maha

Re: Written Response: DTR Items 6 & 12

The applicant has reviewed the summary of the 32 letters of opposition referenced in the Detailed Review, along with the Thorncliffe Greenview Community Association letter of opposition summarized in correspondence dated January 19, 2026.

The following provides a consolidated response to the concerns raised.

Community Outreach

The Community Association expressed concern regarding the absence of outreach and the need for a more comprehensive engagement approach. Following issuance of the Detailed Review, applicant-led outreach was undertaken.

Engagement included:

- Direct email notification to the Thorncliffe Greenview Community Association
- Notification to the Ward 4 Councillor's Office
- Door-to-door delivery of "Hello Neighbours" notices within approximately 60–100 metres of the site
- Creation of a dedicated project email address
- A publicly accessible digital folder containing plans and a feedback form

A completed Community Outreach Assessment Tool and Engagement Summary Report are included with this resubmission.

Parking and Traffic

Concerns were expressed regarding on-street parking pressure and congestion.

The proposal provides all required on-site parking in accordance with the Land Use Bylaw. No parking relaxations are proposed. Vehicular access is taken exclusively from the rear lane, and no direct vehicular access is proposed from Spyhill Road NW or Thornton Road NW, consistent with Mobility Engineering direction.
Parking and access arrangements are subject to review through the Development Permit process.

Privacy

Concern was raised regarding overlook into adjacent properties.

SDAB2026-0087

In response, windows facing the immediate western neighbour (Unit 1) have been removed to reduce potential overlook. The development remains limited to two storeys, consistent with typical residential height.

Density

Concern was raised regarding increased density.

The subject site is designated R-CG (Residential – Grade-Oriented Infill), where rowhouse development is listed as a discretionary use. The proposal consists of a two-storey rowhouse building with secondary suites, a housing form contemplated within the R-CG district framework.

While the number of dwelling units increases relative to the existing single-detached dwelling, the built form remains low-rise and within the height and massing parameters intended for this district. The proposal represents modest residential intensification consistent with policy direction for Established Areas.

Final compatibility will be determined by the Development Authority through the discretionary review process.

Parcel Coverage

Concern was raised regarding increased parcel coverage

Parcel coverage is regulated under Section 534 of Land Use Bylaw 1P2007 and is currently under review through the Detailed Review process. Any required revisions or supporting rationale will be addressed through formal resubmission prior to decision.

Quality of life

Concern was raised that the development would negatively impact quality of life.

The proposal introduces additional housing within an established residential form and does not introduce commercial activity or non-residential uses. The building maintains a low-rise, two-storey form with rear-lane vehicle access to minimize street disruption. Servicing, drainage, parking, and infrastructure are regulated through the Development Permit and Development Site Servicing Plan processes.

Shadowing

Concern was raised regarding potential loss of sunlight.

The proposal is limited to a two-storey form. Given the site orientation, with Spyhill Road located to the north, shadow impacts are anticipated to be typical of low-rise residential development.

Infrastructure Capacity

Concern was raised regarding strain on existing infrastructure.

The application is subject to full review by Utility Engineering and Mobility Engineering. Servicing, stormwater management, and fire flow requirements must be satisfied prior to permit release. Infrastructure capacity will be assessed through established technical review processes.

Contextual Sensitivity

Concern was raised that the development is not sensitive or compatible with the surrounding area.

The proposal maintains a two-storey residential scale with individual street-facing entrances and rear-lane parking. Building massing and orientation are intended to reflect a residential character consistent with the surrounding neighbourhood context. Compatibility will be evaluated by the Development Authority through the discretionary review process.

Waste Management

Concern was raised regarding garbage collection from the alley/lane

The proposal includes a screened shared waste and recycling enclosure, as illustrated on the Site Plan. A designated concrete apron is provided to facilitate bin staging on collection days. Waste collection logistics will be coordinated in accordance with City's Waste Bylaw requirements.

Clarification Regarding 19 Avenue NW References

The Detailed Review included references to façade treatment, fencing and construction access associated with 19 Avenue NW.

The subject site is municipally addressed as 403 Spyhill Road NW and does not interface with 19 Avenue NW. As such, those comments do not apply to this application.

Missing Plan Information / Streetscape Context

The Community Association requested additional context information, including block-face and streetscape details.

The architectural and site plans illustrate the proposed building form, access, and landscaping conditions. Any additional information requested by Administration to clarify context, grading, or servicing will be incorporated as part of the formal resubmission.

Summary

The applicant appreciates the time and input provided by the Thorncliffe Greenview Community Association and area residents. All concerns have been reviewed and considered.

The application remains subject to the City's discretionary review process and technical circulation. Any required refinements will be incorporated through the formal Detailed Review and permit decision process.

Respectfully submitted,

Temitayo Ajibade
Green Birch Architecture

GOVERNMENT OF THE PROVINCE OF ALBERTA

LAND TITLE CERTIFICATE

S
LINC
0017 273 822

SHORT LEGAL
1943GV;7;6

TITLE NUMBER
221 004 022

LEGAL DESCRIPTION
PLAN 1943GV
BLOCK 7
LOT 6
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;1;25;3;W

MUNICIPALITY: CITY OF CALGARY

REFERENCE NUMBER: 961 157 061

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
221 004 022	11/01/2022	TRANSFER OF LAND	$418,000	SEE INSTRUMENT

OWNERS

SUSAN I ANDERSON

AND
HELMER ANDREW ANDERSON
BOTH OF:
403 SPYHILL RD NW
CALGARY
ALBERTA T2K 3P1
AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
771 147 064	20/10/1977	ZONING REGULATIONS SUBJECT TO CALGARY INTERNATIONAL AIRPORT ZONING REGULATIONS

(CONTINUED)

SDAB2026-0087

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
231 081 932	17/03/2023	MORTGAGE MORTGAGEE - THE TORONTO DOMINION BANK. 500 EDMONTON CITY CENTRE E 10205-101 ST, 5 FL EDMONTON ALBERTA T5J5E8 ORIGINAL PRINCIPAL AMOUNT: $200,000

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 24 DAY OF OCTOBER, 2023 AT 10:29 A.M.

ORDER NUMBER: 48688651

CUSTOMER FILE NUMBER:

REGISTRAR OF LAND TITLES

END OF CERTIFICATE

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...lat=51.1053624&lng=-114.0697956&heading=165.32847097999215

2169551 ALBERTA LTD.

owner(s)
BILL TRUONG

contact name
1315 - 6224 17 AVE SE

[redacted]

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 403 Spyhill Rd N.W. Calgary, AB
property address

Please be advised that I, Bill Truong 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

Green Birch Architecture In(and/or its _____
agent or company name — applicant, consultant, contractor (if applicable)

to apply for any and all Development 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.

20205 10 25
date signed

signature of owner

Bill Truong (Director for 169551 Alberta Ltd.)
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.

ISC: Confidential
Revised 2016 September 30

Public Tree Disclosure Statement

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

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

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

Note: if you are not sure how to determine which trees are yours and which are public, you can:

a. Use the City's tree map (may not be up to date for your property)
b. Contact 3-1-1 to put in a "development tree inquiry" to get confirmation from an Urban Forester
c. Send inquiries to tree.protection@calgary.ca

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

○ Applicant ○ Owner ◉ Builder ○ Other:

If Other: Name: _____ Phone: _____

Email: _____

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

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Updated 2016 July 15

Abandoned Well Declaration

Application # _____
for office use only

Site Address: 403 Spyhill Road N.W.

Legal Description: Lot 6; Block 7; Plan 1943 GV

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 _____ Contact Person_____

   Address

   _____

   Phone _____ Cell Phone _____ Email_____

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.

27 October 2025
Date

Applicant Signature

Temitayo Ajibade
Applicant Name (Please Print)

Green Birch Architecture Inc.
Company Name (Please Print)

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Updated 2016 June 15

Site Contamination Statement

Application # _____
for office use only

Site Address: 403 Spyhill Road NW Calgary, AB

Legal Description: Lot 6; Block 7; Plan 1943 GV

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

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

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

   If yes, please provide copy(s).

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

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

   _____

   _____

   _____

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

   If yes, please provide a brief description:

   _____

   _____

   _____

   _____

   _____

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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:

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

   If yes, please describe:

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

   If yes, please provided a brief description:

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

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

12 November 2025
Date

Applicant Signature

Temitayo Ajibade
Applicant Name (Please Print)

Green Birch Architecture Inc.
Company Name (Please Print)

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Updated 2016 June 15

Site Contamination Statement

Application # _____
for office use only

Site Address: 403 Spyhill Road NW Calgary, AB

Legal Description: Lot 6, Block 7, Plan 1943 GV

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

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

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

   If yes, please provide copy(s).

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

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

   _____

   _____

   _____

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

   If yes, please provide a brief description:

   _____

   _____

   _____

   _____

   _____

SDAB2026-0087

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

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

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

   _____

   _____

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

   If yes, please describe:

   _____

   _____

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

   If yes, please provided a brief description:

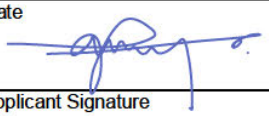
   _____

   _____

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

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

27 October 2025
Date



Applicant Signature

Temitayo Ajibade
Applicant Name (Please Print)

Green Birch Architecture Inc.
Company Name (Please Print)

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Public Tree Disclosure Statement

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

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

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

Note: if you are not sure how to determine which trees are yours and which are public, you can:

a. Use the City's tree map (may not be up to date for your property)
b. Contact 3-1-1 to put in a "development tree inquiry" to get confirmation from an Urban Forester
c. Send inquiries to tree.protection@calgary.ca

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

◉ Applicant ○ Owner ○ Builder ○ Other:

If Other: Name: _____ Phone: _____

Email: _____

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

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Calgary

Climate Resilience Inventory
Additions and new buildings

Purpose

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

SECTION 1: Application information

Applicant name:	Company name (if applicable):
Temitayo Ajibade	Green Birch Architecture Inc.
Email: [redacted]	Phone number (during business hours):
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: Not requested by owner

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.

Not requested by owner

☐ Photovoltaics:	kW rated output

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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.

Not requested by owner

☐ 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.

Not requested by owner

☐ Green roof	Area: m^2	Percent of building foot print covered by green roof:	%
☐ Permeable surfaces	Area m^2	Permeable area:	%

SECTION 6: Flood and Disaster Resilience

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

Not requested by owner

☐ Building envelope meets Passive House Standard

SECTION 7: Other features

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

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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 or by telephone at (403)268-5311.

SDAB2026-0087

DETAILED REVIEW # 1

January 7, 2026

Green Birch Architecture
Ajibade, Temitayo
[redacted]

Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2025-06104

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 March 8, 2026. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at (403) 369-7120 or by email at Maha.Safwan@calgary.ca.

Sincerely,

MAHA SAFWAN
Planner 2

DETAILED REVIEW # 1

DP2025-06104

Detailed Review 1 – Development Permit

Application Number:	**DP2025-06104**
Application Description:	New: Rowhouse Building (1 building), Accessory Residential Building (garage and waste and recycling enclosure), Secondary Suite (6 suites)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	403 SPYHILL RD NW
Community:	THORNCLIFFE
Applicant:	Green Birch Architecture
Date DR Sent:	January 7, 2026
Response Due Date:	March 8, 2026
Development Applications Review Team	
Planning:	MAHA SAFWAN (403) 369-7120 Maha.Safwan@calgary.ca
Utility Engineering:	DINO DI TOSTO 403-268-2131 Dino.diTosto@calgary.ca
Mobility Engineering:	NABILA HAQUE Nabila.Haque@calgary.ca

General Comments

The application is for the construction of a rowhouse building with six units and six suites in the community of Thorncliffe. The site is designated as R-CG district where rowhouse is allowed as a discretionary use.

Comments on Relevant City Policies

Municipal Development Plan (statutory-2009)

Map 3: Urban Structure identified the site as Established.

2.4.2 BUILT FORM
Objective
Promote site and building design that contributes to high-quality living environments and attractive, walkable and diverse neighbourhoods and communities.

Policies
Site and building design

SDAB2026-0087

a. Promote high quality standards of urban design and construction that ensures that development
builds upon and adds value to the existing character of communities.
b. The ground and lower levels of developments should demonstrate a strong relationship to the human scale and contribute positively to the public realm and street.
c. Encourage the development of low and midrise buildings to achieve the desired intensity of development.

3.5.3 ESTABLISHED AREAS
The Established Area comprises residential communities that were planned and developed between the 1950s and 1990s. They are primarily residential communities containing a mix of low- and medium density housing with support retail in relatively close proximity. The road network is a blend of modified-grid and curvilinear. These are stable residential communities with limited redevelopment potential over the next 30 years. Populations have declined from their peak and housing stock is generally in good condition.

Land Use Policies
a. Encourage modest redevelopment of Established Areas.
b. Redevelopment opportunities should be focused on the Neighbourhood Activity Centres, though changes to other sites may provide opportunities for redevelopment over time.
c. New developments 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.

Bylaw Discrepancies		
Regulation	**Standard**	**Provided**
534 Parcel Coverage	(2) Unless otherwise referenced in subsection (3), the maximum cumulative building coverage over all the parcels subject to a single development permit containing a Contextual Semi-Detached Dwelling, Contextual Single Detached Dwelling, Cottage Housing Cluster, Rowhouse Building, Semi-Detached Dwelling, Single Detached Dwelling or Townhouse is: (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.	Plans indicate the parcel coverage is 60.53% (+0.53%) or 512.17sm (+4.47sm).

DETAILED REVIEW # 1

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.

   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 on page 3 of this document. Alternatively, provide planning rationale in a written submission supporting any proposed relaxations to address the bylaw discrepancies noted on page 3 of this document.

3. Submit a letter from Enmax Corporation indicating that the following issues are resolved:

   - Vehicles entering or exiting the proposed garage may conflict with the existing power pole. We require a minimum of 0.6m clearance between the pole and the path of vehicles.

   - Proposed tree may conflict with the existing OH power line. Provide the mature height of the tree. Refer to the Enmax Tree Planting Guidelines for the allowed maximum mature height of trees: https://www.enmax.com/outages-and-safety/safety-guidelines/trees-and-power-lines

   - Proposed building conflicts with the required clearance zone of the existing OH power line. Revise the design or contact Enmax GetConnected@enmax.com to initiate a project to relocate the OH power line.

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Please contact Marcelo Singson at EPC_Permits@enmax.com (Attn: Marcelo Singson) or at (587)890-7745 to further discuss resolution options for this conflict.

4. Applicant is suggested to amend the plans to incorporate rooftop solar photovoltaic (PV) panels or provide a written rationale for why it cannot be included. If not feasible, amend the plans to indicate the development shall be solar ready.

5. Submit detailed lighting information on shielding, mounting, and height.

6. Application was notice posted and 32 letters of opposition were received from the community. Provide a written response to the comments /concerns below.
-parking issues;
-privacy concerns;
-increased density;
-decrease in quality of life;
-shadowing concerns;
-strain on existing infrastructure;
-development not being contextually sensitive;
- consider facade finish to continue from rowhouse to the garages facing 19 Ave NW;
-reduce the fence along unit 5 to make it more street oriented;
-garbage pickup to be moved to the alley/lane;
- construction access to be confirmed from the alley not from the 19 Avenue NW.
It is suggested to do a community outreach and provide a summary. Provide Applicant Outreach Toolkit.

7. Complete and submit a copy of the Community Outreach Assessment Tool to determine the approach and tactics for applicant-led public outreach. Provide a summary of all public engagement initiatives that have occurred to date. The City of Calgary recommends outreach to reduce potential conflict and surprises in order to save time and mitigate unanticipated costs. More information is available at:
Applicant Outreach Toolkit website.

8. Amend the plans to provide functionality of the common amenity space. Depict that the space can be used as active and passive recreations. Consider adding benches and areas for bbq etc.

9. The drawings shows no walkway connected to the sidewalk for the unit 4, unit 5 and unit 6 secondary suites. A walkway connection is also not possible at this location to protect the public tree T7. Applicant is suggested to relocate the entrances for the secondary suite and provide a better pedestrian connection. Provide a pedestrian connectivity plan for site.

10. Amend the plans to reduce the building footprint and provide safe distance from the public tree T7 and the building.

11. Applicant is suggested to amend the drawings are provide information about the EV stalls or to make the development EV capable.

12. Thorncliff Community Association has provided a letter in opposition for the proposed development. The letter will be sent under a separate cover. Provide a written response to the concerns as part of this Detailed Review.

13. On the Site Plans sheet no. A05 and A06 indicate and label in the plans the Public Green Ash Tree as Tree 7 / T7, to match the Tree Table.

14. Location for the deep services - water & sanitary are not indicated. Location for the deep service - storm is not indicated. These are required to prevent any conflicts with the public trees.

    Indicate if a storm connection is required, we require it 2m north of south Property Line.

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

15. The submitted plans will not permit the safe retention of Public Green Ash Tree - T7. Either:
    a) Redesign and reduce the building footprint for Unit 4 by 2.0m back from the current location across from the public tree, providing safe dwelling excavation space and distance for Public Tree - T7 retention;
    OR
    b) Note the removal of Public Tree - T7 in the Tree Table and compensate The City for the tree value.

Utility Engineering

16. Submit a fire flow letter, prepared by a qualified professional engineer under seal and permit to practice stamp to the satisfaction of Development Engineering, Utility Specialists. The fire flow letter shall identify the type of the development, address of the development, DP application and the fire flow required for the developing property using the Fire underwriters Survey Calculations (FUS). Letters can be submitted via email to:

    WA-ResourcesDevelopmentApprovals@calgary.ca.

    The available fire flow in the City's public water network is 15,000 LPM (3 hydrant flow) with 15m residual pressure under normal operating conditions. If the City water network does not have the flows available to meet the fire flow requirements of the developing property, the design of the building may need to be altered, or the public water system may need to be upgraded at the developer's expense. If a fire sprinkler / standpipe system is to be installed, please provide the design flow/pressure requirement in the required fire flow letter, so Utility Specialists can evaluate if the existing public system can support the fire sprinkler/ standpipe system design.

17. Amend the plans to:

    Utility Engineering - Water Servicing
    a) Indicate an adequate water meter area where the services (50mm and smaller) enter the building.

Water meter location must be shown on the Development Permit plans and match the DSSP. The water meter area must have all meters in the same place (not in separate buildings or areas) and not under stairwells as there needs to be a minimum height clearance of 2m. The DSSP application will be rejected if the Development Permit plans are not updated with the water meter room/location.

Mobility Engineering

18. Both Spyhill Road NW and Thornton Road NW are classified as Residential Streets; in accordance with the City's Design Guideline for Subdivision Servicing, 1.5m wide sidewalks on residentials are to be provided.

- Amend plans to show removal and replacement of any substandard sidewalks to meet the minimum requirement and ensure existing and proposed dimensions are shown on plans. Indicate the proposed sidewalk (s) on the plan with adequate linework and hatching, so it can be distinguished between proposed and existing. Please note that for 1.5m monolithic sidewalks with standard curb the actual sidewalk width is 1.61m. Dimension the back of walk accordingly. Refer to 2021 Roads Construction Standard Specifications, Figure 37, File No 454.1013.009. Include a label for each street that says "Removal and replacement of the sidewalk will be constructed at the full expense of the developer."

- Extend sidewalk replacements across any adjacent lanes.

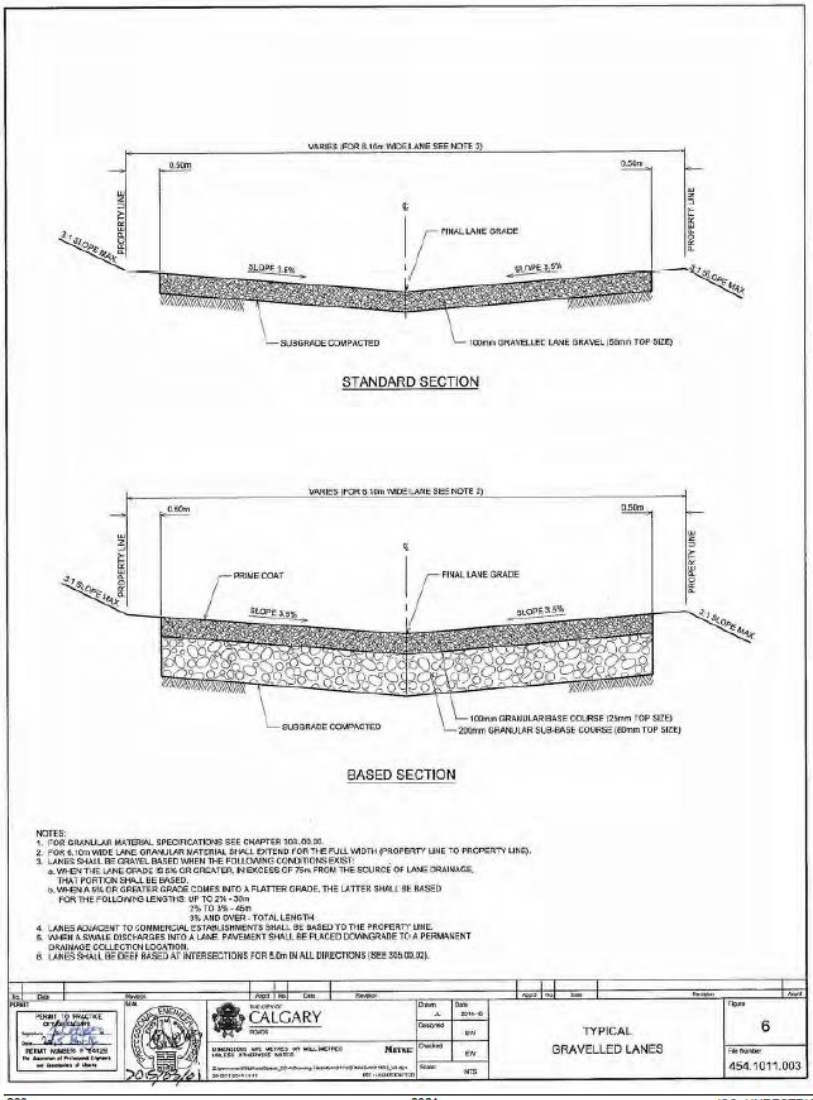
- Provide a corner wheelchair ramp at the south-west corner of the intersection of Spyhill Road NW and Thornton Road NW, in accordance with Roads Construction 2021 Standard Specifications, Figure 42, File No. 454.1013.001,

Note: 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.

19. Amend the plans to to provide measurements of the widths of City boulevard/public sidewalk along both Spyhill Road NW and Thornton Road NW and align all final grading with the adjacent road rights-of-way. Grades and elevations must comply with the City of Calgary design standards, ensuring a 2.0% slope upward from the top of the curb or back of the monolithic sidewalk to the property line.
- Provide geodetic elevations at top of curb, back of sidewalk and property line. The cross sections shall demonstrate how the site will tie-into approved road and boulevard grades. Minimum 2 cross sections along each of the adjacent public road (Spyhill Road NW and Thornton Road NW) are required at critical locations.
- Boulevard grades ranging from 2.0% to 10.0% are acceptable in order to accommodate existing trees and the associated tree/root protection zones on portion of the adjacent boulevard, where grading limitations exist.
- The portion of the city boulevard where there are no existing constraints in meeting the required boulevard and property grades, the developer is expected to grade the City boulevards/road right-of-way to achieve the standard 2% slope.
- No retaining walls will be permitted within City right-of-way.

20. Amend the plans to confirm the geodetic elevation on the opposite property line across the lane. Cross-section C-C is showing 0% and D-D is showing a negative slope towards the site across the lane. Amend plans to provide a correct and detailed plan of the existing lane grading with geodetic elevations and slopes to the centre of the lane (please include the depth of the aprons in the cross-sections as well).
- Ensure that the existing lane grades provide positive drainage toward the centre of the lane. As per the Road Specifications for the gravel lane the cross-fall grade is required to be between 3.5% and 5%. See below image:
- The concrete garage aprons must be set at elevations that ensure a 3.5% to 5% crossfall toward the centerline of the lane. The existing grades along the lane centerline are to be maintained and cannot be altered without prior approval from Roads. However, the applicant may adjust the adjacent property line elevations and garage slab elevations as needed to meet these grading requirements.

Figure 6: TYPICAL GRAVELLED LANES (454.1011.003)

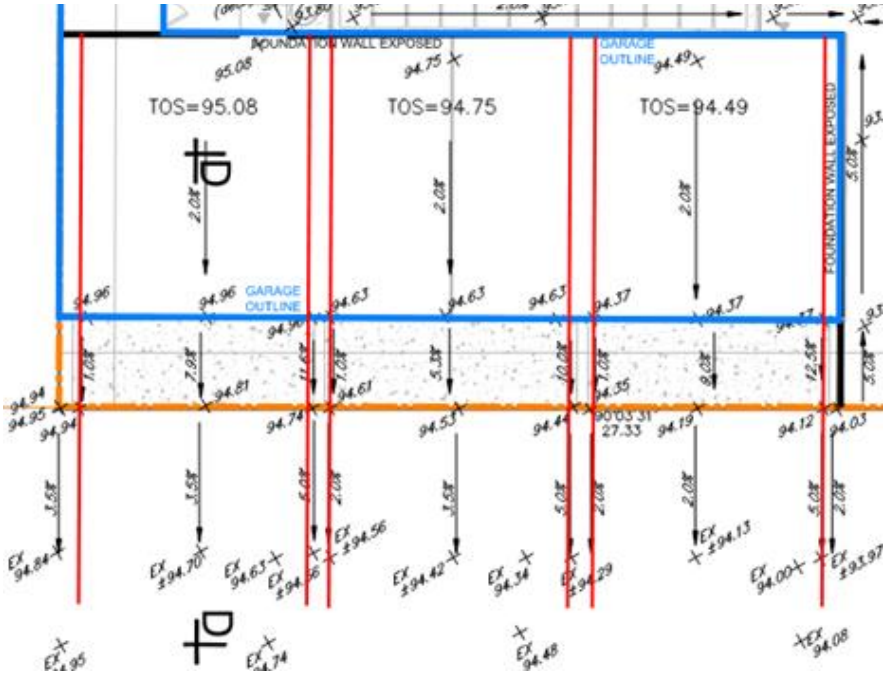


260 2021 ISC: UNRESTRICTED

21. Amend the plans to indicate on the drawings the locations of any existing, curb cuts, including any unused driveway.
- At the existing driveway curb cut on Thornton Road NW (see image below), update label that says "Existing curb cut to be closed and rehabilitated at the developer's expense."



22. Amend the site plans to provide two cross sections for each garage concrete slab, at each edge, or two cross sections for each level as it is stepped (as shown below). Each cross-section should include the following: adjacent property line elevation, centerline of lane elevation, garage apron, and garage floor elevations at the front and back.
- The concrete garage aprons must be set at elevations that ensure a 3.5% to 5% crossfall toward the centerline of the lane,
- The maximum slope across garage apron is to be 10% as per Roads spec 454.1010.003.



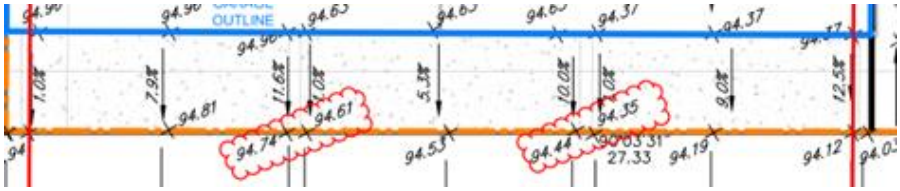
23. Amend the site plans to provide a minimum unobstructed width of 1.5m for internal walkways for two-way pedestrian traffic, both along the proposed development building and to the City public sidewalk to improve accessibility.
- Ensure internal walkways are universally accessible and barrier-free, accommodating mobility aids, bicycles, strollers, and groceries.
- Design walkways to provide safe, clearly designated routes between buildings, parking areas, and other spaces.

24. The site plan indicates a Class 1 bicycle storage attached to the north-west corner of the garage. The note also includes that 3.0 Dero Single (D1) in-ground mounted Bike Lockers (Class 1) or similar will be provided to accommodate bicycle parking stalls (Revise the number of the Site Plan indicated in the notes to reflect the correct one). Please clarify how the Class 1 bicycle parking system will be set-up and integrated.

In addition please include the following:
- Mobility Engineering recommends U-racks for Class 1 stalls as this provides the safest and most accessible design for all ages, abilities and varying bicycle types.
- Bicycle parking design shall align with the City of Calgary Bicycle Parking Handbook (draft) and must be designed to allow a bicycle frame and both wheels to be secured.
  - Dimensions include:
    - 0.6 metres min clearance from U-racks for bicycles,
    - 1.2 metres pedestrian carriageway
    - 1.0 metres length-wise clearance to obstructions
    - 0.8 metres between adjacent parallel U-racks
- Provide detail drawings to show a plan view and side views of the bicycle parking stalls.
- Ensure all bicycles can move in and out, even with other ones parked.
- Provide lighting details for the Class 1 Bicycle Parking area, 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.
- Bicycle parking is in a secured structure such as a locker or controlled area and is protected from inclement weather.
- Bicycle parking must be practical and reasonably convenient to ensure they offer an effective replacement for vehicular parking.

25. Amend the plans to ensure that the longitudinal grade along the adjacent property line transitions gradually from east to west, maintaining a smooth slope that aligns with the direction of the lane centre line. This gradual transition is essential to prevent abrupt changes in grade, ensure proper drainage, and maintain consistency with the lane's designed longitudinal profile. For example, sudden changes in grade, almost like a step, have been observed at the locations shown below. Such stepping may only be implemented for garage slabs, not at the property line.

- It would be acceptable for one edge of the apron to have a 0.0% slope, gradually increasing along its length to a maximum of 10.0% at the opposite edge.


OUTLINE
94.90
94.90
94.63
94.37
94.37
1.08
7.98
94.81
11.68
1.08
94.61
5.38
10.08
1.08
94.35
9.08
12.58
94.74
94.53
94.44
27.33
94.19
94.12

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

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

Utility Engineering

27. 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

28. After the Development Permit is approved but prior to its release, the landowner shall make payment of off-site levies pursuant to Bylaw 1H2024.
    The off-site levy is based on a 2025 development approval date and on the following:

Phase	Description	Unit(s)
1	403 SPYHILL RD NW	Existing Single: 1/New Grade: 6

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

    Final estimate and payment instructions will be sent via email upon Development Permit approval. Should the landowner wish to defer the payment of the offsite levies to Development Completion Permit (DCP), an Offsite Levy Agreement will be required.

    To obtain an off-site levy agreement or for further information, contact the Infrastructure Strategist (VALERIE GIBBONS at (403) 617-5947 or valerie.gibbons@calgary.ca).

Mobility Engineering

29. 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. Removal of existing sidewalk and construction of a new monolithic sidewalk (1.5m) on Sphyhill Road NW, including new Curb and Gutter.
b. Removal of existing sidewalk and construction of a new monolithic sidewalk (1.5m) on Thornton Road NW, including new Curb and Gutter.
(Please note that for 1.5 m monolithic sidewalk with standard curb the actual sidewalk width is 1.61m)
c. Construction of a new wheelchair ramp at the south-west corner of the intersection of Spyhill Road NW and Thornton Road NW,
d. Closure and removal of existing driveway crossing on Thornton Road NW,
e. Rehabilitation of existing driveway crossings, sidewalks, tree trenches, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.

30. Remit payment (certified cheque, bank draft) for the proposed street light upgrades adjacent to the subject site within the public right-of-way to address the requirements of the Roads Business Unit. The amount is calculated by Roads the respective Business Unit and is based on 100% of the estimated cost of construction.

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

Permanent Conditions

The following permanent conditions shall apply:

Planning

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

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

33. 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.

34. 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.

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

36. All areas of soft landscaping must be watered as identified on the approved plans.

37. When the main floor of each building is constructed, submit the geodetic elevation to Geodetic.Review@Calgary.ca

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

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

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

40. There shall be no construction laydown, or access through the neighbouring park (THO581) north of Spyhill Road NW.

41. 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.

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

43. 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.

44. 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).

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

Utility Engineering

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

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

    For all soil disturbing projects, the developer, or their representative, shall designate a person to inspect all erosion and sediment control practices a minimum of every seven (7) days and during, or within 24 hours of, the onset of significant precipitation (> 12 mm of rain in 24 hours, or rain on wet or thawing soils) or snowmelt events. Note that some practices may require daily or more frequent inspection. Erosion and sediment control practices shall be adjusted to

meet changing site and winter conditions. The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: www.calgary.ca/ud (under publications).

47. 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).

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

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

50. 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.

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

Mobility Engineering

52. No direct vehicular access is permitted to or from either Spyhill Road NW or Thornton Road NW.

53. 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.

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

Advisory Comments

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

Planning

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

56. 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.

57. 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.

58. 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.

59. 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.

60. 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.

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

62. 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.

63. 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.

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

65. 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 **$9,147.91**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.

66. Excavation for the foundation of proposed building will be within at least 1.5m of public Ash tree T-32118115. This will cause this tree to become un-viable for safe retention due to significant root system loss. Proposed building will conflict with the canopy of public Ash tree. This tree will require significant pruning to provide building clearance. This much removal of the canopy will likely cause the tree to become un-viable for retention.

    If development causes the public tree(s) to become unable to be retained as determined by Urban Forestry, the developer will be required to compensate the value of the trees to Urban Forestry and remove the trees using a contractor that meets Urban Forestry's minimum requirements. Urban Forestry will only authorize tree removals once all other reasonable options have been exhausted.

67. A Tree Protection Plan (TPP) has been submitted with drawings but is not realistic. Proposed TPP fencing will likely conflict with safe excavation space required for building foundation.

Utility Engineering

68. The developer is responsible for ensuring that:

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

    b. Appropriate environmental assessment(s) of the property has been undertaken and, if required, a suitable Remedial Action Plan, Exposure Control Plan and/or Risk Management Plan has been prepared, reviewed and accepted

by the appropriate regulatory agency(s) including but not limited to Alberta Environment and Protected Areas.

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

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

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

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

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

69. A new water connection is required to service the development and is available from Spyhill Rd NW.

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. Review with Fire Prevention Bureau at 403-268-5378 for on-site hydrant coverage and Siamese connection location(s). A site servicing (hydrant location plan) stamped by the Fire Prevention Bureau is to be submitted at the Development Site Servicing Plan stage. Principal entrance(s) are to be labeled on the plan.

73. Each unit must be individually metered.

74. 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.

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

76. A new sanitary connection is required to service the development and is available from Spyhill Rd NW.

77. A new storm sewer connection is required to service this development and is available from Thornton Rd NW.

78. Best Management Practices (BMPs) are activities or practices that are designed to reduce runoff volume and prevent or reduce the release of pollutants to receiving waters. Operation and maintenance manual and sample maintenance log shall be provided to the owner in case there are any BMPs located within the property as per the current Stormwater Management & Design Manual Section 4.13. Appropriate Source Control Practice checklists must be completed and submitted to Development Approvals (http://www.calgary.ca/UEP/Water/Pages/Specifications/Submission-for-approval-/Development-Approvals-Submissions.aspx). For more information contact Development Planning at 403-268-6449.

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

80. 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.

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

82. 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).

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

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

85. As of April 11, 2025, 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.

Stormwater & Housing Impacts Project (SHIP):
https://www.calgary.ca/development/home-building/stormwater-housing-impacts-project.html

86. 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

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

88. 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.

89. 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.

DETAILED REVIEW RESPONSE 1

04 March 2026

Development Applications Review Team (DART)
City of Calgary
800 Macleod Trail SE Calgary, AB T2G 2M3

Dear Maha Safwan,

RE: Detailed Review (DR)
Development Permit Number: DP2025-06104

Please see responses to DR comments below:

Bylaw Discrepancy
- 543: Building size reduced to keep parcel coverage within the bylaw requirement.

Prior to Decision Requirements
1. Responses and drawings provided with this letter.
2. Bylaw discrepancy addressed in drawings and response provided above.
3. Drawings have been amended as per Enmax comments. The comments were discussed with Enmax representative and the amended drawings submitted for their review; we are currently awaiting the requested letter which will be submitted as soon as received.
4. Plans amended to be solar ready. See roof plan for possible location of PV panels and conduit provisions for future installations.
5. Exterior lighting detail shown on building elevations
6. Community outreach was done and concluded for this proposal. Applicant Outreach Toolkit is submitted with this letter.
7. Completed Community Outreach Assessment Tool is submitted with this letter.
8. Common amenity space amended to included benches and BBQ.
9. All walkways are now shown as required. Public tree T7 is now proposed to be removed.
10. Public tree T7 is now proposed to be removed.
11. EV capable plugs shown for each parking stall in the garage.
12. Response to Thorncliff Community Association concerns included in the Completed Community Outreach Assessment Tool attached to this letter.
13. Tree detail updated.
14. Civil drawings showing site servicing plan is included in this submission.
15. Public tree T7 is now proposed to be removed.
16. Fire flow letter submitted by email.
17. Water meter room location indicated on site plan and basement floor plan.
18. Spyhill Road NW and Thornton Road NW have both been upgraded as per DR comments. Corner wheelchair ramp also provided. Please see site plan.
19. Cross sections and boulevard details shown on civil plans.
20. Cross sections shown on civil plans.
21. Site plan amended with a note that the existing curb cut be closed and rehabilitated at developer's expense.
22. Cross sections shown on civil plans.
23. Internal walkways amended to 1.5m width.
24. Class 1 bicycle storage redesigned. Please see 1/DP.11
25. Garage aprons slope amended.

Sincerely,

Temitayo Ajibade, Architect, AAA, AIBC, MRAIC

DETAILED REVIEW #2

April 13, 2026

Green Birch Architecture
Ajibade, Temitayo
[redacted]

Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2025-06104

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

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

This information must be received, in its entirety, no later than June 12, 2026. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at (403) 369-7120 or by email at Maha.Safwan@calgary.ca.

Sincerely,

MAHA SAFWAN
Planner 2

DETAILED REVIEW #2

Detailed Review 2 – Development Permit

Application Number:	**DP2025-06104**
Application Description:	New: Rowhouse Building (1 building), Accessory Residential Building (garage and waste and recycling enclosure), Secondary Suite (6 suites)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	403 SPYHILL RD NW
Community:	THORNCLIFFE
Applicant:	Green Birch Architecture
Date DR Sent:	April 13, 2026
Response Due Date:	June 12, 2026
Development Applications Review Team	
Planning:	MAHA SAFWAN (403) 369-7120 Maha.Safwan@calgary.ca
Utility Engineering:	DINO DI TOSTO 403-268-2131 Dino.diTosto@calgary.ca
Mobility Engineering:	NABILA HAQUE Nabila.Haque@calgary.ca

General Comments

The application is for the construction of a rowhouse building with six units and six suites in the community of Thorncliffe. The site is designated as R-CG district where rowhouse is allowed as a discretionary use.

Comments on Relevant City Policies

Municipal Development Plan (statutory-2009)

Map 3: Urban Structure identified the site as Established.

2.4.2 BUILT FORM
Objective
Promote site and building design that contributes to high-quality living environments and attractive, walkable and diverse neighbourhoods and communities.

Policies
Site and building design

SDAB2026-0087

a. Promote high quality standards of urban design and construction that ensures that development
builds upon and adds value to the existing character of communities.
b. The ground and lower levels of developments should demonstrate a strong relationship to the human scale and contribute positively to the public realm and street.
c. Encourage the development of low and midrise buildings to achieve the desired intensity of development.

3.5.3 ESTABLISHED AREAS
The Established Area comprises residential communities that were planned and developed between the 1950s and 1990s. They are primarily residential communities containing a mix of low- and medium density housing with support retail in relatively close proximity. The road network is a blend of modified-grid and curvilinear. These are stable residential communities with limited redevelopment potential over the next 30 years. Populations have declined from their peak and housing stock is generally in good condition.

Land Use Policies
a. Encourage modest redevelopment of Established Areas.
b. Redevelopment opportunities should be focused on the Neighbourhood Activity Centres, though changes to other sites may provide opportunities for redevelopment over time.
c. New developments 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.

Bylaw Discrepancies

Regulation	Standard	Provided
342 Retaining Walls	(1) A retaining wall must be less than 1.2m in height when measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall.	Plans indicate a 1.27m (+0.07m) retaining wall East of the waste and recycling area.

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

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accordingly. To arrange the digital submission, please contact the File Manager directly.

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

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

2. Amend plans to address the bylaw discrepancies noted on page 3 of this document. Alternatively, provide planning rationale in a written submission supporting any proposed relaxations to address the bylaw discrepancies noted on page 3 of this document.

DETAILED REVIEW #2

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

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

Utility Engineering

4. Provide a completed copy of the Retaining Wall Design Disclosure Statement and submit an electronic version of Structural Design Drawings, for review and acceptance, for the retaining wall(s), prepared by a qualified Professional Engineer under seal and permit to practice stamp to the satisfaction of the Manager Bridges and Structures, Public Spaces Delivery. The intent of the drawings is to show the feasibility of the proposed retaining wall(s) at the location(s) indicated.

5. 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

6. After the Development Permit is approved but prior to its release, the landowner shall make payment of off-site levies pursuant to Bylaw 1H2024.
   The off-site levy is based on a 2025 development approval date and on the following:

Phase	Description	Unit(s)
1	403 SPYHILL RD NW	Existing Single: 1/New Grade: 6

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

   Final estimate and payment instructions will be sent via email upon Development Permit approval. Should the landowner wish to defer the payment of the offsite levies to Development Completion Permit (DCP), an Offsite Levy Agreement will be required.

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To obtain an off-site levy agreement or for further information, contact the Infrastructure Strategist (VALERIE GIBBONS at (403) 617-5947 or valerie.gibbons@calgary.ca).

Mobility Engineering

7. 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. Removal of existing sidewalk and construction of a new monolithic sidewalk (1.5m) on Sphyhill Road NW, including new Curb and Gutter.
   b. Removal of existing sidewalk and construction of a new monolithic sidewalk (1.5m) on Thornton Road NW, including new Curb and Gutter.
   (Please note that for 1.5 m monolithic sidewalk with standard curb the actual sidewalk width is 1.61m)
   c. Construction of a new wheelchair ramp at the south-west corner of the intersection of Spyhill Road NW and Thornton Road NW,
   d. Closure and removal of existing driveway crossing on Thornton Road NW,
   e. Rehabilitation of existing driveway crossings, sidewalks, tree trenches, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.

8. Remit payment (certified cheque, bank draft) for the proposed street light upgrades adjacent to the subject site within the public right-of-way to address the requirements of the Roads Business Unit. The amount is calculated by Roads the respective Business Unit and is based on 100% of the estimated cost of construction.

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

Permanent Conditions

The following permanent conditions shall apply:

Planning

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

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

11. 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.

12. 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.

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

14. All areas of soft landscaping must be watered as identified on the approved plans.

15. When the main floor of each building is constructed, submit the geodetic elevation to Geodetic.Review@Calgary.ca

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

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

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

18. There shall be no construction laydown, or access through the neighbouring park (THO581) north of Spyhill Road NW.

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 around the extent of the branches ("drip line") 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, call 311, or email tree.protection@calgary.ca for more information.

Utility Engineering

24. Single retaining walls 1.2m in height or greater or terraced retaining walls 1.2m in height or greater with a horizontal separation between walls of less than 3.6m (3x height) require the approval of a Building Permit prior to construction.

    For retaining wall(s) that meet these criteria, the developer may either:
    a. Include the retaining walls with the Building Permit for the building, or
    b. Apply for a separate Building Permit for the retaining walls.

    It should be noted that the Building Permit for the building on site will not be released until the separate Building Permit for site retaining walls is approved.

25. Prior to the issuance of the Development Completion Permit, the developer/builder is required to provide the form, Assurance of Engineering Field Review and Compliance, (final page of the Retaining Wall Design Disclosure Statement) under seal and permit to practice stamp by the Engineer of Record to the Development Authority for the field review of the retaining wall(s).

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

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

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

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 Specialist.

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

30. 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.

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

Mobility Engineering

32. No direct vehicular access is permitted to or from either Spyhill Road NW or Thornton Road NW.

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

Advisory Comments

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

Planning

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

36. 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.

37. 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.

38. 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.

39. 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.

40. 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.

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

42. 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.

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 and search protecting trees during construction and development; alternatively, call 311 or email tree.protection@calgary.ca. Applicant is to apply for tree protection plan prior to demolition.

45. 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 **$9,147.91**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.

46. Excavation for the foundation of proposed building will be within at least 1.5m of public Ash tree T-32118115. This will cause this tree to become un-viable for safe retention due to significant root system loss. Proposed building will conflict with the canopy of public Ash tree. This tree will require significant pruning to provide building clearance. This much removal of the canopy will likely cause the tree to become un-viable for retention.

    If development causes the public tree(s) to become unable to be retained as determined by Urban Forestry, the developer will be required to compensate the value of the trees to Urban Forestry and remove the trees using a contractor that meets Urban Forestry's minimum requirements. Urban Forestry will only authorize tree removals once all other reasonable options have been exhausted.

47. A Tree Protection Plan (TPP) has been submitted with drawings but is not realistic. Proposed TPP fencing will likely conflict with safe excavation space required for building foundation.

Utility Engineering

48. The developer is responsible for ensuring that:

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

    b. Appropriate environmental assessment(s) of the property has been undertaken and, if required, a suitable Remedial Action Plan, Exposure Control Plan and/or Risk Management Plan has been prepared, reviewed and accepted

by the appropriate regulatory agency(s) including but not limited to Alberta Environment and Protected Areas.

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

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

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

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

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

49. A new water connection is required to service the development and is available from Spyhill Rd NW.

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.

52. Review with Fire Prevention Bureau at 403-268-5378 for on-site hydrant coverage and Siamese connection location(s). A site servicing (hydrant location plan) stamped by the Fire Prevention Bureau is to be submitted at the Development Site Servicing Plan stage. Principal entrance(s) are to be labeled on the plan.

53. Each unit must be individually metered.

54. 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.

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

56. A new sanitary connection is required to service the development and is available from Spyhill Rd NW.

57. A new storm sewer connection is required to service this development and is available from Thornton Rd NW.

58. Best Management Practices (BMPs) are activities or practices that are designed to reduce runoff volume and prevent or reduce the release of pollutants to receiving waters. Operation and maintenance manual and sample maintenance log shall be provided to the owner in case there are any BMPs located within the property as per the current Stormwater Management & Design Manual Section 4.13. Appropriate Source Control Practice checklists must be completed and submitted to Development Approvals (http://www.calgary.ca/UEP/Water/Pages/Specifications/Submission-for-approval-/Development-Approvals-Submissions.aspx). For more information contact Development Planning at 403-268-6449.

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

60. 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.

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

62. 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).

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

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

65. As of April 11, 2025, 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.

Stormwater & Housing Impacts Project (SHIP):
https://www.calgary.ca/development/home-building/stormwater-housing-impacts-project.html

66. 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

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

68. 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.

69. 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.

DETAILED REVIEW Response #2

16 April 2026

Development Applications Review Team (DART)
City of Calgary
800 Macleod Trail SE Calgary, AB T2G 2M3

Dear Maha Safwan,

RE: Detailed Review (DR 2)
Development Permit Number: DP2025-06104

Please see responses to DR comments below:

Bylaw Discrepancy
- 342: Retaining wall height amended in grading plan.

Prior to Decision Requirements
1. Responses and drawings provided with this letter.
2. Bylaw discrepancy addressed in drawings and response provided above.

Sincerely,

Temitayo Ajibade, Architect, AAA, AIBC, MRAIC

Temitayo Ajibade, Architect AAA, AIBC, MRAIC
#200, 1212 1st Street SE Calgary, AB T2G 2H8 | [redacted] | www.grnbarch.com
Green Birch ARCHITECTURE 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:	December 17, 2025
Date Received:	November 27, 2025
BLC BY:	**Andrew Kjartanson**
Review Required:	
COMPLETE	

D.P. #	**2025-06104**

For Internal Distribution Only

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

Floodway/Floodfringe/Overland Flow

DOES NOT APPLY

If applicable Complete Flood Sheet*

Hertiage Guidelines Area

Not Located within Heritage Guideline Area

If Applicable Disregard Contextual Rules*

Public Realm Setbacks
N/A

Main Floor Elevation(S):		***Roof Peak Elevation(s):***	
	1093.97		**1102.55**
	1094.64		**1103.22**

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

Notes:
Parcel coverage overage is result of unit 5/6 side entry to east.

ISC: Protected

For Internal Distribution Only

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

D.P. # 2025-06104

Rule	Requirements	Notes	Evaluation: Provided/Variance			
Secondary Suites	If applicable please refer to Secondary Suites Form		See Attached	N/A	N/I	
537 Building Setback from Front Property line	The minimum building setback from a front property line is 3.0m	North	3.00	0.00		
334 Projections into Setback Areas	(3) Portions of a building below the surface of the ground may extend without any limits into a setback area, with the exception of the required front setback area.		C	N/C	N/A	N/I
336 Projections Into Front Setback Area	(1) Unless otherwise referenced in subsection (6), bay windows and eaves may project a max. of 0.6 m into the front setback area.	North	0.46	-0.14		
	(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	North	C	N/C	N/A	N/I
	(2) Landings, ramps other than wheelchair ramps and stairs may project into a front setback area provided: (b) the area of a landing does not exceed 2.5m²	North	Complies			
	(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.		N/A			
	(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 *(Does not apply to decks , eaves, porches, ramps, and stairs)*	PROVIDE LENGTH AND % VALUES	N/A			
	1st st ____ X 40% = ____					
	2nd st ____ X 40% = ____					
	(2) The max. length of an individual projection into any setback area is 3.1m					
538 Block Face Requirements	(1) A minimum building setback of 1.2m is required from a side property line at least every 60.0m along the entire length of a block face. **Block Face (Property Line) Length (m):**		Complies			
	(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					
539 Building Setback from Side Property Line	(1) Subject to subsections (3) through (9), the minimum building setback from any side property line is 1.2m	West	1.20	0.00		
	(2) Subject to subsections (3) through (7), for a laneless parcel, the minimum building setback from any side property line is: (a) 1.2m; or (b) 3.0m on one side of the parcel when no provision is made for a private garage on the front or side of a building.		N/A			
	(3) There is no requirement for a building setback from a property line upon which a party wall is located.					
	(4) The minimum building setback from a side property line may be reduced to a zero setback where: (a) the owner of the parcel proposed for development and the owner of the adjacent parcel register, against both titles, a 1.2m private maintenance easement.					
	(5) The minimum building setback from a side property line may be reduced to a zero setback where the main residential building on the adjoining parcel has a zero setback.					
	(6) For a corner parcel, the minimum building setback from a side property line shared	East	0.60	0.00		

Page 4	with a street is 0.6m		East	0.00	0.00
	(7) The building setback from a side property line of 3.0m required in subsection 2(b) may be reduced to zero metres where the owner of the parcel proposed for development and the owner of the adjacent parcel registers, against both titles, a private access easement:	(a) where the width of the easement, in combination with the reduced building setback, must be at least 3.0 metres;		N/A	
		(b) that provides unrestricted vehicle access to the rear of the parcel.			
	(8) Unless otherwise referenced in subsection (9), on a laned parcel the minimum building setback from a side property line for a private garage attached to a main residential building is 0.6m				
	(9) On a laned parcel, the minimum building setback for a private garage attached to a main residential building that does not share a side or rear property line with a street may be reduced to zero metres where the wall of the portion of the building that contains the private garage is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel.				
337 Projections Into Side Setback Area	(1.1) Portions of a building greater than or equal to 2.4m above grade may project a max of 0.6m into any side setback area.			N/A	
	(1.2) Portions of a building less than 2.4m above grade may project a maximum of 0.6m,				
	(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.		East Eave	0.30	-0.30
			West Eave	0.30	-0.30
	(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;	East entrances	C / N/C / N/A / N/I	
		(b) the area of a landing does not exceed 2.5m^2		N/A	
		(c) the area of any portion of a landing that projects into the side setback area does not exceed 1.8m^2			
		(d) they are not located in a 3.0m side setback area required on a laneless parcel; and		C / N/C / N/A / N/I	
		(e) they are not located in a side setback area required to be clear of projections, unless pedestrian access from the front to the rear		C / N/C / N/A / N/I	
	(10) Central air conditioning equipment may project a maximum of 1.0m into a side setback area:			N/A	
	(8) Any portion of a building that projects into a side setback area, other than eaves, landings, window wells, ramps and stairs, must not be located closer than 0.9m from the nearest front façade.				
	(9) Balconies and decks must not project into any side setback area;			C / N/C / N/A / N/I	
335 Length of Portions of a Building in Setback Areas (Side)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade *(Does not apply to decks , eaves, porches, ramps, and stairs)*		PROVIDE LENGTH AND % VALUES	N/A	
	1st st		X 40% =		
	2nd st		X 40% =		
	__st		X 40% =		
	__st		X 40% =		
	(2) The max. length of an individual projection into any setback area is 3.1m *(Includes Window Wells)*				
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		South	1.90	0.70
	(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.		South Window well	0.05	-1.45

338 Projections Into Rear Setback Area	(3) A private garage attached to a building may project without limits into a rear setback area provided it:	(a) does not exceed 4.6m in height, measured from the finished floor of the private garage;			**N/A**
		(b) does not exceed 75.0m^2 in gross floor area for each Dwelling Unit located on the parcel.			
		(c) has no part that is located closer than 0.60m to the rear property line; and			
		(d) has no eave closer than 0.6m to a side property line.			
	(4) When an attached private garage has a balcony or deck, the balcony or deck must not be located within 6.0m of a rear property line or 1.2m of a side property line.				
335 Length of Portions of a Building in Setback Areas (Rear)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade *(Does not apply to decks , eaves, porches, ramps, and stairs)*			PROVIDE LENGTH AND % VALUES	**N/A**
	1st st		X 40% =		
	2nd st		X 40% =		
	(2) The max. length of an individual projection into any setback area is 3.1m			South Window well	**1.47** / **-1.63**
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			**Complies**
		(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			**N/A**
		(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.				**N/A**
	(2) Unless otherwise referenced in this Part, the floor area of a recessed balcony must not exceed 10.0m^2				
	(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;		
			(b) is a max. of 3.0m in height; and		
			(c) extends the full depth of the balcony.		
544 Balconies	(1) Where a balcony is located on the roof of the first or second storey of a main residential building and does not overhang any façade of the storey below, the balcony may have a maximum floor area that equals 50.0 per cent of the horizontal cross section of the storey below. Area of Storey Below Balcony (m^2)				**N/A**
	(2) A balcony attached to a Contextual Single Detached Dwelling, Contextual Semi-detached Dwelling, or Rowhouse Building that is a permitted use: *Does not apply to Discretionary Uses.*	(a) may be located on a side façade of a building:	(i) where it forms part of the front façade and is not recessed back more than 4.5m from the front façade; or		
			(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					
		(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.				**Complies**			
	(2) Where a building setback is required from a property line shared with another parcel designated with a low density residential district, the M-CG District or H-GO District, the max building height:	(a) is the greater of:	(i) the highest geodetic elevation of a main residential building on the adjoining parcel; or		**C**	**N/C**	**N/A**	**N/I**
			(ii) 7.0m from grade; measured at the shared property line; and					
		(b) increases at a 45 degree angle to a max of 11.0m measured from grade.						
	(3) On a corner parcel, the max area of a horizontal cross section through a building at 9.5m above average grade must not be greater than 75.0% of the max area of a horizontal cross section through the building between average grade and 8.6m							
	92.79 Prim Bldg Crnr 1		**93.47** Prim Bldg Crnr 2		**102.77** Geo 9.5m Abve Avrge Grade			
	93.73 Prim Bldg Crnr 3		**93.10** Prim Bldg Crnr 4		**101.87** Geo 8.6m Abve Avrge Grade			
	400.11 Max. Area		X 75% = **300.08** Max. Area allowed at 9.5m		10.78m X 1.22m (X2) 10.78m X 0.83m (X1)		**Percentage** **8.81%** **-66.19%** **Area (m^2)** **35.25** **-264.83**	
	(4) Where not located on a corner parcel, the maximum building height is 8.6m for any portion of a main residential building located between the rear property line and 60.0% parcel depth or the contextual building depth average, whichever is greater.						**N/A**	
	Height Required Beyond ____ **m** **and Rear Property Line** C.A.B. #1 ____ C.A.B. #2 ____ Parcel Depth ____							
349 Roof Equipment Projection	(2) Mechanical equipment may project a maximum of 0.3m from the surface of a roof on a building.						**N/A**	
532 Façade Width	The minimum width of a street facing façade of a unit is 4.2m						**Complies**	
535 Building Depth and Separation	(1) Unless otherwise referenced in subsections (2) and (3) the maximum building depth is 65.0% of the parcel depth for a building containing a unit. **65%** x ____ Parcel Depth = **0.00** Max Bldg Depth						**N/A**	
	(2) On a laned parcel, there is no maximum building depth for a main residential building wholly contained to the rear of 40.0% parcel depth where: *Note: The Main Residential Building exempt from Building Depth must be* ***WHOLLY***	(a) there is more than one main residential building on the parcel; (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 ____ **Parcel Depth (m)** ____ **40% / 60.0% Parcel Depth (m)** ____ **Total Number of Units** ____ **Required Number of Units in Front 60.0%**							
		(c) where the minimum separation distance of the						

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	contained within rear 60.0%; otherwise see subsection (1).	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 30.94 Parcel Depth (b) the building depth of the main residential building on the adjoining parcel; 16.48 C.A.B. Building Depth whichever is closer to the rear property line. 3.0m Building Side Setback Required beyond 16.48 m and the rear property line				Side Setback Dimension (m) Complies Subsection (b) Applies	
529 Density	The maximum density for parcels designated R-CG District is 75 units per hectare. 75 U.P.H | 846.16 (m²) / 0.0846160 (ha) = 6.00 Units			Units U.P.H		6.00 70.91	0.00 -4.09
339.1 Porches *(must meet all requirements to be exempt)*	In a Developed Area, a porch is exempt from parcel coverage where:	(a) the porch is located between the façade of the main residential building and:	(i) the front property line; or		C	N/C	N/A N/I
			(ii) the side property line on the street side of a corner parcel;		C	N/C	N/A N/I
		(b) the porch is unenclosed on a minimum of two sides, other than by a railing, balustrade, or privacy walls located on porches between attached units when the porch is at or exceeds the contextual front setback; and			C	N/C	N/A N/I
		(c) there is no enclosed floor area or balcony located directly above the roof of the porch.			C	N/C	N/A N/I
534 Parcel Coverage	(2) Unless otherwise referenced in subsection (3), the maximum cumulative building coverage over all the parcels subject to a single development permit containing a Contextual Semi-Detached Dwelling, Contextual Single Detached Dwelling, Cottage Housing Cluster, Rowhouse Building, Semi-Detached Dwelling, Single Detached Dwelling or Townhouse is:	(a) 45.0% of the area of the parcels subject to a single development permit for a development with a density of less than 40 units per hectare;			Applies		Does Not Apply
		(b) 50.0% of the area of the parcels subject to a single development permit for a development with a density 40 units per hectare or greater and less than 50 units per hectare;			Applies		Does Not Apply
		(c) 55.0% of the area of the parcels subject to a single development permit for a development with a density of 50 units per hectare or greater and less than 60 units per hectare; or			Applies		Does Not Apply
		(d) 60.0% of the area of the parcels subject to a single development permit for a development with a density of 60 units per hectare or greater.			Applies		Does Not Apply
	(3) The maximum parcel coverage referenced in subsections (1) and (2), must be reduced by:	(a) 21.0m² where one motor vehicle parking stall is required on a parcel that is not located in a private garage; and			Applies		Does Not Apply
		(b) 19.0m² for each required motor vehicle parking stall that is not located in a private garage where more than one motor vehicle parking stall is required on a parcel.			Applies		Does Not Apply
	(4) For all other uses, the maximum parcel coverage is 45.0%				Applies		Does Not Apply
	Determine correct percentage of parcel coverage and input values below 6 Number of Units 60.0% | 846.16 Parcel Area (m²) minus Required Stalls = 507.70 Max. Coverage				%		%
					60.53%		0.53%
	Parcel Coverage Totals				m²		m²
	House: 399.16 | Proj. > 1.0m: | Garage(s): 113.01 | Other: | Total: 512.17				512.17		4.47
Accessory Building	If applicable please refer to Accessory Residential Building Form				See Attached		N/A N/I
	(3) All areas of a parcel, except for those portions specifically required for motor vehicle access, motor vehicle parking stalls, loading stalls, garbage facilities, or any purpose allowed by the Development Authority, must be a landscaped area.				C	N/C	N/A N/I
	(4) All setback areas adjacent to a street, except for those portions specifically required				C	N/C	N/A N/I

	for motor vehicle access, must be a landscaped area.		C	N/C	N/A	N/I
	(5) Amenity space provided outdoors at grade must be included in the calculation of a landscaped area.		C	N/C	N/A	N/I
542 Landscaping Requirements	(6) Any part of the parcel used for motor vehicle access, motor vehicle parking stalls, loading stalls and garbage or recycling facilities must not be included in the calculation of a landscaped area.		C	N/C	N/A	N/I
	(7) A minimum of 30.0% of the landscaped area must be covered with soft surfaced landscaping.		Percentage (%)			
			69.44%		39.44%	
	278.38 Landscaped Area (m²)		Area (m²)			
			193.32		109.81	
	(8) All soft surfaced landscaped area must be irrigated by an underground irrigation system, unless otherwise provided by a low water irrigation system.		C	N/C	Low H20 Irrig.	N/I
	(9) Mechanical systems or equipment that are located outside of a building must be screened.		C	N/C	N/A	N/I
	(4) The requirement for the provision of 1.0 tree is met where: (a) a deciduous tree has a minimum calliper of 60mm;		Calliper (mm)			
	0 # Provided		N/A			
	(b) a coniferous tree has a minimum height of 2.0m		Height (m)			
	0 # Provided		N/A			
	(5) The requirement for the provision of 2.0 trees is met where: (a) a deciduous tree has a minimum calliper of 85mm;		Calliper (mm)			
	0 # Provided		N/A			
	(b) a coniferous tree has a minimum height of 4.0m		Height (m)			
	9 # Provided		4.57		0.57	
	(6) The requirement for the provision of 3.0 trees is met where an existing deciduous tree with a calliper greater than 100mm is preserved.		Calliper (mm)			
542.2 Planting Requirements	0 # Provided		N/A			
	(2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0m² of parcel area.		# of Trees			
			18		10	
	8 Required Trees 846.16		# of Shrubs			
	24 Required Shrubs Parcel Area (m²)		32		8	
	(3) Shrubs must be a minimum height or spread of 0.6m at the time of planting.		0.60		0.00	
	(7) For landscaped areas with a building below, planting areas must have the following minimum soil depths: (a) 1.2m for trees;		N/A			
	(b) 0.6m for shrubs; an					
	(c) 0.3m for all other planting areas.					
	(8) The soil depths referenced in (7) must cover an area equal to the mature spread of the planting material.					
	(1) A driveway must not have direct access to a major street unless: (a) there is no practical alternative method of vehicular access to the parcel; and		N/A			
	(b) a turning space is provided on the parcel to allow all vehicles exiting to face the major street.					
	(2) A driveway connecting a street to a private garage must: (a) be a min of 6.0m in length along the intended direction of travel for vehicles measured from: (i) the back of the public sidewalk to the door of the private garage; or					
	(ii) a curb where there is no public sidewalk to the door of a private garage, and					
	(b) contain a rectangular area measuring 6.0m in length and 3.0m in width.					
341 Driveways	(3) A driveway connecting a lane to a private garage must be a min of 0.60m in length along the intended direction of travel for vehicles, measured from the property line shared with the lane to the door of a private garage.		Complies			
	(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					
	(a) located on a laneless parcel; (b) located on a					

Page 9	(6) In the developed area a driveway accessing a street must not be constructed, altered or replaced except where:	laned parcel and 50.0% or more parcels on same block face have an existing driveway accessing a street; or (c) legally existing driveway not being relocated or widened. Number of Parcels along Block Face					
546 Motor Vehicle Parking Stalls	(1) The minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 1.0 stalls per unit or suite.		**Community (select below)** *THORNCLIFFE*				
	(2) Notwithstanding subsection (1), the minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 0.5 stalls per unit or suite for the area listed in Table 2.1 below.		Parking Rate: **0.50** Stall per Unit & Suite				
	12 Number of Units & Suites Stalls Within a Private Garage **6** Stalls provided on Parking Pad **0**		**6**		**0**		
546.2 Bicycle Parking Stalls	(2) Notwithstanding subsection (1), there is no requirement for a bicycle parking stall – class 1 for parcels with two or less Dwelling Units.		**Applies**		**N/A**	**N/I**	
	(1) The minimum number of bicycle parking stalls – class 1 is calculated based on the sum of all units and suites at a rate of 1.0 stall per unit or suite where a unit or suite is not provided a motor vehicle parking stall located in a private garage. **6** Number of Units & Suites	FM/Mobility to review for compliance	**6**		**0**		
342 Retaining Walls	(1) A retaining wall must be less than 1.2m in height when measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall.		**C**	**N/C**	**N/A**	**N/I**	
	(2) A min horizontal separation of 1.0m must be maintained between retaining walls on the same parcel.		**C**	**N/C**	**N/A**	**N/I**	
338.1 Patios	(1) Unless otherwise referenced in subsections (2) and (3), a privacy wall may be located on a patio, provided it does not exceed a height of 2.0m from the surface of the patio.		**C**	**N/C**	**N/A**	**N/I**	
	(2) A privacy wall located on a patio must not exceed 2.0m in height, when measured from grade and when the privacy wall is located within: (a) a side setback area; or (b) 6.0m of a rear property line.		**C**	**N/C**	**N/A**	**N/I**	
	(3) A privacy wall located on a patio must not exceed 1.2m in height when measured from grade when the privacy wall is located between the foremost front façade of the main residential building and the front property line.		**C**	**N/C**	**N/A**	**N/I**	
540.1 Fences *Note: Only apply fence rules to proposed fences*	For a Rowhouse Building, the height of a fence above grade at any point along a fence line must not exceed:	(a) 1.2 metres for any portion of a fence extending between the foremost front façade of the immediately adjacent main residential building and the front property line;	**C**	**N/C**	**N/A**	**N/I**	
		(b) 2.0 metres in all other cases; and	**C**	**N/C**	**N/A**	**N/I**	
		(c) 2.5 metres at the highest point of a gate that is not more than 2.5 metres in length.	**C**	**N/C**	**N/A**	**N/I**	
348 Visibility Setback	Within a corner visibility triangle, buildings, fences, finished grade of a parcel and vegetation must not exceed the lowest elevation of the street by more than 0.75m above lowest elevation of the street.		**C**	**N/C**	**N/A**	**N/I**	
546.3 Waste, Recycling and Organics	For developments of three or more units, garbage, recycling, and organics must be stored in a screened location approved by the Development Authority.		**FM discretion**				
122 Standards for Motor Vehicle Parking Stalls	1) Unless otherwise specifed, the minimum width and depth of motor vehicle parking stalls are illustrated in Table 2. *Note: The depth of the motor vehicle parking stalls provided within a garage for 2 or more tenants within rowhouse defaults to Table 2.* ***The required depth is 5.4m.***		**C**	**N/C**	**N/A**	**N/I**	
	(3) The minimum depth of a motor vehicle parking stall is 5.9m where it is required for: (a) a Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling or Single Detached Dwelling (b) a Dwelling Unit where the stall is provided in a private garage intended to be used for the occupants of only one Dwelling Unit.		**C**	**N/C**	**N/A**	**N/I**	
	(4) The minimum width of a motor vehicle parking stall required for a Dwelling Unit is: (a) 3.0m where both sides of a stall abut a physical barrier; (b) 2.85m where one side of a stall abuts a physical barrier; and (c) 2.5m in all other		**C**	**N/C**	**N/A**	**N/I**	
	(7) The minimum width of a motor vehicle parking stall for Multi-Residential Development, Multi-Residential Development - Minor, a Townhouse or a Rowhouse Building provided for the exclusive use of a Dwelling Unit is reduced to 2.60m where:						

	(a) the stall is one of two or more motor vehicle parking stalls that are provided in a private garage; (b) the motor vehicle parking stalls in the private garage are for the sole use of the occupants of the Dwelling Unit; and (c) the motor vehicle parking stalls are not counted towards fulfilling the minimum motor vehicle parking stall requirements for that Dwelling Unit.		C	N/C	N/A	N/I
	(15) Motor vehicle parking stalls for a Backyard Suite, Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling and Single Detached Dwelling must be: (a) hard surfaced; and (b) located wholly on the subject parcel.		C	N/C	N/A	N/I

Page 19	Accessory Residential Building				D.P. # 2025-06104			
Rule	**Requirements**			**Notes**	**Evaluation**			
					Provided/Variance			
345 Accessory Residential Building	(1) The min. building setback for an Accessory Residential Building is::	(a) 1.2m from a side or rear property line shared with a street; or		East	**Complies**			
		(b) 0.6m from a side or rear property line in all other cases.		South	**1.98**		**1.38**	
	(2) The min. building setback for an Accessory Residential Building that does not share a side or rear property line with a street may be reduced to zero m when:	(a) the Accessory Residential Building is less than 10.0m^2			**C**	**N/C**	**N/A**	**N/I**
		(b) the wall of the Accessory Residential Building is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel; or		West - stucco - 0m	**C**	**N/C**	**N/A**	**N/I**
		(c) the owner of the adjacent parcel grants a 1.5m private maintenance easement that must:	(i) be registered against the title of the parcel proposed for development and the title of the adjacent parcel; and		**C**	**N/C**	**N/A**	**N/I**
			(ii) include a 0.60m eave and footing encroachment easement.		**C**	**N/C**	**N/A**	**N/I**
	(3) An Accessory Residential Building must not be located in the actual front setback area.				**C**	**N/C**	**N/A**	**N/I**
	(4) A private garage on laneless parcel may be located in required 3.0m side setback, except along street side of a corner parcel.				**C**	**N/C**	**N/A**	**N/I**
	(5) The min. distance between any façade of an Accessory Residential Building 10.0m^2 or more and a main residential building or a building containing a Secondary Suite is 1.0m				**C**	**N/C**	**N/A**	**N/I**
	(6) The height of an Accessory Residential Building must not exceed:	(a) 4.6m, measured from the finished floor of the building;			**3.92**		**-0.68**	
		(b) 3.0m at any eaveline, when measured from the finished floor of the building; or			**2.79**		**-0.21**	
		(c) one storey,			**Complies**			
		(c) one storey, which may include an attic space that:	(i) is accessed by a removable ladder;		**N/A**			
			(ii) does not have windows;					
			(iv) has a max. height of 1.5m from the attic floor to the underside of any rafter.					
346 Restrictions on Use of Accessory Residential Building	(1) The finished floor of an Accessory Residential Building, other than a private garage, must not exceed 0.6m above grade.				**C**	**N/C**	**N/A**	**N/I**
	(2) An Accessory Residential Building must not be used as a Dwelling Unit, unless a Backyard Suite has been approved.				**C**	**N/C**	**N/A**	**N/I**
	(3) An Accessory Residential Building must not have a balcony or rooftop deck.				**C**	**N/C**	**N/A**	**N/I**
	(4) The area of a parcel covered by all Accessory Residential Buildings located on a parcel:	(a) must not exceed the less of:	(i) the building coverage of the main residential buildings; or		**C**	**N/C**	**N/A**	**N/I**
			(ii) 75.0m^2 for each Dwelling Unit located on the parcel; and		**Complies**			
			1 # of Units					

Page 20	Secondary Suite - R-CG		D.P. # 2025-06104			
Rule	**Requirements**			**Evaluation**		
		Notes		**Provided/Variance**		
Note: Remember to check any applicable district rules						
351 Secondary Suite	(1) For a Secondary Suite the minimum building setback from a property line, must be equal to or greater than the minimum building setback from a property line for the main residential building.		**C**	**N/C**	**N/A**	**N/I**
	(2) Except as otherwise stated in subsection (2.1) and (3), the maximum floor area of a Secondary Suite, excluding any area covered by stairways and landings, is 100.0m²: (a) in the R-C1L, R-C1Ls, R-C1, R-C1s, R-C1N, R-1, R-1s and R-1N District; or (b) when located on a parcel with a parcel width less than 13.0m.		**N/A**			
	(2.1) There is no maximum floor area for a Secondary Suite wholly located in a basement. Internal landings and stairways providing access to the basement may be located above grade.		**Applies**		**N/A**	**N/I**
295 Secondary Suite	(c) has a maximum floor area of 100.0 square metres, excluding any area covered by stairways and landings;		**N/A**			

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

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:	April 9, 2026
Date Received:	March 31, 2026
BLC BY:	**Andrew Kjartanson**
Review Required:	
COMPLETE	

D.P. #	**2025-06104**

For Internal Distribution Only

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

Floodway/Floodfringe/Overland Flow

DOES NOT APPLY

If applicable Complete Flood Sheet*

Hertiage Guidelines Area

Not Located within Heritage Guideline Area

****If Applicable Disregard Contextual Rules****

Public Realm Setbacks
N/A

Main Floor Elevation(S):	***Roof Peak Elevation(s):***
1093.97	**1103.22**

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

Notes:

ISC: Protected

For Internal Distribution Only

SDAB2026-0087

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

D.P. # 2025-06104

Rule	Requirements	Notes	Evaluation Provided/Variance			
Secondary Suites	If applicable please refer to Secondary Suites Form		See Attached	N/A	N/I	
537 Building Setback from Front Property line	The minimum building setback from a front property line is 3.0m	North	3.00	0.00		
334 Projections into Setback Areas	(3) Portions of a building below the surface of the ground may extend without any limits into a setback area, with the exception of the required front setback area.		C	N/C	N/A	N/I
336 Projections Into Front Setback Area	(1) Unless otherwise referenced in subsection (6), bay windows and eaves may project a max. of 0.6 m into the front setback area.	North Eave	0.61	0.01		
	(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	North Entrances	C	N/C	N/A	N/I
	(2) Landings, ramps other than wheelchair ramps and stairs may project into a front setback area provided: (b) the area of a landing does not exceed 2.5m²	North Entrances	1.55	-0.95		
	(5) In a Developed Area, a porch may project a maximum of 1.8m into a front setback area where:		N/A			
	(a) it forms an entry to the main floor of a Dwelling Unit of a main residential building;					
	(b) the setback of the porch from the front property line is not less than the minimum setback in the district;					
	(c) the maximum height of the porch platform is 1.2m measured from grade, excluding stairs and a landing area not exceeding 2.5m²; and					
	(d) the portion of the porch that projects into a front setback area is unenclosed, other than by a railing, balustrade or privacy walls located on porches between attached units.					
	(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 *(Does not apply to decks , eaves, porches, ramps, and stairs)*	PROVIDE LENGTH AND % VALUES	N/A			
	1st st ____ X 40% = ____					
	2nd st ____ X 40% = ____					
	(2) The max. length of an individual projection into any setback area is 3.1m					
538 Block Face Requirements	(1) A minimum building setback of 1.2m is required from a side property line at least every 60.0m along the entire length of a block face. **Block Face (Property Line) Length (m):**		Complies			
	(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	West	1.52	0.32		
	(2) Subject to subsections (3) through (7), for a laneless parcel, the minimum building setback from any side property line is: (a) 1.2m; or		N/A			
	(2) Subject to subsections (3) through (7), for a laneless parcel, the minimum building setback from any side property line is: (b) 3.0m on one side of the parcel when no provision is made for a private garage on the front or side of a building.					
	(3) There is no requirement for a building setback from a property line upon which a party wall is located.					
	(4) The minimum building setback from a side property line may be reduced to a zero setback where: (a) the owner of the parcel proposed for development and the owner of the adjacent parcel register, against both titles, a 1.2m private maintenance easement.					
	(5) The minimum building setback from a side property line may be reduced to a zero setback where the main residential building on the adjoining parcel has a zero setback.					

539 Building Setback from Side Property Line	Page 4							
	(6) For a corner parcel, the minimum building setback from a side property line shared with a street is 0.6m			East	0.60		0.00	
	(7) The building setback from a side property line of 3.0m required in subsection 2(b) may be reduced to zero metres where the owner of the parcel proposed for development and the owner of the adjacent parcel registers, against both titles, a private access easement:	(a) where the width of the easement, in combination with the reduced building setback, must be at least 3.0 metres;			N/A			
		(b) that provides unrestricted vehicle access to the rear of the parcel.						
	(8) Unless otherwise referenced in subsection (9), on a laned parcel the minimum building setback from a side property line for a private garage attached to a main residential building is 0.6m							
	(9) On a laned parcel, the minimum building setback for a private garage attached to a main residential building that does not share a side or rear property line with a street may be reduced to zero metres where the wall of the portion of the building that contains the private garage is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel.							
337 Projections Into Side Setback Area	(1.1) Portions of a building greater than or equal to 2.4m above grade may project a max of 0.6m into any side setback area.				N/A			
	(1.2) Portions of a building less than 2.4m above grade may project a maximum of 0.6m,							
	(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.			East Eave	0.31		-0.29	
	(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;		East Unit Entrances	C	N/C	N/A	N/I
		(b) the area of a landing does not exceed 2.5m^2			N/A			
		(c) the area of any portion of a landing that projects into the side setback area does not exceed 1.8m^2						
		(d) they are not located in a 3.0m side setback area required on a laneless parcel; and			C	N/C	N/A	N/I
		(e) they are not located in a side setback area required to be clear of projections, unless pedestrian access from the front to the rear			C	N/C	N/A	N/I
	(10) Central air conditioning equipment may project a maximum of 1.0m into a side setback area:				N/A			
	(8) Any portion of a building that projects into a side setback area, other than eaves, landings, window wells, ramps and stairs, must not be located closer than 0.9m from the nearest front façade.							
	(9) Balconies and decks must not project into any side setback area;			Decks Only	C	N/C	N/A	N/I
335 Length of Portions of a Building in Setback Areas (Side)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade *(Does not apply to decks , eaves, porches, ramps, and stairs)*			PROVIDE LENGTH AND % VALUES	N/A			
	1st st		X 40% =					
	2nd st		X 40% =					
	__st		X 40% =					
	__st		X 40% =					
	(2) The max. length of an individual projection into any setback area is 3.1m *(Includes Window Wells)*							
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			South	3.19		1.99	

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338 Projections Into Rear Setback Area	(2) Awnings, balconies, bay windows, canopies, chimneys, decks, eaves, fireplaces, fire escapes, landings, porches, and ramps other than wheelchair ramps may project a max of 1.5m into any rear setback area.				**N/A**
	(3) A private garage attached to a building may project without limits into a rear setback area provided it:	(a) does not exceed 4.6m in height, measured from the finished floor of the private garage;			
		(b) does not exceed 75.0m^2 in gross floor area for each Dwelling Unit located on the parcel.			
		(c) has no part that is located closer than 0.60m to the rear property line; and			
		(d) has no eave closer than 0.6m to a side property line.			
	(4) When an attached private garage has a balcony or deck, the balcony or deck must not be located within 6.0m of a rear property line or 1.2m of a side property line.				
335 Length of Portions of a Building in Setback Areas (Rear)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade *(Does not apply to decks , eaves, porches, ramps, and stairs)*			PROVIDE LENGTH AND % VALUES	**N/A**
	1st st		X 40% =		
	2nd st		X 40% =		
	(2) The max. length of an individual projection into any setback area is 3.1m				
339 Decks	(2) The height of a deck in the Developed Area must not exceed:	(a) 1.5m above grade at any point, except where the deck is located on the same façade as the at-grade entrance to a walkout basement; and		Rowhouse decks	**0.80** / **-0.70**
				Garage decks	**0.93** / **-0.57**
		(b) 0.3m above the main floor level of the closest main residential building on the parcel.			**Complies**
	(2.1) Unless otherwise referenced in subsection (3), a privacy wall located on a deck:	(a) must not exceed 2.0m in height when measured from the surface of the deck; and			**N/A**
		(b) must not be located between the foremost front façade of the main residential building and the front property line.			
	(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.				**N/A**
	(2) Unless otherwise referenced in this Part, the floor area of a recessed balcony must not exceed 10.0m^2				
	(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;		
			(b) is a max. of 3.0m in height; and		
			(c) extends the full depth of the balcony.		
	(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. Area of Storey Below Balcony (m^2)				
	(2) A balcony attached to a Contextual Single Detached Dwelling	(a) may be located on a side façade of a building:	(i) where it forms part of the front façade and is not recessed back more than 4.5m from the front façade; or		
			(ii) where it is on the street side of a corner parcel;		
			(i) it does not form part of the side façade		

544 Balconies	Detached Dwelling, Contextual Semi-detached Dwelling, or Rowhouse Building that is a permitted use: *Does not apply to Discretionary Uses.*	(b) may be located on a rear façade of a building where:	unless the side façade is on the street side of a corner parcel;					**N/A**
			(ii) a privacy wall is provided where the balcony is facing a side property line shared with a contextually adjacent building; and					
			(iii) the privacy wall is a minimum of 2.0m in height and a maximum of 3.0m in height; and					
		(c) 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.				North	**10.03**		**-0.97**	
					East	**9.76**		**-1.24**	
					South	**9.72**		**-1.28**	
					West	**9.65**		**-1.35**	
	(2) Where a building setback is required from a property line shared with another parcel designated with a low density residential district, the M-CG District or H-GO District, the max building height:	(a) is the greater of:	(i) the highest geodetic elevation of a main residential building on the adjoining parcel; or			**C**	**N/C**	**N/A**	**N/I**
			(ii) 7.0m from grade; measured at the shared property line; and		West Only				
		(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								
	93.07 Prim Bldg Crnr 1		**93.70** Prim Bldg Crnr 2		**102.74** Geo 9.5m Abve Avrge Grade				
	93.58 Prim Bldg Crnr 3		**92.60** Prim Bldg Crnr 4		**101.84** Geo 8.6m Abve Avrge Grade				
	379.56 Max. Area		X 75% = **284.67** Max. Area allowed at 9.5m		11.40m X 0.75m (X2)	**Percentage**			
					11.40m X 1.15m (X1)	**7.96%**	**-67.04%**		
						Area (m²)			
						30.21	**-254.46**		
	(4) Where not located on a corner parcel, the maximum building height is 8.6m for any portion of a main residential building located between the rear property line and 60.0% parcel depth or the contextual building depth average, whichever is greater.					**N/A**			
	Height Required Beyond C.A.B. #1		**m** C.A.B. #2		**and Rear Property Line** 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.				Solar panels noted as "potential" they appear flush with roof slopes	**Complies**			
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. **65%** x Parcel Depth = **0.00** Max Bldg Depth								
		(a) there is more than one main residential building on the parcel;							
		(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							

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: *Note: The Main Residential Building exempt from Building Depth must be **WHOLLY** contained within rear 60.0%; otherwise see subsection (1).*			N/A
		Parcel Depth (m) 40% / 60.0% Parcel Depth (m) Total Number of Units Required Number of Units in Front 60.0%		
		(c) where the minimum separation distance of the main residential buildings on the front portion of the parcel and the main residential buildings contained on the rear portion of the parcel is 6.5m		
	(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 30.94 Parcel Depth (b) the building depth of the main residential building on the adjoining parcel; 16.48 C.A.B. Building Depth whichever is closer to the rear property line. 3.0m Building Side Setback Required beyond 16.48 m and the rear property line		Side Setback Dimension (m) Complies Subsection (b) Applies

529 Density	The maximum density for parcels designated R-CG District is 75 units per hectare.		Units	6.00	0.00
	75 U.P.H	846.16 (m^2) / 0.0846160 (ha) =	6.00 Units	U.P.H 70.91	-4.09

339.1 Porches *(must meet all requirements to be exempt)*	In a Developed Area, a porch is exempt from parcel coverage where:	(a) the porch is located between the façade of the main residential building and:	(i) the front property line; or	Unit 5 and 6 porch included in parcel coverage	C	N/C	N/A	N/I
			(ii) the side property line on the street side of a corner parcel;		C	N/C	N/A	N/I
		(b) the porch is unenclosed on a minimum of two sides, other than by a railing, balustrade, or privacy walls located on porches between attached units when the porch is at or exceeds the contextual front setback; and			C	N/C	N/A	N/I
		(c) there is no enclosed floor area or balcony located directly above the roof of the porch.			C	N/C	N/A	N/I

534 Parcel Coverage	(2) Unless otherwise referenced in subsection (3), the maximum cumulative building coverage over all the parcels subject to a single development permit containing a Contextual Semi-Detached Dwelling, Contextual Single Detached Dwelling, Cottage Housing Cluster, Rowhouse Building, Semi-Detached Dwelling, Single Detached Dwelling or Townhouse is:	(a) 45.0% of the area of the parcels subject to a single development permit for a development with a density of less than 40 units per hectare;		Applies	Does Not Apply
		(b) 50.0% of the area of the parcels subject to a single development permit for a development with a density 40 units per hectare or greater and less than 50 units per hectare;		Applies	Does Not Apply
		(c) 55.0% of the area of the parcels subject to a single development permit for a development with a density of 50 units per hectare or greater and less than 60 units per hectare; or		Applies	Does Not Apply
		(d) 60.0% of the area of the parcels subject to a single development permit for a development with a density of 60 units per hectare or greater.		Applies	Does Not Apply
	(3) The maximum parcel coverage referenced in subsections (1) and (2), must be reduced by:	(a) 21.0m^2 where one motor vehicle parking stall is required on a parcel that is not located in a private garage; and		Applies	Does Not Apply
		(b) 19.0m^2 for each required motor vehicle parking stall that is not located in a private garage where more than one motor vehicle parking stall is required on a parcel.		Applies	Does Not Apply
	(4) For all other uses, the maximum parcel coverage is 45.0%			Applies	Does Not Apply
	Determine correct percentage of parcel coverage and input values below			%	%
	60.0%	6 Number of Units 846.16 Parcel Area (m^2) minus Required Stalls =	507.70 Max. Coverage	58.95%	-1.05%

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Parcel Coverage Totals					m^2	m^2
House	Proj. > 1.0m	Garage(s)	Other	Total		
378.59		120.20		498.79	498.79	-8.91

Accessory Building	If applicable please refer to Accessory Residential Building Form			See Attached		N/A	N/I
542 Landscaping Requirements	(3) All areas of a parcel, except for those portions specifically required for motor vehicle access, motor vehicle parking stalls, loading stalls, garbage facilities, or any purpose allowed by the Development Authority, must be a landscaped area.			C	N/C	N/A	N/I
	(4) All setback areas adjacent to a street, except for those portions specifically required for motor vehicle access, must be a landscaped area.			C	N/C	N/A	N/I
	(5) Amenity space provided outdoors at grade must be included in the calculation of a landscaped area.			C	N/C	N/A	N/I
	(6) Any part of the parcel used for motor vehicle access, motor vehicle parking stalls, loading stalls and garbage or recycling facilities must not be included in the calculation of a landscaped area.			C	N/C	N/A	N/I
	(7) A minimum of 30.0% of the landscaped area must be covered with soft surfaced landscaping.			Percentage (%)			
				41.46%		11.46%	
	291.12 Landscaped Area (m^2)			Area (m^2)			
				120.71		33.37	
	(8) All soft surfaced landscaped area must be irrigated by an underground irrigation system, unless otherwise provided by a low water irrigation system.			C	N/C	Low H20 Irrig.	N/I
	(9) Mechanical systems or equipment that are located outside of a building must be screened.			C	N/C	N/A	N/I

542.2 Planting Requirements	(4) The requirement for the provision of 1.0 tree is met where:	(a) a deciduous tree has a minimum calliper of 60mm;		Calliper (mm)	
		2 # Provided		60.00	0.00
		(b) a coniferous tree has a minimum height of 2.0m		Height (m)	
		6 # Provided		2.00	0.00
	(5) The requirement for the provision of 2.0 trees is met where:	(a) a deciduous tree has a minimum calliper of 85mm;		Calliper (mm)	
		0 # Provided		N/A	
		(b) a coniferous tree has a minimum height of 4.0m		Height (m)	
		0 # Provided		N/A	
	(6) The requirement for the provision of 3.0 trees is met where an existing deciduous tree with a calliper greater than 100mm is preserved.			Calliper (mm)	
		0 # Provided		N/A	
	(2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0m^2 of parcel area.			# of Trees	
				8	0
	8 Required Trees	846.16		# of Shrubs	
	24 Required Shrubs	Parcel Area (m^2)		25	1
	(3) Shrubs must be a minimum height or spread of 0.6m at the time of planting.			0.60	0.00
	(7) For landscaped areas with a building below, planting areas must have the following minimum soil depths:	(a) 1.2m for trees;		N/A	
		(b) 0.6m for shrubs; an			
		(c) 0.3m for all other planting areas.			
	(8) The soil depths referenced in (7) must cover an area equal to the mature spread of the planting material.				

	(1) A driveway must not have direct access to a major street unless:	(a) there is no practical alternative method of vehicular access to the parcel; and		N/A	
		(b) a turning space is provided on the parcel to allow all vehicles exiting to face the major street.			
	(2) A driveway connecting a street to a private garage	(a) be a min of 6.0m in length along the intended direction of travel for vehicles measured from:	(i) the back of the public sidewalk to the door of the private garage; or		
			(ii) a curb where there is no public sidewalk to the door of a private garage, and		

Page 9	must:						
		(b) contain a rectangular area measuring 6.0m in length and 3.0m in width.					
341 Driveways	(3) A driveway connecting a lane to a private garage must be a min of 0.60m in length along the intended direction of travel for vehicles, measured from the property line shared with the lane to the door of a private garage.			**Complies**			
	(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.					
		Number of Parcels along Block Face					
546 Motor Vehicle Parking Stalls	(1) The minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 1.0 stalls per unit or suite.		**Community (select below)** *THORNCLIFFE*				
	(2) Notwithstanding subsection (1), the minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 0.5 stalls per unit or suite for the area listed in Table 2.1 below.		Parking Rate: **0.50** Stall per Unit & Suite				
	12 Number of Units & Suites			**6**	**0**		
	Stalls Within a Private Garage	**6**					
	Stalls provided on Parking Pad	**0**					
546.2 Bicycle Parking Stalls	(2) Notwithstanding subsection (1), there is no requirement for a bicycle parking stall – class 1 for parcels with two or less Dwelling Units.		FM/Mobility to review for compliance	**Applies**		**N/A**	**N/I**
	(1) The minimum number of bicycle parking stalls – class 1 is calculated based on the sum of all units and suites at a rate of 1.0 stall per unit or suite where a unit or suite is not provided a motor vehicle parking stall located in a private garage.			**6**		**0**	
	6 Number of Units & Suites						
342 Retaining Walls	(1) A retaining wall must be less than 1.2m in height when measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall.		Site grading plan indicates 0.70m max along West PL and RW at W&R 1.27m (+0.07m)	**C**	**N/C**	**N/A**	**N/I**
	(2) A min horizontal separation of 1.0m must be maintained between retaining walls on the same parcel.			**C**	**N/C**	**N/A**	**N/I**
338.1 Patios	(1) Unless otherwise referenced in subsections (2) and (3), a privacy wall may be located on a patio, provided it does not exceed a height of 2.0m from the surface of the patio.			**C**	**N/C**	**N/A**	**N/I**
	(2) A privacy wall located on a patio must not exceed 2.0m in height, when measured from grade and when the privacy wall is located within: (a) a side setback area; or (b) 6.0m of a rear property line.			**C**	**N/C**	**N/A**	**N/I**
	(3) A privacy wall located on a patio must not exceed 1.2m in height when measured from grade when the privacy wall is located between the foremost front façade of the main residential building and the front property line.			**C**	**N/C**	**N/A**	**N/I**
540.1 Fences *Note: Only apply fence rules to proposed fences*	For a Rowhouse Building, the height of a fence above grade at any point along a fence line must not exceed:	(a) 1.2 metres for any portion of a fence extending between the foremost front façade of the immediately adjacent main residential building and the front property line;		**C**	**N/C**	**N/A**	**N/I**
		(b) 2.0 metres in all other cases; and	1.22m W&R screening only. No other fences found.	**C**	**N/C**	**N/A**	**N/I**
		(c) 2.5 metres at the highest point of a gate that is not more than 2.5 metres in length.		**C**	**N/C**	**N/A**	**N/I**
348 Visibility Setback	Within a corner visibility triangle, buildings, fences, finished grade of a parcel and vegetation must not exceed the lowest elevation of the street by more than 0.75m above lowest elevation of the street.			**C**	**N/C**	**N/A**	**N/I**
546.3 Waste, Recycling and Organics	For developments of three or more units, garbage, recycling, and organics must be stored in a screened location approved by the Development Authority.			**FM Discretion**			
	1) Unless otherwise specifed, the minimum width and depth of motor vehicle parking stalls are illustrated in Table 2. *Note: The depth of the motor vehicle parking stalls provided within a garage for 2 or*			**C**	**N/C**	**N/A**	**N/I**

Page 1	*more tenants within rowhouse defaults to Table 2.* ***The required depth is 5.4m.***					
122 Standards for Motor Vehicle Parking Stalls	(3) The minimum depth of a motor vehicle parking stall is 5.9m where it is required for: (a) a Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling or Single Detached Dwelling (b) a Dwelling Unit where the stall is provided in a private garage intended to be used for the occupants of only one Dwelling Unit.		**C**	**N/C**	**N/A**	**N/I**
	(4) The minimum width of a motor vehicle parking stall required for a Dwelling Unit is: (a) 3.0m where both sides of a stall abut a physical barrier; (b) 2.85m where one side of a stall abuts a physical barrier; and (c) 2.5m in all other		**C**	**N/C**	**N/A**	**N/I**
	(7) The minimum width of a motor vehicle parking stall for Multi-Residential Development, Multi-Residential Development - Minor, a Townhouse or a Rowhouse Building provided for the exclusive use of a Dwelling Unit is reduced to 2.60m where: (a) the stall is one of two or more motor vehicle parking stalls that are provided in a private garage; (b) the motor vehicle parking stalls in the private garage are for the sole use of the occupants of the Dwelling Unit; and (c) the motor vehicle parking stalls are not counted towards fulfilling the minimum motor vehicle parking stall requirements for that Dwelling Unit.		**C**	**N/C**	**N/A**	**N/I**
	(15) Motor vehicle parking stalls for a Backyard Suite, Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling and Single Detached Dwelling must be: (a) hard surfaced; and (b) located wholly on the subject parcel.		**C**	**N/C**	**N/A**	**N/I**

Page 19	Accessory Residential Building				D.P. # 2025-06104			
Rule	**Requirements**			**Notes**	**Evaluation**			
					Provided/Variance			
345 Accessory Residential Building	(1) The min. building setback for an Accessory Residential Building is::	(a) 1.2m from a side or rear property line shared with a street; or		East	**Complies**			
		(b) 0.6m from a side or rear property line in all other cases.		South	**2.29**		**1.69**	
	(2) The min. building setback for an Accessory Residential Building that does not share a side or rear property line with a street may be reduced to zero m when:	(a) the Accessory Residential Building is less than 10.0m^2			**C**	**N/C**	**N/A**	**N/I**
		(b) the wall of the Accessory Residential Building is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel; or		West - Smartboard - 0.34m	**C**	**N/C**	**N/A**	**N/I**
		(c) the owner of the adjacent parcel grants a 1.5m private maintenance easement that must:	(i) be registered against the title of the parcel proposed for development and the title of the adjacent parcel; and		**C**	**N/C**	**N/A**	**N/I**
			(ii) include a 0.60m eave and footing encroachment easement.		**C**	**N/C**	**N/A**	**N/I**
	(3) An Accessory Residential Building must not be located in the actual front setback area.				**C**	**N/C**	**N/A**	**N/I**
	(4) A private garage on laneless parcel may be located in required 3.0m side setback, except along street side of a corner parcel.				**C**	**N/C**	**N/A**	**N/I**
	(5) The min. distance between any façade of an Accessory Residential Building 10.0m^2 or more and a main residential building or a building containing a Secondary Suite is 1.0m			1.52m	**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;			**Complies**			
		(b) 3.0m at any eaveline, when measured from the finished floor of the building; or			**Complies**			
		(c) one storey,			**Complies**			
		(c) one storey, which may include an attic space that:	(i) is accessed by a removable ladder;		**N/A**			
			(ii) does not have windows;					
			(iv) has a max. height of 1.5m from the attic floor to the underside of any rafter.					
346 Restrictions on Use of Accessory Residential Building	(1) The finished floor of an Accessory Residential Building, other than a private garage, must not exceed 0.6m above grade.				**C**	**N/C**	**N/A**	**N/I**
	(2) An Accessory Residential Building must not be used as a Dwelling Unit, unless a Backyard Suite has been approved.				**C**	**N/C**	**N/A**	**N/I**
	(3) An Accessory Residential Building must not have a balcony or rooftop deck.				**C**	**N/C**	**N/A**	**N/I**
	(4) The area of a parcel covered by all Accessory Residential Buildings located on a parcel:	(a) must not exceed the less of:	(i) the building coverage of the main residential buildings; or		**C**	**N/C**	**N/A**	**N/I**
			(ii) 75.0m^2 for each Dwelling Unit located on the parcel; and		**Complies**			
			1 # of Units					

Page 20 Secondary Suite - R-CG			D.P. # 2025-06104			
Rule	**Requirements**		**Evaluation**			
		Notes	**Provided/Variance**			
Note: Remember to check any applicable district rules						
351 Secondary Suite	(1) For a Secondary Suite the minimum building setback from a property line, must be equal to or greater than the minimum building setback from a property line for the main residential building.		**C**	**N/C**	**N/A**	**N/I**
	(2) Except as otherwise stated in subsection (2.1) and (3), the maximum floor area of a Secondary Suite, excluding any area covered by stairways and landings, is 100.0m²: (a) in the R-C1L, R-C1Ls, R-C1, R-C1s, R-C1N, R-1, R-1s and R-1N District; or (b) when located on a parcel with a parcel width less than 13.0m.		**N/A**			
	(2.1) There is no maximum floor area for a Secondary Suite wholly located in a basement. Internal landings and stairways providing access to the basement may be located above grade.		**Applies**		**N/A**	**N/I**
295 Secondary Suite	(c) has a maximum floor area of 100.0 square metres, excluding any area covered by stairways and landings;		**N/A**			

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

FILE: **DP 2025-06104**

DATE RECEIVED: November 27, 2025

Bylaw Discrepancies		
Regulation	**Standard**	**Provided**
534 Parcel Coverage	(2) Unless otherwise referenced in subsection (3), the maximum cumulative building coverage over all the parcels subject to a single development permit containing a Contextual Semi-Detached Dwelling, Contextual Single Detached Dwelling, Cottage Housing Cluster, Rowhouse Building, Semi-Detached Dwelling, Single Detached Dwelling or Townhouse is: (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.	Plans indicate the parcel coverage is 60.53% (+0.53%) or 512.17sm (+4.47sm).

FILE: **DP 2025-06104**

DATE RECEIVED: March 31, 2026

Bylaw Discrepancies		
Regulation	**Standard**	**Provided**
342 Retaining Walls	(1) A retaining wall must be less than 1.2m in height when measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall.	Plans indicate a 1.27m (+0.07m) retaining wall East of the waste and recycling area.

Samnick, Cyrille

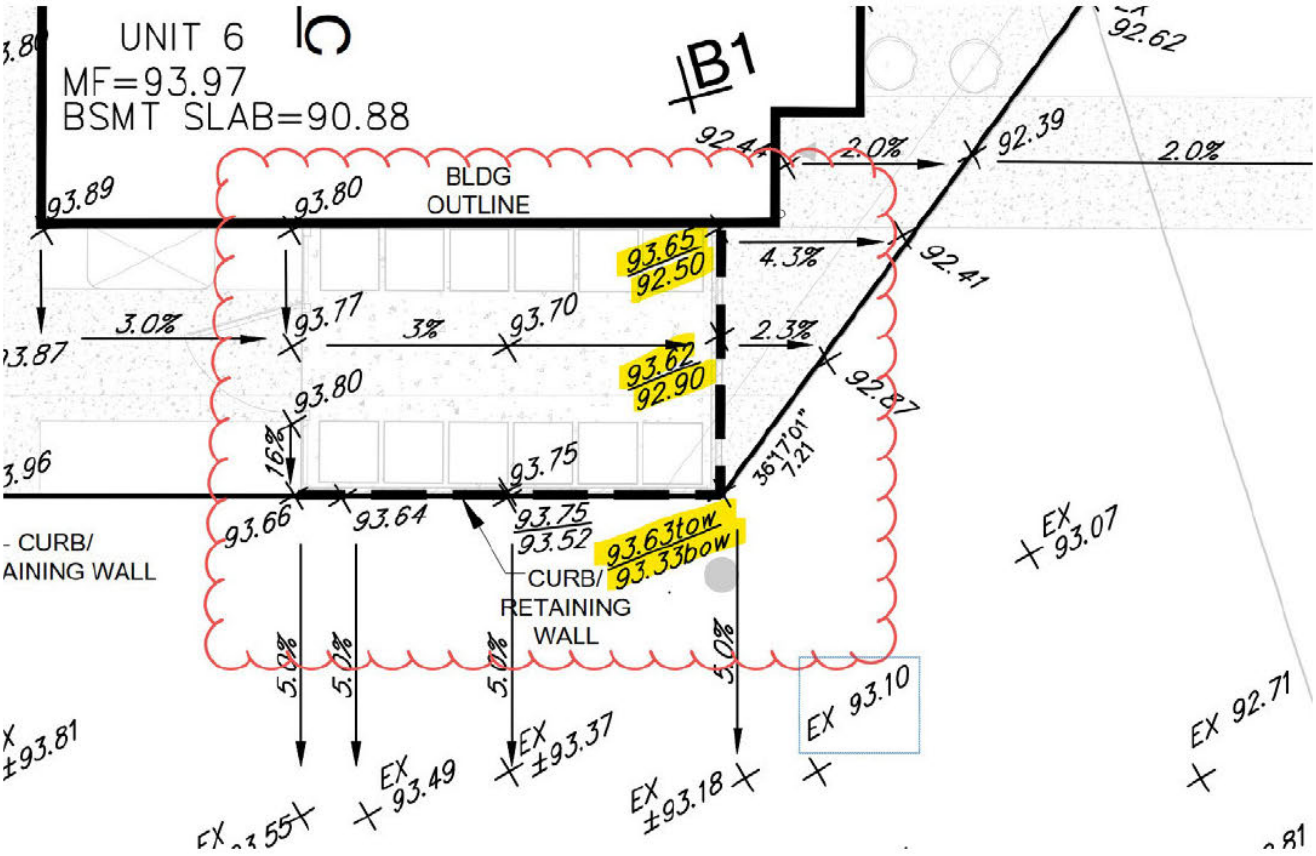
From: Temitayo Ajibade <[redacted]>
Sent: Wednesday, May 6, 2026 1:38 PM
To: Safwan, Maha
Subject: [External] RE: DP2025-06104 Amended Documents Received403 SPYHILL RD NW

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Report Suspicious

Hello Maha,

Thank you for the phone call. As discussed, please note that the retaining wall height has been adjusted to be less than 1.2m as per Section 342(1). Please see snip of civil grading plan below with the grades highlighted. This information will be provided on the architectural site plan as discussed.



Thank you,

Temitayo Ajibade
Architect, AAA, AIBC, MRAIC

Phone: [redacted] | www.grnbarch.com
#200, 1212 1st Street S.E. Calgary, AB T2G 2H8

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From: Temitayo Ajibade
Sent: May 4, 2026 9:32 AM
To: 'Safwan, Maha' <Maha.Safwan@calgary.ca>
Subject: RE: DP2025-06104 Amended Documents Received403 SPYHILL RD NW

Good morning Maha,

I appreciate the response.

Regards,

Temitayo Ajibade
Architect, AAA, AIBC, MRAIC

Phone: [redacted] | www.grnbarch.com
#200, 1212 1st Street S.E. Calgary, AB T2G 2H8

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From: Safwan, Maha <Maha.Safwan@calgary.ca>
Sent: May 4, 2026 9:28 AM
To: Temitayo Ajibade [redacted]>
Subject: RE: DP2025-06104 Amended Documents Received403 SPYHILL RD NW

Good morning Temitayo,

I am waiting for outstanding review on the file. Reasons of approval are not included in the notice sent to the applicant. I will be sending out the conditions of approval including the prior to release requirements, permanent and advisory conditions.

Regards,

Maha Safwan, MA, RPP, MCIP (she/her) (hear name)
Planner, Community Planning North

Planning & Development Services
The City of Calgary
***C** 403.369.7120 | **E** maha.safwan@calgary.ca*

"We partner with you to build a great City, through service, time, and quality."

From: Temitayo Ajibade <[redacted]>
Sent: Friday, May 1, 2026 10:09 AM
To: Safwan, Maha <Maha.Safwan@calgary.ca>
Subject: [External] RE: DP2025-06104 Amended Documents Received403 SPYHILL RD NW

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Report Suspicious

Hello Maha,

Just wondering what the ETA for approval now looks like with your team, and if you could include the reason for approval in the notice.

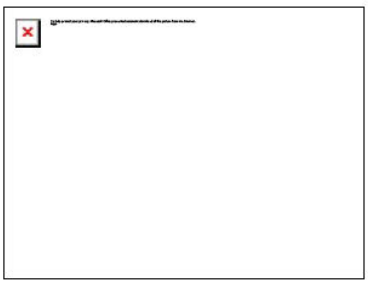
Thank you,

Temitayo Ajibade
Architect, AAA, AIBC, MRAIC

Phone: [redacted] | www.grnbarch.com
#200, 1212 1st Street S.E. Calgary, AB T2G 2H8

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From: Maha.Safwan@calgary.ca <Maha.Safwan@calgary.ca>
Sent: April 20, 2026 10:06 AM
To: Temitayo Ajibade <[redacted]>
Cc: Maha.Safwan@calgary.ca
Subject: DP2025-06104 Amended Documents Received403 SPYHILL RD NW



Dear Applicant,

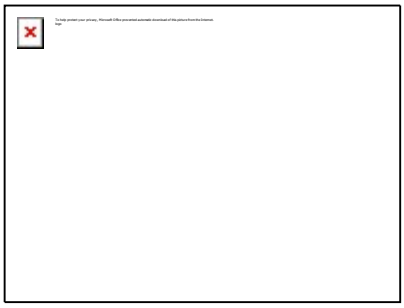
Thank you for submitting amended plans and a response letter for DP2025-06104. We will continue to review your application. If further information, details or changes are required, an additional Detailed Review document may be issued for your review and response. Otherwise, a decision will be rendered on your application.

For status updates and more information on this application please visit www.calgary.ca/pdmap.

Regards,

MAHA SAFWAN
Planner 2
Maha.Safwan@calgary.ca
(403) 369-7120
www.calgary.ca/PDMap

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Dear Applicant,

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

This email contains the following information:

DETAILED REVIEW

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

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

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

Regards,

MAHA SAFWAN
Planner 2
Maha.Safwan@calgary.ca
(403) 369-7120
www.calgary.ca/PDMap

Re: DP2025-06104 COMPLETENESS REVIEW - 403 SPYHILL RD NW

Dear Applicant,

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

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

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

Please track your application, using your Job Access Code (JAC) DP2025-06104-67206, at www.calgary.ca/vista.

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

Regards,

MAHA SAFWAN
Planner 2
Maha.Safwan@calgary.ca
(403) 369-7120
www.calgary.ca/PDMap

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

December 22, 2025

File No: DP2025-06104

Development Circulation (#8201)

Location: **403 SPYHILL RD NW**

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

We have identified the following conflict:

- **Vehicles entering or exiting the proposed garage may conflict with the existing power pole. We require a minimum of 0.6m clearance between the pole and the path of vehicles.**
- **Proposed tree may conflict with the existing OH power line. Provide the mature height of the tree. Refer to the Enmax Tree Planting Guidelines for the allowed maximum mature height of trees: https://www.enmax.com/outages-and-safety/safety-guidelines/trees-and-power-lines**
- **Proposed building conflicts with the required clearance zone of the existing OH power line. Revise the design or contact Enmax GetConnected@enmax.com to initiate a project to relocate the OH power line.**

Please contact Marcelo Singson at EPC_Permits@enmax.com (Attn: Marcelo Singson) or at (587)890-7745 to further discuss resolution options for this conflict.

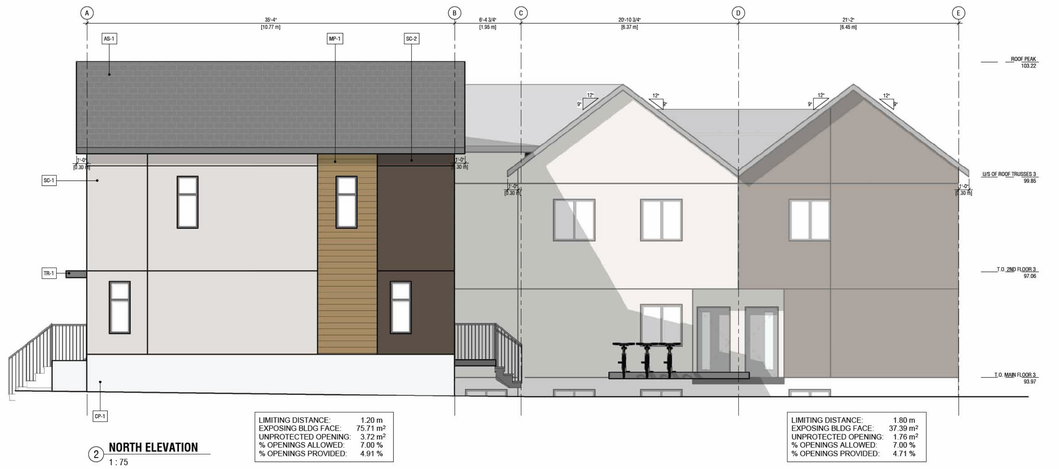
Until the above noted safety concerns are adequately addressed, this Development permit is not acceptable to ENMAX Power Corporation.

Sincerely,

Marcelo Singson, P.Eng.
Engineer, Permits & Circulations
Standards and Equipment
Enmax Power Corporation



1 **EAST ELEVATION**
1 : 75



LIMITING DISTANCE:	1.20 m
EXPOSING BLDG FACE:	75.71 m²
UNPROTECTED OPENING:	3.72 m²
% OPENINGS ALLOWED:	7.00 %
% OPENINGS PROVIDED:	4.91 %

2 **NORTH ELEVATION**
1 : 75

LIMITING DISTANCE:	1.80 m
EXPOSING BLDG FACE:	37.39 m²
UNPROTECTED OPENING:	1.76 m²
% OPENINGS ALLOWED:	7.00 %
% OPENINGS PROVIDED:	4.71 %

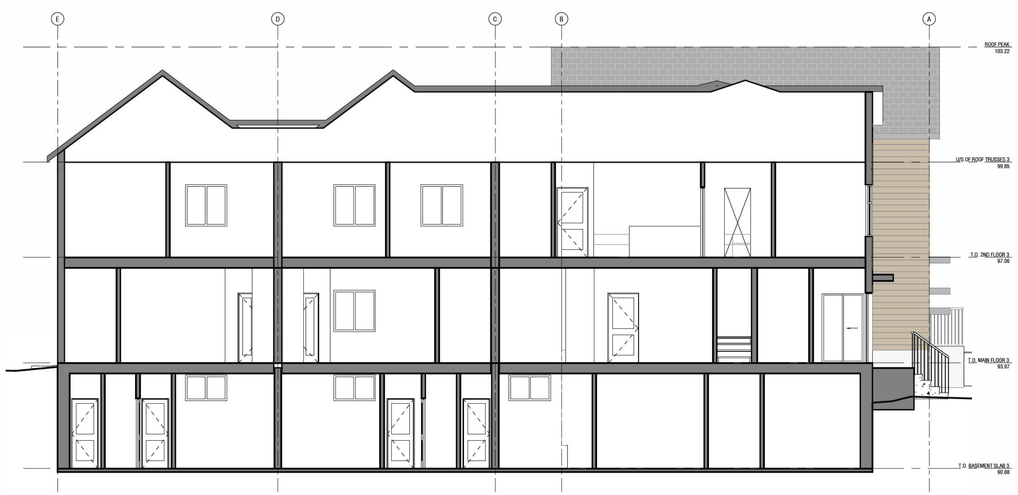


3 **WEST ELEVATION**
1 : 75

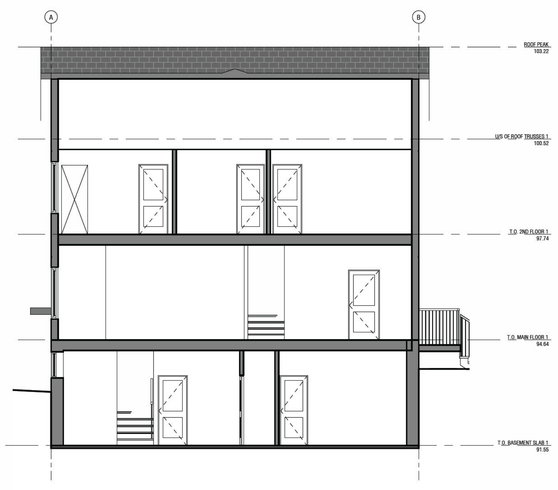
LIMITING DISTANCE:	4.00 m
EXPOSING BLDG FACE:	67.24 m²
UNPROTECTED OPENING:	5.34 m²
% OPENINGS ALLOWED:	23.00 %
% OPENINGS PROVIDED:	7.94 %



4 **SOUTH ELEVATION**
1 : 75



5 **BUILDING SECTION 1**
1 : 75



6 **BUILDING SECTION 2**
1 : 75

MATERIAL LEGEND:

AS-1	ROOFING MATL: 30-YR ASPHALT SHINGLES MFR: IKO - DYNASTY COLOR: GRANITE BLACK	SC-1	WALL CLADDING 2 MATL: STUCCO CLADDING MFR: STUCCO COLOR: WHEAT	TR-1	TRIM MATL: SMART TRIM MFR: LP SMARTSIDE COLOR: GREY
MD-1	WALL CLADDING 1 MATL: METAL SIDING (VERTICAL) MFR: LONGBOARD COLOR: LIGHT FR	SC-2	WALL CLADDING 3 MATL: STUCCO CLADDING MFR: STUCCO COLOR: BROWN		
FR-1	RAILINGS / RAINWARE MATL: ALUMINUM / METAL MFR: MITTEN COLOR: IRON ORE	CP-1	CONCRETE PARGING MATL: PARGING COLOR: GREY		

GreenBirch
ARCHITECTURE INC.
#214, 3016 5 Avenue N.E. Calgary, AB T2A 6K4
5875826630 temitayo@grnbirch.com

Key Plan:

Seal:

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- Do not scale drawings, use figured dimensions only.
- All dimensions are to face of stud unless noted otherwise.
- Contractor must verify all dimensions, datum, drawings, details and specifications prior to start of construction.
- Any discrepancies, errors or omissions are to be reported to Green Birch Architecture Inc prior to a start of construction.

Project Title:
Vera | Residential - Spyhill

Legal Address:
Lot 6
Block 7
Plan 1543 OV

Municipal Address:
403 Spyhill Road N.W. Calgary, AB

NOT FOR CONSTRUCTION

5 issued for Review	06 Oct 2025
6 issued for DP	24 Oct 2025
7 issued for DP	25 Nov 2025

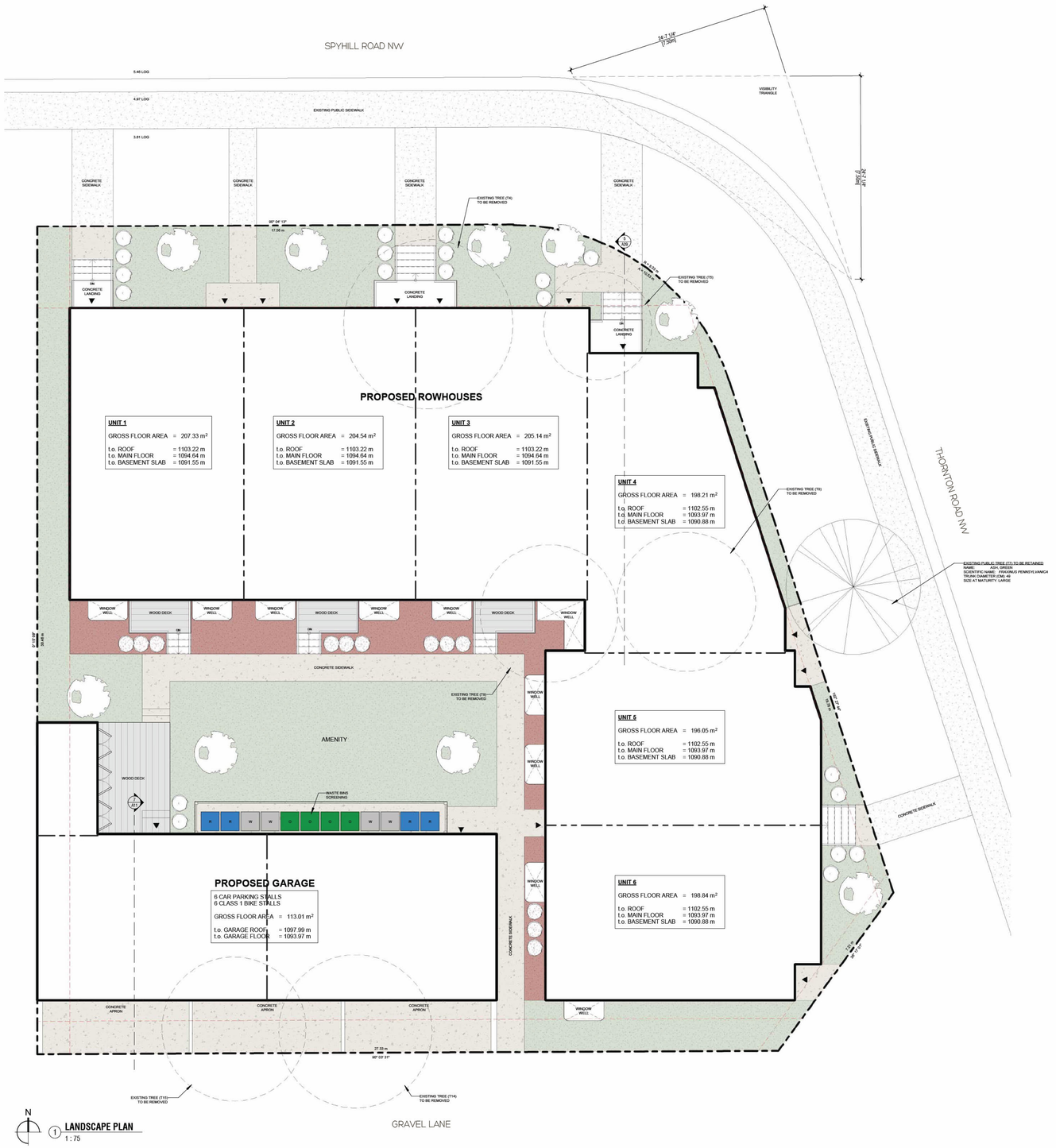
Drawing Title:
BUILDING ELEVATIONS & SECTIONS

Scale: As indicated	Sheet No: **A09**
Date: 25 November 2025	
Issued for: Development Permit	

2025-11-25 2:13:00 PM

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SDAB2026-0087



1 **LANDSCAPE PLAN**
1 : 75

LANDSCAPE PLAN LEGEND:

- PROPOSED BUILDING
- SOD (SOFTSCAPE)
- MULCH (SOFTSCAPE)
- CONCRETE (HARDSCAPE)
- WASHED ROCK (HARDSCAPE)
- ▲ PROPOSED ENTRY

LANDSCAPING STAT:

PARCEL AREA:	846.16 m²
PRINCIPAL BUILDING:	403.26 m²
DETACHED GARAGE:	113.00 m²
GARAGE APRON:	31.71 m²
WASTE BINS PAD:	11.17 m²
LANDSCAPE AREA:	242.61 m²

HARD LANDSCAPING:

CONCRETE:	49.82 m²

SOFT LANDSCAPING:

MULCH:	25.16 m²
SOD:	167.63 m²
	192.79 m²

SOFT LANDSCAPE COVERAGE = 79.46%

NOTES:

1. ALL SOFT LANDSCAPED AREA TO BE IRRIGATED BY AN UNDERGROUND IRRIGATION SYSTEM.
2. 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.
3. MIN. SOIL DEPTH REQUIRED FOR SOD = 300 mm
4. MIN. SOIL DEPTH REQUIRED FOR SHRUBS = 600 mm
5. MIN. SOIL DEPTH REQUIRED FOR TREES = 1,200 mm

PROPOSED PLANTING LEGEND:

TREES DECIDUOUS
REQUIRED: 1 per 110m² OF PARCEL = 5 TREES
PROVIDED: 6 TREES

CALLIPER: 60mm MINIMUM

PROPOSED TREE PLANTING
NAME: COLUMNAR COLORADO SPRUCE
(Picea pungens "Fastigiata")
QTY: 6
SIZE: 15ft (H); 6ft (W)

SHRUBS
REQUIRED: 3 per 110m² OF PARCEL = 20 SHRUBS
PROVIDED: 30 SHRUBS
HEIGHT: 0.6m MINIMUM @ PLANTING

PROPOSED SHRUBS
NAME: MUGO PINE
(Pinus mugo)
QTY: 30 PROVIDED
SIZE: Min. Height or Spread of 0.60m at time of planting

TREE TABLE

#	Variety	Species	Caliper	Canopy	Height	Owner	Status
T4	Deciduous		0.50	6.00	6.00	Private	Removed
T5	Deciduous		0.30	4.00	5.00	Private	Removed
T7	Deciduous	Ash, Green	0.45	7.50	7.00	Public	Retained
T8	Deciduous		0.25	5.00	10.00	Private	Removed
T9	Coniferous		0.50	5.00	9.00	Private	Removed
T14	Deciduous		0.40	5.50	5.00	Private	Removed
T15	Deciduous		0.40	5.00	11.00	Private	Removed

GreenBirch
ARCHITECTURE INC.
#214, 3016 5 Avenue N.E. Calgary, AB T2A 6K4
5875826630 temitayo@grnbirch.com

Key Plan:

Seal:

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Project Title:
Vera I Residential - Spyhill

Legal Address:
Lot 6
Block 7
Plan 5X8 OV

Municipal Address:
408 Spyhill Road N.W. Calgary, AB

NOT FOR CONSTRUCTION

5. Issued for Review	06 Oct 2025
6. Issued for DP	24 Oct 2025
7. Issued for DP	25 Nov 2025

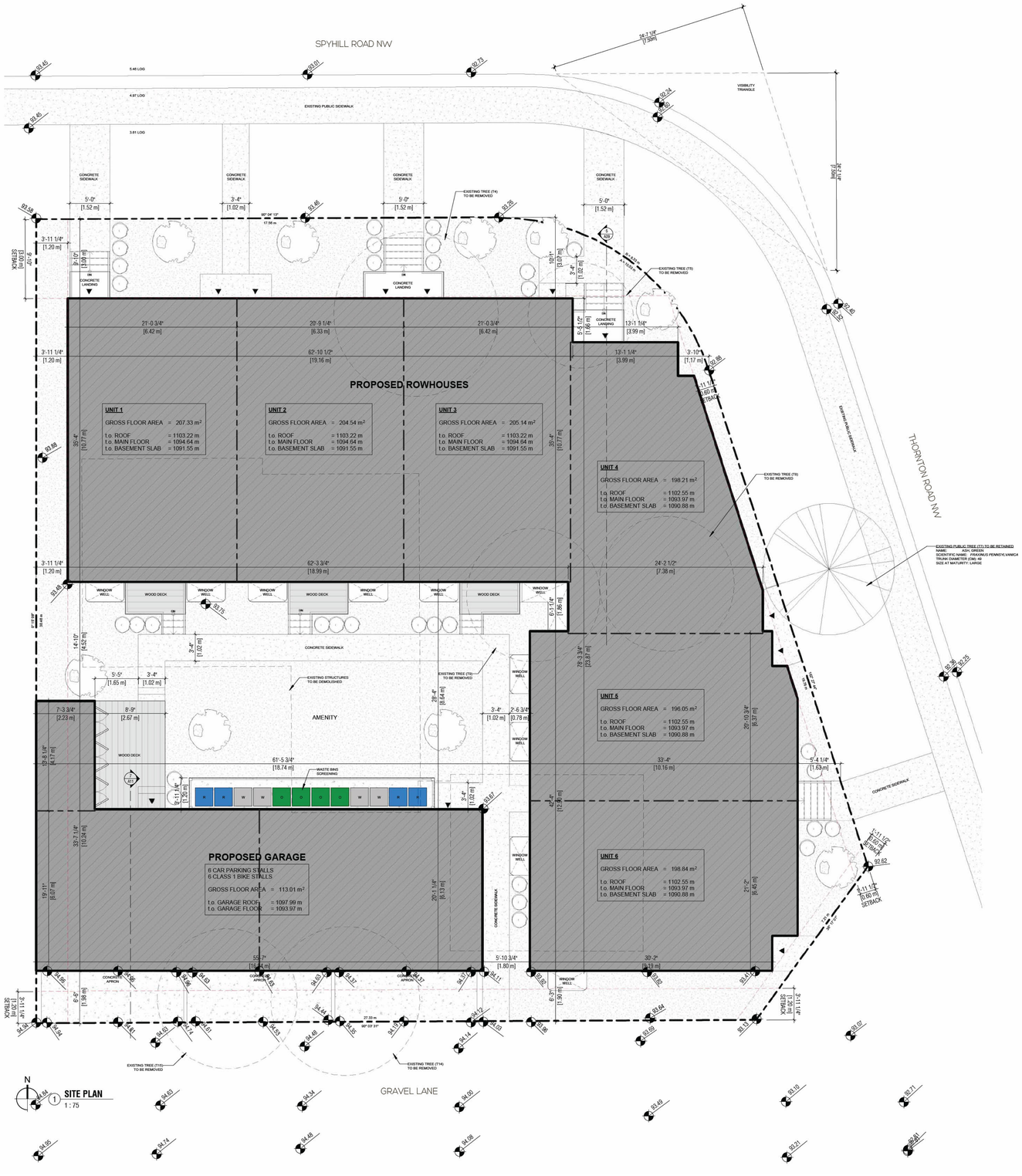
Drawing Title:
SITE PLAN

Scale: As indicated	Sheet No. A06
Date: 25 November 2025	
Issued for: Development Permit	

2025-11-26 11:05:39 AM

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SDAB2026-0087



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ARCHITECTURE INC.
#214, 3016 5 Avenue N.E. Calgary, AB T2A 6K4
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Key Plan:

Seal

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Project Title:
Vera | Residential - Spyhill

Legal Address:
Lot 6
Block 7
Plan 1943 OV

Municipal Address:
405 Spyhill Road NW, Calgary, AB

NOT FOR CONSTRUCTION	
5 issued for Review	06 Oct 2025
6 issued for DP	24 Oct 2025
7 issued for DP	25 Nov 2025

Drawing Title:
SITE PLAN

Scale:	Sheet No:
As indicated	**A05**
Date: 25 November 2025	
Issued for: Development Permit	

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2025-11-25 2:12:17 PM

SDAB2026-0087

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

March 9, 2026

File No: DP2025-06104 Revision
Location: 403 SPYHILL RD NW

ENMAX Power Corporation (EPC) has reviewed the above permit application dated December 1, 2025 and based on the information provided and as of the above noted date the proposed development does not conflict with ENMAX facilities in respect of the requirements set forth in 10-002 Overhead System (Table 7) and 12-002 Underground Systems of the Alberta Electrical Utility Code (AEUC) under the Safety Codes Act (Alberta). This non-conflict letter does not reduce or limit responsibility to comply will all laws and regulations regarding utility facilities and all requirements under the Alberta Occupational Health & Safety Act (OHS) (including any code or regulations thereunder)(OHS) and the applicant shall observe all such laws and regulations when commencing any work related to the permit application. If a situation arises where there is a discrepancy between ENMAX required setbacks and the AEUC or the OHS, the stricter set of requirements shall govern. Please refer to ENMAX Ground Disturbance Guidelines while working near ENMAX Facilities.

Pursuant to Section 225(1) of Part 17 of the OHS Code, anyone working near overhead powerlines must maintain safe limits of approach as provided in Schedule 4, Table 1 of the OHS Code or Table 1 in the AEUC. Anyone excavating must contact Utilities Safety Partners for locations of all buried facilities. All contractors, prime or sub (excavating company) must contact hotdigs@enmax.com to obtain a permission letter prior to disturbing the ground within 2 metres of any ENMAX underground facility. As a condition of this no-conflict letter, and despite any existence of a permit, the applicant must contact EPC Lineinspection@enmax.com or call (403) 514-3117 prior to the commencement of any construction where any workers or equipment will be within 7.0m of existing overhead EPC facilities. If EPC is contacted in accordance with the above, no construction work shall be commenced thereafter unless and until EPC determines the minimum safe limit of approach distance in relation to the overhead facilities present at the project site.

CONFLICT RESOLVED:

Based on information in the revised drawings, provided on March 4, 2026 by the applicant, ENMAX agrees to release the applicant from previously noted conflicts.

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

If you require any additional information regarding this Development Permit, please contact the undersigned at EPC_Permits@enmax.com (Attn: Marcelo Singson).

Sincerely,

Marcelo Singson, P.Eng.
Engineer, Permits & Circulations
Standards and Equipment
Enmax Power Corporation

Samnick, Cyrille

From: Safwan, Maha
Sent: Wednesday, May 6, 2026 1:51 PM
To: Temitayo Ajibade
Subject: DP2025-06104-Building code comments

Hello Temitayo,

Please find below building code comments on your application for your information.

"A preliminary review for compliance with the National Building Code 2023 Alberta Edition has been completed based on the Development Permit Application Drawings.
A Building Permit shall be obtained from the Development Approvals and Building Safety Division before construction/change of use occupancy, a Building Permit IS required, refer also to Alberta Regulation 204/2007 section 6.

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

2) Provide spatial separation calculations for all exposing building faces. In the case that there is no property line to calculate limiting distance, an arbitrary line is drawn between the two buildings and limiting distance is calculated to this line for both buildings. Spatial separation for detached garages will be calculated under 9.10.14. However, a standing posted variance (SPV-003) for the garage construction is available on Calgary.ca. Should you wish to use this variance, the construction details must be followed exactly and reference to the SPV-003 shall be included on the building permit application drawings.

3) SPV-006 Firewall in Row House w/ Secondary Suites.
Sentence 9.10.11.2.(2) of Division B of the National Building Code - Alberta Edition requires that in a building which contains more than 2 houses, a party wall that separates any two adjacent houses with a secondary suite, shall be constructed as a firewall.
Optionally an applicant can submit using this Standing Posted Variance in the design of rowhouses requiring Firewalls. Where referenced as (SPV-006) within the building permit conditions, this Variance shall be applicable to the address of the building permit.

4) .SPV-003 Construction Of Exposed Building Face
This variance addresses the area and location of the exposing building face of single storey detached garages and other storage or accessory buildings classified as Group F, Division 3 - Low Hazard industrial occupancies, serving multi-dwelling buildings governed by Division B Sub Section 9.10.15 in relation to Article 9.10.14.5.(1) for the construction of exterior walls of the Group F, Division 3 buildings, where these buildings do not directly serve the dwelling units which they face.
Optionally an applicant can submit using the Standing Posted Variance in the design if accessory buildings in these cases.
Where referenced as (SPV-003) within the building permit conditions, this variance shall be applicable to the address of the building permit."

Regards,

SDAB2026-0087

Maha Safwan, MA, RPP, MCIP (she/her) (hear name)
Planner, Community Planning North
Planning & Development Services
The City of Calgary
C *403.369.7120|* ***E*** *maha.safwan@calgary.ca*
Floor 4, Municipal Building – C6, 800 Macleod Tr. S.E.
P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5
Check out www.calgary.ca/pdmap to learn more about the development activity in your community.

"We partner with you to build a great City, through service, time, and quality."

Samnick, Cyrille

From: Safwan, Maha
Sent: Monday, January 19, 2026 11:38 AM
To: Safwan, Maha; Temitayo Ajibade
Subject: RE: DP2025-06104 Detail Review - 403 SPYHILL RD NW-CA comments

Good morning Temitayo,

Thorncliff Greenview CA has provided a letter of opposition to the proposed development with the following comments:

- No community outreach done for the project;
- Higher complexity development, needs comprehensive outreach approach from applicant;
- Plans missing information about existing and proposed elements;
- Missing block face plans, existing and proposed streetscape plan;
- Increased density issue;
- Increased parcel coverage;
- Parking and traffic concerns;
- Development not sensitive and compatible to surroundings and not contextual; and
- Infrastructure issues.

Please provide a written response to these comments when submitting a formal Detailed Review response.

Regards,
Maha Safwan, MA, RPP, MCIP (she/her) (hear name)
Planner, Community Planning North

Planning & Development Services
The City of Calgary
C *403.369.7120* | ***E*** *maha.safwan@calgary.ca*

"We partner with you to build a great City, through service, time, and quality."

From: Maha.Safwan@calgary.ca <Maha.Safwan@calgary.ca>
Sent: Wednesday, January 7, 2026 10:42 AM
To: Temitayo Ajibade <[redacted]
Cc: Safwan, Maha <Maha.Safwan@calgary.ca>
Subject: DP2025-06104 Detail Review - 403 SPYHILL RD NW

SDAB2026-0087

Thorncliffe Greenview Community Association

5600 Centre St. N

Calgary, Alberta T2K 0T3

December 22, 2025
Circulation Control, Planning and Development
City of Calgary
File Number: DP2025-06104
Address: 403 SPYHILL RD NW
File Manager: Maha Safwan
Application Description: New: Rowhouse (1 building), Accessory Residential Building (garage and waste and recycling enclosure) Secondary Suite (6 units),

Thorncliffe Greenview Community Association has the following comments and concerns regarding proposed development permit application DP2025-06104.

TGCA has concerns as no background planning evaluation and/or rationale for the proposed project and how it fits with the surrounding context has been offered. The City provides an outreach assessment tool that provides guidance for outreach considerations based on impacts of the proposed project and community complexity. TGCA considers the proposed development to be of a higher complexity, will have a high impact on the community, and a comprehensive approach (2B) should be required given the size and scope of the proposed single Rowhouse development including (6 dwelling units), secondary suites (6 units) and a 6 car detached garage, proposed for this location.

The Conceptual drawings based on a Bylaw Review and Analysis (A-02) to maximize development based lack clarity and details. All elements of the plans have not been labelled existing or proposed. A project of this magnitude, at the very minimum a detailed set of architectural drawings including; Existing & Proposed Site Plans, Block Face Plans and in particular Existing and Proposed Streetscape Plans as this is a corner parcel.

The application is too “intense” in pushing all rules to maximum: 6 units and 6 secondary suites is large increase in density on this parcel.

Building design, parcel coverage, massing, height depth, minimum setbacks, privacy and shadowing. Of note parcel coverage exceeds the 60% maximum.

SDAB2026-0087

Parking and traffic: Increased traffic congestion and limited street parking. Seven parcels on Spyhill Road NW and Thornton Road NW and within immediate vicinity of the parcel have front driveways. The minimum parking requirements of 0.5 per unit imposed under the current LUB are unrealistic.

The size and scale of the development is not sensitive, compatible or complimentary to the established area and creates a dramatic contrast with the physical development pattern of the adjacent single detached homes and the surrounding community

We also want to highlight are concerns with stormwater, drainage and our aging infrastructure. Several residents have stated that there are major stormwater run-off issues in the lane and the catch basin adjacent to the parcel. What is the plan to effectively manage drainage on site?

Here are some of the concerns brought forward by the residents including but not limited to: the size and scale of proposed development does not fit contextually with the nature and character of the surrounding community, increased density, limited parking, increased traffic, building height, privacy, waste/recycling, the existing flooding issues in the alley, aging infrastructure, public trees and safety concerns.

Thorncliffe has no statutory plans (local area, area redevelopment, nor area structure plan) in effect for the community. We are of the opinion that there is an unfair burden is now placed on developed areas without Local Area Plans

The intended purpose of R-CG zoning is to allow for moderate infill development while respecting the character of the low density residential area and ensuring development compliments the established area and does not create dramatic contrast in the physical development pattern.

Thorncliffe Greenview Community Association is in opposition to proposed development permit application DP2025-06104.

Patrick Saunders
On behalf of
Thorncliffe Greenview Community Association

Thorncliffe Greenview Community Association

5600 Centre St. N

Calgary, Alberta T2K 0T3

April 6, 2026
Circulation Control, Planning and Development
City of Calgary
File Number: DP2025-06104
Address: 403 SPYHILL RD NW
File Manager: Maha Safwan

Application Description: New: Rowhouse (1 building), Accessory Residential Building (garage and waste and recycling enclosure) Secondary Suite (6 units),

Thorncliffe Greenview Community Association has the following comments and concerns regarding the amended proposed development permit application DP2025-06104.

The application is too “intense” in pushing all rules to maximum: 6 units and 6 secondary suites is large increase in density on this parcel.

Parking and traffic: Increased traffic congestion and limited street parking. Seven parcels on Spyhill Road NW and Thornton Road NW and within immediate vicinity of the parcel have front driveways. The minimum parking requirements of 0.5 per unit imposed under the current LUB are unrealistic.

Concerns brought forward by the residents including but not limited to: the size and scale of proposed development does not fit contextually with the nature and character of the surrounding community, increased density, limited parking, increased traffic, building height, privacy, waste/recycling, the existing flooding issues in the alley, aging infrastructure, public trees and safety concerns.

TGCA raised concerns as to no background planning evaluation and/or rationale for the proposed project and the lack of community outreach given the complexity, the size, scope and impact on the community. (See TGCA December 22, 2025 Submission)

SDAB2026-0087

Following the issuance of the Detailed Team Review (DTR) January 7, 2026 the applicant retained Spark Planning Group to undertake a Community Outreach to share information early, to provide clear visuals to explain what is being proposed and invite any site specific questions or comments.

Given the initial application circulated to the CA on December1, 2025 and our comments submitted December 22, 2025 and 32 letters of opposition referenced in the DTR we are of the opinion the Community Outreach undertaken only checks the box after fact . This is further evidenced as a completed Community Outreach Assessment Tool and Engagement Summary Report will be included with the applicant's resubmission and development permit review.

TGCA reviewed the DP2026-06104_Outreach Submission Package(March 1, 2025).pdf provided by Sparks Planning Group March 6, 2026.
Our take away is that several residents were engaged and much of the response was based on a review of a summary of 32 letters of opposition, our letter and standard themes identified through both applicant-led engagement and City-circulated correspondence including but not limited to; parking and traffic concerns, safety, increased density, parcel coverage, contextual fit, neighbourhood compatibility, privacy and shadowing, infrastructure capacity, quality of life concerns, streetscape, façade treatment, waste and recycling.
The amended application plans are not what was represented in the Community Outreach Engagement.

The amended plans indicate a reduction of building area (25.&2 m^2), parcel coverage (1.54%), softscaping (36.54%), sod (47.22 m^2) and shrubs (15) to accommodate an increased garage area (10.9 m^2), garage apron (1.49 m^2), waste & recycle pad (3.72m^2), hardscaping (91.79m^2) and landscaped area(19.38 $m^{2)}$ to accommodate the proposed garage, bike storage and waste/recycle pad.

The reduction in the Softscape Area and increase in the Hardspcape Area elevates are concerns with stormwater, drainage and our aging infrastructure. Several residents have stated that there are major stormwater run-off issues in the lane and the catch basin adjacent to the parcel.
Also please note that the roof area is 3.37 times larger than the roof area of the existing dwelling.

The Shadow Study Plan DP12/DP13 clearly shows the adjacent neighbour (Lot 5) will be affected.

The size and scale of the development is not sensitive, compatible or complimentary to the established area and creates a dramatic contrast with the physical development pattern of the adjacent single detached homes and the surrounding community

The intended purpose of R-CG zoning is to allow for moderate infill development while respecting the character of the low density residential area and ensuring development compliments the established area and does not create dramatic contrast in the physical development pattern.

Thorncliffe Greenview Community Association is in opposition to proposed development permit application DP2025-06104.

Patrick Saunders
On behalf of
Thorncliffe Greenview Community Association

403 Spyhill Rd. N.W.
File No: DP2025-06104

There are many concerns brought forward by residents including but not limited to:

This proposed development is massive and will increase the density in his area far too much. Six units and six secondary suites will significantly impact all aspects of surrounding residents lives.
-The large design of this structure being built so close to the street, its height and depth, relaxation of setbacks etc., will cause many issues with privacy, shadowing and parking.
-The increased amount of cars this development will create will cause an increase in traffic and an increase in on street parking. In an area with many side streets and a park directly across the road, visibility will be hindered and pedestrian safety will be compromised. As Thornton Rd is a direct street to two elementary schools, many children walk down this street daily.
As well there are many senior citizens living in close proximity to this proposed development, the opportunity for emergency vehicles to get close to the homes when needed, will be impossible with all the extra parked cars this development will bring.
-One home owner who is also a fire prevention specialist, worries about the closeness of this complex to the neighbouring homes. His expertise tells him this greatly increases the chance of a possible fire spreading to adjacent homes.
-Windows on top levels invade on the privacy of all surrounding properties. All adjacent properties are single story.
-Garages are so small that vehicles will have to be backed out to lane to load passengers and parcels when other cars are present on either side. This will cause delays and inconvenience to neighbours using the same lane way.
-The lane way behind this proposed development has a major water issue. City crews are there several times a year grading etc. The proposed 6 car garage will add to the degradation of this lane way and cause serious issues for everyone with a garage with back alley access.
-With 12 units plus irrigation and a sump pump planned, sewer and water infrastructure will not support this development which will also have 18 washrooms, 12 kitchens and 12 laundry demands. All this on a property that in the past has supported 1 home, 2 washrooms and 1 laundry.

In reading the article "How to Respond to a Development Application" on the YYC website, the city asks "What do you think?". After speaking with many Thorncliffe residents regarding the blanket re-zoning bylaw, the great majority of them were against it. But sadly their response was "Calgary city council does not care what I think." Who can blame us for thinking so negatively when the previous council voted so quickly for this bylaw when it was obvious how the majority of residents felt.
We are hoping that this new city council represents us more accurately than the last.

We the undersigned oppose the planned multi-unit construction at 403 Spyhill Rd. N.W.

Petition against DP2025-06104

We the undersigned oppose the planned multi-unit construction at 403 Spyhill Rd. N.W.

Name.	Address.	Signature
1. Simon Golom	1 Spyhill Cres NW	
2. Keegan Oliver	1 spyhill cres NW	
3. Anita Wong	4 Spyhill Cres NW	
4. Shauna Leaney	7 Spyhill Cr. NW	
5. Mehdi Salamati	419 spyhill n.w	
6. Jordan Potelkal	411 spyhill Road NW	
7. RENÉE R. ANDERSON	407 Spy Hill Rd NW	
8. Ryan Magon	323 Spyhill Rd NW	
9. Daijiro Okada	319 Spy Hill Rd NW	
10. Lindsay Kaing	319 Spyhill Rd NW	
11. Michele Zuliniak	315 Spyhill Rd NW	

We the undersigned oppose the planned multi-unit construction at 403 Spyhill Rd. N.W.

12.	Rod Zwinick	315 Spyhill Rd NW	
13.	SEAN LAGIMODIERE	311 SPYHILL RD NW	
14.	Peter Jones	303 Spyhill Road NW	
15.	Nicole Bewski	303 Spyhill Road NW	
16.	Colleen Brennan	223 Spyhill Rd NW	
17.	JEAN WHITLEY	223. SPYHILL RD. NW	
18.	Peter Gordon	408 Hawthorn Dr	
19.	Christine Doering	412 Hawthorn Dr NW	
20.	Wade Doering	412 Hawthorn Dr NW	
21.	KEITH BRENNAN	416 HAWTHORN DR	
22.	KYLE BRENNAN	416 HAWTHORN DR. NW	
23.	Kalvin Wu	327 Spyhill Rd NW	
24.	Mark Harding	6003 Thornburn Pl NW	
25.	Bette Harding	6003 Thornburn Pl NW	

We the undersigned oppose the planned multi-unit construction at 403 Spyhill Rd. N.W.

26. Joe Capone		~~304~~ SPYHILL RD NW
27. DAVID KNISS		6007 Thornburn DR
28. Deborah Kniss		6007 Thornburn Dr. N.W.
29. Maureen OBrien		208 Blackthorn Rd NW
30. [illegible]		208 BLACKTHORN RD
31.		
32.		
33.		
34.		
35.		
36.		
37.		
38.		
39.		

Comment Summary

Permit #: DP2025-06104

Address: 403 SPYHILL RD NW

Job Description: New: Rowhouse Building (1 building), Secondary Suite (6 suites), Accessory Residential Building (garage)

Name:	Corey chesson	Created Date:	December 2, 2025
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	635869240
Address:	428 Tavender road		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

This project is an eye soar for the community. Not to mention not having enough parking stalls for the amount of people that could live there. You can an influcnon people with no where to park. These hideous 6 plexes in the middle of side streets are ridiculous and shouldn¿t be allowed in any neighbourhood. Keep them to main roads and corner lots.

Attachments

Name:	Jamie Palinski	Created Date:	December 4, 2025
Phone:	[redacted]7	Circulation Referee:	N
Email:	[redacted]m	Number:	636302034
Address:	6015 Thornburn drive NW		
Overall:	In opposition of this application		

Area of Concern

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

Strengths / Challenges

I appreciate that everyone deserves and needs affordable housing. However, these large projects affect small communities like Thorncliffe. There is no infrastructure in these older areas that are able to support these large multi home projects.

Property Impact

I believe it will negatively affect the area. The schools in the area are at capacity. Our public library, pools and skating rinks are old and small and have not been updated in years. There is no parking available in these new unit. There will be 4-8 stalls provided for something that will hold 20 plus residents. The rent or mortgage will still be high enough that people will need roommates or need dual incomes homes to afford these places. That means extra vehicles on the street because adequate parking has not been provided in the build. It means, less safe streets for kids to ride their bikes, walk to school, etc.

Community Impact
None of these are met. If we have less safe streets due to higher volume of people and vehicles it does not mean it is a great community. These builds are not affordable and do not help the economy. They are also not green builds. The lots of jammed next to each other and don¿t allow for any green space.

Surrounding Impact
Amount of parking will go down significantly. Kids walking to school will be impacted because it will be less safe for them to go school with cars filling up the street. It will be less safe for kids to play on the road or ride their bikes on the streets. The visual appeal of the neighbourhood will go down because of more people being crammed in smaller areas. If it was a four unit townhouse that would be fine. But jamming 20 people on a lot that once held 4-5 is unreasonable.

General Comment
I hope this build doesn¿t go through. I hope the residents of our neighbourhood feel the same way & advocate for our safe, quiet neighbourhood to remain that way. If it was a duplex or a four unit townhouse, that would be reasonable. But these poorly built, large units with no parking are ruining our communities.

Attachments

Name:	Mark Harding	Created Date:	December 4, 2025
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	636473617
Address:	6003 , Thornburn Drive NW		
Overall:	In opposition of this application		

Area of Concern
Parking or loading zones
Landscaping plans
Privacy considerations
Garbage and recycling facility locations

General Comment
This development is too many units for a single lot in our area. It¿s all single-family homes. One single parking garage per unit is not enough parking most people today have at least two vehicles, and it will crowd the on street parking for the rest of the neighborhood.

Attachments

Name:	Tina Ross	Created Date:	December 5, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:	[redacted]	Number:	636703754
Address:	6 spyhill cres. N.W		
Overall:	In opposition of this application		

Area of Concern
Parking or loading zones
Other

General Comment
I am concerned about there being 6 residential and 6 secondary units. That is a likely minimum of 12 cars, up to 18 plus

cars that will require parking. Spyhill road is a snow route so the parking is already limited in the winter. As is, there are limited spots for the people currently living in the area. What will this do to our taxes? Are they for sale or are all the units for rent? It is a quiet residential area with single dwelling homes, I'm concerned about the changes this will bring.

Attachments

Name:	Douglas Abrahamson	Created Date:	December 6, 2025
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	636790355
Address:	2 Spyhill Crescent		
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

I find it hard to believe that this is in the neighborhoods best interest. The parking in this area is bad now with the possibility of 12 plus more vehicles is not acceptable. With a park across the street a kids playing . Please put a stop to this project.

DA

Attachments

Name:	Anita	Created Date:	December 6, 2025
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	636796366
Address:	4 Spyhill Cresent NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

I am strongly against this application. We have a lot of senior community members, cyclists and dog walkers in our neighborhood, if there is such a massive building with 6 dwellings and 6 secondary suites in such a small space it will definitely cause safety concerns. All the houses in the community are of similar height, if there is such a tall building it will cause light shadowing and affect visibility. I am also concerned for the plumbing and sewer systems, our neighborhood have many big, old trees with extensive tree roots, so there is already existing sewage problems, I am concerned that this

large building will affect the water pressure and the sewage drainage. Please do not approve of such a large building, please limit the number of dwellings or remove the secondary suites.

Attachments

Name:	Alissa Drzewiecki	Created Date:	December 2, 2025
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	636982776
Address:	6340 Travois Cres NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

This is a massive unit and would not fit well with the continuity of the neighbourhood. much of the area is only bungalows and putting in a 2 story will be well out of character and would be unsightly. As well this is very close to the next door property. I realize it currently is, but the existing structure is much smaller. If the new building had a fire, it would be extremely large and would spread very fast given the minimal fire protection plans in place. It would also remove several very healthy, very old large trees. Replacing it with 8 new ones does not have the same environmental impact. Further, there is no room left on the property for 8 trees and 40 shrubs to grow with the majority of the land being taken up by buildings. these new trees would likely not have enough space to grow and would not get as large as the existing trees. The unit has 6 dwellings and 6 secondary suites. That is 12 units where 1 unit existed before. only 6 parking spaces are being provided. Assuming each unit only has 1 sleeping quarter, that is 24 people that could be allowed to live there. If each of those people have a vehicle, as most people do because commuting in this city without one is not easy, that is 24 cars. there is absolutely not enough parking space for that many cars. if my understanding is wrong and it is only 12 people (6 units * 2 people each), that is still a possible 12 cars. that would be at least 6 cars on the street. Yes there is that island across the road, but that already has a lot of vehicles park there as it is. adding a potential 6 or more cars to the area is quite significant.

Attachments

Name:	Diana Christie	Created Date:	December 2, 2025
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	636982783
Address:	5916 Trelle Drive NE		
Overall:	In opposition of this application		

Area of Concern

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

General Comment
Thorncliffe is a residential community and was established in the 1950's. This development should be in a newer area that is more conducive to buildings such as this. The zoning bylaw should be reviewed and a major rethinking on the city's take on should be completed and not ignore the public and community's of Calgary input.

Attachments

Name:	Darcy L	Created Date:	December 8, 2025
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	637073595
Address:	344 Hawthorn Dr NW		
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

General Comment
Way too big of development for one lot Parking , traffic & safety issues

Attachments

Name:	Rod Zulinick	Created Date:	December 9, 2025
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	637169838
Address:	315 Spyhill rd NW		
Overall:	In opposition of this application		

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

General Comment
This type of housing does not fit in our neighborhood it¿s going to affect traffic,parking,etc. this is an established area and our members are happy with the way it is.

Attachments

Name:	Sean Lagimodiere	Created Date:	December 9, 2025

Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	637328178
Address:	311 Spyhill Road NW		
Overall:	In opposition of this application		

Area of Concern

Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones

Strengths / Challenges

Challenges, congestion in the neighborhood. There is not enough space for 12 units of parking. Too many units and will affect the quality of life for the existing people living in this community.

Strengths, none.

Property Impact

Yes it would affect the use and enjoyment, we have seen time and time again when neighborhoods get multi family dwellings there is no room to park in the neighborhood. Please stop this nonsense.

Community Impact

We have a lot of inventory with the major builders in the city, we should focus on filling those new communities first

Surrounding Impact

The quality of life will diminish due to the surge of residents on the street. There is not enough parking (only 6 total spots available) for 12 units, with the city average being 1.8 vehicles per dwelling which equals 21.6 vehicles. Where are the other 15 vehicles go?

General Comment

Please stop with this madness, there is lots of inventory available in the new development communities.

Attachments

Name:	Danielle Schappert	Created Date:	December 9, 2025
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	637343327
Address:	6028 Thornburn Drive NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

The proposed does not provide adequate parking for the potential number of inhabitants and their vehicles. This type of building will further stress the aging water and sewer infrastructure in an area with known problems.

Attachments

Name:	Tammy Schmidt	Created Date:	December 10, 2025
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	637498883
Address:	1 spyhill cres nw		

Overall: In opposition of this application

Area of Concern

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

General Comment

This is very large building on a former single home property. This development does not match the current area which is all single family homes (radius of 3 to 4 blocks). The proportion of green space to building size does not match the neighboring area and will affect the values of the existing homes. This development can have up to 24 plus people living in the complex with the potential for the same amount of vehicles. There are no provisions for providing enough parking spaces. A six car garage is insufficient for this project.

Attachments

Name:	Esther Choi	Created Date:	December 10, 2025
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	637635190
Address:	327 Spyhill Road NW		
Overall:	In opposition of this application		

Area of Concern

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

Strengths / Challenges

A potential strength is that it adds more housing options. However, the challenges substantially outweigh the benefits. The proposal introduces a 6-unit rowhouse with 6 secondary suites¿12 units total¿on a street made up entirely of 1950s single-detached homes. This creates a significant mismatch in scale, massing, and character. The intensity of the development would increase parking demand, traffic, noise, and overall activity in an area that currently functions as a quiet, low-density residential street. The design does not integrate well with the existing neighbourhood context.

Property Impact

My home is directly across the street from the proposed development, and it will significantly reduce my use and enjoyment of my property. The height and massing of a 6-unit rowhouse with 6 secondary suites will noticeably decrease the natural light that my home currently receives. In addition, the amount of parking required for up to 12 units will likely overflow onto the street, with spillover parking occurring in front of or near my property. This will increase congestion, reduce accessibility to my own home, and negatively affect the quiet residential character that I intentionally purchased this property for. If I wanted to live in a high density area, I would have bought more inner-city.

Community Impact

While the City supports additional housing options, these goals must be balanced with context-sensitive design and respect for established neighbourhood character. This proposal does not match the community's built form, scale, or streetscape. The surrounding streets consist entirely of single-detached homes, and introducing a 12-unit structure is not managing growth or change appropriately¿especially given the 1950s-era infrastructure. A better fit would be lower-intensity development, such as a single-detached or semi-detached home with one secondary suite, or a smaller multi-unit form that transitions appropriately to its surroundings.

Surrounding Impact

The surrounding blocks are composed exclusively of single-detached homes, and a 6-unit rowhouse with 6 secondary suites is not compatible with the established context. Parking is a major concern: only 6 garage stalls are provided for 12

units, which is insufficient. Overflow parking will inevitably spill onto the street, reducing visibility and creating safety concerns for pedestrians and neighbourhood traffic. The small back alley is not designed to support this level of vehicle movement, which will worsen congestion and create operational challenges. The increase in density, traffic, and activity will negatively affect neighbours¿ quality of life.

General Comment

Prior to the blanket rezoning currently being repealed, this neighbourhood is RC1 (single-detached residential). The proposed 6-unit rowhouse with 6 secondary suites represents a significant departure from this designation, overdevelops the site, and does not align with the existing streetscape. The building¿s height and massing are incompatible with surrounding 1950s single-detached homes, overshadowing neighboring properties and disrupting the street character. Preserving the single-detached character, and managing traffic, parking, and privacy impacts, is critical.

Attachments

Name:	David Kniss	Created Date:	December 10, 2025
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	637699111
Address:	6007 Thornburn Dr. NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Thorncliffe has a wide variety of properties, low rise apartments ,condo complexes, fourplex/duplex, single family homes with basement suites and single family homes. The district has always been this way with each design fitting in as it should in the community.
When residents decide to invest in major property upgrades or major renovations they expect that the Quality of the community is preserved.
In no way does this project fit in this area of the community. It is as out of place as a six story office building.
This is a perfect example why rezoning in its present form is completely out of touch with what residents expect.

Attachments

Name:	Deborah Kniss	Created Date:	December 10, 2025
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	637742351
Address:	6007 Thornburn Drive NW, Calgary		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

As a 58 year resident of Thorncliffe, I am very concerned with the proposal of multifamily dwellings going up in the middle of single family homes in my neighbourhood. Parking is a big problem as secondary suits become more popular. With 6 units and 6 secondary suits on that corner and only 6 parking stalls, this means there will be more cars on the street. The proposal for this project is 10 meters high, which is out of character for our part of the neighborhood and is closer to the street, which may block visibility on the corner. Our roads are narrow and with cars parked on both sides will make safety a concern. The communities have said they do not want this kind of infill but the city is still letting these developments go through, even as city council is trying to repeal the blanket rezoning. The city should suspend all new multifamily proposals until council has made a final decision.

Attachments

Name:	Renee Anderson	Created Date:	December 10, 2025
Phone:		Circulation Referee:	N
Email:	[redacted]t	Number:	637746763
Address:	407 Spyhill Road NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

I am concerned with the additional traffic and parking this development will cause. I am primarily concerned with the power and water supply issues, there are already issues with this infrastructure today. This is a quiet community, this development will remove that quietness and cause a loss of pride in home ownership.

Attachments

Name:	Daijiro Okada	Created Date:	December 11, 2025
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	637870483
Address:	319 Spyhill Road NW		
Overall:	In opposition of this application		

Area of Concern

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

SDAB2026-0087

General Comment

Please do not follow through with this land development. This is a mature, and peaceful neighborhood. I strongly believe that building these tiny housing options destroys the neighborhood.
Firstly, all the housing currently built in this area are either bungalows or smaller - my point being that nothing is very tall. The surrounding houses to this new development would lose lots of sunlight.
Parking is also a huge concern. Currently, there is lots of street parking and if building new housing like this continues, the street parking will become too tight. You try to justify this by building single park garages for the units but most households are at least x2 cars per house nowadays. Having 12 new homes to replace one will make the street parking crowded. This leads to more accidents on parked cars on the street. My friend lives in Kingsland area currently and the street parking there is so crowded that there's permits required. There's been multiple hit and runs on vehicles parked on the street, vehicles being broken into, etc. Theft/crime would rise due to the large amount of cars parked outside.
I understand that building this ONE proposed development wouldn't cause all the stress listed, but approving this development would mean that multiple more of these would take over the neighborhood. The community would lose it's mature and peaceful condition.
I could write on about this for a long time, but I hope you understand my voice of concern. I'd be much more onboard with a duplex being built. That way, the tenants can still have a yard, driveway, and an actual decent living space.

Attachments

Name:	Rod zulinick	Created Date:	December 11, 2025
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	638033425
Address:	315 Spyhill RD NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Section 20 of the Land Use Bylaw 1P2007 lists the rules that the City must follow when considering whether to grant a DC Bylaw. Notably, DC Bylaws must:
only be used to establish a development that, due to its unique characteristics, innovative ideas, or unusual site constraints requires specific regulation unavailable in other land use districts
not be used in substitution of any other land use district that could be used to achieve the same result AND must not be used to regulate matters that are regulated by subdivision or development permit conditions

Attachments

Name:	Elisha Noyes	Created Date:	December 12, 2025
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	638327030
Address:	411 spyhill road NW		
Overall:	In opposition of this application		

Area of Concern

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

Other

General Comment

I am writing to oppose this development application.

The proposed development is incompatible with the established character of our street and surrounding neighbourhood. This area is composed almost entirely of single-family bungalows with low building scale and low residential density. The proposal for a rowhouse building containing six dwelling units, each with a secondary suite, represents a significant and abrupt departure from that context.

Although described as six units, this development would effectively accommodate up to twelve households on a single lot. This level of density is excessive for a street of detached bungalow homes and does not provide an appropriate transition in scale, form, or intensity. The massing, height, and repetitive rowhouse form are out of character and visually dominant compared to surrounding homes.

Privacy impacts are a major concern. The increased height, number of units, and secondary suites will significantly increase overlooking into neighbouring yards and living spaces, permanently reducing privacy, quiet enjoyment, and the sense of separation that currently exists between properties.

The proposed intensity also raises concerns regarding infrastructure capacity, particularly water supply and water pressure. Multiple kitchens, bathrooms, and laundry facilities on one lot will place additional demand on infrastructure originally designed for low-density residential use.

Approval of this application would set an undesirable precedent and encourage further over-intensification on the street, fundamentally altering the character and livability of the neighbourhood over time.

For these reasons, I respectfully request that this application be denied or significantly revised to better align with the existing scale, density, and character of the neighbourhood.

Attachments

Name:	Jordan Potekal	Created Date:	December 12, 2025
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	638330956
Address:	411 Spyhill RD NW Calgary		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

I am a homeowner living two doors down from the proposed development at 403 Spyhill Rd NW, and I am writing in opposition to this application. This is my family¿s first home, one we worked hard to purchase and maintain, and we

chose this street for its privacy, sunlight, and strong sense of community.

While I understand the City¿s push for increased density, this proposal is far too aggressive for the existing context of Spyhill Road. The scale, unit count, and proximity of the building would significantly reduce privacy and sunlight for nearby homes and change the livability of the street in a way that feels disproportionate.

I am especially concerned about the impact on the senior resident living immediately next door. She is in her late 80s or early 90s and has paid property taxes in this city for over five decades. Increasing density and building mass so close to her home raises real safety concerns, including elevated fire risk and emergency response challenges. These risks matter when approving development of this intensity beside a vulnerable, long-time resident.

There are also infrastructure issues that appear to be overlooked. Water pressure on this street is already strained, and additional dwelling units and secondary suites will only make it worse. Parking is limited, and increased traffic, garbage collection, and service vehicles will further impact safety and access.

The current owner of 403 Spyhill Rd has not maintained the property, including failure to clear snow, cut grass, or engage with neighbours. This raises legitimate concerns about long-term stewardship once redevelopment occurs.

Finally, this property sits at the natural low point of the street and experiences seasonal flooding in the backyard due to runoff from the alley. The previous owner waited until after spring to sell for this reason. City crews routinely restore washed-out gravel behind 403 each spring, and this history should be reviewed through City records before approving redevelopment.

Zoning compliance alone should not determine approval. I respectfully ask the City to reconsider this application or require significant reductions in scale and intensity to protect safety, infrastructure, and the livability of long-standing residents.

Attachments

Name:	Jean Yang	Created Date:	December 14, 2025
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	638462529
Address:	6004 Thornburn Drive Northwest		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

The single-family residence located at 403 Spyhill Rd NW proposed to be redeveloped into a rowhouse consisting of six units, and 6 secondary suites with twelve separate entrances. We do not support this build due to the number of units it proposes to have.

This redevelopment raises several significant concerns regarding convenience and safety for our community. The property is situated on a corner bend. We don¿t have limits of how many people can reside in a private home and nor do we check. So let's assume the original residence housed approximately five occupants (a couple with two to three children), the proposed development could increase the population to five occupants per unit, or potentially up to 54 residents in total. This substantial increase would likely result in parking congestion for nearby homes. Additionally, roadway space would be reduced, increasing blind spots and the likelihood of traffic-related incidents to both pedestrians and drivers.

The internal design of the proposed rowhouse will also need to be carefully reviewed to ensure adequate fire exits and

emergency access. Surrounding single-family homes may also face additional fire safety requirements as a consequence of this development.

Similar redevelopments near two post secondary schools U of C and Sait have demonstrated the potential impact of such changes. In those areas, inconsistent building heights, narrowed roadways, and winter snow accumulation have contributed to traffic congestion, safety risks, and not enough parking.

We urge the City to carefully consider the impact this development will have on community residents. While we are not opposed to the construction of a duplex or a small development with three units, a proposal that includes six units with six secondary suites and no designated parking for those secondary suites will significantly impact parking, traffic safety, and the overall quality of our life in our neighborhood.

Attachments

Name:	Felix Zeng	Created Date:	December 15, 2025
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	638554379
Address:	219 Spyhill Rd NW Calgary		
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

In opposition to Development Permit DP2025-06104, I am writing as a resident living on Spyhill Rd NW, directly along the street frontage of the proposed development. My concerns related to building massing and height, parking and loading, vehicle and pedestrian access, privacy consideration, and garbage and recycling facility locations. The proposed 12 unit development represents a level of density that is not compatible with existing low density residential character of Spyhill Rd NW. The scale and massing of the building will significantly change the streetscape and increase shadowing impacts. Parking provision for this developments is insufficient for the number of households proposed. As a result, overflow parking will occur on spyhill rd nw, directly affecting nearby homes, reducing sightlines, crating safety concerns, and complicating winter snow clearing and emergency access. All vehicle access for this development will rely on spyhill rd nw. the increased traffic volume and turning movements will reduce pedestrian safety, particularly for seniors and children, and increase congestion on a residential street not designed for this level of activity. The building design and second story windows raise privacy concerns for adjacent and nearby properties due to overlooking and increased activity. Finally, the volume of garbage, recycling, and compost bins generated by a 12 unit development raises concerns regarding adequate on site storage, impacts on the streetscape, and conflicts with snow storage during winter months. For these reasons, I respectfully request that this application not be approved.

Attachments

Name:	Kalvin Wu	Created Date:	December 15, 2025
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	638727684
Address:	327 Spyhill Rd NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Hello,
I¿m sharing my strong opposition to the proposed 6 unit development (with 6 suites) across the street at 403 Spyhill Rd NW. I understand redevelopment happens, but this project raises several issues that will have a large negative impact on the neighborhood:

Our neighborhood is made up of single family homes from the 1950s. Developing a multi unit building of this size doesn¿t match the character of the neighborhood and changes the feel of the street. It¿s not what this area was designed for and not the right place. The neighborhood is old, and I also have concerns that the underground systems such as sewer and water, will run into issues with the potential of 12 households on one lot. With such old infrastructure, we already have issues with sewage and drainage, and I¿m worried the development will further increase the risk of these issues.

The building is two storeys and directly across from us. It will block one of the few sources of sunlight into our home and yard. It also poses privacy concerns, as people on the second level will be able to look over our fence and into our windows and backyard. The development¿s density will bring a lot more activity and noise into what has been a quiet neighborhood ¿ one of the main factors I considered when purchasing our home.

Even with six single car garages, there will be more vehicles than the property can handle. Overflow parking will end up on the street, which is already narrow making the area more congested than it was ever intended to be.

Lastly, the development is planning to remove six large, old trees. These trees are part of what gives the neighborhood its character, and they provide environmental benefits. The replacement trees won¿t come close to the size or value of what¿s being removed, especially with the limited space left on the lot. Removing these mature trees also increases runoff. That water has to go somewhere, and that will put even further strain on the old infrastructure.

Thank you for taking my concerns into consideration,
Kalvin Wu

Attachments

Name:	Marion McGillivray	Created Date:	December 16, 2025
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	638959467
Address:	207 Spyhill Road N.W.		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

I have lived on this street for many decades and I have enjoyed the quiet residential life here. I feel that more concentrated housing in this neighbourhood is not the right fit.

Attachments

Name:	Run Luo	Created Date:	December 17, 2025
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	639002819
Address:	343 Hawthorn Dr NW Calgary		
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

In opposition to Development permit DP2025-06104, I am writing as the property owner of 343 Hawthorn Dr NW, within the immediate surrounding area of the proposed development at 403 spyhill rd NW. My concerns relate to building massing and height, parking and loading, vehicle and pedestrian access, privacy considerations, and garbage and recycling facility locations. The proposed 12 unit development (6+6) represents a significant increase in density that is not compatible with the existing low-density residential character of the surrounding neighbourhood. Parking provision for this development is insufficient for the number of households proposed. As a result, overflow parking will extend beyond spyhill rd and into nearby residential streets, including Hawthron dr nw, creating congestion, safety concerns, and challenges for winter snow clearing. Increased traffic associated with this development will affect surrounding streets used for neighbourhood circulation. Higher traffic volumes and additional turning movements will reduce pedestrian safety and negatively impact the quiet residential nature of the area. In addition, the volumen of garbage, recycling, the compost bins generated by a 12 unit development raises concerns regarding adequate on site storage, impacts on nearby streets, and conflicts with snow storage during winter months. For these reasons, I respectfully request that this application not be approved.

Attachments

Name:	Xi Liang	Created Date:	December 17, 2025
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	639002909
Address:	304 56 AVE NE Calgary		
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

In opposition to Development permit DP2025-06104, I am writing as a property owner residing at 304 56 Ave NE. While my property is not located immediately adjacent to the proposed development at 403 spyhill rd nw. I am concened about

the broader planning implications of approving a 12 units ¿6+6¿development within an established low-density residential area. Approving a development of this scale creates a precedent that makes it increasingly difficult to prevent similar large multi-unit projects from spreading throughout nearby communities, including Thorncliffe. Over time, the cumulative impact of such approvals can sighificantly alte neighbourhood character and place additional pressure on local infrastructure, including traffic, paking, and waste management. For these reasons, I respectfully requset that this application be reconidered in light of its potential precedent setting and cumulative impacts.

Attachments

Name:	Colleen Brennan	Created Date:	December 17, 2025
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	639148701
Address:	223 Spyhill Rd NW		
Overall:	In opposition of this application		

Area of Concern

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

Strengths / Challenges

I do not see any strength in adding a rowhouse building in this community that was designed for single dwelling homes. The challenges of such a large complex are many including parking, increased traffic, safety concerns, infrastructure demands (street, alley, sewage, water¿) garbage and recycling concerns. At present, the city does a very poor job of maintaining the lane ways of Spyhill Road. How will they be able to further manage them with an additional 12 living units? No doubt there are many more negatives that I am not aware of and may not be evident until the damage has been done, infrastructure damaged and community spirit broken beyond repair.

Property Impact

Spyhill Rd and many of the surrounding streets are quiet residential streets where we enjoy walks, playing with our dogs and chatting with our neighbours. It is safe for kids to ride their bikes, play and walk to school. Such an increase in traffic will most certainly negatively impact the safety and enjoyment of my property, my neighbourhood and the community.

Community Impact

Sure this development provides additional housing, but what it really achieves is profit for the builder. There does not appear to be ANY concern for the Thorncliffe community. The builder does not live on this street and will not care about the negative impact it will have. Will the builder be responsible for ongoing maintenance, property management and upkeep? If not well maintained, this one lot can greatly and negatively impact property values! I have invested in my house and this neighbourhood, the builder¿s concern is how much money they can make off this one lot! This is a community of single dwelling homes, adding a large row house complex is not suited. I understand how the city manages growth is changing, but it does not need to change so drastically and with such negative impacts. A duplex style building that more appropriately blends in and does not comes with an array of concerns, still addresses growth while showing respect for the community and existing home owners

Surrounding Impact

Increased traffic! Adding a 12 unit complex in a city that is in love with vehicle ownership, could very feasible see an additional 24+ automobiles to this one lot!!!
Parking! Those tiny garages will at best take 6 cars off the streets. And realistically, several of the garages will become storage units. Where will everyone park? No, we don¿t own the street in front of our home but people make an effort to respect our neighbours. That will not be possible with so many units. What comes with that is added hostility and a decrease in community spirit.
As well, if this development is approved, it is a green light for future similar developments. These types of developments are not sustainable and will continue to create problems for the community.

General Comment

Please, please reconsider the size of this development! This proposal is all about the builder¿s profit. There is no consideration for this community or the existing homeowners and their properties.

Attachments

Name:	Jason Kent	Created Date:	December 19, 2025
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	639696218
Address:	3 spyhill crescent nw Calgary Alberta		
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 building is going to be way to big, it'll be a hug eye sore in the middle of our modest community. There's not enough space to park the amount of possible vehicles that could be there. It will cause so much more congestion around the intersection that is there that it will make it dangerous.

Property Impact

There will be a lot less parking through the neighborhood, the look of the community as a whole will go down.

Community Impact

This will worribly impact the community, the best part of this community is that houses aren't crammed in like sardines like in the south, this is the total opposite of that idea! It's not managing growth, it'll start a trend of over populating the community. Schools are full enough as it is here. And the fact that it'll be rentals and for the size in theory cheap rentals, what kind of people will we have living there? We have kids that play on the greenspace in the middle of the crescent all the time I don't want to see them be unable to because of questionable people across the road

Surrounding Impact

The size of this would end up making it right beside the house on the adjacent lot which of I was them I would hate, it's horrible have someone's house within 10 feet of yours. Who is interviewing the people that are renting it, we don't want to turn this neighborhood into a dump. We also don't want property values to drop due to this huge development. There's not enough parking for the amount of vehicles that could be involved. The height would look horrible in a community of bungalows. There's to many units to the size of the space

General Comment

Me and everyone in the neighborhood that I've talked to are very very against this development to the point of possibly doing a stake out protest on the premises if this gets approved. We don't want it, we have many reasons not to want it and we are trying to make sure our voices are heard cause we won't stand for this!

Attachments

Name:	Shirley Vuong	Created Date:	December 21, 2025
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	639827394
Address:	208 Hawthorn Drive NW		
Overall:	Neither in support nor in opposition of this application		

Area of Concern

Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones

General Comment

I would be fine with this development

Attachments

Name:	Rob Armstrong	Created Date:	December 22, 2025
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	639974722
Address:	6004 Thornbank Dr nw		
Overall:	In opposition of this application		

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

Strengths / Challenges
Far too many suites for location, 4 max.

Property Impact
Street parking alone will be problematic

Surrounding Impact
When we bought our home, we wanted a quiet neighborhood and an opportunity for investment appreciation. This takes away from both.

Attachments

Name:	Susan OKeefe	Created Date:	December 22, 2025
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	639984752
Address:	6004 Thornbank Dr NW		
Overall:	In opposition of this application		

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

General Comment
Way too dense of the number of ocupants, no parking. A massive structure in a community that didn't even allow duplexes before the ridiculous blanket rezoning came in.

Attachments

Name:	Enmax	Created Date:	December 22, 2025
Phone:		Circulation Referee:	Y
Email:	EPC_Permits@enmax.com	Number:	640003182
Address:	Circulation Referee No Address		
Overall:	In opposition of this application		

Area of Concern
Building (massing, façade, height, shadowing, etc.)
Landscaping plans

General Comment
Proposed landscaping, building, and garage conflict with the existing Enmax facilities.

Attachments
SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2025-06104_Conflict Letter 2025-12-22.pdf
SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2025-06104 Redline- Site Plan.pdf
SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2025-06104 Redline- Landscape.pdf
SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2025-06104 Redline- Elevation.pdf

Name:	Troy Maney	Created Date:	February 18, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	652429183
Address:	307 spyhill rd nw		
Overall:	In opposition of this application		

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

General Comment
Seems to be very high density for this location 12 residential units on a lot that was previously a single family home.
12 units gives the potential of up 48+ people suddenly inhabiting this lot.
Parking does not appear to be adequate for that many units or people.
6 units seems more logical for the space and community

Attachments

Name:	Enmax	Created Date:	March 9, 2026
Phone:		Circulation Referee:	Y
Email:	EPC_Permits@enmax.com	Number:	656394598
Address:	Circulation Referee No Address		
Overall:	In support of this application		

Area of Concern
Building (massing, façade, height, shadowing, etc.)

General Comment
Attached is the conflict release letter for the conflicts noted in the previous review.

Attachments

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2025-06104_Conflict_Release Letter 2026-03-09.pdf

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - Vera I Residential - Spyhill Rd NW - DR _ IFR04032026.pdf

Name:	Scott Balkwill	Created Date:	April 4, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	662143178
Address:	12 Trafford Crescent NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

The current plans a maximized lot coverage of the building footprint with no integration into context of the neighborhood. There are too many units being squeezed into the residential lot that was originally designed for 1 single family home or 1 duplex home (with laneway access) not the number of proposed units.
Current blanket rezoning allows for 4 units + 4 suites per lot. The proposed density surpasses the by-law.
Inadequate parking for the proposed number of units a total of 12 units when the main unit and secondary suites are considered. The lack of on-site parking will lead to overflow onto streets, congestion, safety hazards, neighborhood air quality, and neighborhood disruption. Most units will have 2 cars, basement suites likely 1. Adding any vehicles to the street that are not managed on site is not integration into the community, it is invading the community. Additional impacts on local parking when visitor parking is considered.
Noise levels once the development has been competed will impact the quality of life on the street. If air conditioners are included for each unit, the noise generated by multiple compressor unit will have sound attenuation concerns. If no air conditioning is provided the number of window mounted portable air conditioning units will have sound attenuation issues.
Concerns regarding the overall safety of the neighborhood during and after construction ¿ theft, and fire.
The proposed development if rental will bring and increased population into area. The rental market will result in a changing population demographic into the community which can result in impacts on safety and enjoyment. Moving trucks at the end of every month etc. Pride of ownership and being part of the community will go by the wayside.
The proposed development may provide for an increase in the rental or sales market; however, will not comply with providing affordable units to the market. The proposed development will not appreciably increase middle income housing or provide a residence to people who want to raise families in the area.
Maintenance of rental units leading to community concerns

Attachments

Name:	Jean Whitley	Created Date:	May 5, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	669139871
Address:	223 Spyhill Rd NW		
Overall:	In opposition of this application		

Area of Concern

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

Strengths / Challenges

This development is too large and does not fit into the community.

Property Impact

Yes! I chose to live in a quiet community where I enjoy running, cycling and walking. I visit with my neighbours while out for walks and enjoy time in our front and back yard. I like to leave my windows open to hear birds not cars and I'm not worried for the safety of neighbourhood kids or pets around local traffic.

Community Impact

This project does not seem to match any of Calgary's community goals - it takes away green space, increases traffic which does not encourage connection with in a community, Perhaps we need more housing in Calgary. Let's add a secondary suite or even a duplex. Let's work with the Thorncliffe community to facilitate growth and change in a thoughtful and responsible way to ensure our community stays great, not just add a massive project so the developer prospers and walks away. Are the residents of Thorncliffe, the ones who already own property and are invested in this community, not important too? Is it fair to us to add such a large deviation from the current community design.

Surrounding Impact

Of course this development will negatively impact it's surroundings. Parking, traffic, noise, litter.... 12 units can conceivably mean 36+ residents and perhaps as many vehicles. Where do they all park? One garage per unit hardly solves the parking need! The traffic will have a significant negative impact on the residents enjoying walks and time in their yards? How about the many children walking to school or meeting up with friends? A project that large comes with ongoing property maintenance and garbage and recycle demands on top of the added traffic and noise.

General Comment

Please do not approve this development. Consider all of us who chose to live in Thorncliffe for the community it is and let's move forward with thoughtful growth and development. Thank you.

Attachments

From: Temitayo Ajibade
To: Calgary SDAB Info
Cc: Rick Grol; Rick Grol; saphos345
Subject: [External] RE: Notice of Hearing: SDAB2026-0087 (Parcel: 5951 Thornton Road NW / Building: 403 Spyhill Road NW, DP2025-06104)
Date: Monday, June 8, 2026 7:46:58 AM
Attachments: image001.png
image001.png

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To whom it may concern,
Our firm is the Applicant of development permit DP2025-06104, which is the subject of appeal SDAB2026-0087. The appeal is scheduled for a Procedural and Jurisdictional hearing on June 23, 2026. Please be advised that Mr. Rick Grol (cc-ed) has been retained as our agent/representative with respect to the appeal and development permit application. Mr. Grol (cc-ed) and I will attend the Procedural and Jurisdictional hearing.

Regards,

Temitayo Ajibade
Architect, AAA, AIBC, MRAIC

Green Birch ARCHITECTURE INC.

Phone: (587) 437-7525 | Mobile: (587) 582-6630
temitayo@grnbarch.com | www.grnbarch.com
#200, 1212 1st Street S.E. Calgary, AB T2G 2H8

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From: Calgary SDAB Info <Info@calgarysdab.ca>
Sent: June 4, 2026 9:25 AM
To: Calgary SDAB Info <Info@calgarysdab.ca>
Subject: Notice of Hearing: SDAB2026-0087 (Parcel: 5951 Thornton Road NW / Building: 403 Spyhill Road NW, DP2025-06104)

Please see the attached documents pertaining to the upcoming Procedural & Jurisdictional hearing for **SDAB2026-0087.**

If you wish to take part in the hearing, you may do so by visiting our website. The video conference link, phone number and access code are located at the bottom of our homepage and are also on the participating and the upcoming hearings pages.

Thank you

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



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From:	Bill T.
To:	Calgary SDAB Info
Cc:	Temitayo Ajibade; rgrol@grol.ca
Subject:	[External] SDAB2026-0087 (Parcel: 5951 Thornton Road NW / Building: 403 Spyhill Road NW, DP2025-06104); P&J hearing June 23
Date:	Monday, June 8, 2026 7:41:13 AM

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To whom it may concern,

Our company, 2169551 Alberta Ltd., is the registered owner of the property 5951 Thornton Road NW, which is the subject of appeal SDAB2026-0087 and development permit application DP2025-06104. The appeal is scheduled for a Procedural & Jurisdictional Hearing on June 23, 2026. Please be advised we have retained Mr. Rick Grol (cc-ed) as our agent/representative with respect to the appeal and development permit application. He is authorized to represent the registered property owner and make submission on our behalf.

Kind regards,

William Truong,

Director 2169551 Alberta Ltd.

GreenBirch
ARCHITECTURE INC.



DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

THIS IMAGE IS A CONCEPTUAL RENDERING PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY.

PROPOSED

VERA I RESIDENTIAL, SPYHILL

403 SPYHILL ROAD N.W. CALGARY, AB
LOTS 6; BLOCK 7; PLAN 1943GV

ISSUED FOR DEVELOPMENT PERMIT

DRAWING INDEX

SHEET #	SHEET NAME
DP.01	Cover Sheet
DP.02	Review & Analysis
DP.03	Key Plan
DP.04	Survey Plan
DP.05	Site Plan
DP.06	Landscape Plan
DP.07	Floor Plans
DP.08	Floor Plans
DP.09	Elevations
DP.10	Sections
DP.11	Garage
DP.12	Shadow Study
DP.13	Shadow Study

LEGEND

Existing Property Line.....
Existing Setback Lines.....
Proposed Concrete.....
Proposed Dwellings.....
Proposed Cantilever.....
Proposed Garage.....
Proposed Roof Overhang.....
Proposed Mulch.....
Proposed Decorative Stone.....
Proposed Sod.....
Windows..... W
Doors..... D
Garage Door..... GD
Overhead Door..... OD
Existing Geodetic..... 101.23
Proposed Geodetic..... 101.23
Water Service Line ..... W
Storm Service Line ..... ST
Sewage Service Line ..... S

CODE REVIEW

This analysis is based of the National Building Code of Canada, Alberta Edition, 2023

DESCRIPTION:
Rowhouse building and garage
- Number of dwelling units: 6.0
- Number of suites: 6.0

BUILDING AREA
- Rowhouse: 377.54 m²
- Garage: 119.96 m²

GROSS FLOOR AREA
- Basement: 377.54 m²
- Main Floor: 377.54 m²
- 2nd Floor: 377.54 m²
- Garage: 119.96 m²

BUILDING HEIGHT:
- Rowhouse: 2 Storeys
- Garage 1 Storey

OCCUPANCY CLASSIFICATION
Group C - Residential Occupancy
Rowhouse is classified under Part 9 - Small Buildings.

OCCUPANT LOAD
2 persons per sleeping room

FIRE & LIFE SAFETY:
9.10.9.16
- 1-hr FRR of wall assemblies between residential suites
- 1-hr FRR of floor assemblies between stacked suites
- 1-hr Load bearing elements

SMOKE AND CO ALARM
9.10.19.3 & 9.32.4.1 Hardwired and interconnected in each dwelling unit

MEANS OF EGRESS
- Each suite required to have a code complaint exit or shared protected exit path
- Bedroom windows to meet egress size (0.35m2 clear operable window - 380mm min. width

SOUND TRANSMISSION
9.11.1.1 (b) Min. STC between dewlling unit is 50

ZONING BYLAW REVIEW

This analysis is based of the City of Calgary Land Use Bylaw1P2007

MUNICIPAL ADDRESS:
- 403 Spyhill Road N.W. Calgary, AB

LEGAL ADDRESS:
- Lot 6; Block 7; Plan 1943 GV

LAND USE DESIGNATION:
- **R-CG Residential - Grade-Oriented Infill**
- Neighboring Lots' Designations: **R-CG**

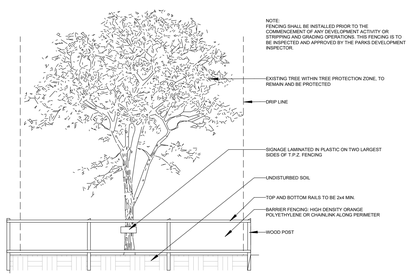
PROPOSED USES:
- Rowhouse (Discretionary)
- Secondary Suite (Permitted)

DESCRIPTION:
Single Rowhouse building with a 6-car detached garage
- Number of dwelling units: 6.0
- Number of secondary suites: 6.0

SITE AREA
- 846.16 m² = 0.084616 ha

GROSS FLOOR AREA
- Basement = 377.54 m²
- Main Floor = 377.54 m²
- 2nd Floor = 377.54 m²
- Garage = 119.96 m²

SECTION	*DESCRIPTION*	*REQUIRED*	*PROPOSED*
GENERAL			
529	Density (Units/Ha)	75.0 max.	70.91
532	Facade Width	4.2 m min.	6.33 m
534 (d)	Parcel Coverage	60.0 % max.	58.80 %
SETBACK (Rowhouse)			
537	Front Setback	3.0 m min.	3.00 m
539 (1)	Side Setback	1.2 m min.	1.52 m
539 (6)	Side Setback (Street)	0.6 m min.	0.60 m
540 (2)	Rear Setback	1.2 m min.	3.19 m
SETBACK & HEIGHT (Garage)			
345 (6) a	Building Height	4.6 m max.	4.20 m
345 (6) b	Eaveline Height	3.0 max.	2.70 m
345 (1)	Side Setback (Street)	1.2 m min.	1.20 m
	Rear Setback	1.2 m min.	1.20 m
345 (2) c	Side Setback	0.0 m min.	0.30 m
BUILDING HEIGHT			
541 (2)	Building Height	11.0m	10.15m
LANDSCAPE			
542 (7)	Soft Landscape	30.0% min.	61.07 %
542.2 (2)	1.0 Tree per 110m²	8.0	8.0 Trees
	3.0 Shrubs per 110m²	23.0	25.0 Shrubs
OTHERS			
543 (2)	Amenity Space		≥ 54 m²
546 (2)	0.5 Parking Stalls / Unit	6.0	6.0 Parking Stalls
546.2 (1)	1.0 Bike Stalls / Suite	6.0	6.0 Class 1 Bike Stalls



4 **TREE PROTECTION**
1 : 40

OTHERS

BIKE LOCKER SPECIFICATIONS:
Provided 3.0 Dero Single (D1) in-ground mounted Bike Lockers (Class 1) or similar to accommodate bicycle parking stalls. As indicated on A101 Site plan. To be installed according to manufacturers' installation guide.

GARBAGE/RECYCLING
Shared Storage and collection

LIGHT FIXTURES (OR EQUIVALENT)

Fitting:	E27
Max. Watt:	1X100W
Standard Lamp:	E27
Ships with:	Bulbs not included
Line voltage:	110-120V, 50-60Hz
Operation Voltage:	110-120V, 50-60Hz
Safety Class:	1
Safety Type:	IP44
Certificated:	ENEC

DISCLAIMER
The Gas line information shown on this sheet is compiled from records maintained by ATCO Gas. No warrantee or guarantee is given as to the accuracy or completeness of those records. Service lines, water lines, storm, sanitary, electrical and cable as shown are schematic representation only and do not indicate the actual location or length of the service line. Dial-Before-You-Dig services should be utilized before commencement of any excavation or construction.

LANDSCAPE STAT

Parcel Area:	846.16 m²
Building Footprint:	377.54 m²
Garage Footprint :	119.96 m²
Garage Apron:	33.22 m²
Waste/Recycling Pad:	15.42 m²
Landscaping Area:	262.02 m²

HARD LANDSCAPE
Concrete Sidewalk: 141.61 m²

SOFT LANDSCAPE
Sod: 120.41 m²

Coverage: 45.95 %

NOTE
All soft landscaped area are to be irrigated by an underground irrigation system. Soil depth of 600mm for planting beds with shrubs and 300mm in all other areas. All plant materials must be species capable of healthy growth in Calgary and must conform to the standards of the Canadian nursery landscape association.

This property does not fall within the overland flow region of the floodway/flood fringe according to the map from www.calgary.ca

PLANTS LEGEND

TREE
Required: 1 tree per 110 m² (8 Trees)
Proposed: 8 Trees

SHRUB
Required: 3 per 110 110 m² (23 Shrubs)
Proposed: 25 Shrubs

EXISTING TREE ON SITE
- 6 existing trees to be removed

TREES
Name: COLORADO SPRUCE (CONIFEROUS) *(Picea pungens)*
Height: 2.0m minimum
Qty: 6

Name: AMERICAN MOUNTAIN ASH (DECIDUOUS) *(Sorbus American)*
Calliper: 0.06m minimum
Qty: 2

SHRUBS
- Mugo Pine
- Pinus Mugo

(Min. Height or Spread of 0.60m at time of planting)

SOD
Name: KENTUCK BLUEGRASS *(Poa pratensis)*

TREE TABLE

#	Variety	Species	Calliper	Canopy	Height	Owner	Status
T4	Deciduous		0.50	6.00	6.00	Private	Removed
T5	Deciduous		0.30	4.00	5.00	Private	Removed
T7	Deciduous	Ash, Green	0.45	7.50	7.00	Public	Removed
T8	Deciduous		0.25	5.00	10.00	Private	Removed
T9	Coniferous		0.50	5.00	9.00	Private	Removed
T14	Deciduous		0.40	5.50	5.00	Private	Removed
T15	Coniferous		0.40	5.00	11.00	Private	Removed

GreenBirch ARCHITECTURE INC.
#200, 1212 1st Street S.E. Calgary, AB T2G 2H8
5875826630 tenitayo@grnbarch.com

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

Key Plan

Seal

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- Any discrepancies, errors or omissions are to be reported to Green Birch Architecture Inc prior to a start of construction.

Project Title
Vera I Residential - Spyhill

Legal Address
Lot 6
Block 7
Plan 1943 GV

Municipal Address
403 Spyhill Road N.W. Calgary, AB

NOT FOR CONSTRUCTION

5 Issued for Review	06 Oct 2025
6 Issued for DP	24 Oct 2025
7 Issued for DP	25 Nov 2025
8 Issued for DR 1	04 Mar 2026
9 Issued for DR 1	19 Mar 2026
10 Issued for DR 2	16 Apr 2026

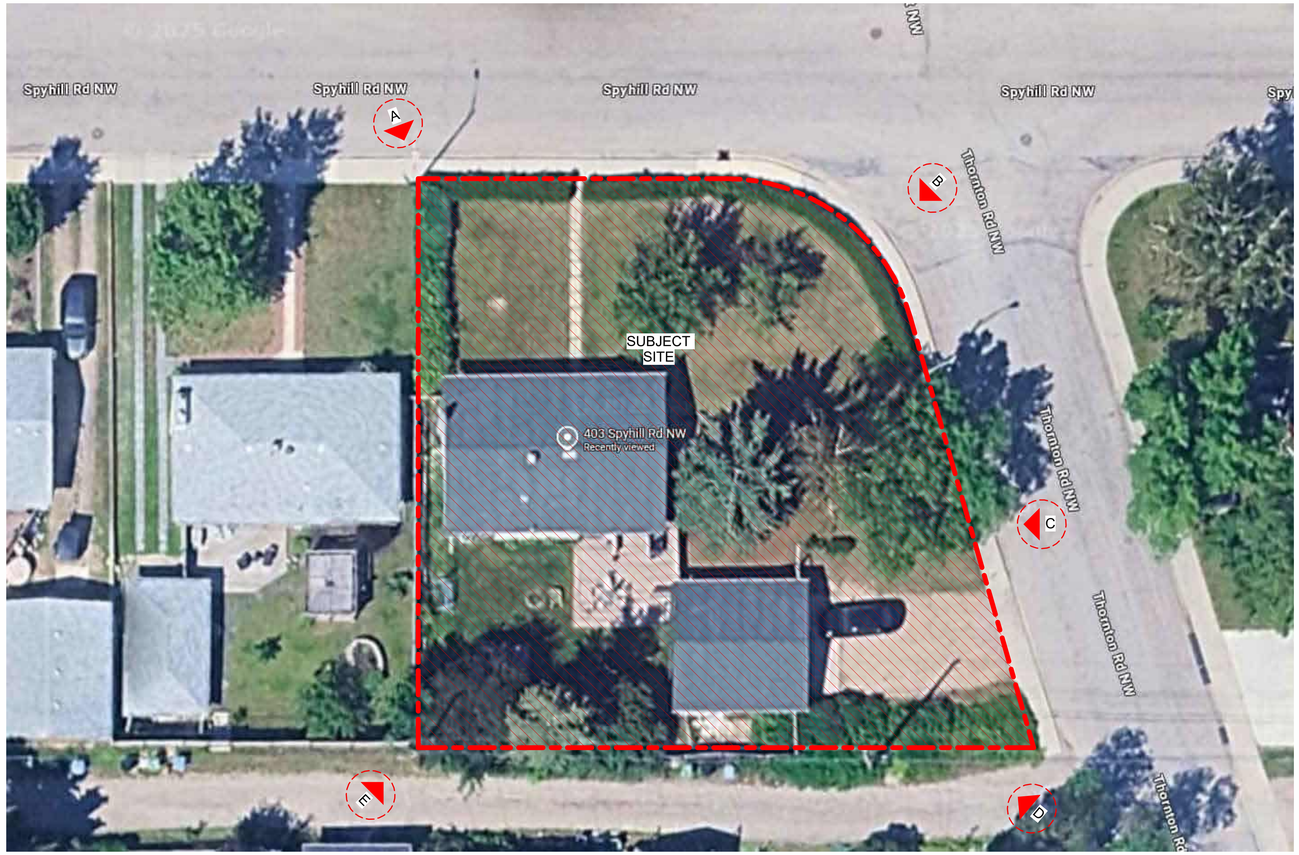
Drawing Title
BYLAW REVIEW & ANALYSIS

Scale: As indicated
Date: 16 April 2026
Issued for: Development Permit
Sheet No.: **DP.02**

2026-04-16 9:36:33 AM

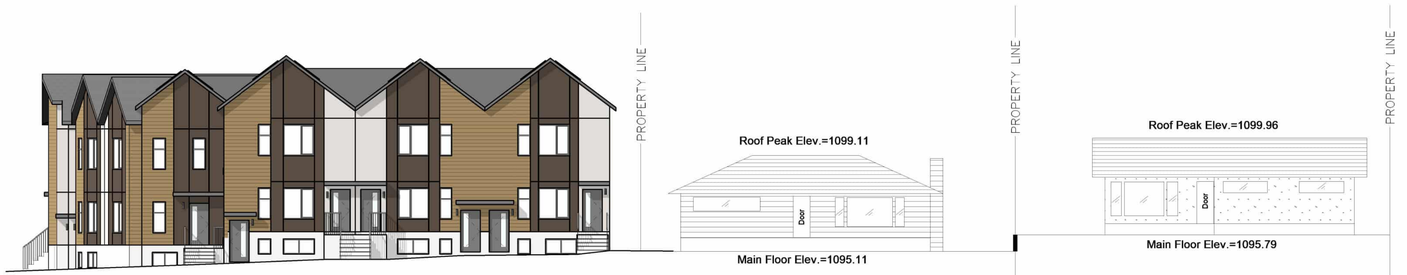
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SDAB2026-0087



N

1 **KEY PLAN**
1 : 4



2 **STREETSCAPE ELEVATION** (SPYHILL ROAD N.W.)
1 : 125


VIEW A


VIEW B


VIEW C


VIEW D


VIEW E

GreenBirch
ARCHITECTURE INC.
#200, 1212 1st Street S.E. Calgary, AB T2G 2H8
587.582.6630 temitayo@grnbarch.com

Key Plan

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Project Title
Vera I Residential - Spyhill

Legal Address
Lot 6
Block 7
Plan 1043 GV

Municipal Address
403 Spyhill Road N.W. Calgary, AB

NOT FOR CONSTRUCTION	
5 Issued for Review	06 Oct 2025
6 Issued for DP	24 Oct 2025
7 Issued for DP	25 Nov 2025
8 Issued for DR 1	04 Mar 2026
9 Issued for DR 1	18 Mar 2026
10 Issued for DR 2	16 Apr 2026

Drawing Title
KEY PLAN

Scale	Sheet No.
As indicated	**DP.03**
Date: 16 April 2026	
Issued for: Development Permit	

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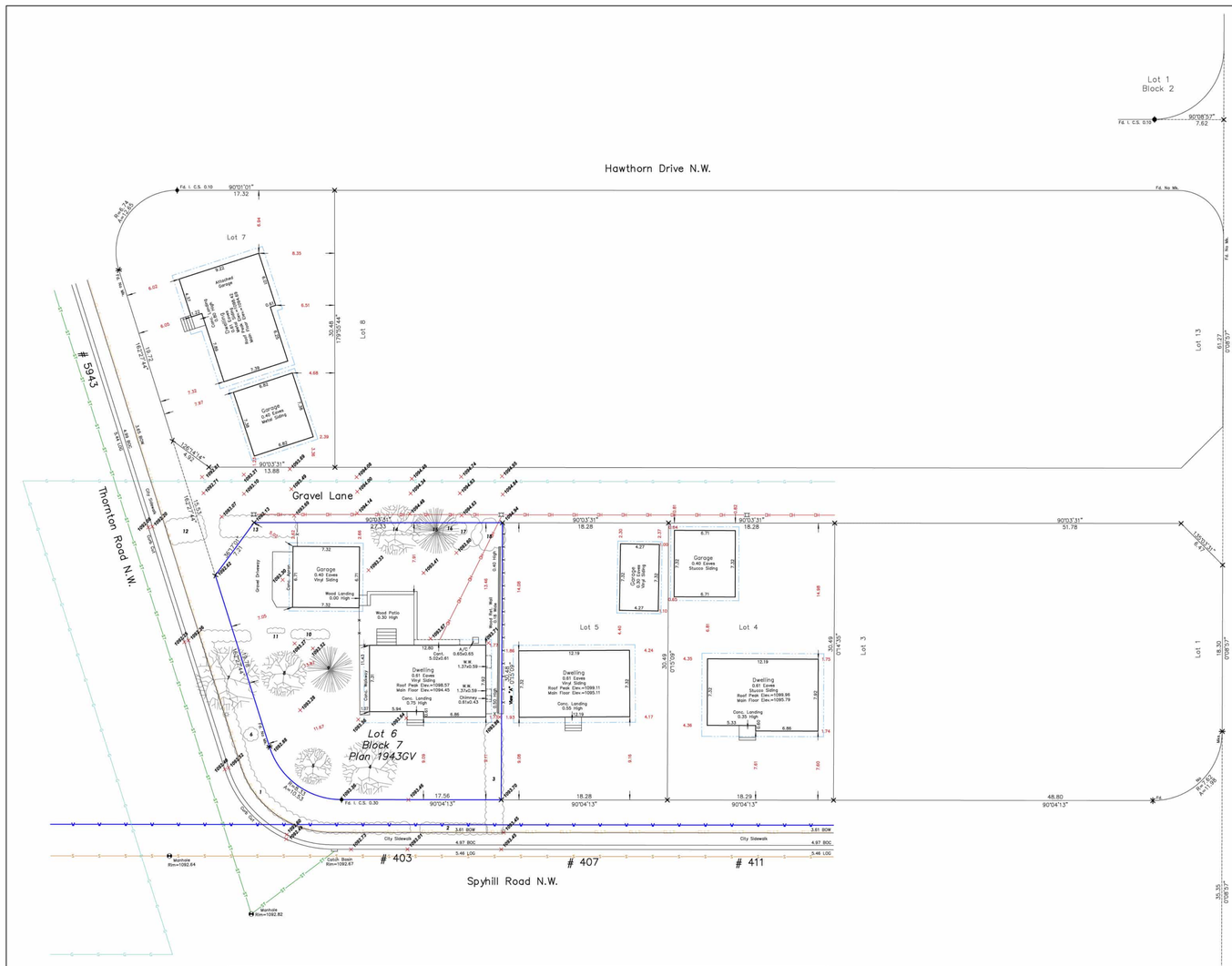
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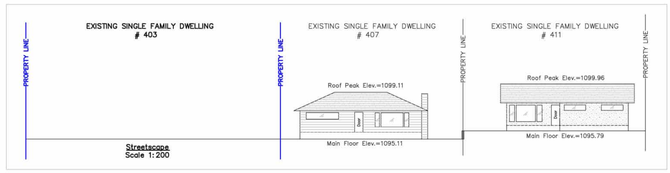
DEVELOPMENT PERMIT PLAN

LEGAL DESCRIPTION: Lot 6
Block 7
Plan 1943GV

MUNICIPAL ADDRESS: 403 Spyhill Road N.W.
Calgary, Alberta

DATE OF SURVEY: August 7th, 2025.







ABBREVIATIONS:

A—Arc Length	I.—Iron Post
Acc.—Accessory	I.B.—Iron Bar
A/C—Air Conditioner	LOG—Lip of Gutter
Bldg—Building	M.A.—Maintenance Access
BOC—Back of Curb	Mk.—Mark
BOW—Back of Walk	M.N.—Magnetic Nail
Calc.—Calculated	O.D.—Overland Drainage
Cant.—Cantilever	R—Radius
Conc.—Concrete	Reg.—Registration
C.S.—Countersunk	Ret.—Retaining
DH—Drill Hole	R/W—Right of Way
Enc.—Encroaches	W/O—Walkout Basement
Fd.—Found	W.W.—Window Well

This plan represents the best information at the time of survey. Arc Surveys Ltd. and its employees take no responsibility for the location of any underground conduits, pipes or other facilities whether shown on or omitted from this plan. All underground installations should be located by the respective authorities prior to construction.
Call Alberta One-Call: 1-800-242-3447

--- denotes Coniferous

--- denotes Deciduous

LEGEND

Elevations are shown thus: X = 1000.00 Metres. (Geodetic)
Elevations are referred to ASCM 31029 Elev.=1098.50
Distances are in metres and decimals thereof.
Bearings are Grid (3TM-114'W) and Derived from GNSS Observations.

Found Iron Posts are shown thus: ---------- ●
Drill Holes are shown thus: ---------- ✖
Found Iron Bars are shown thus: ---------- ◆
Magnetic Nails are shown thus: ---------- ▲
Calculation points are shown thus: ---------- ✕
Fire Hydrants are shown thus: ---------- FH
Water Valves are shown thus: ---------- WV
Gas Valves are shown thus: ---------- GV
Power Poles are shown thus: ---------- PP
Manholes are shown thus: ---------- MH
Lamp Standards are shown thus: ---------- LS
Street Signs are shown thus: ---------- △
Property lines are shown thus: ----------
Utility Right of Ways are shown thus: ----------
Eaves are shown thus: ----------
Fences are shown thus: ----------
Streetlight Cables are shown thus: ----------
Underground Electrical lines shown thus: ----------
Stormline are shown thus: ---------- ST
Sanitaryline are shown thus: ---------- S
Combined Storm/Sanitary are shown thus: ---------- CMB
Telephone Lines are shown thus: ---------- T
Waterline are shown thus: ---------- W
Gasline are shown thus: ----------
Overhead Electrical lines shown thus: ---------- OH

All fences are within 0.2 metres of the property lines unless otherwise shown.
All eaves are measured to fascia unless otherwise shown.
Unless noted otherwise lines outside of property are not to scale.

NOTE:
Title information is based on the C. of T. 221 004 022 which was searched on the 11th day of August, 2025, and is subject to:
Zoning Regulations No.: 771 147 064

Tree Schedule

Tree No.	Tree Type	Trunk Dia.	Canopy Dia	Height
1	Bush	~~~	1.00	1.10
2	Bush	~~~	1.00	1.10
3	Bush	~~~	1.70	1.60
4	Deciduous	0.50	6.00	6.00
5	Deciduous	0.30	4.00	5.00
6	Bush	~~~	1.50	1.70
7	Deciduous	0.45	7.50	7.00
8	Deciduous	0.25	5.00	10.00
9	Coniferous	0.50	5.00	9.00
10	Bush	~~~	0.80	0.70
11	Bush	~~~	0.40	0.50
12	Bush	~~~	2.50	0.50
13	Bush	~~~	2.20	1.60
14	Deciduous	0.40	5.50	5.00
15	Coniferous	0.40	5.00	11.00
16	Bush	~~~	1.10	1.50
17	Bush	~~~	4.00	5.50
18	Bush	~~~	3.50	5.50

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Arc Surveys Ltd.
#202, 337 41 Avenue N.E.
Calgary, Alberta T2E 2N4
Ph.: 403-277-1272
Fax: 403-277-1275
www.arcsurveys.ca

ALBERTA LAND SURVEYORS' ASSOCIATION
P 273
ARC SURVEYS LTD.

Surveyed: ML | Drawn: BD/BD | Checked by: JG | Scale: 1:200 | File No.: 253196

Key Plan:

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Seal:

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Project Title:
Vera | Residential - Spyhill

Legal Address:
Lot 6
Block 7
Plan 1943 GV

Municipal Address:
403 Spyhill Road N.W. Calgary, AB

NOT FOR CONSTRUCTION

5 Issued for Review	06 Oct 2025
6 Issued for DP	24 Oct 2025
7 Issued for DP	25 Nov 2025
8 Issued for DR 1	04 Mar 2026
9 Issued for DR 1	18 Mar 2026
10 Issued for DR 2	16 Apr 2026

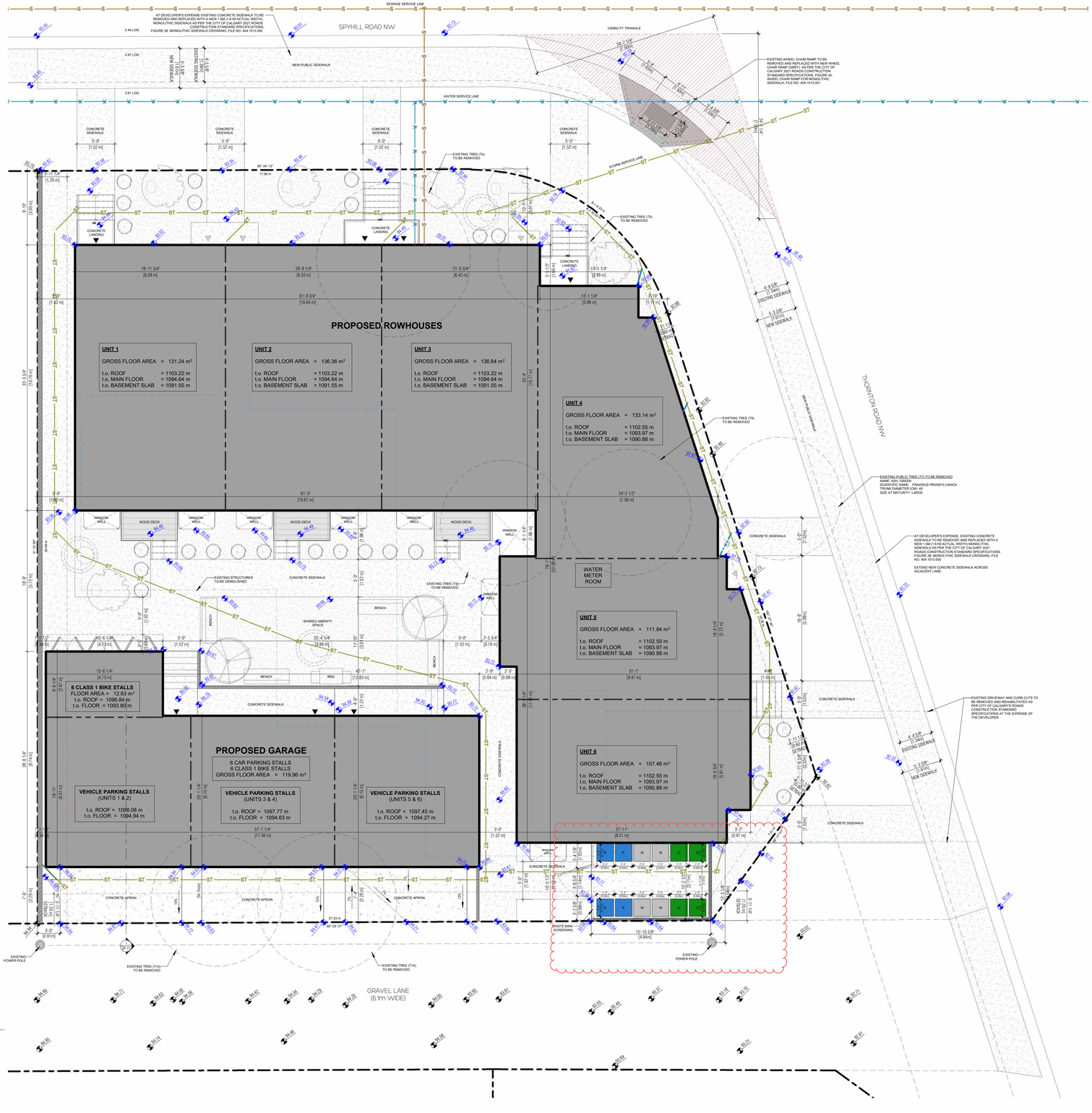
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Scale: As indicated
Date: 16 April 2026
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Sheet No.: **DP.04**

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N

1 SITE PLAN
1 : 75

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Kelowna

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Project Title
Vera I Residential - Spyhill

Legal Address
Lot 6
Block 7
Plan 1913 GV

Municipal Address
403 Spyhill Road N.W. Calgary, AB

NOT FOR CONSTRUCTION

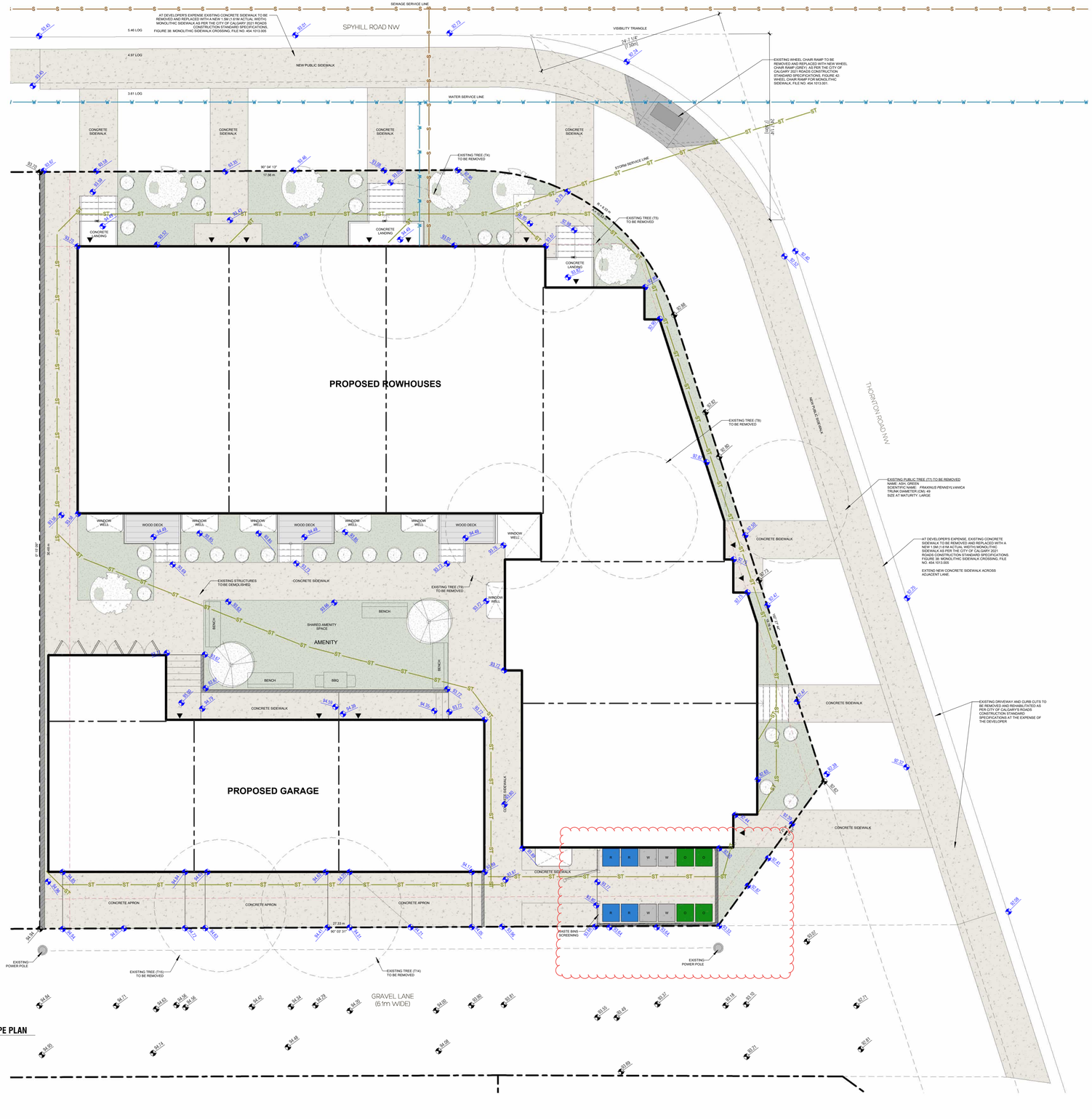
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7 Issued for DP	25 Nov 2025
8 Issued for DR 1	04 Mar 2026
9 Issued for DR 1	19 Mar 2026
10 Issued for DR 2	16 Apr 2026

Drawing Title
SITE PLAN

Scale: As indicated
Date: 16 April 2026
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Sheet No: **DP.05**

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N

1 **LANDSCAPE PLAN**
1 : 75

LANDSCAPE PLAN LEGEND:

- PROPOSED BUILDING
- SOD (SOFTSCAPE)
- MULCH (SOFTSCAPE)
- CONCRETE (HARDSCAPE)
- WASHED ROCK (HARDSCAPE)
- ▲ PROPOSED ENTRY

LANDSCAPING STAT:

PARCEL AREA:	846.16 m²
BUILDING FOOTPRINT:	377.54 m²
GARAGE FOOTPRINT:	119.96 m²
GARAGE APRON:	33.22 m²
WASTE/RECYCLING PAD:	15.42 m²
LANDSCAPING AREA:	262.02 m²
HARD LANDSCAPE	
CONCRETE SIDEWALK:	141.61 m²
SOFT LANDSCAPE	
SOD:	120.41 m²
COVERAGE:	45.95 %

NOTES:

1. ALL SOFT LANDSCAPED AREA TO BE IRRIGATED BY AN UNDERGROUND IRRIGATION SYSTEM.
2. 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.
3. MIN. SOIL DEPTH REQUIRED FOR SOD = 300 mm
4. MIN. SOIL DEPTH REQUIRED FOR SHRUBS = 600 mm
5. MIN. SOIL DEPTH REQUIRED FOR TREES = 1,200 mm

PROPOSED PLANTING LEGEND:

TREES DECIDUOUS
REQUIRED: 1 per 110m² OF PARCEL = 5 TREES
PROVIDED: 8 TREES

CALLIPER: 60mm MINIMUM

PROPOSED TREE PLANTING
NAME: COLORADO SPRUCE
(Picea pungens)
QTY: 6
HEIGHT: 2.0m minimum
TYPE: CONIFEROUS

NAME: AMERICAN MOUNTAIN ASH
(Sorbus Americana)
QTY: 2
CALLIPER: 0.06m minimum
TYPE: DECIDUOUS

SHRUBS
REQUIRED: 3 per 110m² OF PARCEL = 20 SHRUBS
PROVIDED: 25
HEIGHT: 0.6m MINIMUM @ PLANTING

PROPOSED SHRUBS
NAME: MUGO PINE
(Pinus mugo)
QTY: 25
SIZE: Min. Height or Spread of 0.60m at time of planting

PROPOSED SOD
NAME: KENTUCK BLUEGRASS
(Poa pratensis)

TREE TABLE

#	Variety	Species	Caliper	Canopy	Height	Owner	Status
T4	Deciduous		0.50	6.00	6.00	Private	Removed
T5	Deciduous		0.30	4.00	5.00	Private	Removed
T7	Deciduous	Ash, Green	0.45	7.50	7.00	Public	Removed
T8	Deciduous		0.25	5.00	10.00	Private	Removed
T9	Coniferous		0.50	5.00	9.00	Private	Removed
T14	Deciduous		0.40	5.50	5.00	Private	Removed
T15	Deciduous		0.40	5.00	11.00	Private	Removed

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Project Title:
Vera I Residential - Spyhill

Legal Address:
Lot 6
Block 7
Plan 5143 OV

Municipal Address:
403 Spyhill Road N.W. Calgary, AB

NOT FOR CONSTRUCTION

5 Issued for Review	06 Oct 2025
6 Issued for DP	24 Oct 2025
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8 Issued for DR 1	04 Mar 2026
9 Issued for DR 1	18 Mar 2026
10 Issued for DR 2	16 Apr 2026

Drawing Title:
SITE PLAN

Scale: As indicated
Date: 16 April 2026
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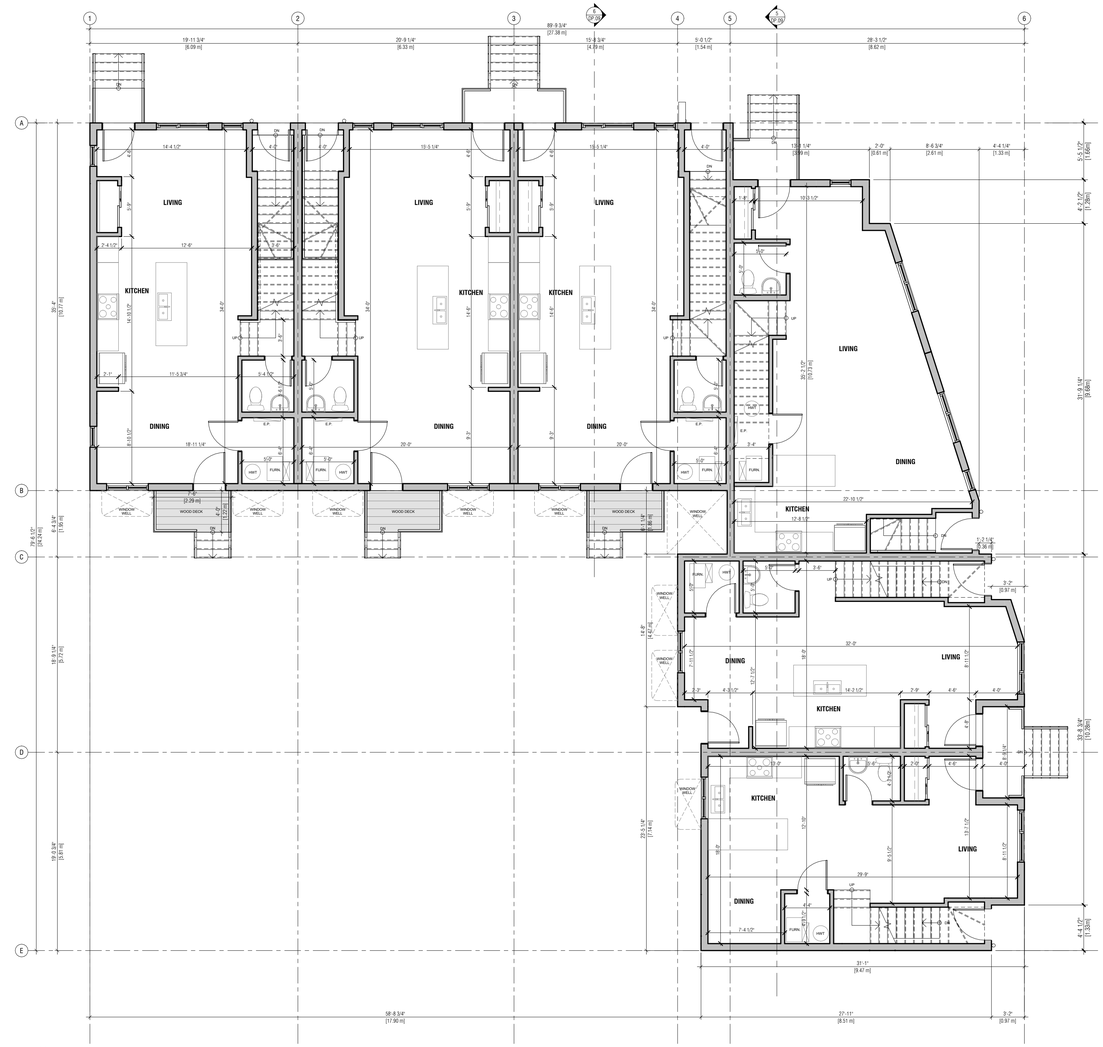
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N

1 **BASEMENT FLOOR PLAN**
1 : 75



N

2 **MAIN FLOOR PLAN**
1 : 75

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Key Plan

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Project Title
Vera I Residential - Spyhill

Legal Address
Lot 6
Block 7
Plan 1943 GV

Municipal Address
403 Spyhill Road N.W. Calgary, AB

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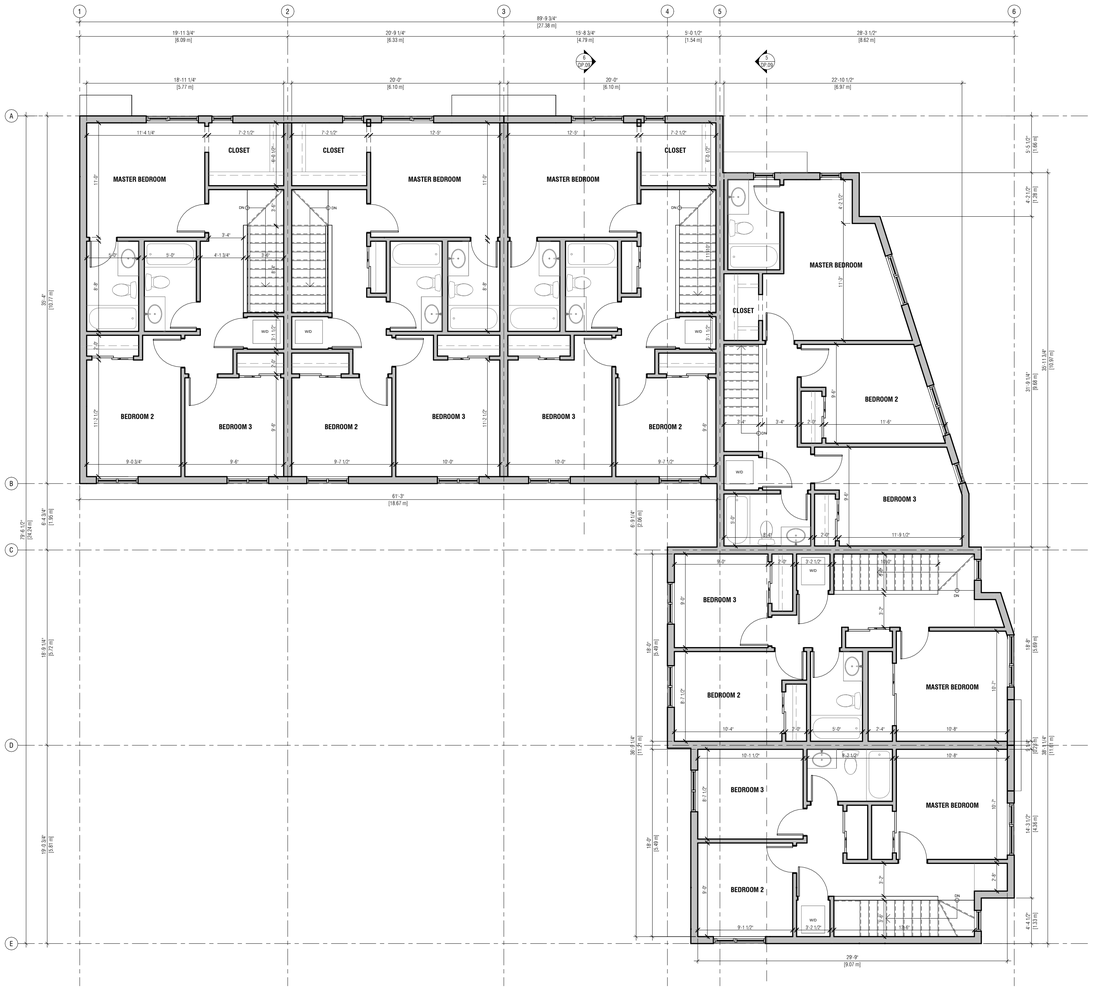
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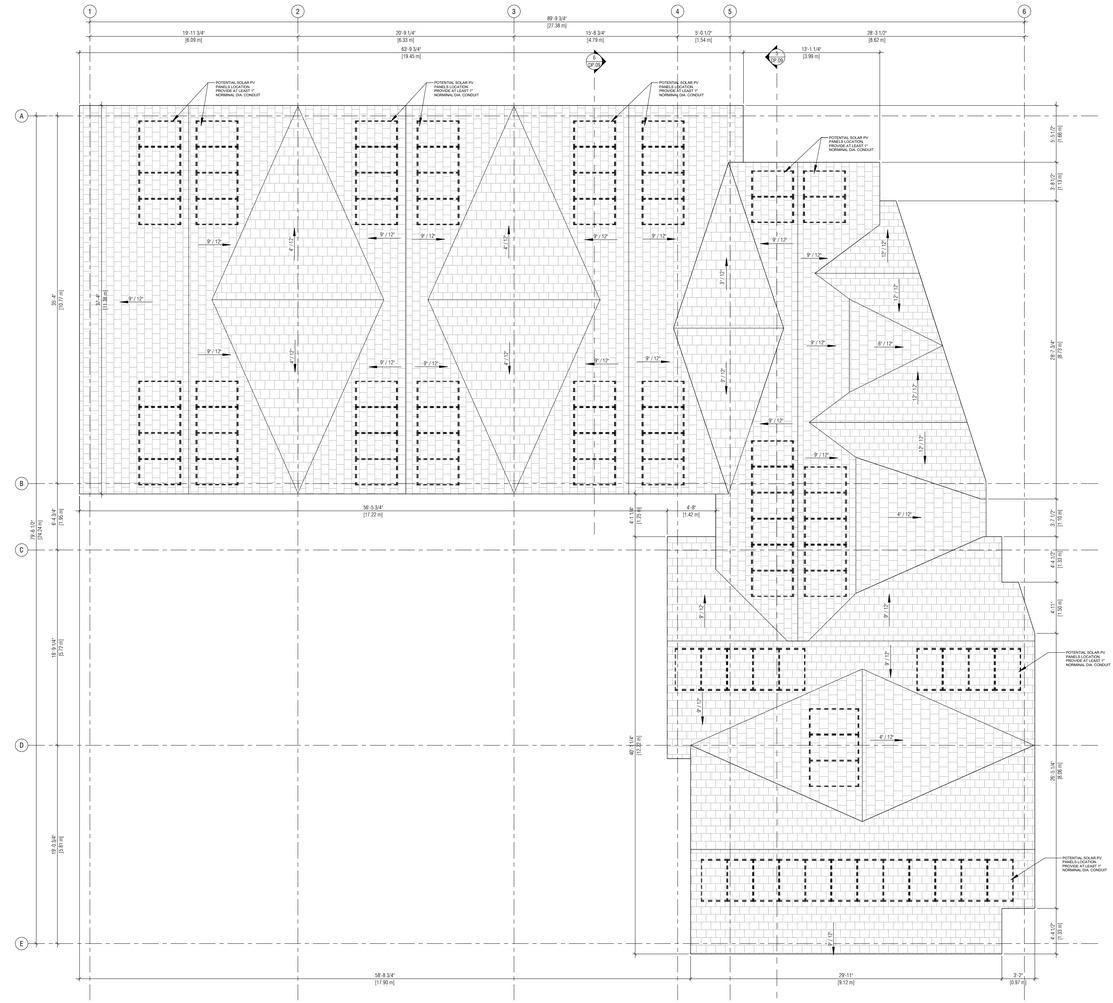
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N

1 **2ND FLOOR PLAN**
1 : 75



N

2 **ROOF PLAN**
1 : 75

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Project Title:
Vera | Residential - Spyhill

Legal Address:
Lot 6
Block 7
Plan 1943 GV

Municipal Address:
403 Spyhill Road N.W. Calgary, AB

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5 Issued for Review	06 Oct 2025
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Drawing Title:
BUILDING PLANS

Scale: As indicated
Date: 16 April 2026
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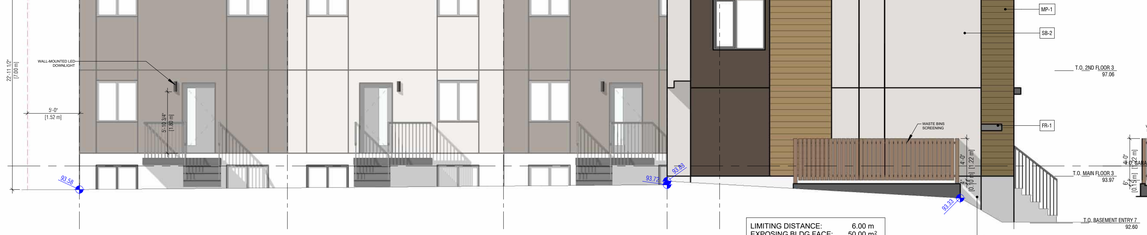
1 **NORTH ELEVATION**
1 : 75



LIMITING DISTANCE:	1.50 m
EXPOSING BLDG FACE:	75.71 m²
UNPROTECTED OPENING:	1.86 m²
% OPENINGS ALLOWED:	8.00 %
% OPENINGS PROVIDED:	2.46 %

2 **WEST ELEVATION**
1 : 75

LIMITING DISTANCE:	1.50 m
EXPOSING BLDG FACE:	33.64 m²
UNPROTECTED OPENING:	2.41 m²
% OPENINGS ALLOWED:	9.00 %
% OPENINGS PROVIDED:	7.16 %



LIMITING DISTANCE:	6.00 m
EXPOSING BLDG FACE:	50.00 m²
UNPROTECTED OPENING:	2.32 m²
% OPENINGS ALLOWED:	57.00 %
% OPENINGS PROVIDED:	4.64 %

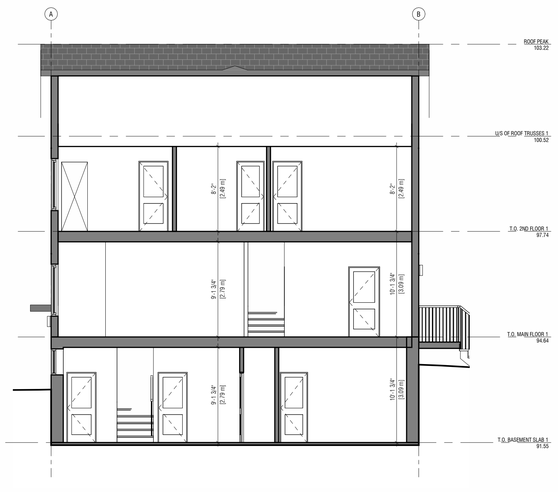
3 **SOUTH ELEVATION**
1 : 75



4 **EAST ELEVATION**
1 : 75



5 **BUILDING SECTION 1**
1 : 75



6 **BUILDING SECTION 2**
1 : 75

MATERIAL LEGEND:

AS-1	ROOFING	SC-1	WALL CLADDING 2	TR-1	TRIM
	MATL 30-YR ASPHALT SHINGLES		MATL STUCCO CLADDING		MATL SMART TRIM
	MFR IKO - DYNASTY		MFR STUCCO		MFR LP SMARTSIDE
	COLOR GRANITE BLACK		COLOR WHEAT		COLOR GREY
MP-1	WALL CLADDING 1	SC-2	WALL CLADDING 3		
	MATL METAL SIDING (VERTICAL)		MATL STUCCO CLADDING		
	MFR LONGBOARD		MFR STUCCO		
	COLOR LIGHT FIR		COLOR BROWN		
FR-1	RAILINGS / RAINWARE	CP-1	CONCRETE PARGING		
	MATL ALUMINUM / METAL		MATL PARGING		
	MFR MITTEN		COLOR GREY		
	COLOR IRON ORE				

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Project Title:
Vera | Residential - Spyhill

Legal Address:
Lot 6
Block 7
Plan 1543 GV

Municipal Address:
403 Spyhill Road N.W. Calgary, AB

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5 Issued for Review	06 Oct 2025
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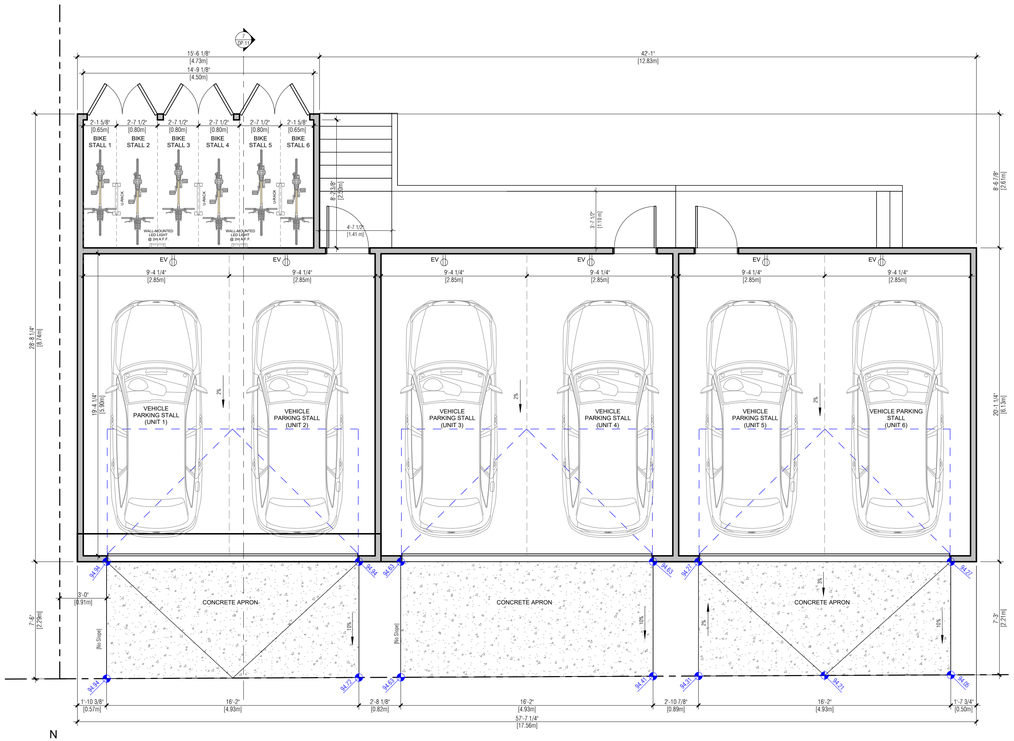
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Date: 16 April 2026
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Sheet No: **DP.09**

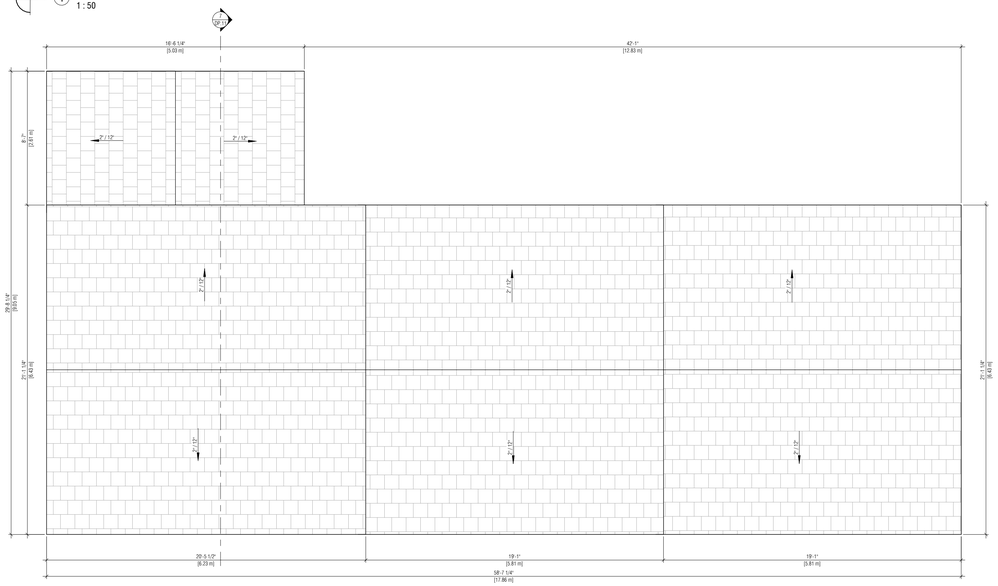
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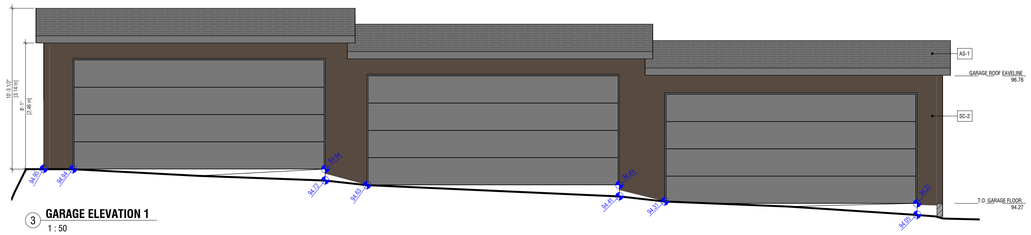
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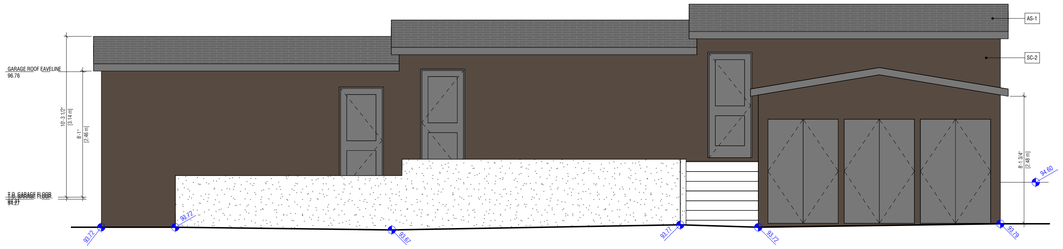
1 GARAGE FLOOR PLAN
1 : 50



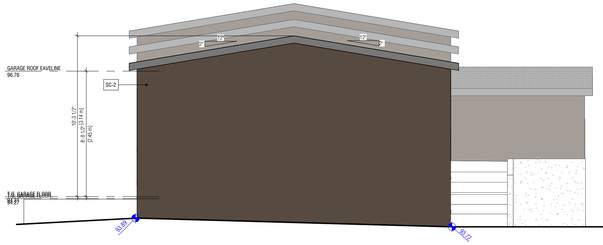
2 GARAGE ROOF PLAN
1 : 50



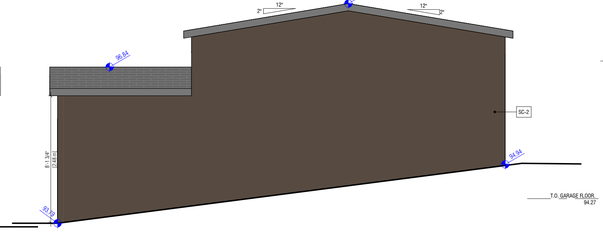
3 GARAGE ELEVATION 1
1 : 50



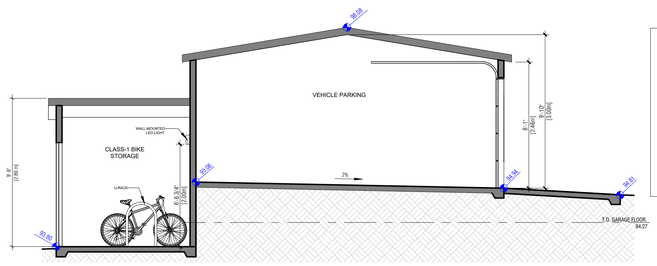
4 GARAGE ELEVATION 2
1 : 50



5 GARAGE ELEVATION 3
1 : 50



6 GARAGE ELEVATION 4
1 : 50



7 GARAGE SECTION
1 : 50

MATERIAL LEGEND:

AS-1	ROOFING	SC-1	WALL CLADDING 2	TR-1	TRIM
	MATL 30-YR ASPHALT SHINGLES		MATL STUCCO CLADDING		MATL SMART TRIM
	MFR IKO - DYNASTY		MFR STUCCO		MFR LP SMARTSIDE
	COLOR GRANITE BLACK		COLOR WHEAT		COLOR GREY
MP-1	WALL CLADDING 1	SC-2	WALL CLADDING 3		
	MATL METAL SIDING (VERTICAL)		MATL STUCCO CLADDING		
	MFR LONGBOARD		MFR STUCCO		
	COLOR LIGHT FIR		COLOR BROWN		
FR-1	RAILINGS / RAINWARE	CP-1	CONCRETE PARGING		
	MATL ALUMINUM / METAL		MATL PARGING		
	MFR MITTEN		COLOR GREY		
	COLOR IRON ORE				

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ARCHITECTURE INC.
#200, 1212 1st Street S.E. Calgary, AB T2G 2H8
5875826630 tenitayo@grnbarch.com

Key Plan:

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

Seal:

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- Any discrepancies, errors or omissions are to be reported to Green Birch Architecture Inc prior to a start of construction

Project Title
Vera I Residential - Spyhill

Legal Address
Lot 6
Block 7
Plan 1943 GV

Municipal Address
403 Spyhill Road N.W. Calgary, AB

NOT FOR CONSTRUCTION

5 Issued for Review	06 Oct 2025
6 Issued for DP	24 Oct 2025
7 Issued for DP	25 Nov 2025
8 Issued for DR 1	04 Mar 2026
9 Issued for DR 1	19 Mar 2026
10 Issued for DR 2	16 Apr 2026

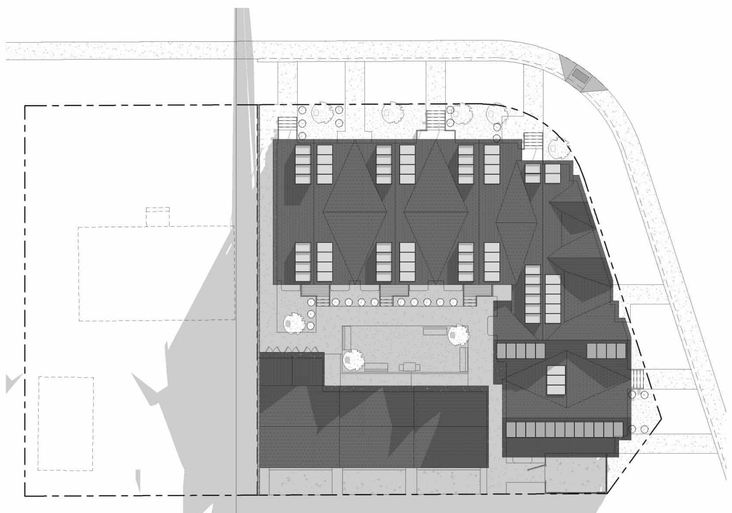
Drawing Title
GARAGE

Scale: As indicated
Date: 16 April 2026
Issued for: Development Permit
Sheet No.: **DP.11**

2026-04-16 9:37:21 AM

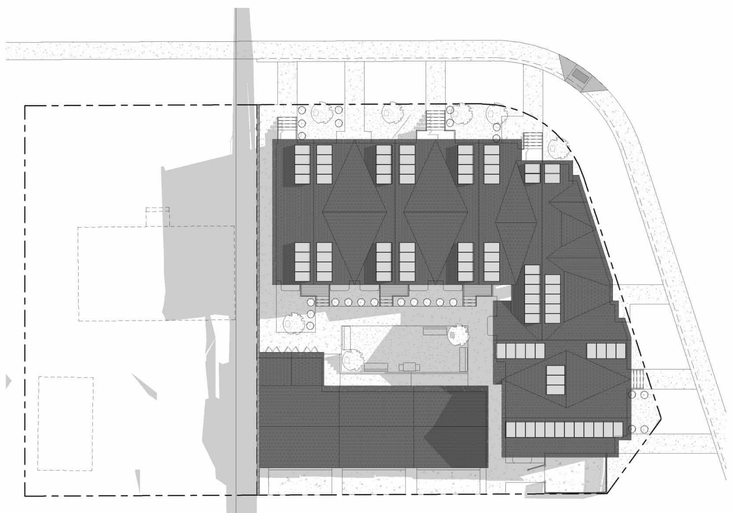
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SDAB2026-0087



N

1 Spring Equinox - 10am
1 : 200



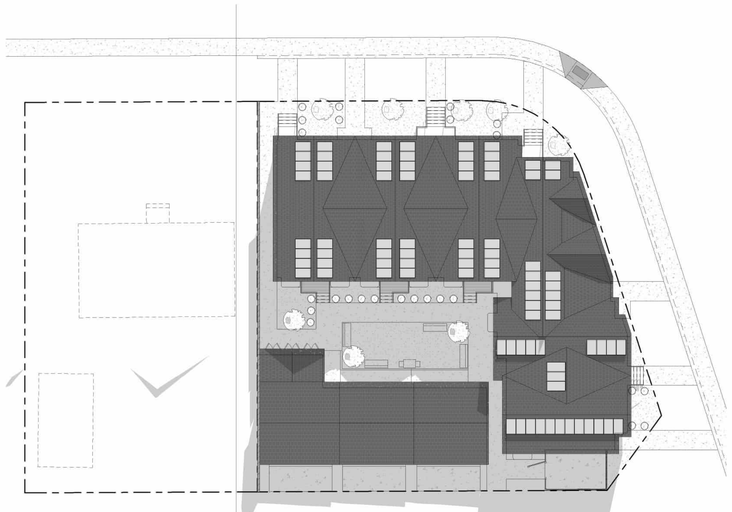
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2 Spring Equinox - 1pm
1 : 200



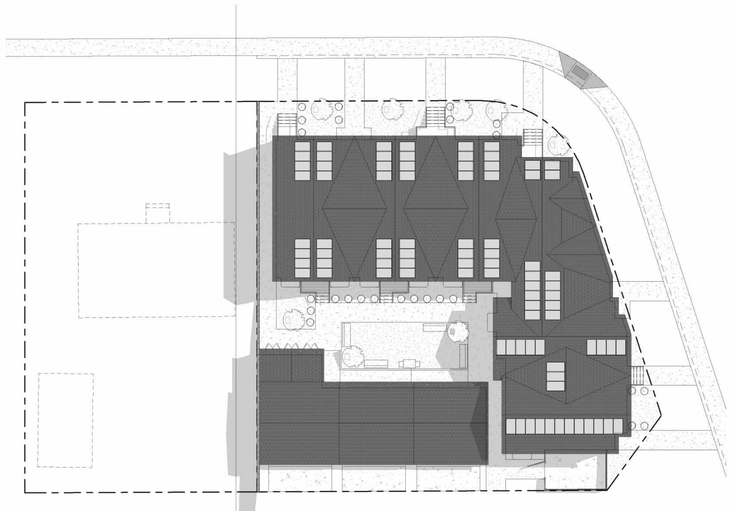
N

3 Spring Equinox - 4pm
1 : 200



N

4 Summer Solstice - 10am
1 : 200



N

5 Summer Solstice - 1pm
1 : 200



N

6 Summer Solstice - 4pm
1 : 200

GreenBirch
ARCHITECTURE INC.
#200, 1212 1st Street S.E. Calgary, AB T2G 2H8
587.582.6630 temitayo@grnbarch.com

Key Plan

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

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Project Title
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Legal Address
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Municipal Address
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9 Issued for DR 1	19 Mar 2026
10 Issued for DR 2	16 Apr 2026

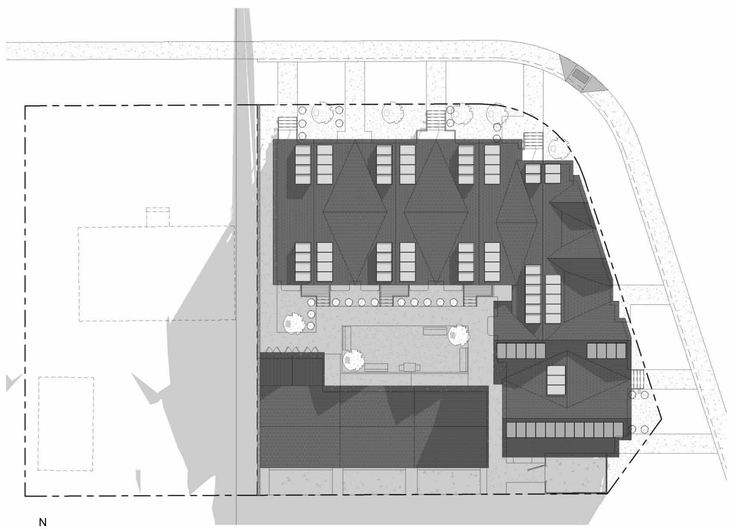
Drawing Title
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Scale: As indicated	Sheet No. **DP.12**
Date: 16 April 2026	
Issued for: Development Permit	

2026-04-16 9:37:33 AM

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SDAB2026-0087



N

1 Fall Equinox - 10am
1 : 200



N

2 Fall Equinox - 1pm
1 : 200



N

3 Fall Equinox - 4pm
1 : 200

GreenBirch
ARCHITECTURE INC.
#200, 1212 1st Street S.E. Calgary, AB T2G 2H8
587.582.6630 temitayo@grnbarch.com

Key Plan

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

Seal

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Project Title
Vera I Residential - Spyhill

Legal Address
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Municipal Address
403 Spyhill Road N.W. Calgary, AB

NOT FOR CONSTRUCTION

5	Issued for Review	06 Oct 2025
6	Issued for DP	24 Oct 2025
7	Issued for DP	25 Nov 2025
8	Issued for DR 1	04 Mar 2026
9	Issued for DR 1	18 Mar 2026
10	Issued for DR 2	16 Apr 2026

Drawing Title

GARAGE

Scale: As indicated	Sheet No.
Date: 16 April 2026	**DP.13**
Issued for: Development Permit	

2026-04-16 9:37:41 AM

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DEVELOPMENT PERMIT PLAN

LEGAL DESCRIPTION: Lot 6
Block 7
Plan 1943GV

MUNICIPAL ADDRESS: 403 Spyhill Road N.W.
Calgary, Alberta

DATE OF SURVEY: August 7th, 2025.

LEGEND

Elevations are shown thus: 1000.00 × = 1000.00 Metres. (Geodetic)
Elevations are referred to ASCM 51029 Elev.=1098.50
Distances are in metres and decimals thereof.
Bearings are Grid (3TM-114W) and Derived from GNSS Observations.

Found Iron Posts are shown thus: _____
Drill Holes are shown thus: _____
Found Iron Bars are shown thus: _____
Magnetic Nails are shown thus: _____
Calculation points are shown thus: _____
Fire Hydrants are shown thus: _____
Water Valves are shown thus: _____
Gas Valves are shown thus: _____
Power Poles are shown thus: _____
Manholes are shown thus: _____
Lamp Standards are shown thus: _____
Street Signs are shown thus: _____
Property lines are shown thus: _____
Utility Right of Ways are shown thus: ___
Eaves are shown thus: _____
Fences are shown thus: _____
Streetlight Cables are shown thus: _____
Underground Electrical lines shown thus: ___
Stormline are shown thus: _____
Sanitaryline are shown thus: _____
Combined Storm/Sanitary are shown thus:
Telephone Lines are shown thus: _____
Waterline are shown thus: _____
Gasline are shown thus: _____
Overhead Electrical lines shown thus: ___

All fences are within 0.2 metres of the property lines unless otherwise shown.
All eaves are measured to fascia unless otherwise shown.
Unless noted otherwise lines outside of property are not to scale.

NOTE:
Title information is based on the C. of T. 221 004 022 which was searched on the 11th day of August, 2025, and is subject to:
Zoning Regulations No.: 771 147 064

ABBREVIATIONS

A--Arc Length
Acc.--Accessory
A/C--Air Conditioner
Bldg--Building
BOC--Back of Curb
BOW--Back of Walk
Calc.--Calculated
Cant.--Cantilever
Conc.--Concrete
C.S.--Countersunk
DH--Drill Hole
Enc.--Encroaches
Fd.--Found
I.--Iron Post
I.B.--Iron Bar
LOG--Lip of Gutter
M.A.--Maintenance Access
Mk.--Mark
M.N.--Magnetic Nail
O.D.--Overland Drainage
R--Radius
Reg.--Registration
Ret.--Retaining
R/W--Right of Way
W/O--Walkout Basement
W.W.--Window Well

This plan represents the best information at the time of survey. Arc Surveys Ltd. and its employees take no responsibility for the location of any underground conduits, pipes or other facilities whether shown on or omitted from this plan. All underground installations should be located by the respective authorities prior to construction.
Call Alberta One-Call: 1-800-242-3447

--- denotes Coniferous
--- denotes Deciduous

Tree Schedule

Tree No.	Tree Type	Trunk Dia.	Canopy Dia	Height
1	Bush	---	1.00	1.10
2	Bush	---	1.00	1.10
3	Bush	---	1.70	1.60
4	Deciduous	0.50	6.00	6.00
5	Deciduous	0.30	4.00	5.00
6	Bush	---	1.50	1.70
7	Deciduous	0.45	7.50	7.00
8	Deciduous	0.25	5.00	10.00
9	Coniferous	0.50	5.00	9.00
10	Bush	---	0.80	0.70
11	Bush	---	0.40	0.50
12	Bush	---	2.50	0.50
13	Bush	---	2.20	1.60
14	Deciduous	0.40	5.50	5.00
15	Coniferous	0.40	5.00	11.00
16	Bush	---	1.10	1.50
17	Bush	---	4.00	5.50
18	Bush	---	3.50	5.50

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

Hawthorn Drive N.W.
4 Street N.W.
Spyhill Road N.W.
Thornton Road N.W.
Gravel Lane
Lot 7
Lot 8
Lot 6
Block 7
Plan 1943GV
Lot 5
Lot 4
Lot 3
Lot 1
Block 2
Lot 1
Block 8
5943
403
407
411
Attached Garage
Garage 0.40 Eaves Metal Siding
Garage 0.40 Eaves Vinyl Siding
Garage 0.40 Eaves Stucco Siding
Dwelling 0.61 Eaves Vinyl Siding Roof Peak Elev.=1098.57 Main Floor Elev.=1094.45
Dwelling 0.61 Eaves Vinyl Siding Roof Peak Elev.=1099.11 Main Floor Elev.=1095.11
Dwelling 0.61 Eaves Stucco Siding Roof Peak Elev.=1099.96 Main Floor Elev.=1095.79
Wood Patio 0.30 High
Wood Landing 0.00 High
Gravel Driveway
Conc. Apron
Conc. Walkway
Conc. Landing 0.75 High
Conc. Landing 0.55 High
Conc. Landing 0.35 High
Wood Ret. Wall 0.18 Wide
Chimney 0.61x0.43
W.W. 1.37x0.59
A/C 0.65x0.65
Cont. 5.02x0.61
Fd. I. C.S. 0.10
Fd. I. C.S. 0.30
Fd. No Mk.
Fd. I. Bar
Manhole Rim=1092.64
Catch Basin Rim=1092.67
Manhole Rim=1092.82
City Sidewalk
Curb Cut
Lane
Lot 1 Block 2
Lot 1 Block 8

EXISTING SINGLE FAMILY DWELLING # 403 | EXISTING SINGLE FAMILY DWELLING # 407 | EXISTING SINGLE FAMILY DWELLING # 411

PROPERTY LINE | PROPERTY LINE | PROPERTY LINE

Roof Peak Elev.=1099.11
Roof Peak Elev.=1099.96
Door
Main Floor Elev.=1095.11
Main Floor Elev.=1095.79

Streetscape
Scale 1:200

EXISTING SINGLE FAMILY DWELLING
407
Roof Peak Elev.=1099.11
1.43x0.50
0.42
Main Floor Elev.=1095.11

Sideview "A" East Elevation
Scale 1:200

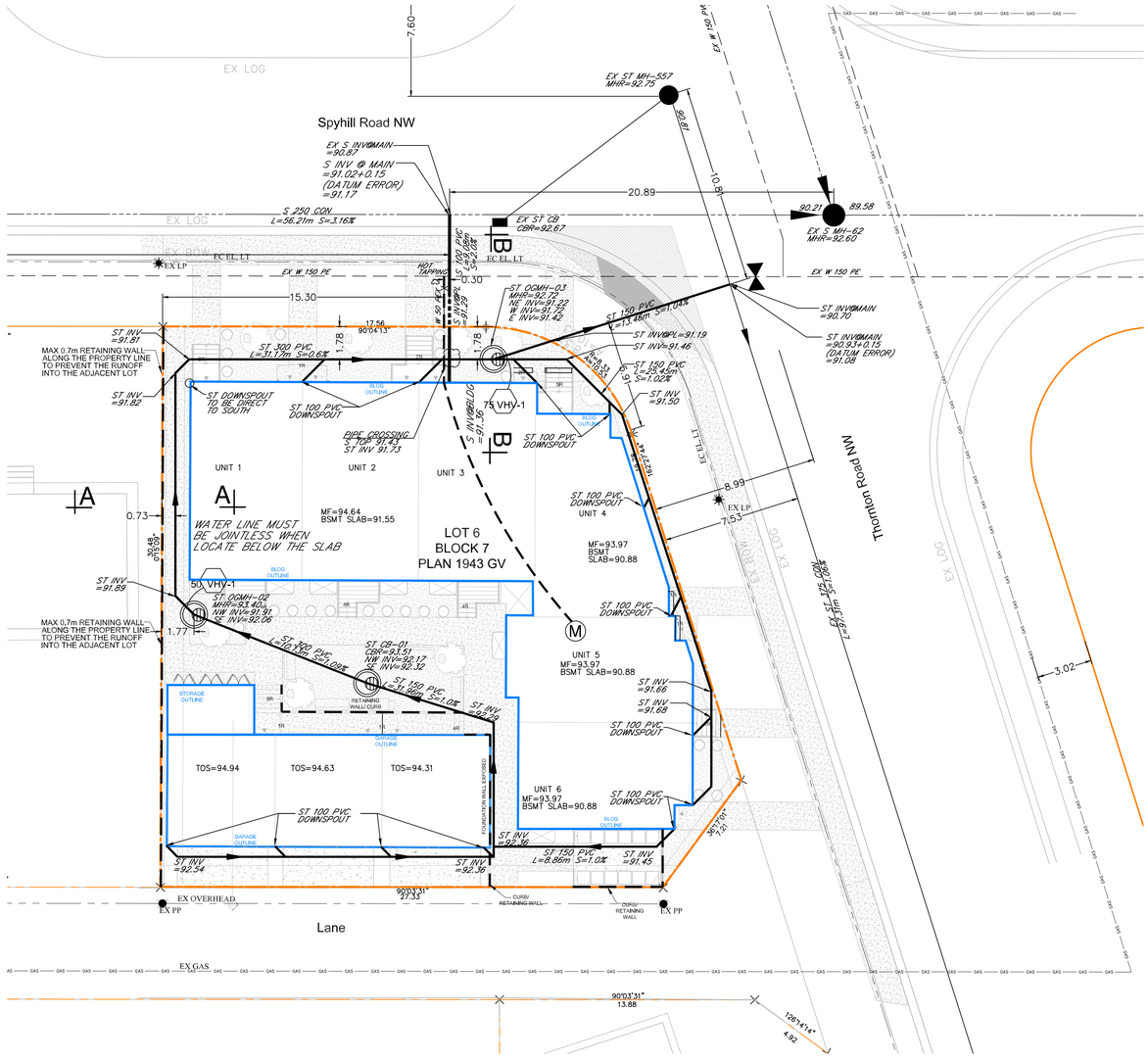
ALBERTA LAND SURVEYORS' ASSOCIATION PERMIT NUMBER P 273 ARC SURVEYS LTD.

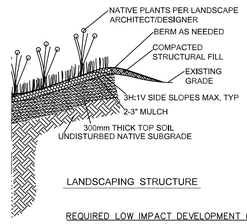
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Arc Surveys Ltd.
#202, 337 41 Avenue N.E.
Calgary, Alberta T2E 2N4
Ph.: 403-277-1272
Fax: 403-277-1275
www.arcsurveys.ca

Surveyed: WL | Drawn: BD/BD | Checked by: JG | Scale: 1:200 | File No.: 253196

SDAB2026-0087

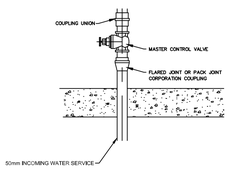




LANDSCAPING STRUCTURE

REQUIRED LOW IMPACT DEVELOPMENT (LID)

A MINIMUM DEPTH OF 0.3m OF TOPSOIL IS REQUIRED FOR SOD AREAS.
A MINIMUM DEPTH OF 0.6m OF TOPSOIL IS REQUIRED SHRUB AND TREE BEDS
SHRUB AND TREE BEDS MAY HAVE UP TO 1.0m DEPTH OF TOPSOIL
SITE GRADING SHOULD DIRECT RAIN WATER RUNOFF TO PLANTS WITH HIGH WATER NEEDS TO REDUCE RELIANCE ON POTABLE WATER



WATER ENTRY DETAIL
NTS

SUMP PUMP IS REQUIRED FOR THE SANITARY SYSTEM DUE TO THE RELATIVELY SHALLOW SAN INVERTS

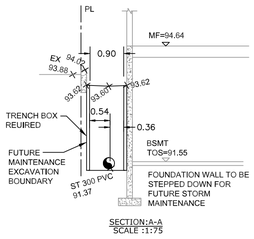
FOUNDATION WALL NEEDS TO BE PARTIALLY EXTENDED AT THE SANITARY ENTRY POINT

PUMP MUST ELEVATE THE WATER AT LEAST 300MM HIGHER THE SPILL ELEVATION

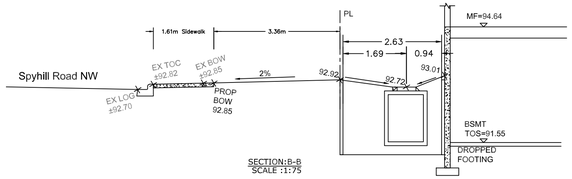
ALL TOP OF WINDOW WELLS MUST BE AT LEAST 300MM HIGHER THAN SPILL ELEVATION

NOTIFY WATERWORKS INSPECTION DIVISION PRIOR TO ANY ON-SITE UTILITY INSTALLATION

NOT FOR CONSTRUCTION
UNTIL FINAL APPROVAL IS GRANTED
BY THE CITY OF CALGARY



SECTION:A-A
SCALE :1:75



SECTION:B-B
SCALE :1:75

- ALL THE EXISTING UTILITIES INFORMATION ARE EITHER FROM THE RECORD OF CITY OF CALGARY OR THE SURVEY PLAN PROVIDED BY THE SURVEY COMPANY. THE CONTRACTOR SHOULD CONFIRM ALL THE EXISTING SERVICES INFORMATION (INVERTS, LOCATION, ETC) AND INFORM RICHVIEW ENGINEERING INC FOR NECESSARY ADJUSTMENT PRIOR TO CONSTRUCTION.
- ALL THE SURFACE LAYOUT, INCLUDING THE CURB LAYOUT, BUILDING LAYOUT, ETC, SHOULD FOLLOW THE LATEST SITE PLAN FROM ARCHITECT.
- IF THIS DRAWING IS TO BE USED FOR SURVEY PURPOSE. THE SURVEYOR NEED TO INPUT THIS DRAWING INTO HIS OWN COORDINATE SYSTEM FOR SURVEY LAYOUT.
- THE CONTRACTOR MUST SUPPLY WRITTEN NOTICE TO RICHVIEW ENGINEERING INC OF INTENT TO START CONSTRUCTION OF THE DEEP UTILITIES AT LEAST 3 DAYS IN ADVANCE OF THE CONSTRUCTION START.
- FAILURE TO DO SO MAY RESULT IN A REQUEST TO HAVE THE LINES EXCAVATED SO AS TO ASCERTAIN BEDDING CONDITIONS AND THAT PIPE HAS BEEN PLACED CORRECTLY AND/OR TO HAVE A VIDEO EXAMINATION OF THE PIPE PERFORMED AT THE CONTRACTOR'S EXPENSE.
- FAILURE TO HAVE THE INSPECTIONS COMPLETED ADEQUATELY WILL PREVENT RICHVIEW ENGINEERING INC'S BEING ABLE TO EXECUTE THE NECESSARY CERTIFICATIONS REQUIRED BY THE ALBERTA BUILDING CODE AND THE NATIONAL BUILDING CODE.

CITY OF CALGARY
DEVELOPMENT SITE SERVICING PLAN

DATE RECEIVED			
CIRCULATION TO		INITIAL	DATE
WATER RESOURCES			

REVIEW AND INSPECTION BY THE CITY IS NOT SUBSTITUTE FOR SUPERVISION, INSPECTION, AND DUE DILIGENCE BY THE ENGINEER OF RECORD, LOT OWNER, OR CONTRACTOR.

THE ENGINEER OF RECORD MAINTAINS FULL RESPONSIBILITY TO EXERCISE COMPETENCE AND GOOD ENGINEERING JUDGEMENT FOR THE ENTIRETY OF THEIR DESIGN AND PROVIDE DOCUMENTATION FOR ALL PRIVATE SITE WORKS AND RETAIN THESE RECORDS FOR THE USE OF THEIR CLIENTS.

RICHVIEW ENGINEERING INC.
CONSULTING ENGINEERS
SUITE 201, 203 – 38th AVE NE. CALGARY, ALBERTA T2E 2M3
PHONE: (403) 230-3218 FAX: (403) 230-3208

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NOTES:
1. ALL PLANS SUBJECT TO TERMS OF DEVELOPMENT AGREEMENT.
2. ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF.
3. ALL ELEVATIONS REFERENCED TO 1000 m GEODETIC DATUM.
4. ALL WORK TO BE DONE TO CITY OF CALGARY SPECIFICATIONS.
5. WATER SERVICES SHALL HAVE A MIN. OF 3.0m COVER IN CLAY SOIL CONDITIONS AND 3.3m IN GRAVEL CONDITIONS.
6. WATER MAINS 150ø OR LARGER SHALL BE PVC DR18.
7. ALL HYDRANT LEADS OR TO BE PVC DR18.
8. ALL SANITARY & STORM MAINS 150ø OR LARGER SHALL BE SDR–35.
9. ALL SANITARY SEVICES 100ø OR SMALLER SHALL BE SDR–28.
10. ALL PE WATER SERVICES SHALL BE DR 11.
11. SAN & STM SERVICES ARE TO BE BROUGHT TO 1.5m INSIDE THE FOUNDATION WALL, WATER SERVICES ARE TO BE BROUGHT INTO THE METER ROOM.
12. MANHOLES TO BE TYPE 5A SULPHATE RESISTANT CONCRETE AND TO BE INSTALLED IN ACCORDANCE WITH CITY OF CALGARY SPECIFICATIONS.
13. ALL CONCRETE SEWER PIPES, MANHOLES, CATCH BASIN BARRELS SHALL BE SULPHATE RESISTANT CONCRETE (TYPE 50).
14. ALL STORM AND SANITARY SEWER PIPE BEDDINGS FOR PIPE SIZES 100mm TO 375mm TO BE CLASS III IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATIONS IN ASTM D2321.
15. WEEPING IS REQUIRED CONNECT TO SUMP PUMP, WEEPING TILE SHALL BE PUMP TO GRADE TO A POINT PAST THE DOWNSPOUTS VIA A BASEMENT SUMP AND PUMP AND EVENTUALLY FLOW TO ONSITE STORM SYSTEM AS PER ALBERTA BUILDING CODE.
16. ENSURE THAT THE DRAINAGE FROM DOWNSPOUTS IS AWAY FROM BUILDING.
17. EXACT ELEVATION OF MANHOLE RIMS ARE TO BE SET IN THE FIELD PRIOR TO FINAL ASPHALT LIFT.
18. PLASTIC PLUGS BY NORWOOD FOUNDARY OR EQUIVALENT TO BE USED IN PLACE OF PARSON INSERTS ON SANITARY MANHOLES SITUATED IN TRAP LOWS.
19. ALL CATCH BASINS SHALL BE TYPE 'C' OTHERWISE NOTED.
20. WATER RISER LOCATION TO BE CONFIRMED BY MECHANICAL ENGINEER

LEGEND:

	PROPOSED	EXISTING
SITE PROPERTY LINE		
EASEMENT LINE		
STORM SEWER	ST 250 PVC	EX ST 250 PVC
SANITARY SEWER	S 250 PVC	EX S 250 PVC
WATER MAIN	W 250 PVC	EX W 250 PVC
CATCHBASIN		
MANHOLE		
WATER VALVE		
FIRE HYDRANT		
CAPPED PIPE END		
GRADE	x60.40	EX x60.40
WATER METER	M	
REDUCER		
CHECK VALVE		
LIGHT STANDARD		
ICD		EX

MUNICIPAL ADDRESS
403 Spyhill Road NW
LEGAL ADDRESS
LOT 6 BLOCK 7
PLAN 1943 GV
SE 1/4 SEC 03 TWP 25 RGE 01 W5th M

REVISIONS

REV.	Y	M	D	ISSUE/REVISION DESCRIPTION	DRN	CHK
0	26	03	04	FOR APPROVAL	NZ	RL

PERMIT

PERMIT TO PRACTICE
RICHVIEW ENGINEERING INC.
Signature
Date 12 Mar 26
PERMIT NUMBER: P09809
The Association of Professional Engineers, Geologists and Geophysicists of Alberta

SEAL

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN
12 Mar 26

CLIENT

Vera Developments Inc

PROJECT

403 Spyhill Road NW
RESIDENTIAL

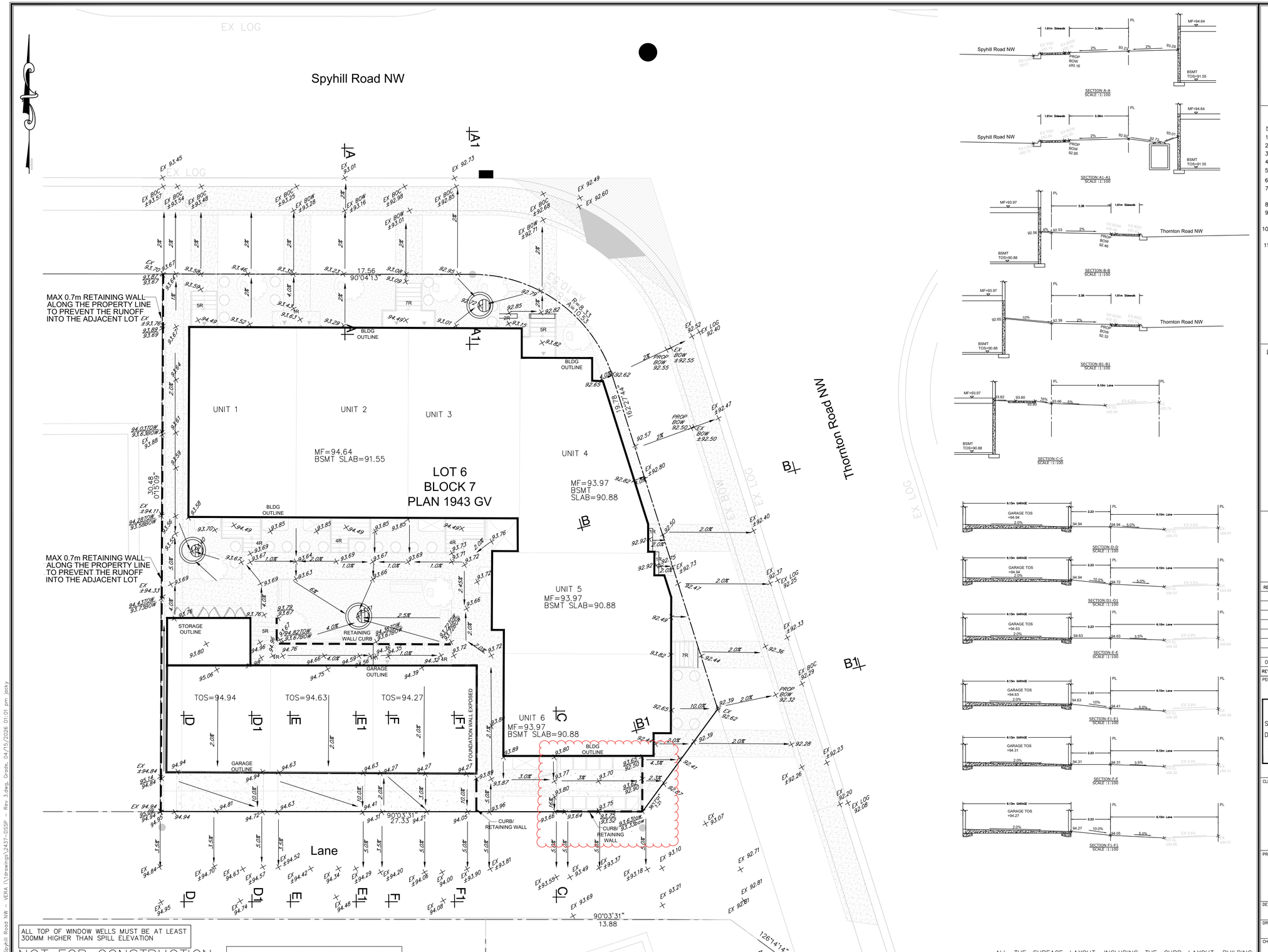
SITE SERVICING PLAN

DESIGN:	RL
DRAWN:	NZ
CHECKED:	RL
DATE:	2026 Mar 12
SCALE:	1:150

DEVELOPMENT PERMIT No.	PROJECT No.	DWG. No.	ISS/REV
DP2025-06104	2437	01	00
DSSP CIRC. No.			
DSSP			

K:\2437 403 Spyhill Road NW - vera \\drawings\2437-DSSP-rev2.dwg, Service, 03/12/2026 04:44 pm Norah

SDAB2026-0087



- ALL THE SURFACE LAYOUT, INCLUDING THE CURB LAYOUT, BUILDING LAYOUT, ETC, SHOULD FOLLOW THE LATEST SITE PLAN FROM ARCHITECT.
- IF THIS DRAWING IS TO BE USED FOR SURVEY PURPOSE. THE SURVEYOR NEED TO INPUT THIS DRAWING INTO HIS OWN COORDINATE SYSTEM FOR SURVEY LAYOUT.

RICHVIEW ENGINEERING INC.
CONSULTING ENGINEERS
SUITE 201, 203 – 38th AVE NE. CALGARY, ALBERTA T2E 2M3
PHONE: (403) 230-3218 FAX: (403) 230-3208

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NOTES:

1. ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF.
2. ALL ELEVATIONS REFERENCED TO 1000 GEODETIC DATUM.
3. ALL WORK TO BE DONE TO CITY OF CALGARY SPECIFICATIONS.
4. HEAVY DUTY ASPHALT REQUIRED AS INDICATED.
5. ALL CURB REFER TO ARCHITECTURAL DRAWING FOR DETAILS.
6. ENSURE THAT THE DRAINAGE FROM DOWNSPOUTS IS AWAY FROM BUILDING.
7. MINIMUM OVERHEAD CLEARANCE REQUIRED FOR DUMPING CONTAINERS IS 6.4m.
8. MINIMUM VERTICAL CLEARANCE REQUIRED FOR SANITATION VEHICLES IS 4.3m.
9. HEAVY DUTY ASPHALT TO BE A DEPTH AND CLASS TO CARRY A LOADED COLLECTION VEHICLE OR FIRE TURCK(38,556 kg).
10. ELECTRICAL TRANSFORMERS, LIGHT STANDARDS AND SIGNAL POLES WILL BE LOCATED TO ENSURE EASY COLLECTION VEHICLE ACCESS.
11. ALL DRIVEWAY APRONS SHALL BE INSTALLED AS PER CITY OF CALGARY SPECIFICATIONS.

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

LEGEND

PROPOSED GRADE	TOP +47.79
PROPOSED SLOPE	1.00%
EXISTING GRADE	EX +47.79
SLAB ELEVATION	MF=48.75
TOP/BOTTOM OF RETAINING STRUCTURES	+47.29 47.64

MUNICIPAL ADDRESS
403 Spyhill Road NW
LEGAL ADDRESS
LOT 6 BLOCK 7
PLAN 1943 GV
SE 1/4 SEC 03 TWP 25 RGE 01 W5th M

REVISIONS

REV.	Y	M	D	ISSUE/REVISION DESCRIPTION	DRN	CHK
0	26	03	04	FOR APPROVAL	NZ	RL

PERMIT

PERMIT TO PRACTICE
RICHVIEW ENGINEERING INC.
Signature
Date 15 Apr 26
PERMIT NUMBER: P09809
The Association of Professional Engineers, Geologists and Geophysicists of Alberta

SEAL

15 Apr 26

CLIENT

Vera Developments Inc

PROJECT

403 Spyhill Road NW
RESIDENTIAL

DESIGN:	RL
DRAWN:	NZ
CHECKED:	RL
DATE:	APR 15 2026
SCALE:	1:100

SITE GRADING PLAN

DEVELOPMENT PERMIT No.	PROJECT No.	DWG. No.	ISS/REV
DP2025-06104	2437	02	00

DSSP CIRC. No.: DSSP

SDAB2026-0087

A:\2437 403 Spyhill Road NW – VERA \\drawings\2437-DSSP - Rev 3.dwg, Grades, 04/15/2026 01:01 pm, nicky

From: Pomreinke, Derek D.
To: Calgary SDAB Info
Cc: Stengel, Courtney G.; Planning Advisory & Coordination
Subject: SDAB2026-0087 DA submission
Date: Tuesday, September 29, 2026 4:37:29 PM
Attachments: [redacted]
2. Post-[redacted]check.pdf
3. Post-[redacted]ancies.docx
1. SDAB2026-[redacted]submission.pdf

Hi,

Please find attached the Development Authority's merit submission for this appeal. Let me know if you have trouble with any of the 3 files!

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Calgary

Subdivision & Development Appeal Board

SDAB2026-0087 / DP2025-06104
Appeal of: New: Rowhouse Building (1 building), Secondary Suite (6 suites), Accessory Residential Building (garage) Discretionary Use

Proposed Development - Summary



Approved 2026 May 6

Parcel: 5951 Thornton Road NW
Building: 403 Spyhill Road NW

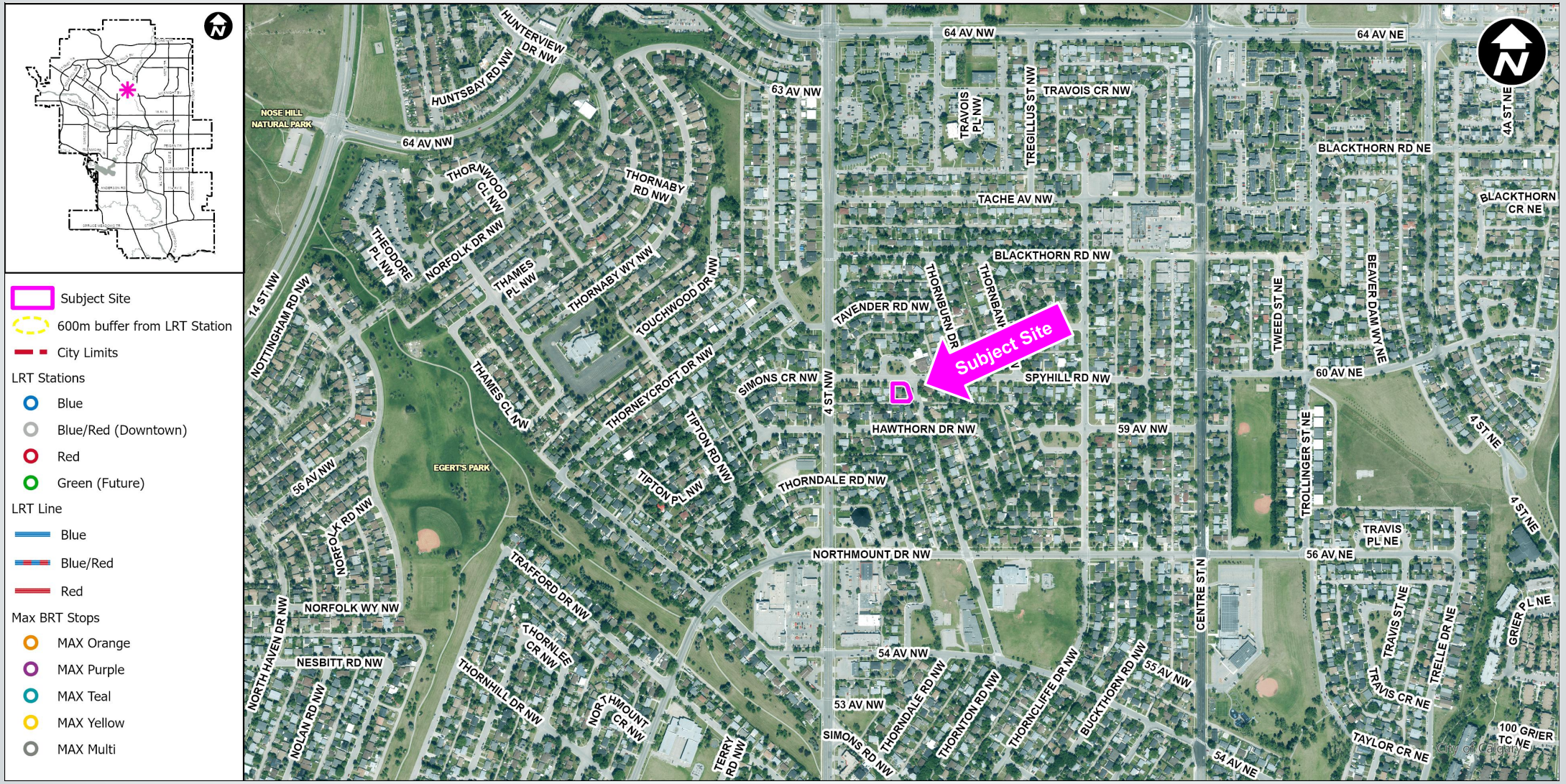
Rowhouse Building

- L-shaped building with 6 main dwelling units
- 6 basement secondary suites

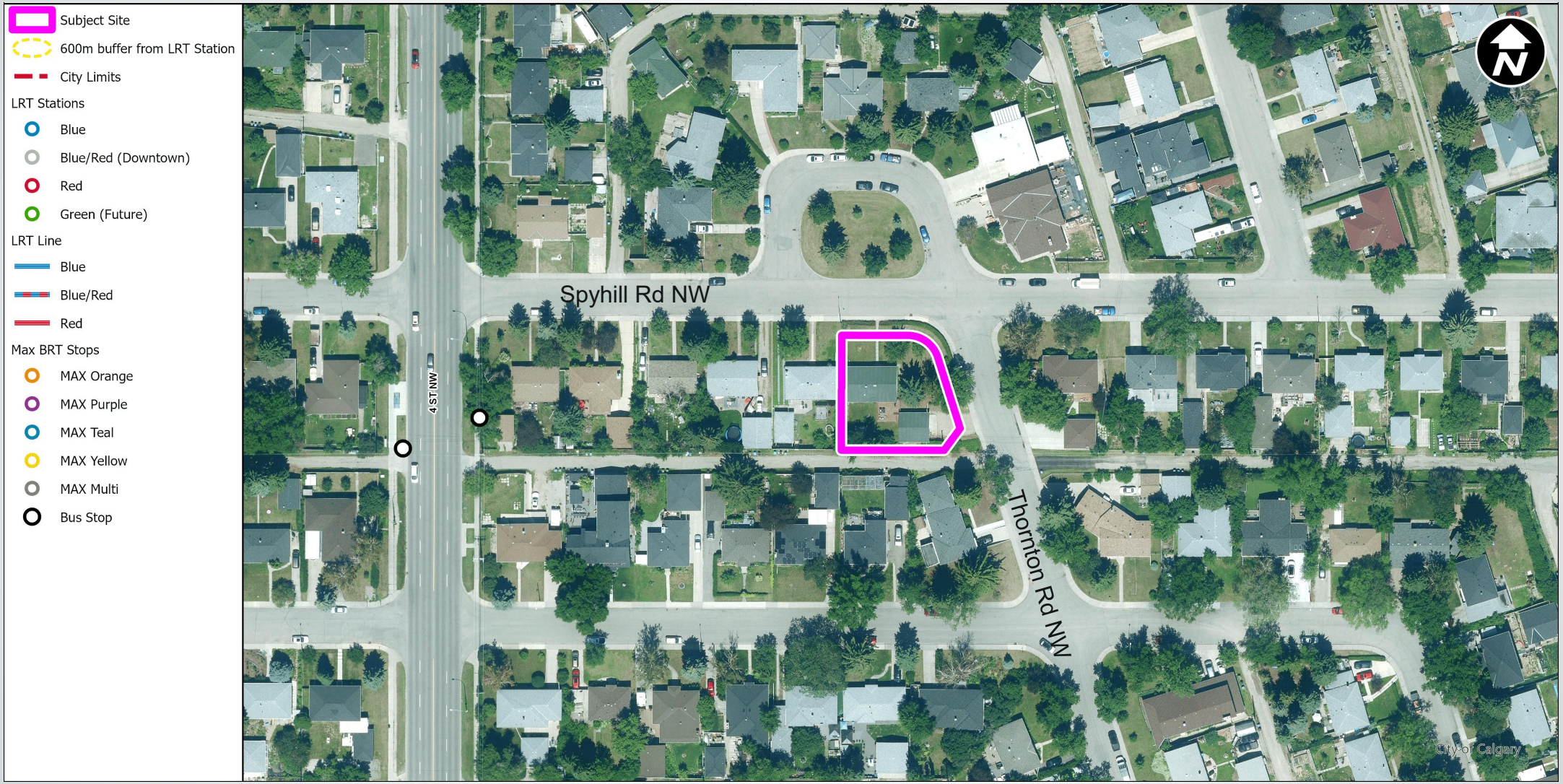
Accessory Residential Building (rear detached garage)

- 6 vehicular parking stalls
- 6 class-1 bicycle parking stalls

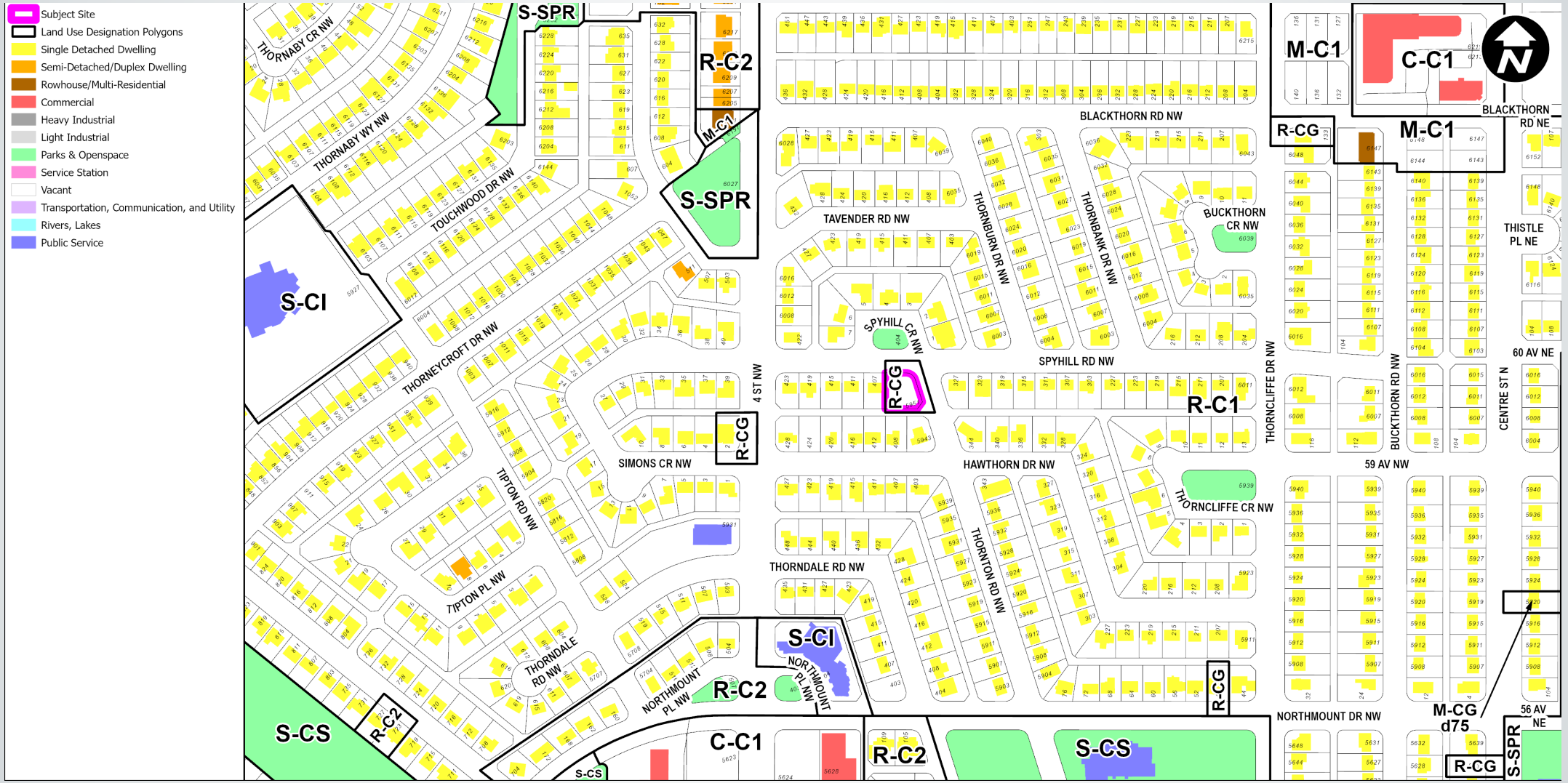
Community Context



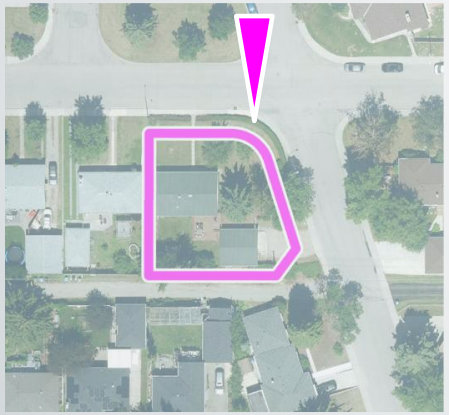
Site Context



Surrounding Land Use

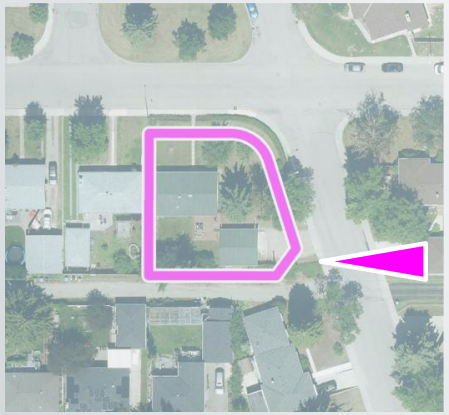


Site Photos
(Wed, Sep 16
~8:00 am)



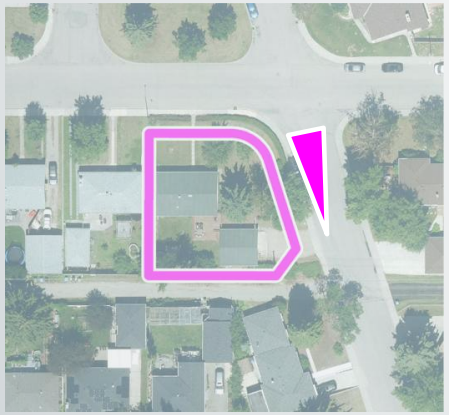


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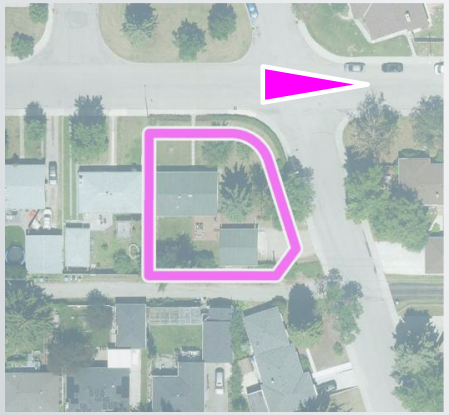


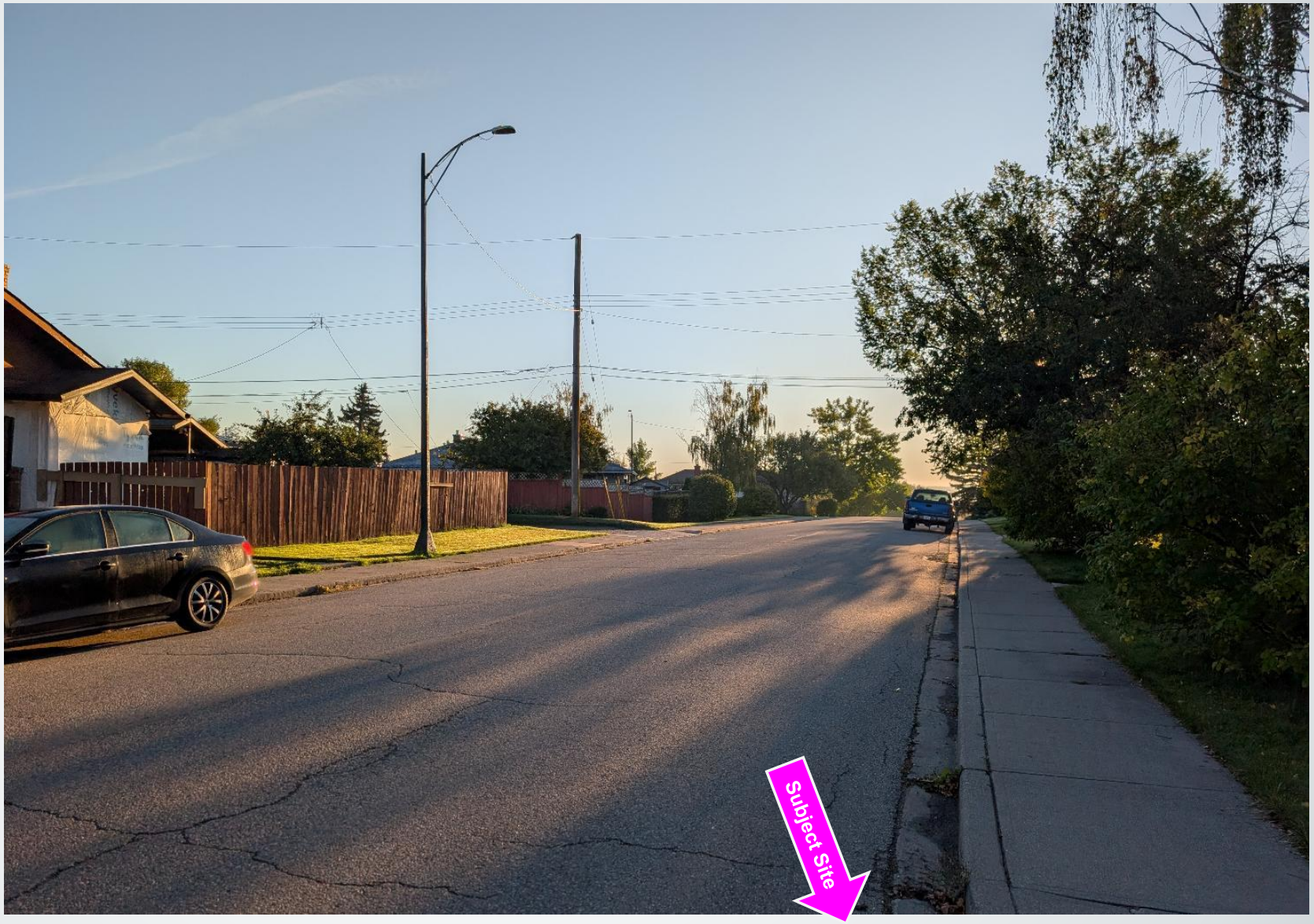
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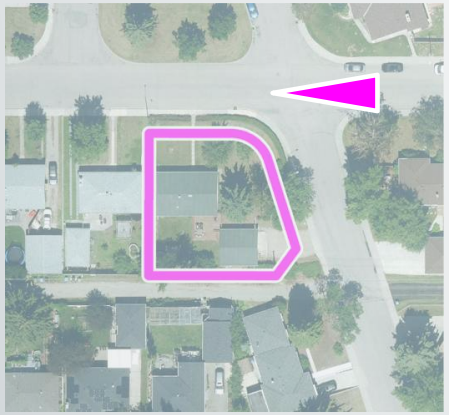


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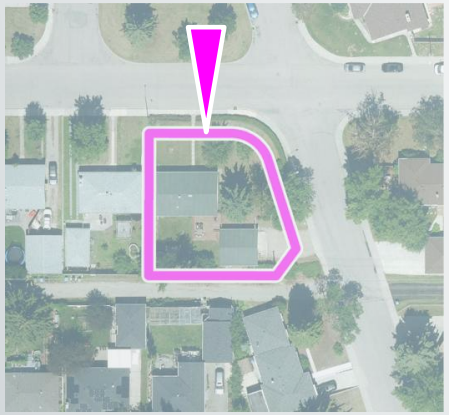


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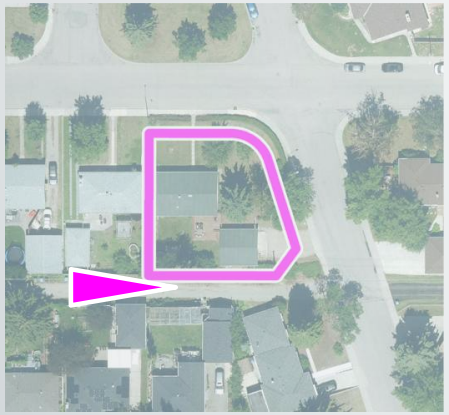
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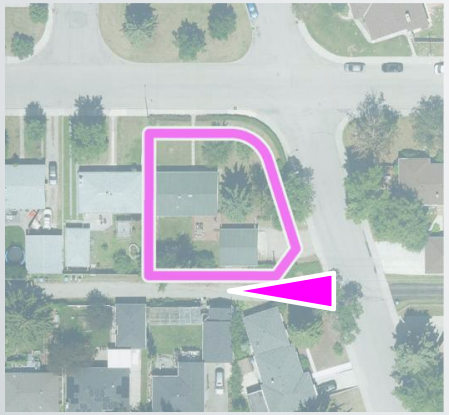


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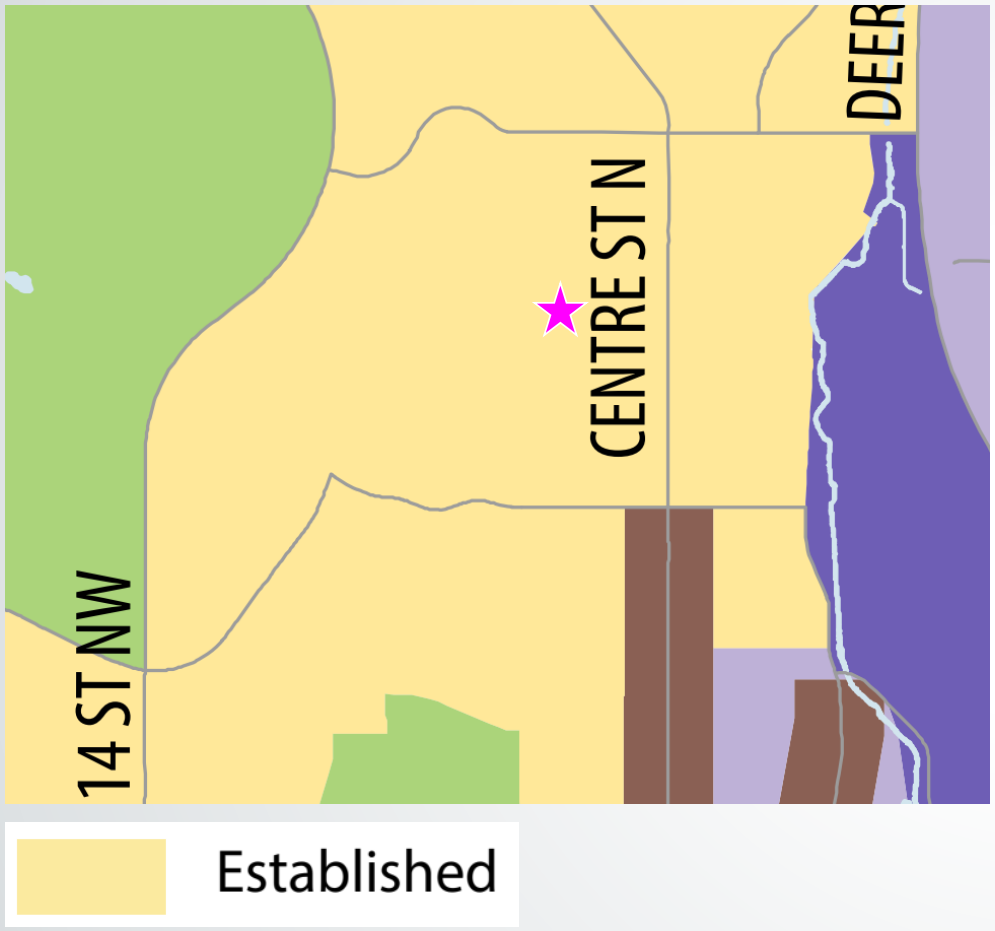




Isometric View, Google Earth



Applicable Legislation: Municipal Development Plan (MDP)



Map 1: Urban Structure

- Developed Residential – Established Area

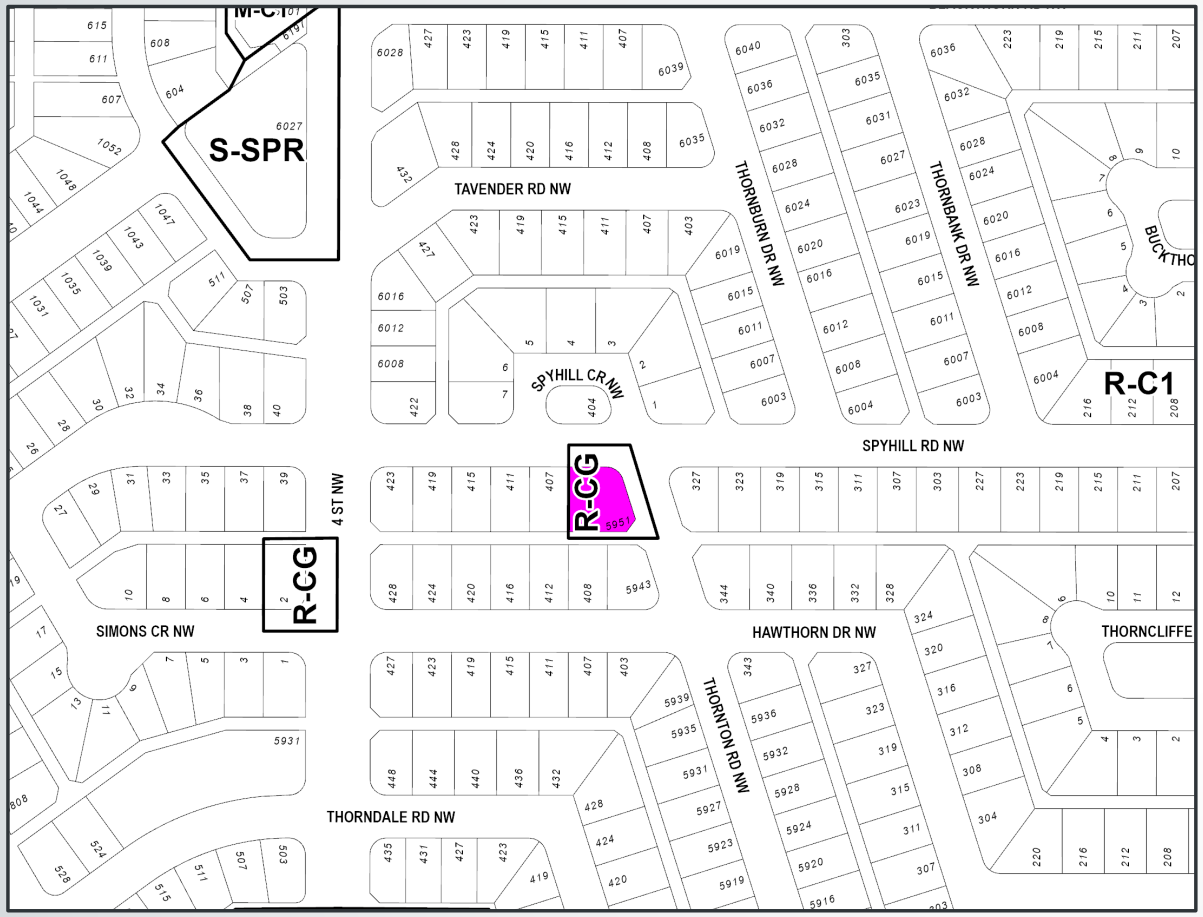
Strong Residential Neighbourhoods

- Encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing types such as accessory suites, semi-detached, townhouses, cottage housing, rowhousing and other ground-oriented housing. (Page 37, Section 2.2.5, Policy a)

Established Areas Policies

- Encourage modest redevelopment of Established Areas. (Page 104, Section 3.5.3.a)
- New developments 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. (Page 104, Section 3.5.3.c)

Land Use District



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

- Accommodates low-density, grade-oriented housing in a variety of forms including rowhouses, townhouses, semi-detached dwellings and single detached dwellings.
- Rowhouse Building and Townhouse are discretionary uses in the district.

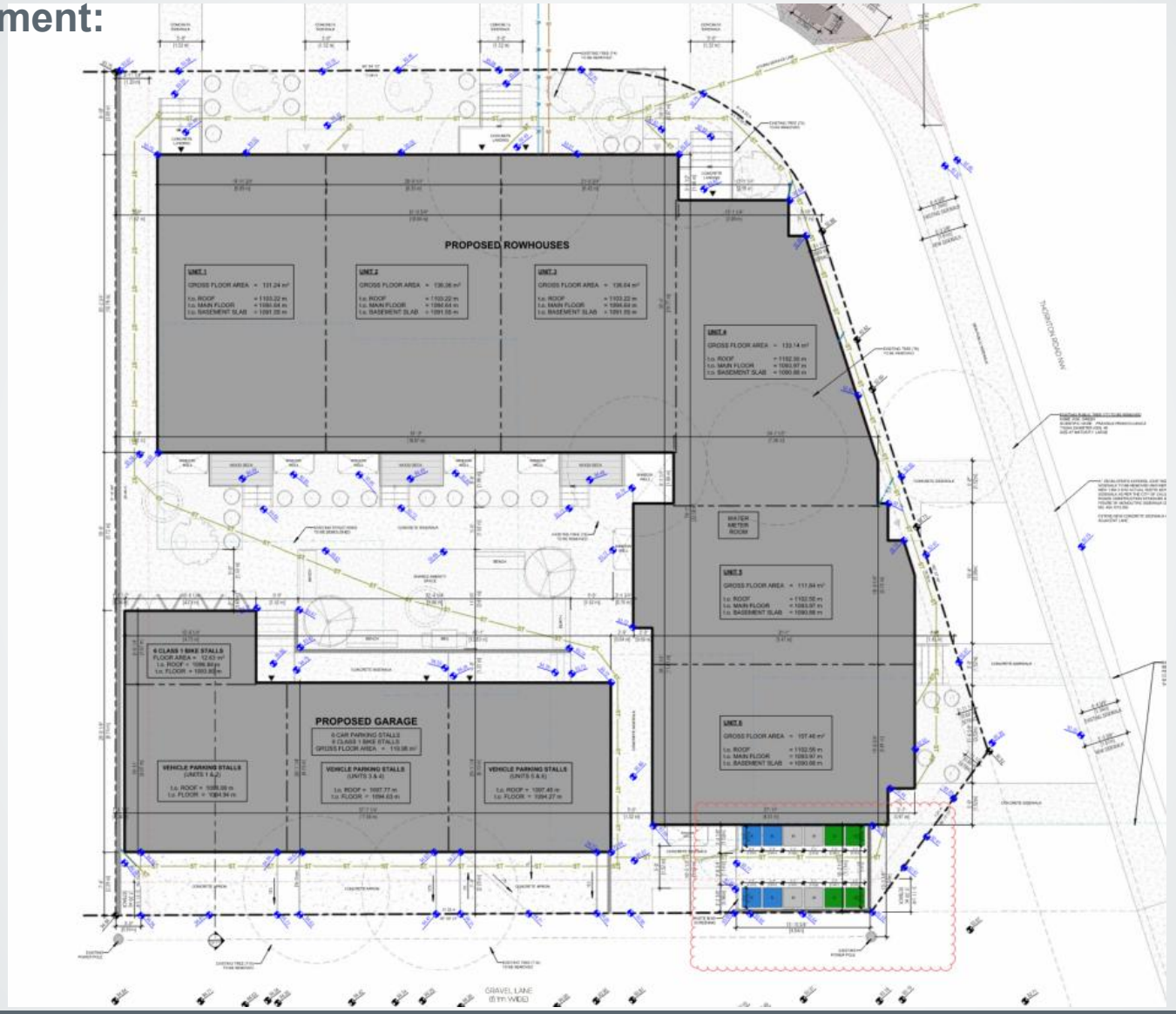
Summary: R-CG District - at time of decision

- Maximum height: 11.0 metres
  - ✓ Complies (10.02 metres)
- Maximum parcel coverage: 60%
  - ✓ Complies (58.95%)
- Maximum density: 75 units per hectare (6 units)
  - ✓ Complies (70.9 uph, 6 units)
- Minimum soft landscaping: 30% of the landscaped area
  - ✓ Complies (41.5%)
- Minimum front setback: 3.0 metres
  - ✓ Complies (3.0 metres)
- Minimum side setback from another parcel: 1.2 metres
  - ✓ Complies (1.52 metres)
- Minimum side setback from a street: 0.6 metres
  - ✓ Building complies (0.6 metres)
  - ➢ Relaxation required for waste bins
- Required motor vehicle parking stalls: 6
  - ✓ Complies (6 stalls)

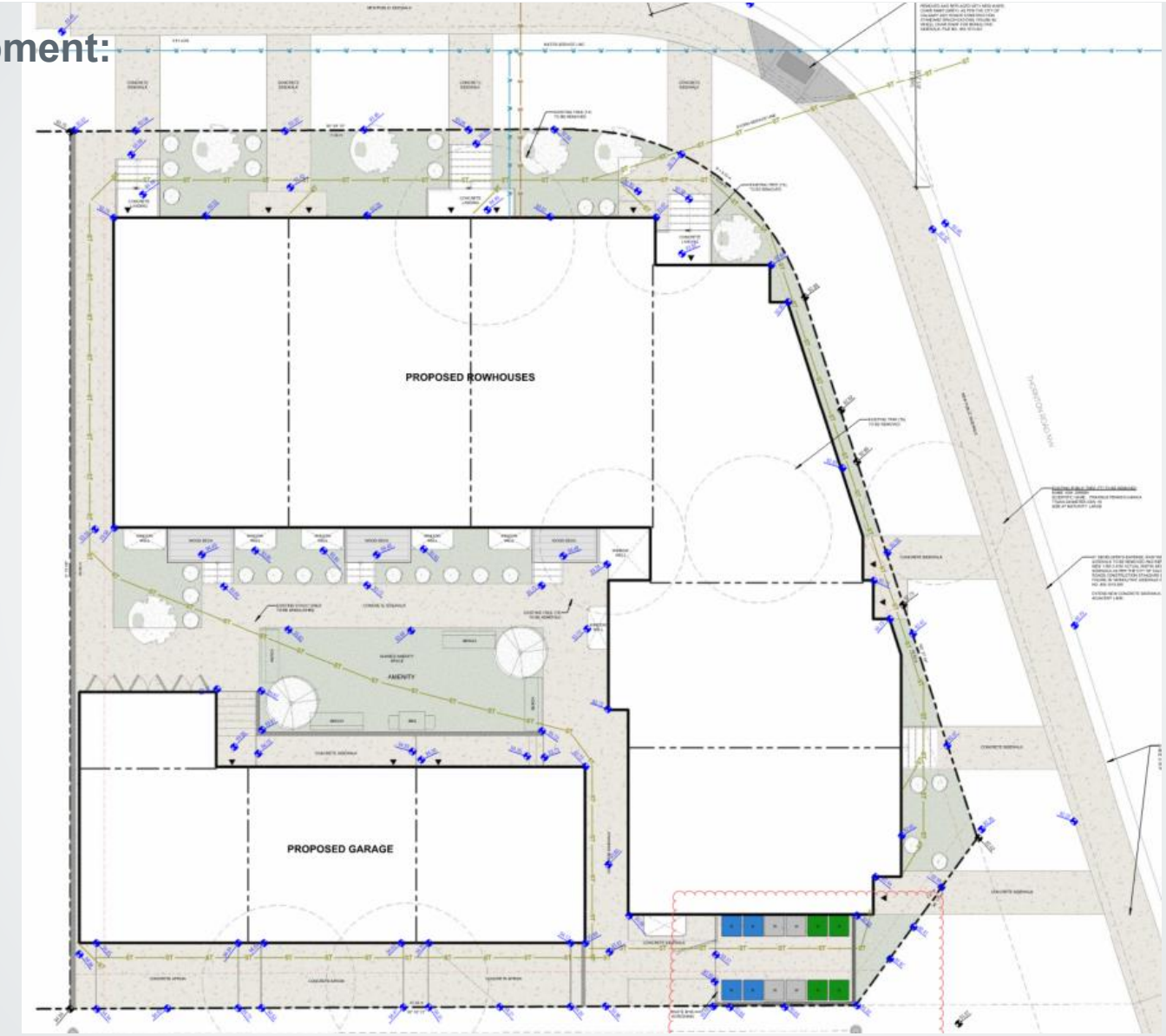
Summary: R-CG District after Repeal of Citywide Rezoning (August 4, 2026)

- Maximum height: 10.0 metres
  - ➢ Relaxation required: 10.02 metres
- Maximum parcel coverage: 55%
  - ➢ Relaxation required: 58.95%
- Maximum density: 75 units per hectare (6 units)
  - ✓ Complies (70.9 uph, 6 units)
- Minimum soft landscaping: 30% of the landscaped area
  - ✓ Complies (41.5%)
- Minimum front setback: 3.0 metres
  - ✓ Complies (3.0 metres)
- Minimum side setback from another parcel: 1.2 metres
  - ✓ Complies (1.52 metres)
- Minimum side setback from a street: 0.6 metres
  - ✓ Building complies (0.6 metres)
  - ➢ Relaxation required for waste bins
- Required motor vehicle parking stalls: 6
  - ✓ Complies (6 stalls)

Proposed Development:
Site Plan



Proposed Development:
Landscaping Plan



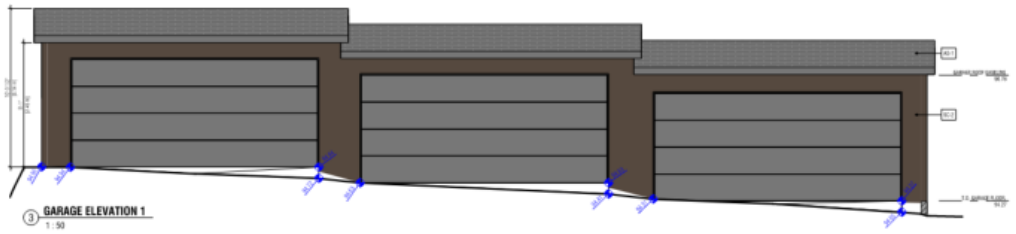
Proposed Development: North elevation (facing Spyhill Road NW)

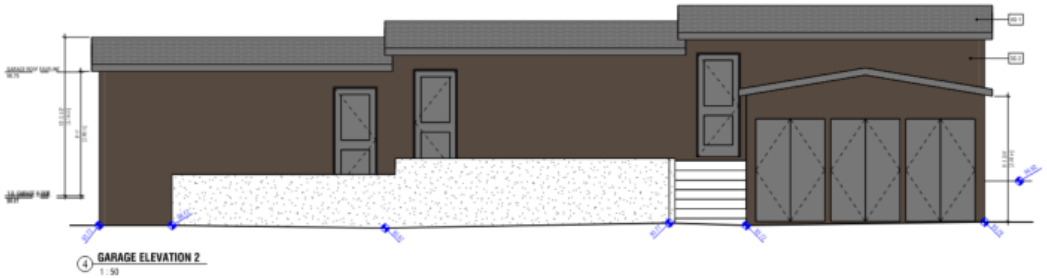


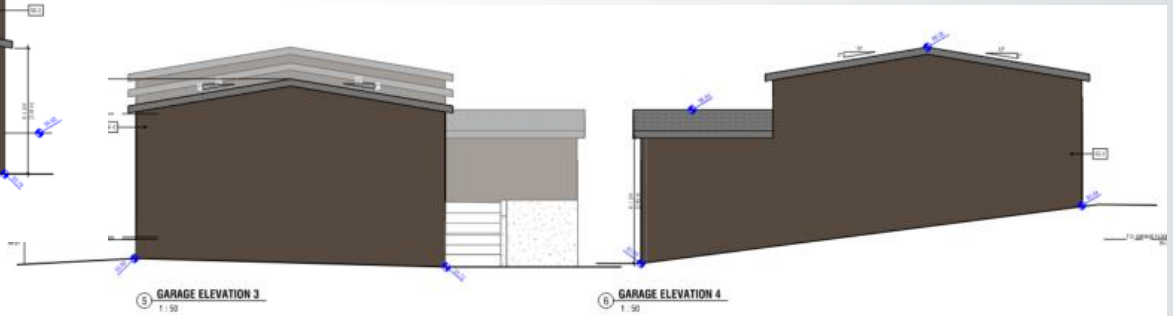
Proposed Development: East elevation (facing Thornton Road NW)

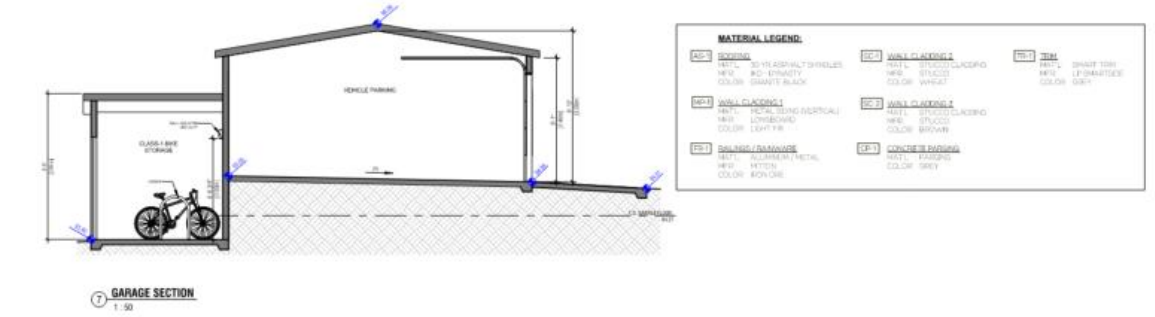


Proposed Development: Garage Plan









Bylaw Discrepancies at time of decision (2026 May 6)

Regulation	Standard	Provided
542 Landscaping Requirements	(4) All setback areas adjacent to a street, except for those portions specifically required for motor vehicle access, must be a landscaped area.	Plans indicate the garbage is within the East side setback area. **Relaxation supported** – setback accommodates alley corner cut; garbage location is reasonable.

Additional Bylaw Discrepancies after 2026 August 4

Regulation	Standard	Provided
541 Building Height	(1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum building height is 10.0m measured from grade.	Plans indicate the North elevation measures 10.02m (+0.02m). **Relaxation supported** – height variance is 2 cm at northeast corner.
534 Parcel Coverage	(2) Unless otherwise referenced in subsection (3), the maximum cumulative building coverage over all the parcels subject to a single development permit containing a Contextual Semi-Detached Dwelling, Contextual Single Detached Dwelling, Cottage Housing Cluster, Rowhouse Building, Semi-Detached Dwelling, Single Detached Dwelling or Townhouse is: (c) 55.0 per cent of the area of the parcels subject to a single development permit for a development with a density of 50 units per hectare or greater.	Plans indicate the parcel coverage is 58.95% (+3.95%) or 498.79sm (+33.40sm). **Relaxation supported** – building mass is oriented away from neighbouring properties, landscaping requirements are met.

Summary

In the opinion of the Development Authority the proposed development:

- Complies with Council direction set out in the Municipal Development Plan, Land Use Bylaw 1P2007 and the R-CG District with relaxations; and
- Would not unduly interfere with the amenities of the neighbourhood, or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land.

Supplementary Slides

Bylaw check and discrepancy sheet on decision-rendered plans
after the Repeal of Citywide Rezoning rules (in force 2026 August 4)

221

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:	June 21, 2026
Date Received:	May 6, 2026
BLC BY:	**Andrew Kjartanson**
Review Required:	COMPLETE

D.P. #	**2025-06104**

For Internal Distribution Only

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

Floodway/Floodfringe/Overland Flow

DOES NOT APPLY

If applicable Complete Flood Sheet*

Hertiage Guidelines Area

Not Located within Heritage Guideline Area

****If Applicable Disregard Contextual Rules****

Public Realm Setbacks
N/A

Main Floor Elevation(S):		***Roof Peak Elevation(s):***	
Units 1-3	**1094.64**	**Units 1-3**	**1103.22**
Units 4-6	**1093.97**	**Units 4-6**	**1102.55**

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

Notes:

SDAB2026-0087

Page 3

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

D.P. # 2025-06104

Rule	Requirements	Notes	Evaluation: Provided/Variance			
Secondary Suites	If applicable please refer to Secondary Suites Form		See Attached	N/A	N/I	
347.3 Permitted use Rowhouse Building	(Front A 93.70 + Front B 92.95) / 2 = Front *Average Building Reference Point*		93.33			
	(Rear A 94.94 + Rear B 93.33) / 2 = Rear *Average Building Reference Point*		94.14			
	(1) To be a permitted use in the R-CG District a Rowhouse Building: (g) must not be located on a parcel where the difference between the average building reference points is greater than 2.4 metres; and					
	Difference between *Front & Rear Average Building Reference Points* =	***0.81***	**C**	**N/C**	**N/A**	**N/I**
537 Building Setback from Front Property line	The minimum building setback from a front property line is 3.0m	North - Main floor	**3.00**		**0.00**	
		North - Second floor	**3.00**		**0.00**	
334 Projections into Setback Areas	(3) Portions of a building below the surface of the ground may extend without any limits into a setback area, with the exception of the required front setback area.		**C**	**N/C**	**N/A**	**N/I**
336 Projections Into Front Setback Area	(1) Unless otherwise referenced in subsection (6), bay windows and eaves may project a max. of 0.6 m into the front setback area.	North Eave - Primary	**0.31**		**-0.29**	
		North Eave - Entrances	**0.61**		**0.01**	
	(2) Landings, ramps other than wheelchair ramps and stairs may project into a front setback area provided: (a) they provide access to the main floor or lower level of the building; and		**C**	**N/C**	**N/A**	**N/I**
	(2) Landings, ramps other than wheelchair ramps and stairs may project into a front setback area provided: (b) the area of a landing does not exceed 2.5m²	North Entrances: Units 1-3	**1.55**		**-0.95**	
	(5) In a Developed Area, a porch may project a maximum of 1.8m into a front setback area where:		**N/A**			
	(a) it forms an entry to the main floor of a Dwelling Unit of a main residential building;					
	(b) the setback of the porch from the front property line is not less than the minimum setback in the district;					
	(c) the maximum height of the porch platform is 1.2m measured from grade, excluding stairs and a landing area not exceeding 2.5m²; and					
	(d) the portion of the porch that projects into a front setback area is unenclosed, other than by a railing, balustrade or privacy walls located on porches between attached units.					
	(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 *(Does not apply to decks , eaves, porches, ramps, and stairs)*	PROVIDE LENGTH AND % VALUES	**N/A**			
	1st st ____ X 40% = ____					
	2nd st ____ X 40% = ____					
	(2) The max. length of an individual projection into any setback area is 3.1m					
538 Block Face Requirements	(1) A minimum building setback of 1.2m is required from a side property line at least every 60.0m along the entire length of a block face. **Block Face (Property Line) Length (m):**		**Corner Parcel**			
	(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) To be a permitted use in the R-CG District a Rowhouse (i) a portion of a street facing façade of each unit recessed behind or projecting forward from the remainder of the street facing façade of that unit, with the projecting or (A) 2.0m in width;		**C**	**N/C**	**N/A**	**N/I**
	(1) To be a permitted use in the R-CG District a Rowhouse (i) a portion of a street facing façade of each unit recessed behind or projecting forward from the remainder of the street facing façade of that unit, with the projecting or (B) 0.3m in depth; and		**C**	**N/C**	**N/A**	**N/I**

347.3 Permitted use Rowhouse Building	4 Building: (a) must have façade articulation for each Dwelling Unit, by including:	unit, with the projecting or recessed portion having a minimum dimension of:	(C) 2.4 metres in height; or		C	N/C	N/A	N/I
		(ii) a porch that projects from a street facing façade a minimum dimension of:	(A) 2.0m in width; and		C	N/C	N/A	N/I
			(B) 1.2m in depth;		C	N/C	N/A	N/I
	(1) To be a permitted use in the R-CG District a Rowhouse Building:	(b) must have the main floor located above grade adjacent to the building to a maximum of 1.20m above grade for street facing façades;			N/C			
		(c) located on a corner parcel must have an exterior entrance which is visible from each street side of the corner parcel;			C	N/C	N/A	N/I
		(d) must not have an attached private garage;			C	N/C	N/A	N/I
		(e) must have a motor vehicle parking stall or private garage for each Dwelling Unit with direct, individual access to a lane;			C	N/C	N/A	N/I
	(5) To be a permitted use in the R-CG District a Rowhouse Building must not be located on a parcel that contains more than one main residential building.				Complies			
539 Building Setback from Side Property Line	(1) Subject to subsections (3) through (9), the minimum building setback from any side property line is 1.2m			West	1.52		0.32	
	(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.							
	(6) For a corner parcel, the minimum building setback from a side property line shared with a street is 0.6m			East	0.60		0.00	
	(8) Unless otherwise referenced in subsection (9), on a laned parcel the minimum building setback from a side property line for a private garage attached to a main residential building is 0.6m				N/A			
	(9) On a laned parcel, the minimum building setback for a private garage attached to a main residential building that does not share a side or rear property line with a street may be reduced to zero metres where the wall of the portion of the building that contains the private garage is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel.							
337 Projections Into Side Setback Area	(1.1) Portions of a building greater than or equal to 2.4m above grade may project a max of 0.6m into any side setback area.				N/A			
	(1.2) Portions of a building less than 2.4m above grade may project a maximum of 0.6m,							
	(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.			East Eave	0.30		-0.30	
				West Eave 0.02m clear				
	(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;		East Unit Entry stairs only	C	N/C	N/A	N/I
		(b) the area of a landing does not exceed 2.5m^2			N/A			
		(c) the area of any portion of a landing that projects into the side setback area does not exceed 1.8m^2						
		(d) they are not located in a 3.0m side setback area required on a laneless parcel; and			C	N/C	N/A	N/I
		(e) they are not located in a side setback area required to be clear of projections, unless pedestrian access from the front to			C	N/C	N/A	N/I

	clear of projections, unless pedestrian access from the front to the rear				C	N/C	N/A	N/I
	(10) Central air conditioning equipment may project a maximum of 1.0m into a side setback area:				N/A			
	(8) Any portion of a building that projects into a side setback area, other than eaves, landings, window wells, ramps and stairs, must not be located closer than 0.9m from the nearest front façade.							
	(9) Balconies and decks must not project into any side setback area;			South Decks	C	N/C	N/A	N/I
335 Length of Portions of a Building in Setback Areas (Side)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade *(Does not apply to decks , eaves, porches, ramps, and stairs)*			PROVIDE LENGTH AND % VALUES	N/A			
	1st st		X 40% =					
	2nd st		X 40% =					
	__st		X 40% =					
	__st		X 40% =					
	(2) The max. length of an individual projection into any setback area is 3.1m *(Includes Window Wells)*							
347.3 Permitted use Rowhouse Building	(f) must not have windows on an exposed side façade of a unit that are located beyond the rear façade of a contextually adjacent building on an adjoining parcel unless:	(i) the window is located below the second storey;			C	N/C	N/A	N/I
		(ii) the glass in the window is entirely obscured;			C	N/C	N/A	N/I
		(iii) there is a minimum distance of 1.5 metres between the finished floor and the bottom of the window sill; or			C	N/C	N/A	N/I
		(iv) the façade that contains the window is setback a minimum of 4.2 metres from the side property line;			C	N/C	N/A	N/I
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			South - Parcel is laned and a corner	3.11		1.91	
338 Projections Into Rear Setback Area	(2) Awnings, balconies, bay windows, canopies, chimneys, decks, eaves, fireplaces, fire escapes, landings, porches, and ramps other than wheelchair ramps may project a max of 1.5m into any rear setback area.				N/A			
	(3) A private garage attached to a building may project without limits into a rear setback area provided it:	(a) does not exceed 4.6m in height, measured from the finished floor of the private garage;						
		(b) does not exceed 75.0m^2 in gross floor area for each Dwelling Unit located on the parcel.		Unit 1 Unit 2 Unit 3 Unit 4				
		(c) has no part that is located closer than 0.60m to the rear property line; and						
		(d) has no eave closer than 0.6m to a side property line.						
	(4) When an attached private garage has a balcony or deck, the balcony or deck must not be located within 6.0m of a rear property line or 1.2m of a side property line.			Rear Side Side				
335 Length of Portions of a Building in Setback Areas (Rear)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade *(Does not apply to decks , eaves, porches, ramps, and stairs)*			PROVIDE LENGTH AND % VALUES	N/A			
	1st st		X 40% =					
	2nd st		X 40% =					
	(2) The max. length of an individual projection into any setback area is 3.1m							
	(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		Unit 1 Unit 2 and 3	0.80 0.76		-0.70 -0.74	
		(b) 0.3m above the main floor level of the closest main residential building on the parcel.			N/A			
	(2.1) Unless otherwise referenced in subsection (3), a	(a) must not exceed 2.0m in height when measured from the surface of the deck; and			N/A			
		(b) must not be located between the front façade of						

339 Decks	privacy wall located on a deck:	(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;			N/A			
		(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 1.85m from the building façade to which it is attached.				N/A			
	(2) Unless otherwise referenced in this Part, the floor area of a recessed balcony must not exceed 10.0m²							
	(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;						
		(b) is a max. of 3.0m in height; and						
		(c) extends the full depth of the balcony.						
544 Balconies	(1) Where a balcony is located on the roof of the first or second storey of a main residential building and does not overhang any façade of the storey below, the balcony may have a maximum floor area that equals 50.0 per cent of the horizontal cross section of the storey below. Area of Storey Below Balcony (m²)				N/A			
	(2) A balcony attached to a Contextual Single Detached Dwelling, Contextual Semi-detached Dwelling, or Rowhouse Building that is a permitted use: *Does not apply to Discretionary Uses.*	(a) may be located on a side façade of a building:	(i) where it forms part of the front façade and is not recessed back more than 4.5m from the front façade; or					
			(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**
	(1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum building height is 10.0m measured from grade.			North	**10.02**		**0.02**	
				East	**9.87**		**-0.13**	
				South	**9.71**		**-0.29**	
				West	**9.65**		**-0.35**	
		(i) the highest geodetic						

541 Building Height	(2) Where a building setback is required from a property line shared with another parcel designated with a low density residential district, the M-CG District or H-GO District, the max building height:	(a) is the greater of:	elevation of a main residential building on the adjoining parcel; or		**C**	**N/C**	**N/A**	**N/I**
			(ii) 7.0m from grade; measured at the shared property line; and					
		(b) increases at a 45 degree angle to a maximum of 10.0m 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

1093.70	**1093.07**	**1102.71**
Prim Bldg Crnr 1	**Prim Bldg Crnr 2**	**Geo 9.5m Abve Avrge Grade**
1093.58	**1092.50**	**1101.81**
Prim Bldg Crnr 3	**Prim Bldg Crnr 4**	**Geo 8.6m Abve Avrge Grade**

378.59	X 75% =	**283.94**	Unit 1-3 RP 1103.22 (+0.51m)	**Percentage**	
			Unit 4-5 RP1102.55 (-0.16m)	**9.54%**	**-65.46%**
Max. Area		Max. Area allowed at 9.5m	10.78m X 1.0m (X2) = 21.56sm	**Area (m²)**	
			10.78m X 1.35m (X1) = 14.55sm	**36.11**	**-247.83**

(4) Where not located on a corner parcel, the maximum building height is 8.6m for any portion of a main residential building located between the rear property line and 60.0% parcel depth or the contextual building depth average, whichever is greater.

Height Required Beyond		**m** **and Rear Property Line**
C.A.B. #1	C.A.B. #2	Parcel Depth

N/A

349 Roof Equipment Projection	(2) Mechanical equipment may project a maximum of 0.3m from the surface of a roof on a building.	Solar panels appear flush with roof on plans	**Complies**
532 Façade Width	The minimum width of a street facing façade of a unit is 4.2m		**Complies**

535 Building Depth and Separation

(1) Unless otherwise referenced in subsections (2) and (3) the maximum building depth is 65.0% of the parcel depth for a building containing a unit.

65%	x		=	**0.00**
		Parcel Depth		Max Bldg Depth

(2) On a laned parcel, there is no maximum building depth for a main residential building wholly contained to the rear of 40.0% parcel depth where:

*Note: The Main Residential Building exempt from Building Depth must be **WHOLLY** contained within rear 60.0%; otherwise see subsection (1).*

(a) there is more than one main residential building on the parcel;

(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

	Parcel Depth (m)
	40% / 60.0% Parcel Depth (m)
	Total Number of Units
	Required Number of Units in Front 60.0%

(c) where the minimum separation distance of the main residential buildings on the front portion of the parcel and the main residential buildings contained on the rear portion of the parcel is 6.5m

N/A

(3) For a main residential building that is located on a corner parcel there is no maximum building depth where the minimum building setback from the side property line shared with another parcel is 3.0m for any portion of the building located between the rear property line and:

(a) 50.0 per cent parcel depth; or

30.94 **Parcel Depth**

(b) the building depth of the main residential building on the adjoining parcel;

16.48 **C.A.B. Building Depth**

whichever is closer to the rear property line.

3.0m Building Side Setback Required beyond

16.48 **m** and the rear property line

Side Setback Dimension (m)	
18.72	**15.72**
Subsection (b) Applies	

	(3) Where not located on a corner parcel, the maximum building depth of a	(a) 60.0 per cent of the parcel depth; or	add 4.6m	*Section 347.3(3)(a) Applies*

347.3 "Permitted use Rowhouse Building	Rowhouse Building that is a permitted use in the R-CG District is the greater of:		(b) the contextual building depth average.				**30.00**		**9.39**
	16.48 C.A.B. #1	+ **15.53** C.A.B. #2	/2 = **20.61** Average				**N/A**		
	30.94 : Parcel Depth	= **18.56**							
529 Density	The maximum density for parcels designated R-CG District is 75 units per hectare.				Units		**6.00**		**0.00**
	75 U.P.H	**846.16** (m²) / **0.0846160** (ha)	= **6.00** Units		U.P.H		**70.91**		**-4.09**
	(2) The maximum density is 75 units per hectare for developments legally existing or approved by the Development Authority prior to August 4, 2026.				Units		**N/A**		
	75 U.P.H	**Enter m² Above** (m²) / (ha)	= Units		U.P.H				
530 Number of Main Residential Buildings on a Parcel	(1) Unless otherwise referenced in subsection (2), the maximum number of main residential buildings on a parcel is one.						**C**	**N/C**	**N/A**	**N/I**
	(2) There is no maximum number of main residential buildings on a parcel for a development legally existing or approved by the Development Authority prior to August 4, 2026.						**C**	**N/C**	**N/A**	**N/I**
339.1 Porches *(must meet all requirements to be exempt)*	In a Developed Area, a porch is exempt from parcel coverage where:	(a) the porch is located between the façade of the main residential building and:	(i) the front property line; or				**C**	**N/C**	**N/A**	**N/I**
			(ii) the side property line on the street side of a corner parcel;				**C**	**N/C**	**N/A**	**N/I**
		(b) the porch is unenclosed on a minimum of two sides, other than by a railing, balustrade, or privacy walls located on porches between attached units when the porch is at or exceeds the contextual front setback; and					**C**	**N/C**	**N/A**	**N/I**
		(c) there is no enclosed floor area or balcony located directly above the roof of the porch.					**C**	**N/C**	**N/A**	**N/I**
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 per cent of the area of the parcels subject to a single development permit for a development with a density of 50 units per hectare or greater.					**Applies**		**Does Not Apply**	
	(3) The maximum parcel coverage referenced in subsections (1) and (2), must be reduced by:	(a) 21.0m² where one motor vehicle parking stall is required on a parcel that is not located in a private garage; and					**Applies**		**Does Not Apply**	
		(b) 19.0m² for each required motor vehicle parking stall that is not located in a private garage where more than one motor vehicle parking stall is required on a parcel.					**Applies**		**Does Not Apply**	
	(4) For all other uses, the maximum parcel coverage is 45.0%						**Applies**		**Does Not Apply**	
	Determine correct percentage of parcel coverage and input values below						**%**		**%**	
	55.0%	**6** Number of Units / **846.16** Parcel Area (m²)	minus Required Stalls		= **465.39** Max. Coverage		**58.95%**		**3.95%**	
	Parcel Coverage Totals						**m²**		**m²**	
	Rowhouse	**ARB**			**Total**					
	378.59	**120.20**			**498.79**		**498.79**		**33.40**	
Accessory Building	If applicable please refer to Accessory Residential Building Form						**See Attached**	**N/A**	**N/I**	

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542 Landscaping Requirements	(3) All areas of a parcel, except for those portions specifically required for motor vehicle access, motor vehicle parking stalls, loading stalls, garbage facilities, or any purpose allowed by the Development Authority, must be a landscaped area.		C	N/C	N/A	N/I
	(4) All setback areas adjacent to a street, except for those portions specifically required for motor vehicle access, must be a landscaped area.	W&R within East setback area	C	N/C	N/A	N/I
	(5) Amenity space provided outdoors at grade must be included in the calculation of a landscaped area.		C	N/C	N/A	N/I
	(6) Any part of the parcel used for motor vehicle access, motor vehicle parking stalls, loading stalls and garbage or recycling facilities must not be included in the calculation of a landscaped area.		C	N/C	N/A	N/I
	(7) A minimum of 30.0% of the landscaped area must be covered with soft surfaced landscaping. 291.12 Landscaped Area (m²)		Percentage (%) 41.46%		11.46%	
			Area (m²) 120.71		33.37	
	(8) All soft surfaced landscaped area must be irrigated by an underground irrigation system, unless otherwise provided by a low water irrigation system.		C	N/C	Low H20 Irrig.	N/I
	(9) Mechanical systems or equipment that are located outside of a building must be screened.		C	N/C	N/A	N/I
542.2 Planting Requirements	(4) The requirement for the provision of 1.0 tree is met where: (a) a deciduous tree has a minimum calliper of 60mm; 2 # Provided		Calliper (mm) 60.00		0.00	
	(b) a coniferous tree has a minimum height of 2.0m 6 # Provided		Height (m) 2.00		0.00	
	(5) The requirement for the provision of 2.0 trees is met where: (a) a deciduous tree has a minimum calliper of 85mm; 0 # Provided		Calliper (mm) N/A			
	(b) a coniferous tree has a minimum height of 4.0m 0 # Provided		Height (m) N/A			
	(6) The requirement for the provision of 3.0 trees is met where an existing deciduous tree with a calliper greater than 100mm is preserved. 0 # Provided		Calliper (mm) N/A			
	(2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0m² of parcel area. 8 Required Trees 24 Required Shrubs 846.16 Parcel Area (m²)		# of Trees 8		0	
			# of Shrubs 25		1	
	(3) Shrubs must be a minimum height or spread of 0.6m at the time of planting.		0.60		0.00	
	(7) For landscaped areas with a building below, planting areas must have the following minimum soil depths: (a) 1.2m for trees; (b) 0.6m for shrubs; an (c) 0.3m for all other planting areas.		N/A			
	(8) The soil depths referenced in (7) must cover an area equal to the mature spread of the planting material.					
	(1) A driveway must not have direct access to a major street unless: (a) there is no practical alternative method of vehicular access to the parcel; and (b) a turning space is provided on the parcel to allow all vehicles exiting to face the major street.		N/A			
	(2) A driveway connecting a street to a private garage must: (a) be a min of 6.0m in length along the intended direction of travel for vehicles measured from: (i) the back of the public sidewalk to the door of the private garage; or (ii) a curb where there is no public sidewalk to the door of a private garage, and (b) contain a rectangular area measuring 6.0m in length and					

	3.0m in width.					
341 Driveways	(3) A driveway connecting a lane to a private garage must be a min of 0.60m in length along the intended direction of travel for vehicles, measured from the property line shared with the lane to the door of a private garage.		South - Lane	**2.23**	**1.63**	
	(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. Number of Parcels along Block Face				
546 Motor Vehicle Parking Stalls	(1) The minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 1.0 stalls per unit or suite.		**Community (select below)** *THORNCLIFFE*			
	(2) Notwithstanding subsection (1), the minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 0.5 stalls per unit or suite for the area listed in Table 2.1 below.		Parking Rate: **0.50** Stall per Unit & Suite			
	12 Number of Units & Suites Stalls Within a Private Garage **6** Stalls provided on Parking Pad **0**			**6**	**0**	
546.2 Bicycle Parking Stalls	(2) Notwithstanding subsection (1), there is no requirement for a bicycle parking stall – class 1 for parcels with two or less Dwelling Units.			**Applies**	**N/A**	**N/I**
	(1) The minimum number of bicycle parking stalls – class 1 is calculated based on the sum of all units and suites at a rate of 1.0 stall per unit or suite where a unit or suite is not provided a motor vehicle parking stall located in a private garage. **6** Number of Units & Suites			**6**	**0**	
342 Retaining Walls	(1) A retaining wall must be less than 1.2m in height when measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall.			**C**	**N/C**	**N/A**	**N/I**
	(2) A min horizontal separation of 1.0m must be maintained between retaining walls on the same parcel.			**C**	**N/C**	**N/A**	**N/I**
338.1 Patios	(1) Unless otherwise referenced in subsections (2) and (3), a privacy wall may be located on a patio, provided it does not exceed a height of 2.0m from the surface of the patio.			**C**	**N/C**	**N/A**	**N/I**
	(2) A privacy wall located on a patio must not exceed 2.0m in height, when measured from grade and when the privacy wall is located within: (a) a side setback area; or (b) 6.0m of a rear property line.			**C**	**N/C**	**N/A**	**N/I**
	(3) A privacy wall located on a patio must not exceed 1.2m in height when measured from grade when the privacy wall is located between the foremost front façade of the main residential building and the front property line.			**C**	**N/C**	**N/A**	**N/I**
540.1 Fences *Note: Only apply fence rules to proposed fences*	For a Rowhouse Building, the height of a fence above grade at any point along a fence line must not exceed:	(a) 1.2 metres for any portion of a fence extending between the foremost front façade of the immediately adjacent main residential building and the front property line;		**C**	**N/C**	**N/A**	**N/I**
		(b) 2.0 metres in all other cases; and		**C**	**N/C**	**N/A**	**N/I**
		(c) 2.5 metres at the highest point of a gate that is not more than 2.5 metres in length.		**C**	**N/C**	**N/A**	**N/I**
343 Fences *Note: Only apply fence rules to proposed fences*	The height of a fence above grade at any point along a fence line must not exceed:	(a) 1.2 metres for any portion of a fence extending between the foremost front façade of the main residential building and the front property line;		**C**	**N/C**	**N/A**	**N/I**
		(b) 2.0m in all other cases, and		**C**	**N/C**	**N/A**	**N/I**
		(c) 2.5m at the highest point of a gate that is not more than 2.5m in length.		**C**	**N/C**	**N/A**	**N/I**

348 Visibility Setback	Within a corner visibility triangle, buildings, fences, finished grade of a parcel and vegetation must not exceed the lowest elevation of the street by more than 0.75m above lowest elevation of the street.		**C**	**N/C**	**N/A**	**N/I**
546.3 Waste, Recycling and Organics	For developments of three or more units, garbage, recycling, and organics must be stored in a screened location approved by the Development Authority.		**C**	**N/C**	**N/A**	**N/I**
122 Standards for Motor Vehicle Parking Stalls	1) Unless otherwise specifed, the minimum width and depth of motor vehicle parking stalls are illustrated in Table 2. *Note: The depth of the motor vehicle parking stalls provided within a garage for 2 or more tenants within rowhouse defaults to Table 2.* ***The required depth is 5.4m.***		**C**	**N/C**	**N/A**	**N/I**
	(3) The minimum depth of a motor vehicle parking stall is 5.9m where it is required for: (a) a Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling or Single Detached Dwelling (b) a Dwelling Unit where the stall is provided in a private garage intended to be used for the occupants of only one Dwelling Unit.		**C**	**N/C**	**N/A**	**N/I**
	(4) The minimum width of a motor vehicle parking stall required for a Dwelling Unit is: (a) 3.0m where both sides of a stall abut a physical barrier; (b) 2.85m where one side of a stall abuts a physical barrier; and (c) 2.5m in all other		**C**	**N/C**	**N/A**	**N/I**
	(7) The minimum width of a motor vehicle parking stall for Multi-Residential Development, Multi-Residential Development - Minor, a Townhouse or a Rowhouse Building provided for the exclusive use of a Dwelling Unit is reduced to 2.60m where: (a) the stall is one of two or more motor vehicle parking stalls that are provided in a private garage; (b) the motor vehicle parking stalls in the private garage are for the sole use of the occupants of the Dwelling Unit; and (c) the motor vehicle parking stalls are not counted towards fulfilling the minimum motor vehicle parking stall requirements for that Dwelling Unit.		**C**	**N/C**	**N/A**	**N/I**
	(15) Motor vehicle parking stalls for a Backyard Suite, Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling and Single Detached Dwelling must be: (a) hard surfaced; and (b) located wholly on the subject parcel.		**C**	**N/C**	**N/A**	**N/I**

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Accessory Residential Building

D.P. # 2025-06104

Rule	Requirements			Notes	Evaluation			
					Provided/Variance			
345 Accessory Residential Building	(1) The min. building setback for an Accessory Residential Building is::	(a) 1.2m from a side or rear property line shared with a street; or		East	8.88		7.68	
		(b) 0.6m from a side or rear property line in all other cases.		South	2.23		1.63	
	(2) The min. building setback for an Accessory Residential Building that does not share a side or rear property line with a street may be reduced to zero m when:	(a) the Accessory Residential Building is less than 10.0m^2			C	N/C	N/A	N/I
		(b) the wall of the Accessory Residential Building is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel; or		West - 0.34m - stucco	C	N/C	N/A	N/I
		(c) the owner of the adjacent parcel grants a 1.5m private maintenance easement that must:	(i) be registered against the title of the parcel proposed for development and the title of the adjacent parcel; and		C	N/C	N/A	N/I
			(ii) include a 0.60m eave and footing encroachment easement.		C	N/C	N/A	N/I
	(3) An Accessory Residential Building must not be located in the actual front setback area.				C	N/C	N/A	N/I
	(4) A private garage on laneless parcel may be located in required 3.0m side setback, except along street side of a corner parcel.				C	N/C	N/A	N/I
	(5) The min. distance between any façade of an Accessory Residential Building 10.0m² or more and a main residential building or a building containing a Secondary Suite is 1.0m				C	N/C	N/A	N/I
	(6) The height of an Accessory Residential Building must not exceed:	(a) 4.6m, measured from the finished floor of the building;			3.18		-1.42	
		(b) 3.0m at any eaveline, when measured from the finished floor of the building; and			2.50		-0.50	
		(c) one storey,			Complies			
		(c) one storey, which may include an attic space that:	(i) is accessed by a removable ladder;		N/A			
			(ii) does not have windows;					
			(iv) has a max. height of 1.5m from the attic floor to the underside of any rafter.					
346 Restrictions on Use of Accessory Residential Building	(1) The finished floor of an Accessory Residential Building, other than a private garage, must not exceed 0.6m above grade.				C	N/C	N/A	N/I
	(2) An Accessory Residential Building must not be used as a Dwelling Unit, unless a Backyard Suite has been approved.				C	N/C	N/A	N/I
	(3) An Accessory Residential Building must not have a balcony or rooftop deck.				C	N/C	N/A	N/I
	(4) The area of a parcel covered by all Accessory Residential Buildings located on a parcel:	(a) must not exceed the less of:	(i) the building coverage of the main residential buildings; or		C	N/C	N/A	N/I
			(ii) 75.0m² for each Dwelling Unit located on the parcel; and		Complies			
			1 # of Units					

SDAB2026-0087

Bicycle Parking Standards			D.P. # 2025-06104			
Rule	Requirements		Evaluation			
		Notes	Provided/Variance			
125 Bicycle Parking Stalls	(1) Bicycle parking stalls – class 1 must be located on hard surfaced areas.		C	N/C	N/A	N/I
	(2) Bicycle parking stalls – class 2 may only be located in hard surfaced areas and in hard surfaced landscaped areas.		C	N/C	N/A	N/I
	(3) Bicycle parking stalls must not interfere with a pedestrian walkway.		F/M Discretion			
	(4) Bicycle parking stalls must be separated from motor vehicle parking stalls, visitor parking stalls or loading stalls by 2.0m or a physical barrier.		Complies			
	(5) A bicycle parking stall that is not an individual locker must be at least 2.0m in height.		Bicycle Class 1			
			C	N/C	N/A	N/I
			Bicycle Class 2			
			C	N/C	N/A	N/I
	(6) A bicycle parking stall that is not an individual locker and is attached to the ground must be located at least 0.6m from any physical barrier.		Bicycle Class 1			
			C	N/C	N/A	N/I
			Bicycle Class 2			
			C	N/C	N/A	N/I
	(7) Rows of bicycle parking devices, when affixed on the floor or grade, must be separated by at least 2.0m.		Bicycle Class 1			
			C	N/C	N/A	N/I
			Bicycle Class 2			
			C	N/C	N/A	N/I
	(8) Bicycle parking devices, when affixed on the floor or grade, must be separated by at least 0.6m.		Bicycle Class 1			
			C	N/C	N/A	N/I
			Bicycle Class 2			
			C	N/C	N/A	N/I
	(9) Required bicycle parking stalls – class 2 should be located within 15.0m of the public entrance of a building containing the uses for which they are required.		F/M Discretion			

Page 15

Secondary Suite - R-CG

D.P. # 2025-06104

Rule	Requirements		Notes	Evaluation Provided/Variance			
Note: Remember to check any applicable district rules							
351 Secondary Suite	(1) For a Secondary Suite the minimum building setback from a property line, must be equal to or greater than the minimum building setback from a property line for the main residential building.			**C**	**N/C**	**N/A**	**N/I**
	(2) Except as otherwise stated in subsection (2.1) and (3), the maximum floor area of a Secondary Suite, excluding any area covered by stairways and landings, is 100.0m²:	(a) in the R-C1L, R-C1Ls, R-C1, R-C1s, R-C1N, R-1, R-1s and R-1N District; or		**N/A**			
		(b) when located on a parcel with a parcel width less than 13.0m.					
	(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**			
352 Backyard Suite	(1) For a Backyard Suite, the minimum building setback from a rear property line is:	(a) 1.5m for any portion of the building used as a Backyard Suite; and					
		(b) 0.6m for any portion of the building used as a private garage.					
	(2) Unless otherwise specified in the district, for a Backyard Suite, the minimum building setback from a side property line is 1.2m for any portion of the building used as a Backyard Suite.						
	Note: If zero lot line subdivision and side setback is deficient, add the following note to the discrepancy sheet:						
	FM To check MARW to confirm if Backyard Suites are listed within. If so, then the district 0.00m setback can apply.						
	(3) Unless otherwise referenced in subsections (3.1) and (3.2), a minimum separation of 5.0m is required between the closest facade of the main residential building to the closest façade of a Backyard Suite.						
	(3.1) The minimum façade separation in subsection (3) may be reduced to 1.5m where amenity space is provided at grade that:						
		(a) is adjacent to the main residential building and the Backyard Suite; and		**C**	**N/C**	**N/A**	**N/I**
		(b) has no dimension less than 5.0m.					
337 Projections Into Side Setback Area	(8) Any portion of a building that projects into a side setback area, other than eaves, landings, window wells, ramps and stairs, must not be located closer than 0.9m from the nearest front façade.						
337 Projections Into Side Setback Area	(1.1) Portions of a building greater than or equal to 2.4m above grade may project a max of 0.6m into any side setback area.						
	(1.2) Portions of a building less than 2.4m above grade may project a maximum of 0.6m,						
	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade		PROVIDE LENGTH AND % VALUES	**%**	**Lenght**	**%**	**Lenght**

SDAB2026-0087

335 Length of Portions of a Building in Setback Areas (Side)	*(Does not apply to decks , eaves, porches, ramps, and stairs)*									
	1st st			X 40% =						
	2nd st			X 40% =						
	__st			X 40% =						
	__st			X 40% =						
	(2) The max. length of an individual projection into any setback area is 3.1m *(Includes Window Wells)*									
	(3.2)(a) Where portions of a Backyard Suite meet the requirements of subsection (b) these portions may project:	(i) into a setback area from a property line shared with a street or a lane to a minimum building setback of 0.6m from the shared property line; and								
		(ii) 0.6m into a minimum separation area required in subsection (3) or the amenity space required in subsection (3.1);								
	(3.2)(b) Projections in subsection (a) must:	(i) not exceed 40% of the length of the façade on each storey for the total combined length of all projections;						%	Length	%	Length
		1st st		X 40% =						
		2nd st		X 40% =						
		__st		X 40% =						
		(ii) each contain a window; and						C	N/C	N/A	N/I
		(iii) each have a maximum length of 3.1m								
	(4) Unless otherwise referenced in subsection (4.1), the maximum building height for a Backyard Suite is 7.5m.									

352 Backyard Suite	(4.1) The maximum building height for a Backyard Suite is:	(a) 5.0m measured from grade at a side property line shared with a parcel designated with a low density residential district;	(c) increases at a 45 degree angle to a maximum of 7.5m at a proportional distance from the shared property line.		**C**	**N/C**	**N/A**	**N/I**
		(b) 3.0m measured from grade at a rear property line shared with a parcel designated with a low density residential district; and			**C**	**N/C**	**N/A**	**N/I**
	(5) The maximum floor area of a Backyard Suite, excluding any area covered by stairways and internal landings not exceeding 2.5m², is 75m².							
	(6) The maximum floor area of a Backyard Suite may be relaxed by the Development Authority to a maximum of 10.0%. **Not Applicable**							
	(8) A Backyard Suite may include a balcony where the balcony:	(a) projects from a façade that faces a property line shared with a lane or a street; or			**C**	**N/C**	**N/A**	**N/I**
		(b) includes a privacy wall that screens the balcony from a property line shared with a parcel designated with low density residential district where:	(i) the balcony is setback less than 4.0m from the shared property line; and		**C**	**N/C**	**N/A**	**N/I**
			(ii) the privacy wall is a minimum of 2.0m in height and a maximum of 3.0m in height.					
	(9) A balcony attached to a Backyard Suite may project into a required setback area from a property line shared with a street or a lane to a minimum setback of 0.6m from the property line.				**N/A**			
354 Accessory Suite - Density	(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: **DP2026-06104**

DATE RECEIVED: May 6, 2026
RULES APPLIED: Post-repeal R-CG rules, effective August 4, 2026

Bylaw Discrepancies

Regulation	Standard	Provided
541 Building Height	(1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum building height is 10.0m measured from grade.	Plans indicate the North elevation measures 10.02m (+0.02m).
534 Parcel Coverage	(2) Unless otherwise referenced in subsection (3), the maximum cumulative building coverage over all the parcels subject to a single development permit containing a Contextual Semi-Detached Dwelling, Contextual Single Detached Dwelling, Cottage Housing Cluster, Rowhouse Building, Semi-Detached Dwelling, Single Detached Dwelling or Townhouse is: (c) 55.0 per cent of the area of the parcels subject to a single development permit for a development with a density of 50 units per hectare or greater.	Plans indicate the parcel coverage is 58.95% (+3.95%) or 498.79sm (+33.40sm).
542 Landscaping Requirements	(4) All setback areas adjacent to a street, except for those portions specifically required for motor vehicle access, must be a landscaped area.	Plans indicate the Garbage is within the East side setback area.

From: David Farrell
To: Calgary SDAB Info
Subject: [External] Letter of authorization for SDAB2026-0087 Development permit DO2025-06104
Date: Tuesday, October 6, 2026 11:34:38 AM

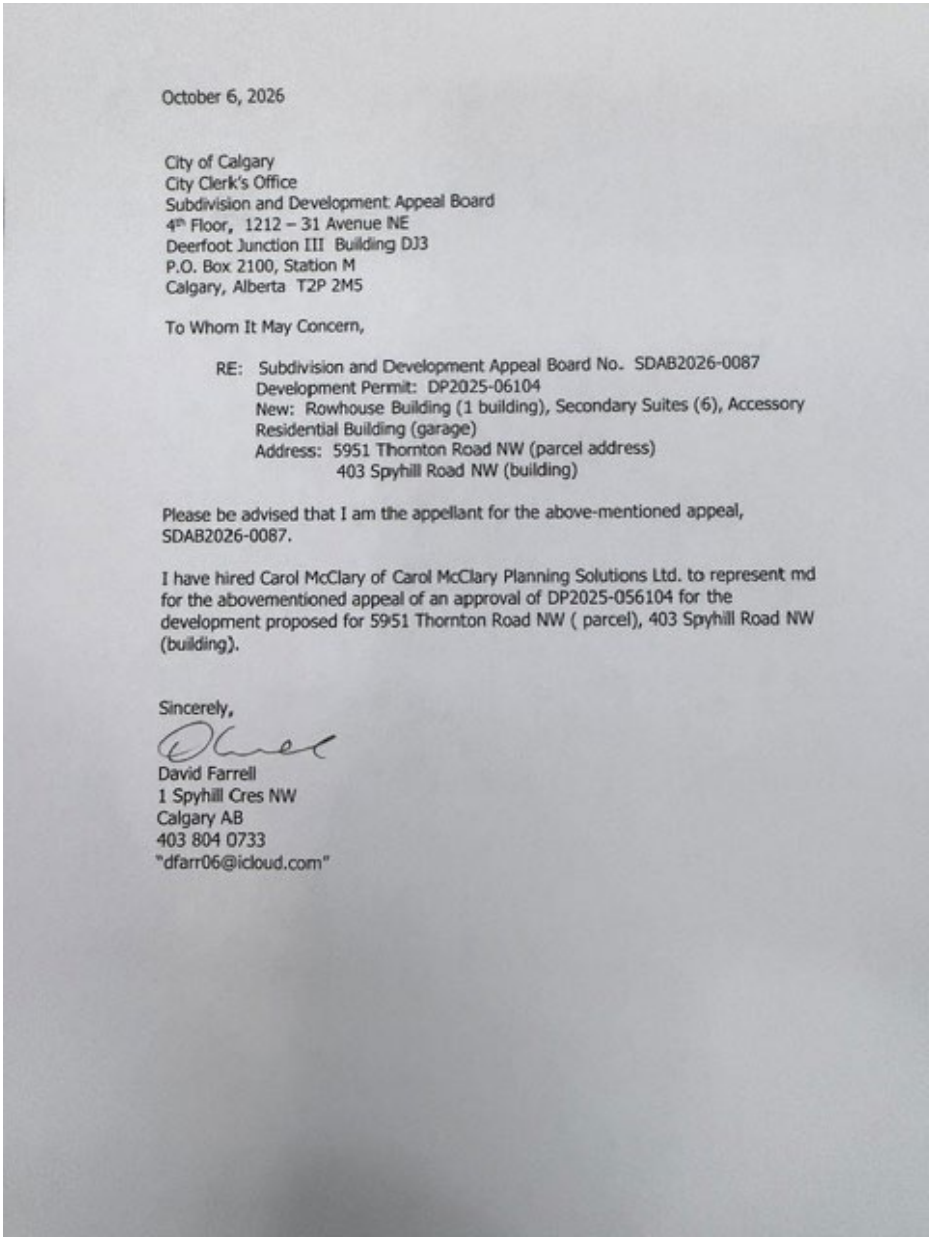
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Report Suspicious

Please find the attached letter of authorization for representation at hearing scheduled October 15, 2026.



October 6, 2026

City of Calgary
City Clerk's Office
Subdivision and Development Appeal Board
4th Floor, 1212 – 31 Avenue NE
Deerfoot Junction III Building DJ3
P.O. Box 2100, Station M
Calgary, Alberta T2P 2M5

To Whom It May Concern,

RE: Subdivision and Development Appeal Board No. SDAB2026-0087
Development Permit: DP2025-06104
New: Rowhouse Building (1 building), Secondary Suites (6), Accessory Residential Building (garage)
Address: 5951 Thornton Road NW (parcel address)
403 Spyhill Road NW (building)

Please be advised that I am the appellant for the above-mentioned appeal, SDAB2026-0087.

I have hired Carol McClary of Carol McClary Planning Solutions Ltd. to represent md for the abovementioned appeal of an approval of DP2025-056104 for the development proposed for 5951 Thornton Road NW (parcel), 403 Spyhill Road NW (building).

Sincerely,

David Farrell
1 Spyhill Cres NW
Calgary AB
403 804 0733
"dfarr06@icloud.com"

SDAB2026-0087

Please confirm receipt
Sincerely,
David Farrell
Sent from my iPhone

From: Carol McClary
To: Calgary SDAB Info
Cc: dfarr06@icloud.com
Subject: [External] Submission for SDAB2026-0087, DP2025-06104, 403 Spyhill Road NW Hearing on October 15, 2026
Date: Wednesday, October 7, 2026 11:30:19 AM
Attachments: image.png
SDAB2026-0087, DP2025-06[redacted] Hearing on October 15, 2026.pdf

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Report Suspicious

Hello,
Attached is my submission for SDAB2026-0087, DP2025-06104, 403 Spyhill Rd NW.
Hearing is scheduled for October 15, 2026
Please acknowledge receipt as I am away.
Thanks,
Carol
Sincerely,

Carol McClary

Carol McClary PLANNING SOLUTIONS

Carol McClary PLANNING SOLUTIONS LTD

Carol McClary Planning Solutions Ltd.

Subdivision and Development Appeal Board
4th Floor, 1212 – 31 Avenue NE
Calgary, Alberta T2P 2M5

October 7, 2026

Dear Chair and Members of the Board:

RE: SDAB2026-0087, Hearing Scheduled for October 15, 2026
Development Permit No. 2025-06104
New: Rowhouse Building (1 building), Secondary Suite (6 suites), Accessory Residential Building (garage)
Address: Parcel: 5951 Thornton Road NW
Building: 403 Spyhill Road NW

I, Carol McClary, planning consultant, have been requested, by: David Farrell, Agnes Lang, Ayden Henn, Brad Kent, Darcy Lang, Doug Abrahamson, Elisha Noyes, Elizabeth Schmelzl, Ester Choi, Jason Kent, Jason Wong, Joanne Kent, Jordan Potekal, Logan Pinchbeck, Shauna Leaney and Tina Ross listed as appellants and the Thorncliffe Community Association, to provide my review and assessment of the proposed development of a New: Rowhouse Building (1 building), Secondary Suite (6 suites), and an Accessory Residential Building (garage), located at 5951 Thornton Road NW (parcel address) 403 Spyhill Road NW (building address) in the north central community of Thorncliffe.

The appellants names and addresses are noted on page 4 of the Board Report. The appellants live to the north on Spyhill Crescent, to the west on Spyhill Road and to the south on Hawthorn Drive.

The appellant and neighbours submitted letters of concern throughout the review of the subject development permit application, DP2025-06104. These letters are found in the Board Report.

It is the position of the appellants that the proposed development:

- is over built with one reverse L-shaped Rowhouse Building having six dwelling units and six Secondary Suites;
- is out of character for the community and for the block;
- has negative impacts on adjacent properties;
- is inconsistent with current policies;
- non-compliant with Land Use Bylaw rules and definitions; and
- now does not comply with changes to the rules of the R-CG, Residential – Grade Oriented Infill land use district as approved by City Council on August 4, 2026.

A. Introduction and Scope of Review

In performing my analysis of the proposed development permit, I have reviewed the SDAB report SDAB2026-0087 and the approved development permit DP2025-06104. I have reviewed the City of Calgary's Land Use Bylaw 1P2007, the City of Calgary Municipal Development Plan, Policy to Guide Discretion for Secondary and Backyard Suites, approved land use amendments and development permit applications in the area, and along with my knowledge of the interrelationship between policy, bylaw rules and how they direct development.

Effective August 4, 2026, Council repealed the R-CG, Residential – Grade-Oriented Infill land use district for all of the parcels in the community of Thorncliffe except those parcels where a development permit application was submitted and, in this case, approved by the Development Authority. The repeal of the R-CG land use district was a result of public outcry over the type of development allowed in this land use district.

The subject parcel is designated R-CG Residential – Grade-Oriented Infill land use district. The development of a Rowhouse Building is considered a discretionary use in the R-CG land use district. The six Secondary Suites and Accessory Residential Building (garage), although listed as a permitted use, must be considered to be a discretionary use in accordance with Section 131(3) of Land Use Bylaw 1P2007.

In conclusion, the entire development permit should be considered as a discretionary use.

The rules of the Land Use Bylaw were amended and came into effect on August 4, 2026 and my evaluation of the proposed Rowhouse Building with Secondary Suites includes the new R-CG land use district rules.

The evaluation of this project requires a detailed and sensitive approach through the application of discretion to evaluate the proposed development permit application: the proposed development is being located on a quiet residential corner parcel located at the intersection two residential roads, Spyhill Road and Thornton Road NW, in the north portion of the community, north of Northmount Dr and east of 4th Street NW, and surrounded by existing well-maintained single detached homes redesignated to R-C1, Residential – Contextual One Dwelling land use district.

My assessment is based on how the proposed development:

- sensitively integrates into the surrounding development;
- complements the established character of the area;
- is compatible to the immediate and broader block context;
- impacts of the proposed development on adjacent development;
- follows the relevant planning policies;
- complies with bylaw including the rational and requirements of those rules; and
- consideration of the interpretation of use definitions.

A summary of my analysis, findings and professional planning opinion is below.

B. Project Overview

1. Parcel Location and Parcel Description

The subject parcel is a corner parcel located at the intersection of Spyhill Rd and Thornton Rd, which are two quiet residential streets. The subject parcel is located at the end of a short block with 6 houses. At the west end of the block is 4th Street NW, see Photos in Appendix D.

The subject parcel is approximately 500 metres to the two local neighbourhood shopping centres located at the intersection of 4th Street NW and Northmount Drive. The local Safeway store is closed and will be converted to another grocery store in the future. There are

restaurants, banks and drug store and other small retail and personal service shops, bas bar and convenience store located in these two commercial parcels.

To the north, slightly more than a kilometer, is a large supermarket.

The community of Thorncliffe was development in the mid-1950's and the curvilinear lotting pattern follows the natural topography of the community as the land slopes from the west at Nose Hill to the east to Centre Street and then to Nose Creek in the east.

The houses on Spyhill Rd and Thornton Rd were built in 1955, 70 years ago.

The entire community of Thorncliffe has a variety of housing-built forms that are located mostly further north on 4th Street and 64th Avenue and Centre Street and Blackthorn Road NW.

There are 6 homes along Spyhill Road to 4th Street NW. There is a slope along Spyhill Rd from 4th Street to Thronton Rd of approximately 5 metres. The four middle parcels have side driveways that lead to a garage located to the rear. There are short retaining walls located along the side property lines to accommodate the change of grade along the street. The parcel at the west end has a garage off the rear lane. The subject parcel has a driveway and garage off of Thornton Rd.

The homes along Spyhill Rd, Spyhill Cr and Thornton Rd and in the general vicinity are well maintained with mature vegetation. The majority of the parcels on this street are 18.29 metres wide with a uniform depth of 30.4 meters long and rectangular in shape. The subject parcel is slightly larger because of the oblique angle of Thornton Road.

The subject corner parcel has a front property line (north – Spyhill Rd) of 17.56 metres, arc at corner of 8.33 metres, side (east – Thornton Rd) property line of 19.78 metres, west 30.48 metres and the south (rear lane) property line of 35. 76 metres. The total area of the subject parcel is 846.16 sq. metres.

There is a slope to the parcel at the rear property line adjacent to the lane, the change in slope is 1.8 metres measured from west to east. Along the west property line, there is a slope difference of 1.23 metres with the rear of the parcel next to the lane at the higher elevation and the front of the parcel nearly flat.

The existing house on the parcel accesses a garage located on a hill with the driveway accessing Thornton Rd.

The rear gravel lane is steep and not used for vehicular access to the parcels on both sides of the lane. The photos in Appendix D show the existing slope.

The surrounding land use is R-C1 with existing and renovated single detached dwellings. There is a R-CG land use at 48 Northmount Dr was recently approved but not under construction. A Rowhouse building was approved at 133 Blackthorn Rd but not constructed. There is an approved Rowhouse building 2 Simons Cr but not under construction. The parcel located at Northmont and Centre Street was approved and under construction. In conclusion, there are five parcels designated R-CG scattered over the north portion of Thorncliffe. There is no planning criteria place on the location of these parcels except for an applied for or approved development permit.

In conclusion, the subject parcel is complex in shape and the existing slope conditions of the parcel require retaining walls and changing the grade along the rear property line and side property line along Thornton Rd.

2. Proposed Rowhouse Building, Secondary Suites, and Garage

The proposed development will contain a reverse L-shaped Rowhouse Building which will front onto both Spyhill Rd and Thornton Rd. Three units will front onto Spyhill Rd and the unit located at the corner will be staggered and visible from Spyhill Rd facing north. Two remaining units will face Thornton Rd.

The existing 0.5 metre retaining wall along the west shared property line will be replaced with a retaining wall 0.7 metres in height. The proposed development will alter the grades of the existing parcel to accommodate the Rowhouse Building's larger footprint.

The three units along Spyhill Rd have the main floor is raised 1.5 metres from grade for the westerly three units, (94.64 main floor – 93.1 geodetic elevations). There are seven steps up to the main floor from the concrete sidewalk. The two center units have a shared steps and

entry landings. The three north facing units will be located 3 metres from the front property line. The entrances to the three secondary suites are located at the new grade as the basement windows are fully exposed.

The height of the three north facing units will appeal as a two and one-half storey building with an overall building height of 10.2 (33 ft 3 in).

The corner unit of the Rowhouse Building is visible from Spyhill Rd and because of the design of the building, it flares out along the east property line adjacent to Thornton Road NW making the proposed building appear wider. This is because the corner and east buildings are located 0.6 metre from the side property line.

The main floor of the other three units (corner and east facing) is 1.2 to 1.4 metres above grade and there are six steps leading to the entry of the dwelling unit and the entries to the three suites are fully visible as are the lower basement windows.

The building height at the southerly elevation at the entry to the southerly units is 9.8 metres (32 ft 4 in).

The building design is repetitive, mirror image and the steep gable peaks over each unit further accentuate the overall building height.

Four basement suites have two bedrooms and two are one bedroom. The size of the suite vary from 650 sq. ft to 700 sq. ft (approximately). The upper dwelling units have three bedrooms vary in size from 1140 sq. ft to 1450 sq. ft (approximately).

Pedestrian access to each dwelling unit is from the street through the boulevard and there is a sidewalk indicated to the entries of the suites and shared entries to four of the dwelling units. gs to provide access to the rear entries of the secondary suites.

There is an internal amenity space directly accessed by the upper dwelling units. Four of the dwelling units will have a rear door onto the common amenity space. The corner and south unit will need to walk around the building to access the amenity space, the specific route is unclear.

The applicant is proposing a six-car garage with direct access off the rear lane. To located the garage in the rear southwest corner of the parcel, a side retaining wall and in internal retaining wall will be required to accommodate the grade change. The garage will be staggered along the rear lane to accommodate the slope. Also, the garage is setback 2.23 metres to achieve the maximum slope of 10%.

In conclusion, the Rowhouse Building and garage fills the parcel, it is two and one-half storeys in building height at 10.15 metres. The grades along the property line to the west and internal retaining wall will change the grade to accommodate the proposed building and the six-car garage. The subject parcel will be regraded along both Spyhill Rd and Thornton Rd to expose the basement and to provide sidewalk direct access to the lower suites. The main floor will be elevated to provide for steps in the setback areas to access the main floor. Also, the appearance of the building will flare along the side property line as the length of the building is located 0.6 metres from the property line.

C. Relevant Land Use Bylaw Provisions for Discretionary Uses

1. Section 35

The relevant provision for the review of the proposed R-CG Residential – Grade-Oriented Infill development is found in Section 35 of Land Use Bylaw 1P2007 which provides guidance in rendering decisions for discretionary uses and in particular the following sections apply to this specific application:

(a) any plans and policies affecting the parcel;
(a.1) Climate mitigation and climate adaptation;
(b) purpose statements in the applicable land use district;
(c) the appropriateness of the location and parcel for development;
(d) the compatibility and impact of the proposed development with respect to adjacent development and the neighbourhood;
(e) the merits of the proposed development;
(f) the servicing requirements;
(g) access, parking and transportation requirement;
(h) vehicle and pedestrian circulation within the parcel;
(i) the impact on the public transit system; and

(j) sound planning principles.

2. Section 36

This section provides guidance to the Development Authority in rendering a decision on a discretionary use that does not comply with the rules of the Land Use Bylaw. In granting a decision on a discretionary use, the Development Authority must apply the test:

a) the proposed development does not unduly interfere with the amenities of the neighbourhood or
b) materially interfere with or affect the use and enjoyment or value of neighbouring properties. Appendix A

3. Section 37

This section allows the Development Authority to refuse a discretionary development permit even though it complies with the rules of the Land Use Bylaw. Appendix A

4. Purpose Statement

The Purpose Statement of the Residential – Grade-Oriented Infill district was just updated to meet the objective of the City wide application of the land use district in the Developed Area. The updated purpose statement reads as follows:

525 (1) The Residential — Grade-Oriented Infill (R-CG) District: 62P2018

(a) accommodates existing residential development;

(b) accommodates a wide range of grade-oriented development in the form of Rowhouse Buildings, Townhouses, Duples Dwellings, Semi-detached Dwellings and Cottage Housing Clusters; 9P2026

(c) accommodates Secondary Suites and Backyard Suites with new and existing residential development;

(d) provides flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time; and

(e) accommodates site and building design that is adaptable to the functional requirements of evolving household needs.

(2) deleted 62P2018, 21P2024

The purpose section of each land use district is intended to create a framework that will provide guidance to the unique characteristics of the building location, height, density, landscaping, and uses expected in the R-CG land use district.

The R-CG land use district rules create minimums and maximums for setbacks, building height, length, and parcel coverage. The very large building envelope with minimal rules will allow new built forms to be inserted into the existing fabric of single detached dwellings, in a different land use district, on the same block without any regard to existing development form or placement on the adjacent parcels.

In my professional opinion, the **R-CG land use district uses and rules are at odds with the planning principle of sensitively integrating compatible new building forms into an existing community that has remained stable and well-maintained for 75 years**.

Furthermore, the remaining parcels on the block and in the area have been reverted to R-C1 and the development standards for those parcels is far more restrictive than for the R-CG land use district. In my opinion, it is the new development that must integrate with existing development and not be the outlier with its own unique rules having development built to the maximums and minimums with rules that do not take into consideration its surroundings.

The development rules of the R-CG land use district do not minimize conflict with existing residential buildings and do not reduce or minimize the impact on existing adjacent development.

In my professional opinion, the R-CG land use district rules are at odds with the policies found in the Municipal Development Plan that are relevant for this site. This is **where discretion must be applied to the review of a development permit application to respect the direction and requirements of the relevant policy documents.**

C. Analysis

1. Authority for Discretion

As noted previously in my report, the use of a Rowhouse Building is a discretionary use listed in the R-CG land use district. Not only are the rules of the land use district critical in evaluating a proposed development but so is the application of discretion.

Discretion is not the ability to follow the rules in a tick box manner. Discretion is understanding of the likely impacts the proposed development with regard to the context of an existing well – established street and immediate area with well – maintained single detached dwellings, thereby ensuring compatibility and sensitive integration of the new with the existing.

The evaluation of this project requires a detailed and sensitive approach through the application of discretion to find the best method to sensitively integrate within the context of the immediate neighbours, the immediate block and the nearby community. **The application of discretion is critical but it has not been applied in the analysis of the proposed six unit Rowhouse Building with corresponding six Secondary Suites on the subject parcel.**

2. Municipal Development Plan

The Municipal Development Plan is a very high-level broad-brush policy document that does provide some direction to respecting and enhancing neighbourhood character and vitality in Section 2.3.2. the related Policies in 2.3.2 (c) state:

> "Ensure infill development complements the established character of the area and does not create a dramatic contrast in physical development patterns",

Policies in Section 2.2.5 states:

> "The City promotes infilling that is sensitive, compatible and complementary to existing physical patterns and character of neighbourhoods", extracts are found in Appendix C.

Policy 3.5.1 Objective states:

> ".. moderate intensification is a form and nature that respects the scale and character of the neighbourhood."

It is the interpretation and application of the broad-brush policies that require consideration when assessing development permit applications.

The Municipal Development Plan does speak to intensifying development but this aspiration must be balanced with the policies specifically referencing neighbourhood character and having infill development that is sensitive, compatible and complementary development to the existing pattern and character. This is the challenge.

Within a community such as Thorncliffe has no direct planning policy plan, the Policies and Objectives of the Municipal Development Plan become extremely important.

This proposed development permit consisting of the six-unit Rowhouse Building with six dwelling units and six suites does not follow any of the policies that relate to enhancing and respecting the community character and vitality.

It is the interpretation and application of the policies that require consideration when assessing development permit applications. These policies of neighbourhood character and existing context that require sensitive integration of new building forms and new development are critical in the redevelopment of the community of Thorncliffe.

The proposed development of the six-unit Rowhouse Buildings consisting of six units above grade and six Secondary Suites on a corner parcel, is:

- **locating a larger building with multiple dwelling units and suites on a neighbourhood stree**t isolated from any other similar buildings and randomly located on a single detached residential area;

- **facing units onto Spyhill Rd with a 3 metre front set and in that setback area, punctuated with steps, landings and hard surface walkways;**

- **having a reverse L-shaped building with units facing Thornton Rd at a setback of 0.6 metres;**

- due to the shape of the parcel and the location of the building, the rowhouse building will appeal larger as it flares making the units facing Thornton Rd visible at the front elevation;

- **taller and significantly longer and larger in building mass** than the existing bunglow single detached dwellings to the west, east, north and south;

- **taller**, built at 10.12 metres built at and marginally exceeds **the maximum building height of 10.0 metres;**

- **is over 4.11 metres taller than any building on the block face to the west and 4.8 metres taller than any building on the block face to the south;**
- moves from one house to 12 residential units;

- **protrudes into the existing front setback** of the adjacent house by 6.1 and 4.6 metres to the homes to the west along Spyhill Rd and 6.7 metres from the home to the south and a similar setback as the homes further south;

- **has retaining walls, along the west (shared) property line to lower and raise the grade to accommodate the buildings and garage;**

- **elevated steps, landing and door to the main floor dwelling units;**

- provides common amenity space in the centre of the project and most of that space will be shaded by the buildings on the parcel;

- **protruding** forward of the other houses on the block face and have the **side elevation at 9.5 metres**;

- **dominating both corner streetscapes with building mass**;

- **has minimal soft surface landscaped area** with minimal opportunity to plant trees on the subject property and takes advantage of the boulevards to provide grassed areas and extra distance between the sidewalk and the buildings.

The policies of the Municipal Development Plan do require the sensitive integration of new development within the existing fabric of the community. These proposed Rowhouse Building

create a wall-like appearance to the corner block on Spyhill Rd and Thornton Rd. The proposed development is not sensitive to the adjacent and nearby development and does not sensitively integrate but protrudes, dominates and is a jarring contrast to the existing homes.

D. Evaluation of the Development Permit

In evaluating development permit applications, it is important to apply the rules equitably to all projects.

City Council did repeal the "blanket zoning" of the R-CG land use district. The subject parcel has retained the designation of R-CG due to the fact a development permit was submitted prior to the repeal and a decision has been rendered on this development permit.

The use of a **Rowhouse Building is discretionary for a reason** as not all parcels within a community are suitable for such an intensity and density of development. Rowhouse Building is a discretionary use so that the relevant planning policies and sound planning principles apply to the review of this development permit application.

E. Land Use Bylaw 1P2007

The applicant/architect has submitted drawings trying to reduce the number of relaxations initially determined by the File Manager.

Building to the maximums and minimums does not ensure quality design or sensitive integration with the existing community setbacks and building design. Building to the maximums and minimum does not follow the policies found in the Municipal Development Plan.

1. Section 541, Calculation of Building Height

Section 541(1) of Land Use Bylaw 1P2007 requires the maximum building height to be 10 metres.

This is one of the significant amendments made by City Council in August 2026. The building height of the R-CG land use district and the R-C1 land use district are both set at 10.0 metres.

Impact: Since the proposed Rowhouse Building is over height on all four building elevations as they vary from 10.12, as indicated on the decision rendered plans. This development dominates the streetscape, taller than the adjacent house by over 4 metres.

2. Section 534, Relaxation of Parcel Coverage

Section 534 of Land Use Bylaw 1P2007 was recently amended to reduce the maximum parcel coverage from 60% to 55% for a Rowhouse Building with a density greater than 50 units per hectare.

The subject development contains 70.9 units per hectare (6 dwelling units) and approved with a **parcel coverage of 58.95%.** This relaxation was part of the approval of the development permit on May 6, 2026.

The **current rule for parcel coverage was reduced to 55% parcel coverage** and the difference is a **surplus parcel coverage of 33.4 sq. metres or 360 sq. ft.**

This relaxation must be considered in relation to the new amendment to parcel coverage to reduce the about to 55% and to its impact on the development and surrounding homes.

In reducing the maximum building coverage, the buildings must have a smaller footprint and consequently, either the unit area must be reduced or the number of units must be reduced.

In this specific case, the floor area for **each dwelling unit is much larger** than most other similar types of development. The applicant has chosen to maximize the building floor area at the sacrifice of building setbacks and poor-quality amenity space.

This relaxation does have a negative impact on the adjacent parcels and the surrounding existing homes.

Impact: Because the proposed **Rowhouse Building is built beyond the parcel coverage maximum**, the proposed building does create a massive wall effect on the street, projects forward on the corner and effectively blocks the visibility of the remaining homes to the east, west, south and north.

Rather than follow the existing setbacks on the corner, the 10.12 metre tall building crowds the street and the corner and dominates both the block face to the west and across the lane to the south. The proposed building will dominate the corner as the building flares to follow the side property line.

Because the building is 6.1, 4.6 and 6.7 metres forward of the adjacent homes, the overall building mass and height are further accentuated.

The **combined effect of the approved building coverage at 58.95% and the approved building height at 10.12 metres enables a larger building footprint on the corner parcel allows for a much taller building than anticipated by the rules of the R-CG land use district.**

It is the combined effects, rather than viewing each relaxation is isolation, supports my opinion that these two relaxations of parcel coverage and building height, materially affects the use and enjoyment of the adjacent parcels and streetscape character.

3. Section 542, Landscaping Requirements

Section 542 (4) states: All setback areas adjacent to a street, except for those portions specifically required for motor vehicle access, must be a landscaped area.

The location of the garbage enclosure is within the minimum setback adjacent to Thornton Road NW. The fenced enclosure will be highly visible in all directions.

Although the garbage enclosure is located next to the steep corner cut for the rear lane, the fact that the enclosure must protrude into the minimum setback of 0.6 metres indicates the proposed development is built to the maximum. When it is impossible to find 0.6 metres setback adjacent to a street brings the garbage enclosure close to the street and the enclosure

in a visually prominent location. There are no other waste bins located in the front portion of a residential parcel adjacent to a street in the area. The applicant is taking advantage of the boulevard to reduce the impact of the waste and recycle enclosure.

Any development must be contained with the parcel with the appropriate setbacks. 0.6 metres is the bare minimum and any setback that would fit the block face should be 6 metres at a minimum.

F. Other considerations

1. Architectural Design

The architectural design and massing of the proposed Rowhouse Building is unlike any other residential building in the area. The design is repeated for all six units. The orientation of the building unit entrances is to the north and the east.

Because this parcel is a corner parcel, the block face of both Spyhill Rd and Thornton Rd must be considered.

2. Alignment of windows

The applicant's plans show windows on the west elevation of the building on the directly view of adjacent properties and the appellant's rear amenity space.

3. Building Design and Massing

The building height of the proposed Rowhouse Building is 10.12 which marginally exceeds the new maximum building height of 10 metres as amended by City Council. Building above the maximum height or building close to it does not respect or sensitively integrate with the existing residential houses in the community. Because the Rowhouse Building are larger, the overall height is massive and over powering on the block face and corner.

4. Parking

There is limited parking in front of the proposed parcel. An assumption is made that the residents of the secondary suites will not own or drive a vehicle and that they will use the mobility storage lockers to store their bicycles. The record does not demonstrate that residents without garage access will not require vehicles. This assumption has not been substantiated by the City.

Although the 4th Street/ Killarney bus route is along 4th Street NW, it is safe to assume most residents will have a car.

5. Definition of a Secondary Suite

Secondary Suite, by definition, is to be "self-contained and located in a Dwelling Unit and to be part of and secondary to a Dwelling Unit", see Appendix B.

The access door to the basement area is located on the north and west elevations of the proposed building. The door leads directly to the basement level, in my opinion, an independent dwelling unit. There is no relationship between the upper Rowhouse Building dwelling units and the basement secondary suites. There are no features to say that the secondary suite is part of the Rowhouse Building.

Relying on either the Building Code or the Condominium Property Act to define whether the basement suite is a suite or another dwelling unit is not appropriate. The definitions of the Land Use Bylaw must stand alone in their interpretation.

It should be noted, the plans show a mechanical room located in each of the upper and lower units.

G. Summary

For all of the above-noted reasons, it is my professional planning opinion based on sound planning principles, the intent of the relevant policies, and rules of the land use district, that the proposed Rowhouse Building with six dwelling units and six Secondary Suites located in the corner parcel are not compatible with the immediate block context and not compatible with the properties in the area to the west, east, north or south.

The R-CG land use district is introducing a new built form of development and care must be given to implement the new rules and meld with existing buildings. The subject parcel will be the only Rowhouse Building currently allowed on the street and within the immediate community.

Building to the maximums and minimums does not ensure quality development that complies with the planning policies for a community. This parcel is slightly larger in area and wider than the adjacent residential parcels that are designated R-C1.

The six-unit Rowhouse Building with six Secondary Suites is an over-development of the subject parcel. This parcel flares along the property line adjacent to Thornton Road and with the setback of 0.6 metre from this side property line, the Rowhouse Building will appeal much larger than anticipated with a typical 90 degree angle corner.

Any attempt to impose discretion to improve the project or have the project be redesigned to be remotely compatible with adjacent development has not been applied during the processing of this development permit application.

It is my opinion; the subject corner parcel is overdeveloped because the proposed six-unit Rowhouse Buildings and six Secondary Suite development is:

a. **Excessive Size and Massing**: The buildings are large and have maximized the building height and re-grading of the parcel to provide a large platform to place the Rowhouse building.

b. **Height Disparity**: The Rowhouse Building is taller than the adjacent properties on the block to the west, north, south and east within the vicinity but the building marginally exceeds the maximum building height, thus creating a visually jarring contrast when viewed from the sidewalk and the street. Changing the natural grade of the boulevard and the parcel exposes half of the basement level and elevates the main floor and the steps and landings in the setback area accentuate the building height when experienced from the sidewalk.

c. **Building Orientation**: The applicant has provided entries to all of the units from the front facades that face north and turn the side elevation to 4th Street NW.

d. **Privacy concerns**: windows on the west elevation of the building will overlook the properties to the west. The windows on the west elevation should be frosted.

e. **Amenity Space**: amenity space is provided is centrally located in the shadow most of the day.

f. **Parking Challenges**: The garage parking spaces are too small for many vehicles, likely leading to overflow parking on the street. Furthermore, the assumption that those residents that do not have a parking space will take the available transit is not reasonable. Access to the rear garage vehicle parking spaces will be challenging with a 10% slope along a sloped rear lane. Spill-over parking will spread west along Spyhill Rd and Thornton Rd and across the street at the Crescent.

g. **Community Setting**: The development does not complement or integrate sensitively with the existing neighbourhood character, creating a dramatic contrast in physical development patterns.

H. Conclusion

There was no thought given to the impact this proposed development would have on adjacent parcels now or in the future. The project does not sensitively integrate with the existing forms of development that have been recently built and renovated. The development of the six unit Rowhouse Building with six Secondary Suites is not compatible with adjacent development and does not compliment or sensitively integrate into the surrounding context as envisioned in the Municipal Development Plan and the provisions of Section 35 in evaluating discretionary uses.

Having reviewed all materials and documentation associated with the development permit applications and the materials of the file, it is my professional opinion that, from a planning perspective, the proposed development is inappropriate. The development is incompatible with the adjacent development on the block and inappropriate for the subject parcel.

The proposed development dominates the street, projects forward of all buildings on the block and is taller than all other buildings on the block. The Rowhouse Building is insensitive, very large in size, fills the parcel, and is a jarring difference in the pattern of development within this block and within this area of the Thorncliffe community.

The subject parcel is designated R-CG and is surrounded by parcels that are designated R-C1, there is no longer a comparison of like to like but a comparison of building to maximums and minimums all development must follow strict contextual front setbacks, contextual building heights and significantly reduced parcel coverage. The one-off parcel should respect and integrate with its surroundings and not be the exception to the norm.

Based on the analysis provided above, it is my professional opinion that the Bylaw relaxation of building height, fence height, possible retaining wall height and balcony depth not meet the test of section 36 of the Land Use Bylaw and of section 687(3)(d) of the Municipal Government Act. The proposed development materially interferes with and negatively affects the use and enjoyment of the neighbouring parcels of land. Furthermore, a discretionary use is held to a higher standard than just the minimums and maximums of a land use district.

On behalf of the appellant, David Farrell, Agnes Lang, Ayden Henn, Brad Kent, Darcy Lang, Doug Abrahamson, Elisha Noyes, Elizabeth Schmelzl, Ester Choi, Jason Kent, Jason Wong, Joanne Kent, Jordan Potekal, Logan Pinchbeck, Shauna Leaney and Tina Ross listed as appellants and the Thorncliffe Community Association and their concerned neighbours, I respectfully request the Subdivision and Development Board up hold the appeal and reject the development permit application.

Should you have any questions, I will be available at the Hearing.

Respectfully submitted,

Carol McClary (signed electronically)

Carol McClary Planning Solutions Ltd.

Appendix A - Exercise of Discretion, Extract of Land Use Bylaw 1P2007

Appendix B – Definition of Rowhouse Building, Secondary Suite, and Dwelling Unit Extract of Land Use Bylaw 1P2007

Appendix C - Extracts from the Calgary Municipal Development Plan
City Wide Policies

Appendix D – Photos of the site and surrounding houses

Appendix A – Exercise of Discretion, Extract of Land Use Bylaw 1P2007

Discretionary Use That Does Not Comply

36 **(1)** The ***Development Authority*** may approve a ***development permit*** application for a ***discretionary use*** where the proposed ***development*** does not comply with all of the applicable requirements and rules of this Bylaw if in the opinion of the ***Development Authority***:

(a) the proposed ***development*** would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring properties; and

(b) the proposed ***development*** conforms with a ***use*** prescribed by this Bylaw for that land or ***building***.

Development Authority's Decision

37 **(1)** The ***Development Authority*** may approve, either permanently or for a limited period of time, a ***development permit*** application for a ***discretionary use***, and may impose the conditions enumerated in section 38 of this Part.

(2) The ***Development Authority*** may refuse a development permit application for a ***discretionary use*** even though it meets the requirements and rules of this Bylaw.

Identification of Proposed Uses within a Development Permit Application

131 **(1)** When a proposed ***development*** is not a listed ***use*** within the applicable land use district the ***development permit*** application must be refused. *67P2008*

(2) When a proposed ***development*** includes multiple ***uses***, subject to any restrictions on ***use*** combinations contained within this Bylaw, the ***Development Authority*** must issue a single ***development permit*** listing each approved ***use***.

(3) The ***Development Authority*** must consider a proposed ***development*** as a ***discretionary use*** in accordance with the requirements of Part 2, Division 5 if the ***development permit*** application is for: *13P2008*

(a) multiple ***uses*** including at least one ***discretionary use*** that is not a ***sign***; or *71P2008*

(b) a ***permitted use*** which shares a ***use area*** with a ***discretionary use***.

PART 3: RULES GOVERNING ALL DISTRICTS

Division 7: Requirements for Infrastructure Servicing *44P2013*

Infrastructure Requirements

129.1 The ***Development Authority*** must confirm there is adequate sewage collection, treatment and disposal, water supply, treatment and distribution, storm water collection and storage and road infrastructure capacity necessary to serve the ***development***.

Appendix B – Definition of Rowhouse Building, Secondary Suite, Extract of Land Use Bylaw 1P2007

287 "Rowhouse Building" *24P2014*

(a) means a ***use*** where a ***building***:

(i) contains three or more **Dwelling Units**, located side by side and separated by common party walls extending from foundation to roof;

(ii) where one façade of each **Dwelling Unit** directly faces a public ***street***;

(iii) where no intervening ***building*** is located between the ***street*** facing façade of each **Dwelling Unit** and the ***adjacent*** public ***street***;

(iv) where each **Dwelling Unit** has a separate direct entry from ***grade*** to an ***adjacent*** public sidewalk or an ***adjacent*** public ***street***;

(v) where no **Dwelling Unit** is located wholly or partially above another **Dwelling Unit**; and

(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;

(b) is a ***use*** within the Residential Group in Schedule A to this Bylaw;

(c) requires a minimum of 1.0 ***motor vehicle parking stalls*** per **Dwelling Unit**; and

(d) does not require ***bicycle parking stalls — class 1*** or ***class 2***.

188 "Dwelling Unit"

(a) means a ***use***:

(i) that contains two or more rooms used or designed to be used as a residence by one or more persons; and

(ii) that contains a ***kitchen***, living, sleeping and sanitary facilities;

(b) is a ***use*** within the Residential Group in Schedule A to this Bylaw;

(c) requires a minimum number of ***motor vehicle parking stalls*** in accordance with the District the ***use*** is listed in;

(d) requires a minimum of 0.5 ***bicycle parking stalls — class 1*** per Dwelling Unit for ***developments*** greater than 20 Dwelling Units; and

(e) requires a minimum of 0.1 ***bicycle parking stalls — class 2*** per Dwelling Unit for ***developments*** greater than 20 Dwelling Units.

295 "Secondary Suite" 12P2010, 24P2014, 56P2022

(a) means a ***use*** that: 15P2016, 56P2022

(i) contains two or more rooms used or designed to be used as a residence by one or more persons; 62P2018, 56P2022

(ii) contains a ***kitchen***, living, sleeping and sanitary facilities; 62P2018, 56P2022

(iii) is self-contained and located within a **Dwelling Unit**; 62P2018, 56P2022

(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 62P2018, 56P2022

(v) is considered part of and secondary to a **Dwelling Unit** 62P2018, 76P2019, 56P2022

(b) is a ***use*** within the Residential Group in Schedule A to this Bylaw; 56P2022

(c) has a maximum floor area of 100.0 square metres, excluding any area covered by stairways and ***landings***; 24P2014, 56P2022

(d) requires a minimum of 1.0 ***motor vehicle parking stalls***; and 56P2022

(e) does not require ***bicycle parking stalls — class 1*** or ***class 2***. 56P2022

138 "Accessory Residential Building"

(a) means a ***use*** where a ***building***: 12P2010, 5P2013, 44P2013, 24P2014

(i) accommodates a ***use*** that is subordinate to the main residential ***use*** on a ***parcel***;

(ii) is not attached to a ***main residential building*** except where the attachment is entirely below ***grade*** or directly below a ***patio***; and

(iii) may be attached to a **Backyard Suite** on a ***parcel*** where a **Backyard Suite** is a listed ***use*** in the applicable land use district; 15P2016

(b) is a ***use*** within the Subordinate Use Group in Schedule A to this Bylaw;

(c) does not require ***motor vehicle parking stalls***; and

(d) does not require ***bicycle parking stalls — class 1*** or ***class 2***.

Appendix C - Extracts from the Calgary Municipal Development Plan City Wide Policies

2.2.5 STRONG RESIDENTIAL NEIGHBOURHOODS

Objective

Reinforce the stability of Calgary's neighbourhoods and ensure housing quality and vitality of its residential areas.

Residential communities are not static. They evolve over time as demographics shift and buildings age, offering an opportunity to review and accommodate changing community needs. Understanding this community dynamic can help develop plans and strategies to stabilize local population fluctuations, support predictability for the market, guide public reinvestment and ensure long-term viability of local services and facilities.

Outside of the Greater Downtown, Activity Centre and Main Street areas, low to moderate density infill development can be accommodated to support the efficient use of land, infrastructure and services as well as enhance housing choice and affordability. In many cases, public infrastructure and transit service are already in place to support redevelopment. Calgary's older residential areas present some of the best opportunities to accommodate infill development, increasing the range of housing for families and individuals within areas that take advantage of existing infrastructure, transit and existing amenities such as local retail, schools, parks and community services.

Intensification should be accommodated within existing communities in a sensitive manner. In commercial areas, infill and redevelopment can create more cohesive and vibrant neighbourhoods. Integrating new development with existing buildings can enhance or fill in gaps in the street wall to improve the vitality, appearance and security of streets and public spaces.

The City promotes infilling that is sensitive, compatible and complementary to the existing physical patterns and character of neighbourhoods.

Policies

Neighbourhood infill and redevelopment

a. Encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing types such as accessory suites, semi-detached, townhouses, cottage housing, rowhousing and other ground-oriented housing.

b. Support development and redevelopment that provides a broader range of housing choice in local communities to help stabilize population declines and support the demographic needs of communities

c. 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.

d. Encourage redevelopment that incorporates natural infrastructure solutions and shared energy efficiencies (See Section 2.6).

2.3.2 RESPECTING AND ENHANCING NEIGHBOURHOOD CHARACTER

Objective

Respect and enhance neighbourhood character and vitality.

The identity and character of a neighbourhood is a function of how people interact with the history, built form, landscape, and visual qualities. This interaction defines how people feel about a neighbourhood as a place. An area's identity and character may include, but does not specifically refer to, heritage resources, which are separately recognized for heritage values and qualities.

The prospect of a more significant portion of future growth being directed to the Developed Areas of the city requires a focus on high-quality urban design and construction that builds upon and adds value to the existing character of communities.

Greater Downtown, Activity Centres, Main Streets and comprehensive redevelopments provide some of the greatest opportunity for positive change. Attention must be paid to ensuring that appropriate local context is considered when planning for intensification and redevelopment.

Respecting neighbourhood character does not mean preventing change. A neighbourhood is not static; it evolves over time as the area ages and redevelops. Some neighbourhoods experience significant changes as a result of demographic, economic conditions, changing preferences in housing and design innovations.

Policies

a. Respect the existing character of low-density residential areas, while still allowing for innovative and creative designs that foster distinctiveness.

b. Ensure an appropriate transition of development intensity, uses and built form between areas of higher and lower intensity, such as low-density residential areas and more intensive multi-residential or commercial areas.

c. Ensure infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern.

d. Ensure that the preparation of local area plans includes community engagement early in the decision making process that identifies and addresses local character, community needs and appropriate development transitions with existing neighbourhoods.

3.5.1 GENERAL POLICIES FOR DEVELOPED RESIDENTIAL AREA

Policies

The following policies apply to all Developed Residential Areas and are general in nature. Policies that are unique to the Inner City Area and the Established Area follow after this section.

Land Use Policies

a. 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.

b. Redevelopment within predominantly multi-family areas should be compatible with the established pattern of development and will consider the following elements:

   i. Appropriate transitions between adjacent areas.

   ii. A variety of multi-family housing types to meet the diverse needs of present and future populations.

c. Redevelopment should support the revitalization of local communities by adding population and a mix of commercial and service uses.

Mobility Policies

d. For multi-family housing, encourage parking that is well integrated into the residential environment (e.g., consider landscape buffering, smaller lots).

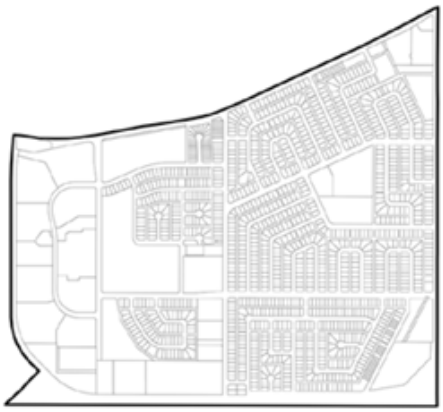
e. When designing new streets or retrofitting existing streets, use the Complete Streets policies in the CTP.

f. Ensure that high-quality pedestrian and cyclist connections and facilities are provided from the Developed Residential Area and linked to adjacent areas of higher intensity development (i.e., Neighbourhood Main Streets and Neighbourhood Activity Centres).

g. Areas beyond the Primary Transit Network will be served with Base Transit Service, with opportunities for enhancing frequency of service as required.

3.5.3 ESTABLISHED AREAS

The Established Area comprises residential communities that were planned and developed between the 1950s and 1990s. They are primarily residential communities containing a mix of low- and medium-density housing with support retail in relatively close proximity. The road network is a blend of modified-grid and curvilinear. These are stable residential communities with limited redevelopment potential over the next 30 years. Populations have declined from their peak and housing stock is generally in good condition.



Typical Established Area Pattern

Land Use Policies

a. Encourage modest redevelopment of Established Areas.

b. Redevelopment opportunities should be focused on the Neighbourhood Activity Centres, though changes to other sites may provide opportunities for redevelopment over time.

c. New developments 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.

Mobility Policies

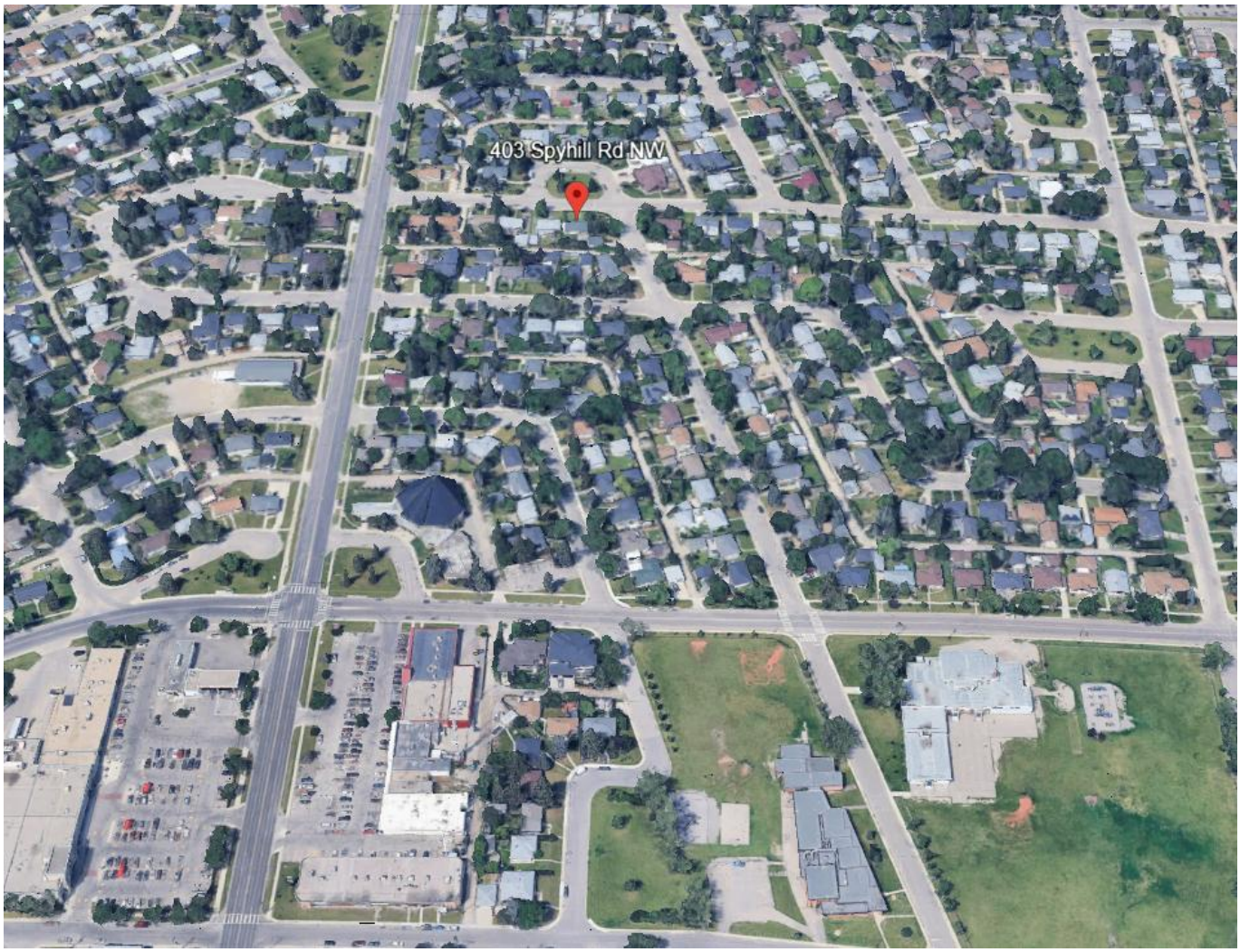
d. Provide opportunities to increase pedestrian, cycling and emergency services connectivity when redevelopment occurs where community support exists.

e. Transit stops should be easily accessible and, where possible, integrated with adjacent multi-family residential or retail buildings.

SDAB2026-0087, DP2025-06104, MERIT HEARING SCHEDULED FOR OCTOBER 15, 2026

SDAB2026-0087

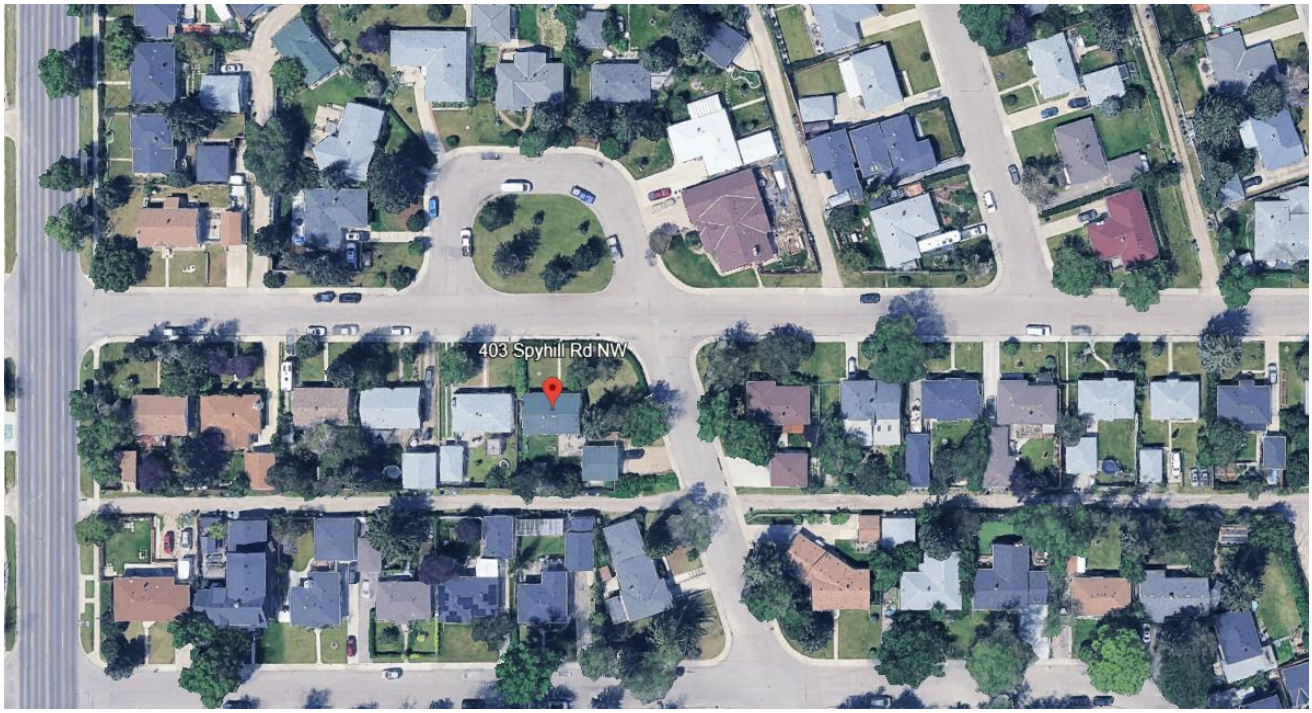
Appendix D: Air Photo and Photographs of the subject parcel



Source: Google Earth

403 Spyhill Road indicated in red

4th Street is the major road in the photo
Neighbourhood shopping center in the foreground



Source Google Earth

Subject parcel is indicated in red

Spyhill Rd runs from 4th Street east

Thornton Road is at an angle from southeast to northwest
Spyhill Cr is located to the north



h

source: Google Earth

View of subject parcel shown in red

North is to the right, View looking west to 4th Street NW



View of subject parcel at corner of Spyhill Rd and Thornton Rd

House faces north – Spyhill Rd and garage access onto Thornton Rd



View of subject parcel and existing house

View of the home to the west

Note the slope of the parcel and the street



View of adjacent two homes to the north along Spyhill Rd

Note short retaining walls located along side property lines to manage the slope



View of adjacent park and Spyhill Crescent across the street to the north



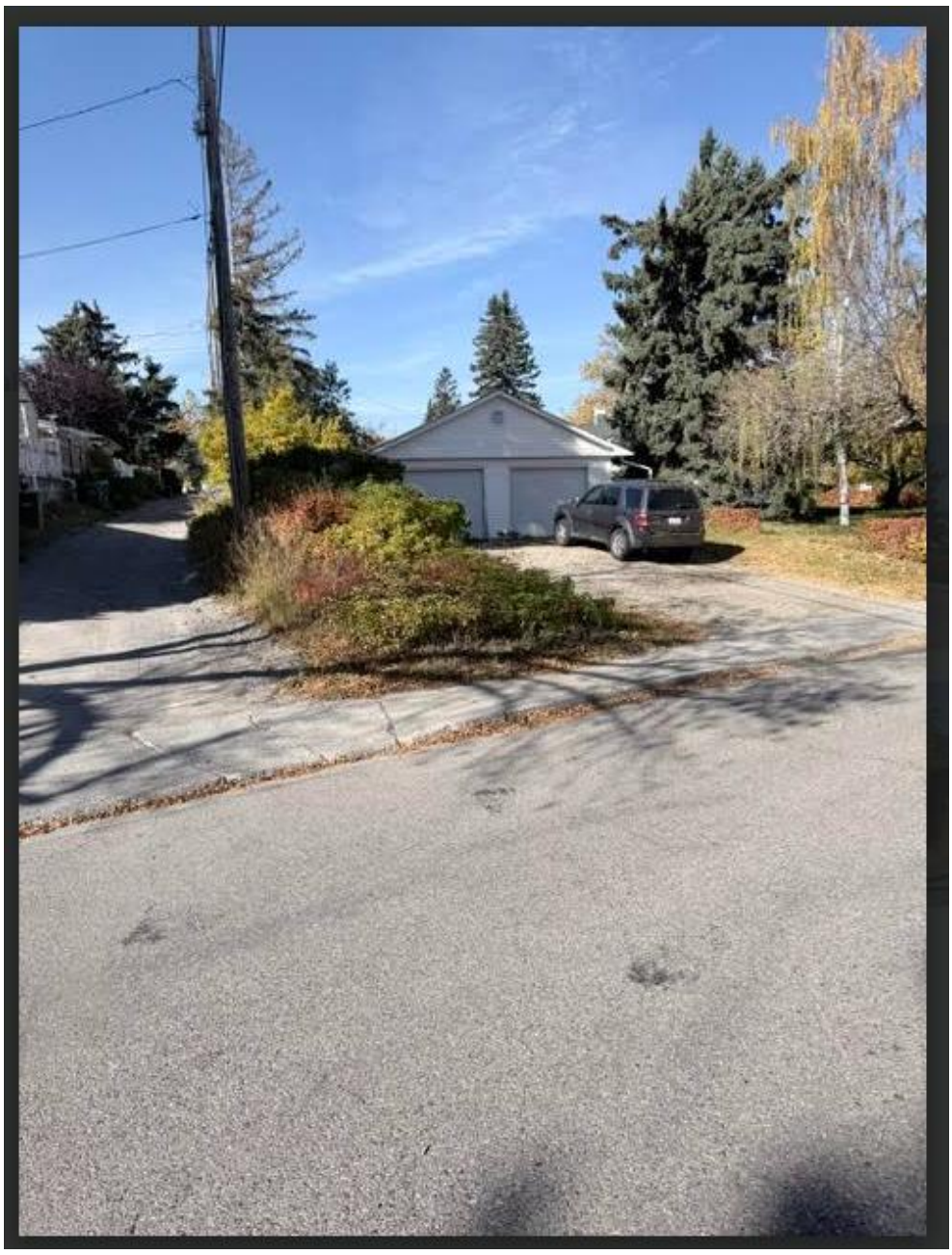
View looking east along Spyhill Rd

Subject parcel is to the right on the photo

Shows the intersection of Thornton Rd and Spyhill Cr



View to the east along Thornton Rd



View of existing garage and driveway onto Thornton Rd



View looking west at gravel lane

Note steep slope and limited access



View of rear lane and slope of subject parcel to the right



View of garage across the rear lane



View looking east down the rear lane

From: David Farrell
To: Calgary SDAB Info
Cc: psaun; Carol McClary; Calgary SDAB Info
Subject: Re: [External] SDAB2026-0087 (Parcel: 5951 Thornton Rd NW/ Building: 403 Spyhill Rd NW)
Date: Tuesday, October 6, 2026 3:06:45 PM
Attachments: Appeal SDAB[redacted]5-06401.pdf

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.
ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca
Report Suspicious

Sent from my iPhone

> On Oct 6, 2026, at 2:45 PM, Calgary SDAB Info <Info@calgarysdab.ca> wrote:
>
> Good day,
>
> With regards to your below email, please note that **no document** was attached to your email. Please resend your document before the submission deadline.
>
> Kind regards
>
> **Calgary SDAB Administration**
> Calgary Subdivision and Development Appeal Board
> Office: 4th floor, Deerfoot Junction 3 Building (DJ3) 1212 - 31 Avenue N.E
> Contact: **T** 403.268.5312| **E** info@calgarysdab.ca | **W** www.calgarysdab.ca
> Mail: PO Box 2100, Station M, Mail Code: #8110, Calgary, AB T2P 2M5
> <image001.png>
>
> ---
>
> **From:** David Farrell <dfarr06@icloud.com>
> **Sent:** Tuesday, October 6, 2026 1:52 PM
> **To:** Calgary SDAB Info <Info@calgarysdab.ca>
> **Cc:** psaun <psaun@telus.net>; Carol McClary <carolmcclaryconsulting@gmail.com>
> **Subject:** [External] SDAB2026-0087 (Parcel: 5951 Thornton Rd NW/ Building: 403 Spyhill Rd NW)
>
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Report Suspicious

Please receive the REVISED submission that is now in a PDF format and with the change to MERIT hearing from Jurisdiction;

This submission is for Hearing scheduled October 15, 2026.

Please acknowledge receipt of revised submission.

Sincerely,
David Farrell

Sent from my iPhone

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Evidence in support of appeal : Merit Hearing (Scheduled Oct. 15, 2026)

SDAB2026-0087 (Parcel: 5951 Thornton Road NW / Building: 403 Spyhill Road NW, DP2025-06104) Proposed Row House Development, 6 units with 6 secondary suites.

Community Context:

The proposed development does not fit with the current community context. The property that is proposed is a 6 unit rowhouse, each with secondary suites, resulting in 12 family units living on a current single family property. All adjacent properties, and properties in neighbouring area are single family homes.

Photographs & Satellite image: Single family, bungalow, homes surrounding proposed development

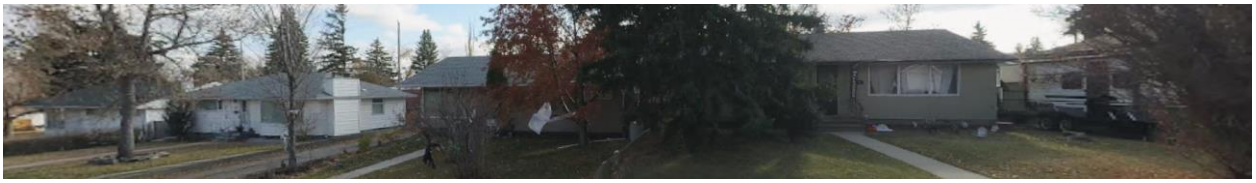


Development plans – Proposed development: Proposed Rowhouse does not fit into community context. As per Calgarys's MDP it violates amendments: 2.3.2 being inline with neighbourhood character, 3.5.2 doesn't respect current scale or character and 3.5.3 reg. modest re-development.



Size Height & Massing: The size, height and massing of the development does not fit the community context and overshadows existing family homes. The proposed structure doubles the height of neighbouring structures. All surrounding homes in the immediate area are exclusively bungalows.

Spyhill Road



Spyhill Cres.





Parking Considerations:

A 6 unit rowhouse with secondary suites indicates 12 family units living in a current one family property. As most Calgary homes are 2 vehicle ownership we are likely looking at 12 to 18 new vehicles requiring street parking after the “garages” are in use.

Vehicle Ownership Facts in Calgary

- **Ownership Rate:** Roughly 93% of Calgarians own or lease a vehicle, making it one of the most car-dependent major cities in the country.
- **Sufficient Autos:** About 73% of people in Calgary live in a household with at least as many vehicles as licensed drivers.
- **Total Registrations:** Total vehicle registrations in the Calgary economic region have steadily grown, surpassing 1.1 million vehicles in recent years.

Resulting parking requirements are increasing significantly, and although 6 garage spaces are indicated in the drawings there will still be an issue. Spyhill Cres. and Spyhill Road are also designated snow routes which adds further parking issues. Currently there is limited street parking available with the current occupancy.

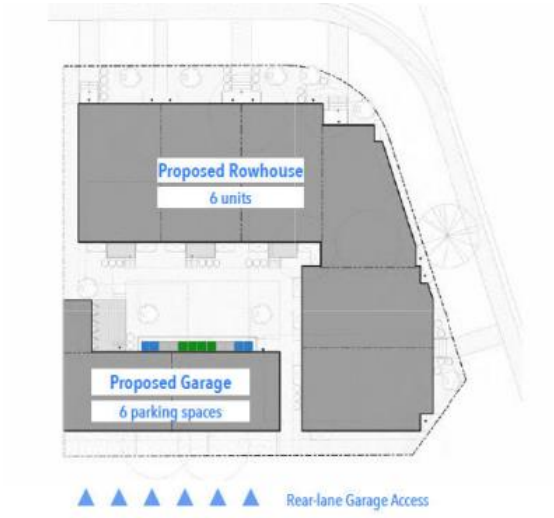
Parking, shown on Spyhill Cres.







There are also concerns about the grade of the alley versus the garage design. The alleyway is also very narrow and has concrete retaining walls on the other side, limiting turning radius. With 6 garages there is also extremely limited room for the bins. Two bins (compost, recycle) with the city required spacing of 2 feet between, for 6 units (only if a main occupancy and suite share a bin, which is not likely) would require 25 feet to put out the bins for pick up. The alley is already very tight and there are also two electrical poles in the property length to contend with (not indicated in plans) that requires 1 meter of clearance of the bins, as per the city rules, on either side of the poles.





Back lane context and garages.





Additional concerns:

- In addition to parking considerations, increased traffic in this area raises safety issues. Thornton Road is a direct route for a lot of children in the community to walk to school (Thorncliffe School and Corpus Christi School, both elementary grades). The proposed development increases traffic at a critical feeder/access road to the schools.
- There is also a concern about increased vehicle congestion given that the traffic is so heavy on 4th Street when turning South. During peak hours it is extremely difficult to exit onto 4th Street with the current volume of residents and the increased traffic flow on a main road. As it is a snow route, it is designated as one of the main arteries out of the community.
- There is also concerns about loss of privacy due to removal of mature trees & increased height over neighbours yards, with high glazing providing sight lines impacting both the side properties and neighbouring properties across back lane.
- It is expected that units will also include air conditioning units, which as the project is so close to neighbouring yards will add noise emissions affecting neighbours.
- The scale of the project leaves very little easement / yard space given the scale of the 6 plex and the 6 car garage. This is also not inline with the parameters of the community structure.

Please find attached the letters of concern from the neighbors directly impacted by this judgment and all opposed to the plan as presented.

Page 6: Doug Abrahamson, 2 Spyhill Cres.
Page 7-8: Tammy Schmidt, 1 Spyhill Cres.
Page 9-12: Ayden Henn, 7 Spyhill Cres.
Page 13-14: Jason Wong, 4 Spyhill Cres.
Page 15-16: Tina Ross, 6 Spyhill Cres.
Page 17-23: Esther Choi, 427 Spyhill Rd.
Page 24: Joane and Kelly Kent, 3 Spyhill Cres.
Page 25 : Kent, 3 Spyhill Cres.
Page: 26-28: Jordie Potekal, 411 Spyhill Road

Oct 3/26

No subject

From: Doug Abrahamson <abra@shaw.ca>
To: Dougabrahamson1@gmail.com
October 3, 2026 8:09 a.m.

PH 4036172506
Address
2 Spyhill Cres NW

Dear Board Members,

I am writing as an affected area resident to formally appeal the Development Authority's approval of Development Permit DP2025-06104 at 403 Spyhill Road NW.

While I recognize the city-wide intent of the R-CG base district to enable moderate density, the cumulative scale of 12 residential units on this specific corner parcel represents an overdevelopment of the site that unduly interferes with the amenities and safety of the surrounding neighbourhood.

I request that the SDAB overturn the approval or significantly alter the conditions based on the following planning grounds:

1. Severe On-Street Parking Deficit and Traffic Hazards

The introduction of 12 separate households will generate substantial vehicular traffic and parking demand that far exceeds the planned garage parking capacity.Spyhill Road NW and adjacent residential roads already face on-street constraints. Overflows will impede sightlines near the intersection/corner curves and restrict access for emergency response vehicles and City waste collection trucks.

2. Massing, Over-Densification, and Loss of Privacy

Concentrating 12 units (6 primary rowhouses + 6 basement secondary suites) onto a single parcel originally designed for low-density detached housing introduces severe massing and shadowing on adjacent lots.The height, parcel coverage, and window placement result in a direct overlook into the private amenity spaces and living quarters of immediately neighbouring properties.

3. Site Servicing and Utility Infrastructure Strain

Adding 12 residential units to 1950s–1960s-era municipal servicing creates concerns regarding existing water, wastewater, and stormwater infrastructure capacities.High lot coverage and reduced permeable soft landscaping increase overland stormwater runoff, creating drainage risks for downhill and adjacent parcels.

4. Disproportionate Scale Under Land Use Bylaw 1P2007

Section 687 of the Municipal Government Act mandates that development must not unduly interfere with the amenities of the neighbourhood or materially interfere with the use, enjoyment, or value of neighbouring parcels of land. The intensity of 12 units on this specific footprint is incompatible with the existing streetscape context.

Conclusion:
For the reasons outlined above, I respectfully request that the Board uphold this appeal and refuse DP2025-06104, or alternatively require a substantial reduction in total unit count and massing to align with the carrying capacity of the site and surrounding street network.

Sincerely D Abrahamson

TAMMY SCHMIDT, 1 Spyhill Cres. NW**Re: Development Permit**
DP2025-06104 – 403 Spyhill Road NW
SDAB Appeal No. 2026-0087

To the Board;

I am the homeowner directly across the street from this proposed development. I have lived in this house for over 25 years and this new development will negatively affect me both personally and financially. There are the obvious concerns with Density, Parking, Lot Coverage, Traffic, etc. but I want this board to consider TWO of my major concerns;

1. I have attached a picture of the lot taken from my front porch. As you will note the current state of the lot has mature trees and landscaping, single storey buildings, access for parking, etc. The proposed development will be a 2 ½ storey structure consuming most of the front part of the lot. This is nothing like the surrounding area and is not what I purchased 25 years ago. Personally, my enjoyment of sitting on my front porch and looking across the street to see trees and skyline will disappear.
2. Aging infrastructure is a major concern as the current main sewer line running along Spyhill Road is clogged with Roots. The Roots have been tagged as a maintenance issue and the Waste Water Team are well aware of it. My house has had 4 emergency calls and 3 services to cut the root bulbs that are growing in the line where my service connects. Mine is not the only house that has been affected.
   Adding 12 units with toilets, showers, dishwashers, laundry, etc. will add pressure to a failing system. Currently I have not been able to fully enjoy my basement as carpeting and other finishings are not possible due to sewer back-ups.

I purchased this home 25 years based on the community, proximity to schools, low congestion, quiet, and low-density housing with lots of green spaces on the surrounding lots. I strongly believe that the value of my property will decline significantly due to this proposed development. Potential buyers would be developers who would want to do the same thing. The value that I have added to my home would be gone i.e. landscaping, decking, additions, finishing, etc.



I am requesting that the proposed development be reconsidered.

Thank you.

Tammy Schmidt

October 5, 2026

To: Calgary Subdivision and Development Appeal Board
Re: SDAB2026-0087 – Proposed Row House Development
Parcel: 5951 Thornton Road NW / Building: 403 Spyhill Road NW
Development Permit: DP2025-06104

Letter of Opposition

Dear Members of the Subdivision and Development Appeal Board,

I am writing to formally express my opposition to the proposed development at 5951 Thornton Road NW / 403 Spyhill Road NW.

I understand that Calgary is growing and that our communities need to accommodate additional housing. I am not opposed to development or to responsible redevelopment. My concern is that this particular proposal is simply too large and too intensive for this location, and I do not believe it fits with the existing character, scale, or physical limitations of our neighbourhood.

The proposal would replace what is currently a single-family property with a six-unit rowhouse development, with a secondary suite in each unit, potentially resulting in 12 separate family units on one property. This is a substantial increase in density compared with the surrounding homes.

What concerns me most is that this is not an isolated change in an area that already has similar development. The surrounding properties on Spyhill Road, Spyhill Crescent, Thornton Road and the neighbouring streets are predominantly single-family bungalow homes. The proposed building would therefore be a significant departure from the established character of the immediate neighbourhood.

Size, Height and Massing

The proposed height and massing are particularly concerning to me.

The surrounding homes are predominantly single-storey bungalows. The proposed development would introduce a much larger, taller structure directly among these homes. I am concerned that the resulting height and massing will overshadow neighbouring properties and fundamentally change the character of the street.

This is more than simply adding another home to the neighbourhood. It is introducing a large multi-unit structure into an area that has historically consisted of low-density, single-family residences.

I believe redevelopment should be appropriate for its surroundings and should transition respectfully between existing homes and higher-density development. In this case, I do not believe the proposed scale provides that transition.

Parking and Traffic

I am also very concerned about the impact that 12 potential households will have on parking and traffic.

While the plans show six garage spaces, I do not believe that six garages will adequately address the parking needs created by six primary residences and six secondary suites. Calgary is a highly vehicle-dependent city, and it is reasonable to expect that many of these households will have one or more vehicles.

This could result in a significant increase in vehicles needing to park on the surrounding streets.

There is already limited street parking available in this area. Both Spyhill Road and Spyhill Crescent are also snow routes, which makes available street parking even more important during winter conditions. Additional vehicles could create congestion and make winter access and snow clearing more difficult for everyone living in the area.

The narrow back lane is another concern. The lane already has physical limitations, including retaining walls and electrical poles. I am concerned about whether six garages can realistically operate safely and efficiently in this space, particularly when considering turning movements and winter conditions.

Garbage and Alley Access

The increased number of households also raises practical concerns regarding garbage, recycling and compost collection.

Six units, particularly if each has a secondary suite, could generate a substantial number of bins. The available space in the alley appears extremely limited, and there are already physical obstructions that restrict how bins can be positioned.

I am concerned that the practical operation of garbage and recycling collection has not been adequately considered in relation to the existing constraints of the lane.

These may seem like small issues individually, but they become significant when combined with the increased number of residents, vehicles and daily activity that this development would introduce.

Pedestrian and Traffic Safety

Another major concern for me is increased traffic in this area.

Thornton Road is used by children walking to and from school, including students attending Thorncliffe School and Corpus Christi School. Increasing the number of households and vehicles immediately adjacent to this route will inevitably increase vehicle movements in an area where children and families are already walking.

There are also existing traffic concerns when accessing 4th Street, particularly during peak hours. Traffic volumes can already make it difficult to exit the community efficiently.

Adding substantially more residents and vehicles to this particular property could further increase congestion and traffic conflicts.

I do not believe these concerns should be dismissed simply because the development technically provides a certain number of parking spaces. The actual impact on the surrounding streets and road network needs to be considered.

Privacy and Loss of Existing Trees

I am also concerned about the loss of mature trees and the resulting loss of privacy for neighbouring properties.

The proposed building's increased height, combined with significant glazing, has the potential to create direct sightlines into neighbouring yards and homes. Existing mature vegetation provides privacy and separation between properties, and removing that vegetation while simultaneously introducing a much taller building could have a significant impact on the surrounding residents.

For the people who already live here, privacy and the existing relationship between our homes and yards are important parts of what makes this neighbourhood feel like a community.

Noise and Outdoor Impact

I am also concerned about the potential increase in noise.

A development accommodating potentially 12 households will naturally generate more activity than the existing single-family property. There will be more people, vehicles, deliveries, garbage collection and general outdoor activity.

There is also the potential for mechanical equipment, including air-conditioning units, to create additional noise because of the close proximity of the proposed building to neighbouring yards and homes.

Again, none of these issues alone may seem significant, but collectively they represent a major change for the residents immediately surrounding this property.

A Development That Fits the Neighbourhood

My concern is not that the property should never be developed. My concern is how it is being developed.

I believe responsible redevelopment should take into account the existing community, including the scale of neighbouring homes, available parking, traffic patterns, pedestrian safety, privacy, mature landscaping and the physical limitations of the site.

The proposed six-unit development with six secondary suites appears to push far beyond what is reasonable for this particular location.

The Calgary Municipal Development Plan recognizes the importance of neighbourhood character, appropriate scale and sensitive redevelopment. In my view, this proposal does not adequately respond to those principles.

I respectfully ask the Subdivision and Development Appeal Board to consider the cumulative impact of this proposal rather than looking at each concern individually.

When you consider the 12 potential households, increased vehicle traffic, limited street parking, snow-route restrictions, narrow alley, garbage collection constraints, increased building height, loss of mature trees, privacy concerns, increased noise and proximity to a route used by children travelling to school, it becomes clear why so many existing residents are concerned.

This is a significant change to an established single-family neighbourhood, and I do not believe the proposed development is compatible with the existing community context.

I respectfully ask the Board to deny the proposed development in its current form.

At the very least, I believe the proposal would need to be substantially revised to address the concerns regarding density, height, massing, parking, traffic, privacy, landscaping, alley access and the overall compatibility of the development with the surrounding neighbourhood.

I appreciate the Board taking the time to consider the concerns of the residents who live here and will be directly affected by this decision. We are not asking that our community be frozen in time or that development be stopped. We are asking for development that is appropriate for the location and respectful of the people and homes that are already here.

Thank you for your consideration.

Sincerely,

Ayden Henn
7 Spyhill Crescent NW
Calgary, Alberta

Jason Wong

4 Spyhill Cres. NW, Calgary, AB, T2K 3P3
leohuang789@gmail.com | 587-717-1655
Calgary Subdivision and Development Appeal Board
Re: DP2025-05942 / SDAB Appeal 2026-0082
Proposed Development at 503 Trafford Drive NW / 5351 4 Street NW
Hearing: October 1, 2026 at 9:00 a.m.

Dear Members of the Calgary Subdivision and Development Appeal Board:
I am writing to formally oppose the proposed redevelopment at 503 Trafford Drive NW / 5351 4 Street NW and to support the concerns raised by the majority of surrounding neighbours.
The proposal would replace an existing single-family property with two three-storey buildings containing three primary units and secondary suites each, for a total of 12 residential units. This represents a significant increase in density and scale within a neighbourhood predominantly consisting of single-family bungalow homes.
I recognize the need for additional housing; however, development should be compatible with the surrounding neighbourhood and supported by adequate infrastructure, parking, safety, and municipal services.
Key concerns include:
● Height, density and privacy: The proposed three-storey buildings would tower over surrounding bungalows and substantially change the established character of the neighbourhood. Elevated windows and living areas could create significant overlooking and privacy impacts for neighbouring homes and yards.
● Parking, traffic and pedestrian safety: Twelve units will generate substantially more vehicles, visitors and deliveries than the existing single-family property. With no garage or alley access, increased reliance on street parking could cause congestion. This is particularly concerning for students walking to and from school and could also restrict emergency access for fire and ambulance services.
● Trees and infrastructure: The property contains numerous large, mature trees with extensive root systems that have historically contributed to recurring plumbing and underground infrastructure issues. Major excavation and construction could further affect these trees, roots, utilities, and neighbouring properties.
● Water and sewer capacity: The existing water and sewer infrastructure is understood to be more than 60 years old. Increasing the property from one household to 12 units could significantly increase demand. Adequate water,

sanitary sewer, and stormwater capacity should be confirmed before approval.
● Garbage and waste management: Without alley access, garbage collection and storage are a concern. Twelve units will generate substantially more waste, and shared garbage facilities can result in improperly placed waste,

overflowing bins, and garbage accumulating around collection areas. A detailed waste-management plan should be required.
Taken together, the 12-unit density, three-storey height, increased traffic and parking demand, pedestrian and emergency-access concerns, privacy impacts, mature tree and root-system issues, aging infrastructure, and waste-management requirements represent a substantial change to this established neighbourhood.
I respectfully support the concerns of the majority of surrounding neighbours and ask the Board to carefully consider the cumulative impact of this development, particularly its compatibility with the existing bungalow neighbourhood and the capacity of local infrastructure and streets to safely accommodate it.
I respectfully request that these concerns be included in the official appeal record and fully considered in reviewing DP2025-05942 / SDAB Appeal 2026-0082.

Thank you for your consideration.

Yours sincerely,
Jason Wong
4 Spyhill Cres. NW
Calgary, AB, T2K 3P3
587-717-1655
leohuang789@gmail.com

Oct. 4th, 2026

Tina Ross, 6 Spyhill Cres. N.W.

e-mail: bigg.tina1@gmail.com

SDAB2026-0087

To: City of Calgary appeals board

Reg. Development permit DP2025-06401, appeal # SDAB2026-0087

I wish to appeal to the board about the pending row housing development in my neighborhood. I have great concerns about allowing a development of this scale in the area.

As a home owner, living in the area, I am concerned about traffic increasing to unsustainable levels with the potential of, at minimum, 18 new vehicles using the street for parking and entering and exiting onto 4th street N.W. Already, when trying to turn south, it is difficult to find a break to turn and now there will be a line up of cars all trying to use the same entry and exit point. My mom lives off of 30th ave and 4th Street NW and I have witnessed first hand the stressors to the community of the increased traffic from a similar development. Approving this proposal will only open the door to more developers and more 12 unit buildings in the area in the future.

Parking is another great concern with so many new vehicles. Spyhill Road and Cres., where are all the cars supposed to park when it snows and the city is clearing the streets? As is, I only have access to one spot directly in front of my house within my property lines. I previously owned a property on Northmount drive and was legally suiting the basement… the list of safety precautions, parking allowance and amentity space in the yard for the secondary suites was extensive, I can't believe how little space is now allowable and considered livable.

I also have concerns about if the property will be fully rented or owner occupied. Putting that quantity of people living in such a small space is potentially going to create a transient tenancy. This community is made up from long term owners who care for their property. Already this last winter the new owner of the property was extremely negligent in clearing snow from the side walk.

Aside from the additional stress to the current amenities (water, sewage, etc.) I also have concerns about what this would do to our property taxes, if upgrades are forced into play sooner than later due to the extra strain.

I purchased this home, to be my forever home, because it was on a quiet street within and an established community. I bought here to be close to my elderly mother, who lives on her own, to be close to work for a shorter commute and because I grew up in this community. I have no interest in living in a high density neighborhood or I would have looked at purchasing elsewhere. I moved here to live on a quieter street with less traffic. I have been in my home now for over 15

years, I understand things change and am not opposed to a more reasonable consideration of change to the area but I feel a 12 unit home on a single property is excessive.

Thank you for your time and consideration in this matter.

Tina Ross

Re: Development Permit DP2025-06104 – 403 Spyhill Road NW
SDAB Appeal No. 2026-0087

To the Subdivision and Development Appeal Board,

I am writing to oppose the proposed development at 403 Spyhill Road NW. I live directly across the street from this property, so the impact of this development is not abstract to me. I will be

looking at it from my home every day and experiencing the changes to the street, traffic, parking, sunlight and overall character of the neighbourhood firsthand.

I understand that Calgary needs more housing and that established communities will continue to change. I am not opposed to infill or to adding housing in Thorncliffe. My concern is that this proposal is simply too large and too intense for this site and does not fit well with the neighbourhood that surrounds it.

The scale of this development does not fit the existing neighbourhood

This is a low-density residential neighbourhood. The homes immediately surrounding the property are overwhelmingly single-family bungalows, many of which were built in the 1950s. The character of the block is quiet, low-rise and residential.

The proposed development is a very different scale. It would be a 10.3-metre-high, two-storey building containing six dwelling units and six secondary suites — potentially 12 households on one lot.

That is a substantial change from the existing pattern of development.

The issue is not simply that the building is two storeys. It is the combination of its height, massing and the number of households being placed on this one property. From across the street, this will be a large and visually dominant building compared with the bungalow homes around it.

The City's North Hill Communities Local Area Plan specifically recognizes that building scale is about the combination of height and massing, and that the appropriate scale depends on the context and anticipated experience at street level.

I do not believe this proposal provides an appropriate transition between the existing one-storey homes and the proposed development.

I also believe there is a meaningful difference between reasonable infill and the level of intensification proposed here. For example, a duplex or similarly small-scale redevelopment would be much more consistent with the existing character of this block while still adding another home and increasing housing options. A six-unit rowhouse with six additional secondary suites, potentially housing 12 households on one lot, is a very different level of density and is not what I believe is appropriate for this location.

This is not a neighbourhood where most households can realistically go without vehicles

I am also very concerned about the parking and traffic implications of putting potentially 12 households on one lot.

Thorncliffe is not a downtown neighbourhood where residents can reasonably be expected to rely primarily on walking, cycling or transit instead of owning a vehicle. This is an established

suburban community where people rely heavily on vehicles for work, groceries, appointments, recreation and other daily activities.

With potentially 12 households, it is reasonable to expect a significant number of vehicles associated with this property (potentially 24). Even if the development technically meets its required on-site parking, that does not mean every resident, visitor, delivery driver or service vehicle will always be accommodated on the property.

The result will likely be increased demand for street parking.

Our surrounding streets were developed around the existing low-density neighbourhood. Adding potentially 12 households to a single lot could mean substantially more vehicles parked on Spyhill Road and surrounding streets, particularly when visitor parking and deliveries are taken into account.

This is not just a theoretical concern. The City's own engagement for the North Hill Communities Local Area Plan recorded concerns from residents about increased traffic and parking needs associated with higher density.

I ask the Board to consider the practical impact on street parking and traffic, rather than only whether the development meets the minimum parking requirements on paper.

The zoning context has changed

I also believe it is important to consider the broader zoning context in which this application is being heard.

Before Calgary's blanket citywide rezoning, this type of low-density residential area was generally characterized by R-C1 and other low-density residential zoning. The 2024 blanket rezoning changed that framework and made R-CG the base zoning across many areas, which opened the door to significantly more forms of redevelopment.

That blanket rezoning has since been repealed, and Calgary has returned to a framework that restores the previous low-density residential districts in many areas.

I recognize that this particular application was submitted while the blanket rezoning was in effect and that it therefore has to be considered in the context of the rules that applied to the application. I am not suggesting otherwise.

However, I do think the change is relevant to the question of whether this particular development is appropriate for this neighbourhood.

The City has moved away from the blanket approach that allowed this type of redevelopment to be considered broadly throughout low-density residential areas. The current planning context places greater emphasis on where growth should occur and on the appropriate scale and form of development.

The North Hill Communities Local Area Plan was developed specifically to guide where and how growth should occur. Its vision focuses growth around areas such as Main Streets, transit station areas and Activity Centres, while recognizing the existing character of the North Hill communities.

I believe that context matters here. This is a low-density residential block, not a Main Street or an Activity Centre, and the proposed development would be a significant departure from the scale of the homes around it.

The development is directly west of my home

The location of this development creates a particularly significant concern for me because the property is directly west of my home.

The proposed building is 10.3 metres high. Because it is immediately west of my property, I am concerned about the amount of afternoon and evening sunlight that I will lose as a result of the building's height and massing.

This is not simply a concern about having a larger building across the street. It is being placed directly in the direction from which my property receives afternoon and evening sunlight.

I would like the Board to carefully consider the shadowing impact on my property and the surrounding homes. If a detailed shadow analysis has not adequately demonstrated the actual impact, I believe one should be provided.

The City's North Hill planning process itself identified shadowing and transition as issues requiring consideration as the area grows.

Mature trees will be lost

I am also very concerned about the removal of the mature trees currently on the property.

These are established trees that have taken many years to grow and currently provide shade, greenery, screening and habitat. Replacing mature trees with newly planted trees is not an equivalent short-term replacement. It will take many years before new trees provide anything close to the same canopy.

The North Hill planning materials specifically identify the urban forest and tree canopy as important parts of the community's future.

I ask that every reasonable effort be made to retain existing mature trees. Where that is not possible, I believe the replacement landscaping should be substantial enough to meaningfully address the loss of the existing canopy.

Twelve households will change the day-to-day use of this property

Going from one household to potentially 12 households is not a small change.

There will be more vehicles, visitors, deliveries, garbage and recycling, pedestrian activity and general coming and going from the property.

I am concerned that the site is being treated as though it is simply another two-storey residential building, when the actual intensity of use will be considerably higher.

I would like the Board to consider whether the site's water, sanitary sewer, stormwater, electrical, waste collection, parking and transportation infrastructure have been properly assessed for this level of intensity.

I am not claiming that the neighbourhood's infrastructure cannot support any additional housing. My concern is whether the specific site and infrastructure serving it have been appropriately assessed for potentially 12 households.

Alley and traffic concerns

The proposed garages will be accessed from the alley. With potentially 12 households, there will be significantly more vehicle activity associated with the property than there is today.

That means more trips through the alley from residents, visitors, deliveries and service vehicles.

I am concerned about how this will work in practice, particularly during winter when snow and ice can already make alley access more difficult. Increased vehicle activity also creates more opportunities for conflicts with pedestrians and other vehicles, as well as additional noise.

I ask the Board to consider the practical day-to-day use of the alley and surrounding streets, not simply whether vehicle access can technically be provided.

Safety and visibility concerns from increased street parking

Beyond the issue of parking availability, adding potentially 12 households to a single lot raises significant traffic and pedestrian safety concerns due to reduced sightlines and street visibility.

When a single property generates a high volume of parked vehicles along Spyhill Road, the street effective becomes narrowed and visual barriers are created for everyone using the roadway:

- **Obstruction of Sightlines:** High concentrations of vehicles parked along the curb block clear sightlines for drivers pulling out of driveways and the rear alley, as well as for vehicles navigating through the block.
- **Pedestrian Vulnerability:** Vehicles parked densely along the street create visual obstacles for pedestrians—particularly children, seniors, and dog walkers—trying to cross Spyhill Road. Drivers have reduced reaction time when a pedestrian steps out from between high-profile parked cars or SUVs.

- **Emergency and Service Vehicle Navigation:** A street heavily lined with parked cars on both sides constricts the drivable roadway, making it more difficult for emergency response vehicles, delivery trucks, and waste collection vehicles to maneuver safely and efficiently.

I ask the Board to consider that the impact of on-street parking overflow is not merely a matter of convenience, but a direct driver of neighbourhood traffic safety and visibility hazards.

Garbage and recycling

I am also concerned about how garbage and recycling for potentially 12 households will be managed.

The amount of waste and recycling generated by 12 households will be considerably greater than what is generated by the existing property. I would like to know whether the proposed storage areas are adequately sized and whether collection can occur without obstructing the alley or creating overflow, odour or visual impacts for neighbouring properties.

This is another example of how the intensity of the proposed development goes beyond simply adding another two-storey building.

Privacy and overall impact

The additional height and number of residents will also change the privacy relationship between this property and the surrounding homes.

There will be more windows, more occupants and more activity immediately beside existing properties. I ask that the Board consider window placement, setbacks, outdoor areas and potential overlooking as part of the overall site design.

Individually, each of these issues may seem manageable. Taken together, however, they represent a significant change:

- a 10.3-metre-high building;
- six dwelling units and six secondary suites;
- potentially 12 households on one lot;
- a large building mass compared with the surrounding bungalows;
- loss of mature trees;
- potential loss of afternoon and evening sunlight;
- increased street parking;
- increased traffic and alley use;
- increased garbage and recycling; and
- additional privacy and visual impacts.

That is a substantial change for one property in a neighbourhood that is otherwise predominantly made up of single-family homes.

My request

I am asking the Board to consider whether this development is simply too much for this site.

I support reasonable infill. I understand that Thorncliffe will change over time, and I do not expect the neighbourhood to remain exactly as it was in the 1950s. But I do believe that new development should be reasonably compatible with the homes around it and should provide an appropriate transition in height, massing and intensity.

In this case, I believe the proposed development goes too far.

I respectfully ask the Board to overturn the approval of DP2025-06104.

If the Board is not prepared to overturn the approval, I ask that the development be substantially redesigned to bring it closer to the scale and intensity that is appropriate for this block. I ask the Board to consider whether the number of dwelling units and suites can be significantly reduced, rather than simply making minor changes to the current proposal.

A duplex or similarly small-scale form of infill would be a much more reasonable outcome for this location. It would still allow the property to provide additional housing while maintaining a much closer relationship with the surrounding single-family homes. I believe there is a reasonable middle ground between preserving the neighbourhood exactly as it is and introducing a development with potentially 12 households on one lot.

At a minimum, I ask that consideration be given to:

- reducing the development to a much smaller number of households, with a duplex or similarly scaled form of infill being a more appropriate example;
- reducing the height and overall massing;
- increasing setbacks and/or stepping back portions of the building closest to existing homes;
- providing a detailed assessment of shadowing and sunlight impacts;
- retaining as many mature trees as possible;
- providing substantial replacement landscaping where trees cannot be retained;
- ensuring that parking is realistic for the actual number of households;
- addressing the potential for increased street parking and congestion;
- confirming that the alley can safely accommodate the increased vehicle activity;
- ensuring adequate garbage and recycling capacity; and
- addressing privacy and overlooking concerns.

My concern is not that nothing should be built on this property. My concern is that the proposed scale is disproportionate to the surrounding neighbourhood. A smaller development, such as a

duplex, could provide additional housing while still respecting the existing low-density character of the block.

I hope the Board will consider not only what can technically fit on this lot, but whether this is an appropriate development for this location.

As someone who lives directly across the street, I will be living with the consequences of this decision every day. I believe Calgary can add housing while still respecting the scale, character and livability of its established neighbourhoods.

Thank you for considering my concerns.

Sincerely,

Esther Choi
327 Spyhill Road NW
choi.e515@gmail.com 4039921023

Development permit DP2025-06401, appeal # SDAB2026-0087

As long time residents of the Thorncliffe area, we are concerned about the proposed redevelopment of 403 Spyhill Road NW. We purchased our home on Spyhill Cres NW 33 years ago and have enjoyed living in the neighborhood. The size of the proposed buildings and the

number of suites causes several concerns. First, we don't believe this type of residential building belongs in this neighborhood. The majority of the homes are bungalows with the occasional 2 story. The size of the lot does not really allow for adequate parking for that many residences. Parking on the street will cause the road to be very congested as Spyhill Road is not

a very wide one and having vehicles parked on both sides of it makes for a very narrow path. As well, we do not want to have the parking of cars drifting into the crescent as parking in it can be challenging. There are 2 elementary schools 2 blocks south of this property with several of the children living in the area. Increased traffic brings an increased risk of accidents involving the children.

The property of 403 Spyhill Road also sits on a bit of an incline and adjusting the grade of it to accommodate the parking in the back may affect the way the water runs down the alley during a rainstorm or during spring melt.

This neighborhood has always been a nice family-oriented area and bringing in a multi-suite structure takes away from that. There are newer areas where this type of housing would fit in better than this community.

Joanne and Kelly Kent

3 Spyhill Cres NW

Re: Development Permit DP2025-06104 – 403 Spyhill Road NW

I am writing about the proposed redevelopment of 403 Spyhill Rd NW. I have lived across the street from this property for my entire life. With the number of proposed suites, I am very worried about the parking situation as Spyhill Rd is not really wide enough to handle parking on both sides of the road and Spyhill Crescent, where I live is already quite full for street parking. The increased traffic will also affect the neighborhood. There are lots of kids in the area and

more cars means more chances of them being involved in an accident. I don't believe this kind of housing belongs in this neighborhood.

Brad Kent

3 Spyhill Cres NW

Re: Development Permit DP2025-06104 – 403 Spyhill Road NW

Dear Board Members,

I am writing as an affected area resident and homeowner living only two doors away from the proposed development at 403 Spyhill Road NW. I am asking the Board to reconsider the approval of Development Permit DP2025-06104 due to the scale and intensity of the proposed development and its potential impacts on the surrounding residents.

I understand Calgary's need for additional housing, and I am not opposed to responsible redevelopment or increased density. My concern is that this particular proposal places **six**

primary rowhouse units and six secondary suites—twelve separate dwelling units—on a single parcel in a small, established residential neighbourhood.

In my view, this represents excessive development of this particular site and creates significant concerns regarding fire safety, emergency response, parking, traffic, privacy, drainage, infrastructure and the reasonable enjoyment of neighbouring properties.

1. Fire Safety and Emergency Response

This is one of my most serious concerns.

I work professionally in **fire protection and construction**, and my concerns come not simply from being a nearby homeowner, but also from my experience working with fire-protection systems and construction.

I recognize that a new building must comply with applicable building and fire-safety requirements. However, meeting minimum technical requirements does not eliminate my concern about placing twelve dwelling units and their occupants onto this particular site.

The concentration of residential units raises important questions regarding firefighter access, fire department operations, fire separations and firewalls, secondary-suite egress, spatial separation, exposure of neighbouring structures, hydrant access and the ability to safely evacuate occupants during an emergency.

These are not hypothetical subjects unrelated to this type of construction. The City of Calgary's own guidance for rowhouse developments identifies firefighting access, hydrant locations, firewalls, fire-resistance ratings, spatial separation and means of egress as matters that must be addressed during building design and permitting.

Secondary suites introduce additional life-safety considerations. The City specifically requires appropriate emergency egress and recognizes the danger of fire from another portion of a building compromising a secondary suite's exit route.

Given the number of dwelling units proposed and the proximity of existing homes, I believe the Board should carefully consider the consequences of a serious fire at this location—not only for future occupants, but for neighbouring properties and responding firefighters.

I would specifically like clarification regarding the proposed firewall and fire-separation design, firefighter access to all portions of the development, hydrant location and available access, secondary-suite evacuation routes, spatial separation and exposure protection between this development and neighbouring properties, and whether automatic sprinkler protection is proposed.

As someone who works in this field, **I am not comfortable dismissing these issues simply because they may later be addressed through the building-permit process.** The density and physical configuration approved at the development stage directly influence the fire-protection challenges that must subsequently be addressed.

I respectfully ask the Board to give fire safety and emergency access substantial consideration when determining whether twelve dwelling units are appropriate for this site.

2. Parking, Traffic and Emergency Access

Twelve separate households could introduce a significant number of additional vehicles onto a relatively small residential street.

Even where a development technically provides the required number of parking spaces, that does not necessarily represent the actual number of vehicles associated with twelve households and their visitors.

Overflow parking could further congest Spyhill Road NW and surrounding residential streets. Beyond inconvenience, I am concerned about sightlines, safe vehicle movement and maintaining practical access for fire apparatus, ambulances, waste collection, snow clearing and other municipal services.

The combination of substantially increased density and limited street space needs to be considered in real-world terms, rather than simply as a calculation of minimum parking requirements.

3. Excessive Scale and Massing

Our immediate neighbourhood was developed at a substantially lower residential density.

Replacing one residential property with twelve dwelling units represents a dramatic increase in the intensity of use on this particular parcel.

As a homeowner only two doors away, I will experience the consequences of that increased intensity directly.

The overall building mass, height, lot coverage and number of occupants have the potential to fundamentally change the immediate streetscape and place an unreasonable burden on the properties surrounding the development.

I am not arguing that our neighbourhood should never change. I am asking whether **this much development on this particular parcel** represents a reasonable transition.

I do not believe it does.

4. Privacy, Shadowing and Enjoyment of Surrounding Properties

The proposed scale also raises concerns regarding overlooking and loss of privacy for neighbouring homes and yards.

Additional upper-storey windows, increased building mass and substantially more residents living on the property inevitably increase activity and potential overlooking of neighbouring private spaces.

Residents who have invested in and maintained their homes should be entitled to reasonable consideration of privacy, sunlight and enjoyment of their properties when major redevelopment occurs immediately around them.

5. Infrastructure, Drainage and Servicing

I am also concerned about placing twelve residential units onto infrastructure serving an older established neighbourhood.

The development represents substantially greater demand for water, wastewater, electrical, waste collection and other services than the previous use of this parcel.

In addition, increased building and hard-surface coverage can affect drainage and stormwater behaviour.

I would like assurance that grading, drainage and servicing have been thoroughly evaluated so that neighbouring properties do not inherit drainage or infrastructure problems resulting from the increased intensity of this site.

6. Cumulative Impact

My objection is ultimately about the **combined impact** of this development.

Any one concern—parking, privacy, drainage, fire access or building mass—might be considered manageable in isolation.

That is not what neighbouring residents will experience.

We will experience all of these impacts simultaneously: twelve households, additional vehicles, increased building mass, greater demand on infrastructure, reduced privacy, additional emergency-response considerations and a much more intensive use of a single residential parcel.

I believe that cumulative impact needs to be given serious consideration.

Conclusion

I respectfully request that the Subdivision and Development Appeal Board reconsider the approval of Development Permit DP2025-06104.

I ask that the Board consider refusing the development in its current form or, where permitted, requiring a meaningful reduction in the overall scale, massing and number of dwelling units so that the development is more appropriately integrated into the surrounding neighbourhood.

I also specifically request careful consideration of **firefighter access, fire exposure to neighbouring properties, fire separations/firewalls, secondary-suite egress, hydrant access, emergency vehicle access and whether automatic sprinkler protection is proposed.**

I want to emphasize that **I am not opposed to development, new housing or new neighbours.** I recognize that Calgary is changing and that our communities will change with it.

However, there must be a reasonable limit to the amount of development placed on an individual residential parcel, particularly when the consequences are borne by the people living immediately around it.

As a resident living only two doors away, and as someone who works professionally in fire protection and construction, I believe the proposed twelve-unit intensity deserves considerably greater scrutiny.

Thank you for considering my concerns and for providing affected residents with the opportunity to be heard.

Sincerely,

Jordie Potekal
Nearby Resident and Homeowner, 411 Spyhill Rd
Calgary, Alberta

From: Rick Grol
To: Calgary SDAB Info
Cc: Temitayo Ajibade; Bill T.; Planning Advisory & Coordination; Pomreinke, Derek D.; dfarr06@icloud.com
Subject: [External] SDAB2026-0087 (Parcel: 5951 Thornton Road NW / Building: 403 Spyhill Road NW, DP2025-06104)
Date: Wednesday, October 7, 2026 11:02:28 AM

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Hello All,

With respect to appeal SDAB2026-0087, on behalf of the Applicant and the Property Owner, please find our submission for the merit hearing on October 15, 2026 via dropbox link: https://www.dropbox.com/t/wDL5AjLGrkxPtt2e

In addition, here is the Applicant's Presentation via drop box link:
https://www.dropbox.com/t/t8ipajOK9dbdObLW

Please place the Applicant Presentation document in the Board report after our submission.

Kindly confirm receipt of our submission.

Thank you.

R

Rick Grol
T 403-922-8269
E rgrol@shaw.ca

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algary Subdivision and Development Appeal Board

In the Matter of:

Appeal by David Farell and 15 Co-Appellants against the Development Authority's decision to approve a New: Rowhouse Building (1 building), Secondary Suites (6 suites) & Accessory Residential Building (garage) at 5951 Thorton Road NW.

SDAB2026-0087
DP2025-06104

Hearing: June 23, 2026
Adjourned to a merit hearing: October 15, 2026

SUBMISSIONS
of
Respondents:

(a) Temitayo Ajibade, Green Birch Architecture, the Applicant; and

(b) 2169551 Alberta Ltd. (c/o William Truong), the Property Owner

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Date: October 7, 2026

Submitted by Rick Grol, Agent for the Respondents

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I. Introduction

1. The Appellants appealed the Development Authority's approval of a development permit for a new: "Rowhouse Building (1 building), Secondary Suites (6 suites) & Accessory Residential Building (garage)" at 5951 Thornton Road NW in the community of Thorncliffe.

2. Under the Land Use Bylaw 1P2007 (LUB) the subject parcel has the land use designation "Residential Grade-Oriented Infill (R-CG) District". The proposed development is a discretionary use in the district.

3. The main Appellant, Mr. Farrell, resides at 1 Spyhill Crescent NW, immediately across the street from the subject development site. The Co-Appellants all live in the immediate vicinity of the site. [Appendix A] The Respondents acknowledge that the Appellants are 'affected persons" as contemplated in section 685(2) of the MGA.

4. The proposed development is located at a parcel on the corner of Thornton Road NW and Spyhill Drive NW.

5. The proposed development as approved encompasses six dwelling units and six secondary suites in one rowhouse building. The approved development permit plans provide six parking stalls in a detached garage, and a bicycle locker structure accommodating six class one bicycle parking stalls. The garage is located along the lane.

6. The application and proposed development required one Bylaw relaxation at the time of the DA's approval of the permit (LUB section 542, the garage is in the east side setback area which must be landscaped).

7. The Respondents, the Applicant and the property owner of the subject property, concur with the Development Authority's decision and analysis of the application.

II. Background

8. On October 28, 2025, the Applicant submitted the subject development permit application.

9. On May 6, 2026, the Development Authority (DA) approved the proposed development and issued the subject development permit.

10. On June 1, 2026, the Appellant appealed the approval and issuance of the development permit.

11. From the initial development permit application, the Applicant eliminated several LUB relaxations.

III. Reasons for the Appeal

12. The Appellants in their Notice of Appeal raised concerns with respect to, among other things; (a) Parking & Traffic; (b) Appropriateness of the development Compatibility; (c) Waste & Recycling (number of bins); (d) Servicing; and (e) Impact on the use and enjoyment of surrounding properties.

13. Below the Respondents provide a response to the Appellants' main concerns and arguments.

IV. Evidence and Arguments

Section 35 of LUB

14. Pursuant to section 35 of the Bylaw, when making a decision on a development permit application for a discretionary use, the DA must take into account the things listed in subsections (a) through (j). Subsection (a) of section 35 lists the plans and policies affecting the parcel. Therefore, the MDP and the Local Area plan must be taken into account. In addition, the compatibility and impact of the proposed development with respect to adjacent development and the neighbourhood as well as the merits of the proposed development and sound planning principles, among other things, must be taken into account.

15. The Bylaw requires the DA (and the Board) to take into account the factors set out in Bylaw section 35, but it does not expressly require those factors to be given higher or lower priority or weight as against each other. Section 35 necessarily authorizes the DA to exercise discretion in weighing multiple factors in a holistic balancing manner. The Board enunciated this in decision SDAB2024-0076, 2024 CGYSDAB 0076 (CanLII) in paras 149 and 150.

16. The Respondents submit that in approving the proposed development the DA correctly applied the applicable statutory plan and policies, the rules and requirements of the LUB and appropriately exercised its discretion in accordance with the LUB, in particular section 35 of the LUB.

Applicable Statutory Plans and Non-Statutory Plans

17. The applicable statutory plan is the Municipal Development Plan (MDP). There is no Area Redevelopment Plan, Area Structure Plan or Local Area Plan in effect for the community. The non-statutory plan that applies is the "*Policy to Guide Discretion for Secondary Suites and Backyard Suites*" (the Policy).

MDP

18. The subject property is indicated in the MDP (Map 1, Urban Structure) as "Developed – Residential" and is located within the "Established" area. [Appendix B, MDP Urban Structure Map 1]

19. The MDP is a statutory plan. However, it is a high-level plan with wide-ranging policies. The MDP uses broad terminology and must be considered holistically in its overall intent. It is a policy document that typically is general in nature and sets out long term planning objectives as well as goals for future development for the whole city. The MDP contains many policies, each of which do not stand on their own. They need to be read in consideration of the broader context of the MDP and in combination with all other applicable policies contained in the MDP. It is not a menu to pick one's favourite policies from.

20. It is significant the MDP, Volume 1, contains policies that encourage redevelopment and modest intensification of communities (among others sections, 2.2.5(a), 3.5.1 and 3.5.2(a) and (b)). The MDP encourages higher residential densities in areas that are well serviced by existing infrastructure, public amenities, and transit. MDP sections 2.3.1 (a) & (b) include policies that support housing diversity and choice. The MDP, in sections 1.1.1 and 2.3.1 (e) & (f)), also encourages affordable housing. [See Appendix B]

21. The MDP, in section 2.3.1(a), includes a policy regarding increasing housing diversity and choice providing for a wider range of housing types, tenures (rental and ownership) and densities to create diverse neighbourhoods with a range of housing choices to meet affordability, accessibility, life cycle and lifestyle needs of different groups. [Appendix B]

22. Section 2.3.1(d) of the MDP promotes methods to efficiently use or adapt existing housing stock to enable changing households to remain in the same home or neighbourhood for many years. Strategies include allowing accessory units in low-density areas. Section 2.3.2 contains policies regarding respecting & enhancing neighbourhood character. [Appendix B]

23. The proposed development provides a form of residential housing that contributes to higher density in a location that is well serviced with public amenities like schools, parks and transit in the near vicinity. The proposed development is compatible with the character of the existing neighbourhood and in keeping with the applicable policies of the MDP.

24. The proposed development is a moderate intensification in a form and nature that respects the scale and character of the neighbourhood, as envisioned by the MDP. The development supports the objectives of the MDP by providing a mix of housing options in

a variety of forms and tenures. Further, the development provides a sensitive intensification through density, and street activation.

25. In terms of respecting the neighbourhood character the proposed development is in keeping with the diverse building heights in the immediate area and provides a respectful transition to the homes on the block.

26. Therefore, the proposed development is in keeping with the objectives and policies of the MDP.

Policy to Guide Discretion for Secondary Suites and Backyard Suites

27. The *Policy to Guide Discretion for Secondary Suites and Backyard Suites* (2018, amended November 18, 2019), which is a non-statutory document approved by Council, applies to the subject development permit application. This document is a policy document that provides guidance to the DA and the DA has discretion to apply the policies of the document. However, nothing turns on this Policy document in this case. One has to keep in mind that the document is not a regulatory document like the LUB. It is important to note that in terms of parking requirements for the secondary suites the LUB prevails over the *Policy* as the LUB stipulates specific parking requirements for dwelling units and secondary suites in the R-CG district.

28. The Respondents submit that the proposed development meets the policies of this document.

Land Use Bylaw

29. The R-CG District, which governs the parcel allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. Despite the City's repeal of the city-wide rezoning through Council's approval of *Bylaw 9P2026*, pursuant to the LUB, the R-CG District land use designation remains in force for the subject parcel.

30. Resulting from Council's approval of Bylaw *9P2026*, the LUB has been amended with respect to the R-CG District. These amended LUB rules went into force on August 4, 2026. The effect of these Bylaw changes on the proposed development and the subject development will be discussed further below.

31. It is important to note that under the LUB, that a Rowhouse Building is a permitted use in the R-CG District provided it complies with all the rules of the LUB and where the Rowhouse Building complies with the rules of section 347.3.

32. Under the LUB, secondary suites (one secondary suite per dwelling unit) are allowed in the R-CG District as a permitted use, and do not count towards allowable density. The development requires 0.5 parking stalls per dwelling unit and per secondary suite.

33. Likewise, the front and side setbacks adhere to the LUB requirements. It is important to note the R-CG District requires a minimum front setback of 3 metres. The LUB no longer requires a contextual front setback for developments in the R-CG District, contrary to the previous land use designations R-C1 and R-C2 District in the community.

34. It should be noted that under the LUB rules the building envelope of the R-CG District is more generous than the building envelope of the R-C1 and R-C2 District, which were the prevailing land use/zoning districts for the community prior to the city-wide rezoning of parcels to the R-CG District.

V. Further Response to the Appeal

35. As the Board in many of its decisions states: Simply raising an issue, without more, is not evidence (*Gendron v. Calgary (City)*, 2009 ABCA 367 (CanLII)), at para 16. Some of the statements by the Appellant and opponents to the development are unsubstantiated and devoid of evidentiary foundation.

36. Any redevelopment of the subject parcels would to some extent change the character of the immediate area and would impact the Appellant's and neighbouring properties.

Right to Develop Land

37. Under the *Municipal Government Act* a property owner has the right to develop his or her property in accordance with the LUB and applicable plans and policies.

No Absolute Right to Sunlight or Protection of Views

38. Under Alberta Law there is no absolute right to sunlight or protection of views. The Subdivision and Development Appeal Board has confirmed this in many decisions. The LUB does not directly regulate or protect views, and a property owner or resident has no entitlement to, or reasonable expectation of, a particular view or sightlines. A requirement to protect neighbouring views across the applicant's property would place an unfair burden on the applicant. The Board ruled this specifically in decision SDAB2018-0170, 2018 CGYSDAB 170 (CanLII) at para 39.

39. Further, section 69.1(4) of the *Law of Property Act*, RSA 2000 c L-7, as amended, states: "No right to the access and use of light or any other easement, right in gross or profit a

prendre is acquired by a person by prescription, and no such right is deemed to have ever been so acquired."

Community is Evolving

40. It is important to note that the community is transition, albeit on a slower pace than in other communities. The character of the community is changing due to redevelopment. Older homes are being replaced by newer developments, including semi-detached dwellings, rowhouse and townhouse style buildings. Redevelopment and densification are taking place in the area as envisioned by the MDP. New developments with increased massing, storeys and higher densities have occurred in the neighbourhood. Redevelopment contributes to the evolution of the community and over time changes the fabric and character of the community.

41. The proposed design and finishing materials of the development contextually fit with a plethora of the local homes. As a result of redevelopment occurring in the community, the character of the neighbourhood is evolving with a diversity of built forms and type of housing.

42. New rowhouse and townhouse buildings and semi-detached dwellings with a diversity of architectural styles have been approved and constructed in the community. Several of the new developments contain secondary suites.

43. Planning does not happen in a vacuum. Redevelopment contributes to the evolution of the community and over time changes the fabric and character of the community.

44. As the Board has ruled in many instances, new rowhouse, townhouse and semi-detached developments can be compatible with existing bungalows, two and three storey single and semi-detached dwellings, and vice versa. Likewise, contemporary architecture can be compatible with traditional architecture.

Purpose Statement R-CG District

45. The purpose statement of the R-CG District is contained in LUB section 525. The purpose statement of the R-CG District states:

Purpose

525 **(1)** The Residential – Grade-Oriented Infill (R-CG) District: *62P2018*

(a) accommodates existing residential ***development***; *56P2022, 21P2024 9P2026*

(b) accommodates grade-oriented development in the form of Rowhouse Buildings, Townhouses, **Duplex Dwellings**, **Semi-detached Dwellings** and **Cottage Housing Clusters**;

(c) accommodates **Secondary Suites** and **Backyard Suites** with new and existing residential ***development***;

(d) provides flexible ***parcel*** dimensions and ***building setbacks*** that facilitate integration of a diversity of grade-oriented housing over time; and

(e) accommodates site and ***building*** design that is adaptable to the functional requirements of evolving household needs.

46. It is important to note that pursuant to section 9(1) of the LUB, purpose statements in each district are included to illustrate the intent of the land use district.

47. Pursuant to LUB section 9(2): "Where a provision is capable of two or more meanings, it must be given the meaning that is most consistent with the attainment of the purpose of the land use district."

48. Pursuant to section 9(3), the purpose statements of a district are general and all characteristics need not be met to satisfy the intent of the district.

49. The Respondents submit that the proposed development is consistent with the purpose statement of the R-CG District.

50. The R-CG District is intended to accommodate existing residential development and grade-oriented development with secondary suites. Further, it provides flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing. It does not expect that new housing should replicate the design and size of existing developments.

51. It is important to note that the R-CG district's purpose statement does not refer to contextually sensitive design like the previous low residential districts of the LUB (before August 6, 2024, when the LUB amendments went into effect from the city-wide upzoning to the R-CG District). Nonetheless, the Respondents submit that the proposed development has been sensitively designed.

52. The proposed development is sensitive, compatible and complementary to the pattern of development in the immediate area. The development is within the context of the

developments in the immediate area and community. That becomes clear from the photographic evidence submitted by the Respondents. [Appendix A] There are new single and semi-detached infill dwelling developments with two or three storeys of similar height and scale in the surrounding area. There are multi-unit rowhouse and townhouse developments with secondary suites approved and under construction in the vicinity [See Applicant Presentation].

Building Placement, Massing & Height

53. The proposed development has been designed to minimize the impact of the development on the existing streetscape and the neighbouring properties.

54. The mass of the development is broken up by architectural articulation, different rooflines and careful fenestration. The architectural design is respectful of and sensitive to the surrounding homes.

55. The height of the development (10.02 metres, measured from grade) complied with the maximum height of 11 metres allowed under the LUB at the time of the DA's decision.

56. Further, at the time of the DA's decision the parcel coverage of 58.95 per cent complied with the LUB. The maximum parcel coverage allowed under the LUB (section 534) was 60 per cent at the time of the DA's decision.

57. The height of the building slopes to the side facades. The development has rooflines that reduce the massing, which is evident from the new streetscape profile. The development is slope adaptive to the topography of the site. The streetscape indicates that the proposed development is compatible with the adjacent homes.

58. All entries of the dwelling units and suites are grade-oriented. The secondary suites have maximized windows for natural light penetration, creating pleasant livable conditions for the users of the suites. There are no window wells projecting into the walkways ensuring proper pedestrian circulation.

59. The built form and reduced parking for the secondary suites creates a unique and diverse housing product in this part of the community that is more affordable and will allow more Calgarians to access housing in this neighbourhood. The proposed design and finishing materials of the development contextually fit with a plethora of homes in the vicinity and is compatible with the scale of the adjacent and surrounding homes. The development complements the established character and does not create a histrionic contrast in the physical development pattern.

Setbacks

60. The front setback is 3.0 metres from the main front façade to the property line with Thornton Road NW and 3.0 metres to the property line with Spyhill Road NW, in compliance with the Bylaw. The setback to the adjacent parcel is 1.52 metres, while the Bylaw requires 1.2 metres. The city boulevard along Thornton Road NW is 3.34 and 3.48 metres wide respectively. The city boulevard along Spyhill Road NW is 3.34 metres wide. This is substantial.

61. It is noteworthy that under the LUB the R-CG District does not require a contextual front setback and contextual height for developments in this District. The required minimum front setback pursuant to the LUB for developments in the R-CG District has changed to 3.0 metres on August 6, 2024. The Board specifically enunciated this in several decisions, among other SDAB2024-0071, *2024 CGYSDAB 0071 (CanLII)*.

62. The proposed development has been designed sensitively. The design of the rowhouse development is in accordance of the site topography. The massing of the front façade of the building facing the street has been broken up by delineating between the first and second story and the principal entries of the dwelling units are clearly visible and identifiable from the street. The dwelling units have architectural articulation with careful fenestration. The height and visual massing of the roof of the building have been reduced. The development has no balconies, mitigating any privacy concerns and potential overlooking.

63. In terms of compatibility the existing streetscape is defined by single detached dwellings that coexist adjacent to low profile bungalows.

64. The Respondents submit that a reasonable balance is achieved by the front setback of the proposed development as approved, while respecting the established setbacks, streetscape and pattern of developments along the street.

Parcel Coverage

65. At the time of the DA's decision, the parcel coverage of 58.95 per cent complied with the LUB, while the maximum parcel coverage allowed under the LUB (section 534) was 60 per cent. Effective August 4, 2026, under the LUB the parcel coverage is 55 percent.

66. Internal walkways connecting to the public sidewalk are a minimum of 1.5 metre wide and are clear of any obstructions as per the City's Access Design standards. There are no window wells projecting into the walkways. This allows for appropriate pedestrian circulation on the parcel.

67. The basement suites of the dwelling units have maximized windows for natural light and egress towards the courtyard.

68. The garages are set back 2.2 metres from the property line with the lane., which is 6.1 metres wide. This complies with the City's transportation standards for sufficient access and egress to the garages (turning radius) for motor vehicles. The lane is 6.1 metres wide.

Density

69. In terms of density (six Dwelling Units), the application complies with the LUB (maximum 75 units per hectare). Under the LUB, secondary suites do not count towards density. They are considered part of the principal Dwelling Units (LUB section 13(48)).

Shadowing

70. The DA did not require a shadow study as part of the application process. Nonetheless, the Applicant conducted a shadow study for the purpose of the application and the appeal. [See the Applicant Presentation] While there is some overshadowing, given the location and configuration of the building, the proposed development does not have an undue negative impact on the adjacent and Appellant's properties.

Overlooking & Privacy

71. The Applicant has minimized overlooking by careful fenestration and orientation of windows. The majority of the windows are oriented to the streets. This mitigates any potential overlooking.

72. There are no balconies. The proposed garages on the subject parcel will screen the rear façade of the building. An existing 2-metre-high fence on the adjacent parcel along the westerly property line provides additional privacy screening.

73. Overlooking is quite common among residential properties in the city and is an inherent part of the urban fabric. Overlooking is typically mutual. Any new development to some extent will have impacts on neighbouring properties.

74. The interfaces distances between the townhouse building and the front façades of the nearest homes across the flanking streets are reasonable to City standards.

Landscaping

75. The landscaping of the project meets the requirements of the LUB. Eight new trees (5 required) and 25 shrubs (20 required) are provided in accordance with the LUB. The soft landscape area is 41.5 percent, while the Bylaw requires 30.0 per cent. An underground low water irrigation system is provided for the landscaped areas.

76. With respect to loss of trees, the City of Calgary does not have is a Tree Protection Bylaw for trees on private property.

Waste & Recycling Facilities

77. The provided Waste & Recycling facilities for the development comply with the LUB. In accordance with LUB sections 546.3, the DA approved these facilities. Waste & Recycling collection will occur by private contractor with pickup on demand.

Parking and Traffic

78. The proposed development meets the parking requirements of the LUB. There are no Bylaw relaxations for parking. Six on-site parking stalls are provided in garages. In addition, bicycle stalls are provided in on-site mobility storage spaces, in accordance with the LUB.

79. The City Administration and the DA didn't require a Transportation Impact Assessment (TIA). The City of Calgary's *Transportation Impact Assessment (TIA) Guidelines* states a TIA will be required if a development has the potential for generating more than 100 new hourly trips.

80. While the proposed development increases the numbers of vehicle trips to the site in comparison to the previous dwelling on the site, the traffic volumes generated by the proposed development meet the City's threshold.

81. There are no on-street parking restrictions in the area. Photographic evidence (including aerial photos) indicates that there is sufficient on-street vehicle parking space available. [Appendix A & Applicant Presentation]

82. Thornton Road NW and Spyhill Road NW are classified by The City as a residential street. According to The City's *Street Capacity Guidelines*, the capacity of a residential street is 2,000 vehicles per day and 2,000-8,000 for a collector road. The environmental capacity of the surrounding roads can sustain the number of vehicle trips typically generated by the proposed developments of this scale and density.

83. The site is serviced by bus services on 4 Street NW (routes #2 & 20). The nearest bus stop is located on a 3-minute walk. Bus routes are also available on Centre Street N with bus stops located at a 10-minute walk.

Amenities

84. It is significant that the site is located in close proximity to amenities, services, schools and parks There is an on-street bikeway on 4 Street NW. with connections to the Off-Street Pathways.

Dwelling Unit versus Secondary Suite

85. The Respondents agree with the DA's determination that the suites in the basement or lower level of the proposed buildings and development are a Secondary Suite, as defined in section 295 of the LUB.

86. A basement suite is a common form of Secondary Suite. While the suites are self-contained, the proposed secondary suites are "part of and secondary to" a Dwelling Unit located above the suites. The secondary suites have the same footprint as the main floor of the Dwelling Units above them and are wholly contained within the Dwelling Unit above. Under the LUB, without the Dwelling Unit above, the associated secondary suite cannot exist. The LUB does not allow the secondary suites to be separated from the Dwelling units by a condominium plan. The secondary suites are not stacked. As stated above, there are no requirements in the LUB for entrances to be shared and for mechanical access to be shared. While the secondary suites have independent addresses, this is not a planning consideration and is not within the purview of the DA or the Board. Further, it is pertinent that the ordinary meaning of secondary suite does not require that there be a subordinate relationship. The ownership structure or tenancy is irrelevant.

87. Section 130(5) of the LUB states that where a development is capable of being more than one use, the use under which the development more clearly fits must govern. In addition, section 130(7) states that where a [use] definition or rules for a use that expressly include another use or allows another use the be combined with it, the other use must be read to be part of the defined use.

88. Therefore, the Respondents agree with the DA's determination that, having regard to the floor plans and configuration of the building among other factors, the suites in the basement or lower level of the proposed buildings are a Secondary Suite, as defined in section 295 of the LUB.

LUB regulates the "Use", not the User

89. Some of the concerns regarding the development are centred about the secondary suites included in the development and the number of occupants residing in the dwelling units and suites.

90. It is significant that the LUB regulates the "use", not the user. The number of users of a proposed development and whether the proposed buildings are rental or consist of owner-occupied dwellings is irrelevant. The LUB does not regulate how many persons can reside in an individual dwelling unit, irrespective of the land use designation of a parcel and irrespective of the type of dwelling units, the size, configuration and floor plans of a dwelling, number of bedrooms, etc.

Calgary Climate Strategy

91. The subject development permit application has considered the City's *Calgary Climate Strategy (2022)* guidelines for climate mitigation and adaptation. This document, which is a non-statutory document, is published on the City's website in compliance with s. 638.2 of the MGA.

92. The proposed development includes the following climate measures: (a) Possible installation of an electric-vehicle-ready wiring/conduit for vehicular parking stalls; and (b) The project will be able to accommodate future solar photovoltaic (PV) panels. In addition, a low water underground irrigation will be installed and draught tolerant grasses will be planted.

93. Therefore, in accordance with section 35(a.1) of the LUB the proposed development aligns with the objectives of the *Calgary Climate Strategy*.

Drainage & Stormwater Management

94. The Applicant is required to provide a Development Site Servicing Plan (DSSP) to ensure drainage issues are in compliance with the City's Drainage Bylaw (*Bylaw 37M2005*). The Drainage Bylaw is independent of the LUB and is outside of the Board's jurisdiction. The lot grading is subject to the City's Lot Grading Bylaw (*Bylaw 32M2004*), which is also independent from the LUB regime.

95. In addition, pursuant to the conditions of the permit, stormwater runoff must be contained and managed in accordance with the City's Stormwater Management & Design

Manual all to the satisfaction of the Director of Water Resources. Further, the grades indicated on the approved Development Site Servicing Plan must match the grades on the approved Development Permit plans. This appropriately addresses storm water management and grading. In numerous decisions, among others SDAB2022-0014 and SDAB2024-0002ABCDE, the Board determined it has no jurisdiction with respect to these Bylaws and drainage matters.

Utilities & Servicing Infrastructure

96. The DA circulated the subject application to the following business units of The City of Calgary: Planning, Utility Engineering & Mobility Engineering. The prior to release conditions of the development permit deal with Utility Engineering issues of the proposed development. Among other requirements, a DSSP, in accordance with the *Utility Site Servicing Bylaw 33M2005*, is required for the release of the development permit. The DSSP is subject to approval by the City Water Resources department.

97. It is pertinent that Utility Engineering of a proposed development is not regulated by the LUB but falls under the realm of City departments/business units other than the DA. Neither the DA nor the Board has jurisdiction regarding the *Utility Site Servicing Bylaw.* In addition, the developer is required to pay off-site levies to the City of Calgary as part of the prior to release conditions of the permit.

98. As part of the review of the subject development permit application, in accordance with section 129.1 of the LUB, the DA determined that there is adequate sewage collection, treatment and disposal, water supply, treatment and distribution, storm water collection and storage and road infrastructure capacity necessary to serve the proposed development.

VI. Land Use Bylaw Variances

99. As stated above, please note that since the initial development permit application the Applicant made revisions to the development plans. Initially the application required a number of LUB relaxations. The Applicant eliminated as much Bylaw relaxations as possible during the development permit application process and improved the project.

100. At the time of the DA's decision the proposed development required one Bylaw relaxation: Section 542(4) - The garage is located in the east side setback area, which must be landscaped pursuant to the Bylaw.

Bylaw 9P2026

101. Resulting from Council's approval of Bylaw *9P2026*, the LUB has been amended with respect to the R-CG District. These LUB changes went into force on August 4, 2026. Pursuant to the LUB, the maximum parcel coverage for the proposed development is now 55 per cent and the maximum building height is 10 metres. Additional Bylaw relations are now required for: (a) Section 541(1) Building Height – The height of the development as approved is 10.02 metres (plus 0.02 metre); (c) Section 534 Parcel Coverage – The parcel coverage is 58.95 percent (plus 3.95 percent or plus 33.40 square metres).

102. There is sound planning rationale in support of the relaxations. The Respondents submit that the Bylaw relaxations are not substantial and have limited impact on the adjacent properties. The Bylaw relaxations do not negatively impact the use, value and enjoyment of the adjacent properties or the amenities of the neighbourhood.

Revised Development Permit Plans

103. The Respondents submit Revised Development Permit Plans for the Board's consideration. [See Applicant Presentation Appendix A] The Revised DP plans eliminate all Bylaw relaxations which the DA identified after the approval of the subject development permit and address the required LUB variances resulting from *Bylaw 9P2026* [See the Applicant Presentation]. The DA reviewed the Revised Plans, conducted a Bylaw Check and determined that the Revised DP Plans have no Bylaw relaxations.

104. The Revisions to the approved development permit plans as reflected in the Revised DP Plans pertain to the following elements of the development:

(1) Reduced the building footprint, resulting in a parcel coverage of 52.67 percent (eliminating the Bylaw relaxation, which the DA identified after approval of the permit);

(2) Reduced the building height to 9.73 metres by adjusting the roof slopes (eliminating the Bylaw relaxations, which the DA identified after approval of the permit);

(3) Reduced all Secondary Suites to one bedroom with floor plans adjusted accordingly;

(4) Converted Bicycle storage to 6 individual secured bike lockers;

(5) Increased the soft landscaping to 50.92 percent;

(6) Added 3 trees and 6 shrubs; and

(7) Retention of the existing public tree in the city boulevard.

105. The Revised DP Plans further mitigate the potential impacts identified by the Appellants. Accordingly, from a planning perspective, the proposed development as revised would have less massing and site coverage, more landscaping and a reduced suite intensity than the development as originally approved by the DA.

Relaxation Test is Met

106. As the Board is aware, the test for Bylaw variances/relaxations is set out in section 36 of the LUB (for the DA) and in section 687(3)(d) of the MGA (for the Board). It is important to note that the size, percentage or magnitude of a Bylaw relaxation is irrelevant and is not determinative; it is the context of the proposed development and whether the test is met.

107. In the case of *White v Okotoks (Subdivision and Development Appeal Board)*, 2018 ABCA 86, (CanLII), at para 20 the Court of Appeal held that the relaxation power of the DA and the Board is broad and unlimited. The Court stated at para 21: "[…] *Moreover, the relevant inquiry is whether the variance does not unduly affect the amenities, use or enjoyment of the site of neighbouring properties […]* This was confirmed by the Court of Appeal in decision *Edmonton (City of) Library Board v Edmonton (City of)*, 2021 ABCA 355 (CanLII) [so-called Rundle case] at para 46. Therefore, relevant and material is whether the legal test as stipulated in section 687(3)(d) of the Act is met. The Board has emphasized this in a recent decision SDAB2023-0042 (2023 CGYSDAB 42 (CanLII)), at para 70.

108. The required Bylaw relaxations meet the test of section 687(3)(d) of the MGA, as the proposed development does not unduly interfere with the amenities of the neighbourhood, and does not materially interfere with or affect the use, value or enjoyment of neighbouring parcels of land. There is no evidence that the proposed development materially interferes with the use, value or enjoyment of neighbouring parcel of land. Neither is there any evidence that the proposed development will unduly interfere with the amenities of the neighbourhood. Consequently, the relaxation test of section 36 of the LUB and section 687(3)(d) of the MGA is met.

VIII. Summary

109. It is the Respondents' position that:

(a) The DA properly applied section 35 of the LUB at the time of approval; The DA properly applied the rules and requirements of the LUB and properly exercised its discretion as provided by the LUB;

(b) The proposed development, subject to required relaxations, complies with the LUB; The required applicable Bylaw relaxations/variances meet the test of LUB section 36 and section 687(3)(d) of the MGA; The Revised Plans comply with the LUB with no relaxations.

(c) The proposed development meets the purpose statement of the R-CG District;

(d) The proposed development is consistent with the MDP and LAP; The development incorporates climate mitigation and adaptation measures;

(e) The proposed development is compatible with, and will have minimal or no impact on adjacent developments and the neighbourhood;

(f) The proposed development has planning merits and meets servicing, access and transportation requirements; and

(g) The development is appropriate and suitable for the site based on sound planning principles.

IX. Conclusion

110. The Respondents agree with the DA's approval of the proposed development. The proposed development complies with the LUB, MDP and applicable policies. Further, the development is compatible with the adjacent developments and, from a planning and transportation perspective, is appropriate for the site. The DA correctly applied section 35 of the LUB. The test for relaxation of section 36 of the LUB and section 687(3)(d) of the MGA is met.

111. The Respondents respectfully request that: (1) The appeal be denied; (2) The DA's approval of the proposed development be upheld; and (3) The development permit be issued as approved by the DA. Alternatively, if the Board accepts the Revised DP Plans, that the appeal be allowed in part and the conditions of the permit be amended accordingly.

Estimated time of presentation by the Respondents: one hour.

Respectfully submitted on behalf of the Respondents,



Rick Grol, Agent for the Applicant and the Property Owner

Encl.:

- Appendix A – Maps & Context Photos
- Appendix B – Excerpts MDP

APPENDIX A

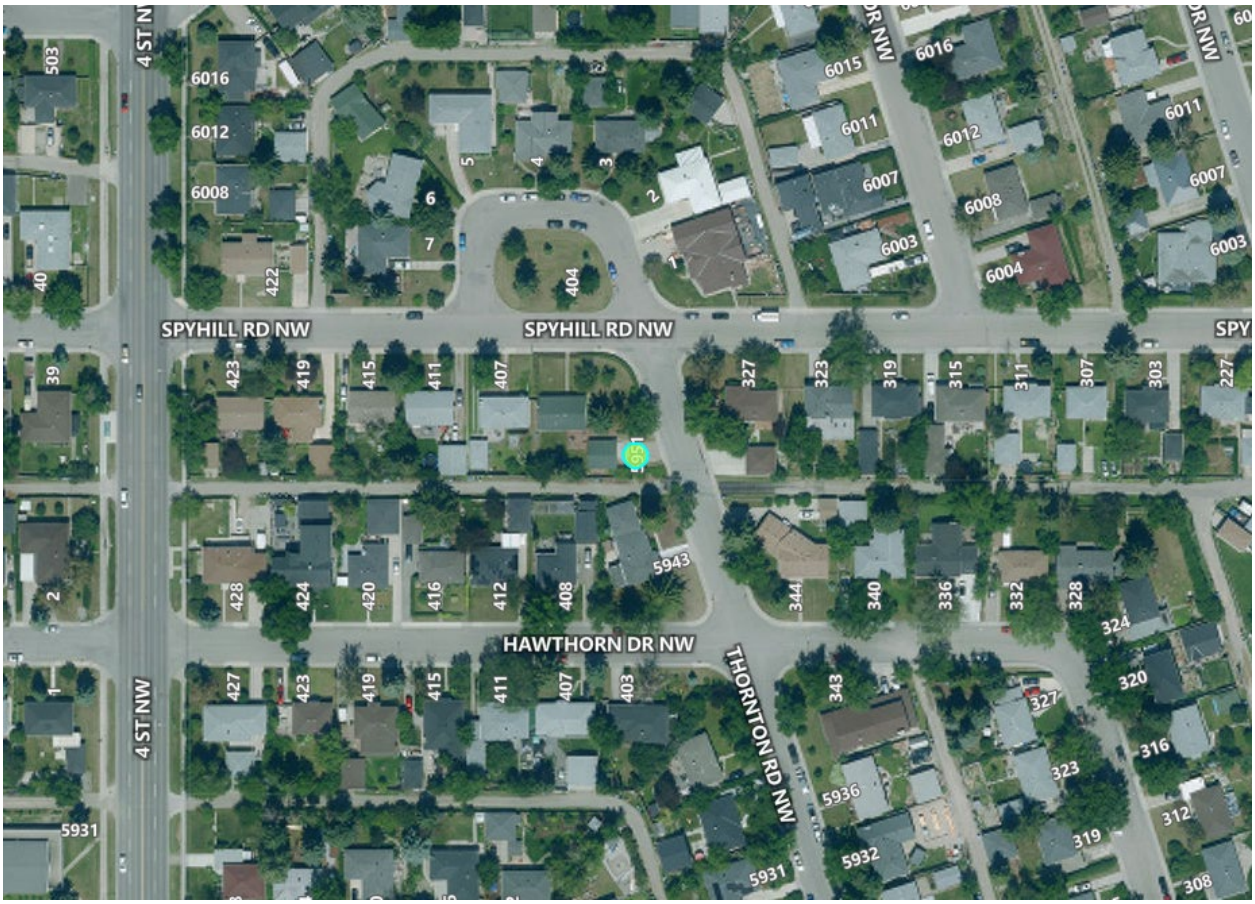
Maps & Aerial Photos



Development site

Appellants' properties

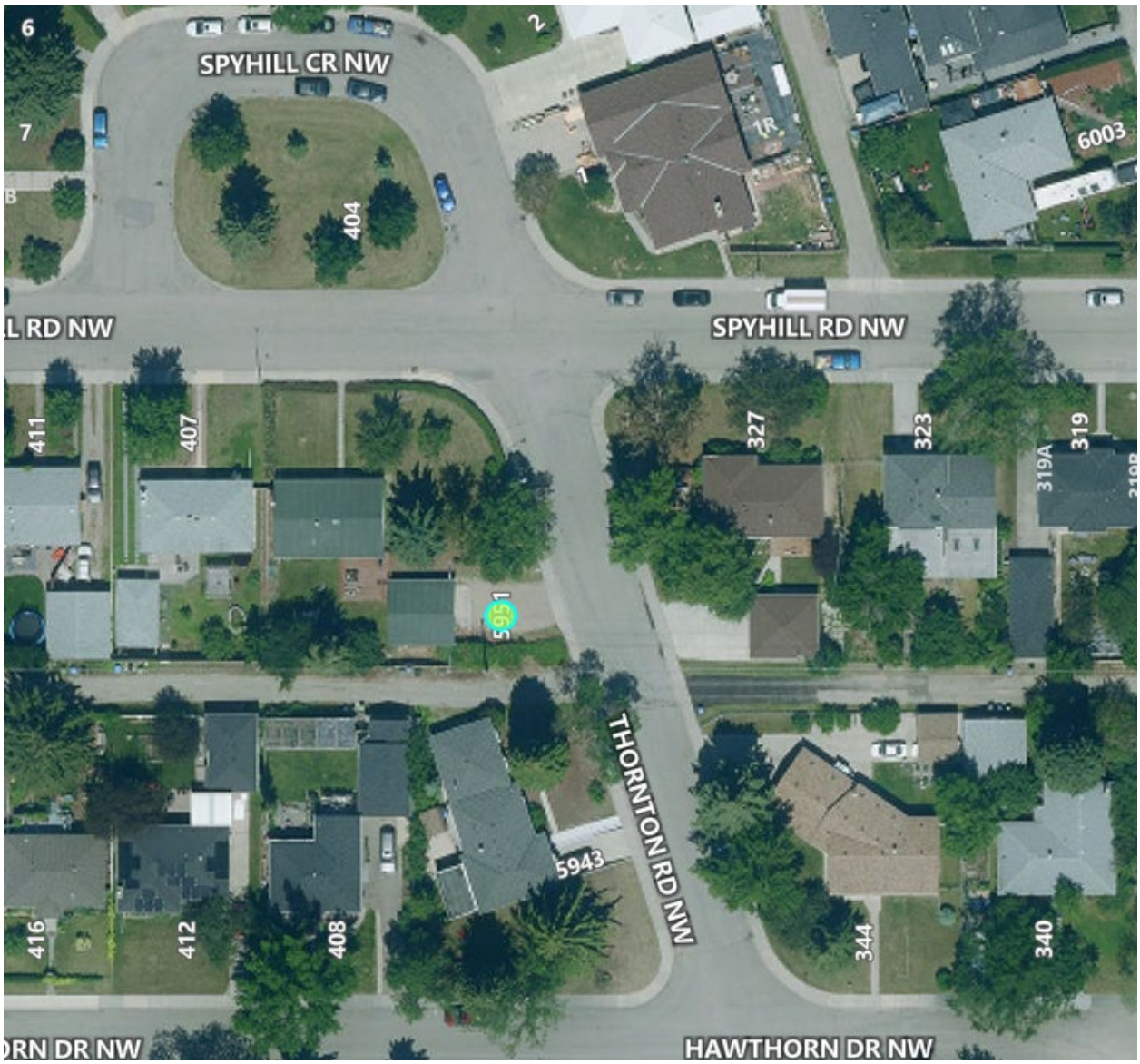
Aerial View 1



Source: The City of Calgary Imagery

340

Aerial View 2

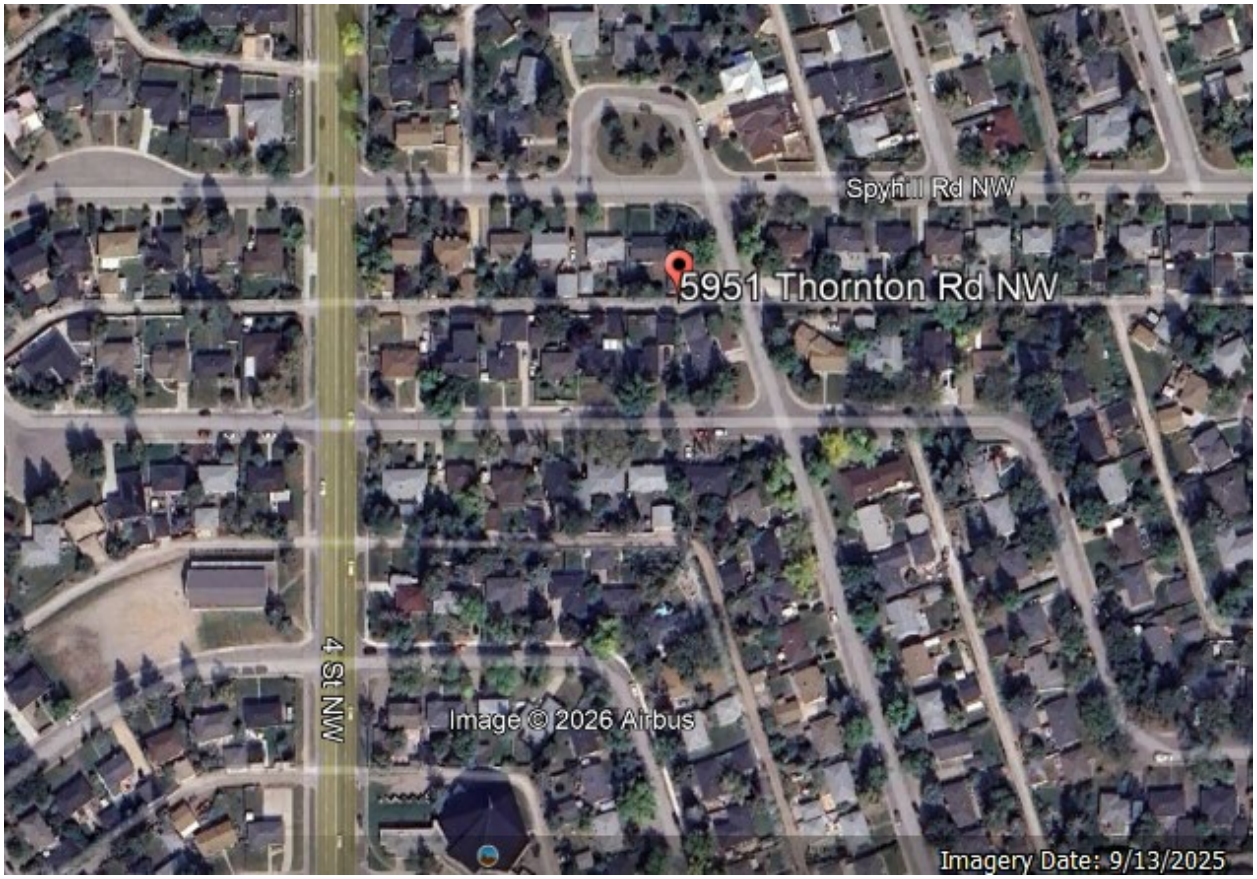


Source: The City of Calgary Imagery

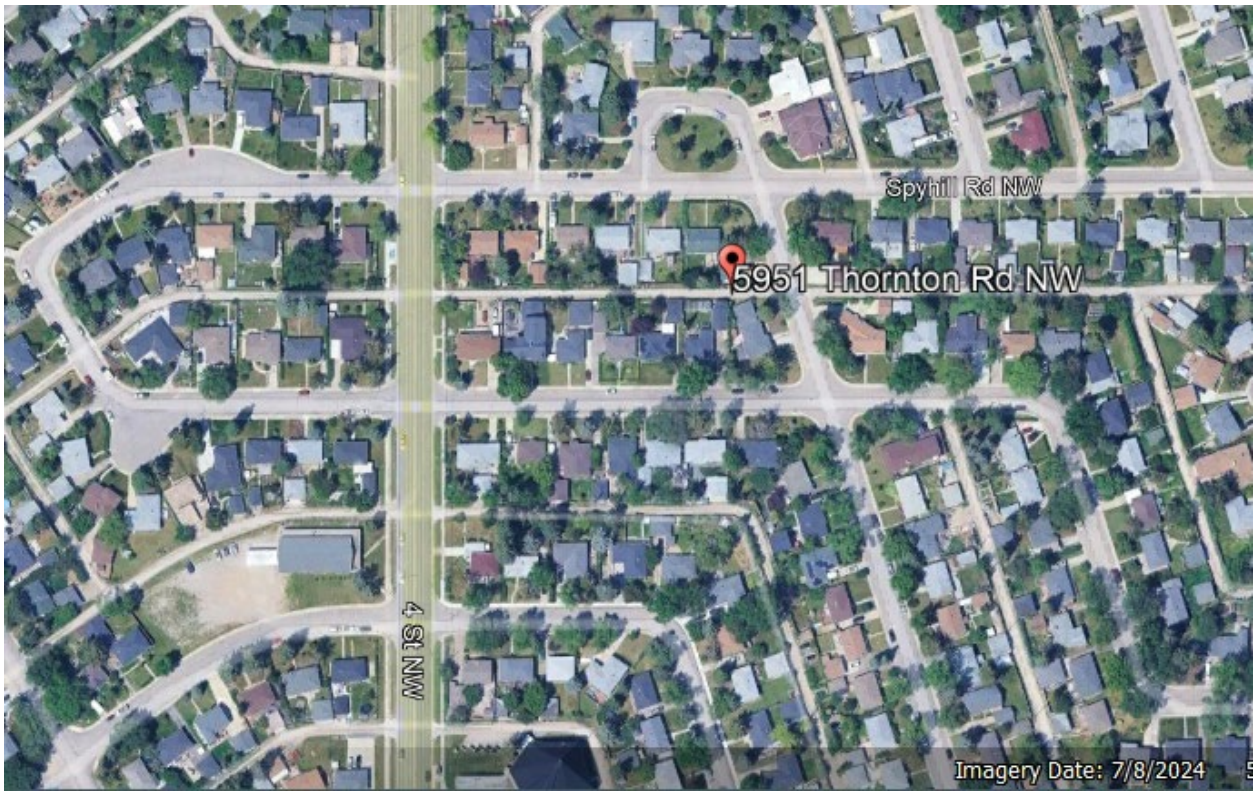
Calgary On Street Parking Map



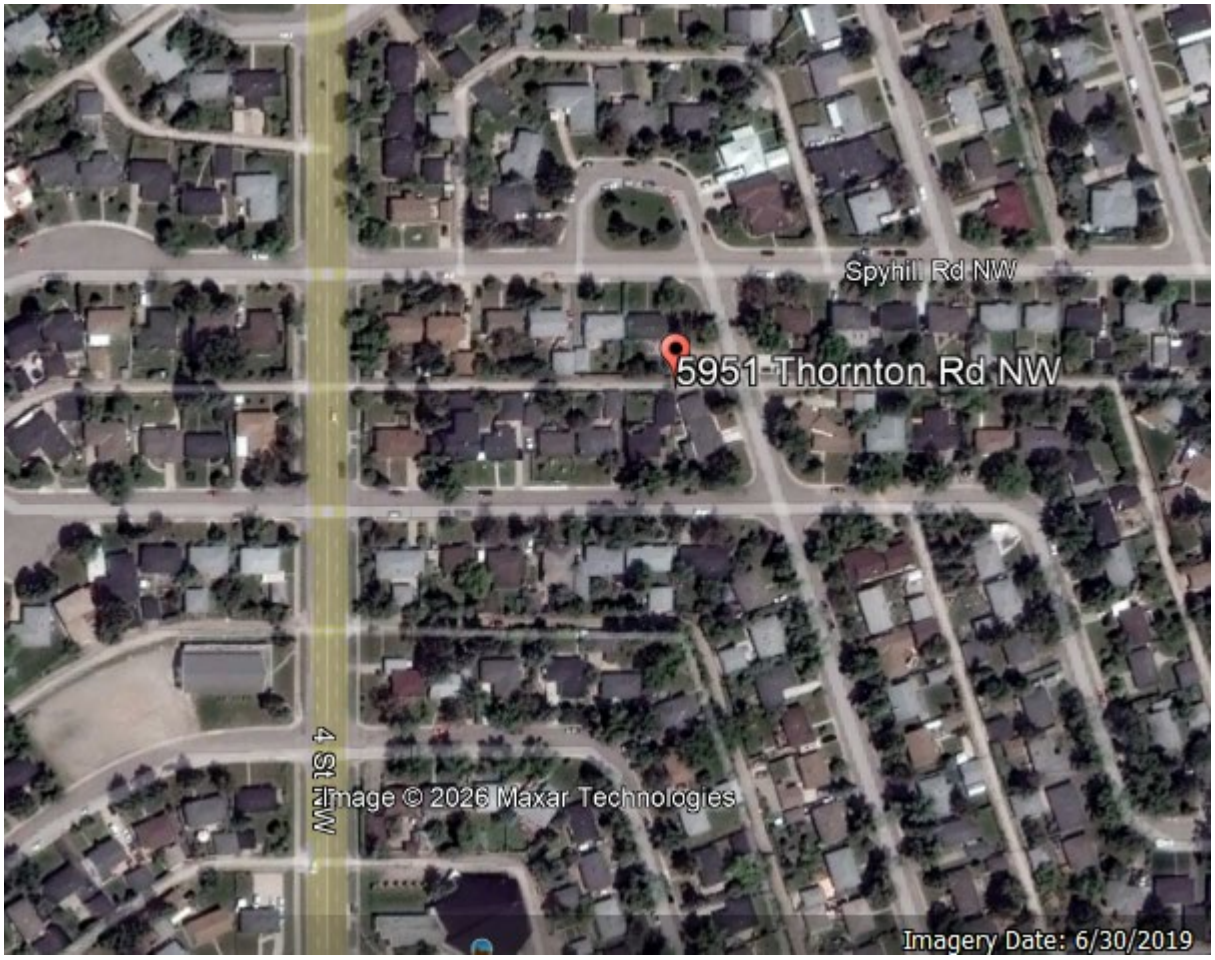
There are no parking restrictions in the area



Source: Google Earth – September 13, 2025



Source: Google Earth – July 8, 2024



Source: Google Earth – June 30, 2019

APPENDIX B

Excerpts

Municipal Development Plan, Volume 1

Calgary

Office Consolidation
2025 September 24
BYLAW 70P2025

Municipal Development Plan 2020

Adopted 2009 and Updated 2020



Publishing Information

Title
Municipal Development Plan (MDP) - 2020

Author
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Status
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Calgary, AB T2P 2M5

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calgary.ca/MDP

19-0003288/ADV-3487

Notice
In some cases, there may be gaps in policy numbering. This is to provide continuity on policy numbering with the previous Municipal Development Plan.

SDAB2026-0087

1.1.1 SUSTAINABILITY PRINCIPLES AND KEY DIRECTIONS

In January of 2007, City Council adopted the Sustainability Principles. The Principles were derived from City of Calgary policy direction, well recognized Smart Growth principles, and the direction of the Long Range Urban Sustainability Plan for Calgary (imagineCALGARY).

The Sustainability Principles for Land Use and Mobility are:

1. Create a range of housing opportunities and choices.
2. Create walkable environments.
3. Foster distinctive, attractive communities with a strong sense of place.
4. Provide a variety of transportation options.
5. Preserve open space, agricultural land, natural beauty and critical environmental areas.
6. Mix land uses.
7. Strategically direct and manage redevelopment opportunities within existing areas.
8. Support compact development.
9. Connect people, goods and services locally, regionally and globally.
10. Provide transportation services in a safe, effective, affordable and efficient manner that ensures reasonable accessibility to all areas of the city for all residents.
11. Utilize natural infrastructure and buildings.

In November of 2008, City Council approved eight Key Directions for Land Use and Mobility, for use in the development of the MDP and CTP. The Key Directions represented the strategic moves that needed to be accomplished in order to guide Calgary towards the imagineCALGARY vision and the Sustainability Principles for Land Use and Mobility.

The Key Directions for Land Use and Mobility are:

1. Achieve a balance of growth between established and greenfield communities.
2. Provide more choice within complete communities.
3. Direct land use change within a framework of Activity Centres and Main Streets.
4. Link land use decisions to transit.
5. Increase mobility choices.
6. Develop a Primary Transit Network.
7. Create Complete Streets.
8. Optimize infrastructure.

Each goal of the MDP reference one or more of the relevant key directions that it supports.

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Part 2
City-wide Policies

The city-wide policies presented in this section are the integrated land use and mobility policies of the MDP. They are the policies that guide growth and change across the whole city and speak to the kind of city Calgarians want for the future. The policies also have relevance and provide direction across many specific scales of planning in the city (e.g., implementation guidebooks, local area plans, outline plans, land use amendments and development permits).



2.2 Shaping a More Compact Urban Form

Goal Direct future growth of the city in a way that fosters a more compact efficient use of land, creates complete communities, allows for greater mobility choices and enhances vitality and character in local neighbourhoods.

Supports

Key Direction 1: Achieve a balance of growth between established and greenfield communities.

Key Direction 2: Provide more choice within complete communities.

Key Direction 3: Direct land use change within a framework of nodes and corridors.

Key Direction 4: Link land use decisions to transit.

Key Direction 5: Increase mobility choices.

Key Direction 7: Create Complete Streets.

Key Direction 8: Optimize infrastructure.



Greenfield Areas

Areas of the city that are still under development, or being planned for future development. They include new residential communities, commercial areas and industrial subdivisions.

Developed Areas

Areas of the city that have already been built out. They include residential communities, commercial areas and industrial/business parks.

This section describes the vision for a long-term pattern of growth and development in Calgary over the next 60 years (as shown on Map 1, Urban Structure) and provides policies that will start to create that form of city over the next 30 years. The critical issues of creating a more compact urban form and reducing the rate of outward growth are addressed in this section. These include:

- Developing a future land use framework for Greenfield Areas that will support transit.
- Creating a vibrant Greater Downtown.
- Providing complete communities.
- Directing growth to strategic areas that can support neighbourhood and economic vitality.
- Reinforcing the character, quality and stability of neighbourhoods.
- Balancing growth between Developed and Developing areas of the city.

The objectives and policies below represent the citywide land use framework for creating an urban structure for the city that is livable, healthy and prosperous and will remain so for future generations.

SDAB2026-0087

2.2.1 VIBRANT AND TRANSIT-SUPPORTIVE MIXED-USE, ACTIVITY CENTRES AND MAIN STREETS

Objective

Build and diversify urban activities in Activity Centres and Main Streets.

The MDP proposes a more compact urban form for Calgary by locating a portion of new housing and jobs within higher intensity, mixed-use areas that are well connected to the Primary Transit Network. Such areas define the strategic locations where high-quality transit and a diversity of commercial, residential and service uses currently exist, or where they could be developed over the long term. These locations have the capacity to support future residential and employment intensification in concert with the provision of high-quality urban environments and cohesive community development. Focusing most intensification to defined areas provides more certainty to the development and building industries and makes redevelopment more predictable for existing communities by lessening the impact on stable, low-density areas. Activity Centres and Main Streets will increasingly act as priority locations for:

- Accessible, safe and convenient public transit hubs along the Primary Transit Network.
- A greater variety of housing choices within or near existing residential communities.
- Higher density residential and employment concentrations.
- Local opportunities for employment and daily retail and service needs.
- Walkable destinations and local gathering places for adjacent communities.

What is the Primary Transit Network?

It is a permanent network of high-frequency transit services, regardless of mode, that operates every 10 minutes or better, 15 hours a day, seven days a week.

Activity Centres

Greater Downtown – is Calgary's primary activity centre with the highest concentration of employment and population growth. It is the heart of Calgary and comprised of the Downtown Core and several higher-density neighbourhoods. It is where the transportation system has the highest levels of interconnectivity.

Areas identified as the following future Activity Centres generally have a low-density built form today and an existing employment character to build upon. Their parcel size, location and built form provide the potential for comprehensive, higher-intensity development that can be integrated with the Primary Transit Network as well as with adjacent communities.

Major Activity Centres (MAC) – Major Activity Centres are areas of high job and population growth, located in strategic areas central to larger residential catchment areas and linked city-wide by the Primary Transit Network.

Community Activity Centres (CAC) – Community Activity Centres are areas of moderate job and population growth, near one or more communities and supported by the Primary Transit Network.

Neighbourhood Activity Centres (NAC) – Neighbourhood Activity Centres are smaller mixed-use areas within neighbourhood districts that are appropriate locations for local job and population intensification, in scale with neighbourhood context.

This hierarchy recognizes that all local contexts are different and that varying scales of development opportunity, mix of uses and levels of transit service will be needed to achieve city-wide objectives in a manner sensitive to local communities. Specific land use, transportation and urban design policies and implementation strategies for each Activity Centre are provided in Part 3 of the MDP.

SDAB2026-0087

2.2.4 COMPLETE COMMUNITIES

Objective

Foster distinctive, complete communities with a strong sense of place.

The overarching concept of complete communities is interwoven through the goals and policies of the MDP, CTP and city wide plans and strategies approved by City Council.

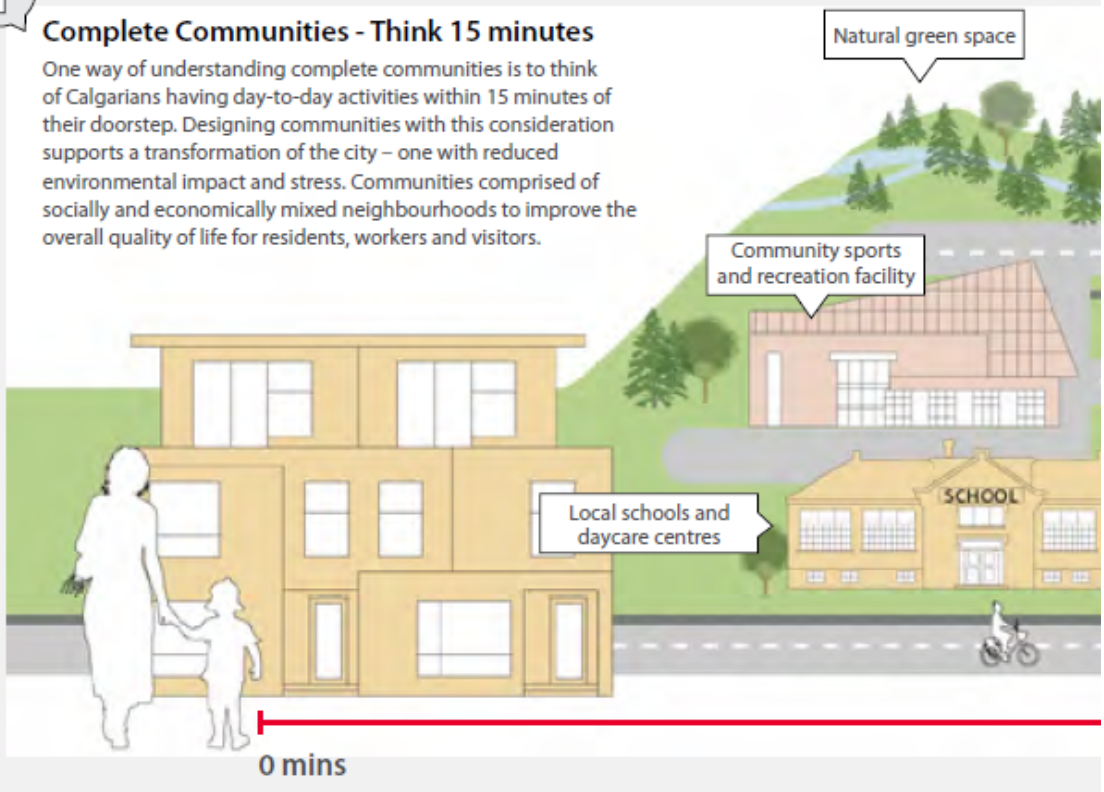
Complete communities are vibrant, green and safe places, where people of all ages, incomes, interests and lifestyles feel comfortable and can choose between a variety of housing types and locations in which to live.

The MDP promotes a city where change is leveraged to augment existing communities through the addition of housing types, services and amenities. Complete communities are achieved over time by accommodating future growth existing and future residents and businesses within communities of varied intensities at appropriate locations throughout the city. New communities should be designed to support the objective of complete communities.

Communities are a collection of neighbourhoods that provide a fuller set of amenities for residents. They are a key component of communities. Within neighbourhoods, daily needs can be met usually within walking distance. At this scale, the diversity within complete communities generates more choice, so that residents have the opportunity to live

Complete Communities - Think 15 minutes

One way of understanding complete communities is to think of Calgarians having day-to-day activities within 15 minutes of their doorstep. Designing communities with this consideration supports a transformation of the city – one with reduced environmental impact and stress. Communities comprised of socially and economically mixed neighbourhoods to improve the overall quality of life for residents, workers and visitors.



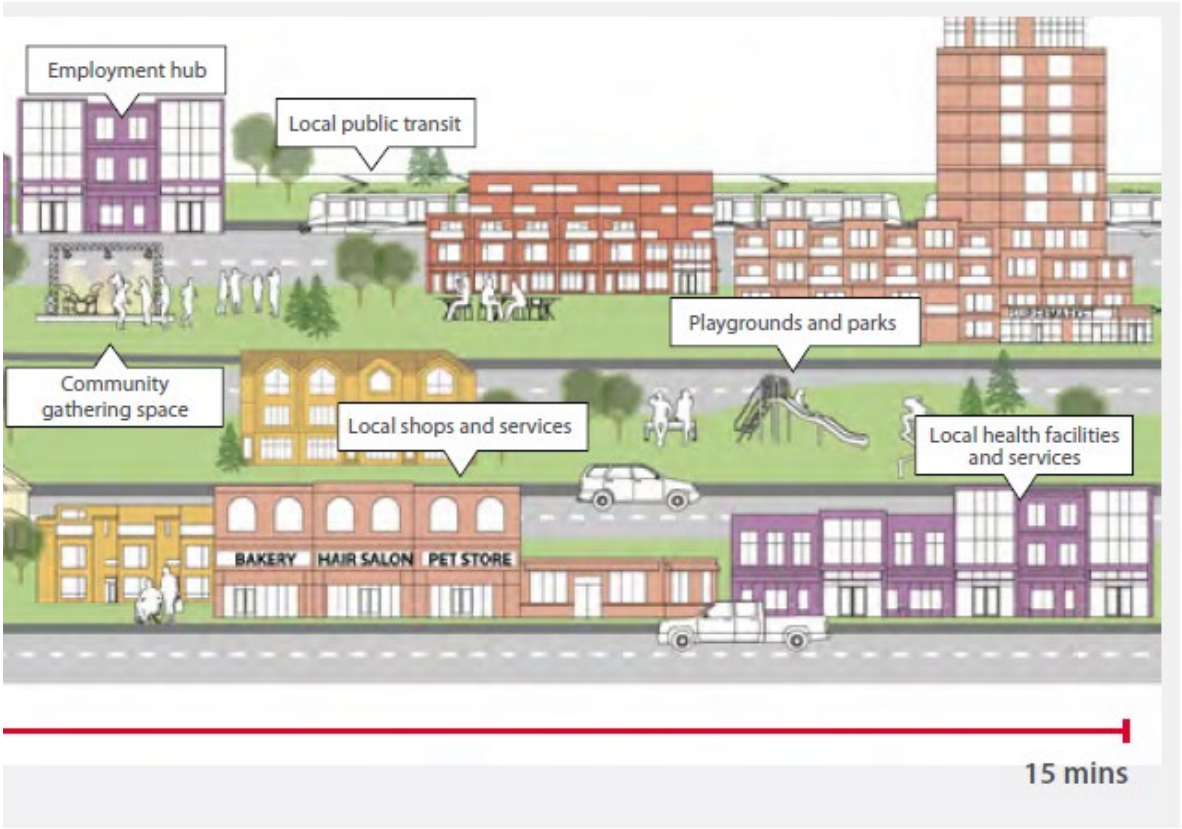
SDAB2026-0087

and remain in their own community as their needs change over their lifetime. It provides viable choices and markets for businesses to locate across the city in communities or in a variety of employment areas accessible to local residential concentrations and quality transit service. Directing future urban growth in a way that fosters more compact and complete communities has benefits for individual neighbourhoods and for Calgary as a whole. Complete communities are often less affected by community demographic lifecycles and can better support business and a vibrant, safe public realm. Directing future urban growth in a way that fosters more compact and complete communities has benefits for individual neighbourhoods and for Calgary as a whole. Complete communities are often less affected by community demographic lifecycles and support meeting the needs of community members at all stages of their lives. They can also better support business and a vibrant, safe public realm. This leads to an ongoing resiliency for communities. At a city wide level, a more compact urban form reduces the cost of service provision.

Policies

Complete communities

a. Support the development of complete communities to ensure a compact and well-designed urban form that efficiently utilizes land and infrastructure, provides housing choices at transit-supportive densities, local services and employment and promotes mobility options.



SDAB2026-0087

b. Communities should be planned according to the following criteria for complete communities and provide:

i. A range of housing choices, covering a mix of built forms and ownership tenures, at densities that support transit viability, local commercial and other services.

ii. Diverse employment opportunities that are integrated into the community or serviced by a number of modes of travel.

iii. Neighbourhood stores, services and public facilities that meet day-to-day needs within walking distance for most residents by providing access to healthy food, care and recreation.

iv. Public transit that is supported by good service and ease of access.

v. Distinctive, resilient and attractive neighbourhoods that feature architectural and natural elements that contribute to a local identity, a strong sense of place and in community pride.

vi. Public spaces, parks and recreation facilities that provide access to nature, cultural events and social gathering areas and support sports, relaxation and outdoor activities.

vii. Spaces for community gardens and local food production, processing, sales and programming.

viii. Local schools, social infrastructure, places of worship and community services.

ix. A connected street and mobility network that promotes comfortable, safe and universally accessible travel.

x. A healthy, sustainable and resilient environment with street trees and greenery, connections to the city's open space system and an integration of local natural systems with an urban development pattern that respects the natural function of the landscape.

xi. Public infrastructure and services that are provided in a timely fashion and sustained over the long term by stable community populations.

xii. Natural infrastructure and sustainable, energy-efficient community design and site planning (see Section 2.6).

Jobs/housing balance

c. Promote a greater balance of residential and employment within communities and across the city by:

i. Increasing residential housing opportunities in areas close to existing employment concentrations.

ii. Increasing employment opportunities in areas close to existing residential concentrations.

iii. Creating better mobility linkages between existing concentrations of residential and employment populations.

d. Locate and plan new communities to ensure adequate access to employment opportunities within the hierarchy of Activity Centre and/or Main Street areas located to serve the new growth areas.

Community

The terms "Community" and "Neighbourhood" are both used within the MDP. The term "Community" is typically used to describe a geographic area of between 5,000 and 20,000 residents, that was planned comprehensively and developed over a period of time. The boundaries of a community are usually used to delineate community associations and statistical data collection boundaries. This term also emphasizes the bonds that link residents to each other and to the neighbourhood they call home, or to a group with which they share a common interest.

Neighbourhood

The term "Neighbourhood" is used to describe a distinct part of a larger community, containing up to 5,000 people. A neighbourhood is typically considered as an area within walking distance of a local commercial area, school, park, transit station, etc. As compact, pedestrian friendly and mixed use areas, the neighbourhood becomes the building block from which enduring settlements are formed.

SDAB2026-0087

2.2.5 STRONG RESIDENTIAL NEIGHBOURHOODS

Objective

Reinforce the stability of Calgary's neighbourhoods and ensure housing quality and vitality of its residential areas.

Residential communities are not static. They evolve over time as demographics shift and buildings age, offering an opportunity to review and accommodate changing community needs. Understanding this community dynamic can help develop plans and strategies to stabilize local population fluctuations, support predictability for the market, guide public reinvestment and ensure long-term viability of local services and facilities.

Outside of the Greater Downtown, Activity Centre and Main Street areas, low to moderate density infill development can be accommodated to support the efficient use of land, infrastructure and services as well as enhance housing choice and affordability. In many cases, public infrastructure and transit service are already in place to support redevelopment. Calgary's older residential areas present some of the best opportunities to accommodate infill development, increasing the range of housing for families and individuals within areas that take advantage of existing infrastructure, transit and existing amenities such as local retail, schools, parks and community services.

Intensification should be accommodated within existing communities in a sensitive manner. In commercial areas, infill and redevelopment can create more cohesive and vibrant neighbourhoods. Integrating new development with existing buildings can enhance or fill in gaps in the street wall to improve the vitality, appearance and security of streets and public spaces.

The City promotes infilling that is sensitive, compatible and complementary to the existing physical patterns and character of neighbourhoods.

Policies

Neighbourhood infill and redevelopment

a. Encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing types such as accessory suites, semi-detached, townhouses, cottage housing, rowhousing and other ground-oriented housing.

b. Support development and redevelopment that provides a broader range of housing choice in local communities to help stabilize population declines and support the demographic needs of communities

c. 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.

d. Encourage redevelopment that incorporates natural infrastructure solutions and shared energy efficiencies (See Section 2.6).

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2.3 Creating Great Communities

Goal Create great communities by maintaining high-quality living and working environments, improving housing diversity and choice, enhancing community character and distinctiveness and providing vibrant public places.

Supports

Key Direction 2: Provide more choice within complete communities.

Key Direction 3: Direct land use change within a framework of activity centres and main streets.

Key Direction 4: Link land use decisions to transit.

Key Direction 5: Increase mobility choices.

Key Direction 7: Create Complete Streets.

Key Direction 8: Optimize infrastructure.

This section sets out a framework of policies that focuses on housing, the quality of the physical environment and the amenities and services required for day-to-day, neighbourhood-focused living.

Forecasts indicate that there will be large changes in the coming decades, not only in the total numbers but also in the make-up of Calgary's population profile. Older residents will make up an increasingly larger proportion of the population and Calgary will become more ethnically diverse. Citizens will need different housing types, in different locations and configurations. Future growth will also bring clear challenges to providing affordable and quality housing, community services and wider mobility choices for an increasingly diverse population.

The City will strive to maintain strong communities. This means that future growth is accommodated in a way that respects and enhances what Calgarians value in their neighbourhoods, communities and city as a whole. This includes the built and natural heritage, access to safe and attractive parks and public spaces and overall liveability. Strong communities evolve to support the lives of the people who live there today and welcome new residents as the city grows. Adding to the best qualities in Calgary's neighbourhoods and supplementing them with new, sustainable developments that contribute to new choices and opportunities is a key to Calgary's future growth strategy.

Local context, a diversity of land uses and variation in building densities and scales all have significant implications for neighbourhood liveability and investment in public infrastructure and programs. The concept of "great communities" emphasizes these elements and the bonds that link Calgarians to their communities.

Policies in this section are aimed at promoting individual and community health and promoting a good quality of life by:

- Nurturing vibrant, active, healthy, safe and caring communities.
- Pursuing economic and housing diversification in order to make Calgary a city of variety and choice.
- Recognizing and building upon existing neighbourhood character, heritage and cultural identity.
- Providing quality public spaces, parks and other local amenities and leisure, cultural and recreation activities to all Calgarians.
- Designing communities to encourage increased social capital and health and wellness.
- Providing citizens with opportunities to become involved in decision-making processes and effectively engaged in shaping their local communities.

Policies are also provided on a number of social issues that can have direct links to the built form of a city, including public safety, affordable housing and social inclusion.

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2.3.1 HOUSING

Objective

Ensure a choice of housing forms, tenures and affordability to accommodate the needs of current and future Calgarians and create sustainable local communities.

Access to adequate and affordable housing is a fundamental component of the quality of life in a city. Factors influencing access include price, supply and the distribution of a variety of housing types. The housing market and different levels of government play vital roles in ensuring that housing choice exists for a range of needs and income levels. The City will ensure that the residential planning framework supports the delivery of housing supply in a range of types and tenures to meet current and future community needs, preferences and financial capabilities.

Through setting public land use and transportation policy, The City exercises influence over how and where future housing is provided. Housing policy is addressed on four levels:

- Increasing housing choice across the city.
- Accommodating a mix of dwelling types to meet a full range of housing needs in all communities.
- Facilitating conditions to enable citizens from a wide economic and demographic spectrum to live within a community.
- Minimizing the impact of public decisions on the cost of housing and household mobility.

Neighbourhoods that accommodate a broad range of housing types can be less vulnerable to the consequences of community life cycling (e.g., population gain, peaking, population decline, levelling off). A population base that is relatively stable over the long term helps to ensure that community facilities (e.g., schools, retail and recreational facilities, community associations, public services (e.g., personal and community services, medical services) and businesses are maintained and fully utilized. A limited range of housing choices can result in some residents leaving their community if their housing needs can no longer be met. Given Calgary's projected demographic changes, this becomes increasingly likely as people age or household composition changes and residents are no longer able, or wish to maintain a single-detached home. Existing communities that have the capability to add new housing units and compensate for declining populations tend to retain or regain their vitality, as evidenced in Calgary's inner-city communities. As well, new communities that are planned and built from the outset to include a wider variety of housing choices may avoid future population swings and ensure long term stability.

Policies

Housing diversity and choice

a. Provide for a wide range of housing types, tenures (rental and ownership) and densities to create diverse neighbourhoods that include:

   i. A mix of housing types and tenures, including single detached, ground-oriented (e.g., duplexes, row houses, attached housing, accessory dwelling units and secondary suites), medium- and higher-density and mixed-use residential developments.

   ii. A range of housing choices for all stages of life, in terms of the mix of housing sizes and types to meet affordability, accessibility and lifestyle needs of different people and family types.

b. Promote a broader range of housing choice for all ages, income groups, family types and lifestyles by:

   i. Encouraging housing opportunities for low- and moderate-income households in all communities.

   ii. Promoting innovative housing types, such as co-housing, live/work and cottage and carriage housing and accessory dwelling units, as alternative means of accommodating residential growth and providing affordable housing options.

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iii. Encouraging adaptation of existing housing and the development of new housing to create physically-accessible housing to meet the needs of seniors and people with mobility challenges, especially within walking distance to services and the Primary Transit Network.

iv. Including supportive land use policies and development strategies in the implementation guidebooks and/or in local area plans that encourage the provision of a broader range of housing affordable to all income levels.

c. Ensure a sufficient land supply for residential development in Developed and Developing Areas to accommodate Calgary's share of regional household growth (see Part 5 of the MDP).

d. Promote methods to efficiently use or adapt the city's existing housing stock to enable changing households to remain in the same home or neighbourhood for many years. Strategies may include allowing accessory units in low-density areas and other methods determined through community planning processes.

Increased opportunities for affordable housing

e. Recognize and encourage affordable housing as an integral part of complete communities.

f. Create affordable housing by encouraging:

i. A varied community composition by providing opportunities for affordable housing to locate in all areas of the city with a built-form contextually appropriate to the area.

ii. Affordable housing to locate in all areas of the city, with a focus on locations served by the Primary Transit Network and appropriate services, while avoiding an over-concentration of affordable housing in any one area.

iii. Affordable housing serving families to locate in areas close to parks, schools, recreation facilities and commercial nodes.

iv. New development and redevelopment to incorporate affordable housing that is visually indistinguishable from market housing.

v. Affordable housing units of different sizes and types within market residential developments.

vi. The provision of an adequate supply of rental accommodation across the city that is affordable to low-and moderate-income households.

vii. Partnerships with developers, other orders of government and non-governmental agencies to pursue measures to ensure construction of affordable housing in multi-unit development projects, in new communities and within redevelopment areas.

Special care facilities

g. Accommodate special care facilities within residential and mixed-use communities to provide for a broad range of specialized accommodation and care in order to meet a diverse array of city-wide and community needs, including nursing homes, adult group homes, youth care facilities, rehabilitative homes and transitional facilities.

h. Special care facilities should be small scale in nature and dispersed throughout the city, in a form that fits with local neighbourhood character.

i. Discourage an over-concentration of facilities serving one type of need in any community.

Child care services

j. Encourage child care services in residential and mixed-use communities, commercial areas, Activity Centres and Main Streets.

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2.3.2 RESPECTING AND ENHANCING NEIGHBOURHOOD CHARACTER

Objective

Respect and enhance neighbourhood character and vitality.

The identity and character of a neighbourhood is a function of how people interact with the history, built form, landscape, and visual qualities. This interaction defines how people feel about a neighbourhood as a place. An area's identity and character may include, but does not specifically refer to, heritage resources, which are separately recognized for heritage values and qualities.

The prospect of a more significant portion of future growth being directed to the Developed Areas of the city requires a focus on high-quality urban design and construction that builds upon and adds value to the existing character of communities.

Greater Downtown, Activity Centres, Main Streets and comprehensive redevelopments provide some of the greatest opportunity for positive change. Attention must be paid to ensuring that appropriate local context is considered when planning for intensification and redevelopment.

Respecting neighbourhood character does not mean preventing change. A neighbourhood is not static; it evolves over time as the area ages and redevelops. Some neighbourhoods experience significant changes as a result of demographic, economic conditions, changing preferences in housing and design innovations.

Policies

a. Respect the existing character of low-density residential areas, while still allowing for innovative and creative designs that foster distinctiveness.

b. Ensure an appropriate transition of development intensity, uses and built form between areas of higher and lower intensity, such as low-density residential areas and more intensive multi-residential or commercial areas.

c. Ensure infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern.

d. Ensure that the preparation of local area plans includes community engagement early in the decision making process that identifies and addresses local character, community needs and appropriate development transitions with existing neighbourhoods.

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3.5 Developed Residential Areas

Developed Residential Areas defined on Map 1 include those communities that have been built out and are at various stages of their life cycle, either as stable residential communities or those experiencing moderate redevelopment activity. Two types of Developed Residential Areas are identified – Inner City Area and Established Areas.



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3.5.1 GENERAL POLICIES FOR DEVELOPED RESIDENTIAL AREA

Policies

The following policies apply to all Developed Residential Areas and are general in nature. Policies that are unique to the Inner City Area and the Established Area follow after this section.

Land Use Policies

a. 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.

b. Redevelopment within predominantly multi-family areas should be compatible with the established pattern of development and will consider the following elements:

   i. Appropriate transitions between adjacent areas.

   ii. A variety of multi-family housing types to meet the diverse needs of present and future populations.

c. Redevelopment should support the revitalization of local communities by adding population and a mix of commercial and service uses.

Mobility Policies

d. For multi-family housing, encourage parking that is well integrated into the residential environment (e.g., consider landscape buffering, smaller lots).

e. When designing new streets or retrofitting existing streets, use the Complete Streets policies in the CTP.

f. Ensure that high-quality pedestrian and cyclist connections and facilities are provided from the Developed Residential Area and linked to adjacent areas of higher intensity development (i.e., Neighbourhood Main Streets and Neighbourhood Activity Centres).

g. Areas beyond the Primary Transit Network will be served with Base Transit Service, with opportunities for enhancing frequency of service as required.

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3.5.2 INNER CITY AREA

The Inner City Area comprises residential communities that were primarily subdivided and developed prior to the 1950s. Key features of these areas are a grid road network, older housing stock in the form of low to moderate housing densities and a finer mix of land uses along many of the edge streets. The Inner City Area has undergone redevelopment in recent years. Much of this intensification has taken place along busier roads and as low density infilling within lower density areas. Intensification and change will continue to occur within the Inner City Area; however, it is important to maintain stable family neighbourhoods.



Typical Inner City Area Development Pattern

Land Use Policies

a. Sites within the Inner City Area may intensify, particularly in transition zones adjacent to areas designated for higher density (i.e., Neighbourhood Main Street), or if the intensification is consistent and compatible with the existing character of the neighbourhood. Transition zones should be identified through a subsequent planning study.

b. A range of intensification strategies should be employed to modestly intensify the Inner City Area, from parcel-by-parcel intensification to larger more comprehensive approaches at the block level or larger area.

c. Maintain and expand, where warranted by increased population, local commercial development that provides retail and service uses in close proximity to residents, especially in the highest density locations.

d. Buildings should maximize front door access to the street and principal public areas to encourage pedestrian activity.

e. Encourage at-grade retail to provide continuous, active, transparent edges to all streets and public spaces.

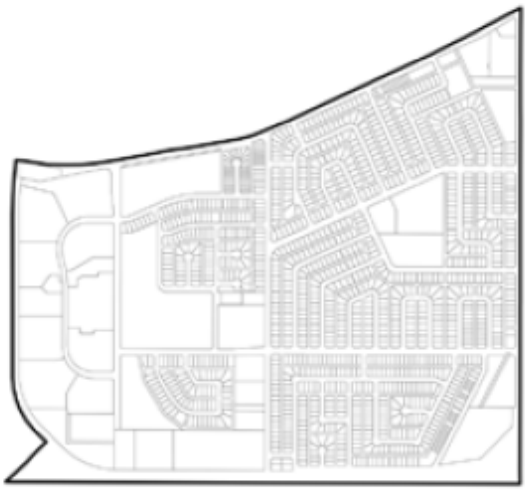
Mobility Policies

f. Transit stops should be easily accessible and, where possible, integrated with adjacent multi-family residential or retail buildings.

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3.5.3 ESTABLISHED AREAS

The Established Area comprises residential communities that were planned and developed between the 1950s and 1990s. They are primarily residential communities containing a mix of low- and medium-density housing with support retail in relatively close proximity. The road network is a blend of modified-grid and curvilinear. These are stable residential communities with limited redevelopment potential over the next 30 years. Populations have declined from their peak and housing stock is generally in good condition.



Typical Established Area Pattern

Land Use Policies

a. Encourage modest redevelopment of Established Areas.

b. Redevelopment opportunities should be focused on the Neighbourhood Activity Centres, though changes to other sites may provide opportunities for redevelopment over time.

c. New developments 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.

Mobility Policies

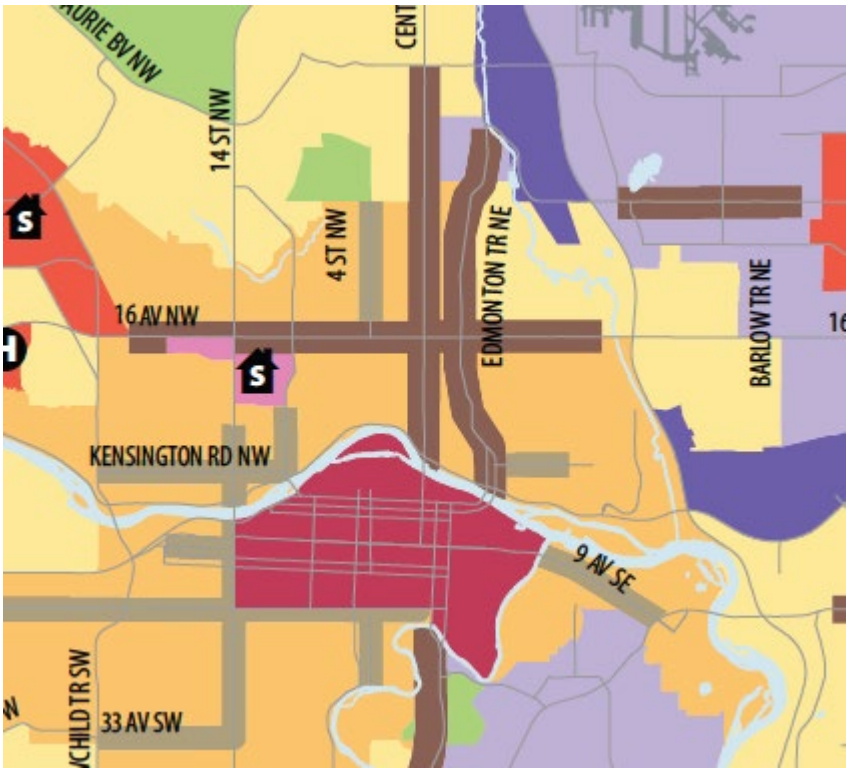
d. Provide opportunities to increase pedestrian, cycling and emergency services connectivity when redevelopment occurs where community support exists.

e. Transit stops should be easily accessible and, where possible, integrated with adjacent multi-family residential or retail buildings.

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MDP - Part 7 Maps

1 Urban Structure



Urban Structure
(By Land Use Typology)

Activity Centres
- Greater Downtown
- Major Activity Centre
- Community Activity Centre

Main Streets
- Urban Main Street
- Neighbourhood Main Street

Developed Residential
- Inner City
- Established

Developing Residential
- Planned Greenfield with Area Structure Plan (ASP)
- Future Greenfield

SDAB2026-0087

From: Rick Grol
To: Calgary SDAB Info
Cc: Temitayo Ajibade; Bill T.; Planning Advisory & Coordination; Pomreinke, Derek D.; dfarr06@icloud.com
Subject: [External] SDAB2026-0087 (Parcel: 5951 Thornton Road NW / Building: 403 Spyhill Road NW, DP2025-06104)
Date: Wednesday, October 7, 2026 11:02:28 AM

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

Report Suspicious

Hello All,

With respect to appeal SDAB2026-0087, on behalf of the Applicant and the Property Owner, please find our submission for the merit hearing on October 15, 2026 via dropbox link: https://www.dropbox.com/t/wDL5AjLGrkxPtt2e

In addition, here is the Applicant's Presentation via drop box link:
https://www.dropbox.com/t/t8ipajOK9dbdObLW

Please place the Applicant Presentation document in the Board report after our submission.

Kindly confirm receipt of our submission.

Thank you.

R

Rick Grol
T 403-922-8269
E rgrol@shaw.ca

This email (including attachments) is confidential and may contain privileged information. If you are not an intended recipient, please delete this email and notify us immediately. Any unauthorized use or disclosure is prohibited.

APPLICANT PRESENTATION

Parcel: 5951 Thornton Road NW / Building: 403 Spyhill Road NW

SDAB 2026-0087 | DP2025-06104 | Merit Hearing Oct. 15, 2026



GreenBirch ARCHITECTURE INC.

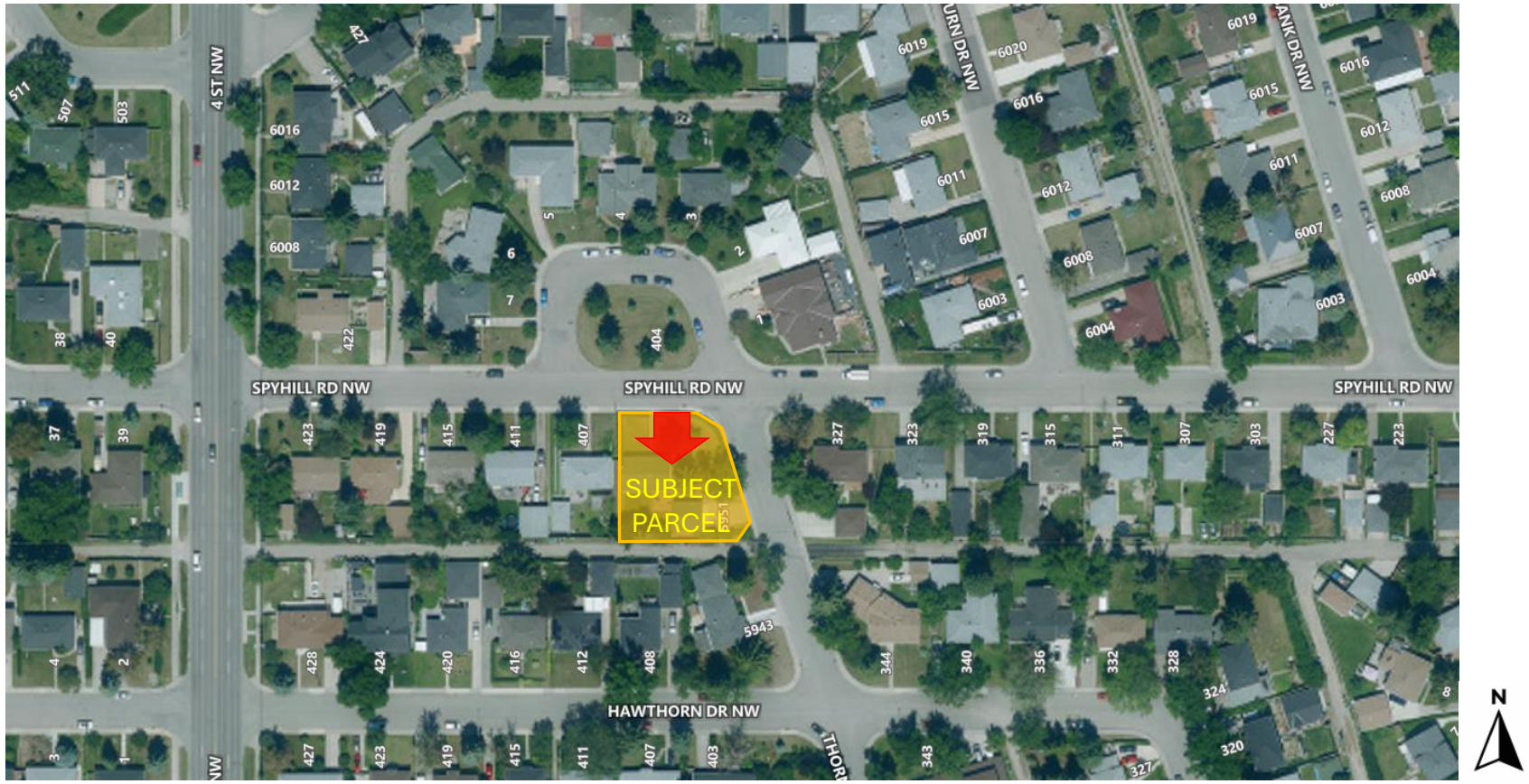
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AERIAL VIEW 1



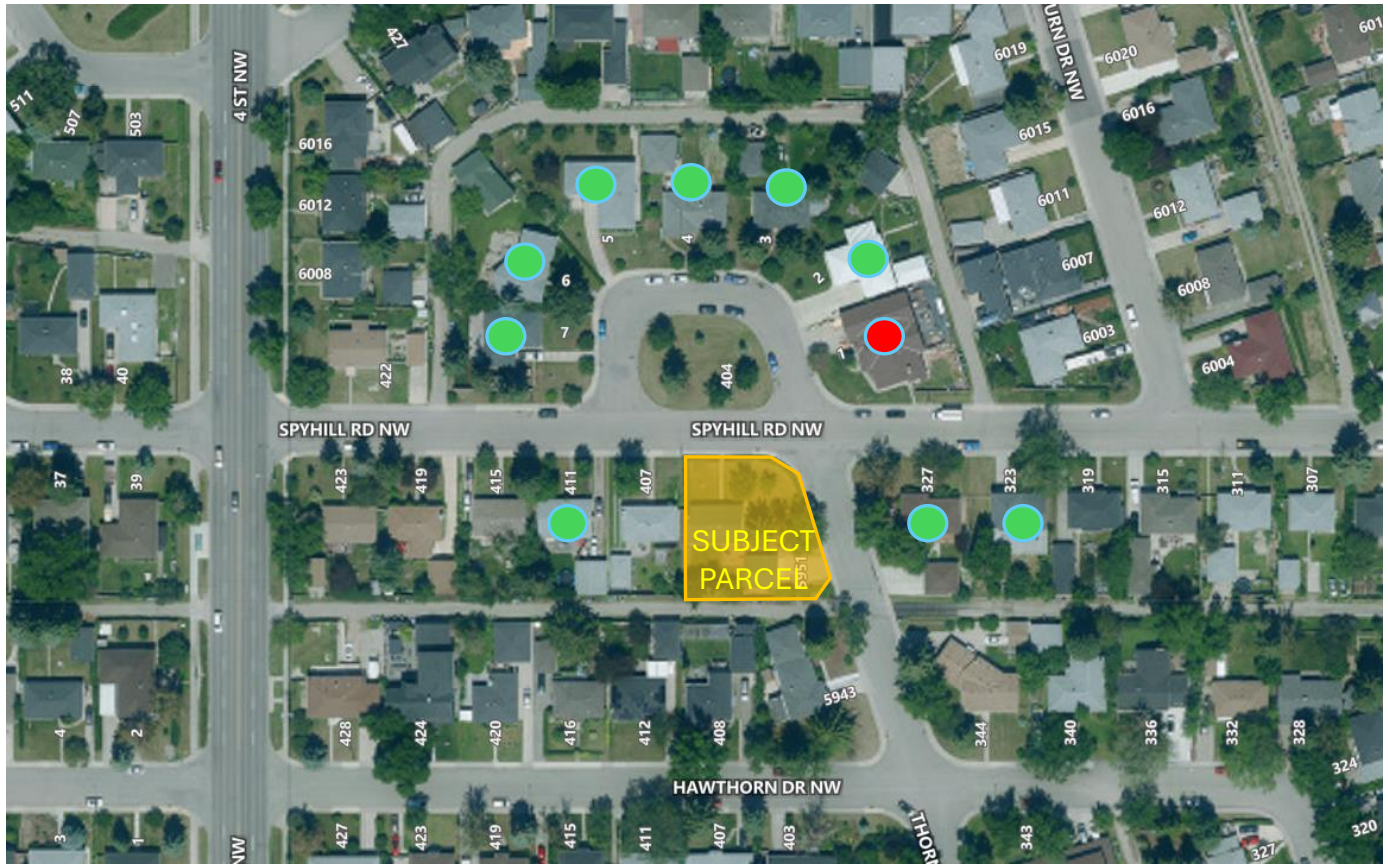
THORNCLIFFE COMMUNITY

AERIAL VIEW 2



THORNCLIFFE COMMUNITY

LOCATION OF APPELLANTS



Main Appellant

Co-Appellants

SITE CONTEXT



SUBJECT SITE @ 5951 Thornton Road NW

SITE CONTEXT



SUBJECT SITE @ 5951 Thornton Road NW

SITE CONTEXT



SUBJECT SITE @ 5951 Thornton Road NW

SURROUNDING LAND USE



Calgary Land Use Class

- Residential - Low Density
- Residential - Medium Density
- Residential - High Density
- Commercial
- Commercial - Core
- Mixed Use
- Industrial
- Transportation and Utility Corridor
- Parks, Recreation and Public Education
- Recreational
- Institutional
- Major Infrastructure
- Direct Control
- Direct Control -Downtown
- Future Urban Development
- R-CG

N

DEVELOPMENT PERMIT BY NUMBERS
AT THE TIME OF DEVELOPMENT PERMIT APPROVAL

- **Building**

10.02 m Roof Peak Height

- **Density**

70.91 Units/Ha

- **Parcel Coverage**

58.80 %



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- **Dwelling Numbers**

6 Main Dwellings & 6 Secondary Suites

- **Parking**

6 Vehicle Parking Stalls (Garage)
6 Class-1 Bicycle Stalls

DEVELOPMENT PERMIT BY NUMBERS
AT THE TIME OF DEVELOPMENT PERMIT APPROVAL

- **Street Oriented**

- **Bylaw Aligned Parking**

0.5 Parking Stall per unit/suite
(6 stalls provided)

0.5 Bicycle Stall per unit/suite
(6 stalls provided)



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- **Screened Waste & Recycling**

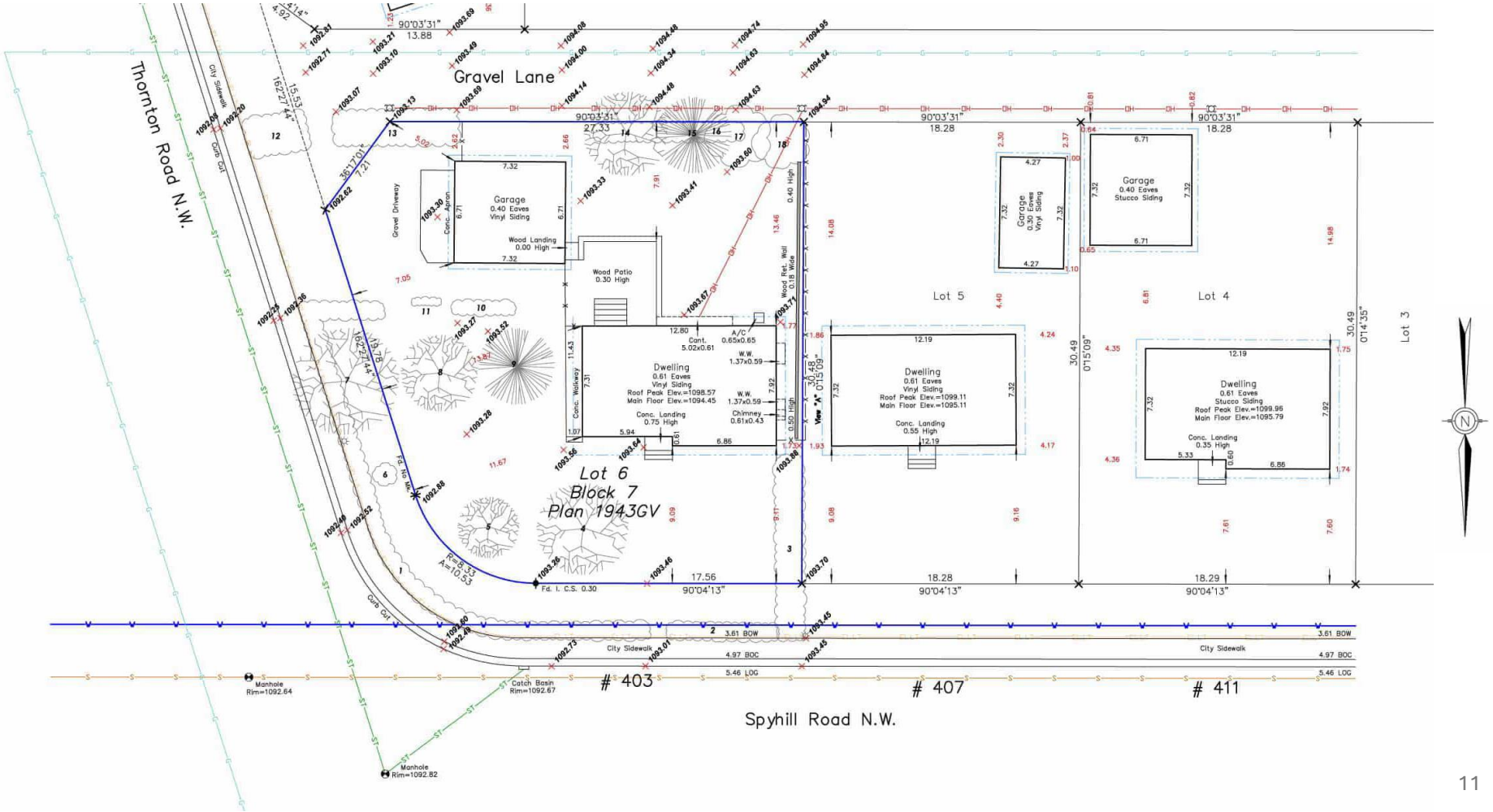
- **New Sidewalk**

1.61m monolithic sidewalk (north and east of property)

- **New Wheelchair Ramp**

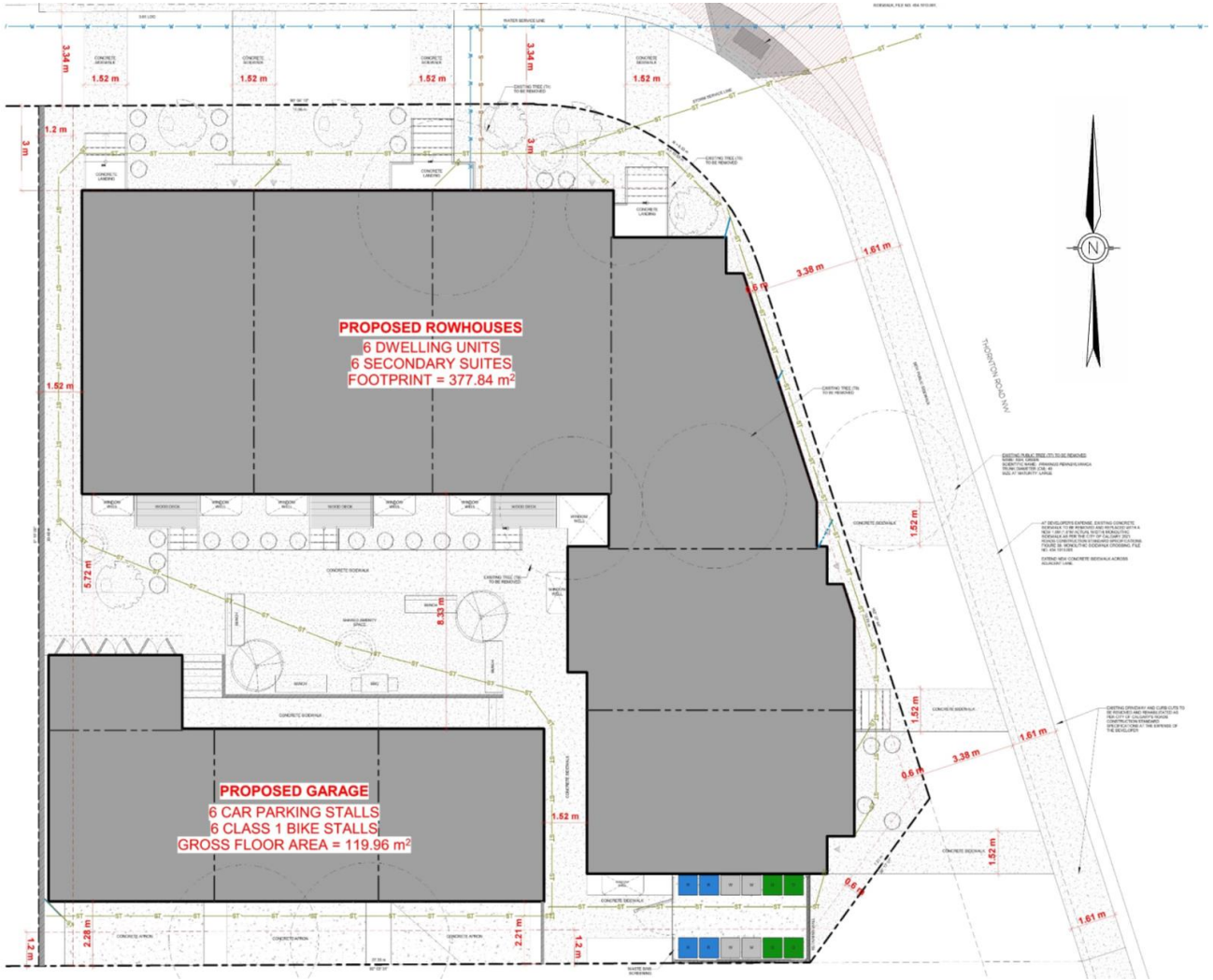
North-east corner of property

EXISTING SITE PLAN



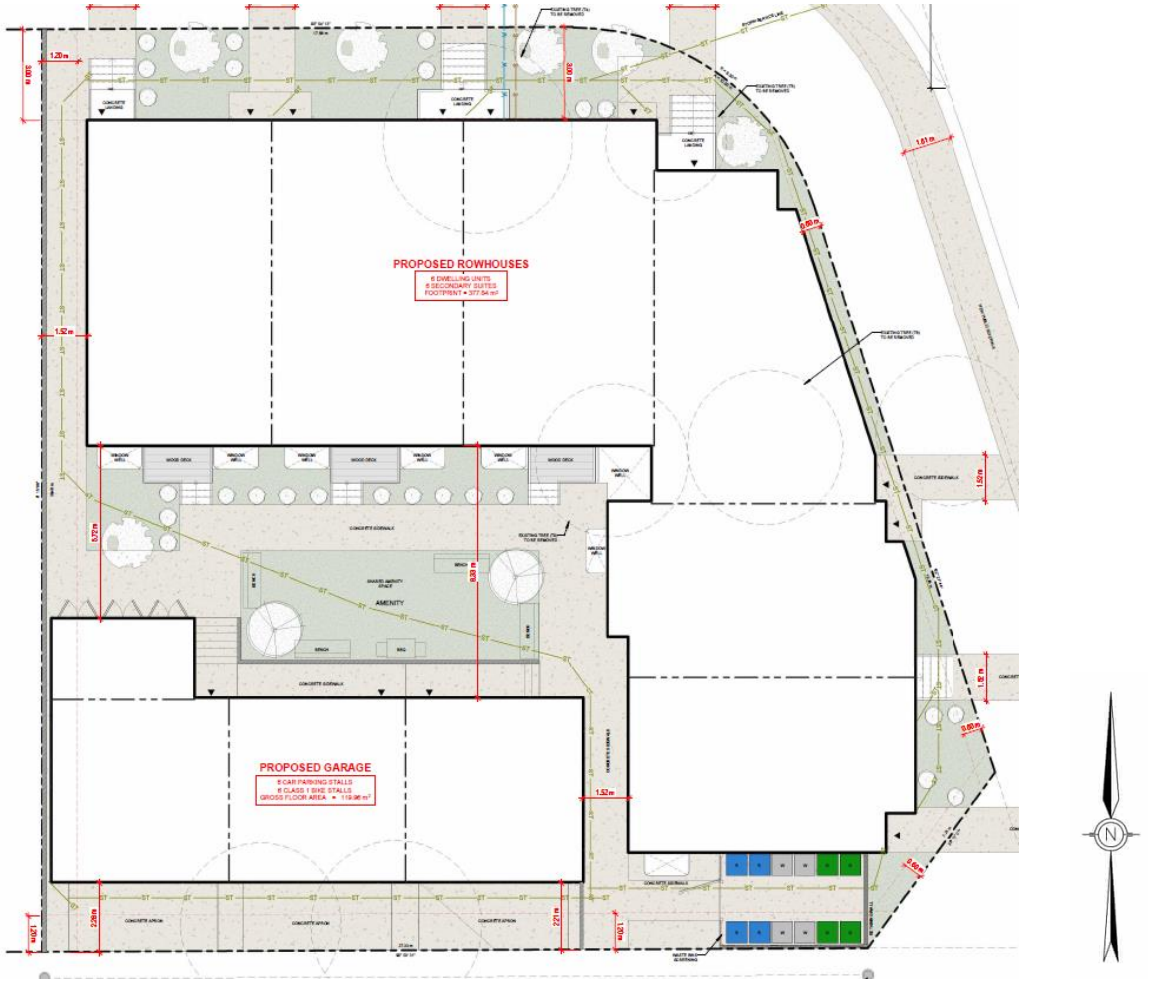
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PROPOSED SITE PLAN (AS APPROVED)



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PROPOSED LANDSCAPE PLAN (AS APPROVED)



- **Proposed Trees – 8**
  (Required Trees – 8)
- **Proposed Shrubs – 25**
  (Required Shrubs – 24)

PROPOSED PLANTING

TREES:



COLORADO SPRUCE
(Picea pungens)
HEIGHT: 2.0 m minimum
TYPE: CONIFEROUS



AMERICAN MOUNTAIN ASH
(Sorbus americana)
CALIPER: 60 mm minimum
TYPE: DECIDUOUS

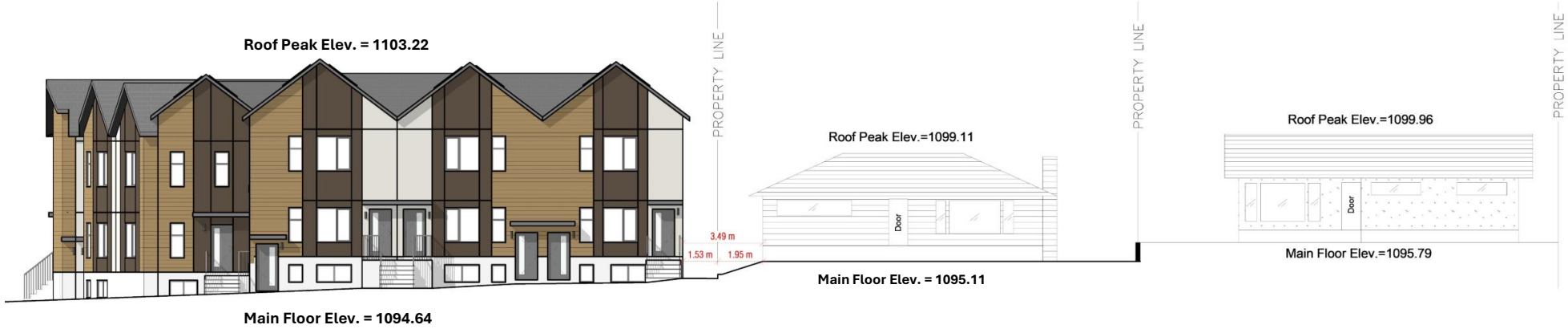
SHRUBS:



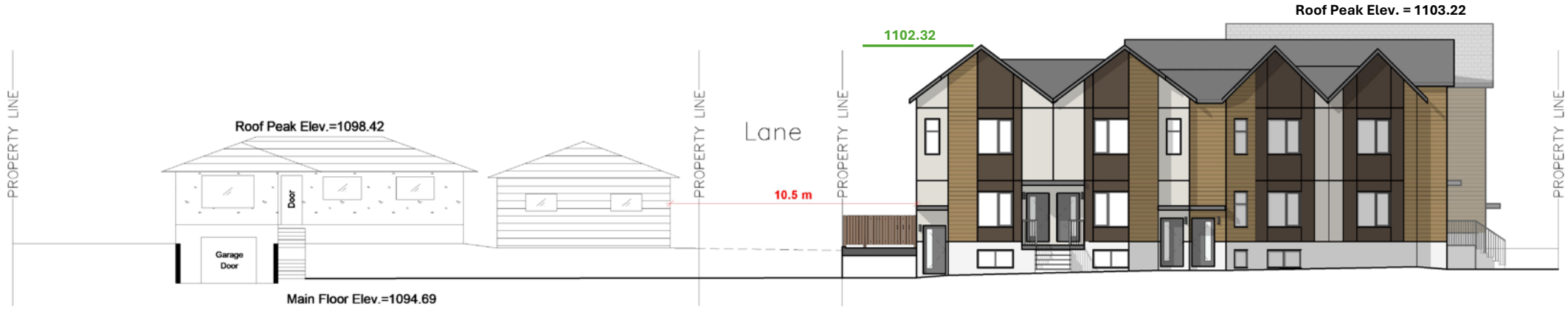
MUGO PINE
(Pinus mugo)
HEIGHT/SPREAD: 0.60 m minimum
AT TIME OF PLANTING

- **Proposed Trees – 8**
  (Required Trees – 8)
- **Proposed Shrubs – 25**
  (Required Shrubs – 24)

STREETSCAPE (AS APPROVED)



Streetscape – Spyhill Road NW



Streetscape – Thornton Rd NW

NORTH ELEVATION (AS APPROVED)



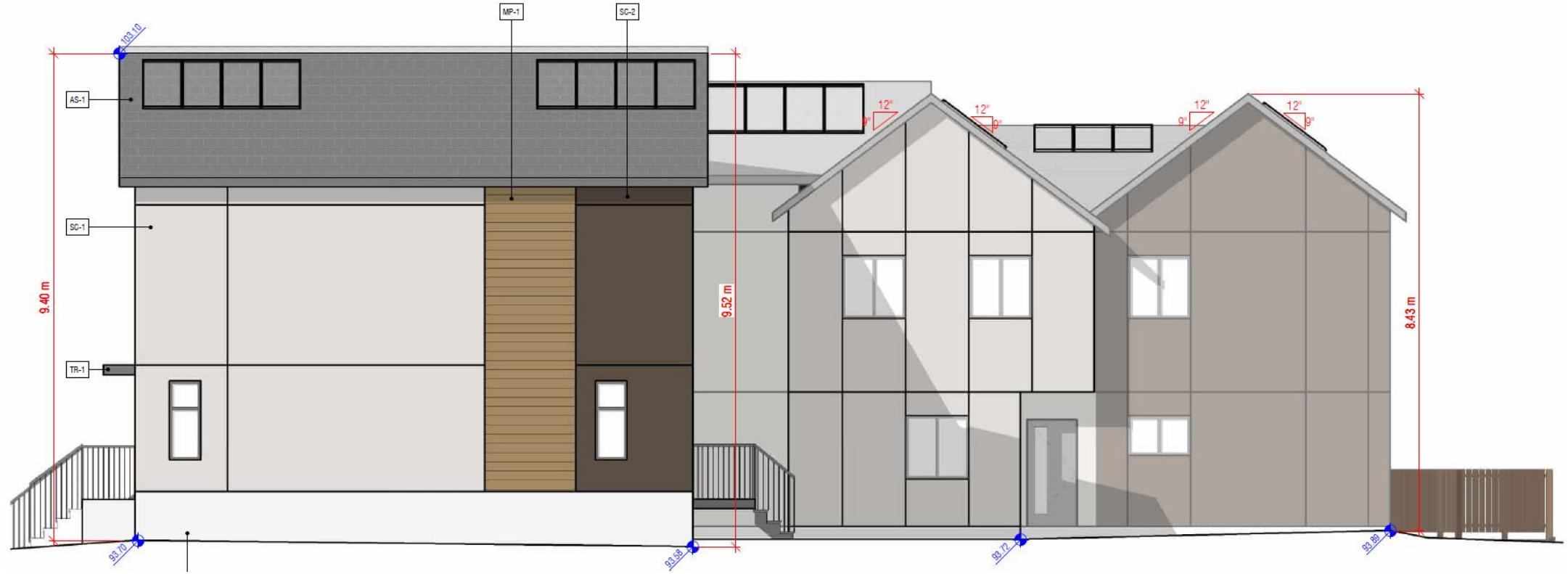
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EAST ELEVATION (AS APPROVED)



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WEST ELEVATION (AS APPROVED)



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SOUTH ELEVATION (AS APPROVED)



BYLAW RELAXATIONS (AS APPROVED)

- Section 542 (4) – Waste and recycling location is within East side setback area
- DA supported the relaxation

Bylaw Discrepancies at time of decision (2026 May 6)

Regulation	Standard	Provided
542 Landscaping Requirements	(4) All setback areas adjacent to a street, except for those portions specifically required for motor vehicle access, must be a landscaped area.	Plans indicate the garbage is within the East side setback area. **Relaxation supported** – setback accommodates alley corner cut; garbage location is reasonable.

EXTERIOR FINISHING MATERIALS



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* ALL MATERIALS ARE FOUND WITHIN THE COMMUNITY

MATERIAL LEGEND:

AS-1 ROOFING:
MAT'L: 30-YR ASPHALT SHINGLES
MFR: IKO - DYNASTY
COLOR: GRANITE BLACK

MP-1 WALL CLADDING 1:
MAT'L: METAL SIDING (VERTICAL)
MFR: LONGBOARD
COLOR: LIGHT FIR

FR-1 RAILINGS / RAINWARE:
MAT'L: ALUMINUM / METAL
MFR: MITTEN
COLOR: IRON ORE

SC-1 WALL CLADDING 2:
MAT'L: STUCCO CLADDING
MFR: STUCCO
COLOR: WHEAT

SC-2 WALL CLADDING 3:
MAT'L: STUCCO CLADDING
MFR: STUCCO
COLOR: BROWN

CP-1 CONCRETE PARGING:
MAT'L: PARGING
COLOR: GREY

TR-1 TRIM:
MAT'L: SMART TRIM
MFR: LP SMARTSIDE
COLOR: GREY

RENDERING

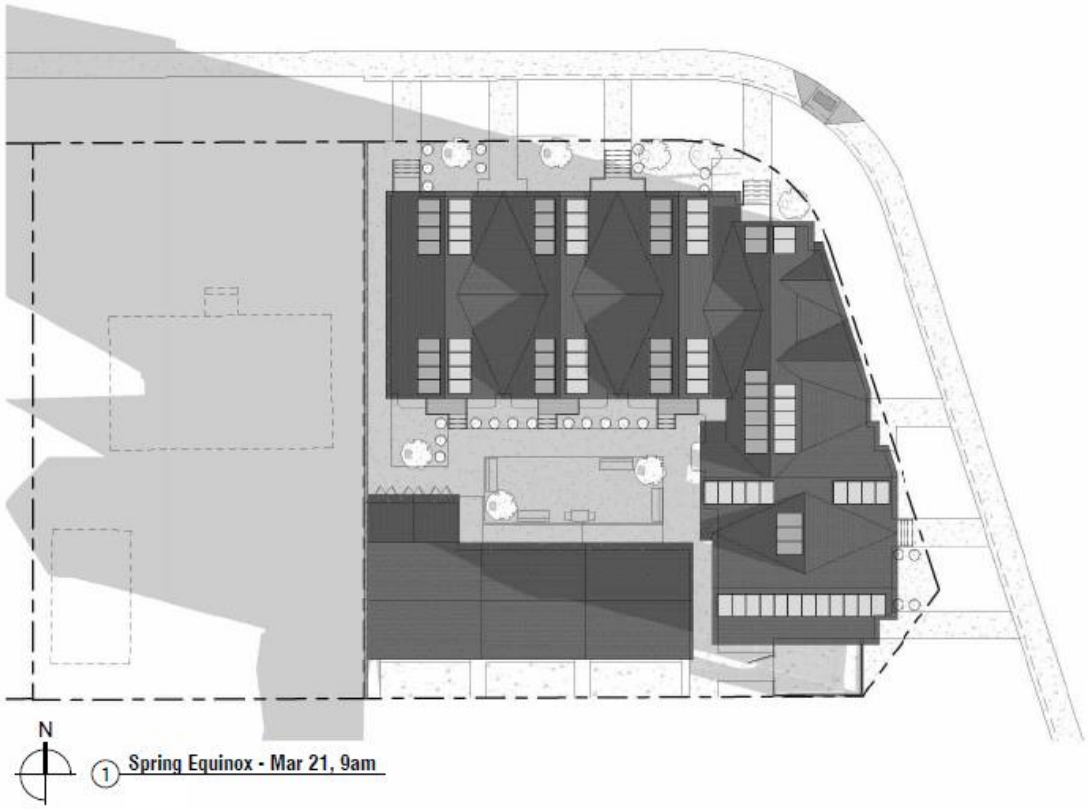


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3D BLOCK PLAN



SHADOW STUDY – March 21



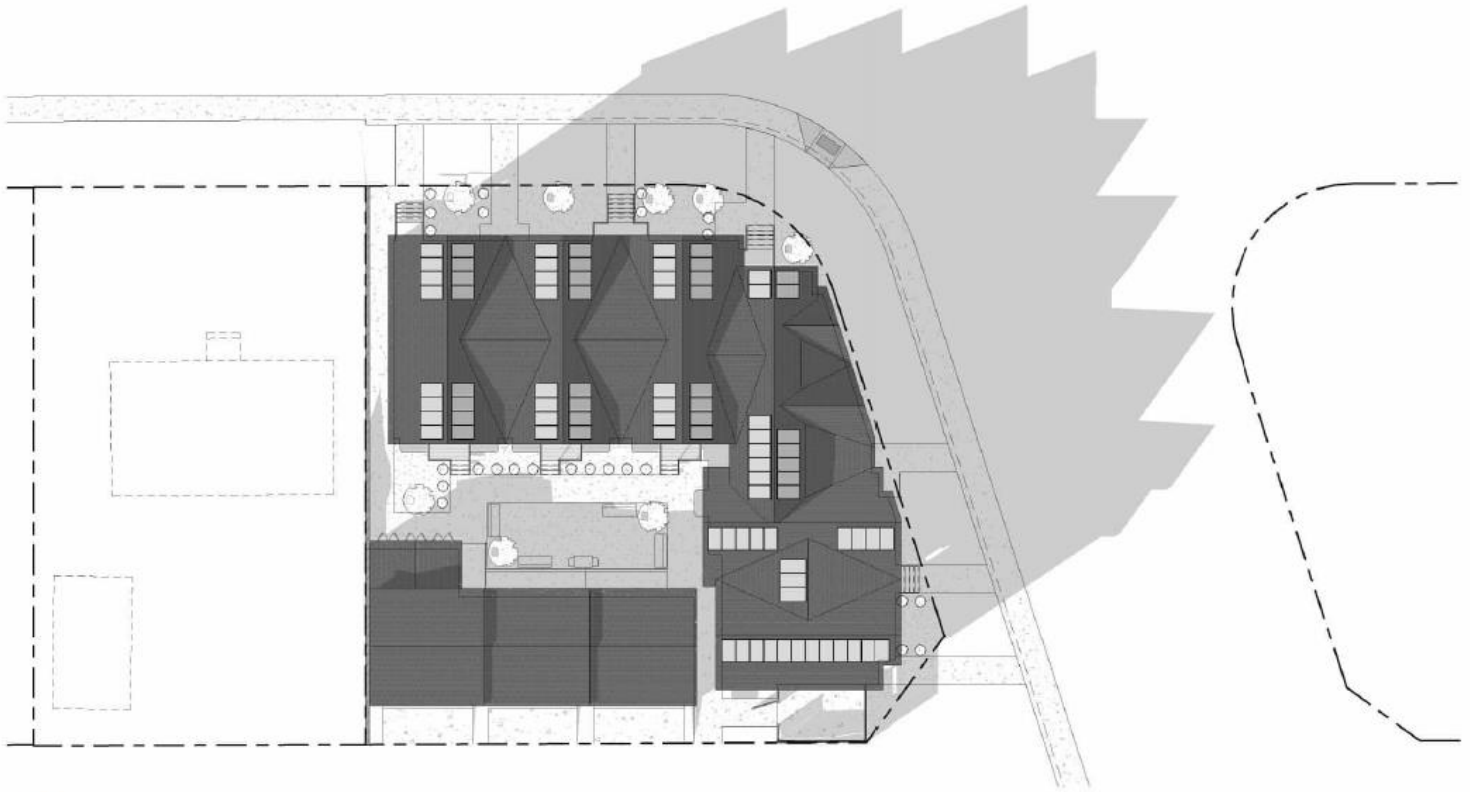
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SHADOW STUDY – March 21



SDAB2026-0087

SHADOW STUDY – March 21

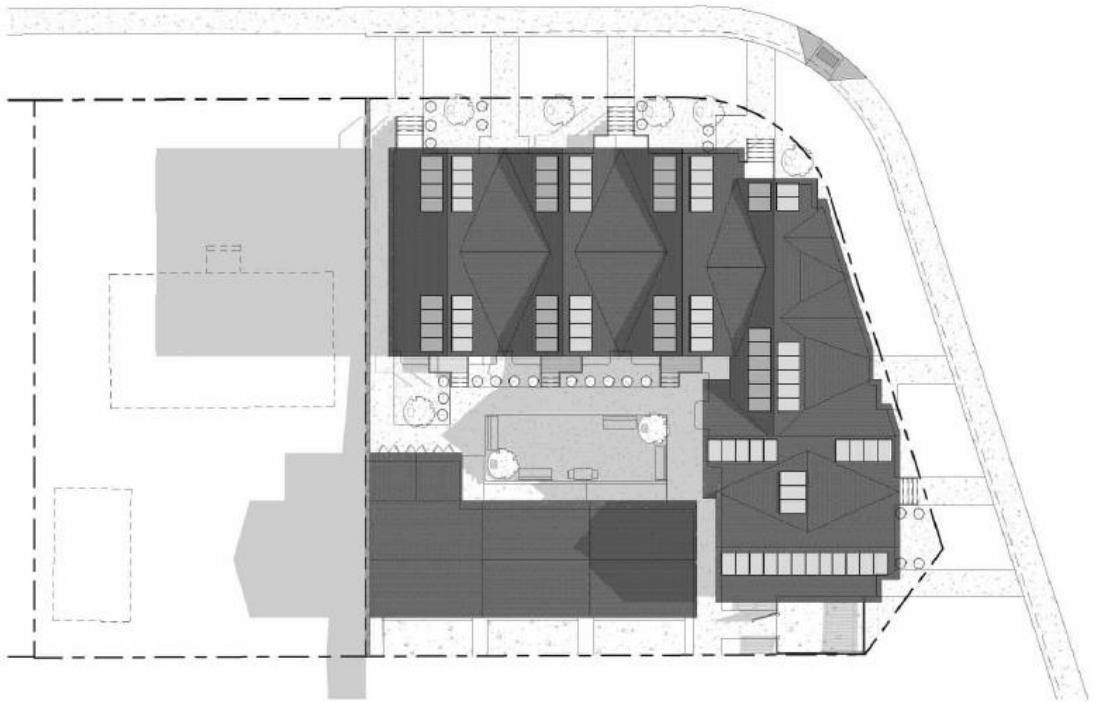


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4 Spring Equinox - Mar 21, 5pm

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SHADOW STUDY – June 21



N

① Summer Solstice - Jun 21, 9am

SHADOW STUDY – June 21

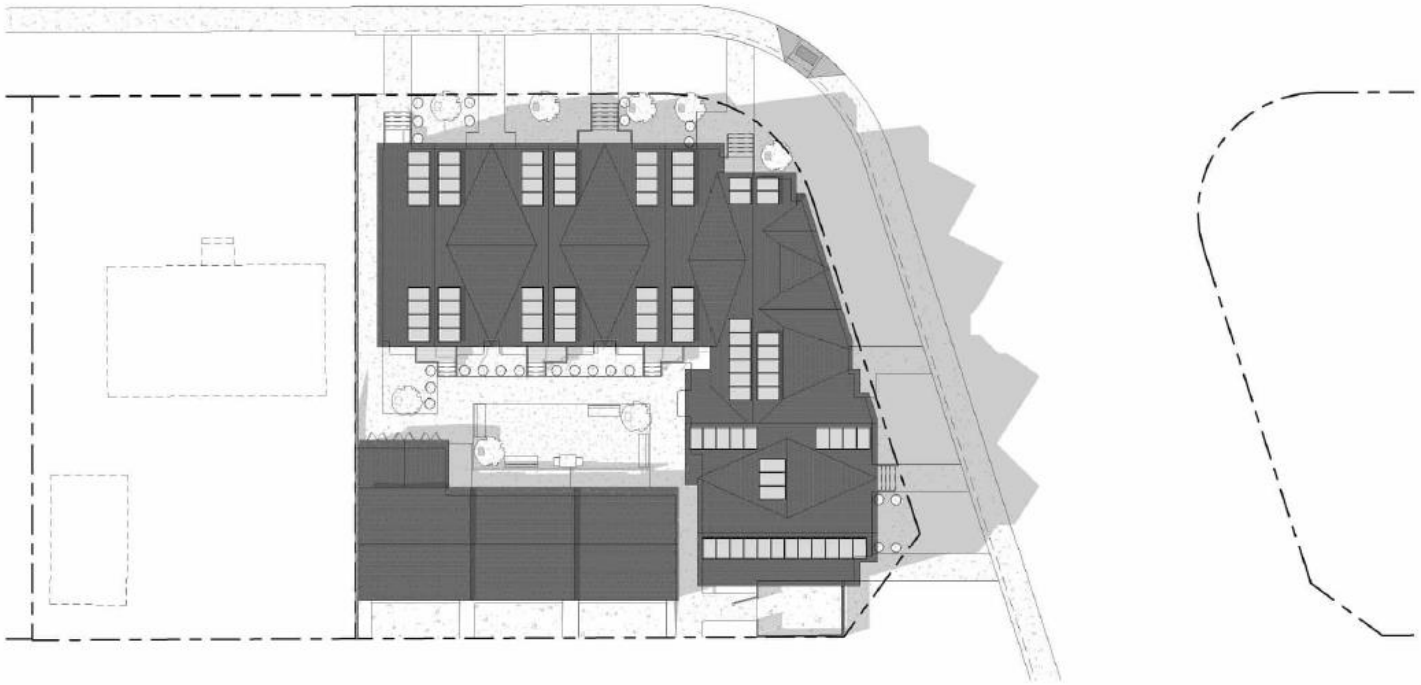


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② Summer Solstice - Jun 21, 12pm

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SHADOW STUDY – June 21



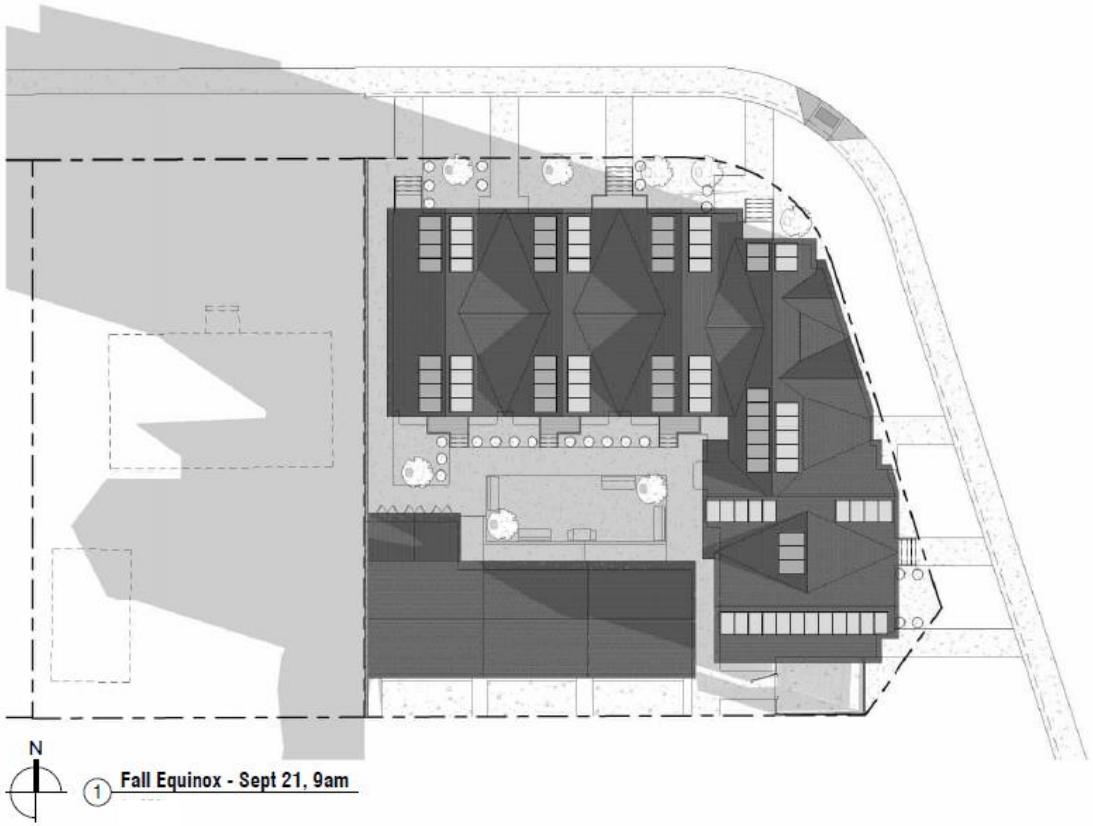
N

3 Summer Solstice - Jun 21, 5pm

SDAB2026-0087

395

SHADOW STUDY – Sept 21



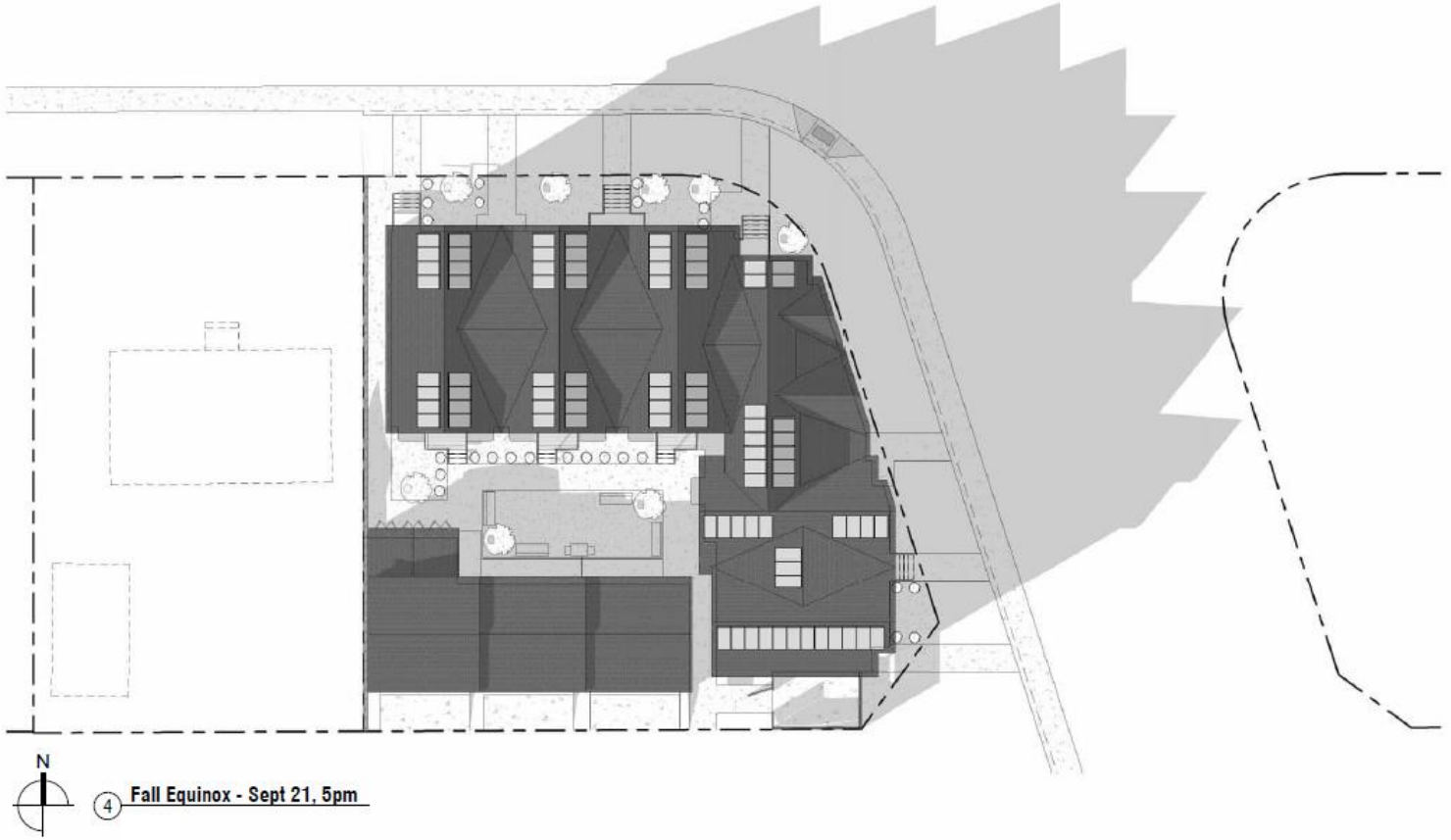
SDAB2026-0087

SHADOW STUDY – Sept 21



SDAB2026-0087

SHADOW STUDY – Sept 21



SDAB2026-0087

MUNICIPAL DEVELOPMENT PLAN

The Municipal Development Plan (MDP) encourages redevelopment and modest intensification of communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

• Section 2.2.1: Vibrant and Transit Supportive Mixed-Use, Activity Centres and Main Streets.

• Section 2.2.4 (Compete communities): Foster distinctive, complete communities with a strong sense of place.

• Section 2.2.5: Reinforce the stability of Calgary's neighbourhoods and ensure housing quality and vitality of its residential areas.

o Section 2.2.5(a): Encourage growth and change in low-density neighbourhoods through redevelopment that is similar in scale and built form and increases the mix of housing types such as accessory suites, semi-detached, townhouses, cottage housing, rowhousing and other ground-oriented housing.

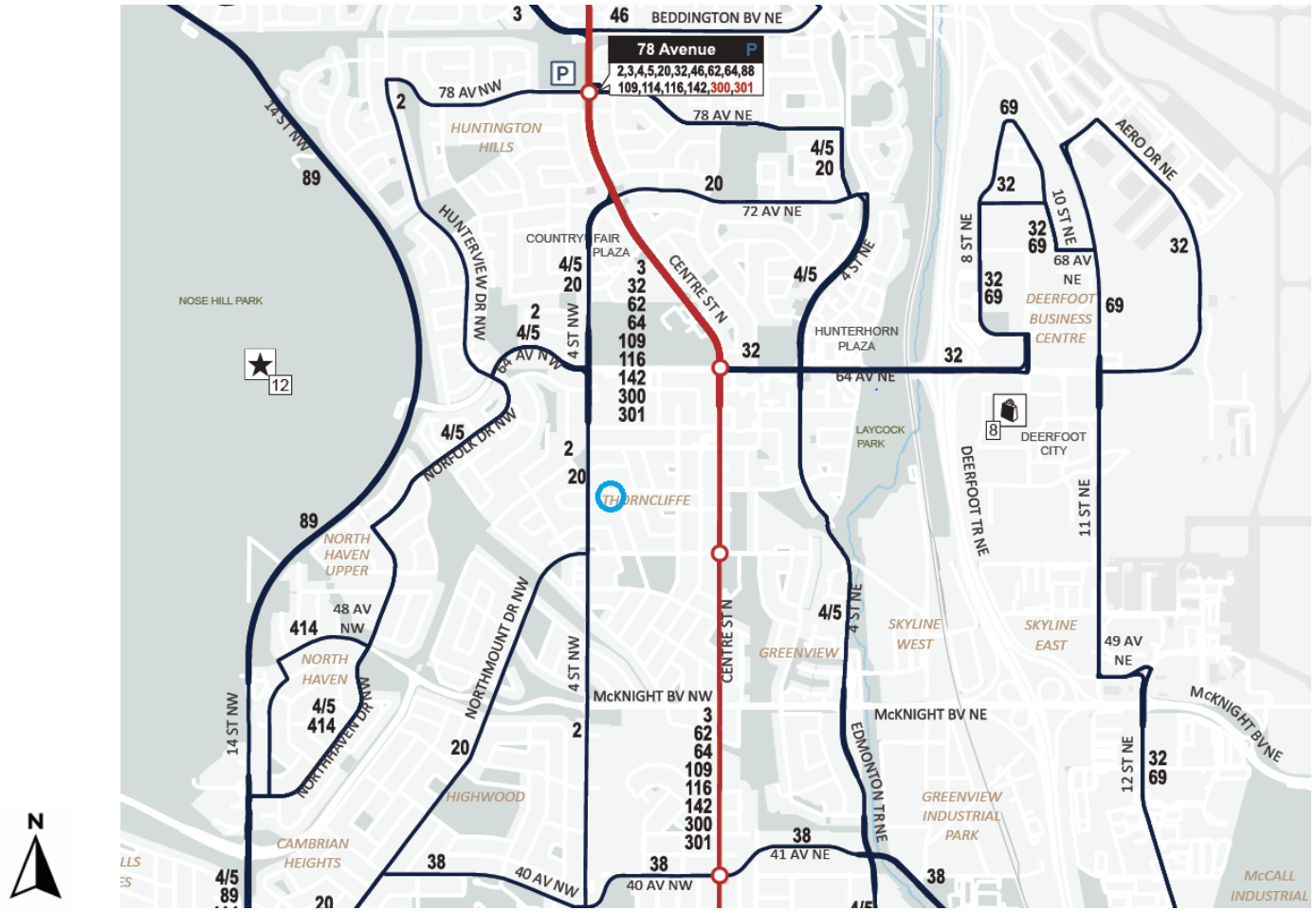
o Section 2.2.5(b): Support development and redevelopment that provides a broader range of housing choices in local communities to help stabilize population declines and support the demographic needs of communities.

• Section 2.3.1 (Housing): Ensure a choice of housing forms, tenures and affordability to accommodate the needs of current and future Calgarians and create sustainable local communities.

• Section 3.5.3 (Established Areas): Encourage modest redevelopment with appropriate densities

TRANSIT MAP

Site is serviced by multiple Bus Routes on 4 ST NW and Centre ST N



BUS CONNECTIONS

BUS ROUTE #2
- Downtown
- Beddington

BUS ROUTE #20
- University
- Foothills Hospital

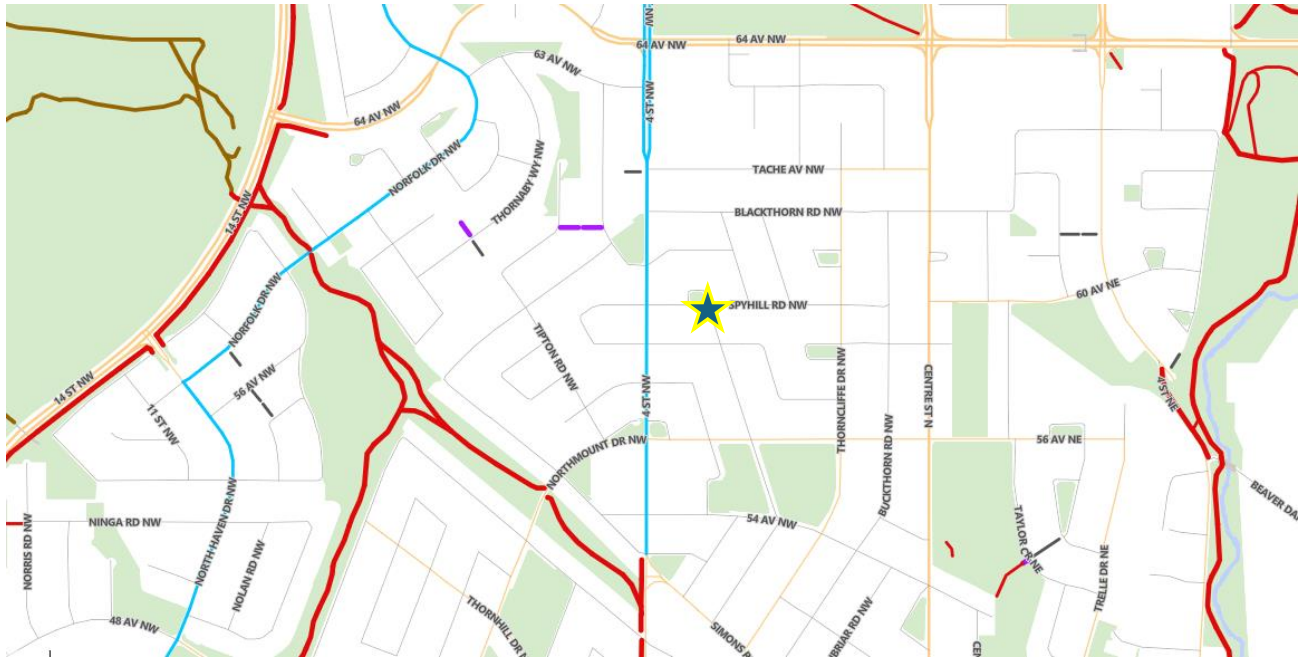
BUS ROUTE #3
- Downtown
- Beddington
- Sandstone

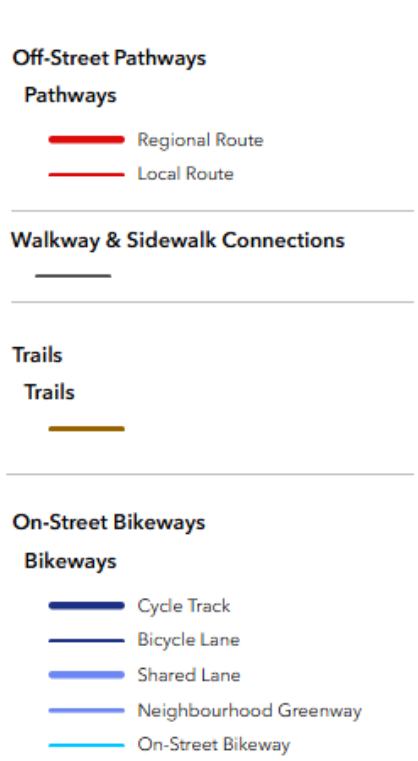
BUS ROUTES #62, #64, #109, #116, #142, #300, #301
- Downtown
- Airport
- North Pointe (Country Hills)
- Sandstone

Bus Stops



PATHWAYS & BIKEWAYS



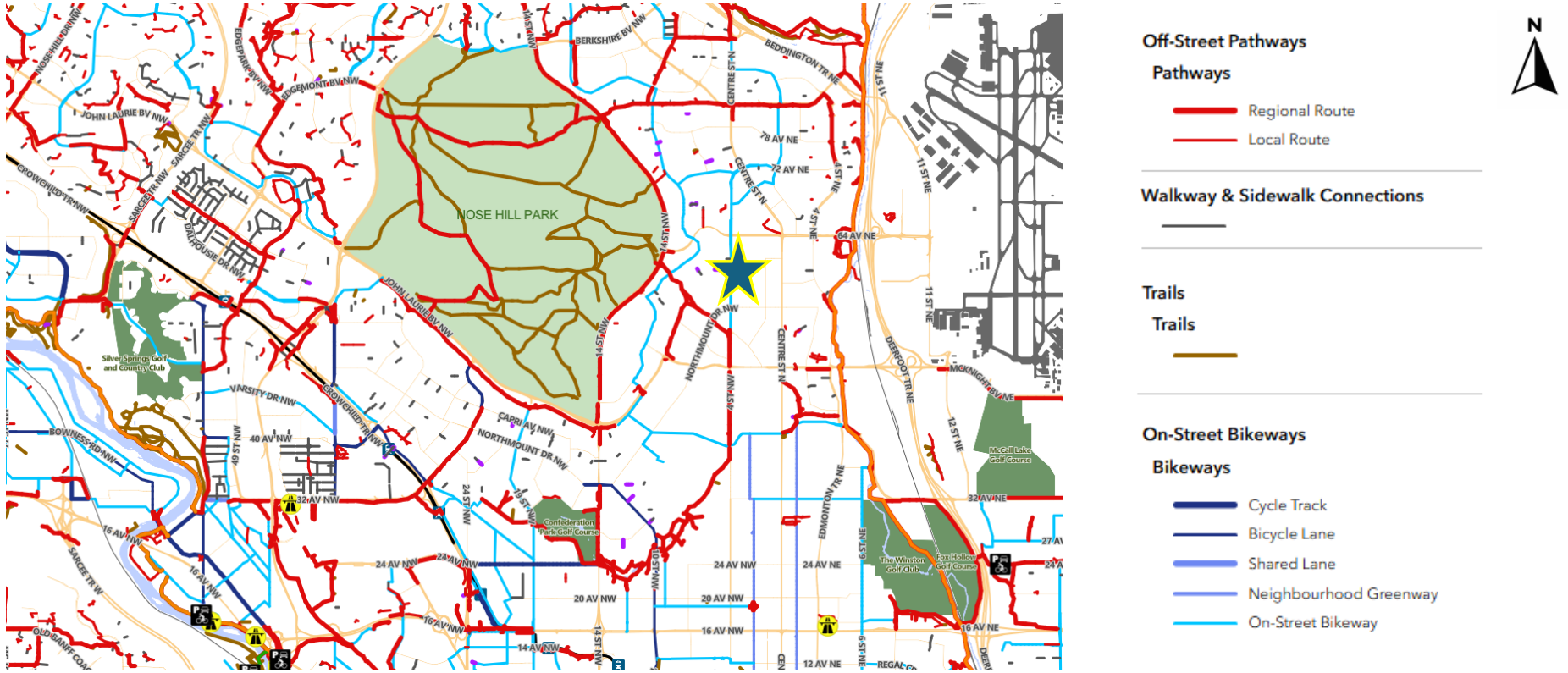




EXTENSIVE BIKE CONNECTIONS

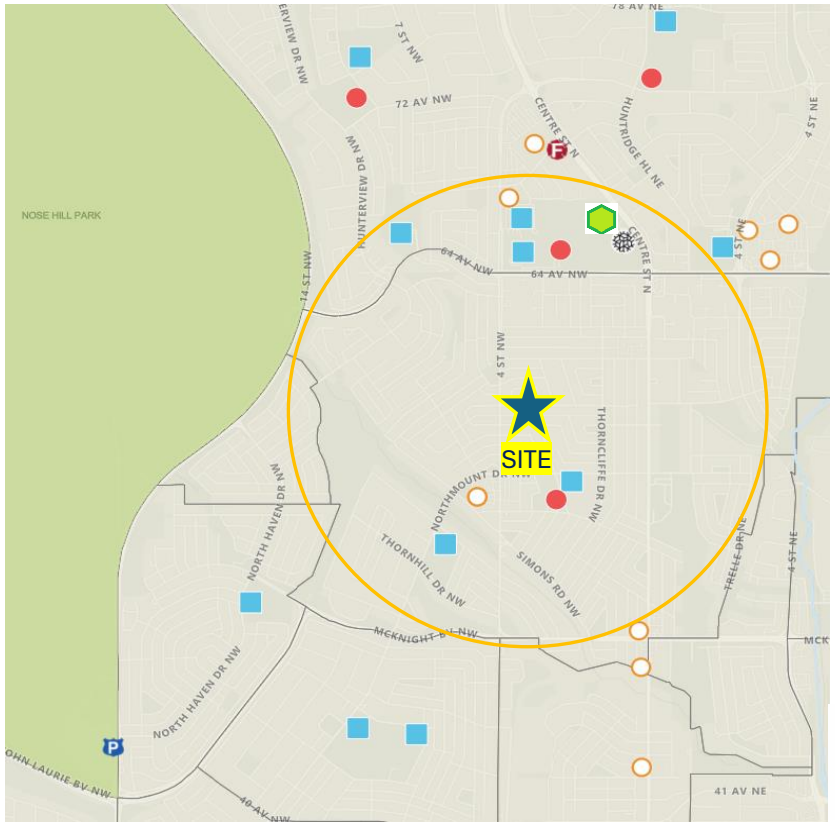
- Downtown, Nose Hill Park, University, Surrounding Communities

PATHWAYS & BIKEWAYS



EXTENSIVE BIKE CONNECTIONS – Downtown, Nose Hill Park, University, Surrounding Communities

AMENITIES



NEARBY AMENITIES (within 1km) :

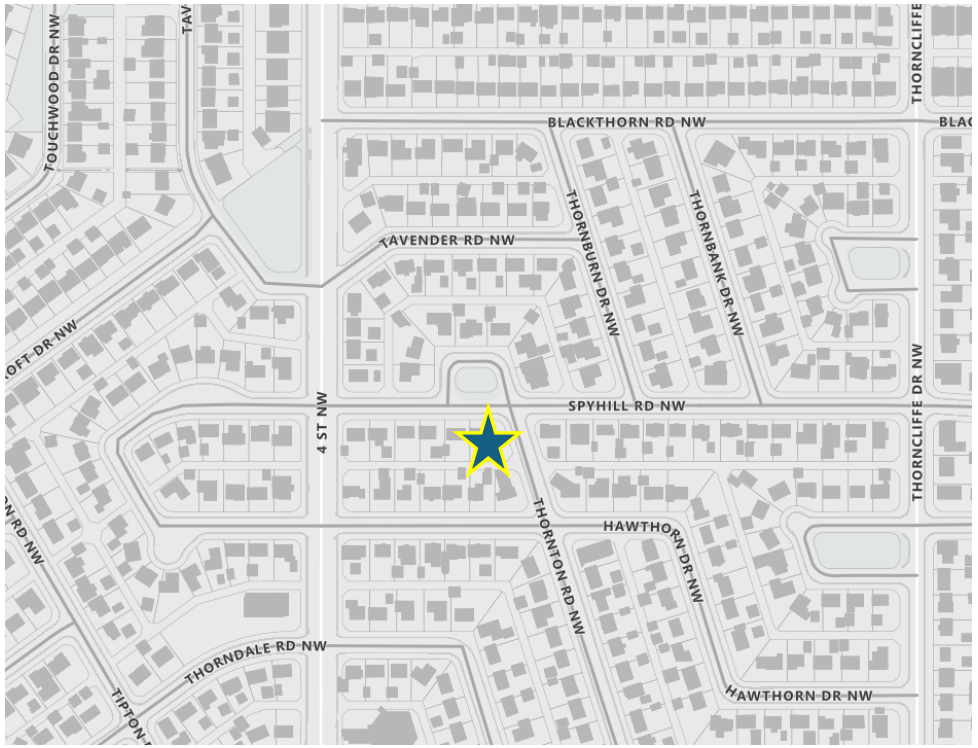
SCHOOLS
- Thorncliffe School ~370m
- Corpus Christi School ~380m
- St. Helena School ~700m
- Sir John A. Macdonald School ~700m
- John G. Diefenbaker High School ~800m

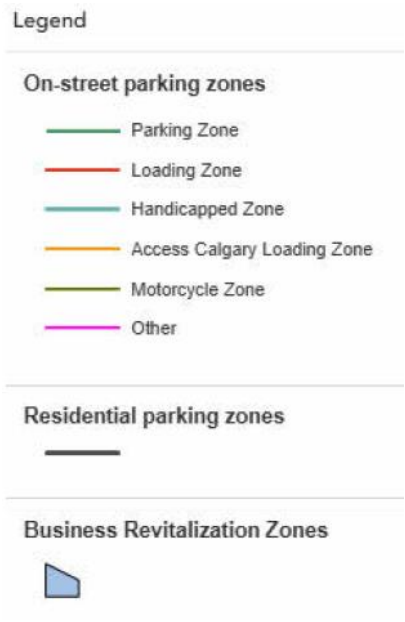
PUBLIC AMENITIES
- Thornhill Aquatic & Recreation Centre ~900m
- Calgary Public Library (Judith Umbach) ~900m
- Forbes Innes Arena (Ice Skating) ~700m
- Thorncliffe Greenview Community Association & Rec Centre ~700m

PARKS
- Thorncliffe Off Leash Dog Park ~450m
- Nose Hill Park ~1km

GROCERIES
- FreshCo Thorncliffe ~450m

RESTRICTED PARKING MAP





There are no parking restrictions in the area

STREET PARKING



LOOKING WEST DOWN SPYHILL RD NW – Tuesday Sept. 22, 2026 @ 12:38PM

STREET PARKING



LOOKING SOUTH DOWN THORNTON RD NW - Tuesday Sept. 22, 2026 @ 12:38PM

STREET PARKING



LOOKING EAST DOWN SPYHILL RD NW - Tuesday Sept. 22, 2026 @ 12:38PM

STREET PARKING



LOOKING NORTH DOWN SPYHILL CRES NW - Tuesday Sept. 22, 2026 @ 12:38PM

STREET PARKING



LOOKING WEST DOWN SPYHILL RD NW – Tuesday Sept. 22, 2026 @ 6:31PM

STREET PARKING



LOOKING SOUTH DOWN THORNTON RD NW - Tuesday Sept. 22, 2026 @ 6:31PM

STREET PARKING



LOOKING EAST DOWN SPYHILL RD NW - Tuesday Sept. 22, 2026 @ 6:31PM

STREET PARKING



LOOKING NORTH DOWN SPYHILL CRES NW - Tuesday Sept. 22, 2026 @ 6:31PM

STREET PARKING



LOOKING WEST DOWN SPYHILL RD NW – Sunday Sept. 27, 2026 @ 9:15AM

STREET PARKING



LOOKING SOUTH DOWN THORNTON RD NW - Sunday Sept. 27, 2026 @ 9:15AM

STREET PARKING



LOOKING EAST DOWN SPYHILL RD NW - Sunday Sept. 27, 2026 @ 9:15AM

STREET PARKING



LOOKING NORTH DOWN SPYHILL CRES NW - Sunday Sept. 27, 2026 @ 9:15AM

APPROVED DEVELOPMENTS IN THORNCLIFFE



2 Simons Cres NW (DP2025-03783) - 4 Units + 4 Suites **(APPROVED BY SDAB - SDAB2025-0174**)

APPROVED DEVELOPMENTS IN THORNCLIFFE



48 Northmount Dr NW (DP2025-01431) - 4 Units + 4 Suites **(APPROVED BY SDAB - SDAB2025-0112**)

SDAB2026-0087

APPROVED DEVELOPMENTS IN THORNCLIFFE



133 BLACKTHORN RD NW (DP2025-04717) - 4 Units + 4 Suites **(APPROVED BY SDAB - SDAB2026-0068**)
(UNDER CONSTRUCTION)

SDAB2026-0087

APPROVED DEVELOPMENTS IN THORNCLIFFE



5635 CENTRE ST NW (DP2024-06753) - 4 Units + 4 Suites

APPROVED DEVELOPMENTS IN THORNCLIFFE



5351 4 ST NW (DP2025-05942) - 6 Units + 6 Suites **(UNDER APPEAL - SDAB2026-0082**)

SDAB2026-0087

APPROVED DEVELOPMENTS IN THORNCLIFFE



5428 THORNTON RD NW (DP2024-06608) - 4 Units + 4 Suites

APPROVED DEVELOPMENTS IN THORNCLIFFE



1 & 2 TRAFFORD CR NW (DP2025-05871) - 9 Units + 9 Suites **(UNDER APPEAL - SDAB2026-0088**)

SDAB2026-0087

APPROVED DEVELOPMENTS IN THORNCLIFFE



5227 TRELLE DR NE (DP2024-03778) - 3 Units + 3 Suites **(UNDER CONSTRUCTION)**

CLIMATE ADAPTATION

The proposed development includes the following **climate measures**:

(a) All garage bays will be equipped with electric-vehicle supply equipment to ensure they are EV-ready
(b) The project will be outfitted with the conduit for the installation of future solar photovoltaic (PV) panels.
(c) Low water irrigation system provided and drought resistant grass be used.

In accordance with section 35(a.1) of the LUB the proposed development aligns with the objectives of the City's Calgary Climate Strategy policy.

COMMUNITY OUTREACH

A shared digital project folder was maintained throughout the review period to support transparency and provide ongoing access to updated plans and supporting materials. The “Hello Neighbours” notification and a structured project feedback form were posted to the shared folder and circulated to key stakeholders, providing residents with a clear and accessible method to submit written comments and questions.

Please see appendix C for the full community engagement documents, and relevant timeline.

REVISED PLANS
See Appendix A

The following changes to the approved DP plans have been made:

1. **Reduced the building footprint**, resulting in a parcel coverage of 52.67 percent (eliminated the Bylaw relaxations that the DA identified after approval of the permit)

2. **Reduced the building height** to 9.73 metres by adjusting the roof slopes (eliminated the Bylaw relaxations that the DA identified after approval of the permit)

3. **Reduced** All Secondary Suites **to one bedroom** with floor plans adjusted accordingly

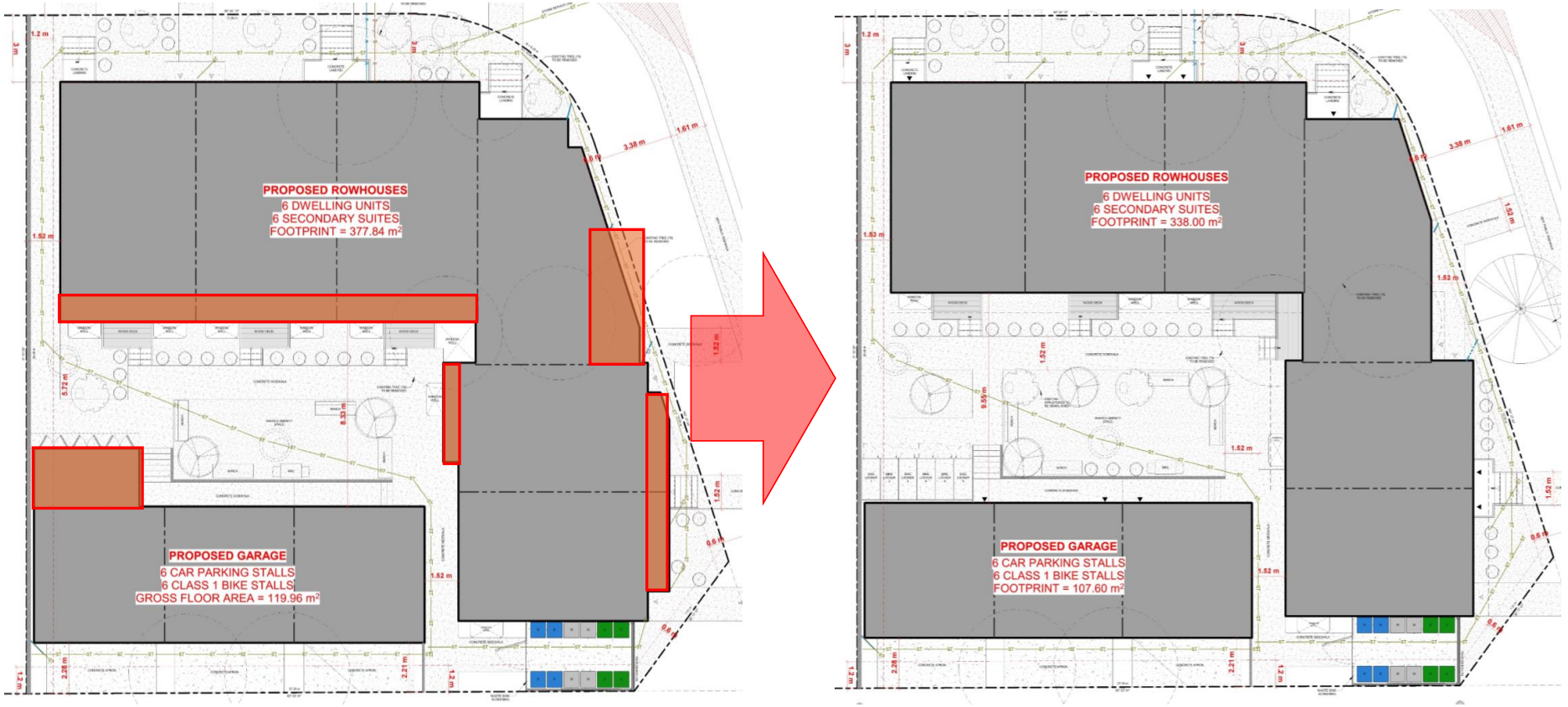
4. **Converted** Bicycle storage to secured **bike locker**

5. **Increased the soft landscaping** to 50.92 percent

6. **Added 3 trees and 6 shrubs**

7. **Retention of the existing public tree**

REVISED PLANS



1. Reduced the building footprint, resulting in a parcel coverage of 52.67 percent (eliminated the Bylaw relaxations that the DA identified after approval of the permit)

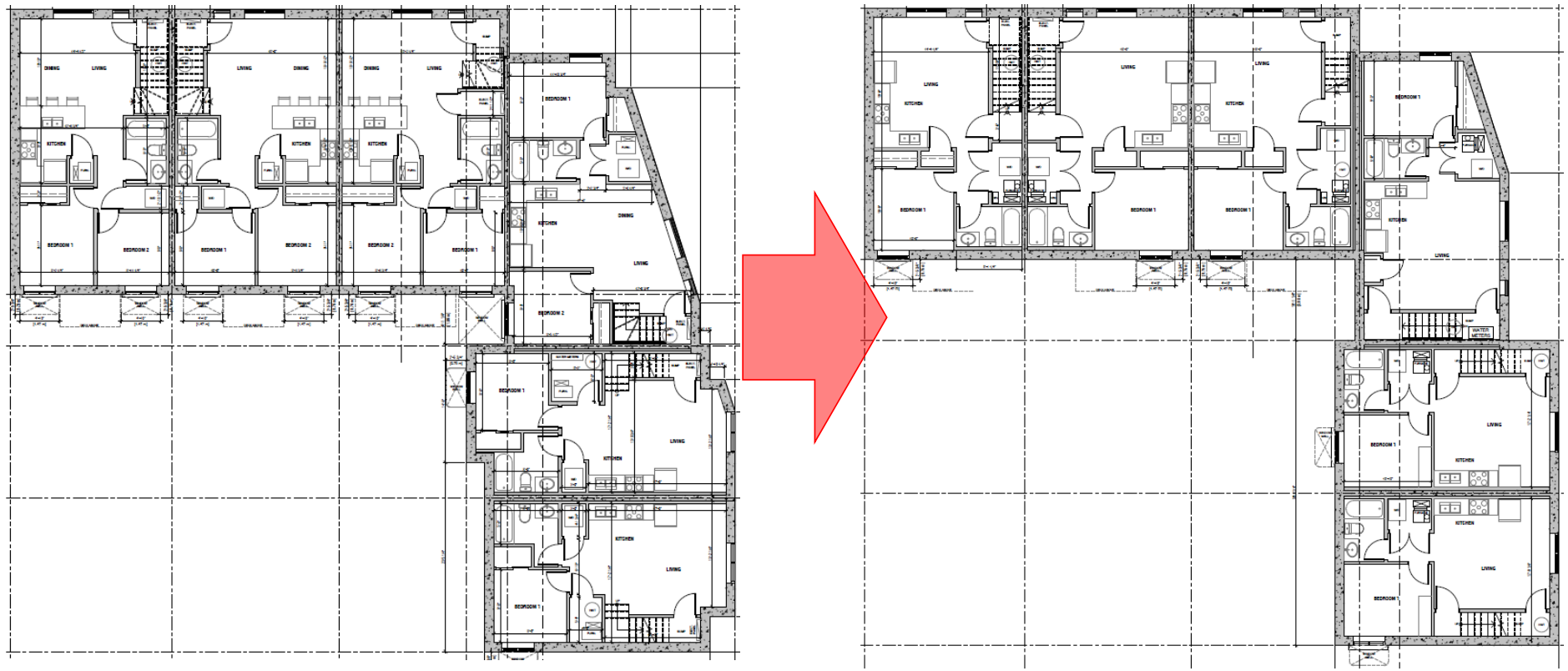
REVISED PLANS



2. Reduced the building height to 9.73 metres by adjusting the roof slopes (from 9:12 to 8:12) (eliminated the Bylaw relaxation that the DA identified after approval of the permit)

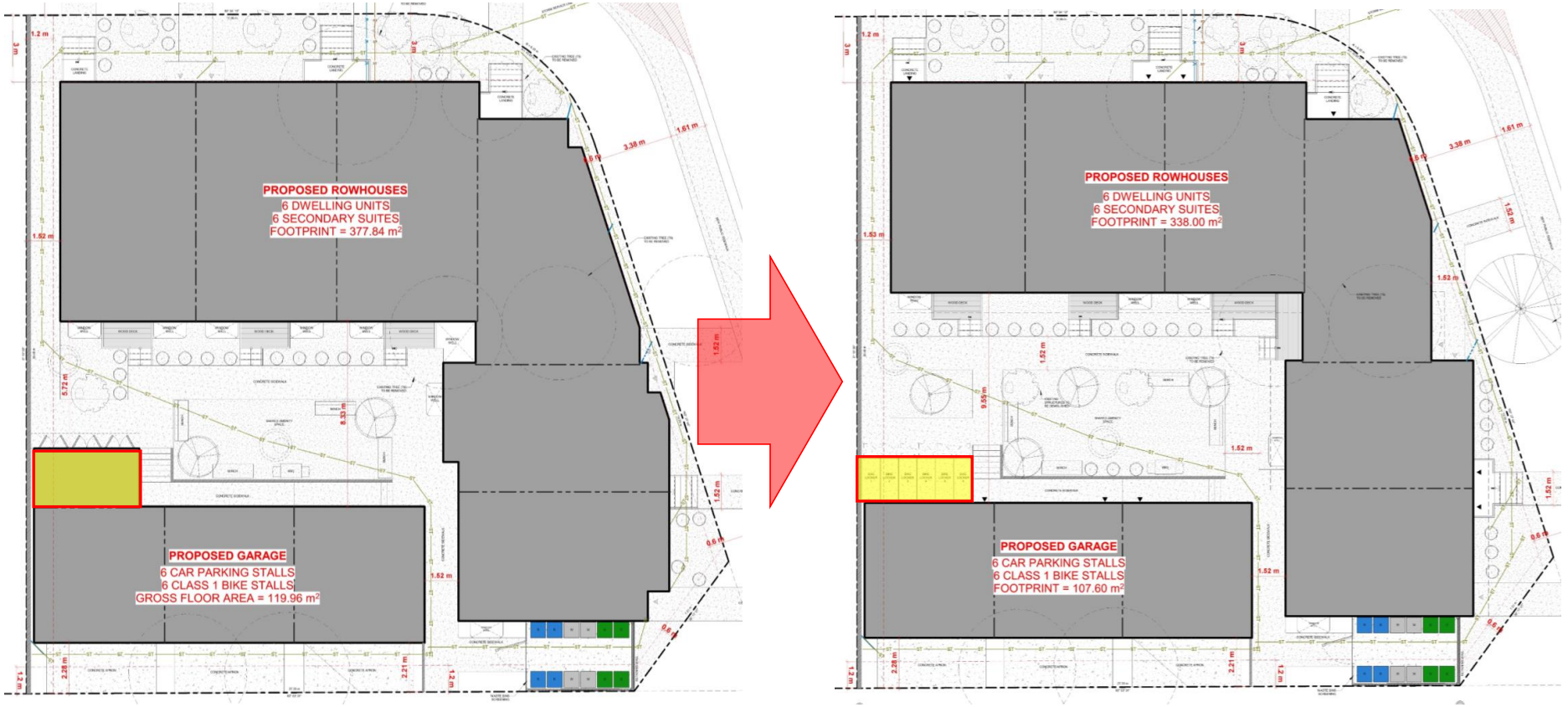
SDAB2026-0087

REVISED PLANS



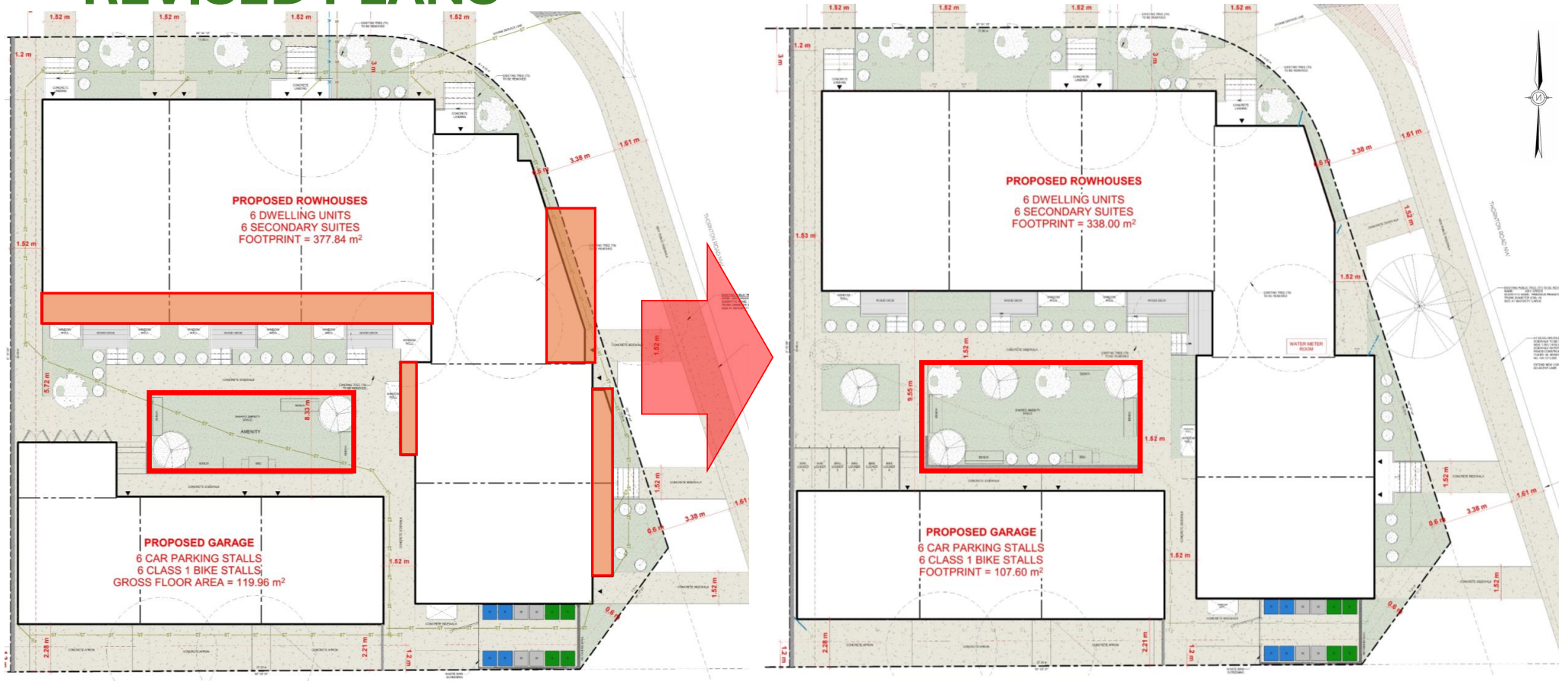
3. Reduced All Secondary Suites **to one bedroom** with floor plans adjusted accordingly

REVISED PLANS



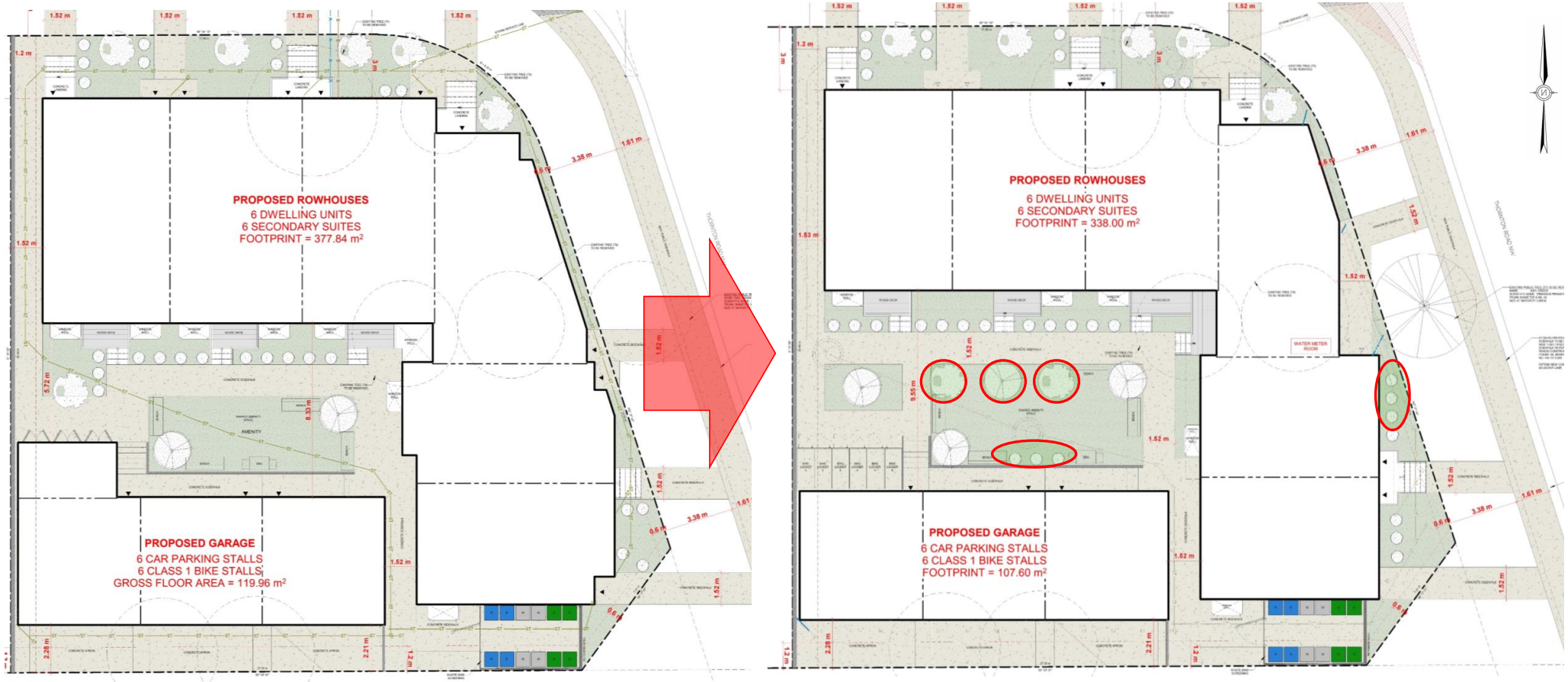
4. Converted Bicycle storage to 6 individual secured **bike lockers**

REVISED PLANS



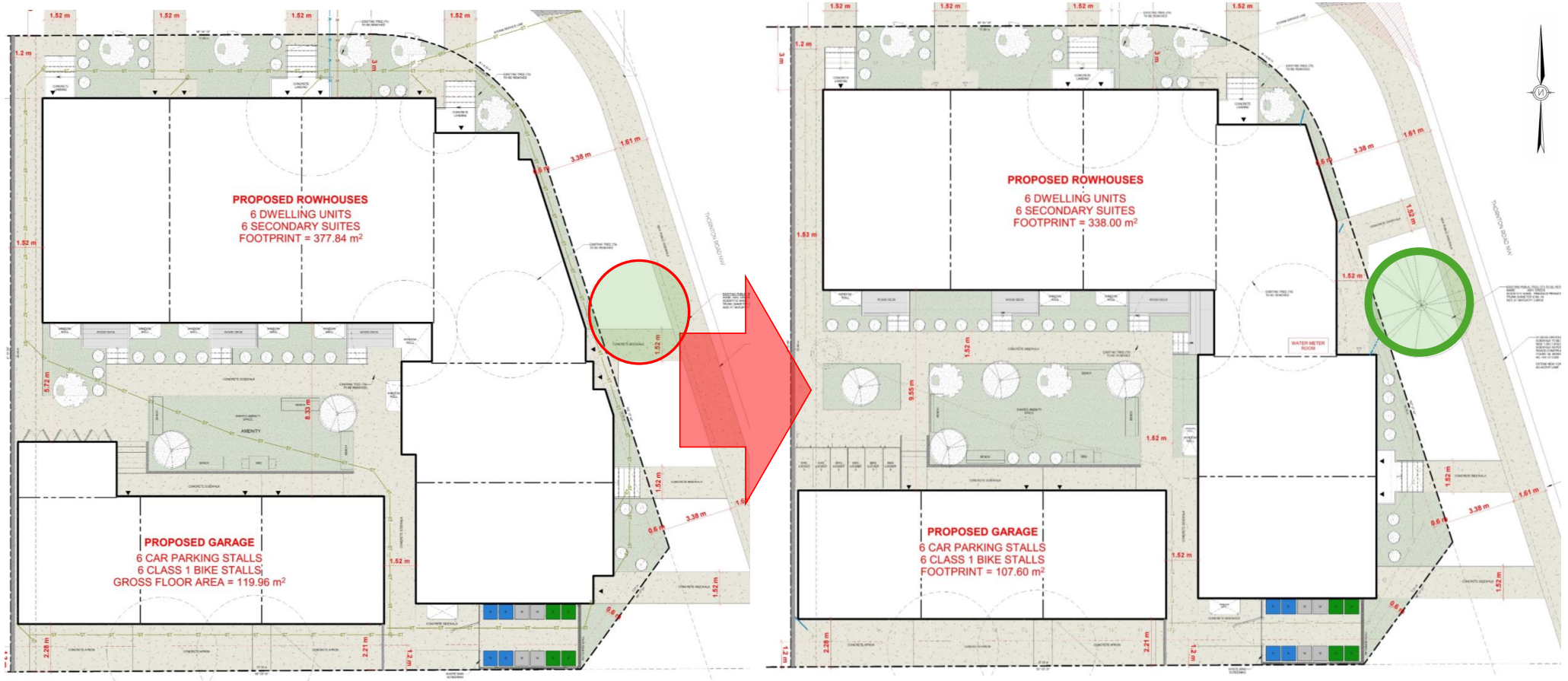
5. Increased the soft landscaping to 50.92 percent (from 45.95%)

REVISED PLANS



6. Added 3 trees and 6 shrubs

REVISED PLANS



7. Retention of the existing public tree

BYLAW CHECK ON APPROVED PLANS

Additional Bylaw Discrepancies after 2026 August 4

Regulation	Standard	Provided
541 Building Height	(1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum building height is 10.0m measured from grade.	Plans indicate the North elevation measures 10.02m (+0.02m). **Relaxation supported** – height variance is 2 cm at northeast corner.
534 Parcel Coverage	(2) Unless otherwise referenced in subsection (3), the maximum cumulative building coverage over all the parcels subject to a single development permit containing a Contextual Semi-Detached Dwelling, Contextual Single Detached Dwelling, Cottage Housing Cluster, Rowhouse Building, Semi-Detached Dwelling, Single Detached Dwelling or Townhouse is: (c) 55.0 per cent of the area of the parcels subject to a single development permit for a development with a density of 50 units per hectare or greater.	Plans indicate the parcel coverage is 58.95% (+3.95%) or 498.79sm (+33.40sm). **Relaxation supported** – building mass is oriented away from neighbouring properties, landscaping requirements are met.

REVISED PLANS

Bylaw Check completed for Revised Plans by Development Authority (October 2, 2026)
– **NO DISCREPANCIES NOTED**

SUMMARY

The proposed development:

- At the time of approval, complied with the LUB and MDP, subject to minor Bylaw relaxation
- The Bylaw relaxation met the test for relaxation of LUB section 36 and section 687(3)(d) of the MGA
- Aligns with the purpose statement of the applicable land use district (R-CG)
- Is compatible with the adjacent developments and has no undue impact on the neighbouring properties
- Is appropriate and suitable for the parcel
- Has planning merit and followed sound planning principles

Revised plans comply with the LUB, with **no bylaw relaxations**

In reviewing the application and approving the proposed development, the Development Authority correctly applied sections 35 and 36 of the LUB. The Development Authority correctly applied Sections 35 and 36 of the LUB.

APPENDICES

A) REVISED PLANS
B) STAMPED SURVEY
C) COMMUNITY ENGAGEMENT

APPENDIX A

REVISED DP PLANS

DP2025-06104/ SDAB2026-0087

The following changes to the approved DP plans have been made:

1. **Reduced the building footprint**, resulting in a parcel coverage of 52.67 percent (eliminated the Bylaw relaxations that the DA identified after approval of the permit)
2. **Reduced the building height** to 9.73 metres by adjusting the roof slopes (eliminated the Bylaw relaxations that the DA identified after approval of the permit)
3. **Reduced** All Secondary Suites **to one bedroom** with floor plans adjusted accordingly
4. **Converted** Bicycle storage to secured **bike locker**
5. **Increased the soft landscaping** to 50.92 percent
6. **Added 3 trees and 6 shrubs**
7. **Retention of the existing public tree**

Appendix A - REVISED PLANS DP2025-06104

GreenBirch
ARCHITECTURE INC.



THIS IMAGE IS A CONCEPTUAL RENDERING PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY.

PROPOSED

VERA I RESIDENTIAL, SPYHILL

403 SPYHILL ROAD N.W. CALGARY, AB
LOTS 6; BLOCK 7; PLAN 1943GV

ISSUED FOR DEVELOPMENT PERMIT

DRAWING INDEX

SHEET #	SHEET NAME
DP.01	Cover Sheet
DP.02	Review & Analysis
DP.03	Key Plan
DP.04	Survey Plan
DP.05	Site Plan
DP.06	Landscape Plan
DP.07	Floor Plans
DP.08	Floor Plans
DP.09	Elevations
DP.10	Sections
DP.11	Garage
DP.12	Shadow Study
DP.13	Shadow Study

LEGEND

Existing Property Line.....
Existing Setback Lines.....
Proposed Concrete.....
Proposed Dwellings.....
Proposed Cantilever.....
Proposed Garage.....
Proposed Roof Overhang.....
Proposed Mulch.....
Proposed Decorative Stone.....
Proposed Sod.....
Windows..... W
Doors..... D
Garage Door..... GD
Overhead Door..... OD
Existing Geodetic..... 101.23
Proposed Geodetic..... 101.23
Water Service Line ..... W
Storm Service Line ..... ST
Sewage Service Line ..... S

CODE REVIEW

This analysis is based of the National Building Code of Canada, Alberta Edition, 2023

DESCRIPTION:
Rowhouse building and garage
- Number of dwelling units: 6.0
- Number of suites: 6.0

BUILDING AREA
- Rowhouse: 377.54 m²
- Garage: 119.96 m²

GROSS FLOOR AREA
- Basement = 338.00 m²
- Main Floor = 338.00 m²
- 2nd Floor = 368.68 m²
- Garage = 107.60 m²

BUILDING HEIGHT:
- Rowhouse: 2 Storeys
- Garage 1 Storey

OCCUPANCY CLASSIFICATION
Group C - Residential Occupancy
Rowhouse is classified under Part 9 - Small Buildings.

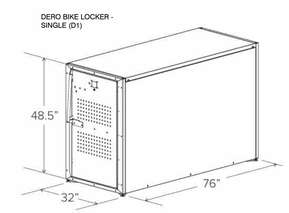
OCCUPANT LOAD
2 persons per sleeping room

FIRE & LIFE SAFETY:
9.10.9.16
- 1-hr FRR of wall assemblies between residential suites
- 1-hr FRR of floor assemblies between stacked suites
- 1-hr Load bearing elements

SMOKE AND CO ALARM
9.10.19.3 & 9.32.4.1 Hardwired and interconnected in each dwelling unit

MEANS OF EGRESS
- Each suite required to have a code complaint exit or shared protected exit path
- Bedroom windows to meet egress size (0.35m2 clear operable window - 380mm min. width

SOUND TRANSMISSION
9.11.1.1 (b) Min. STC between dewlling unit is 50



BICYCLE STORAGE DETAIL 1

ZONING BYLAW REVIEW

This analysis is based of the City of Calgary Land Use Bylaw1P2007

MUNICIPAL ADDRESS:
- 403 Spyhill Road N.W. Calgary, AB

LEGAL ADDRESS:
- Lot 6; Block 7; Plan 1943 GV

LAND USE DESIGNATION:
- **R-CG Residential - Grade-Oriented Infill**
- Neighboring Lots' Designations: **R-CG**

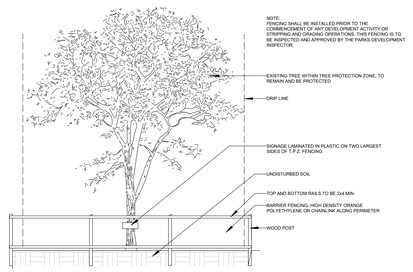
PROPOSED USES:
- Rowhouse (Discretionary)
- Secondary Suite (Permitted)

DESCRIPTION:
Single Rowhouse building with a 6-car detached garage
- Number of dwelling units: 6.0
- Number of secondary suites: 6.0

SITE AREA
- 846.16 m² = 0.084616 ha

GROSS FLOOR AREA
- Basement = 338.00 m²
- Main Floor = 338.00 m²
- 2nd Floor = 368.68 m²
- Garage = 107.60 m²

SECTION	DESCRIPTION	REQUIRED	PROPOSED
GENERAL			
529	Density (Units/Ha)	75.0 max.	70.91
532	Facade Width	4.2 m min.	6.33 m
534 (d)	Parcel Coverage	55.0 % max.	52.67 %
SETBACK (Rowhouse)			
537	Front Setback	3.0 m min.	3.00 m
539 (1)	Side Setback	1.2 m min.	1.52 m
539 (6)	Side Setback (Street)	0.6 m min.	0.60 m
540 (2)	Rear Setback	1.2 m min.	3.19 m
SETBACK & HEIGHT (Garage)			
345 (6) a	Building Height	4.6 m max.	4.20 m
345 (6) b	Eaveline Height	3.0 max.	2.70 m
345 (1)	Side Setback (Street)	1.2 m min.	1.20 m
	Rear Setback	1.2 m min.	1.20 m
345 (2) c	Side Setback	0.0 m min.	0.30 m
BUILDING HEIGHT			
541 (2)	Building Height	10.0 m	9.62 m
LANDSCAPE			
542 (7)	Soft Landscape	30.0% min.	50.92 %
542.2 (2)	1.0 Tree per 110m²	7.69	11.0 Trees
	3.0 Shrubs per 110m²	23.08	31.0 Shrubs
OTHERS			
543 (2)	Amenity Space		≥ 54 m²
546 (2)	0.5 Parking Stalls / Unit	6.0	6.0 Parking Stalls
546.2 (1)	1.0 Bike Stalls / Suite	6.0	6.0 Class 1 Bike Stalls



4 TREE PROTECTION
1 : 40

OTHERS

BIKE LOCKER SPECIFICATIONS:
Provided 3.0 Dero Single (D1) in-ground mounted Bike Lockers (Class 1) or similar to accommodate bicycle parking stalls. As indicated on A101 Site plan. To be installed according to manufacturers' installation guide.

GARBAGE/RECYCLING
Shared Storage and collection

LIGHT FIXTURES (OR EQUIVALENT)
Fitting: E27
Max. Watt: 1X100W
Standard Lamp: E27
Ships with: Bulbs not included
Line voltage: 110-120V, 50-60Hz
Operation Voltage: 110-120V, 50-60Hz
Safety Class: 1
Safety Type: IP44
Certificated: ENEC

DISCLAIMER
The Gas line information shown on this sheet is compiled from records maintained by ATCO Gas. No warrantee or guarantee is given as to the accuracy or completeness of those records. Service lines, water lines, storm, sanitary, electrical and cable as shown are schematic representation only and do not indicate the actual location or length of the service line. Dial-Before-You-Dig services should be utilized before commencement of any excavation or construction.

LANDSCAPE STAT
Parcel Area: 846.16 m²
Building Footprint: 338.00 m²
Garage Footprint : 107.60 m²
Garage Apron: 33.22 m²
Waste/Recycling Pad: 15.42 m²
Landscaping Area: 296.49 m²

HARD LANDSCAPE
Concrete Sidewalk: 145.51 m²

SOFT LANDSCAPE
Sod: 150.98 m²

Coverage: 50.92 %

NOTE
All soft landscaped area are to be irrigated by an underground irrigation system. Soil depth of 600mm for planting beds with shrubs and 300mm in all other areas. All plant materials must be species capable of healthy growth in Calgary and must conform to the standards of the Canadian nursery landscape association.

This property does not fall within the overland flow region of the floodway/flood fringe according to the map from www.calgary.ca

PLANTS LEGEND

TREE
Required: 1 tree per 110 m² = 7.69 Trees
Proposed:11 Trees

SHRUB
Required: 3 per 110 110 m² = 23.08 Shrubs)
Proposed: 31 Shrubs

EXISTING TREE ON SITE
- 5 existing trees to be removed
- 1 existing public tree to be retained

TREES
Name: COLORADO SPRUCE (CONIFEROUS)
(Picea pungens)
Height: 2.0m minimum
Qty: 7

Name: AMERICAN MOUNTAIN ASH (DECIDUOUS)
(Sorbus American)
Calliper: 0.06m minimum
Qty: 4

SHRUBS
- Mugo Pine
- Pinus Mugo

(Min. Height or Spread of 0.60m at time of planting)

SOD
Name: BUFFALO GRASS
(Bouteloua dactyloides)

TREE TABLE

#	Variety	Species	Calliper	Canopy	Height	Owner	Status
T4	Deciduous		0.50	6.00	6.00	Private	Removed
T5	Deciduous		0.30	4.00	5.00	Private	Removed
T7	Deciduous	Ash, Green	0.45	7.50	7.00	Public	Retained
T8	Deciduous		0.25	5.00	10.00	Private	Removed
T9	Coniferous		0.50	5.00	9.00	Private	Removed
T14	Deciduous		0.40	5.50	5.00	Private	Removed
T15	Coniferous		0.40	5.00	11.00	Private	Removed

GreenBirch ARCHITECTURE INC.
#200, 1212 1st Street S.E. Calgary, AB T2G 2H8
5875826630 terrilay@greenbirch.com

Key Plan

Seal

Notes
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- These drawings and dimensions are not to be scaled.
- Contractor must verify and be responsible for all dimensions and conditions on site and report any discrepancies, errors or omissions before commencement of any work or preparation of shop drawings.
- Contractor must check and verify all dimensions, details, notes and specifications prior to start of construction.
- Any discrepancies, errors or omissions are to be reported to Green Birch Architecture inc prior to a start of construction.

Project Title:
Vera I Residential - Spyhill

Legal Address:
Lot 6
Block 7
Plan 1943 GV

Municipal Address:
403 Spyhill Road N.W. Calgary, AB

NOT FOR CONSTRUCTION

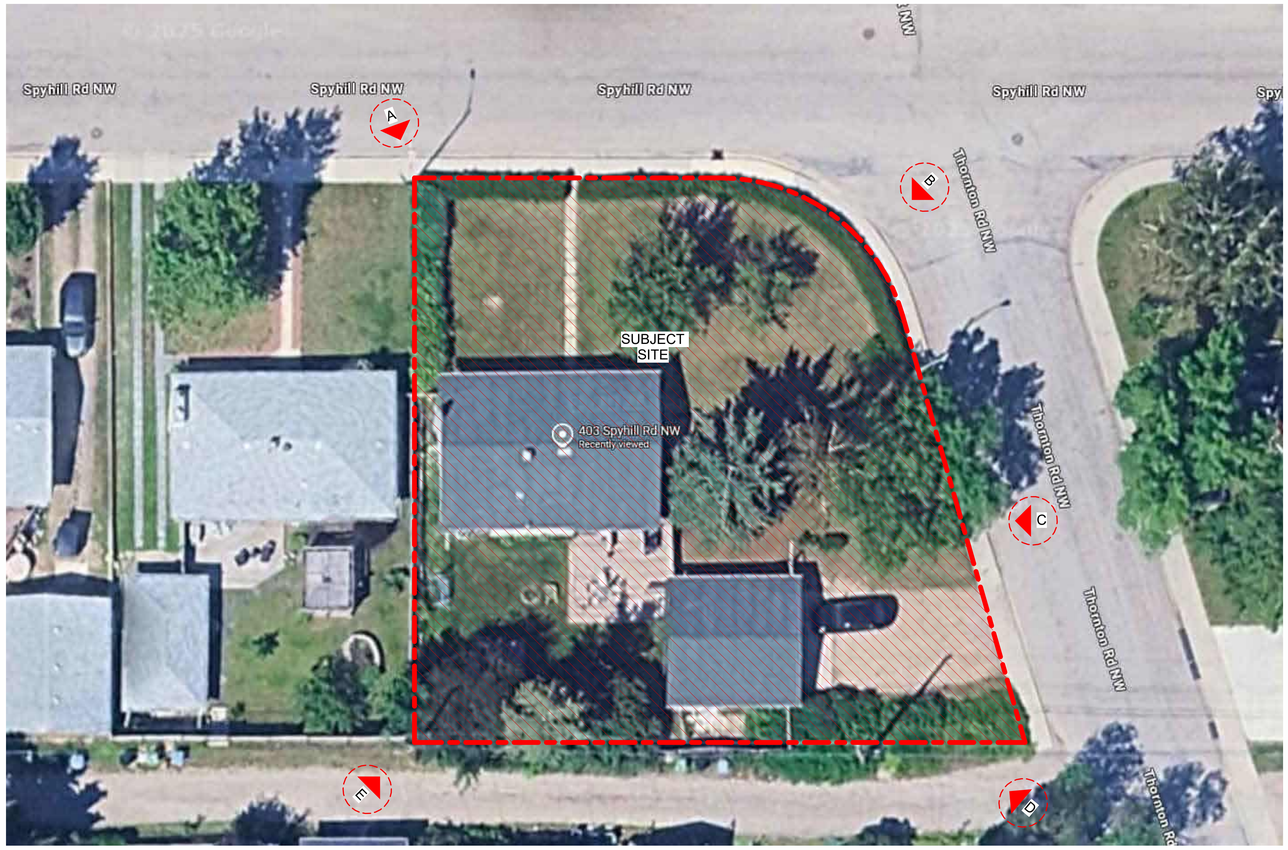
5. Issued for Review	06 Oct 2025
6. Issued for DP	24 Oct 2025
7. Issued for DP	25 Nov 2025
8. Issued for DR 1	04 Mar 2026
9. Issued for DR 1	18 Mar 2026
10. Issued for DR 2	16 Apr 2026
11. Issued for Review	24 Sep 2026

Drawing Title:
BYLAW REVIEW & ANALYSIS

Scale: As Indicated
Date: 24 September 2026
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Sheet No.: **DP.02**

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N

1 **KEY PLAN**
3" = 1'-0"



2 **STREETSCAPE ELEVATION** (SPYHILL ROAD N.W.)
1 : 125











GreenBirch
ARCHITECTURE INC.
#200, 1212 1st Street S.E. Calgary, AB T2G 2H8
587.582.6630 terrilay@greenbirch.com

Key Plan

Seal

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Project Title:
Vera | Residential - Spyhill

Legal Address:
Lot 6
Block 7
Plan 1943 GV

Municipal Address:
403 Spyhill Road N.W. Calgary, AB

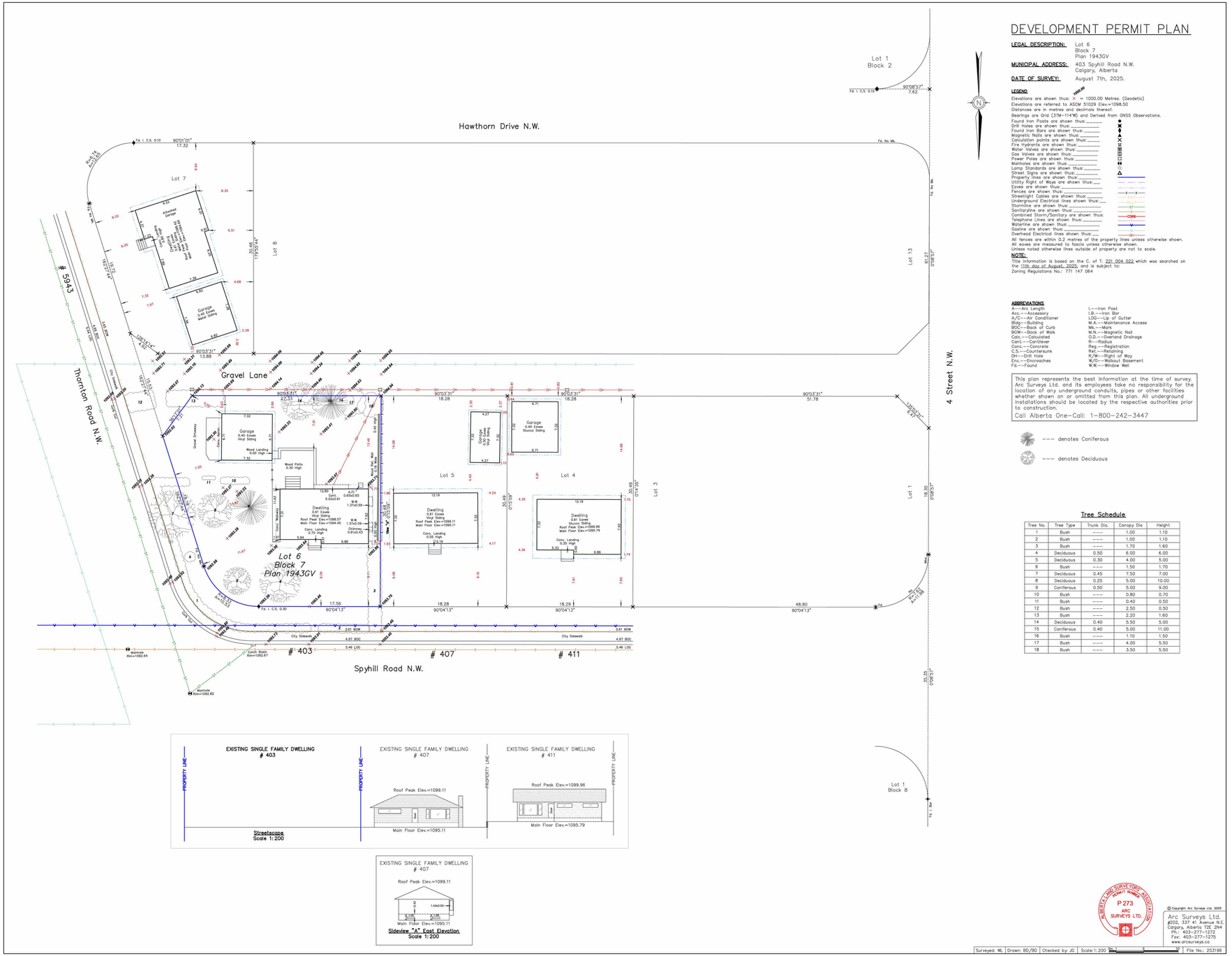
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5. Issued for Reviewv	06 Oct 2025
6. Issued for DP	24 Oct 2025
7. Issued for DP	25 Nov 2025
8. Issued for DR 1	04 Mar 2026
9. Issued for DR 1	18 Mar 2026
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Drawing Title:
KEY PLAN

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Date: 24 September 2026	
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DEVELOPMENT PERMIT PLAN

LEGAL DESCRIPTION: Lot 6
Block 7
Plan 1943GV

MUNICIPAL ADDRESS: 403 Spyhill Road N.W.
Calgary, Alberta

DATE OF SURVEY: August 7th, 2025.

LEGEND

Elevations are shown thus: 1098.50 = 1000.00 Metres, (Geodetic)
Elevations are referred to ASCM 31029 Elev.=1098.50
Distances are in metres and decimals thereof.
Bearings are Grid (3TM-114'W) and Derived from GNSS Observations.

Found Iron Posts are shown thus:
Drill Holes are shown thus:
Found Iron Bars are shown thus:
Magnetic Nails are shown thus:
Calculation points are shown thus:
Fire Hydrants are shown thus:
Water Valves are shown thus:
Gas Valves are shown thus:
Power Poles are shown thus:
Manholes are shown thus:
Lamp Standards are shown thus:
Street Signs are shown thus:
Property lines are shown thus:
Utility Right of Ways are shown thus:
Eaves are shown thus:
Fences are shown thus:
Streetlight Cables are shown thus:
Underground Electrical lines shown thus:
Stormline are shown thus:
Sanitaryline are shown thus:
Combined Storm/Sanitary are shown thus:
Telephone Lines are shown thus:
Waterline are shown thus:
Gasline are shown thus:
Overhead Electrical lines shown thus:

All fences are within 0.2 metres of the property lines unless otherwise shown.
All eaves are measured to fascia unless otherwise shown.
Unless noted otherwise lines outside of property are not to scale.

NOTE:
Title information is based on the C. of T. 221 004 022 which was searched on the 11th day of August, 2025, and is subject to:
Zoning Regulations No.: 771 147 064

ABBREVIATIONS

A—Arc Length
Acc.—Accessory
A/C—Air Conditioner
Bldg.—Building
BOC—Back of Curb
BOW—Back of Walk
Calc.—Calculated
Cant.—Cantilever
Conc.—Concrete
C.S.—Countersunk
DH—Drill Hole
Enc.—Encroaches
Fd.—Found
I.—Iron Post
I.B.—Iron Bar
LOG—Lip of Gutter
M.A.—Maintenance Access
Mk.—Mark
M.N.—Magnetic Nail
O.D.—Overland Drainage
R—Radius
Reg.—Registration
Ret.—Retaining
R/W—Right of Way
W/O—Without Basement
W.W.—Window Well

This plan represents the best information at the time of survey. Arc Surveys Ltd. and its employees take no responsibility for the location of any underground conduits, pipes or other facilities whether shown on or omitted from this plan. All underground installations should be located by the respective authorities prior to construction.
Call Alberta One-Call: 1-800-242-3447

--- denotes Coniferous
--- denotes Deciduous

Tree Schedule

Tree No.	Tree Type	Trunk Dia.	Canopy Dia	Height
1	Bush	---	1.00	1.10
2	Bush	---	1.00	1.10
3	Bush	---	1.70	1.80
4	Deciduous	0.50	6.00	6.00
5	Deciduous	0.30	4.00	5.00
6	Bush	---	1.50	1.70
7	Deciduous	0.45	7.50	7.00
8	Deciduous	0.25	5.00	10.00
9	Coniferous	0.50	5.00	9.00
10	Bush	---	0.80	0.70
11	Bush	---	0.40	0.50
12	Bush	---	2.50	0.50
13	Bush	---	2.20	1.60
14	Deciduous	0.40	5.50	5.00
15	Coniferous	0.40	5.00	11.00
16	Bush	---	1.10	1.50
17	Bush	---	4.00	5.50
18	Bush	---	3.50	5.50

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Arc Surveys Ltd.
#202, 337 41 Avenue N.E.
Calgary, Alberta T2E 2N4
Ph.: 403-277-1272
Fax: 403-277-1275
www.arcsurveys.ca

ALBERTA LAND SURVEYORS' ASSOCIATION PERMIT HOLDER P 273 ARC SURVEYS LTD.

Surveyed: WL | Drawn: BD/BD | Checked by: JG | Scale: 1:200 | File No.: 253196

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587.582.6630 territay@greenbirch.com

Key Plan

Seal

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Project Title:
Vera | Residential - Spyhill

Legal Address:
Lot 6
Block 7
Plan 1943 GV

Municipal Address:
403 Spyhill Road N.W. Calgary, AB

NOT FOR CONSTRUCTION

5 Issued for Review	06 Oct 2025
6 Issued for DP	24 Oct 2025
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SURVEY PLAN

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Project Title:
Vera | Residential - Spyhill

Legal Address:
Lot 6
Block 7
Plan 5143 OV

Municipal Address:
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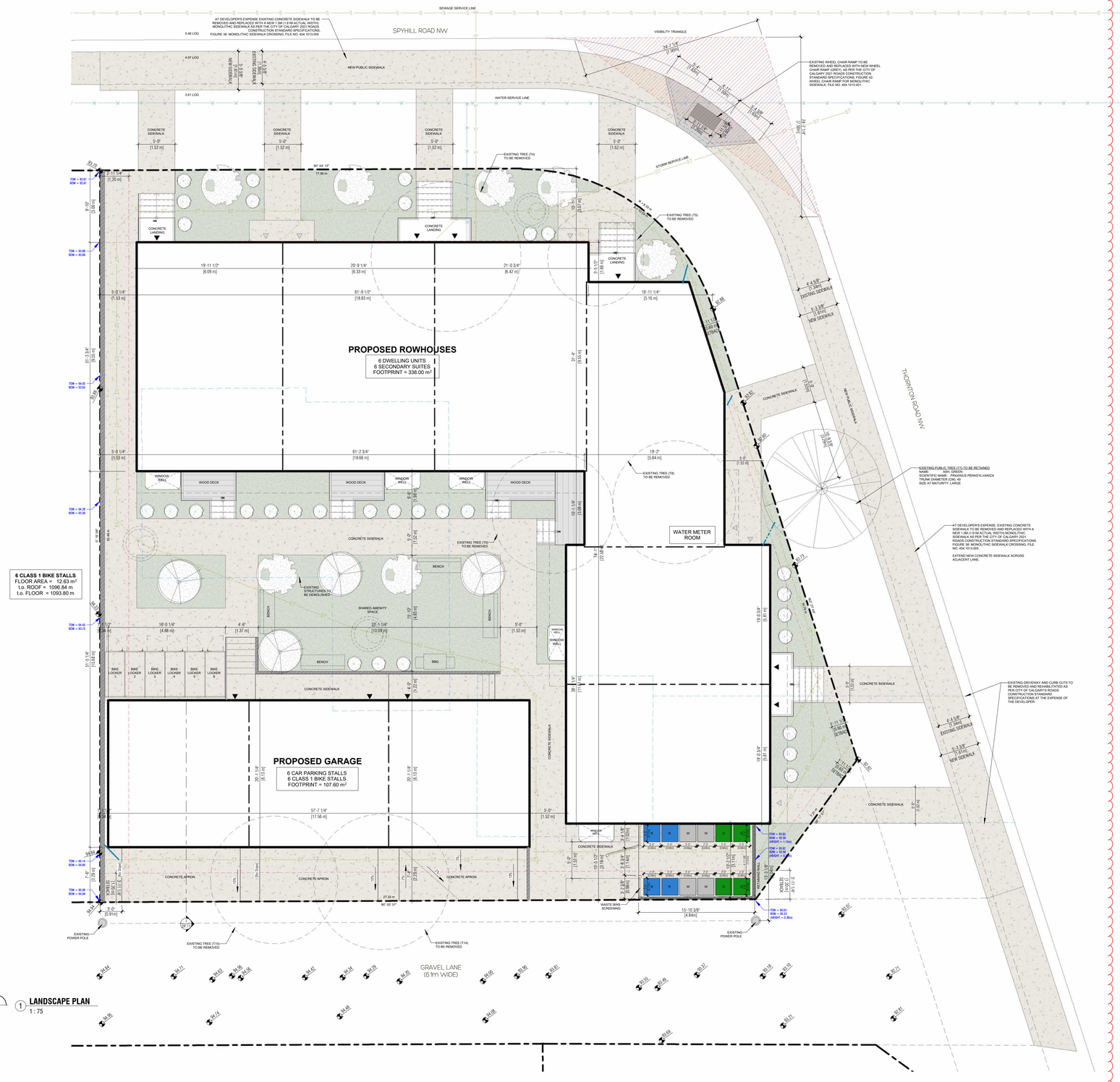
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Scale:	Sheet No:
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Date: 24 September 2026	
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445



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LANDSCAPE PLAN LEGEND:

- PROPOSED BUILDING
- SOD (SOFTSCAPE)
- MULCH (SOFTSCAPE)
- CONCRETE (HARDSCAPE)
- WASHED ROCK (HARDSCAPE)
- PROPOSED ENTRY

LANDSCAPING STAT:

PARCEL AREA:	846.16 m²
BUILDING FOOTPRINT:	338.00 m²
GARAGE FOOTPRINT:	107.60 m²
GARAGE APRON:	33.22 m²
WASTE/RECYCLING PAD:	15.42 m²
LANDSCAPING AREA:	262.02 m²
HARD LANDSCAPE	
CONCRETE SIDEWALK:	143.33 m²
SOFT LANDSCAPE	
SOD:	120.41 m²
COVERAGE:	45.95 %

NOTES:

1. ALL SOFT LANDSCAPED AREA TO BE IRRIGATED BY AN UNDERGROUND IRRIGATION SYSTEM.
2. 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.
3. MIN. SOIL DEPTH REQUIRED FOR SOD = 300 mm
4. MIN. SOIL DEPTH REQUIRED FOR SHRUBS = 600 mm
5. MIN. SOIL DEPTH REQUIRED FOR TREES = 1,200 mm

PROPOSED PLANTING LEGEND:

TREES
REQUIRED: 1 per 110m² OF PARCEL = 7.69 TREES
PROVIDED: 11 TREES

CALLIPER: 60mm MINIMUM

PROPOSED TREE PLANTING
NAME: COLORADO SPRUCE *(Picea pungens)*
QTY: 7
HEIGHT: 2.0m minimum
TYPE: CONIFEROUS

NAME: AMERICAN MOUNTAIN ASH *(Sorbus Americana)*
QTY: 4
CALLIPER: 0.06m minimum
TYPE: DECIDUOUS

SHRUBS
REQUIRED: 3 per 110m² OF PARCEL = 23.08 SHRUBS
PROVIDED: 31
HEIGHT: 0.6m MINIMUM @ PLANTING

PROPOSED SHRUBS
NAME: MUGO PINE *(Pinus mugo)*
QTY: 31
SIZE: Min. Height or Spread of 0.60m at time of planting

PROPOSED SOD
NAME: BUFFALO GRASS *(Bouteloua dactyloides)*

TREE TABLE

#	Variety	Species	Caliper	Canopy	Height	Owner	Status
T4	Deciduous		0.50	6.00	6.00	Private	Removed
T5	Deciduous		0.30	4.00	5.00	Private	Removed
T7	Deciduous	Ash, Green	0.45	7.50	7.00	Public	Retained
T8	Deciduous		0.25	3.00	10.00	Private	Removed
T9	Coniferous		0.50	5.00	9.00	Private	Removed
T14	Deciduous		0.40	5.50	5.00	Private	Removed
T15	Deciduous		0.40	5.00	11.00	Private	Removed

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587.582.6630 terri@raygmbarch.com

Key Plan

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Project Title
Vera | Residential - Spyhill

Legal Address
Lot 6
Block 7
Plan 1913 GV

Municipal Address
403 Spyhill Road N.W. Calgary, AB

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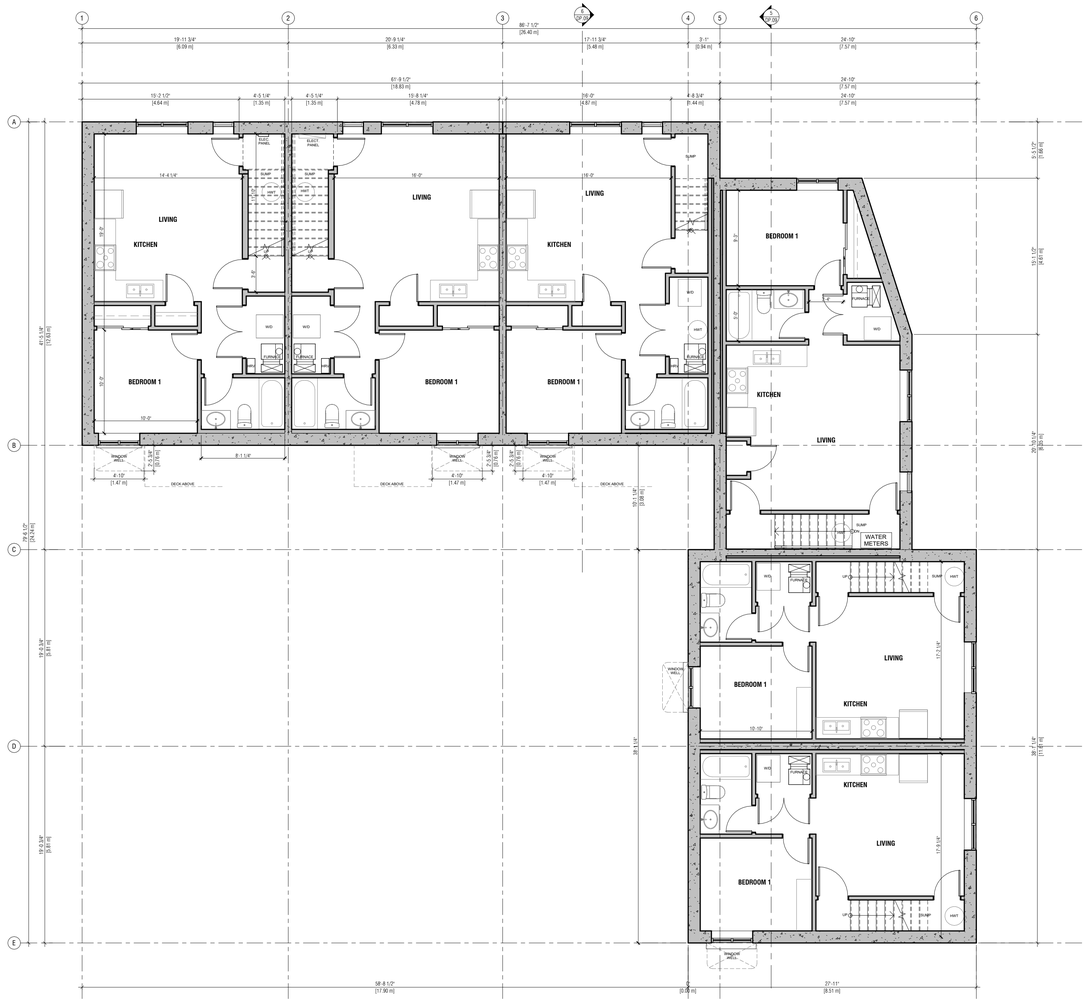
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10 Issued for DR 2	16 Apr 2026
11 Issued for Review	24 Sep 2026

Drawing Title
SITE PLAN

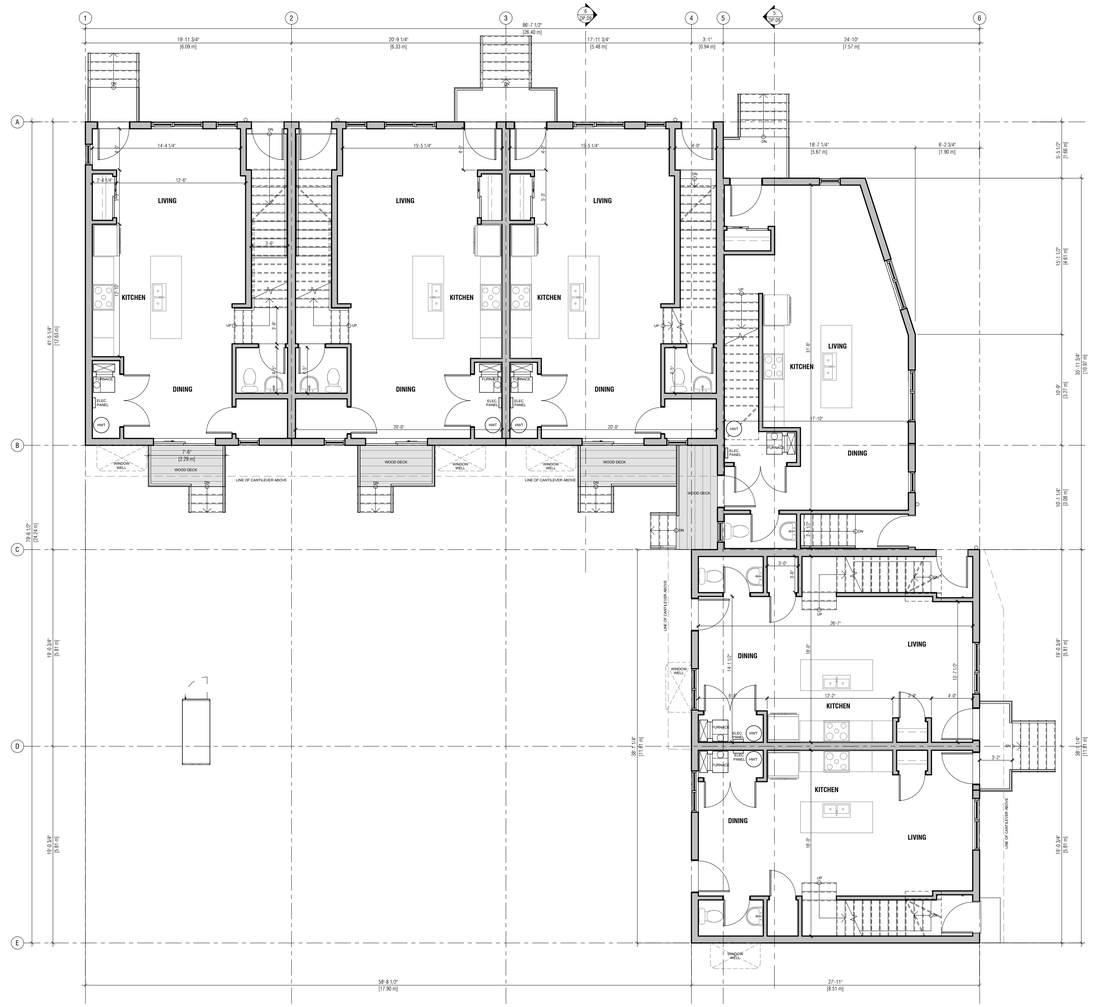
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1 BASEMENT FLOOR PLAN
1 : 75



2 MAIN FLOOR PLAN
1 : 75

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Project Title
Vero I Residential - Spyhill

Legal Address
Lot 0
Block 2
Plan 1043 GV

Municipal Address
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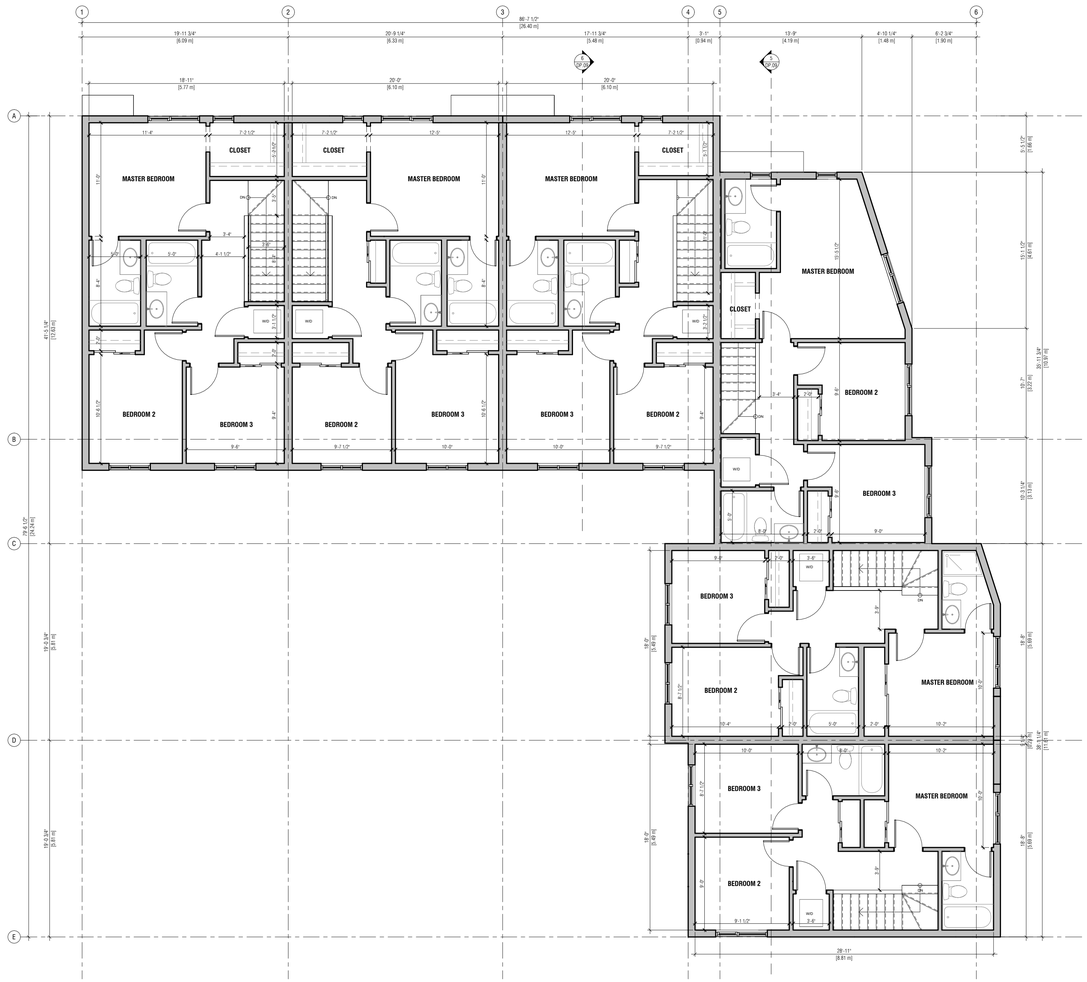
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BUILDING PLANS

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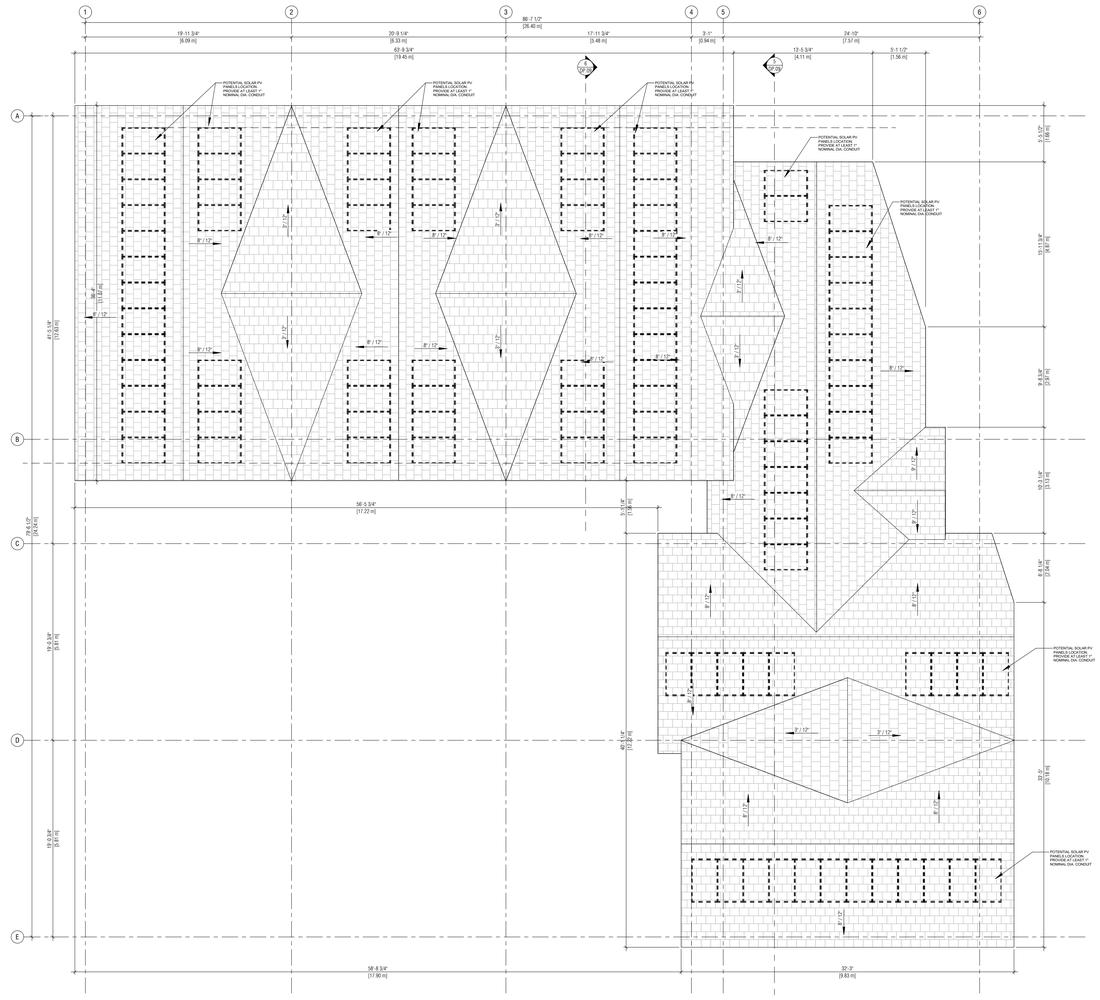
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1 2ND FLOOR PLAN
1 : 75



2 ROOF PLAN
1 : 75

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Project Title
Vero | Residential - Spyhill

Legal Address
Lot 6
Block 2
Plan 243 GV

Municipal Address
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8 Issued for DR 1	04 Mar 2026
9 Issued for DR 1	18 Mar 2026
10 Issued for DR 2	16 Apr 2026
11 Issued for Reviewv	24 Sep 2026

Drawing Title
BUILDING PLANS

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1 **NORTH ELEVATION**
1 : 75



2 **WEST ELEVATION**
1 : 75

LIMITING DISTANCE:	1.50 m
EXPOSING BLDG FACE:	75.71 m²
UNPROTECTED OPENING:	1.86 m²
% OPENINGS ALLOWED:	8.00 %
% OPENINGS PROVIDED:	2.46 %

LIMITING DISTANCE:	1.50 m
EXPOSING BLDG FACE:	33.64 m²
UNPROTECTED OPENING:	2.41 m²
% OPENINGS ALLOWED:	9.00 %
% OPENINGS PROVIDED:	7.16 %



3 **SOUTH ELEVATION**
1 : 75

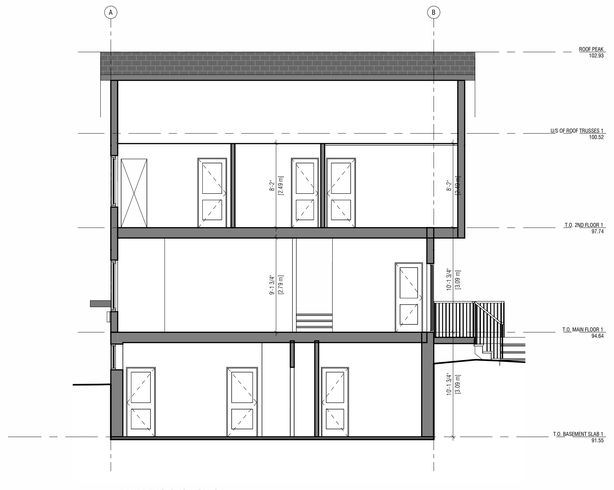
LIMITING DISTANCE:	6.00 m
EXPOSING BLDG FACE:	50.00 m²
UNPROTECTED OPENING:	2.32 m²
% OPENINGS ALLOWED:	57.00 %
% OPENINGS PROVIDED:	4.64 %



4 **EAST ELEVATION**
1 : 75



5 **BUILDING SECTION 1**
1 : 75



6 **BUILDING SECTION 2**
1 : 75

MATERIAL LEGEND:

AS-1 ROOFING
MATL 30-YR ASPHALT SHINGLES
MFR IKO - DYNASTY
COLOR GRANITE BLACK

MP-1 WALL CLADDING 1
MATL METAL SIDING (VERTICAL)
MFR LONGBOARD
COLOR LIGHT FIR

FR-1 RAILINGS / RAINWARE:
MATL ALUMINUM / METAL
MFR MITTEN
COLOR IRON ORE

SC-1 WALL CLADDING 2
MATL STUCCO CLADDING
MFR STUCCO
COLOR WHEAT

SC-2 WALL CLADDING 3
MATL STUCCO CLADDING
MFR STUCCO
COLOR BROWN

CP-1 CONCRETE PARGING
MATL PARGING
COLOR GREY

TR-1 TRIM
MATL SMART TRIM
MFR LP SMARTSIDE
COLOR GREY

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5873623630 territ.oy@gmbarch.com

Key Plan

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Project Title
Vera | Residential - Spyhill

Legal Address
Lot 5
Block 7
Plan 1915 GV

Municipal Address
403 Spyhill Road N.W. Calgary, AB

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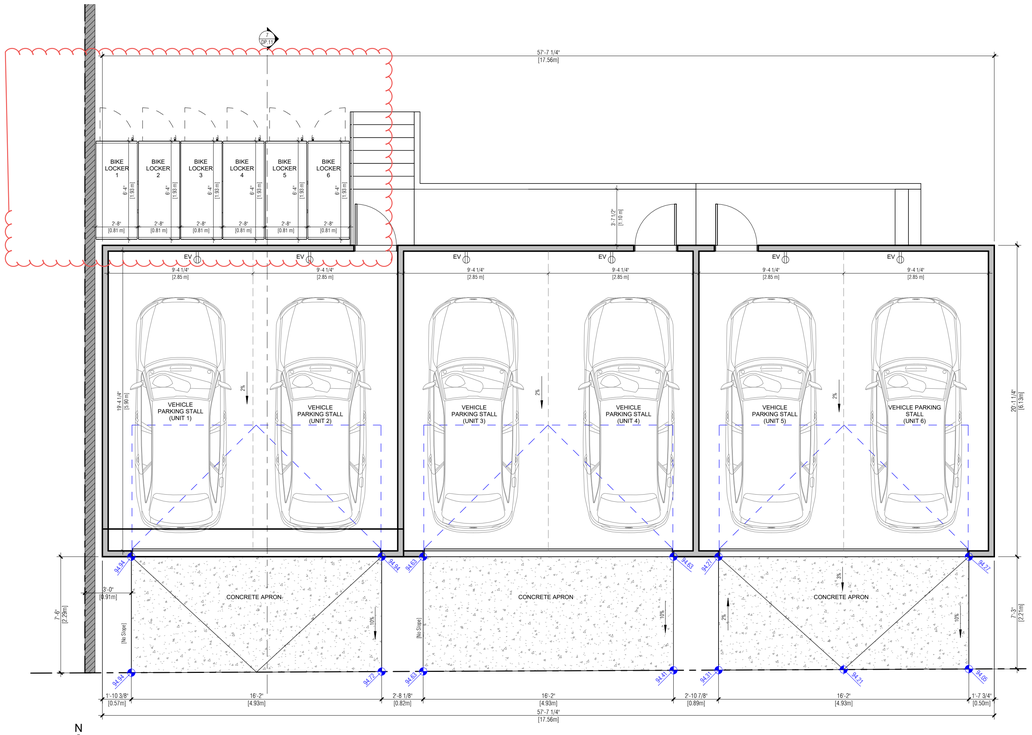
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Drawing Title
BUILDING ELEVATIONS & SECTIONS

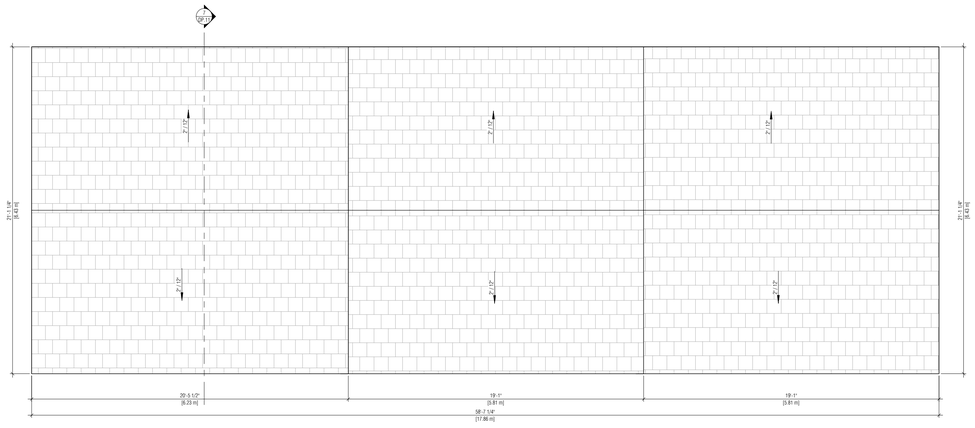
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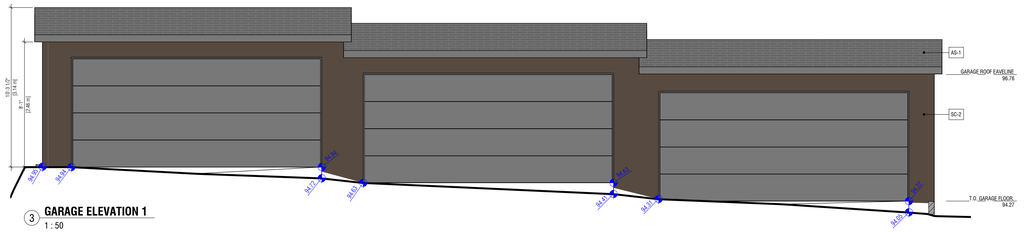
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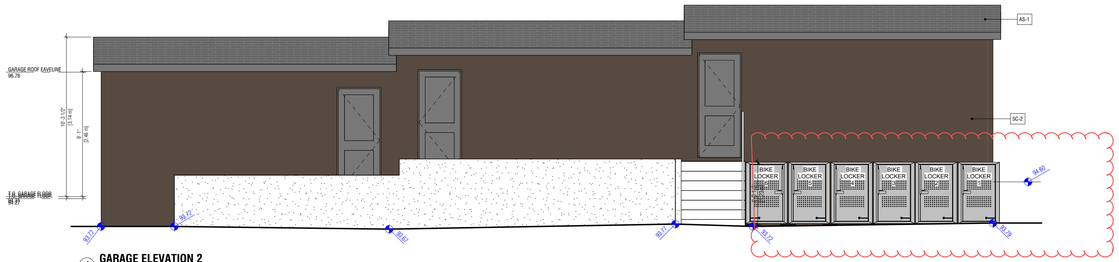
1 GARAGE FLOOR PLAN
1 : 50



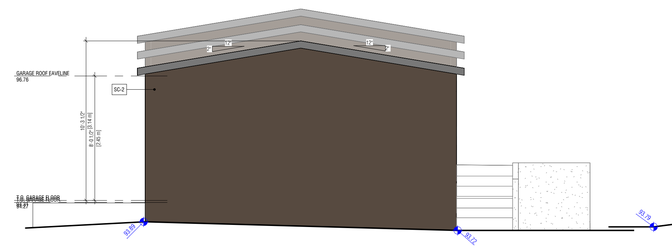
2 GARAGE ROOF PLAN
1 : 50



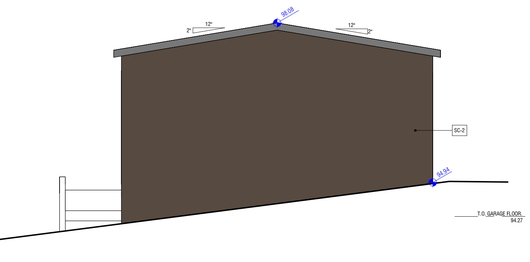
3 GARAGE ELEVATION 1
1 : 50



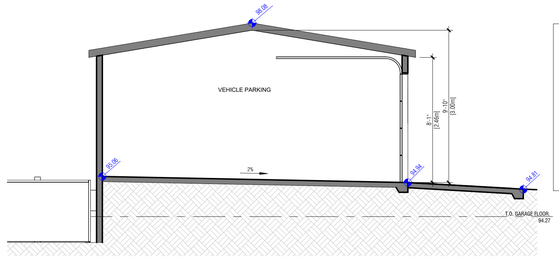
4 GARAGE ELEVATION 2
1 : 50



5 GARAGE ELEVATION 3
1 : 50



6 GARAGE ELEVATION 4
1 : 50



7 GARAGE SECTION
1 : 50

MATERIAL LEGEND:

AS-1 ROOFING
MAT'L 30-YR ASPHALT SHINGLES
MFR IKO - DYNASTY
COLOR GRANITE BLACK

MP-1 WALL CLADDING 1
MAT'L METAL SIDING (VERTICAL)
MFR LONGBOARD
COLOR LIGHT FIR

FR-1 RAILINGS / RAINWARE
MAT'L ALUMINUM / METAL
MFR MITTEN
COLOR IRON ORE

SC-1 WALL CLADDING 2
MAT'L STUCCO CLADDING
MFR STUCCO
COLOR WHEAT

SC-2 WALL CLADDING 3
MAT'L STUCCO CLADDING
MFR STUCCO
COLOR BROWN

CP-1 CONCRETE PARGING
MAT'L PARGING
COLOR GREY

TR-1 TRIM
MAT'L SMART TRIM
MFR LP SMARTSIDE
COLOR GREY

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- These drawings and dimensions are not to be scaled.
- All dimensions are to face of stud unless noted otherwise.
- Contractor must verify all dimensions, datum, drawings, details and specifications prior to start of construction.
- Any discrepancies, errors or omissions are to be reported to Green Birch Architecture Inc prior to start of construction.

Project Title:
Vera | Residential - Spyhill

Legal Address:
Lot 6
Block 7
Plan 1943 GV

Municipal Address:
403 Spyhill Road N.W. Calgary, AB

NOT FOR CONSTRUCTION

5 Issued for Review	06 Oct 2025
6 Issued for DP	24 Oct 2025
7 Issued for DP	25 Nov 2025
8 Issued for DR 1	04 Mar 2026
9 Issued for DR 1	19 Mar 2026
10 Issued for DR 2	16 Apr 2026
11 Issued for Review	24 Sep 2026

Drawing Title:
GARAGE

Scale: As Indicated
Date: 24 September 2026
Issued for: Review
Sheet No: **DP.11**

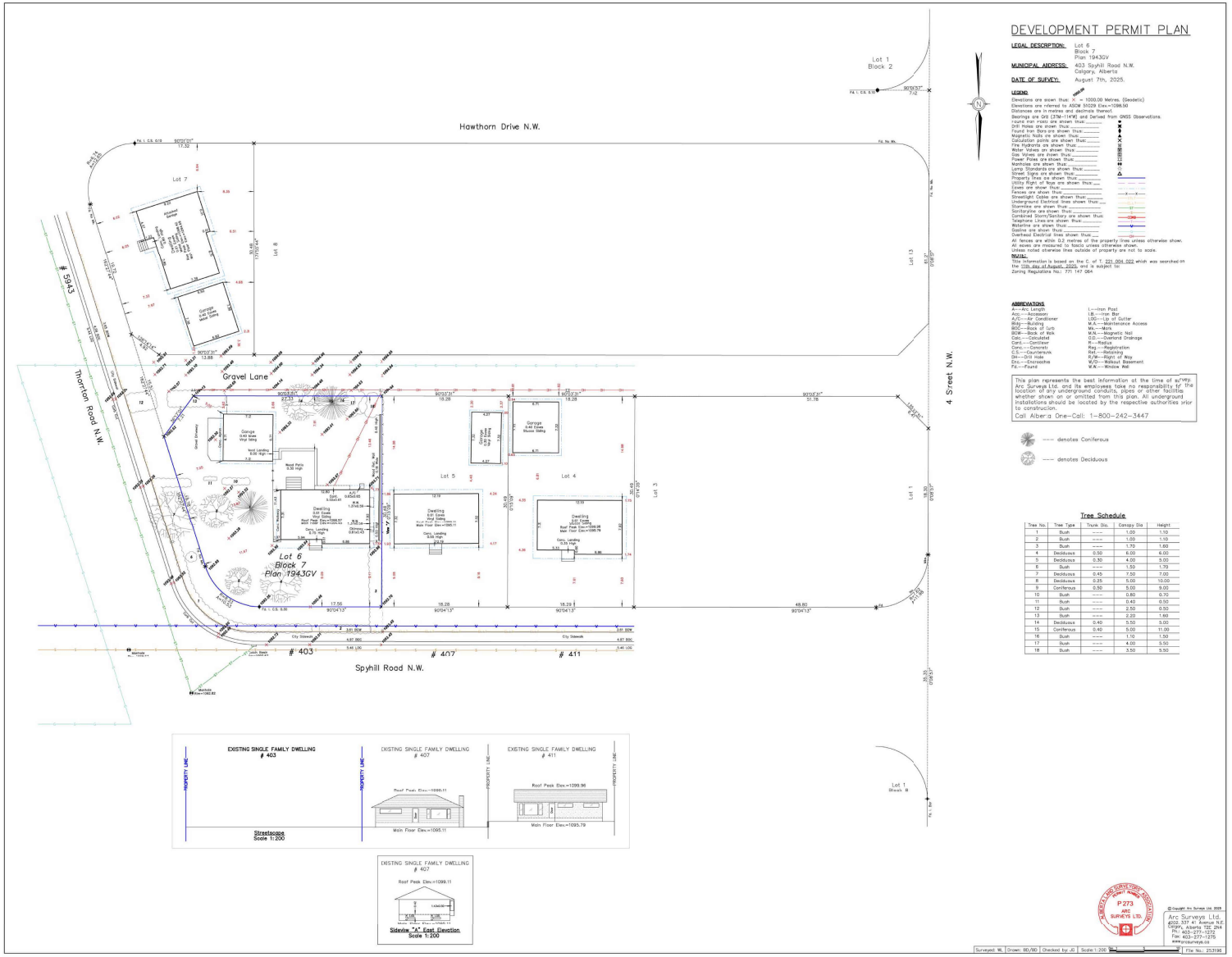
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Appendix B

STAMPED SURVEY



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Community Outreach Assessment Tool

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

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

COMMUNITY IMPACT	1 Point	2 Points	3 Points	Enter Values
How similar is your project to what already exists in the community?	Similar projects exist in the community and is a low level of change for community.	Community is not that familiar with this project type and will be a moderate change.	Major change or redevelopment being proposed and likely a big change for the community.	2
What is the duration of your project (to occupancy)?	Under 2 years	3 - 5 years	5 + years	1
How broadly will this project impact the surrounding community?	Likely to affect immediate neighbours.	Could have an impact within a few blocks.	Likely to have an impact community - wide.	1
How common is redevelopment within the community?	Redevelopment is common in community.	Moderate redevelopment has occurred.	Little to no redevelopment has occurred.	3
TOTAL				7
COMMUNITY COMPLEXITY	**1 Point**	**2 Points**	**3 Points**	**Enter Values**
How do you anticipate the community will react to this project?	Little attention - project unlikely to be a public issue.	Anticipate there will be some attention. Disagreement or differing opinions are expected.	Anticipate this to be a highly sensitive issue.	3
How inclined will the community be to accept this project?	Likely minimal to no issues anticipated.	Some issues anticipated.	Many issues are anticipated.	3
What level of influence does the community have over project decisions?	No decisions open for input, willing to inform the community of project details.	Willing to listen to community and learn about their ideas and respond where possible	Willing to collect input to influence specific project decisions.	2
TOTAL				8

IMPACT SCORE

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

COMPLEXITY SCORE

3 to 5	A
6 to 9	B

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

Your Project's Score: 2 B

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

19-0015896

*For an overview of outreach tactics and techniques you could consider, click here.

calgary.ca/planningoutreach

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Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: DP2025-06104

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

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

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

Community outreach was targeted and proportionate to the scale of the proposal and intended to ensure nearby residents had clear, accessible information about the development. The outreach strategy focused on direct notification, transparent information sharing, and accessible feedback opportunities.

Outreach Tactics and Timeline

1. Direct Outreach to Key Stakeholders

February 3, 2026 – Email sent to the Ward 4 Councillor's Office advising that outreach was underway and providing information about the Development Permit application.

February 4, 2026 – Email sent to the Thorncliff Greenview Community Association (TGCA), including a link to the project information folder containing the Development

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

1. Thornecliff Greenview Community Association- Via email
2. Nearby residents during door to door delivery of the Hello Neighbours notification

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Community Outreach for Planning & Development
Applicant-led Outreach Summary

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

During door-to-door notification, several nearby residents shared informal feedback. The main themes raised included:

Building Massing and Height
Questions regarding the overall scale of the proposed building and its compatibility with adjacent homes, including potential shadowing impacts on neighbouring properties.

Awareness of the Proposal
Some residents noted that they had not previously been aware of the development application prior to outreach.

Infrastructure Capacity

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

All feedback received through applicant-led outreach was reviewed and considered by the project team in the context of the Land Use Bylaw, applicable policy, and the City's Development Permit review process.

Community input informed refinements where feasible. In response to privacy concerns, windows on the west elevation were removed to reduce potential overlook. Submission materials were also clarified.

Other concerns related to density, parcel coverage, parking, and infrastructure are regulated through the R-CG district and subject to Administration's technical and discretionary review

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

To close the loop, the applicant prepared an Engagement Summary Report consolidating outreach activities, key themes raised by residents and the Thorncliffe Greenview Community Association, and the applicant's responses. The report was uploaded to the publicly accessible project information folder so residents who received the "Hello Neighbours" notification or engaged during outreach could review the outcomes.

The report was also shared directly with the Thorncliffe Greenview Community Association in response to their correspondence.

The Engagement Summary Report is included as an attachment to this submission to provide a complete record of outreach and follow-up communication

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ENGAGEMENT SUMMARY REPORT
Applicant-Led Outreach Summary
Development Permit DP2025-06104
403 Spyhill Road NW- Thorncliffe

Prepared by Sparks Planning Group on behalf of
Green Birch Architecture (the applicant)
February 2026

1. Introduction

Community outreach was undertaken by the applicant following issuance of the City's Detailed Team Review (DTR) dated January 7, 2026. The proposal consists of a six-unit rowhouse building with secondary suites and a detached garage in the community of Thorncliffe. The outreach was intended to inform nearby residents, Thorncliffe Greenview Community Association (TGCA) and Ward 4 Councillor about the proposal, provide access to drawings and project information, offer opportunities for questions and feedback, and respond to concerns raised through both applicant-led and City-led review processes. The approach was proportionate to the scale of development and aligned with the City of Calgary's Applicant Outreach Toolkit.

2. Outreach Approach & Rationale

Based on the scale of the proposal—a six-unit rowhouse with secondary suites in an established residential area—and anticipated community interest, a targeted and proportionate outreach approach was undertaken. The intent was to ensure nearby residents and the Community Association had timely access to accurate project information and clear opportunities to provide feedback.

Outreach occurred between February 3–7, 2026 and included direct notification to key stakeholders, door-to-door engagement within the immediate area, and transparent access to project materials through a publicly accessible information folder.

3. Summary of Engagement Activities

The following summarizes the engagement activities undertaken and the opportunities provided for residents and stakeholders to share feedback with the applicant team.

3.1 Outreach Tactics

- February 3, 2026 – Project information emailed to Ward 4 Councillor's Office.
- February 4, 2026 – Project information emailed to TGCA, including drawings and link to project information folder.
- February 7, 2026 – "Hello Neighbours" notices delivered within approximately 60–100 metres of the site. Several residents engaged in discussion.

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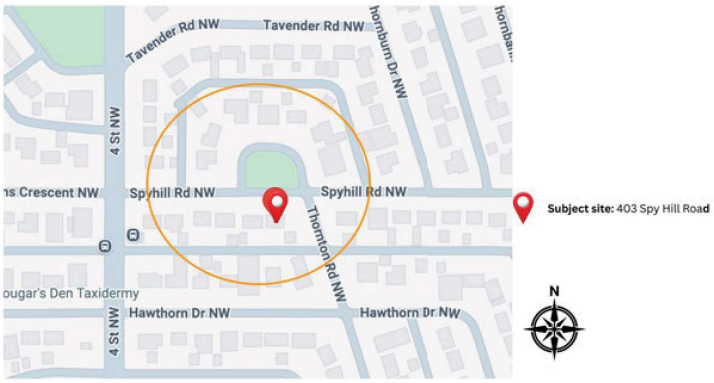
- Ongoing – Dedicated email (spyhill.dp@sparksplanninggroup.com) and QR code to project folder provided for feedback.
- Ongoing – Public project folder containing drawings and outreach materials

3.2 Door-to-Door Notification Area

Hello Neighbours notices were delivered within approximately 60 metres of the site, with additional distribution to directly adjacent and potentially affected properties beyond this radius.

Figure 1. General Notification Area Map: DP2025-06104: 403 Spy Hill Road

Figure 1. Approximate 60 Metre Notification Area



The orange circle illustrates an approximately 60 metre radius measured from the subject site using Google Earth. Door-to-door notifications were delivered within this area and extended slightly beyond the radius to include directly adjacent and potentially affected properties.

3.3 Outreach Materials

• "Hello Neighbours" Notification (attached)

4. Summary of Feedback Received

Feedback was received informally through door-to-door discussions with nearby residents and through the Thorncliffe Greenview Community Association's written correspondence forwarded by Administration as part of the Detailed Review process.

Project information was provided directly to the Community Association on February 4, 2026, and receipt was acknowledged. The Community Association advised that the information would be shared with its Development Committee; however, no additional feedback was received from the Community Association during the applicant-led outreach period.

Key themes identified through both applicant-led engagement and City-circulated correspondence included:

• Parking and traffic concerns
• Increased density

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- Parcel coverage
- Contextual fit and neighbourhood compatibility
- Privacy and shadowing impacts
- Infrastructure capacity (water pressure and servicing)
- Quality of life concerns
- Streetscape and façade treatment
- Garbage pickup location
- Construction access from lane
- Request for block face and streetscape information

5. Response to Community Concerns

The table below summarizes the key themes raised and how they were addressed through the proposal, and updated submission materials. The responses reflect both community feedback and the technical review undertaken as part of the Development Permit process.

Themes	What We Heard	What We Did / Response
Parking and traffic concerns	Residents expressed concerns about on-street parking and increased congestion.	The development provides all required on-site parking, and vehicle access is located at the rear lane to help minimize potential impacts on Spyhill Road and Thornton Road.
Privacy concerns	Neighbours were concerned about overlook into adjacent yards.	In response to the privacy concerns, windows facing the immediate western neighbour (Unit 1) have been removed.
Density	Some residents have concerns about the increased density	The concern regarding increased density has been noted. The proposal introduces additional homes within a two-storey, low-rise residential form. The overall height, scale, and street relationship are intended to remain consistent with the surrounding residential context. The proposed density complies with allowable density under the R-CG district.
Quality of life impacts	Concerns related to parking, noise, and neighbourhood change.	The project is entirely residential in nature. Its scale, height, and rear-lane access support neighbourhood character while accommodating additional homes
Shadowing impacts	Questions were raised about sunlight and shadow effects on neighbouring properties.	The two-storey form and corner-lot orientation help reduce potential shadow impacts. The building height is modest and aligned with typical low-density residential standards in established communities.
Infrastructure capacity	Residents raised concerns about water pressure and strain on services.	The proposal is subject to full review by Utility Engineering and Mobility Engineering.
Neighbourhood compatibility	Concerns that the development is not contextually sensitive and incompatible to the surroundings.	The concern regarding neighbourhood compatibility has been noted. The proposal maintains a two-storey, low-rise residential form with individual street-facing entrances and rear-lane parking. The building massing and scale are intended to remain consistent with the surrounding residential context while introducing a different housing format.

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Themes	What We Heard	What We Did / Response
Parcel coverage exceedance	Increased Parcel Coverage	The concern regarding overall building footprint has been noted. Parcel coverage has been identified through the Detailed Review process and is currently under review. Any required revisions or supporting rationale will be addressed as part of the formal resubmission to the City.
Façade Finish	Consider façade finish from Rowhouse to the garages facing 19th Ave	The comment referencing façade continuity to garages facing 19 Avenue NW does not apply to the subject site, which does not interface with 19 Avenue NW
Streetscape and block-face context	Request for clearer visual information.	Updated plans and elevations have been prepared to better illustrate the relationship between the building, garage, and surrounding properties, providing greater clarity on the streetscape context.
Fence location and street interface	Reduce the fence along unit 5 to make it more street oriented.	Based on the submitted plans, no street-facing fence is proposed along Unit 5. The primary building façade and entrances remain oriented to the public realm.
Waste Management	Questions about waste collection in the lane/ Alley	A screened shared waste and recycling enclosure is proposed adjacent to the rear lane. A designated concrete apron is provided to facilitate bin staging on collection days. Waste collection logistics will be coordinated in accordance with City Waste Bylaw requirements.
Construction access	Request that construction access be confirmed from the alley and not from 19 Avenue NW.	The subject site does not interface with 19 Avenue NW. Construction access is expected to occur from the rear lane in accordance with City requirements.
Missing plan details	Residents noted that the plan is missing information about existing and proposed elements	The application materials are currently under review through the City's Detailed Review process. Any additional information or refinements required to address clarity, context, or technical details will be incorporated as part of the formal resubmission.

6. Summary

All input received through applicant-led outreach and the City's circulation process was reviewed by the applicant team and considered in the context of the Land Use Bylaw, applicable statutory policy, and the technical direction provided through the Detailed Team Review (DTR).

Feedback identified key areas of community concern, including parking, density, privacy, contextual fit, infrastructure capacity, and waste management. Where appropriate, clarifications and refinements were incorporated into the resubmission materials, including revisions to window placement along the west elevation to reduce potential overlook.

The application remains subject to the City's discretionary review process, and technical matters will continue to be evaluated by Administration.

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7. How We Closed the Loop

This Engagement Summary Report documents outreach activities, key feedback themes, and the applicant's responses. The report will be uploaded to the publicly accessible project information folder shared with residents via QR code and will be provided directly to the Thorncliffe Greenview Community Association. All materials will form part of the applicant's Detailed Review resubmission package to the City of Calgary

8. Attachments

- "Hello Neighbours" Notification

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Hello Neighbours!

Re: Proposed Development at 403 Spyhill Road NW (DP2025-06104)

You are receiving this information because your property is located near **403 Spyhill Road NW**, a corner lot at Spyhill Road NW and Thornton Road NW.

A **Development Permit application** has been submitted to the City of Calgary and is currently under review. This outreach is being undertaken on behalf of the applicant and is **separate from the City's formal review process**. Its purpose is to share information early, provide clear visuals to explain what is being proposed, and invite any site-specific questions or comments.

The proposal has been designed to be low in height and street-oriented, with the intent of fitting within the scale and character of the surrounding residential area while adding housing in a modest and thoughtful way.

Key Project Details:

- **Building form:** One rowhouse building
- **Height:** Approximately 10.3 metres (below the maximum allowed)
- **Storeys:** Two
- **Homes:** 6 primary units + 6 secondary suites (12 homes total)
- **Entrances:** Individual front doors facing Spyhill Road NW
- **Parking:**
  - All required vehicle parking provided on site
  - Parking accessed from the rear lane
  - No front driveways proposed
- **Bicycle parking:** Secure, on-site bicycle parking provided
- **Amenity space:** Shared outdoor amenity space within the site

Project Status

The application is under review by the City of Calgary through the Development Permit process.

This letter is provided for information purposes as part of applicant-led outreach.

Share Your Feedback!

Thank you for taking the time to review this information.

If you have any site-specific **questions** or **comments**, you are welcome to share them by scanning the QR code or using the project feedback link provided.

- Scanning the QR code provided
- Using the project feedback form
- Contacting the outreach coordinator directly

The official Development Permit application can also be viewed on the City of Calgary's Development Map by searching DP2025-06104.

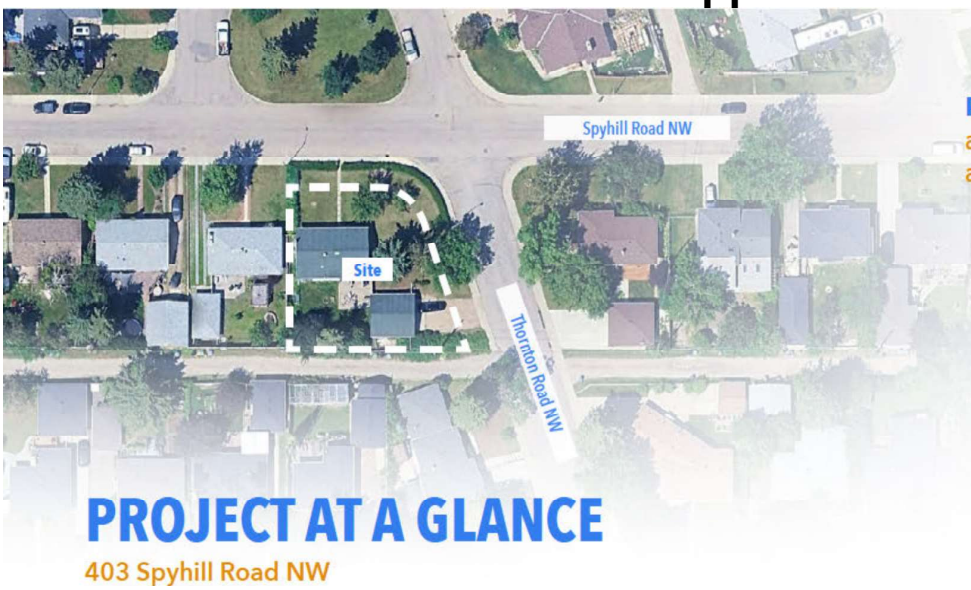
Scan to share your feed back or email us

Latosia Campbell-Walters, RPP, MCIP, IAP2, PMP
Principal Planner
Sparks Planning Group
Coordinating community outreach on behalf of the applicant
Email: spyhill.dp@sparksplanninggroup.com

SPARKS PLANNING GROUP

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Project Location
at the Corner of Spyhill Road NW
and Thornton Road NW

See the project info folder for more details about the proposal

PROJECT AT A GLANCE

403 Spyhill Road NW

Development Permit Application (DP2025-06104)



East Elevation



North Elevation

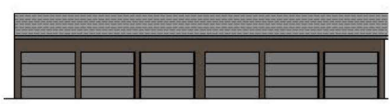


West Elevation

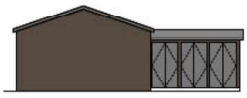


South Elevation





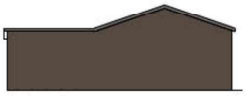
Garage Elevation 1



Garage Elevation 3



Garage Elevation 2



Garage Elevation 4

This visual summary is provided for information purposes as part of applicant-led outreach. The application is under review by the City of Calgary through the Development Permit process.

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March 1, 2026

Development Permit: DP2025-06104
Address: 403 Spyhill Road NW
Community: Thorncliffe

Dear Maha

Re: Written Response: DTR Items 6 & 12

The applicant has reviewed the summary of the 32 letters of opposition referenced in the Detailed Review, along with the Thorncliffe Greenview Community Association letter of opposition summarized in correspondence dated January 19, 2026.

The following provides a consolidated response to the concerns raised.

Community Outreach

The Community Association expressed concern regarding the absence of outreach and the need for a more comprehensive engagement approach. Following issuance of the Detailed Review, applicant-led outreach was undertaken.

Engagement included:

- Direct email notification to the Thorncliffe Greenview Community Association
- Notification to the Ward 4 Councillor's Office
- Door-to-door delivery of "Hello Neighbours" notices within approximately 60–100 metres of the site
- Creation of a dedicated project email address
- A publicly accessible digital folder containing plans and a feedback form

A completed Community Outreach Assessment Tool and Engagement Summary Report are included with this resubmission.

Parking and Traffic

Concerns were expressed regarding on-street parking pressure and congestion.

The proposal provides all required on-site parking in accordance with the Land Use Bylaw. No parking relaxations are proposed. Vehicular access is taken exclusively from the rear lane, and no direct vehicular access is proposed from Spyhill Road NW or Thornton Road NW, consistent with Mobility Engineering direction.
Parking and access arrangements are subject to review through the Development Permit process.

Privacy

Concern was raised regarding overlook into adjacent properties.

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In response, windows facing the immediate western neighbour (Unit 1) have been removed to reduce potential overlook. The development remains limited to two storeys, consistent with typical residential height.

Density

Concern was raised regarding increased density.

The subject site is designated R-CG (Residential – Grade-Oriented Infill), where rowhouse development is listed as a discretionary use. The proposal consists of a two-storey rowhouse building with secondary suites, a housing form contemplated within the R-CG district framework.

While the number of dwelling units increases relative to the existing single-detached dwelling, the built form remains low-rise and within the height and massing parameters intended for this district. The proposal represents modest residential intensification consistent with policy direction for Established Areas.

Final compatibility will be determined by the Development Authority through the discretionary review process.

Parcel Coverage

Concern was raised regarding increased parcel coverage

Parcel coverage is regulated under Section 534 of Land Use Bylaw 1P2007 and is currently under review through the Detailed Review process. Any required revisions or supporting rationale will be addressed through formal resubmission prior to decision.

Quality of life

Concern was raised that the development would negatively impact quality of life.

The proposal introduces additional housing within an established residential form and does not introduce commercial activity or non-residential uses. The building maintains a low-rise, two-storey form with rear-lane vehicle access to minimize street disruption. Servicing, drainage, parking, and infrastructure are regulated through the Development Permit and Development Site Servicing Plan processes.

Shadowing

Concern was raised regarding potential loss of sunlight.

The proposal is limited to a two-storey form. Given the site orientation, with Spyhill Road located to the north, shadow impacts are anticipated to be typical of low-rise residential development.

Infrastructure Capacity

Concern was raised regarding strain on existing infrastructure.

The application is subject to full review by Utility Engineering and Mobility Engineering. Servicing, stormwater management, and fire flow requirements must be satisfied prior to permit release. Infrastructure capacity will be assessed through established technical review processes.

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Contextual Sensitivity

Concern was raised that the development is not sensitive or compatible with the surrounding area.

The proposal maintains a two-storey residential scale with individual street-facing entrances and rear-lane parking. Building massing and orientation are intended to reflect a residential character consistent with the surrounding neighbourhood context. Compatibility will be evaluated by the Development Authority through the discretionary review process.

Waste Management

Concern was raised regarding garbage collection from the alley/lane

The proposal includes a screened shared waste and recycling enclosure, as illustrated on the Site Plan. A designated concrete apron is provided to facilitate bin staging on collection days. Waste collection logistics will be coordinated in accordance with City's Waste Bylaw requirements.

Clarification Regarding 19 Avenue NW References

The Detailed Review included references to façade treatment, fencing and construction access associated with 19 Avenue NW.

The subject site is municipally addressed as 403 Spyhill Road NW and does not interface with 19 Avenue NW. As such, those comments do not apply to this application.

Missing Plan Information / Streetscape Context

The Community Association requested additional context information, including block-face and streetscape details.

The architectural and site plans illustrate the proposed building form, access, and landscaping conditions. Any additional information requested by Administration to clarify context, grading, or servicing will be incorporated as part of the formal resubmission.

Summary

The applicant appreciates the time and input provided by the Thorncliffe Greenview Community Association and area residents. All concerns have been reviewed and considered.

The application remains subject to the City's discretionary review process and technical circulation. Any required refinements will be incorporated through the formal Detailed Review and permit decision process.

Respectfully submitted,

Temitayo Ajibade
Green Birch Architecture

SDAB2026-0087
SDAB2026-0087

From: Patrick Saunders
To: Calgary SDAB Info
Cc: publicservice
Subject: [External] SDAB2026-0087/DP2025-06104-5951 Thornton Road NW
Date: Wednesday, October 7, 2026 10:51:15 AM
Attachments: 2026 October 7 [redacted] SDAB2026-0087.pdf

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

Report Suspicious

Please find attached our submission for the October 15 Merit Hearing: SDAB2026-0087/DP2025-06104 - 5951 Thornton Road NW
2026 October 7 Thorn_Greenview CA re SDAB2026-0087. pdf

Patrick Saunders
5600 Centre Street N
Thorncliffe Greenview Community Association
psaun@telus.net

Thorncliffe Greenview Community Association

5600 Centre St. N

Calgary, Alberta T2K 0T3

October 7, 2026

Subdivision and Development Appeal Board
4th Floor, 1212 – 31 Ave NE
Calgary, AB T2E 7S8

By email: info@CalgarySDAB.ca

APPEAL NO: SDAB2026-0087
FILE NO: DP2025-06104

This response is further to the Thorncliffe Greenview Community Association (TGCA) letters of December 22, 2025 & April 6, 2026 (SDAB package at pp. 143-147).

Thorncliffe Greenview Community Association supports this appeal (SDAB2026-0087) against the approval of DP2025-06104 of a "Rowhouse (1 building), Secondary Suites (6suites), Accessory Residential Building (garage)" at 5951 Thornton Road NW.

Background Information

The community of Thorncliffe was developed from the early 50's to the late70's. The 1954 Parade of Homes opened in in the new sub-division of Thorncliffe Heights on August 21, and consisted of a full block of 23 show homes located on Thornton Road, between Simons Road and 54th Avenue. Thorncliffe Heights was a prototype of the "Neighborhood" concept of subdivision for the City of Calgary. This parcel located in the community of Thorncliffe is part of the initial development phase consisting of single detached family homes, but development occurred from 1966 to 1975 on nodes and corridors, north of Buckthorn Drive to 64th Ave, consisting of many semi-detached homes, townhouses and apartment buildings.

Thorncliffe has a population of 8,695 in over 3,165 dwellings, 23% are Rowhouse Units in comparison to the City of Calgary of 10%. 37% are Rowhouse and Apartment Buildings under 5 storey's in comparison to the City of Calgary of 30%.

Thorncliffe has a diverse range of housing type including single detached dwellings, semi-detached dwellings, townhouse, rowhouse and apartment buildings. We have and promote

many varied, flexible, inclusive and equitable housing options within our community. Thorncliffe has 42% renter households as compared to the City of Calgary 31%.

Thorncliffe already supports the goals of the Municipal Development Plan. Thorncliffe is a complete community vibrant, green and safe where people of all ages and lifestyles can choose to live work and play with a wide range and variety of housing types and tenures.

There is new infill development occurring within the community including additions to single detached homes, new single detached dwellings (R-CN), semi-detached dwellings, backyard suites/garage suites, laneway homes and secondary suites.

The Community Association, in addition to supporting the appellants, has additional concerns including but not limited to:

- Application is too "intense" in pushing rules to the maximum: 6 units and 6 secondary suites is large increase in density on this parcel.
- Building design: massing, height depth, setbacks, privacy and shadowing
- Parking and traffic: Increased traffic, limited parking and safety.
- Site slope and drainage concerns: concerns with the ongoing flooding and site drainage.
- Lack of contextual sensitivity: The proposed development does not fit contextually with the nature and character of the primarily single-detached homes of the adjacent and the surrounding community.
- The size and scale of the development is uncharacteristic, not sensitive, compatible or complimentary to the established area and creates a dramatic contrast with the physical development pattern of the adjacent single detached homes, the surrounding community
- The Application and does not align with the *Municipal Development Plan* (MDP) policies
    - Section 2.3.2.c – Ensure infill development compliments the established character of the area and does not create dramatic contrast in the physical development pattern).
    - Section 3.5.1 – 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.
- The proposed development does not represent modest intensification and fails to provide a respectful transition in the context that respects the nature and character of the primarily single-detached homes of the adjacent and the surrounding community.

The SDAB has, in several recent decisions, provided comments that help to identify issues which should be considered where "townhouse" and "rowhouse" developments have been appealed.

1. Placement of the proposed building unsuitable and inappropriate in the context (and contravenes the intent of the statutory plans and infill guidelines) **[SDAB2025-0015 at p. 21]**
2. An abrupt adjacent 10.15 m elevation constituted an "unneighbourly wall", a significant massing issue not capable of improvement by landscaping and which was unsupported by "convincing planning rationale" **[SDAB2025-0015, at p. 21]**
3. A two building / 5 units / 5 suites development on a mid-block parcel location with an irregular (pie) lot was overturned. The Board found the building massing "too immense … and is not sensitive to, and is not compatible with, existing housing on the block and neighbouring properties". **[SDAB2026-0025, at p. 23]**
4. Two separate buildings having a combined 10 dwellings resulted in a condition having a "massing and streetscape that is adverse and contrasting rather than consistent". **[SDAB2026-0025, at p. 23]**
5. Lack of available daylight for the Secondary Suites can be a concern contributing to a decision to overturn a discretionary approval. **[SDAB2026-0025, at p. 23]**
6. Section 35(c) LUB "appropriateness" and (d) "compatibility". Where the Board turns to words such as "drastic", "oddly appearing interrelationship", "not congruent or relatable", "jarring in design", "overbuilt", "disaggregated", "monolithic in context" to describe the relationship between a proposed development and the existing neighbourhood, it is a good indicator of a conclusion of poor discretionary design. In this decision the Appeal Board clearly articulated how the development failed to suitably respond to section 35(c) and (d):

   > *147 The Board finds the proposed development is not compatible with the existing streetscape, does not conform to nearby buildings, including those recently built or renovated, and would detract from the neighbourhood's streetscape and visual character. The street front building projects substantially past the setbacks of its neighbours and while there is no Bylaw rule for contextual setbacks, the Board cannot ignore the negative impact of such a building mass midblock in a local area which has not experienced building forms of this nature. It finds the form of development chosen here to be non-contextual and intrusive*.
   > **[SDAB2026-0025, at p. 24]**

7. The Appeal Board regularly returns to a thorough consideration of the elements for consideration of a discretionary use application found in section 35 of the LUB. In examining such rules, the Board will look at all subsections (a) through (j), but will pay particular attention to (c) appropriateness; (d) compatibility and impact; (e) planning merits; and (j) sound planning principles. Lack of adequate distance between two buildings on a mid-block townhouse application contributed to the overturning of an approval (along with it being "cluttered and insensitively massed"). **[SDAB2025-0085, at p. 14]**

8. Even where an application otherwise meets all the requirements of the R-CG land use district, the Board can overturn an approval based on its consideration of the "**cumulative effect**" of the many and various elements associated with an overly intense and incompatible infill development (in this case a 3 dwelling unit / 3 suite mid-block townhouse). As the Board noted:

> *"The Board finds the **cumulative effect** of the height differential, the Townhouse mass, the forward siting, and the intensity of use on a uniform block of detached bungalows renders the proposed development incompatible with adjacent development and produces an impact on the neighbourhood that is not acceptable under section 35(d) of the Bylaw. In reaching that finding, the Board emphasizes **that incompatibility under section 35(d) does not follow from any single feature of the proposed development considered in isolation**. Each of the four features identified above — the approximately 9.8-metre height against a row of single-storey bungalows, the continuous Townhouse mass extending to 65.1% of the parcel depth, the 4.3-metre forward siting that projects forward of every other dwelling on the block, and the three-Dwelling-Unit intensity of the proposed Townhouse form — is, on its own, defensible against the rules of the Bylaw. The Board's concern is that those four features, stacked together against an immediately adjacent single-storey detached home, produce a presence at the parcel boundary that the abutting dwelling at 779 Maryvale Way NE cannot screen, distance itself from, or absorb. The Appellant's day-to-day experience of that parcel line — light and air to the side yard, sightlines from main living spaces and the rear amenity zone, and the relational character of being next to another home of similar form rather than abutting a continuous two-storey wall that begins forward of every other front face on the block — is materially altered by the **cumulative effect of those features taken together**. The threshold under section 35(d), in the Board's view, is not the magnitude of any single departure, but the **cumulative effect on the use and enjoyment of the immediately adjacent property**. The Appellant's home, immediately adjacent at 779 Maryvale Way NE, would face the most direct and significant impact, but the impact extends along the block."*
> **[SDAB2025-0179, at p. 16]**

Conclusion

a. Pursuant to section 37(2) of the LUB, a discretionary development application may be refused "even though it meets the requirements of this Bylaw". The same principles apply to this Board pursuant to section 687(3) of the MGA.

b. It is the view of the Community Association that the unique symmetry of this parcel, the site slope characteristics, the location and context of the development within the existing community and variances (if any) are all "intrusive elements" which, when considered cumulatively, do not support the approval of this application.

c. The Calgary SDAB, in a series of decisions, has found that in a discretionary use application even where no single provision of the land use bylaw rules have been breached, the “cumulative effect” of too many intrusive elements associated with the new development may be sufficient to overturn an approval.

d. As a discretionary use approval, the Community Association respectfully requests that the SDAB find the approval to be wanting and, pursuant to section 687(3)(c) and (d) of the MGA, to uphold the Appeal and Overturn the decision of the Development Authority to approve development permit DP2025-06104

Sincerely,

Patrick Saunders
On behalf of Thorncliffe Greenview Community Association

From: Pomreinke, Derek D.
To: Carol McClary; Rick Grol; Calgary SDAB Info
Subject: SDAB2026-0087 bylaw check on amended plans
Date: Thursday, October 15, 2026 10:06:07 AM
Attachments: DP2025-06104 - PERMIT - BYLAW CHECK - COMPREHENSIVE SHEET - 2026-09-24.XLSM
image.png
image.png

Hello,

Please see attached the bylaw check completed by The City based on plans dated 2026 September 24. Note that because the applicant indicated they were pursuing a discretionary use, we did not check for compliance with the permitted use rules of section 347.3.

Let me know if there are any questions!

Derek Pomreinke M.Plan
Senior Planner
Planning Advisory & Coordination Services
Community Planning
The City of Calgary | Muni 4-A11-3 | Mail code #8062
P.O. Box 2100, Station M, Calgary, AB, T2P 2M5
T 587.576.3094 **E** derek.pomreinke@calgary.ca
Contact me through MS Teams

471

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:	September 25, 2026
Date Received:	September 24, 2026
BLC BY:	**Alex Trinh**
Review Required:	COMPLETE

D.P. #	**2025-06104**

For Internal Distribution Only

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

Floodway/Floodfringe/Overland Flow

DOES NOT APPLY

If applicable Complete Flood Sheet

Hertiage Guidelines Area

Not Located within Heritage Guideline Area

If Applicable Disregard Contextual Rules

Public Realm Setbacks
N/A

Main Floor Elevation(S):		***Roof Peak Elevation(s):***	
Units 1-3	**1094.64**	**Units 1-3**	**1103.22**
Units 4-6	**1093.97**	**Units 4-6**	**1102.55**

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

Notes:
Discretionary application. No contextual rules checked.

SDAB2026-0087

Residential - Grade-Oriented Infill (R-CG) District			D.P. # 2025-06104				
Rule	**Requirements**	**Notes**	**Evaluation**				
			Provided/Variance				
Secondary Suites	If applicable please refer to Secondary Suites Form		**See Attached**		**N/A**	**N/I**	
537 Building Setback from Front Property line	The minimum building setback from a front property line is 3.0m	North	**3.00**		**0.00**		Not Rounded
334 Projections into Setback Areas	(3) Portions of a building below the surface of the ground may extend without any limits into a setback area, with the exception of the required front setback area.		**C**	**N/C**	**N/A**	**N/I**	
336 Projections Into Front Setback Area	(1) Unless otherwise referenced in subsection (6), bay windows and eaves may project a max. of 0.6 m into the front setback area.	North - Eaves	**0.61**		**0.01**		Rounded
	(2) Landings, ramps other than wheelchair ramps and stairs may project into a front setback area provided: (a) they provide access to the main floor or lower level of the building; and		**C**	**N/C**	**N/A**	**N/I**	
	(2) Landings, ramps other than wheelchair ramps and stairs may project into a front setback area provided: (b) the area of a landing does not exceed 2.5m²	North Entrances: Units 1-3	**1.55**		**-0.95**		Rounded
	(5) In a Developed Area, a porch may project a maximum of 1.8m into a front setback area where:		**N/A**				Rounded
	(a) it forms an entry to the main floor of a Dwelling Unit of a main residential building;						
	(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						Rounded
	(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.						Not Rounded
	(6) Eaves may project an additional 0.6m from a porch into the front setback area, as described in subsection (5).						Rounded
335 Length of Portions of a Building in Setback Areas (Front)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade *(Does not apply to decks , eaves, porches, ramps, and stairs)*	PROVIDE LENGTH AND % VALUES	**N/A**				Rounded
	1st st [ ] [ ] X 40% = [ ]						
	2nd st [ ] [ ] X 40% = [ ]						
	(2) The max. length of an individual projection into any setback area is 3.1m						Not Rounded
538 Block Face Requirements	(1) A minimum building setback of 1.2m is required from a side property line at least every 60.0m along the entire length of a block face. **Block Face (Property Line) Length (m):**		**Corner Parcel**				Not Rounded
	(2) Where subsection (1) applies, the side setback area must be clear of all air conditioning units, window wells and portions of a building measured from grade to a height of 2.4m						
539 Building Setback from Side Property Line	(1) Subject to subsections (3) through (9), the minimum building setback from any side property line is 1.2m	West	**1.53**		**0.33**		Not Rounded
	(2) Subject to subsections (3) through (7), for a laneless parcel, the minimum building setback from any side property line is: (a) 1.2m; or		**N/A**				Not Rounded
	(2) Subject to subsections (3) through (7), for a laneless parcel, the minimum building setback from any side property line is: (b) 3.0m on one side of the parcel when no provision is made for a private garage on the front or side of a building.						Not Rounded
	(3) There is no requirement for a building setback from a property line upon which a party wall is located.						
	(6) For a corner parcel, the minimum building setback from a side property line shared with a street is 0.6m	East	**0.60**		**0.00**		Not Rounded
	(8) Unless otherwise referenced in subsection (9), on a laned parcel the minimum building setback from a side property line for a private garage attached to a main residential building is 0.6m						Not Rounded

	(9) On a laned parcel, the minimum building setback for a private garage attached to a main residential building that does not share a side or rear property line with a street may be reduced to zero metres where the wall of the portion of the building that contains the private garage is constructed of maintenance-free materials and there is no overhang of eves onto an adjacent parcel.			N/A				
337 Projections Into Side Setback Area	(1.1) Portions of a building greater than or equal to 2.4m above grade may project a max of 0.6m into any side setback area.			N/A				Rounded
	(1.2) Portions of a building less than 2.4m above grade may project a maximum of 0.6m,							Rounded
	(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.							Rounded
	(2) Window wells and portions of a building, other than eaves, must not project into a 3.0m setback required on a laneless parcel.							
	(3) Eaves may project a max. of 0.6m into any side setback area.		East Eave	0.30	-0.30			Rounded
			West Eave 0.02m clear					
	(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;	East Unit Entry stairs only	C	N/C	N/A	N/I	
		(b) the area of a landing does not exceed 2.5m²		N/A				Rounded
		(c) the area of any portion of a landing that projects into the side setback area does not exceed 1.8m²						
		(d) they are not located in a 3.0m side setback area required on a laneless parcel; and		C	N/C	N/A	N/I	
		(e) they are not located in a side setback area required to be clear of projections, unless pedestrian access from the front to the rear		C	N/C	N/A	N/I	
	(10) Central air conditioning equipment may project a maximum of 1.0m into a side setback area:			N/A				Rounded
	(8) Any portion of a building that projects into a side setback area, other than eaves, landings, window wells, ramps and stairs, must not be located closer than 0.9m from the nearest front façade.							Not Rounded
	(9) Balconies and decks must not project into any side setback area;		South Decks	C	N/C	N/A	N/I	Not Rounded
335 Length of Portions of a Building in Setback Areas (Side)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade *(Does not apply to decks , eaves, porches, ramps, and stairs)*		PROVIDE LENGTH AND % VALUES	N/A				Rounded
	1st st	X 40% =						
	2nd st	X 40% =						
	__st	X 40% =						
	__st	X 40% =						
	(2) The max. length of an individual projection into any setback area is 3.1m *(Includes Window Wells)*							Not Rounded
540 Building Setback from Rear Property Line	(1) Unless otherwise referenced in subsection (2) the minimum building setback from a rear property line is 7.5m			N/A				Not Rounded
	(2) On a laned or corner parcel, the minimum building setback from a rear property line is 1.2m		South	3.19	1.99			Not Rounded
338 Projections Into Rear Setback Area	(2) Awnings, balconies, bay windows, canopies, chimneys, decks, eaves, fireplaces, fire escapes, landings, porches, and ramps other than wheelchair ramps may project a max of 1.5m into any rear setback area.			N/A				Rounded
	(3) A private garage attached to a building may project without limits into a rear setback area provided it:	(a) does not exceed 4.6m in height, measured from the finished floor of the private garage;						Not Rounded
		(b) does not exceed 75.0m² in gross floor area for each Dwelling Unit located on the parcel.	Unit 1					Rounded
			Unit 2					
			Unit 3					
			Unit 4					
		(c) has no part that is located closer than 0.60m to the rear property line; and						

		(d) has no eave closer than 0.6m to a side property line.							Not Rounded
	(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 *(Does not apply to decks , eaves, porches, ramps, and stairs)*					PROVIDE LENGTH AND % VALUES			Rounded
	1st st			X 40% =			**N/A**		
	2nd st			X 40% =					
	(2) The max. length of an individual projection into any setback area is 3.1m								Not Rounded
339 Decks	(2) The height of a deck in the Developed Area must not exceed:	(a) 1.5m above grade at any point, except where the deck is located on the same façade as the at-grade entrance to a walkout basement; and				South	**0.91**	**-0.59**	Not Rounded
		(b) 0.3m above the main floor level of the closest main residential building on the parcel.					**N/A**		Not Rounded
	(2.1) Unless otherwise referenced in subsection (3), a privacy wall located on a deck:	(a) must not exceed 2.0m in height when measured from the surface of the deck; and					**N/A**		Not Rounded
		(b) must not be located between the foremost front façade of the main residential building and the front property line.							
	(3) A deck attached to a Semi-detached Dwelling, Rowhouse or Townhouse within 1.2m of a party wall must have a solid privacy wall that:		(a) is a min. of 2.0m in height;				**N/A**		Not Rounded
			(b) is a max. of 3.0m in height; and						Not Rounded
			(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 1.85m from the building façade to which it is attached.						**N/A**		Not Rounded
	(2) Unless otherwise referenced in this Part, the floor area of a recessed balcony must not exceed 10.0m²								Rounded
	(2.1) Unless otherwise referenced in this Part, a privacy wall located on a balcony:	(a) must not exceed 3.0m in height when measured from the surface of the balcony; and							Not Rounded
		(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;						Not Rounded
			(b) is a max. of 3.0m in height; and						Not Rounded
			(c) extends the full depth of the balcony.						
544 Balconies	(1) Where a balcony is located on the roof of the first or second storey of a main residential building and does not overhang any façade of the storey below, the balcony may have a maximum floor area that equals 50.0 per cent of the horizontal cross section of the storey below. Area of Storey Below Balcony (m²)						**N/A**		Rounded
	(2) A balcony attached to a Contextual Single Detached Dwelling, Contextual Semi-detached Dwelling, or Rowhouse Building that is a permitted use: *Does not apply to Discretionary Uses.*	(a) may be located on a side façade of a building:	(i) where it forms part of the front façade and is not recessed back more than 4.5m from the front façade; or						Not Rounded
			(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**		Not Rounded
		(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.							Not Rounded

543 Amenity Space	(1) For developments of three units or more, each unit and suite must have amenity space that is located outdoors and is labelled on the required landscape plan.				**F/M Discretion**		**N/A**	**N/I**	
	(2) Amenity space may be provided as common amenity space, private amenity space or a combination of both.				**Applies**		**N/A**	**N/I**	
533 At Grade Orientation of Units	(1) All units must provide individual, separate, direct access to grade.				**C**	**N/C**	**N/A**	**N/I**	
	(2) Units with an exterior wall facing a street must provide:	(a) an entrance that is visible from the street; and			**C**	**N/C**	**N/A**	**N/I**	
		(b) sidewalks that provide direct exterior access to the unit.			**C**	**N/C**	**N/A**	**N/I**	
541 Building Height	(1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum building height is 10.0m measured from grade.			Tallest Elevation	**9.75**		**-0.25**		Not Rounded
	(2) Where a building setback is required from a property line shared with another parcel designated with a low density residential district, the M-CG District or H-GO District, the max building height:	(a) is the greater of:	(i) the highest geodetic elevation of a main residential building on the adjoining parcel; or		**C**	**N/C**	**N/A**	**N/I**	
			(ii) 7.0m from grade; measured at the shared property line; and						
		(b) increases at a 45 degree angle to a maximum of 10.0m measured from grade.							
	(3) On a corner parcel, the max area of a horizontal cross section through a building at 9.5m above average grade must not be greater than 75.0% of the max area of a horizontal cross section through the building between average grade and 8.6m								Rounded
	1093.70 Prim Bldg Crnr 1		**1093.07** Prim Bldg Crnr 2	**1102.70** Geo 9.5m Abve Avrge Grade	**Complies** Only a sliver of roof peaks located at 9.5m above average grade				
	1093.58 Prim Bldg Crnr 3		**1092.44** Prim Bldg Crnr 4	**1101.80** Geo 8.6m Abve Avrge Grade					
	378.59 Max. Area	X 75% =	**283.94** 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**				Not Rounded
	Height Required Beyond C.A.B. #1	**m** C.A.B. #2	**and Rear Property Line** 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.			Solar panels appear flush with roof on plans	**Complies**				Rounded
532 Façade Width	The minimum width of a street facing façade of a unit is 4.2m				**Complies**				Not Rounded
535 Building Depth and Separation	(1) Unless otherwise referenced in subsections (2) and (3) the maximum building depth is 65.0% of the parcel depth for a building containing a unit. **65%** x Parcel Depth = **0.00** Max Bldg Depth				**N/A**				Rounded
	(2) On a laned parcel, there is no maximum building depth for a main residential building wholly contained to the rear of 40.0% parcel depth where: *Note: The Main Residential Building exempt from Building Depth must be **WHOLLY** contained within rear 60.0%; otherwise see subsection (1).*	(a) there is more than one main residential building on the parcel; (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 **Parcel Depth (m)** / **40% / 60.0% Parcel Depth (m)** / **Total Number of Units** / **Required Number of Units in Front 60.0%**							Rounded
		(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							

		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 30.94 Parcel Depth (b) the building depth of the main residential building on the adjoining parcel; 16.48 C.A.B. Building Depth whichever is closer to the rear property line. 3.0m Building Side Setback Required beyond 16.48 m and the rear property line		Side Setback Dimension (m) 18.77 Subsection (b) Applies	15.77		Not Rounded
529 Density	The maximum density for parcels designated R-CG District is 75 units per hectare. 75 U.P.H 846.16 (m²) 0.0846160 (ha) = 6.00 Units		Units U.P.H	6.00 70.91	0.00 -4.09		Not Rounded	
	(2) The maximum density is 75 units per hectare for developments legally existing or approved by the Development Authority prior to August 4, 2026. 75 U.P.H Enter m² Above (m²) (ha) = Units		Units U.P.H	N/A				
339.1 Porches *(must meet all requirements to be exempt)*	In a Developed Area, a porch is exempt from parcel coverage where:	(a) the porch is located between the façade of the main residential building and: (i) the front property line; or		C	N/C	N/A	N/I	
		(ii) the side property line on the street side of a corner parcel;		C	N/C	N/A	N/I	
		(b) the porch is unenclosed on a minimum of two sides, other than by a railing, balustrade, or privacy walls located on porches between attached units when the porch is at or exceeds the contextual front setback; and		C	N/C	N/A	N/I	
		(c) there is no enclosed floor area or balcony located directly above the roof of the porch.		C	N/C	N/A	N/I	
534 Parcel Coverage	(2) Unless otherwise referenced in subsection (3), the maximum cumulative building coverage over all the parcels subject to a single development permit containing a Contextual Semi-Detached Dwelling, Contextual Single Detached Dwelling, Cottage Housing Cluster, Rowhouse Building, Semi-Detached Dwelling, Single Detached Dwelling or Townhouse is:	(a) 45.0% of the area of the parcels subject to a single development permit for a development with a density of less than 40 units per hectare;		Applies	Does Not Apply			
		(b) 50.0% of the area of the parcels subject to a single development permit for a development with a density 40 units per hectare or greater and less than 50 units per hectare;		Applies	Does Not Apply			
		(c) 55.0 per cent of the area of the parcels subject to a single development permit for a development with a density of 50 units per hectare or greater.		Applies	Does Not Apply			
	(3) The maximum parcel coverage referenced in subsections (1) and (2), must be reduced by:	(a) 21.0m² where one motor vehicle parking stall is required on a parcel that is not located in a private garage; and		Applies	Does Not Apply			
		(b) 19.0m² for each required motor vehicle parking stall that is not located in a private garage where more than one motor vehicle parking stall is required on a parcel.		Applies	Does Not Apply			
	(4) For all other uses, the maximum parcel coverage is 45.0%			Applies	Does Not Apply			
	Determine correct percentage of parcel coverage and input values below 6 Number of Units 55.0% 846.16 Parcel Area (m²) minus Required Stalls = 465.39 Max. Coverage Parcel Coverage Totals Rowhouse: 338.63; ARB: 107.81; Total: 446.44			% 52.76% m² 446.44	% -2.24% m² -18.95		Rounded	
Accessory Building	If applicable please refer to Accessory Residential Building Form			See Attached	N/A	N/I		
	(3) All areas of a parcel, except for those portions specifically required for motor vehicle access, motor vehicle parking stalls, loading stalls, garbage facilities, or any			C	N/C	N/A	N/I	

	purpose allowed by the Development Authority, must be a landscaped area.							
	(4) All setback areas adjacent to a street, except for those portions specifically required for motor vehicle access, must be a landscaped area.		W&R in rear setback area	C	N/C	N/A	N/I	
	(5) Amenity space provided outdoors at grade must be included in the calculation of a landscaped area.			C	N/C	N/A	N/I	
542 Landscaping Requirements	(6) Any part of the parcel used for motor vehicle access, motor vehicle parking stalls, loading stalls and garbage or recycling facilities must not be included in the calculation of a landscaped area.			C	N/C	N/A	N/I	
	(7) A minimum of 30.0% of the landscaped area must be covered with soft surfaced landscaping.			Percentage (%)				Rounded
				44.15%		14.15%		
	331.51 Landscaped Area (m²)			Area (m²)				
				146.35		46.90		
	(8) All soft surfaced landscaped area must be irrigated by an underground irrigation system, unless otherwise provided by a low water irrigation system.			C	N/C	Low H20 Irrig.	N/I	
	(9) Mechanical systems or equipment that are located outside of a building must be screened.			C	N/C	N/A	N/I	
	(4) The requirement for the provision of 1.0 tree is met where:	(a) a deciduous tree has a minimum calliper of 60mm;		Calliper (mm)				Not Rounded
		4 # Provided		60.00		0.00		
		(b) a coniferous tree has a minimum height of 2.0m		Height (m)				Not Rounded
		7 # Provided		2.00		0.00		
	(5) The requirement for the provision of 2.0 trees is met where:	(a) a deciduous tree has a minimum calliper of 85mm;		Calliper (mm)				Not Rounded
		0 # Provided		N/A				
		(b) a coniferous tree has a minimum height of 4.0m		Height (m)				Not Rounded
		0 # Provided		N/A				
	(6) The requirement for the provision of 3.0 trees is met where an existing deciduous tree with a calliper greater than 100mm is preserved.			Calliper (mm)				Not Rounded
542.2 Planting Requirements	0 # Provided			N/A				
	(2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0m² of parcel area.			# of Trees				Not Rounded
				11		3		
	8 Required Trees	846.16		# of Shrubs				Not Rounded
	24 Required Shrubs	Parcel Area (m²)		31		7		
	(3) Shrubs must be a minimum height or spread of 0.6m at the time of planting.			0.60		0.00		Not Rounded
	(7) For landscaped areas with a building below, planting areas must have the following minimum soil depths:	(a) 1.2m for trees;		N/A				Not Rounded
		(b) 0.6m for shrubs; an						Not Rounded
		(c) 0.3m for all other planting areas.						Not Rounded
	(8) The soil depths referenced in (7) must cover an area equal to the mature spread of the planting material.							
	(1) A driveway must not have direct access to a major street unless:	(a) there is no practical alternative method of vehicular access to the parcel; and		N/A				
		(b) a turning space is provided on the parcel to allow all vehicles exiting to face the major street.						
	(2) A driveway connecting a street to a private garage must:	(a) be a min of 6.0m in length along the intended direction of travel for vehicles measured from:	(i) the back of the public sidewalk to the door of the private garage; or					Not Rounded
			(ii) a curb where there is no public sidewalk to the door of a private garage, and					
		(b) contain a rectangular area measuring 6.0m in length and 3.0m in width.						Not Rounded
341 Driveways	(3) A driveway connecting a lane to a private garage must be a min of 0.60m in length along the intended direction of travel for vehicles, measured from the property line shared with the lane to the door of a private garage.		South - Lane	2.23		1.63		Not Rounded
	(5) That portion of a driveway including a	(a) 6.0m where the parcel width is 9.0m						Not Rounded

	(5) That portion of a driveway including a motor vehicle parking stall within 6.0m of a public sidewalk, or a curb on a street where there is no public sidewalk, must not exceed a width of:	or less; or		N/A				Not Rounded
		(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. Number of Parcels along Block Face						Rounded
546 Motor Vehicle Parking Stalls	(1) The minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 1.0 stalls per unit or suite.		**Community (select below)** *THORNCLIFFE*					
	(2) Notwithstanding subsection (1), the minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 0.5 stalls per unit or suite for the area listed in Table 2.1 below.		Parking Rate: 0.50 Stall per Unit & Suite					
	12 Number of Units & Suites Stalls Within a Private Garage: 6 Stalls provided on Parking Pad: 0			6		0		Not Rounded
546.2 Bicycle Parking Stalls	(2) Notwithstanding subsection (1), there is no requirement for a bicycle parking stall – class 1 for parcels with two or less Dwelling Units.			Applies		N/A	N/I	
	(1) The minimum number of bicycle parking stalls – class 1 is calculated based on the sum of all units and suites at a rate of 1.0 stall per unit or suite where a unit or suite is not provided a motor vehicle parking stall located in a private garage. 6 Number of Units & Suites			6		0		Not Rounded
342 Retaining Walls	(1) A retaining wall must be less than 1.2m in height when measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall.			C	N/C	N/A	N/I	Not Rounded
	(2) A min horizontal separation of 1.0m must be maintained between retaining walls on the same parcel.			C	N/C	N/A	N/I	Not Rounded
338.1 Patios	(1) Unless otherwise referenced in subsections (2) and (3), a privacy wall may be located on a patio, provided it does not exceed a height of 2.0m from the surface of the patio.			C	N/C	N/A	N/I	Not Rounded
	(2) A privacy wall located on a patio must not exceed 2.0m in height, when measured from grade and when the privacy wall is located within: (a) a side setback area; or (b) 6.0m of a rear property line.			C	N/C	N/A	N/I	Not Rounded
	(3) A privacy wall located on a patio must not exceed 1.2m in height when measured from grade when the privacy wall is located between the foremost front façade of the main residential building and the front property line.			C	N/C	N/A	N/I	Not Rounded
540.1 Fences *Note: Only apply fence rules to proposed fences*	For a Rowhouse Building, the height of a fence above grade at any point along a fence line must not exceed:	(a) 1.2 metres for any portion of a fence extending between the foremost front façade of the immediately adjacent main residential building and the front property line;		C	N/C	N/A	N/I	Not Rounded
		(b) 2.0 metres in all other cases; and		C	N/C	N/A	N/I	Not Rounded
		(c) 2.5 metres at the highest point of a gate that is not more than 2.5 metres in length.		C	N/C	N/A	N/I	Not Rounded
343 Fences *Note: Only apply fence rules to proposed fences*	The height of a fence above grade at any point along a fence line must not exceed:	(a) 1.2 metres for any portion of a fence extending between the foremost front façade of the main residential building and the front property line;		C	N/C	N/A	N/I	Not Rounded
		(b) 2.0m in all other cases, and		C	N/C	N/A	N/I	Not Rounded
		(c) 2.5m at the highest point of a gate that is not more than 2.5m in length.		C	N/C	N/A	N/I	Not Rounded
348 Visibility Setback	Within a corner visibility triangle, buildings, fences, finished grade of a parcel and vegetation must not exceed the lowest elevation of the street by more than 0.75m above lowest elevation of the street.			C	N/C	N/A	N/I	Not Rounded
546.3 Waste, Recycling and Organics	For developments of three or more units, garbage, recycling, and organics must be stored in a screened location approved by the Development Authority.			C	N/C	N/A	N/I	
	1) Unless otherwise specifed, the minimum width and depth of motor vehicle parking stalls are illustrated in Table 2.							

122 Standards for Motor Vehicle Parking Stalls	*Note: The depth of the motor vehicle parking stalls provided within a garage for 2 or more tenants within rowhouse defaults to Table 2.* ***The required depth is 5.4m.***		**C**	**N/C**	**N/A**	**N/I**	Not Rounded
	(3) The minimum depth of a motor vehicle parking stall is 5.9m where it is required for: (a) a Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling or Single Detached Dwelling (b) a Dwelling Unit where the stall is provided in a private garage intended to be used for the occupants of only one Dwelling Unit.		**C**	**N/C**	**N/A**	**N/I**	Not Rounded
	(4) The minimum width of a motor vehicle parking stall required for a Dwelling Unit is: (a) 3.0m where both sides of a stall abut a physical barrier; (b) 2.85m where one side of a stall abuts a physical barrier; and (c) 2.5m in all other		**C**	**N/C**	**N/A**	**N/I**	Not Rounded
	(7) The minimum width of a motor vehicle parking stall for Multi-Residential Development, Multi-Residential Development - Minor, a Townhouse or a Rowhouse Building provided for the exclusive use of a Dwelling Unit is reduced to 2.60m where: (a) the stall is one of two or more motor vehicle parking stalls that are provided in a private garage; (b) the motor vehicle parking stalls in the private garage are for the sole use of the occupants of the Dwelling Unit; and (c) the motor vehicle parking stalls are not counted towards fulfilling the minimum motor vehicle parking stall requirements for that Dwelling Unit.		**C**	**N/C**	**N/A**	**N/I**	Not Rounded
	(15) Motor vehicle parking stalls for a Backyard Suite, Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling and Single Detached Dwelling must be: (a) hard surfaced; and (b) located wholly on the subject parcel.		**C**	**N/C**	**N/A**	**N/I**	

Accessory Residential Building					D.P. # 2025-06104				
Rule	**Requirements**				**Evaluation**				
				Notes	**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		East	**Complies**				Not Rounded
		(b) 0.6m from a side or rear property line in all other cases.		South	**2.23**		**1.63**		
	(2) The min. building setback for an Accessory Residential Building that does not share a side or rear property line with a street may be reduced to zero m when:	(a) the Accessory Residential Building is less than 10.0m^2			**C**	**N/C**	**N/A**	**N/I**	
		(b) the wall of the Accessory Residential Building is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel; or		West - 0.34m - stucco	**C**	**N/C**	**N/A**	**N/I**	
		(c) the owner of the adjacent parcel grants a 1.5m private maintenance easement that must:	(i) be registered against the title of the parcel proposed for development and the title of the adjacent parcel; and		**C**	**N/C**	**N/A**	**N/I**	
			(ii) include a 0.60m eave and footing encroachment easement.		**C**	**N/C**	**N/A**	**N/I**	
	(3) An Accessory Residential Building must not be located in the actual front setback area.				**C**	**N/C**	**N/A**	**N/I**	
	(4) A private garage on laneless parcel may be located in required 3.0m side setback, except along street side of a corner parcel.				**C**	**N/C**	**N/A**	**N/I**	
	(5) The min. distance between any façade of an Accessory Residential Building 10.0m^2 or more and a main residential building or a building containing a Secondary Suite is 1.0m				**C**	**N/C**	**N/A**	**N/I**	
	(6) The height of an Accessory Residential Building must not exceed:	(a) 4.6m, measured from the finished floor of the building;			**3.14**		**-1.46**		Not Rounded
		(b) 3.0m at any eaveline, when measured from the finished floor of the building; and			**2.46**		**-0.54**		
		(c) one storey,			**Complies**				
		(c) one storey, which may include an attic space that:	(i) is accessed by a removable ladder;		**N/A**				
			(ii) does not have windows;						
			(iv) has a max. height of 1.5m from the attic floor to the underside of any rafter.						Not Rounded
346 Restrictions on Use of Accessory Residential Building	(1) The finished floor of an Accessory Residential Building, other than a private garage, must not exceed 0.6m above grade.				**C**	**N/C**	**N/A**	**N/I**	
	(2) An Accessory Residential Building must not be used as a Dwelling Unit, unless a Backyard Suite has been approved.				**C**	**N/C**	**N/A**	**N/I**	
	(3) An Accessory Residential Building must not have a balcony or rooftop deck.				**C**	**N/C**	**N/A**	**N/I**	
	(4) The area of a parcel covered by all Accessory Residential Buildings located on a parcel:	(a) must not exceed the less of:	(i) the building coverage of the main residential buildings; or		**C**	**N/C**	**N/A**	**N/I**	
			(ii) 75.0m^2 for each Dwelling Unit located on the parcel; and		**Complies**				Rounded
			1 # of Units						

Page 1

	Secondary Suite - R-CG		D.P. # 2025-06104				
Rule	**Requirements**			**Evaluation**			
			Notes	**Provided/Variance**			
Note: Remember to check any applicable district rules							
351 Secondary Suite	(1) For a Secondary Suite the minimum building setback from a property line, must be equal to or greater than the minimum building setback from a property line for the main residential building.			**C**	**N/C**	**N/A**	**N/I**
	(2) Except as otherwise stated in subsection (2.1) and (3), the maximum floor area of a Secondary Suite, excluding any area covered by stairways and landings, is 100.0m²:	(a) in the R-C1L, R-C1Ls, R-C1, R-C1s, R-C1N, R-1, R-1s and R-1N District; or		**N/A**			Rounded
		(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**			Rounded

352 Backyard Suite	(9) A balcony attached to a Backyard Suite may project into a required setback area from a property line shared with a street or a lane to a minimum setback of 0.6m from the property line.		**N/A**				Not Rounded
354 Accessory Suite - Density	(1) There must not be more than one Backyard Suite located on a parcel, except in the R-CG and R-2M Districts where one Backyard Suite may be located on any bare land unit.		**C**	**N/C**	**N/A**	**N/I**	
	(1.1) There must not be more than one Secondary Suite contained within a Dwelling Unit.		**C**	**N/C**	**N/A**	**N/I**	
	(3) A Secondary Suite or a Backyard Suite must not be separated from the main residential use on a parcel by the registration of a condominium or subdivision plan.		**C**	**N/C**	**N/A**	**N/I**	
Additional Notes							

From: Pomreinke, Derek D.
To: Carol McClary; Rick Grol; Calgary SDAB Info
Subject: Re: SDAB2026-0087 bylaw check on amended plans
Date: Thursday, October 15, 2026 10:08:10 AM
Attachments: image001.png
image002.png
DP2025-06104 PERMIT BYLAW CHECK DISCREPANCIES SHEET 2026-09-24.docx

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The attached discrepancy sheet shows no discrepancies.

-Derek

From: Pomreinke, Derek D. <Derek.Pomreinke@calgary.ca>
Sent: Thursday, October 15, 2026 10:06
To: Carol McClary <carolmcclaryconsulting@gmail.com>; Rick Grol <rgrol@grol.ca>; Calgary SDAB Info <Info@calgarysdab.ca>
Subject: SDAB2026-0087 bylaw check on amended plans

Hello,

Please see attached the bylaw check completed by The City based on plans dated 2026 September 24. Note that because the applicant indicated they were pursuing a discretionary use, we did not check for compliance with the permitted use rules of section 347.3.

Let me know if there are any questions!

Derek Pomreinke M.Plan
Senior Planner
Planning Advisory & Coordination Services
Community Planning
The City of Calgary | Muni 4-A11-3 | Mail code #8062
P.O. Box 2100, Station M, Calgary, AB, T2P 2M5
T 587.576.3094 **E** derek.pomreinke@calgary.ca
Contact me through MS Teams

FILE: **DP2026-06104**

DATE RECEIVED: September 24, 2026

Bylaw Discrepancies		
Regulation	**Standard**	**Provided**
NONE NOTED		
347.3 Permitted use Rowhouse Building		
Regulation	**Standard**	**Provided**
N/A – Discretionary		