REPORT TO THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD

DATE: September 29, 2026	**APPEAL NO.: SDAB2026-0164** **FILE NO.: DP2025-04672**
APPEAL BY: Rafih Bari	
FROM A DECISION OF THE DEVELOPMENT AUTHORITY where a **New: Rowhouse Building (1 building)** **was refused at 286 Covepark Way NE.**	**LAND USE DESIGNATION: R-G** **Permitted with a Relaxation**
COMMUNITY OF: Coventry Hills	**DATE OF DECISION: August 20, 2026**
APPLICANT: Rafih Bari	**OWNERS: Chowdhury Fazle Bari & Midori Taguchi**

Notes:

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

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

Subdivision & Development APPEAL BOARD

Subdivision and Development Appeal Board - Notice of Appeal

CC 821 (R2023-03)

In accordance with Sections 678 and 686 of the Municipal Government Act and The City of Calgary Bylaw 25P95, as amended, an appeal to the Subdivision and Development Appeal Board must be filed within the legislated time frame and each Notice of Appeal must be accompanied by the legislated fee.

Municipal Address of Site Under Appeal [required]	286 covepark way ne
Development Permit/Subdivision Application/File Number [required]	DP2025-04672
Name of Appellant [required]	Rafih Bari
Agent Name (if applicable)	
Street Address [required]	286 Covepark Way NE
hdnFullAddress	286 covepark way ne Calgary AB T3K5T6
City [required]	Calgary
Province [required]	Alberta
Postal Code [required]	T3K 5T6
Residential Phone # [required]	(587) 222-1195
Business Phone #	
Email Address [required]	rafih@sutekigroup.ca

APPEAL AGAINST

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

Development Permit Refusal

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Sep 5, 2026

11:33:58 AM

SDAB2026-0164

Subdivision & Development APPEAL BOARD

Subdivision and Development Appeal Board - Notice of Appeal

CC 821 (R2023-03)

I do hereby appeal the decision of the Subdivision/Development Authority for the following reasons [required]	We are formally appealing the refusal of Development Permit on the basis that our application was continually encouraged by City Administration through iterative reviews, during which clear guidance was provided regarding achievable relaxations. Specifically, initial review comments on November 3, 2025, identified only the parcel area, while subsequent comments on February 19, 2026, added the parcel width constraint; in both instances, we were explicitly advised that relaxations for both parcel area and width would be supported in exchange for enhanced landscaping, increased amenity space, and design refinements. Our final submission comprehensively addressed every piece of feedback by significantly expanding amenity space, enhancing the landscape plan, increasing setback distances to protect neighbouring privacy, and elevating overall architectural design. Having fully met and exceeded the conditions outlined by Administration to warrant these relaxations, the subsequent refusal is unreasonable, and we look forward to presenting full graphic and design evidence to the Board to demonstrate full alignment with sound planning principles, and alignment with the citys overall densification goals.

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

Estimated Presentation Time	20 minutes
Will you be using an agent/legal counsel? [required]	No
Do you anticipate any preliminary issues with your appeal? (i.e. jurisdiction, parties status as affected persons, adjournment, etc.)? [required]	No
If yes, what are the issues?	
Do you anticipate bringing any witnesses/experts to your hearing? [required]	No
If yes, how many will you be bringing?	

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Sep 5, 2026

11:33:58 AM

SDAB2026-0164

Subdivision & Development APPEAL BOARD

Subdivision and Development Appeal Board - Notice of Appeal

CC 821 (R2023-03)

I confirm and acknowledge that

- *I have read and understood this form;*
- *The information I have provided is accurate to the best of my knowledge; and*
- *I am responsible for paying the appeal fee and my notice of appeal will not be considered filed until my appeal fee has been received.*

Submission Date	2026-09-05 11:30:59 MST

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

If you require further information regarding appeal deadlines and procedures, please contact the SDAB office at:
Website: calgary.ca/sdab **Phone:** (403) 268-5312 **Email:** info@calgarysdab.ca

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SUBDIVISION & DEVELOPMENT APPEAL BOARD

Appeal of Development Permit Refusal

Detailed Appeal Presentation for Proposed
3-Unit Rowhouse Development

Application No.
DP2025-04672

Subject Address
286 Covepark Way NE,
Calgary,
AB T3K 5T6

Applicant
CIRNO Design Ltd.
Rafih Bari

Hearing Date
29th September 2026

SDAB2026-0164

Location



SDAB2026-0164

Grounds for Appeal & Admin History

Iterative Administrative Guidance

Sep 3, 2025: DP submitted
Nov 3, 2025 Review:
DTR1. City Administration identified parcel area as requiring attention.
Feb 19, 2026 Review:
DTR2. Parcel width constraint was subsequently added to review notes.
Standard Set: In both detailed reviews, Administration stated that that parcel area and width relaxations would be considered and supported in exchange for amenity space, and landscaping.
May 5, 2026 : Public comments received.

Design Exceeding planning requirements

May 31, 2026: Final submission

Final resubmission fully addressed and exceeded every condition requested by Administration for Landscape and Amenity Space

Design also addressed all Public Comments.

DP Refusal:
August 20, 2026: Refusal

Administrative Guidance

Nov 3, 2025 Review:
city Administration identified parcel area as requiring attention, but encouraged to continue with design,

547.7 Parcel Area	(1) Except as otherwise referenced in subsection (2) and (3), the minimum area of a parcel is 150.0m² per Dwelling Unit.	Plans indicate the parcel area is 441.19sm (-8.81sm).

Administrative Guidance

Feb 19th, 2026 DTR2 - City Administration identified both items, the **Parcel area and the Parcel width.**

Relaxation for both will be considered provided if **adequate amenity space** and **landscaping is provided.**

547.6 Parcel Width	(2) The minimum parcel width is 5.0m per Dwelling Unit for a laned parcel containing a Duplex Dwelling or a Rowhouse Building.	Plans indicate the parcel width is 13.33m (-1.67m). **This indicates the parcel is not appropriately sized for the development proposed. In order to consider a relaxation the building must be designed to ensure adequately sized private amenity space, softscaping and plantings.**
547.7 Parcel Area	(1) Except as otherwise referenced in subsection (2) and (3), the minimum area of a parcel is 150.0m² per Dwelling Unit.	Plans indicate the parcel area is 441.19sm (-8.81sm). **This indicates the parcel is not appropriately sized for the development proposed. In order to consider a relaxation the building must be designed to ensure adequately sized private amenity space, softscaping and plantings.**

Administrative Guidance

May 5, 2026 : Public comments received.

Design refinement

The Design continued to be refined.
The Planner **Stephane Cantley** has been very helpful, accurate and prompt.
A lot of the refinement centered around **Amenity Space size and quality.**

May 31st, 2026 : Final DP submission

RELAXATION REQUEST

Relaxation for both parcel size and amenity parcel width in final submission.
All other comments were addressed.

Parcel Area Requirement:	450.0 sq m
Parcel Area:	441.19 sq m
Requested Variance:	-8.81 sq m

(a minor variance of **2%**) Relaxation

Parcel Width Requirement:	15.0 m
Parcel Width:	13.33 m
Requested Variance:	-1.67 m

(a minor variance of **11%**) Relaxation

Amenity Space Size

Amenity Space Area Requirements:
Provided **35% more** Amenity space than what is required.

	Required	Provided Average
Per unit	22.0 sqm (236 sf)	29.0 sqm (312 sf)
Total	66.0 sqm (710 sf)	89.6 sqm (964 sf)

Minimum Lenth of Amenity Length
Required is 3m. Provided width of 3.7m represents. Provided **20%** more than required.

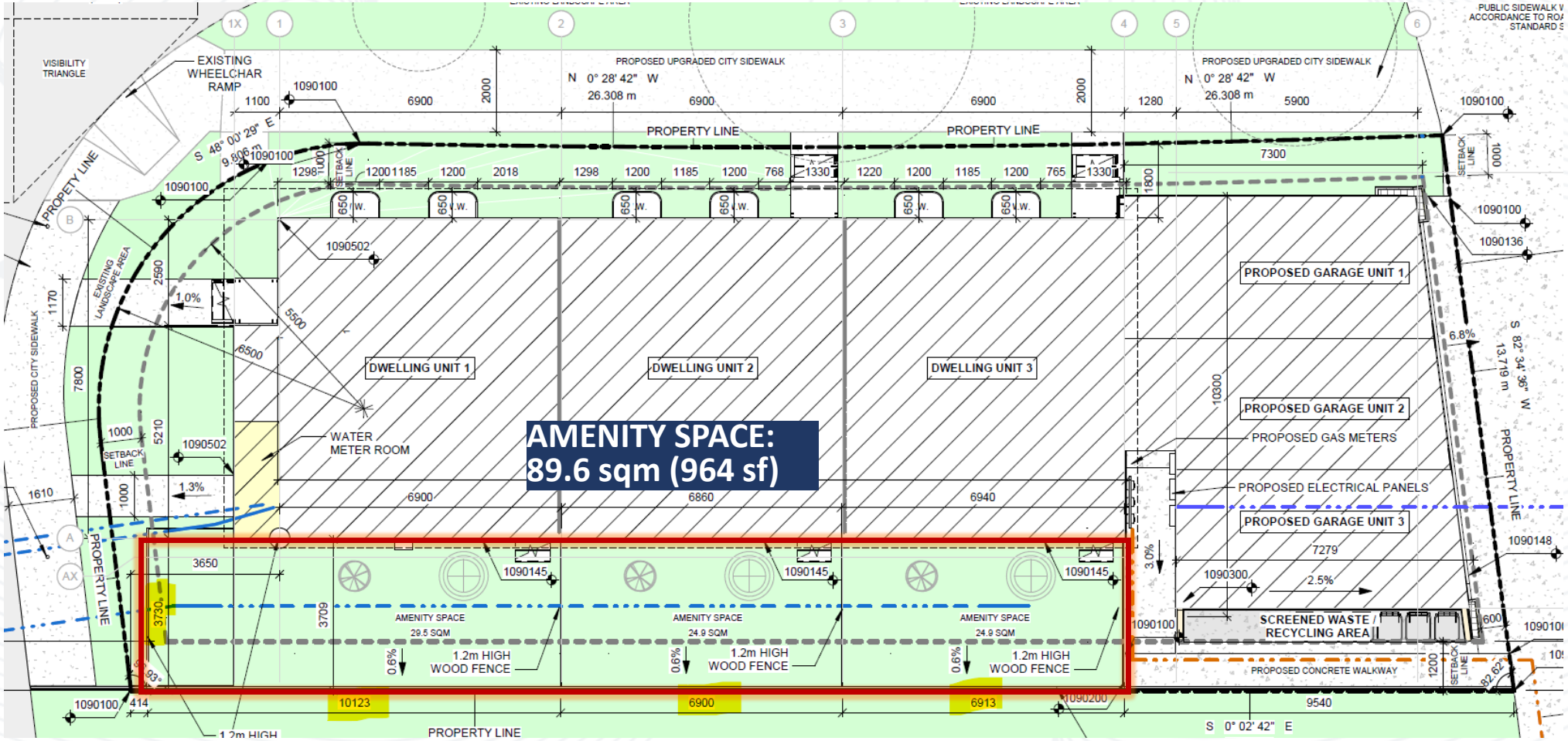
Sizes of Amenity spaces:

	Required	Proposed Width	Length
Unit 1	3.0m	3.7m	10.1m
Unit 2	3.0m	3.7m	6.9m
Unit 3	3.0m	3.7m	6.9m

Amenity Space Area quality

- No window wells

Amenity Space Size



Amenity Space Size





Landscape Area

2. Generous Soft scaping & Reduced Site Coverage:

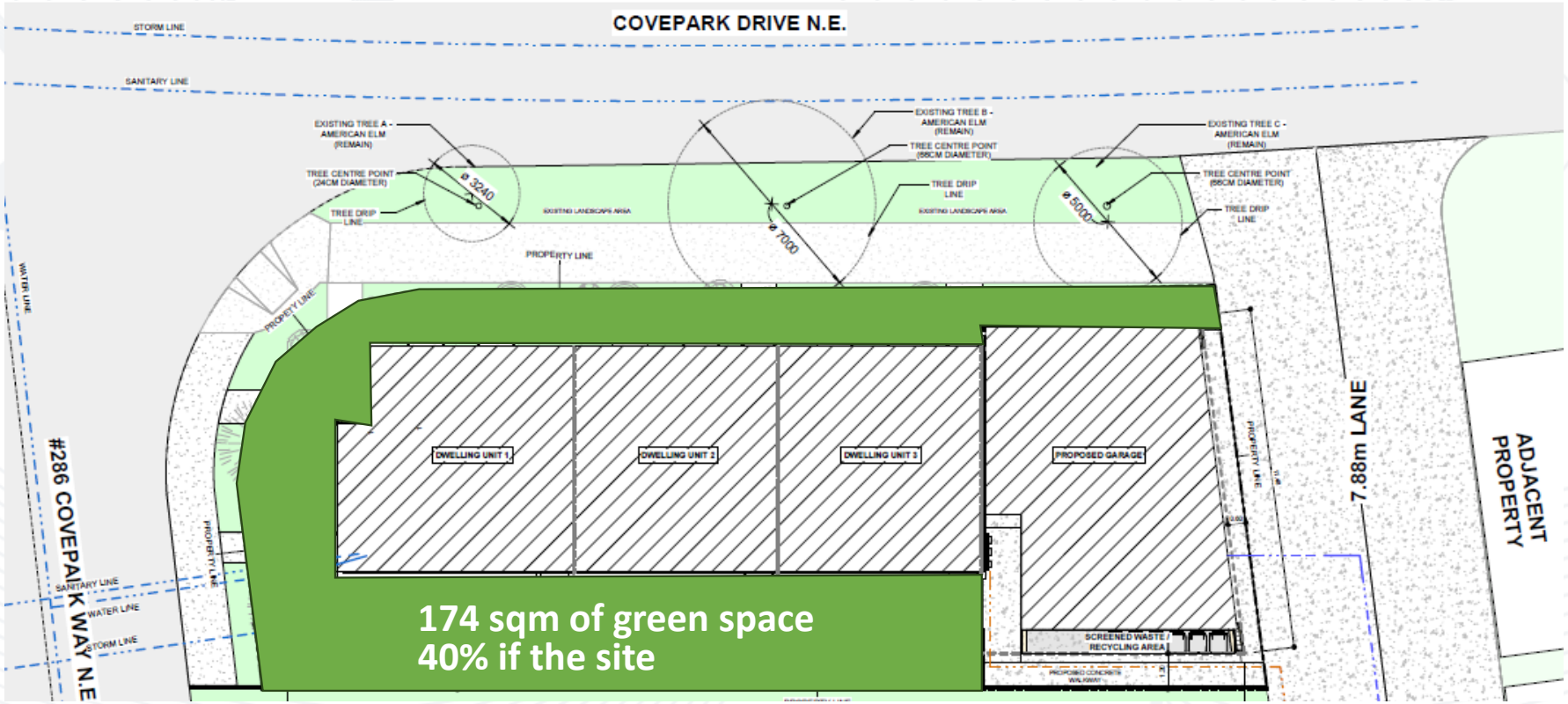
While the LUB permits up to **70% parcel coverage**, our proposed design operates at only **56% coverage** to enhance landscape area.

	At Max	Proposed	
Parcel Coverage	**70%**	**56%**	**-20%**
Landscaping	30%	44%	
Landscape area	132 sqm	194 sqm	**+32%**
Softscape Landscpaing		174 sqm	

The Building was designed in a smaller footprint, to provide additional landscaping.

Landscape Area

2. Generous Soft scaping & Site Coverage:



SHIFT IN CITY POSITION – DUE TO PIBLIC COMMENTS

11-Month Process: DP submitted Sept 3, 2025; refused Aug 20, 2026.

Ongoing Iterative Review & City Support: City Administration advised that parcel relaxations would be supported, encouraging the team to proceed through design refinements.

Full Compliance: Final submission (May 31, 2026) addressed 100% of City comments.

Basis for Appeal: Refusal reflects a late shift in position due to public feedback that is factually inaccurate or already resolved in the plans.

Public Comments Received - Short

A summary of the comments is shown below:

1. **Rowhouse is incompatible**
2. **Traffic and congestion**
3. **Reliance of on-street parking**
4. **Lack of greenspace**
5. **Privacy concerns**
6. **Infrastructure capacity**
7. **No signage of DP**
8. **Decrease in property values**
9. **Volume of waste**

Public Comments Received

A summary of the comments is shown below:

1. Perception a **rowhouse is incompatible** with character of neighborhood, single or duplex is more appropriate;
2. Concerns with traffic and congestion, including proximity to school and increase in lane usage;
3. Concerns with provision of on-site parking and reliance of on-street parking;
4. Lack of greenspace;
5. Privacy concerns due to height and location of windows and side setback;
6. Infrastructure capacity cannot support development;
7. No signage or notice posting indicating development proposal;
8. Decrease in property values; and
9. Volume of waste and recycling facilities required to support development

1. Rowhouse compatible

Land Use Appropriateness & Site Efficiency

- **Rowhouse is a permitted use under the current land use designation.**
- Almost all the newer developments on a corner lot is a row house design.

Optimal Site Utilization:
- A 3-unit rowhouse yields the most efficient use of the site.
- **185.8 sq m/ 2,000 sq ft of unit size.**

- **High Demand:** There is high tenant demand for affordable row houses.

Here are some examples of recent developments:





2. Traffic and congestion

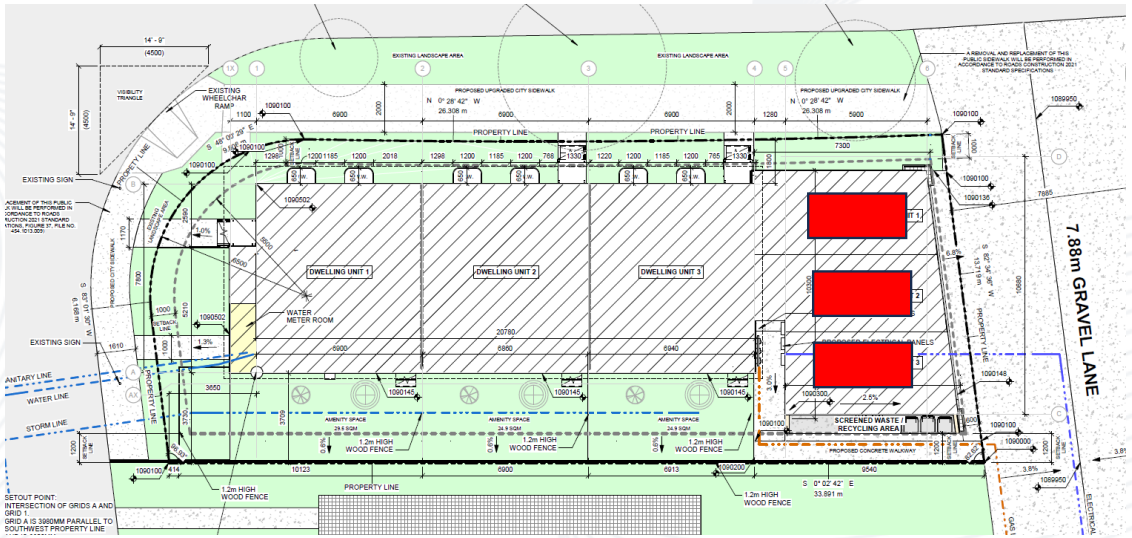
Parking & Traffic Neutrality: 3 Parking before, 3 parking after.

This is negligible net increase in parking demand or vehicular traffic.

Coventry Hills School has 589 students and 29 staffs.
This is approximately
Potential 2 car increase represents

2/(589+29) *100% = 0.32%
This is excluding the local traffic.



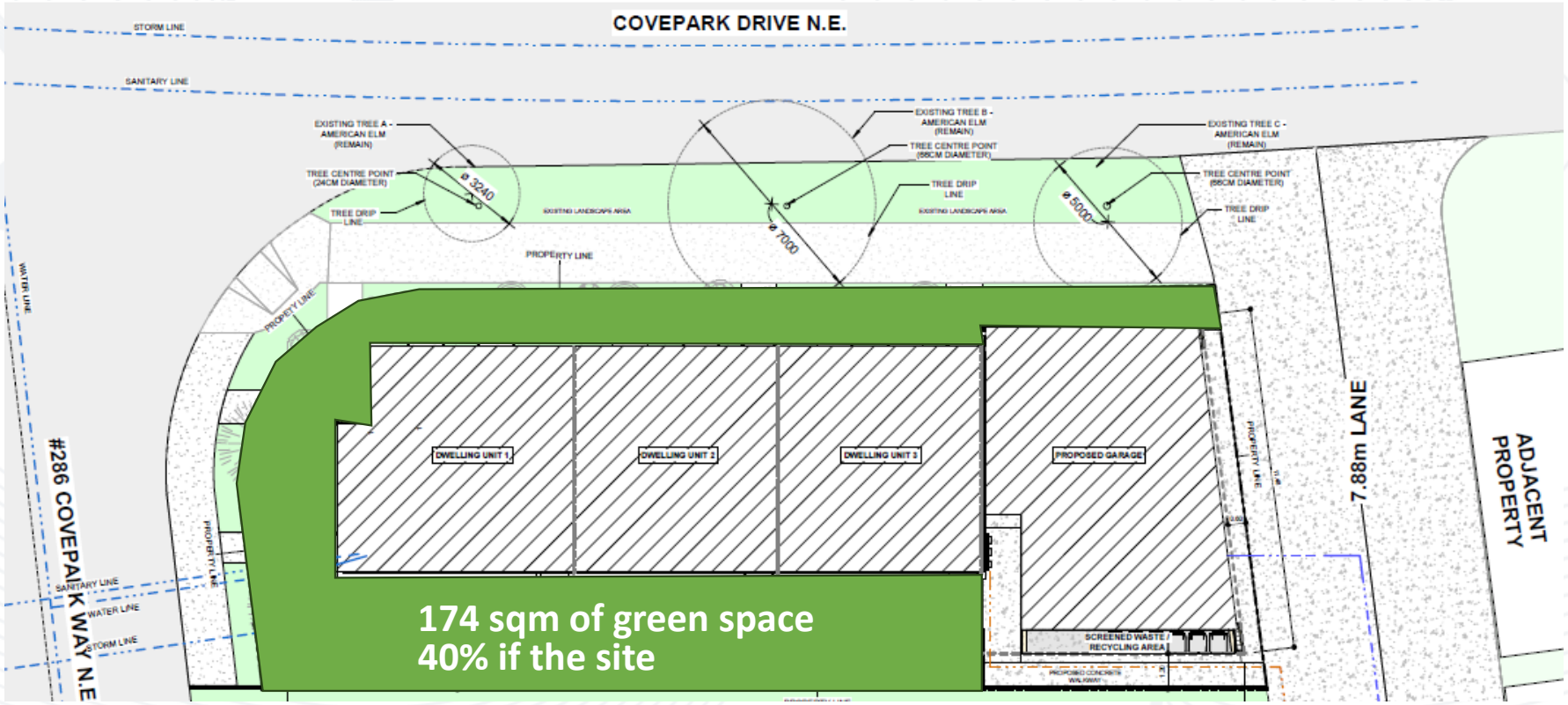


3. Reliance on street parking

No reliance on street parking is required to meet the bylaw requirements.

3. Lack of greenspace

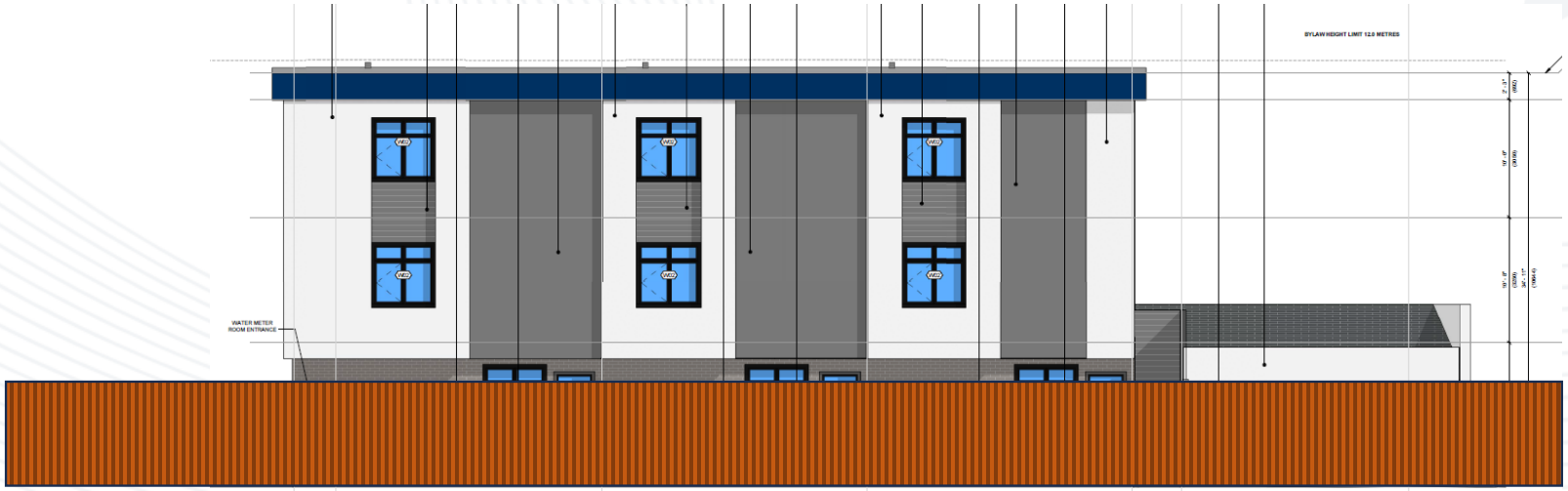
Site exceed green space requirement. 40% of site is green space.

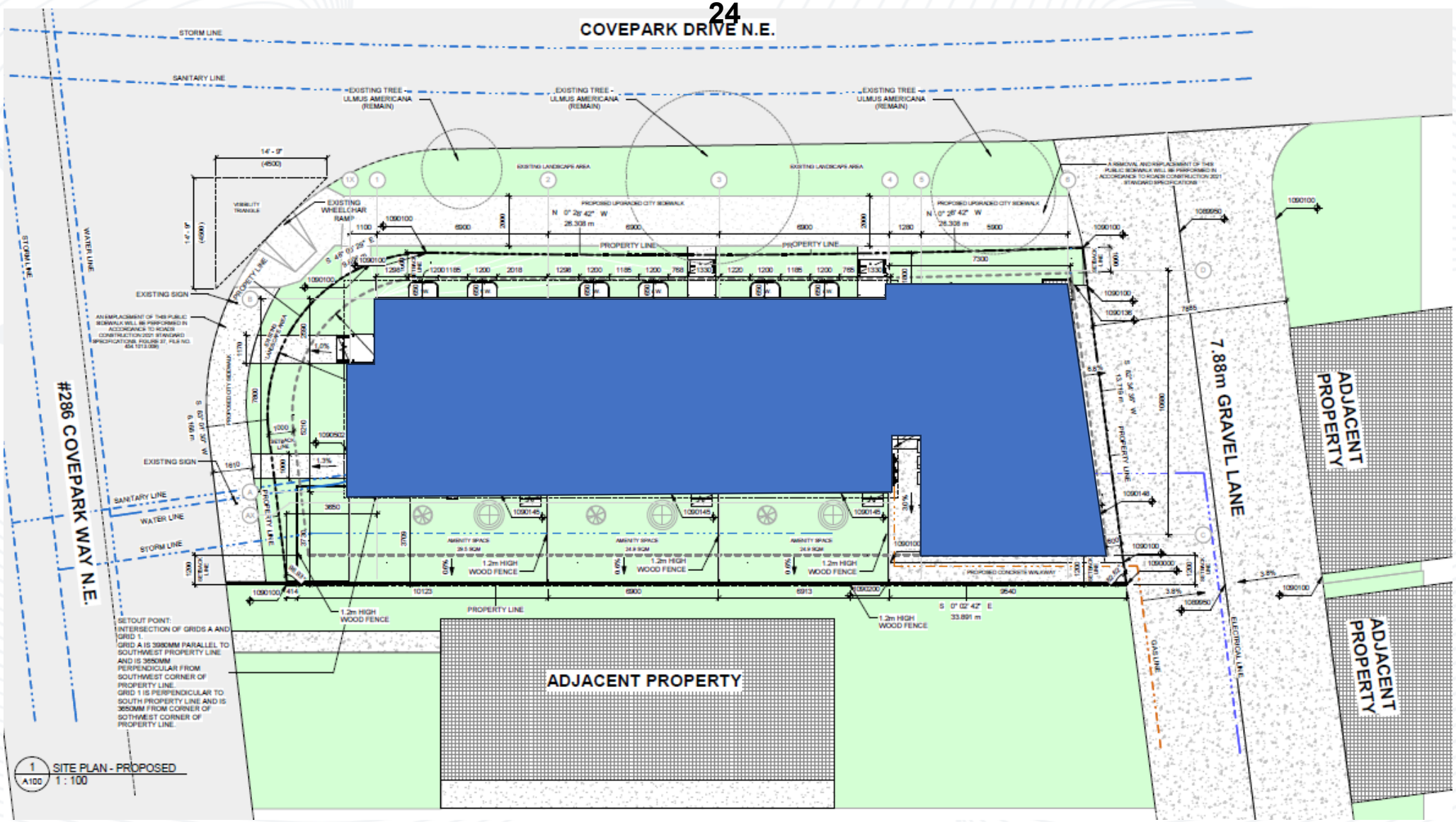


5. Privacy and distance form adjacent property

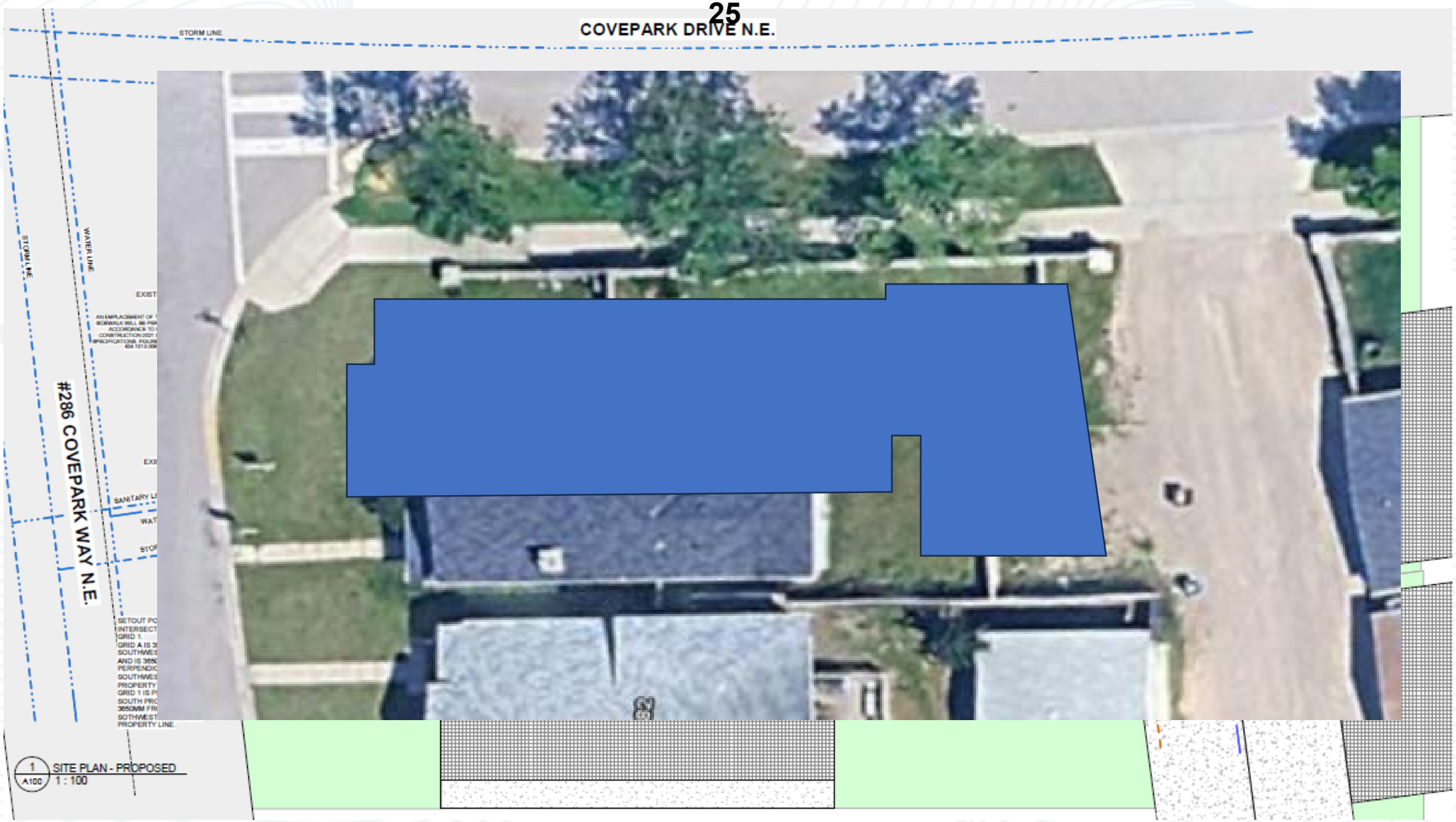
- **Strategic Glazing**
  - Small windows for bedroom are situated on the South (rear) elevation at the second floor and above.

- **Distance from Adjacent Lot:**
  - **3.6** m side separation from the neighbor, approx. 4.7m total
  - Current distance to property line is 1.2m. approx. 2.4m total





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6. Infrastructure for Development.

Confirmed Infrastructure Capacity:

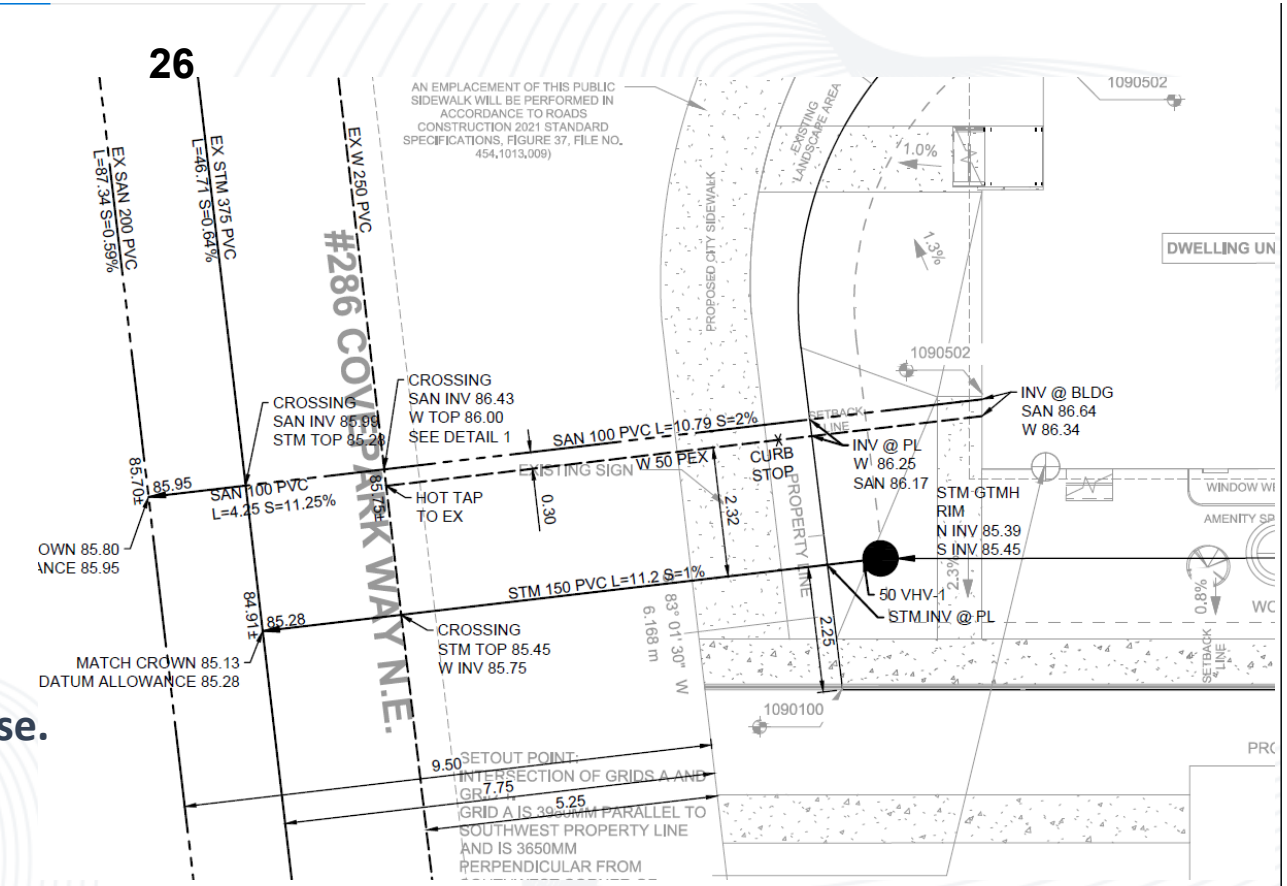
Civil engineering drawings confirm that existing municipal utilities are sufficient to service a 3-unit rowhouse.

6. No signage or notice posting

Not requires as Row House is a permitted use.

9. Volume of waste and recycling facilities

Confirmand at the DP that garbage bin provided is sufficient and is acceptable for waste management.
Single family requires **3 Bins**
3 Unit requires **6 bins.**
Not a significant increase in number of bins.







8. Decrease in property values?

- Good Design will increase Property Value and enhance the Neighborhood.

Materials

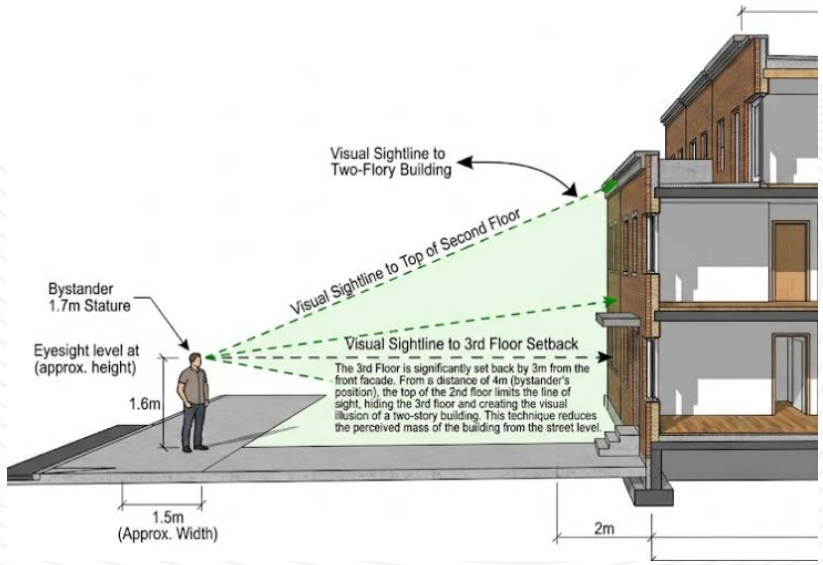
- The facades high-quality material palette— - **brick veneer, stucco, and fiber cement siding, Metal panel**
- This is similar to **Coventry Hills School.**

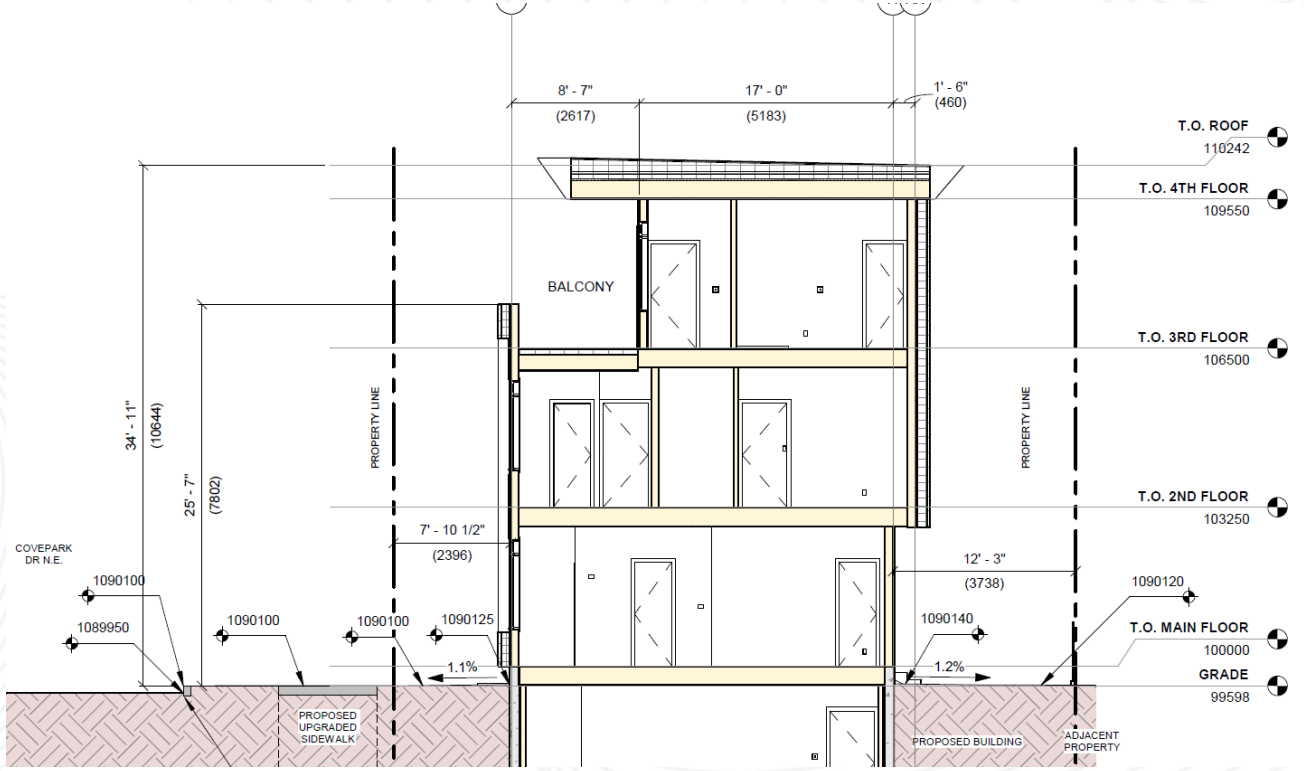




Height Articulation

- The third floor is stepped back by **2.4 m along the front façade.**
- **illusion of a two-storey structure**. **7.8m from street**.





Waste and recycling integration and shielding

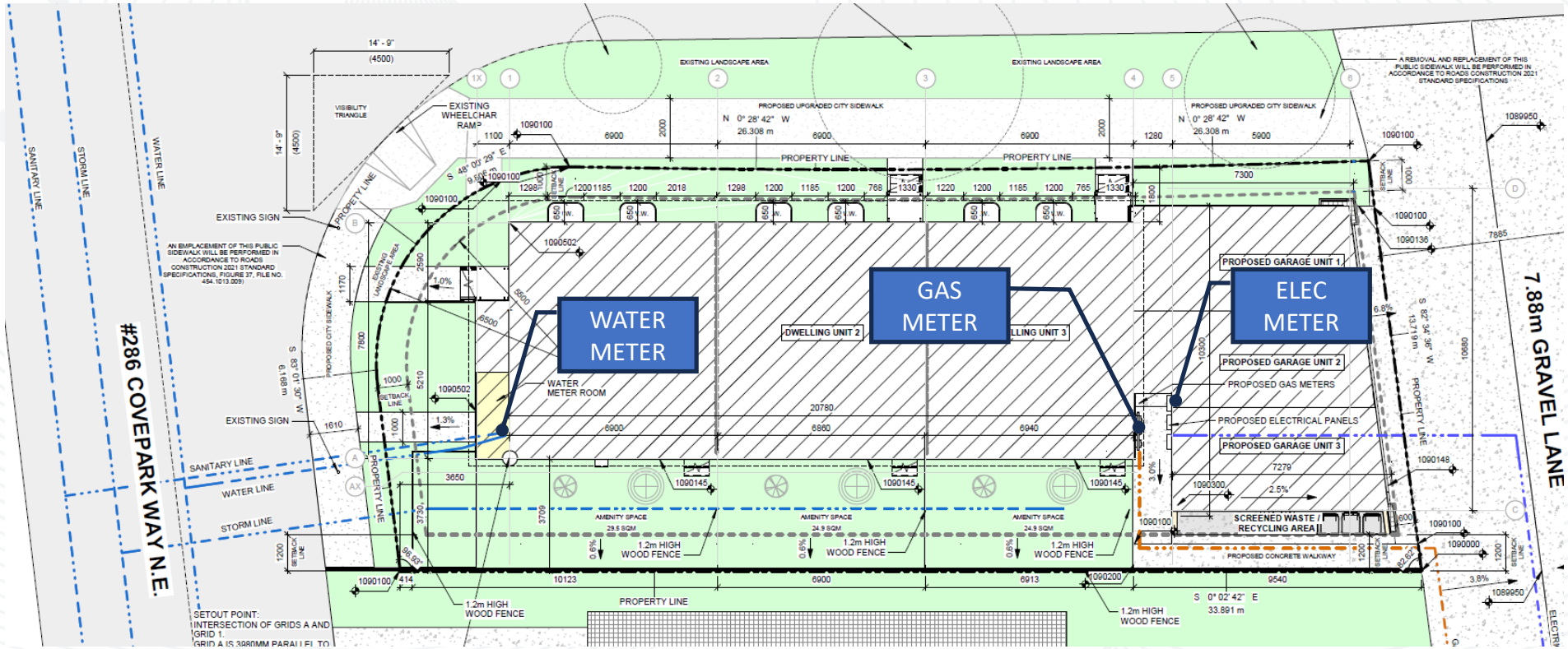
- Integrated in the design
- Shielded from public view





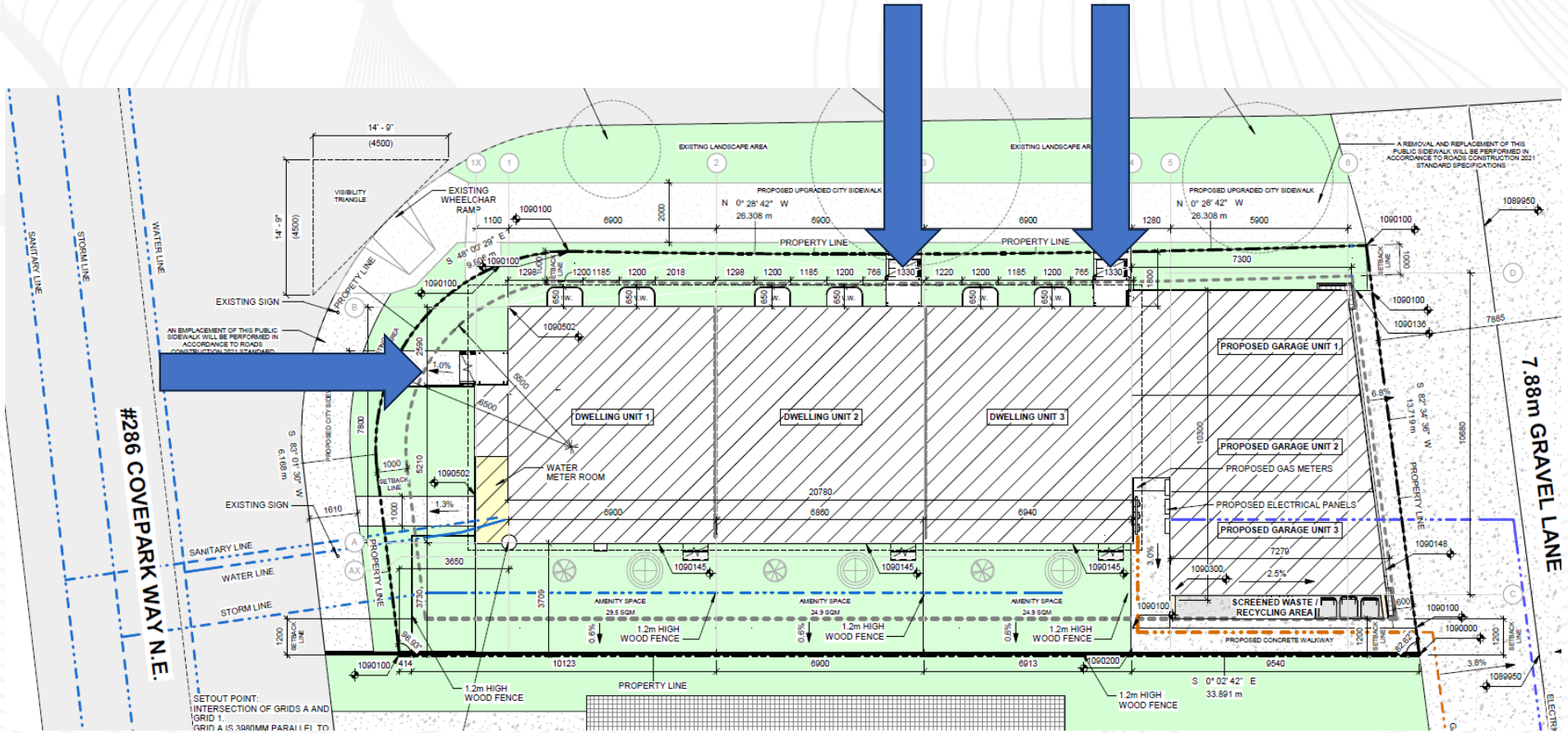
SCREENING OF METERS

- All Meters are Screened.



DUAL FRONT

- Front is from both North and west side.



Enhanced Street Activation & Safety

Grade-Oriented Entrances:
- Dual Frontage – North and West side.

Visual Connectivity:
- Street-facing glazing, porches, and articulated entryways

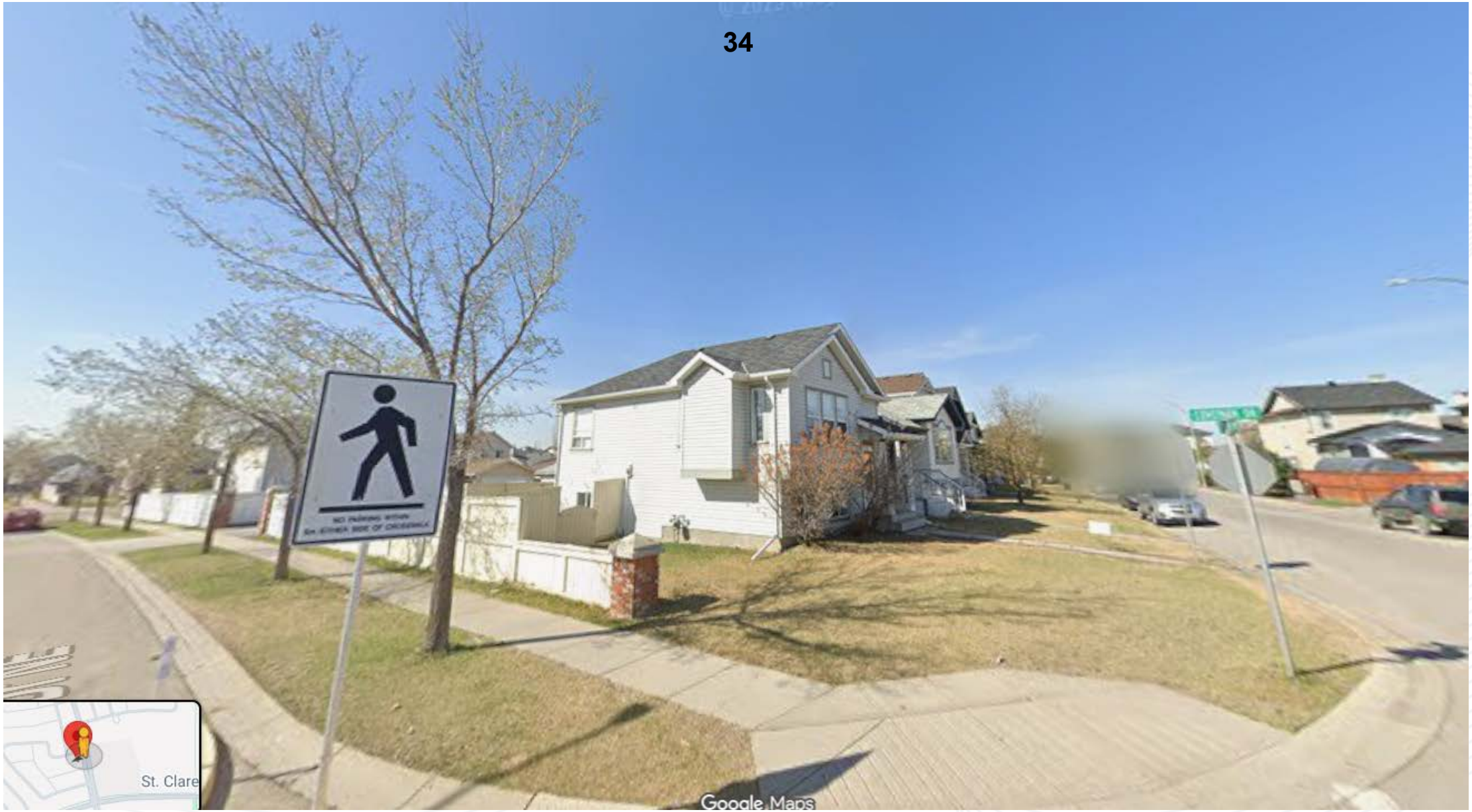
Safety
- Natural surveillance

High-Quality Materials
- Thoughtful design
- Premium material palette

Neighborhood Renewal & Increased property value of adjacent properities

- High-quality infill development acts as a well-documented catalyst for neighborhood renewal. Historically this kind of development increases the property values for adjacent homeowners.

EXISTING VS PROPOSED – NEXT SLIDES


St. Clare
Google Maps


CIRNO
DESIGN LTD
23


Covepark



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CONCLUSION

Grade-Oriented Entrances:

- The proposed 3-unit rowhouse utilizes the corner lot's dual-frontage advantage to provide direct, grade-level entrances for the new units.

Visual Connectivity:

- By designing the rowhouse with active facades—incorporating generous street-facing glazing, porches, and articulated entryways—the development directly engages with the public realm, transforming a passive street corner into an active, visually appealing neighborhood node.

- the project inherently enhances natural surveillance, aligning with Crime Prevention Through Environmental Design (CPTED) principles.

High-Quality Materials

- By utilizing a thoughtful design and a premium material palette, the project significantly elevates the aesthetic standard of the immediate streetscape.

Neighborhood Renewal

- High-quality infill development acts as a well-documented catalyst for neighborhood renewal. Historically this kind of development increases the property values for adjacent homeowners.

CONCLUSION & REQUEST

We respectfully request the Board reverse the decision of the Development Authority and grant Development Permit



February 19, 2026

Bari, Rafih - CIRNO DESIGN

design@sutekigroup.ca
(587) 222-1195

Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2025-04672

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

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

This information must be received, in its entirety, no later than April 20, 2026. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at (587) 892-0311 or by email at Stephanie.Cantlay@calgary.ca.

Sincerely,

STEPHANIE CANTLAY
Planner 1

Detailed Review 2 – Development Permit

Application Number:	**DP2025-04672**
Application Description:	New: Rowhouse Building (1 building)
Land Use District:	Residential - Low Density Mixed Housing
Use Type:	Permitted with a Relaxation
Site Address:	286 COVEPARK WY NE
Community:	COVENTRY HILLS
Applicant:	Bari, Rafih - CIRNO DESIGN
Date DR Sent:	February 19, 2026
Response Due Date:	April 20, 2026
Development Applications Review Team	
Planning:	STEPHANIE CANTLAY (587) 892-0311 Stephanie.Cantlay@calgary.ca
Utility Engineering:	DINO DI TOSTO 403-268-2131 Dino.diTosto@calgary.ca
Mobility Engineering:	AADIL AMJAD Aadil.Amjad@calgary.ca

General Comments

This application proposes to create a rowhouse composed of three dwelling units with an attached garage. The subject site is located in the northeast community of Coventry Hills on the south side of Covepark Way NE, north of Coventry Hills Way NE. The site is a corner parcel, 440.44 square metres in size. The site is currently developed with a single detached dwelling. Although there is no garage, there is rear lane access to the site located on the north property line

The subject site and surrounding areas is designated as Residential - Low Density Mixed Housing (R-G) District. Directly east of the site is Special Purpose – School, Park and Community Reserve (S-SPR) District.

Comments on Relevant City Policies

Municipal Development Plan *(Statutory - 2009)*

The subject site is located within the Developing Residential land use typology as identified on Map 1: Urban Structure of the Municipal Development Plan (MDP). Relevant policies include Planned Greenfield Areas (3.6.1) a). Policies in this section state that Area Structure Plans are to guide the direction of development.

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Calgary North Area Structure Plan Phase 1 *(Statutory - 1980)*

The subject site is located within the Residential typology as identified on Map 7: Land Use Plan. This plan identifies residential development oriented towards major features of the open space system and streets primarily east/west, an orientation which permits advantage to be taken of solar energy and wind protection opportunities.

Bylaw Discrepancies

Regulation	Standard	Provided
547.14 Outdoor Private Amenity Space	(1) Unless otherwise referenced in subsection (2) or (3), for a Duplex Dwelling, Rowhouse Building, Semi-detached Dwelling or a Single Detached Dwelling, each unit must have direct access to private amenity space that: (e) has no dimension of less than 3.0m	Plans indicate all outdoor private amenity spaces have dimensions less than 3.0m. **Amend plans to comply by removing the common amenity space AND increasing the proposed size of the balconies and/or backyard. Remove the exterior doors and stairs to the basements to increase the size of the rear amenity space. Add softscaping and landscaping and consider planting trees for privacy.**
547.6 Parcel Width	(2) The minimum parcel width is 5.0m per Dwelling Unit for a laned parcel containing a Duplex Dwelling or a Rowhouse Building.	Plans indicate the parcel width is 13.33m (-1.67m). **This indicates the parcel is not appropriately sized for the development proposed. In order to consider a relaxation the building must be designed to ensure adequately sized private amenity space, softscaping and plantings.**
547.7 Parcel Area	(1) Except as otherwise referenced in subsection (2) and (3), the minimum area of a parcel is 150.0m² per Dwelling Unit.	Plans indicate the parcel area is 441.19sm (-8.81sm). **This indicates the parcel is not appropriately sized for the development proposed. In order to consider a relaxation the building must be designed to ensure adequately sized private amenity space, softscaping and plantings.**
343 Fences	The height of a fence above grade at any point along a fence line must not exceed: (a) 1.2m for any portion of a fence extending between the foremost front façade of the main residential building and the front property line;	Plans indicate a 2.0m (+0.80m) fence between the front façade and the front property line. **Amend plans to comply.**

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Prior to Decision Requirements

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

Planning

1. 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 in the Bylaw Discrepancies Table of this document. Alternatively, provide planning rationale in a written submission supporting any proposed relaxations to address the bylaw discrepancies noted in Bylaw Discrepancies Table of this document.

   DR2 Update: Amend plans to comply.

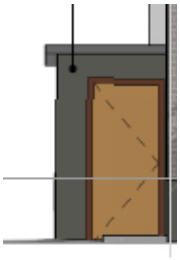
3. Revise the labelling for the bicycle stalls. Class 1 bike stalls are considered within a secure location. The stalls on the on exterior of garage are considered class 2, not class 1. See Mobility comments for further information on appropriate specifications.

   DR2 Update: Additional bicycle stalls are not required as secondary suites have been removed. The class 2 located at the side setback can be removed.

4. Please label what this portion of the building connected to Unit 1 is. Clarify if it is an entrance, shed, or something else. Amend the plans to be consistent in size and shape on all plans.

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DR2 Update:
As this is a corner parcel, amend the plans to ensure the North building side elevation is not interpreted as secondary or of lesser importance. Consider adding windows, a projection or facade improvement to improve the design of the water meter room entrance as this faces a public street. It is unclear why a water meter room is proposed in this location.



5. Amend the front facade for each unit such as using different building materials, building articulation to avoid mirror image.

   DR2 Update:
   As this is a corner parcel, amend the plans to ensure the North building side elevation is not interpreted as secondary or of lesser importance. Consider an internal pathway for Unit 1 from Covepark Way NE instead of Covepark Drive NE.

6. Amend the plans to indicate proposed storm, water, sanitary, gas, power servicing connections for this development. Provide the minimum setback requirements as identified in Section 4.1.3 of the Calgary Parks and Open Spaces *Development Guidelines and Standard Specifications: Landscape Construction (current edition)*
   https://www.calgary.ca/csps/parks/construction/park-development-guidelines.html

   If excavation for services cause the tree to become unviable for safe retention as determined by an Urban Forestry Technician, the tree will need to be removed.

   Update DR2 Still outstanding.

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

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

8. Amend the plans to include a note "If clearance pruning of public trees is required, Urban Forestry must be notified (minimum two business days notice) and authorized the pruning. An indemnified contractor must be used at the applicant's expense. Pruning is to be done to the satisfaction of the Urban Forestry Technician. Please contact Urban Forestry at 311."

   Proposed building height will likely require pruning of the public tree canopy.

9. Amend the plans to provide the following public tree information:

   Caliper /trunk diameter (dbh)
   Tree A **24cm**
   Tree B **66cm**
   Tree C **66cm**

Utility Engineering

10. 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

Mobility Engineering

11. Amend cross-sections to show boulevard grades:

    • Standard boulevard grade is 2%
    • Show boulevard grades on both provided cross-sections and amend elevations to meet 2%.
    • Add boulevard grades to plan view as well.

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

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

Roads

a. Construction of new 1.5m monolithic sidewalks adjacent to Covepark Way NE, new curb and gutter to City standards,
b. Construction of new 2.0m separate sidewalks adjacent to Covepark Drive NE, to City standards,
c. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel. Please note that for 1.5m monolithic sidewalk with standard curb the actual sidewalk width is 1.61m. Dimension the back of walk accordingly. Refer to Roads Construction 2021 Standard Specifications, Figure 37, File No 454.1013.009.

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

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

Permanent Conditions

The following permanent conditions shall apply:

Planning

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

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

16. 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.

17. 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.

18. 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.

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

20. This permit does not allow for the basement to be used as an additional Dwelling Unit or Secondary Suite as defined by Land Use Bylaw 1P2007.

21. A letter of confirmation from a certified electrical engineer or Master Electrician shall be provided to the Development Authority, prior to the issuance of the Development Completion Permit, certifying that all Electric Vehicle Parking Stall - Capable stalls identified on the approved plans have been completed and are capable of supporting Level 2 Electric Vehicle Supply Equipment (charger) in the future. This includes installation of the necessary distribution panels, electrical capacity, and wall and floor penetrations to accommodate future charging cabling, and may include an electric vehicle energy management system.

22. A letter of confirmation from a certified electrical engineer or Master Electrician shall be provided to the Development Authority, prior to the issuance of the Development Completion Permit, that the building(s) has been constructed to be 'solar ready' and able to accommodate solar photovoltaic (PV) panels for the purpose of electricity generation. A conduit, or equivalent, must be installed which allows wires to be routed from the roof to the main electrical panel, for the purpose of solar panel installation.

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

24. Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact the Development Inspector at 403-804-9397 for an inspection.

25. In order to ensure the integrity of existing public trees and roots, construction access is only permitted through the rear lane and from Covepark Way NE.

26. 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 4m from public tree trunk edge and water once per week (within the growing season) during construction. Ensure no construction materials are stored inside this fence.

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

28. 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).

29. 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.

30. No widening of the existing public sidewalk along Covepark Drive NE to be within 3m of the public trees. This will cause the trees to be not viable for retention.

Utility Engineering

31. 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).

32. 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).

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

34. 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.

Mobility Engineering

35. 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.

36. 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

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

38. 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.

39. 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. (No longer applicable as suites have been removed)

2)Division B, 9.10.15.5.(5) Ensure no combustible projections are located closer than 1.2m to the property line. Any projections closer than 1.2m must be constructed completely of non-combustible materials

3)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.

40. 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.

41. 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.

42. 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.

43. 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.

44. All sodded areas should be planted with a drought tolerant grass species. For information about water efficient landscaping refer to the YardSmart webpage.

45. 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.

46. If clearance pruning of public trees is required, Urban Forestry must be notified (minimum two business days notice) and authorized the pruning. An indemnified contractor must be used at the applicant's expense. Pruning is to be done to the satisfaction of the Urban Forestry Technician. Please contact Urban Forestry at 311.

47. An Urban Forestry Technician must be on-site to mitigate possible root damage to adjacent public trees during excavation of proposed servicing connections. Prior to construction, contact Urban Forestry at 311 and ask to speak to an Urban Forestry Technician. Urban Forestry requires minimum two business days' notice prior to meeting onsite.

48. 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.

49. 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

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this development is/are valued at **$8,410.90**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.

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

51. 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. Remove the tree(s) 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.

52. In Alberta, elm tree pruning is strictly regulated to prevent the spread of Dutch Elm Disease, with a ban on pruning from April 1 to September 30.

Utility Engineering

53. Calgary International Airport Vicinity Special Regulations apply to the proposed development.

54. 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.

55. A new water connection is required to service the development and is available from Covepark Wy NE and Covepark Dr NE.

56. 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.

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

58. 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.

59. Each unit must be individually metered.

60. 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.

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

62. A new sanitary connection is required to service the development and is available from Covepark Wy NE and Covepark Dr NE.

63. A new storm sewer connection is required to service this development and is available from Covepark Wy NE and Covepark Dr NE.

64. 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.

65. The allowable stormwater run-off coefficient shall be 69 L/s/ha.

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66. 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.

67. 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).

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

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

70. 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

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

72. 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.

73. In the event the proposed development is no longer able to obtain waste collection service as shown in this development approval, the landowner is responsible for obtaining a new development permit for an alternative service plan.

Mobility Engineering

74. The locations and design of driveways must be approved by Development Engineering. New driveways including driveway modifications, removal and rehabilitations of unused driveway crossings or relocations, sidewalks, wheelchair ramps, and lane paving must be constructed to City standards at the developers expense. Obstructions such as storm catch basins, hydrants, power poles, etc., must be relocated to City standards at developers expense.

75. Garage aprons / parkade access / loading areas / parking stalls at rear must tie to the existing lane grades. Lane grades will be provided on the grade slip issued by Development Servicing. It is the responsibility of developer, contractor,

or homeowner to set the elevations of the garage slab based on the lot grading and to ensure that garage is operationally accessible and that it ties to established land grades. Lane grades are not to be altered without the approval of Roads.

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

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

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

November 3, 2025

Bari, Rafih - CIRNO DESIGN

design@sutekigroup.ca
(587) 222-1195

Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2025-04672

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 January 2, 2026. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at (587) 892-0311 or by email at Stephanie.Cantlay@calgary.ca.

Sincerely,

STEPHANIE CANTLAY
Planner 1

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Detailed Review 1 – Development Permit

Application Number:	**DP2025-04672**
Application Description:	New: Rowhouse Building (1 building), Secondary Suite (3 suites), Accessory Residential Building (garage)
Land Use District:	Residential - Low Density Mixed Housing
Use Type:	Permitted with a Relaxation
Site Address:	286 COVEPARK WY NE
Community:	COVENTRY HILLS
Applicant:	Bari, Rafih - CIRNO DESIGN
Date DR Sent:	November 3, 2025
Response Due Date:	January 2, 2026
Development Applications Review Team	
Planning:	STEPHANIE CANTLAY (587) 892-0311 Stephanie.Cantlay@calgary.ca
Utility Engineering:	DINO DI TOSTO 403-268-2131 Dino.diTosto@calgary.ca
Mobility Engineering:	AADIL AMJAD Aadil.Amjad@calgary.ca

General Comments

This application proposes to create a rowhouse composed of three dwelling units, three secondary suites and one garage. The subject site is located in the northeast community of Coventry Hills on the south side of Covepark Way NE, north of Coventry Hills Way NE. The site is a corner parcel, 440.44 square metres in size. The site is currently developed with a single detached dwelling. Although there is no garage, there is rear lane access to the site located on the north property line

The subject site and surrounding areas is designated as Residential - Low Density Mixed Housing (R-G) District. Directly east of the site is Special Purpose – School, Park and Community Reserve (S-SPR) District.

A rowhouse is a permitted use and the applicant submission includes a relaxation for parking due to "*insufficient space to locate the required on-site parking stalls*."

Comments on Relevant City Policies

Municipal Development Plan *(Statutory - 2009)*

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The subject site is located within the Developing Residential land use typology as identified on Map 1: Urban Structure of the Municipal Development Plan (MDP). Relevant policies include Planned Greenfield Areas (3.6.1) a). Policies in this section state that Area Structure Plans are to guide the direction of development.

Calgary North Area Structure Plan Phase 1 *(Statutory - 1980)*

The subject site is located within the Residential typology as identified on Map 7: Land Use Plan. This plan identifies residential development oriented towards major features of the open space system and streets primarily east/west, an orientation which permits advantage to be taken of solar energy and wind protection opportunities.

Bylaw Discrepancies

Regulation	Standard	Provided
337 Projections Into Side Setback Area	(9) Balconies and decks must not project into any side setback area;	Plans indicate the East setback to the garage roof top deck is 0.10m (-0.90m). Plans indicate the West setback to the garage roof top deck is 1.17m (-0.03m).
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.	Plans indicate the garage roof top deck projects 6.90m (+5.40m) into the South setback area. *Note: Section will comply after October 9, 2025 land use bylaw amendments.* **No relaxation needed. Will be in compliance under new regulation.**
339 Decks	(1) The height of a deck in the Developing Area must not exceed 0.3m above the main floor level of the closest main residential building on the parcel.	Plans indicate the garage roof top deck is 2.20m (+1.90m) above the main floor level.
340 Balconies	(3) A balcony attached to a Contextual Semi-detached Dwelling, Semi-detached Dwelling, Rowhouse Building or Townhouse within 1.2m of a party wall must have a privacy wall that: (b) is a max. of 3.0m in height	Plans indicate the third floor balcony privacy walls are 3.05m (+0.05m).
547.7 Parcel Area	(1) Except as otherwise referenced in subsection (2) and (3), the minimum area of a parcel is 150.0m² per Dwelling Unit.	Plans indicate the parcel area is 441.19sm (-8.81sm).
287 Row House	c) requires a minimum of 1.0 motor vehicle parking stalls per Dwelling Unit	Plans indicate 3 (-3) motor vehicle parking stalls.

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295 Secondary Suite	(d) requires a minimum of 1.0 motor vehicle parking stalls;	
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: (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.	Plans indicate 2 parking stalls with a depth less than 5.90m.
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	Plans indicate the East setback is 0.10m (-1.10m).
345 Accessory Residential Building	(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	Plans indicate the building separation is 0.74m (-0.26m).
346 Restrictions on Use of Accessory Residential Building	(3) An Accessory Residential Building must not have a balcony or rooftop deck.	Plans indicate a roof top deck.

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

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may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1.

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

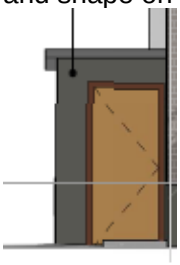
2. Amend plans to address the bylaw discrepancies noted in the Bylaw Discrepancies Table of this document. Alternatively, provide planning rationale in a written submission supporting any proposed relaxations to address the bylaw discrepancies noted in Bylaw Discrepancies Table of this document.

3. The applicant submission includes a relaxation request to parking regulations due to "insufficient space to locate the required on-site parking stalls." This rationale is not supported by Planning. Revise the plans to update the units or parking stalls accordingly.

4. Remove the four parking stalls indicated on the street. Street parking is not considered on site and are not counted.

5. Revise the labelling for the bicycle stalls. Class 1 bike stalls are considered within a secure location. The stalls on the on exterior of garage are considered class 2, not class 1. See Mobility comments for further information on appropriate specifications.

6. Please label what this portion of the building connected to Unit 1 is. Clarify if it is an entrance, shed, or something else. Amend the plans to be consistent in size and shape on all plans.



7. Amend the plans to allow the secondary suite floor more access to light. The windows for the suites are all below grade and do not provide much access to natural light.

8. Amend the front facade for each unit such as using different building materials, building articulation to avoid mirror image.

9. Clarify labelling for amenity space for units 1-3 (Sheet A030). Amend plans accordingly.

10. Amend the landscape plan to indicate programming of common amenity spaces. Programming may include, but is not limited to, seating or dining areas, barbeque or kitchen spaces, play areas and opportunities for residents to garden, or a combination of programming elements.
Landscape Design Guide for Small Residential Sites

11. Plans indicate a roof top deck. A relaxation to the restrictions on the use of accessory residential building may be considered if the amenity space is contained towards Covepark Drive NE to prevent overlooking and privacy concerns for the adjacent parcel. Amend the plans to outline and frame the amenity space.

12. Amend the plans to indicate the number and location of stalls that are EV capable and those equipped with an Electric Vehicle Supply Equipment installation (EVSE installation) to support level 2 electric vehicle charging. EV Capable stalls must include the installation of distribution panels, electrical capacity, and wall and floor penetrations to accommodate future charging cabling, and may include an electric vehicle energy management system for future level 2 EVSE installation.

13. Amend the plans to provide details/confirmation that dwelling unit(s) will be 'solar ready' and able to accommodate solar photovoltaic panels for electricity generation. Solar PV ready details shall consider Section 64 of the Canadian Electrical Code Part 1 concerning "Renewable Energy Systems."

    Potential options for solar PV ready details may include, at least 2.5 cm (1") nominal diameter constructed of rigid or flexible metal conduit, electrical metallic tubing, or cables with a metal armour or metal sheath.

    Alternately, a 2" vacuum tube with twine pulled through and a card on each end, to accommodate future installation, will meet the intent of the condition.

14. Amend the plans to indicate that roofing materials will meet or exceed the impact resistance of a Class 4 rated roofing system with impact rating for UL2218 or FM4473.

15. Amend the plans to indicate proposed storm, water, sanitary, gas, power servicing connections for this development. Provide the minimum setback requirements as identified in Section 4.1.3 of the Calgary Parks and Open Spaces *Development Guidelines and Standard Specifications: Landscape Construction (current edition)*
    https://www.calgary.ca/csps/parks/construction/park-development-guidelines.html

    If excavation for services cause the tree to become unviable for safe retention as determined by an Urban Forestry Technician, the tree will need to be removed.

Utility Engineering

16. Amend the plans to:

    Waste & Recycling Services - Multi-Family
    a) Reduce the number of containers to 6 carts.

    Multi-family residential dwelling units produce 0.23m3 of combined waste per week. This application of 6 dwelling units is expected to produce 1.38m3 of material per week.

To reduce the number of carts in the lane, multi-family parcels (more than four dwelling units) may not be eligible to receive 3 carts for each unit from the City of Calgary.

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.

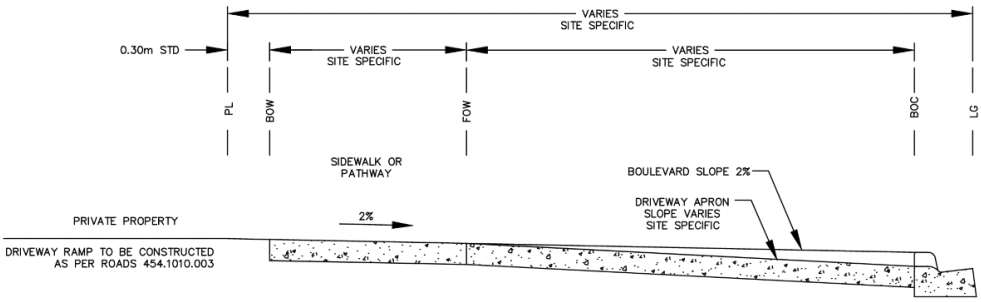
Water meter location must be shown on the Development Permit plans and match the DSSP. The water meter area must have all meters in the same place and not under stairwells as there needs to be a minimum height clearance of 2m. The DSSP application will be rejected if the Development Permit plans are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

Mobility Engineering

18. **Cross Sections with Grades and Elevations Not Provided:**

Amend plans to include cross sections showing existing and proposed elevations and grades from the building to each adjacent street and the lane, in accordance with City of Calgary Street Manual. Specifically:

• Label all grade points: edge of building, garage aprons, property line, back of walk, top of curb
• Provide a minimum of two boulevard cross-sections for each adjacent street (24 ST SE, 80 AVE SE) and the adjacent lane
• Include a cross-section for the lane driveway crossing, showing top of curb and back of sidewalk
• Show and label the new proposed rolled curb and gutter (C&G) on both site plans and cross sections
• Include elevation dimensions and grades for:
Edge of building to property line
Property line to back of walk
Back of walk to top of curb
Property line to center of lane
Center of lane to adjacent property line across the lane



19. **Garage Apron Details and Grades Missing:**

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Provide two cross-sections per garage slab (one at each edge, per level if stepped), showing:

• Adjacent property line elevation
• Lane centerline elevation (existing, not to be altered without Road's approval)
• Garage apron and floor elevations (front and back)

Ensure:

• Lanes have a 3.5% - 5% crossfall toward the lane centerline
• Maximum apron slope does not exceed 10% (per Roads spec 454.1010.003)
• Cross-sections clearly differentiate proposed vs. existing elevations

20. **Class 1 Bicycle Parking Requirements Not Shown:**

Amend plans to include a detailed layout of Class 1 bicycle stalls that meets the minimum standards outlined in the Land Use Bylaw and the City's Bicycle Parking Handbook. Specifically:

• Indicate door location and full door swing direction, ensuring a minimum 2.0m clearance from any barriers. No secured doors are depicted on the plan.

• Ensure stalls are in a secured, weather-protected structure (e.g., lockers or controlled-access rooms). Stalls seem to be in the open on the plan.

• Ensure enough spacing is provided between bike rack and wall to fit and maneuver bikes. Bike stalls on ends seem too close to the wall. Provide all dimensions.

• Design must be practical and accessible, serving as a viable alternative to vehicle parking.
• Preferred design: horizontally secured, enclosed stalls fixed to the ground.
• Avoid vertical systems, as they are less accessible for all ages, abilities, and bicycle types.
• Provide lighting details for the bicycle parking area.

21. **Sidewalk Dimensions Not Clearly Shown:**

Amend plans to show and clearly label the details of sidewalks along Covepark WY NE and Covepark DR SE, which are classified as Residential and Collector Streets, respectively, in accordance with the City's Design Guidelines for Subdivision Servicing, 2.0m sidewalks on collectors, and 1.5m sidewalk on residentials are to be provided. Specifically:

• Please note that for 1.5m monolithic sidewalk with standard curb the actual sidewalk width is 1.61m.
• Refer to Roads Construction 2021 Standard Specifications, Figure 37, File No. 454.1013.009
• Include wheelchair ramps and show dimensions on plans
• Extend sidewalk details across adjacent lanes, showing transitions and limits of construction

• Where significant trees are to be retained, existing sidewalk width may remain within the drip line, transitioning to the new width outside the drip line

22. **Site and Adjacent Property Lines Not Labeled:**

Amend site plans to clearly show and label both the site's property line and the adjacent property line across the lane, in accordance with CARL List Section 14 - Plot and Dimension Property Lines.
Ensure both are:

• Included in the legend
• Accurately plotted and dimensioned on all relevant drawings

23. **Surface Material of Lane Not Indicated:**

Amend plans to specify the surface material of the lane in accordance with CARL List Section 14 - Parking Areas, Drive Aisles, and Circulation Roads. Clearly label the lane on all plans with its material and width (e.g., '6.10m Gravel Lane').

24. **Lighting at Bicycle and Mobility Storage Areas Not Shown:**

Amend plans to show that lighting is provided at the doors of the Mobility Storage Units, Class 1 Bicycle Parking Stalls and Class 2 Bicycle Parking Stalls 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.

25. **Corner Visibility Triangle Not Shown:**

Amend the site plan to outline and dimension the 4.5m x 4.5m corner cut and the visibility triangle for corner parcels, in accordance with CARL List Section 14 - Site Plan. Ensure the following:

• The visibility triangle remains entirely free of buildings, projections, fencing, landscaping features, or any other encroachments
• The adjacent boulevard within this area is graded to a maximum slope of 2% to meet accessibility and drainage requirements

26. **Motor Vehicle Parking**
Plans do not demonstrate compliance with The City of Calgary's Land Use Bylaw 1P2007 for motor vehicle.

Revise plans to include the following:
• Show and label the location, number, and size of all motor vehicle parking stalls
• Comply with minimum stall dimensions:
- Dwelling units: 2.5m width.
- Private garage (single stall): 3.0m width.
- Stalls abutting one barrier: 2.85m width; two barriers: 3.1m width.
- Angled parking requires depth greater than 5.4m, see Table 2: Minimum Dimensions for Motor Vehicle Parking Stalls. (Bylaw 28P2009)
• Confirm stall dimensions are clear of obstructions other than wheel stops and structural columns.

• Maximum stall grade: 4% in any direction.
• Minimum drive aisle width: 7.2m.

Authority: City of Calgary Land Use Bylaw 1P2007; Alberta Building Code Section 3.8.3.22.

Parking angle (degrees)	Aisle width (metres)	Stall depth perpendicular to aisle (metres)	Stall width parallel to aisle (metres)	
			Dwelling Units	Other Uses
90	7.20	5.40	2.50	2.60
75	6.12	5.64	2.59	2.69
60	4.82	5.49	2.89	3.00
45	4.00	5.00	3.54	3.68

27. **Not Enough Parking Stalls Provided:**

As per the Land Use Bylaw1P2007, a minimum of 6 parking stalls would be required for 3 Units + 3 Secondary Suites.

• Regulation 287 Row House: requires a minimum of 1.0 motor vehicle parking stalls per Dwelling Unit

• Regulation 295 Secondary Suite: requires a minimum of 1.0 motor vehicle parking stalls

• Amend plans to reflect compliance with the Bylaw, adjust parking or units accordingly.

28. **Public Sidewalk Upgrade**
The existing sidewalks adjacent to the development parcel do not meet the City of Calgary standard sidewalk width.

Amend plans to show and clearly label the removal and replacement of sidewalks along Covepark WY NE and Covepark DR NE, classified as Residential and Collector, in accordance with the City¿s Design Guidelines for Subdivision Servicing and Road Construction Standards. Specifically:

• For Residential streets, provide and label 1.5m monolithic sidewalk with standard curb (actual width is 1.61m); dimension the back of walk accordingly (Refer to Roads Construction 2021 Standard Specifications, Figure 37, File No. 454.1013.009)
• For Collector streets, provide and label 2.0m separate sidewalk. (Refer to Roads Construction 2021 Standard Specifications)
• Include wheelchair ramps and show dimensions on plans
• Extend sidewalk replacements across adjacent lanes, showing transitions and limits of construction
• Ensure the sidewalk upgrade replaces the lane crossing on Covepark DR NE
• Where significant trees are to be retained, existing sidewalk width may remain within the drip line, transitioning to the new width outside the drip line

Authority: City of Calgary Streets Bylaw 20M88

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

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

30. Amend the plans to include a note "If clearance pruning of public trees is required, Urban Forestry must be notified (minimum two business days notice) and authorized the pruning. An indemnified contractor must be used at the applicant's expense. Pruning is to be done to the satisfaction of the Urban Forestry Technician. Please contact Urban Forestry at 311."

    Proposed building height will likely require pruning of the public tree canopy.

31. Amend the plans to provide the following public tree information:

    Caliper /trunk diameter (dbh)
    Tree A **24cm**
    Tree B **66cm**
    Tree C **66cm**

Utility Engineering

32. 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

Mobility Engineering

33. 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.

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

Roads

a. Construction of new 1.5m monolithic sidewalks adjacent to Covepark Way NE, new curb and gutter to City standards,
b. Construction of new 2.0m separate sidewalks adjacent to Covepark Drive NE, to City standards,
c. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel. Please note that for 1.5m monolithic sidewalk with standard curb the actual sidewalk width is 1.61m. Dimension the back of walk accordingly. Refer to Roads Construction 2021 Standard Specifications, Figure 37, File No 454.1013.009.

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

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

Permanent Conditions

The following permanent conditions shall apply:

Planning

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

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

37. 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.

38. 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.

39. 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.

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

41. A letter of confirmation from a certified electrical engineer or Master Electrician shall be provided to the Development Authority, prior to the issuance of the Development Completion Permit, certifying that all Electric Vehicle Parking Stall - Capable stalls identified on the approved plans have been completed and are capable of supporting Level 2 Electric Vehicle Supply Equipment (charger) in the future. This includes installation of the necessary distribution panels, electrical capacity, and wall and floor penetrations to accommodate future charging cabling, and may include an electric vehicle energy management system.

42. A letter of confirmation from a certified electrical engineer or Master Electrician shall be provided to the Development Authority, prior to the issuance of the Development Completion Permit, that the building(s) has been constructed to be 'solar ready' and able to accommodate solar photovoltaic (PV) panels for the purpose of electricity generation. A conduit, or equivalent, must be installed which allows wires to be routed from the roof to the main electrical panel, for the purpose of solar panel installation.

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

44. Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact the Development Inspector at 403-804-9397 for an inspection.

45. In order to ensure the integrity of existing public trees and roots, construction access is only permitted through the rear lane and from Covepark Way NE.

46. 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 4m from public tree trunk edge and water once per week (within the growing season) during construction. Ensure no construction materials are stored inside this fence.

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

48. 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).

49. 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.

50. No widening of the existing public sidewalk along Covepark Drive NE to be within 3m of the public trees. This will cause the trees to be not viable for retention.

Utility Engineering

51. 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).

52. 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).

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

54. 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.

Mobility Engineering

55. 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.

56. 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

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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

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

58. 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.

59. 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.

60. 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.

61. 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.

62. 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.

63. All sodded areas should be planted with a drought tolerant grass species. For information about water efficient landscaping refer to the YardSmart webpage.

64. 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.

65. If clearance pruning of public trees is required, Urban Forestry must be notified (minimum two business days notice) and authorized the pruning. An indemnified contractor must be used at the applicant's expense. Pruning is to be done to the satisfaction of the Urban Forestry Technician. Please contact Urban Forestry at 311.

66. An Urban Forestry Technician must be on-site to mitigate possible root damage to adjacent public trees during excavation of proposed servicing connections. Prior to construction, contact Urban Forestry at 311 and ask to speak to an Urban Forestry Technician. Urban Forestry requires minimum two business days' notice prior to meeting onsite.

67. 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.

68. 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 **$8,410.90**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.

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

70. 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. Remove the tree(s) 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.

71. In Alberta, elm tree pruning is strictly regulated to prevent the spread of Dutch Elm Disease, with a ban on pruning from April 1 to September 30.

Utility Engineering

72. Calgary International Airport Vicinity Special Regulations apply to the proposed development.

73. 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.

74. A new water connection is required to service the development and is available from Covepark Wy NE and Covepark Dr NE.

75. 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.

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

77. 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.

78. Each unit must be individually metered.

79. 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

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c. 2.0m when the foundation wall or piles extends vertically a minimum of 2.0m below the invert of the water pipe.

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

81. A new sanitary connection is required to service the development and is available from Covepark Wy NE and Covepark Dr NE.

82. A new storm sewer connection is required to service this development and is available from Covepark Wy NE and Covepark Dr NE.

83. 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.

84. The allowable stormwater run-off coefficient shall be 69 L/s/ha.

85. 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.

86. 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).

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

88. 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

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

90. 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.

91. In the event the proposed development is no longer able to obtain waste collection service as shown in this development approval, the landowner is responsible for obtaining a new development permit for an alternative service plan.

Mobility Engineering

92. The locations and design of driveways must be approved by Development Engineering. New driveways including driveway modifications, removal and rehabilitations of unused driveway crossings or relocations, sidewalks, wheelchair ramps, and lane paving must be constructed to City standards at the developers expense. Obstructions such as storm catch basins, hydrants, power poles, etc., must be relocated to City standards at developers expense.

93. Garage aprons / parkade access / loading areas / parking stalls at rear must tie to the existing lane grades. Lane grades will be provided on the grade slip issued by Development Servicing. It is the responsibility of developer, contractor, or homeowner to set the elevations of the garage slab based on the lot grading and to ensure that garage is operationally accessible and that it ties to established land grades. Lane grades are not to be altered without the approval of Roads.

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

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

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

SDAB2026-0164

Rafih Bari <rafih@sutekigroup.ca>

Fwd: DP2025-04672 - 286 COVEPARK WY NE Public Comments

Andy Tang <tech63@cirnodesign.com> Mon, May 25, 2026 at 4:57 PM
To: Rafih Bari <rafih@sutekigroup.ca>

Andy Tang
Architectural Technologist
B. Arch
cirnodesign.com

CALGARY

Main Office: 1530 27 Ave NE #205, Calgary AB T2E 7S6
Tel (Office): 403-224-0388
Email: info@cirnodesign.com

---------- Forwarded message ---------
From: **'Cantlay, Stephanie' via City emails** <city-emails@cirnodesign.com>
Date: Mon, May 25, 2026 at 4:34 PM
Subject: DP2025-04672 - 286 COVEPARK WY NE Public Comments
To: design@sutekigroup.ca <design@sutekigroup.ca>

Good Afternoon,

Due to this being a rowhouse in R-G a notice posting wasn't required, but since Detailed Review #2 was sent 71 public comments have been received with 68 in opposition of this application. A summary is below.

- Perception a rowhouse is incompatible with character of neighbourhood, single or duplex is more appropriate;
- Concerns with traffic and congestion, including proximity to school and increase in lane usage;
- Concerns with provision of on-site parking and reliance of on-street parking;
- Lack of greenspace;
- Privacy concerns due to height and location of windows and side setback;
- Infrastructure capacity cannot support development;
- No signage or notice posting indicating development proposal;
- Decrease in property values; and
- Volume of waste and recycling facilities required to support development.

Consider doing outreach on this file. This website Applicant Outreach toolkit may be helpful to you. Please fill out Outreach Assessment when amended plans are submitted.

Thanks,

Steph

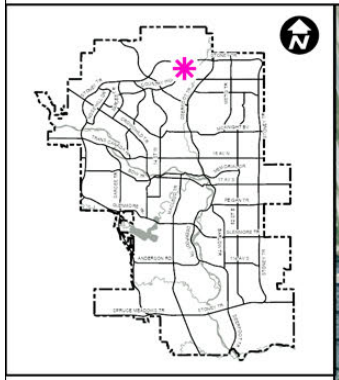
SDAB2026-0164

Stephanie Cantlay (she/her)
Planner 1, Community Planning - North
Planning & Development Services
The City of Calgary | Mail Code #8076
C 587.892.0311 stephanie.cantlay@calgary.ca
800 Macleod Tr. S.E.
P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5

NOTICE -
This communication is intended ONLY for the use of the person or entity named above and may contain information that is confidential or legally privileged. If you are not the intended recipient named above or a person responsible for delivering messages or communications to the intended recipient, YOU ARE HEREBY NOTIFIED that any use, distribution, or copying of this communication or any of the information contained in it is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and then destroy or delete this communication, or return it to us by mail if requested by us. The City of Calgary thanks you for your attention and co-operation.

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You received this message because you are subscribed to the Google Groups "City emails" group.
To unsubscribe from this group and stop receiving emails from it, send an email to city-emails+unsubscribe@cirnodesign.com.
To view this discussion visit https://groups.google.com/a/cirnodesign.com/d/msgid/city-emails/YQBPR0101MB58959C96465319F0D5A426A58E0A2%40YQBPR0101MB5895.CANPRD01.PROD.OUTLOOK.COM.
For more options, visit https://groups.google.com/a/cirnodesign.com/d/optout.

Community Context - SDAB2026-0164

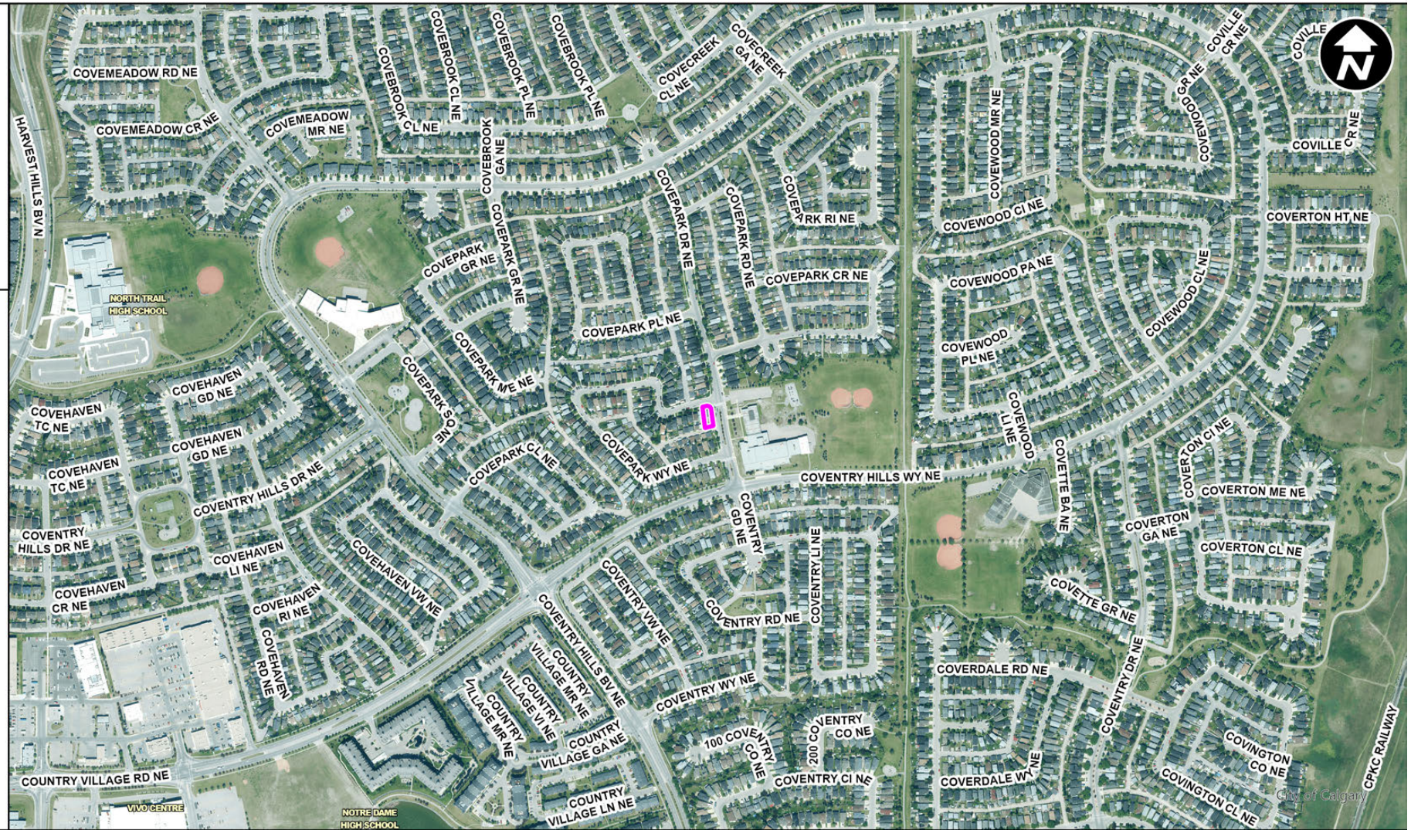


- Subject Site
- 600m buffer from LRT Station
- City Limits

LRT Stations
- Blue
- Blue/Red (Downtown)
- Red
- Green (Future)

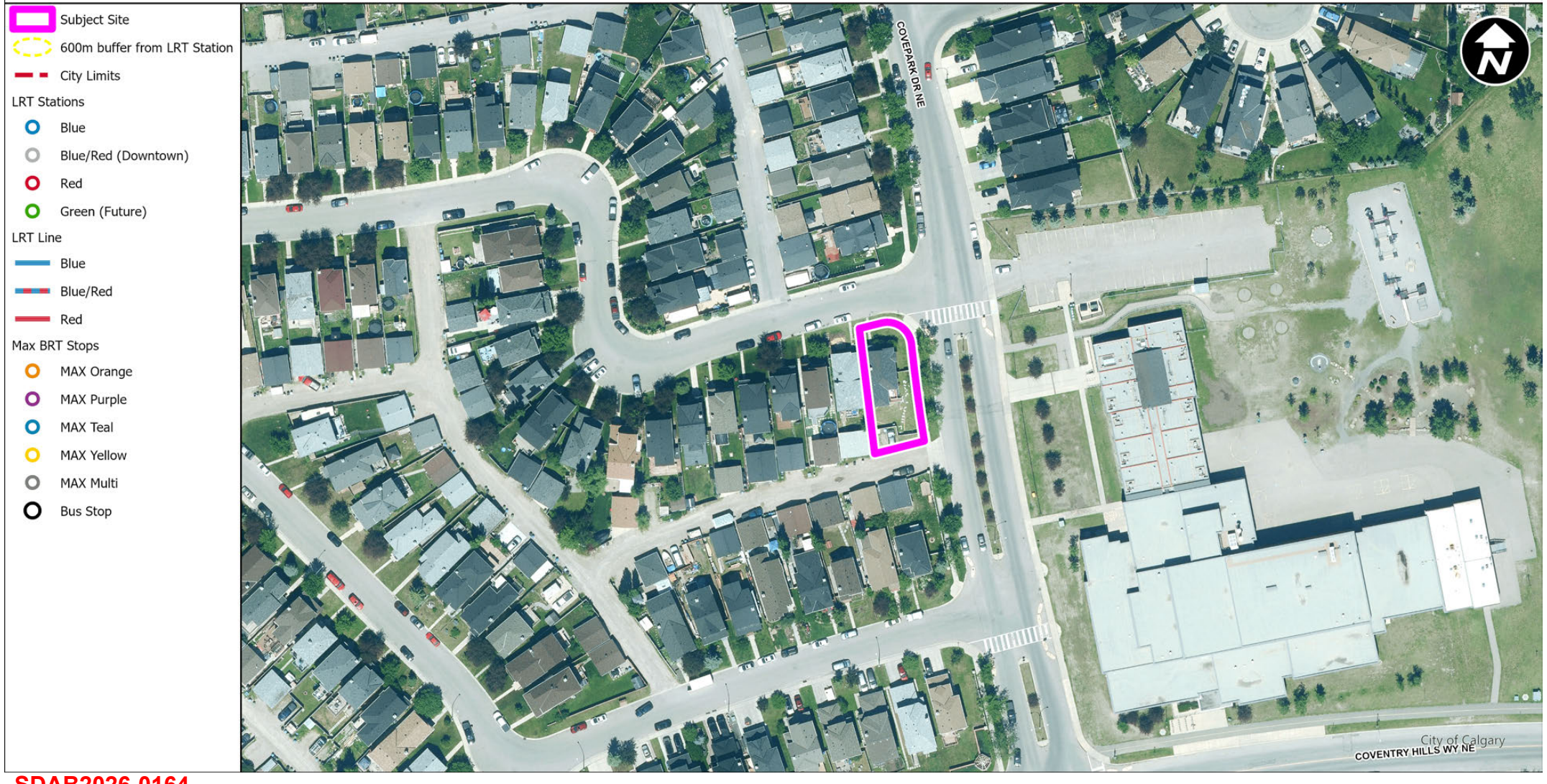
LRT Line
- Blue
- Blue/Red
- Red

Max BRT Stops
- MAX Orange
- MAX Purple
- MAX Teal
- MAX Yellow
- MAX Multi



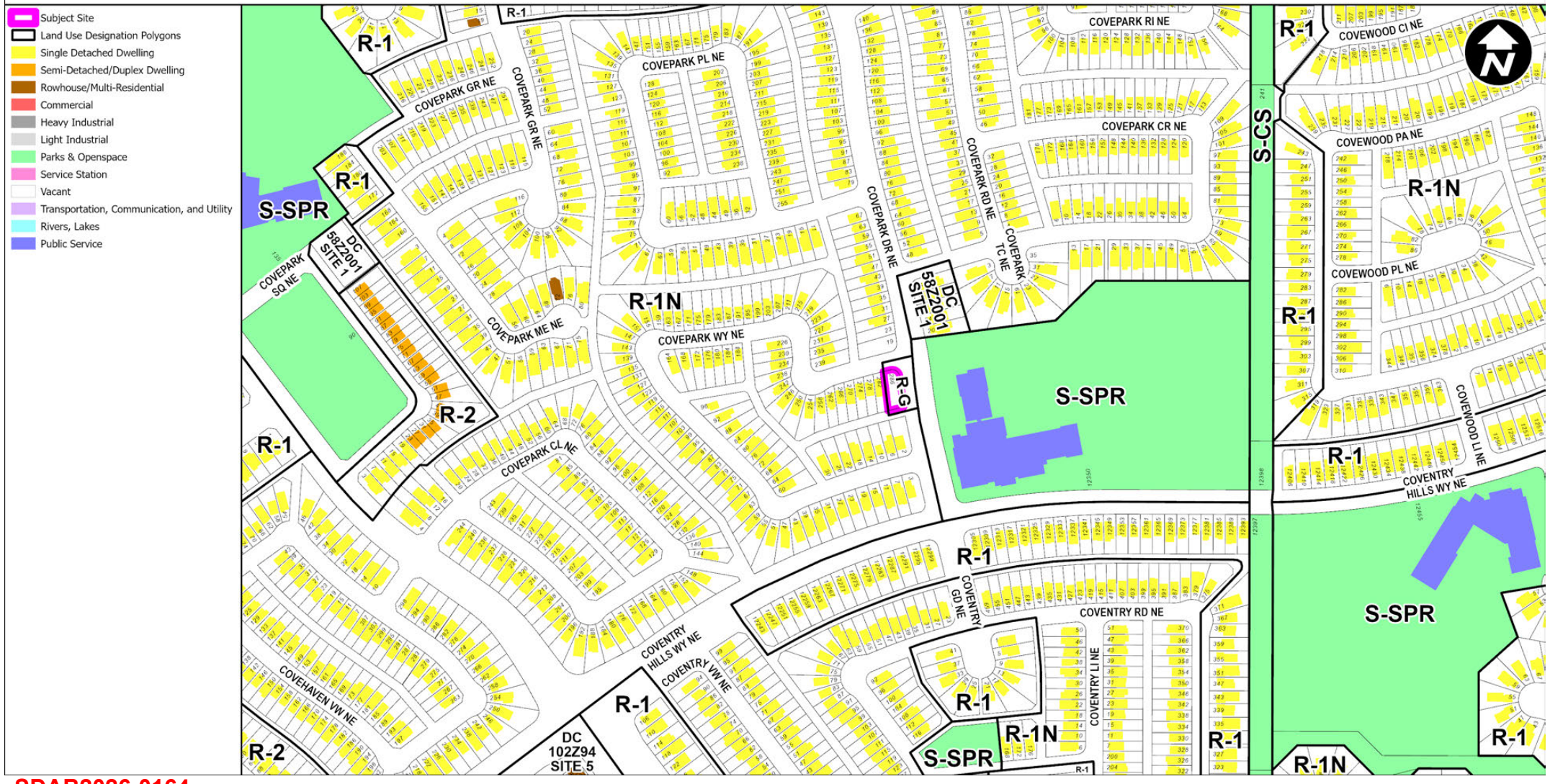
SDAB2026-0164

Site Context SDAB2026-0164



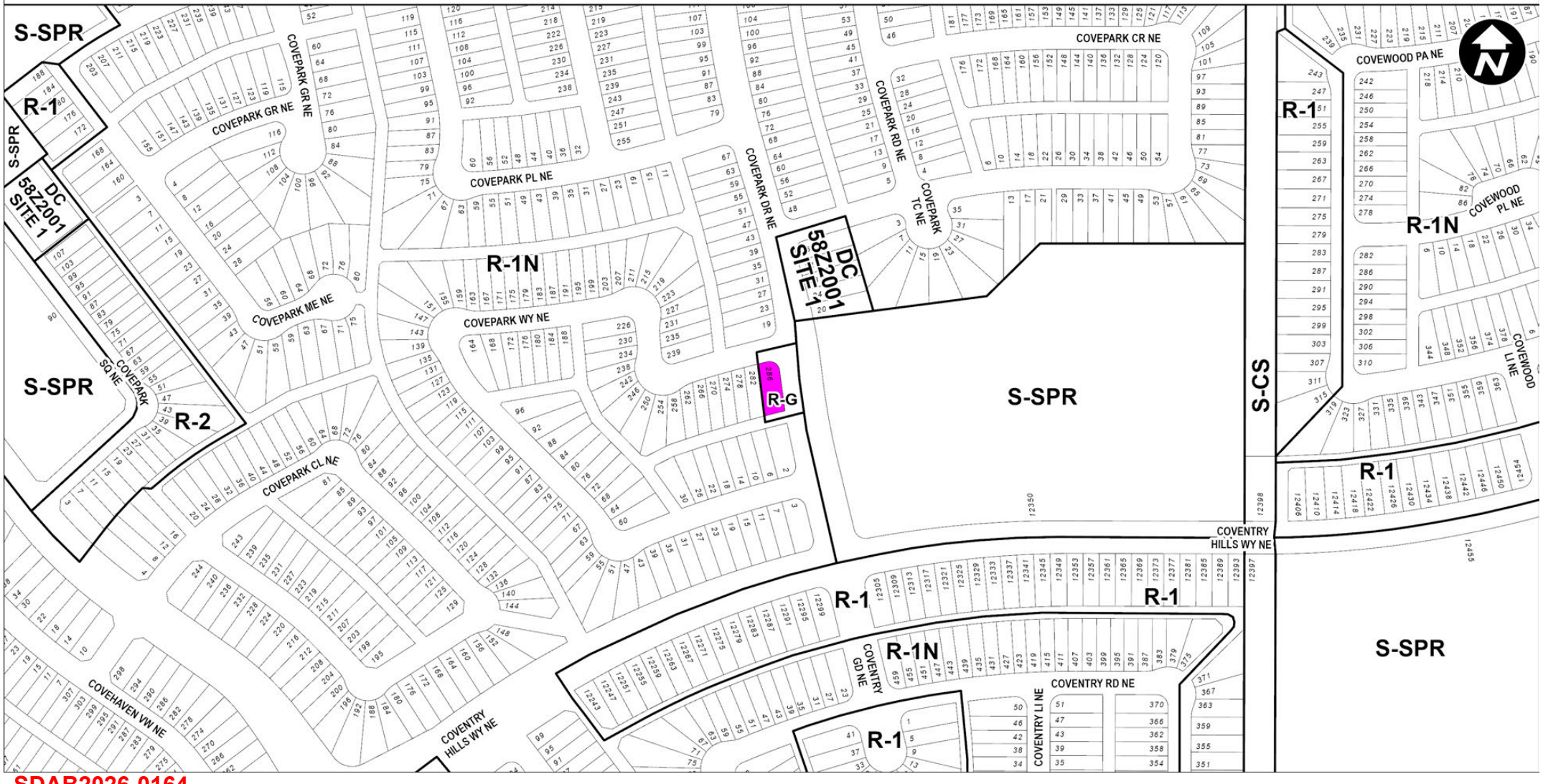
SDAB2026-0164

Surrounding Land Use SDAB2026-0164



SDAB2026-0164

Land Use Districts SDAB2026-0164



SDAB2026-0164

August 20, 2026

Bari, Rafih - CIRNO DESIGN
[redacted]

RE: Notification of Decision for DP2025-04672
Subject: New: Rowhouse Building (1 building)
Address: 286 COVEPARK WY NE

This is your notification of the decision by the Development Authority to refuse the above noted Development Permit application on August 20, 2026. Attached are the Reasons for Refusal.

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.

Should you have any questions or concerns, please contact me at (587) 892-0311 or by email at Stephanie.Cantlay@calgary.ca.

Sincerely,

STEPHANIE CANTLAY
Planner 1
Planning and Development

83

DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

DP2025-04672

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

286 COVEPARK WY NE

Community: **Coventry Hills** L.U.D.:**R-G**

and legally described as:

0310139;4;41

VOID

REFUSED

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

New: Rowhouse Building (1 building)

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: **August 20, 2026**

Development Authority: **Angie Dean**

File Manager: **Stephanie Cantlay**

Release Date: _____

This permit will not be valid if development has not commenced by:

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: **Bari, Rafih - CIRNO DESIGN**
Address:
City: , ,
Phone: [redacted]

SDAB2026-0164

DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

DP2025-04672

Complete Address and Legal Description listing for Development Permit DP2025-04672

Address Type	Address	Legal Description
Parcel	286 COVEPARK WY NE	**0310139;4;41**

SDAB2026-0164

The City of Calgary
Planning & Development Services
Community Planning

Reasons for Refusal
DP2025-04672, 286 COVEPARK WY NE

This document summarizes the development permit review and refusal reasons. Information about the application process, Land Use Bylaw relaxations and other supporting information for the decision are included.

DEVELOPMENT SCOPE

This application is for a new Rowhouse Building comprised of three dwelling units and an attached garage at 286 COVEPARK WY NE in the community of Coventry Hills. The parcel and surrounding area are designated as Residential – Low Density Mixed Housing (R-G) District.

PLANNING REVIEW AND ANALYSIS

During the review, the Development Authority considered the rules and intent of the Land Use Bylaw. While a rowhouse is a permitted use in the R-G District, the central issue of this application is that the proposal requires relaxations that in the opinion of the Development Authority, would unduly interfere or affect the use, enjoyment or value of neighbouring properties.

The Residential - Low Density Mixed Housing (R-G) District accommodates a wide range of low density residential development to allow for the mixing of different housing forms and to encourage housing diversity and intensification of a neighbourhood over time. A rowhouse, on a parcel that is large enough to accommodate three or more units, is an appropriate and encouraged use in this R-G District.

In lieu of density, the R-G District has rules for parcel width and parcel area to ensure each Dwelling Unit can be appropriately accommodated. For a three-unit Rowhouse Building, the development should provide a parcel width of 15.0 metres and a parcel area of 450 m2. The proposal falls significantly short of these standards, creating a more intense development than contemplated in the District. Furthermore, it presents an effective density more in line with the Residential – Grade-Oriented Infill (R-CG) District used in the Developed Area Communities. Administration believes that the granting of the required relaxations would create a *de facto* redesignation of the property to R-CG and would therefore be inappropriate for the neighbourhood.

CONCLUSION

In view of the foregoing, this application is refused.

D. Angelique Dean
Development Authority

Aug 20, 2026
Date

The City of Calgary
Planning & Development Services
Community Planning

Attachments
DP2025-04672, 286 COVEPARK WY NE

Site and Context	
This application proposes a new Rowhouse Building comprised of three dwelling units and an attached garage at 286 COVEPARK WY NE in the community of Coventry Hills. The site is a corner parcel, 440.44 square metres in size. The site is currently developed with a single detached dwelling. Although there is no garage, there is rear lane access to the site located on the north property line. The subject site and surrounding areas is designated as Residential - Low Density Mixed Housing (R-G) District. Directly east of the site is Special Purpose – School, Park and Community Reserve (S-SPR) District.	
Process	
Notice Posting	Not required.
Circulation	Calgary Airport Authority – Comments Provided Building Regulations – Residential Controller – Comments Provided TDS Engineering – Comments Provided Urban Design – No Objections Urban Forestry – Comments Provided Parks Specialist – Comments Provided Building Regulations – Commercial Controller – Comments Provided Enmax Power Corporation – No Objections Public Infrastructure – Comments Provided Ward 3 Councillor – No Comments Received Northern Hills Community Association – No Comments Received Transport Canada – No Comments Received NAV Canada – No Comments Received
Public Responses Received	Yes, 71 comments in opposition.
Bylaw Review	The application does not comply with the bylaw as shown in the bylaw discrepancies table below.

Bylaw Discrepancies

Regulation	Standard	Provided
547.14 Outdoor Private Amenity Space	(1) Unless otherwise referenced in subsection (2) or (3), for a Duplex Dwelling, Rowhouse Building, Semi-	Plans indicate balconies have dimensions less than 3.0m.

	detached Dwelling or a Single Detached Dwelling, each unit must have direct access to private amenity space that: (e) has no dimension of less than 3.0m	
547.6 Parcel Width	(2) The minimum parcel width is 5.0m per Dwelling Unit for a laned parcel containing a Duplex Dwelling or a Rowhouse Building.	Plans indicate the parcel width is 13.33m (-1.67m).
547.7 Parcel Area	(1) Except as otherwise referenced in subsection (2) and (3), the minimum area of a parcel is 150.0m² per Dwelling Unit.	Plans indicate the parcel area is 441.19sm (-8.81sm).

Applicable Planning Policies

As a listed permitted use in the Residential – Low Density Mixed Housing (R-G) District, the only applicable legislation is the Land Use Bylaw. The most relevant sections follow:

Where a development permit application is for a permitted use in a building or on a parcel and the proposed development does not conform to all the applicable requirements and rules of this Bylaw, the Development Authority may:

a) *Refuse to approve the development permit application; or*
b) *Approve the development permit application and grant a relaxation of the requirement or rule to which the proposed use does not conform.*
(Permitted Uses That Meet All Requirements, Section 30)

The Development Authority may approve a development permit application for a permitted 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.*
(Test for a Relaxation, Section 31)

As mentioned previously, the sought-after relaxations indicate a development that is more intense than contemplated by the Bylaw, and would materially affect the use and enjoyment of neighbouring properties. The Development Authority therefore cannot support the relaxations, and must refuse the application.

APPLICATION FOR A DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

610350787-001
Taken By:

Application Date **Aug 12, 2025**

APPLICATION NO DP2025-04672

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: $1,432.00

Cart #:

Applicant: **Bari, Rafih - CIRNO DESIGN**
Address:
City:
Phone: [redacted]

Parcel Address: **286 COVEPARK WY NE**
Legal: **0310139;4;41**

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

Community: **COVENTRY HILLS**
Sec. Number: **27N** Ward: **03**

Description: **New: Rowhouse Building (1 building), Secondary Suite (3 suites), Accessory Residential Building (garage)**

Gross Floor Area: 8239 feet - squared\r\nDwelling Units: 3

Proposed Development is: **Permitted with a Relaxation**

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 Bylaw 1P2007).

Processing Times and Deemed Refusals

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

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

SECTION 1: Applicant Details

☐ Property Owner ☑ Representing Owner

Applicant's Name:	Company Name (if applicable):
RAFIH BARI	CIRNO DESIGN LTD.
Applicant's Email: [redacted]	Applicant's Phone Number (during business hours):

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

SECTION 2: Project Details

Project Address:	286 COVEPARK WAY N.E., CALGARY, ALBERTA				
Cumulative gross floor area:	Addition	☐ ft² ☐ m²	New Building:	8239	☑ ft² ☐ m²
New dwelling units created:	☑ Yes	If yes, number of new dwelling units:		3 UNITS	

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 s te 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, Table 1:
- Dimension depth of Rights-of-Way
- Dimension distance from Rights-of-Way to building

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

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

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

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

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

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

Corner parcels only:
- Outline and dimension corner visibility triangle

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

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

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

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

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

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

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

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

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

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

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

SECTION 5: Applicant's Declaration

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

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

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

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

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

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

SDAB2026-0164

LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0029 756 004	0310139;4;41	241 217 821

LEGAL DESCRIPTION
PLAN 0310139
BLOCK 4
LOT 41
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;1;25;27;NE

MUNICIPALITY: CITY OF CALGARY

REFERENCE NUMBER: 211 151 920

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
241 217 821	21/08/2024	TRANSFER OF LAND	$562,000	CASH & MORT

OWNERS

CHOWDHURY FAZLE BARI

AND
MIDORI TAGUCHI
BOTH OF:
286 COVEPARK WAY NE
CALGARY
ALBERTA T3K 5T6
AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
021 020 115	17/01/2002	CAVEAT RE : RESTRICTIVE COVENANT
031 019 985	16/01/2003	RESTRICTIVE COVENANT

(CONTINUED)

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ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
031 019 987	16/01/2003	RESTRICTIVE COVENANT
031 019 988	16/01/2003	RESTRICTIVE COVENANT
241 217 822	21/08/2024	MORTGAGE MORTGAGEE - CANADIAN IMPERIAL BANK OF COMMERCE. P.O. BOX 115, COMMERCE COURT POSTAL STATION, TORONTO ONTARIO M5L1E5 ORIGINAL PRINCIPAL AMOUNT: $449,600

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 2 DAY OF SEPTEMBER, 2025 AT 03:42 P.M.

ORDER NUMBER: 54773050

CUSTOMER FILE NUMBER:

END OF CERTIFICATE

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

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

owner(s)
Rafih Bari
contact name

[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 286 COVEPARK WAY N.E. CALGARY, AB
property address

Please be advised that I, Rafih Bari 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

Cirno Design Ltd/ Suteki Group and/or its _____
agent or company name applicant, consultant, contractor (if applicable)

to apply for any and all Development Permit, Building Permit & Construction
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.

date signed

Signed by:
Rafih Bari
3FEC8CED0FE8484...
signature of owner

Rafih Bari
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.

Docusign Envelope ID: 56FCC3FB-241F-494C-8A71-B941A5C756F6

Chowdhury Fazle Bari

owner(s)
Chowdhury Fazle Bari

contact name
1530 27 Ave NE, Calgary AB T2E 7S6

contact address
[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 286 COVEPARK WAY N.E. CALGARY, AB
property address

Please be advised that I, Chowdhury Fazle Bari 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

Cirno Design Ltd/ Suteki Group and/or its _____
agent or company name — applicant, consultant, contractor (if applicable)

to apply for any and all Development Permit, Building Permit & Construction
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.

date signed

Signed by:
Chowdhury Fazle Bari
3F5C6CED9FB6484...
signature of owner

Chowdhury Fazle Bari
name of owner (printed)

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SDAB2026-0164

Updated 2016 July 15

Abandoned Well Declaration

Application # _____
for office use only

Site Address: 286 COVEPARK WAY NE, CALGARY, ALBERTA

Legal Description: LOT 2, BLOCK 20, PLAN 881 1294

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 CIRNO DESIGN LTD. Contact Person RAFIH BARI

   Address 3016 5 Ave NE #307, Calgary, AB T2A 6K4

   Phone [redacted]

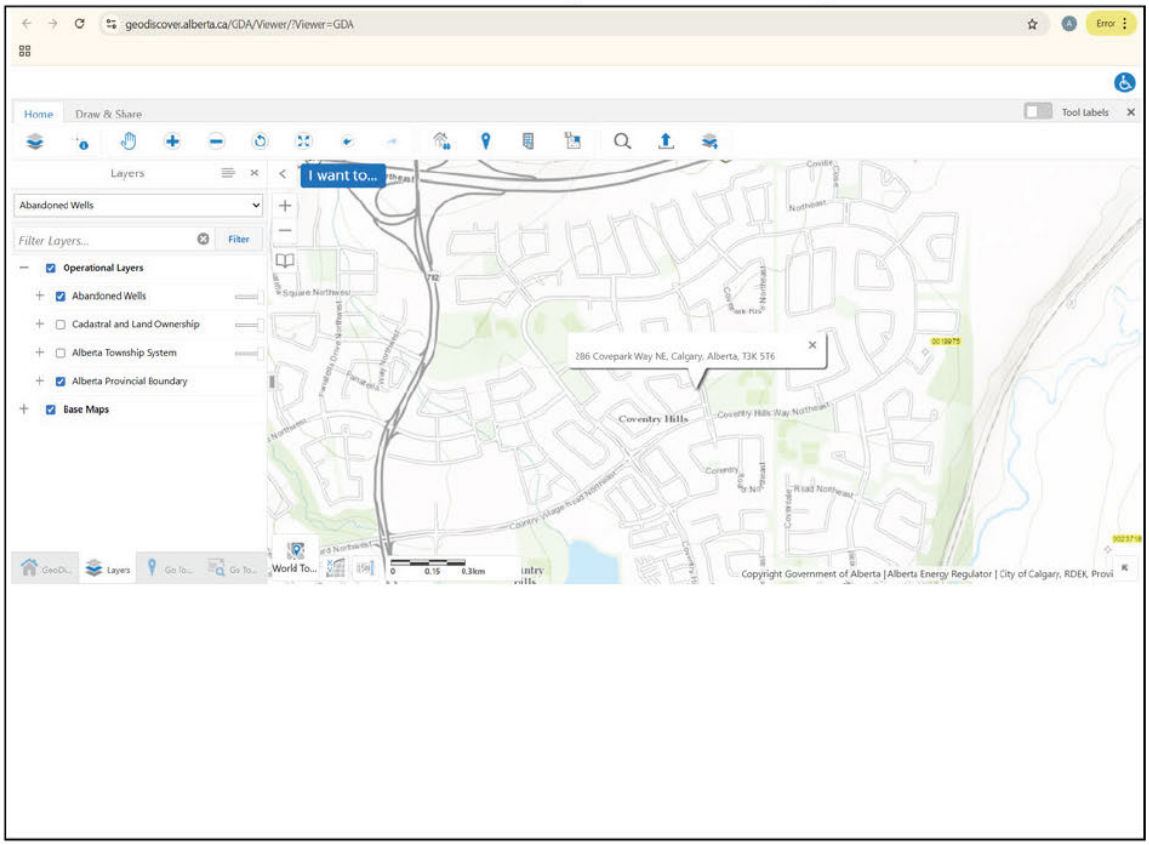
SDAB2026-0164

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.

APR 30, 2025

Date

RAFIH BARI

Applicant Signature

RAFIH BARI

Applicant Name (Please Print)

CIRNO DESIGN LTD.

Company Name (Please Print)

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

Updated 2016 June 15

Site Contamination Statement

Application # _____
for office use only

Site Address: 286 COVEPARK WAY N.E., CALGARY, ALBERTA

Legal Description: LOT 2, BLOCK 20 PLAN 881 1294

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.

APR 30, 2025
Date

RAFIH BARI
Applicant Signature

RAFIH BARI
Applicant Name (Please Print)

CIRNO DESIGN LTD.
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: RAFIH BARI Phone: [redacted]

Email: [redacted]

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

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

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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: RAFIH BARI	Company name (if applicable): CIRNO DESIGN LTD.
Email: design@sutekigroup.ca	Phone number (during business hours): [redacted]
Applicant signature: *RAFIH BARI*	

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:
NA

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.

NA

☐ 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.

NA

☐ 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.

NA

☐ 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.

NA

☐ Building envelope meets Passive House Standard

SECTION 7: Other features

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

NA

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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

NA

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.

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Detailed Review 1 **109**

November 3, 2025

Bari, Rafih - CIRNO DESIGN

[redacted]

Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2025-04672

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 January 2, 2026. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at (587) 892-0311 or by email at Stephanie.Cantlay@calgary.ca.

Sincerely,

STEPHANIE CANTLAY
Planner 1

SDAB2026-0164

Detailed Review 1 – Development Permit

Application Number:	**DP2025-04672**
Application Description:	New: Rowhouse Building (1 building), Secondary Suite (3 suites), Accessory Residential Building (garage)
Land Use District:	Residential - Low Density Mixed Housing
Use Type:	Permitted with a Relaxation
Site Address:	286 COVEPARK WY NE
Community:	COVENTRY HILLS
Applicant:	Bari, Rafih - CIRNO DESIGN
Date DR Sent:	November 3, 2025
Response Due Date:	January 2, 2026
Development Applications Review Team	
Planning:	STEPHANIE CANTLAY (587) 892-0311 Stephanie.Cantlay@calgary.ca
Utility Engineering:	DINO DI TOSTO 403-268-2131 Dino.diTosto@calgary.ca
Mobility Engineering:	AADIL AMJAD Aadil.Amjad@calgary.ca

General Comments

This application proposes to create a rowhouse composed of three dwelling units, three secondary suites and one garage. The subject site is located in the northeast community of Coventry Hills on the south side of Covepark Way NE, north of Coventry Hills Way NE. The site is a corner parcel, 440.44 square metres in size. The site is currently developed with a single detached dwelling. Although there is no garage, there is rear lane access to the site located on the north property line

The subject site and surrounding areas is designated as Residential - Low Density Mixed Housing (R-G) District. Directly east of the site is Special Purpose – School, Park and Community Reserve (S-SPR) District.

A rowhouse is a permitted use and the applicant submission includes a relaxation for parking due to "*insufficient space to locate the required on-site parking stalls*."

Comments on Relevant City Policies

Municipal Development Plan *(Statutory - 2009)*

SDAB2026-0164

The subject site is located within the Developing Residential land use typology as identified on Map 1: Urban Structure of the Municipal Development Plan (MDP). Relevant policies include Planned Greenfield Areas (3.6.1) a). Policies in this section state that Area Structure Plans are to guide the direction of development.

Calgary North Area Structure Plan Phase 1 *(Statutory - 1980)*

The subject site is located within the Residential typology as identified on Map 7: Land Use Plan. This plan identifies residential development oriented towards major features of the open space system and streets primarily east/west, an orientation which permits advantage to be taken of solar energy and wind protection opportunities.

Bylaw Discrepancies

Regulation	Standard	Provided
337 Projections Into Side Setback Area	(9) Balconies and decks must not project into any side setback area;	Plans indicate the East setback to the garage roof top deck is 0.10m (-0.90m). Plans indicate the West setback to the garage roof top deck is 1.17m (-0.03m).
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.	Plans indicate the garage roof top deck projects 6.90m (+5.40m) into the South setback area. *Note: Section will comply after October 9, 2025 land use bylaw amendments.* **No relaxation needed. Will be in compliance under new regulation.**
339 Decks	(1) The height of a deck in the Developing Area must not exceed 0.3m above the main floor level of the closest main residential building on the parcel.	Plans indicate the garage roof top deck is 2.20m (+1.90m) above the main floor level.
340 Balconies	(3) A balcony attached to a Contextual Semi-detached Dwelling, Semi-detached Dwelling, Rowhouse Building or Townhouse within 1.2m of a party wall must have a privacy wall that: (b) is a max. of 3.0m in height	Plans indicate the third floor balcony privacy walls are 3.05m (+0.05m).
547.7 Parcel Area	(1) Except as otherwise referenced in subsection (2) and (3), the minimum area of a parcel is 150.0m² per Dwelling Unit.	Plans indicate the parcel area is 441.19sm (-8.81sm).
287 Row House	c) requires a minimum of 1.0 motor vehicle parking stalls per Dwelling Unit	Plans indicate 3 (-3) motor vehicle parking stalls.

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295 Secondary Suite	(d) requires a minimum of 1.0 motor vehicle parking stalls;	
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: (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.	Plans indicate 2 parking stalls with a depth less than 5.90m.
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	Plans indicate the East setback is 0.10m (-1.10m).
345 Accessory Residential Building	(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	Plans indicate the building separation is 0.74m (-0.26m).
346 Restrictions on Use of Accessory Residential Building	(3) An Accessory Residential Building must not have a balcony or rooftop deck.	Plans indicate a roof top deck.

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.

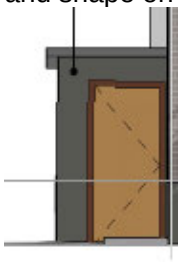
2. Amend plans to address the bylaw discrepancies noted in the Bylaw Discrepancies Table of this document. Alternatively, provide planning rationale in a written submission supporting any proposed relaxations to address the bylaw discrepancies noted in Bylaw Discrepancies Table of this document.

3. The applicant submission includes a relaxation request to parking regulations due to "insufficient space to locate the required on-site parking stalls." This rationale is not supported by Planning. Revise the plans to update the units or parking stalls accordingly.

4. Remove the four parking stalls indicated on the street. Street parking is not considered on site and are not counted.

5. Revise the labelling for the bicycle stalls. Class 1 bike stalls are considered within a secure location. The stalls on the on exterior of garage are considered class 2, not class 1. See Mobility comments for further information on appropriate specifications.

6. Please label what this portion of the building connected to Unit 1 is. Clarify if it is an entrance, shed, or something else. Amend the plans to be consistent in size and shape on all plans.



7. Amend the plans to allow the secondary suite floor more access to light. The windows for the suites are all below grade and do not provide much access to natural light.

8. Amend the front facade for each unit such as using different building materials, building articulation to avoid mirror image.

9. Clarify labelling for amenity space for units 1-3 (Sheet A030). Amend plans accordingly.

10. Amend the landscape plan to indicate programming of common amenity spaces. Programming may include, but is not limited to, seating or dining areas, barbeque or kitchen spaces, play areas and opportunities for residents to garden, or a combination of programming elements.
Landscape Design Guide for Small Residential Sites

11. Plans indicate a roof top deck. A relaxation to the restrictions on the use of accessory residential building may be considered if the amenity space is contained towards Covepark Drive NE to prevent overlooking and privacy concerns for the adjacent parcel. Amend the plans to outline and frame the amenity space.

12. Amend the plans to indicate the number and location of stalls that are EV capable and those equipped with an Electric Vehicle Supply Equipment installation (EVSE installation) to support level 2 electric vehicle charging. EV Capable stalls must include the installation of distribution panels, electrical capacity, and wall and floor penetrations to accommodate future charging cabling, and may include an electric vehicle energy management system for future level 2 EVSE installation.

13. Amend the plans to provide details/confirmation that dwelling unit(s) will be 'solar ready' and able to accommodate solar photovoltaic panels for electricity generation. Solar PV ready details shall consider Section 64 of the Canadian Electrical Code Part 1 concerning "Renewable Energy Systems."

    Potential options for solar PV ready details may include, at least 2.5 cm (1") nominal diameter constructed of rigid or flexible metal conduit, electrical metallic tubing, or cables with a metal armour or metal sheath.

    Alternately, a 2" vacuum tube with twine pulled through and a card on each end, to accommodate future installation, will meet the intent of the condition.

14. Amend the plans to indicate that roofing materials will meet or exceed the impact resistance of a Class 4 rated roofing system with impact rating for UL2218 or FM4473.

15. Amend the plans to indicate proposed storm, water, sanitary, gas, power servicing connections for this development. Provide the minimum setback requirements as identified in Section 4.1.3 of the Calgary Parks and Open Spaces *Development Guidelines and Standard Specifications: Landscape Construction (current edition)*
    https://www.calgary.ca/csps/parks/construction/park-development-guidelines.html

    If excavation for services cause the tree to become unviable for safe retention as determined by an Urban Forestry Technician, the tree will need to be removed.

Utility Engineering

16. Amend the plans to:

    Waste & Recycling Services - Multi-Family
    a) Reduce the number of containers to 6 carts.

    Multi-family residential dwelling units produce 0.23m3 of combined waste per week. This application of 6 dwelling units is expected to produce 1.38m3 of material per week.

To reduce the number of carts in the lane, multi-family parcels (more than four dwelling units) may not be eligible to receive 3 carts for each unit from the City of Calgary.

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.

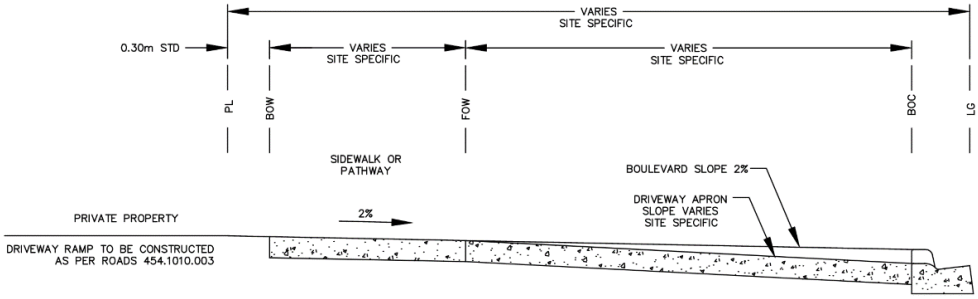
Water meter location must be shown on the Development Permit plans and match the DSSP. The water meter area must have all meters in the same place and not under stairwells as there needs to be a minimum height clearance of 2m. The DSSP application will be rejected if the Development Permit plans are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

Mobility Engineering

18. **Cross Sections with Grades and Elevations Not Provided:**

Amend plans to include cross sections showing existing and proposed elevations and grades from the building to each adjacent street and the lane, in accordance with City of Calgary Street Manual. Specifically:

• Label all grade points: edge of building, garage aprons, property line, back of walk, top of curb
• Provide a minimum of two boulevard cross-sections for each adjacent street (24 ST SE, 80 AVE SE) and the adjacent lane
• Include a cross-section for the lane driveway crossing, showing top of curb and back of sidewalk
• Show and label the new proposed rolled curb and gutter (C&G) on both site plans and cross sections
• Include elevation dimensions and grades for:
Edge of building to property line
Property line to back of walk
Back of walk to top of curb
Property line to center of lane
Center of lane to adjacent property line across the lane



19. **Garage Apron Details and Grades Missing:**

Provide two cross-sections per garage slab (one at each edge, per level if stepped), showing:

• Adjacent property line elevation
• Lane centerline elevation (existing, not to be altered without Road's approval)
• Garage apron and floor elevations (front and back)

Ensure:

• Lanes have a 3.5% - 5% crossfall toward the lane centerline
• Maximum apron slope does not exceed 10% (per Roads spec 454.1010.003)
• Cross-sections clearly differentiate proposed vs. existing elevations

20. **Class 1 Bicycle Parking Requirements Not Shown:**

Amend plans to include a detailed layout of Class 1 bicycle stalls that meets the minimum standards outlined in the Land Use Bylaw and the City's Bicycle Parking Handbook. Specifically:

• Indicate door location and full door swing direction, ensuring a minimum 2.0m clearance from any barriers. No secured doors are depicted on the plan.

• Ensure stalls are in a secured, weather-protected structure (e.g., lockers or controlled-access rooms). Stalls seem to be in the open on the plan.

• Ensure enough spacing is provided between bike rack and wall to fit and maneuver bikes. Bike stalls on ends seem too close to the wall. Provide all dimensions.

• Design must be practical and accessible, serving as a viable alternative to vehicle parking.
• Preferred design: horizontally secured, enclosed stalls fixed to the ground.
• Avoid vertical systems, as they are less accessible for all ages, abilities, and bicycle types.
• Provide lighting details for the bicycle parking area.

21. **Sidewalk Dimensions Not Clearly Shown:**

Amend plans to show and clearly label the details of sidewalks along Covepark WY NE and Covepark DR SE, which are classified as Residential and Collector Streets, respectively, in accordance with the City's Design Guidelines for Subdivision Servicing, 2.0m sidewalks on collectors, and 1.5m sidewalk on residentials are to be provided. Specifically:

• Please note that for 1.5m monolithic sidewalk with standard curb the actual sidewalk width is 1.61m.
• Refer to Roads Construction 2021 Standard Specifications, Figure 37, File No. 454.1013.009
• Include wheelchair ramps and show dimensions on plans
• Extend sidewalk details across adjacent lanes, showing transitions and limits of construction

• Where significant trees are to be retained, existing sidewalk width may remain within the drip line, transitioning to the new width outside the drip line

22. **Site and Adjacent Property Lines Not Labeled:**

Amend site plans to clearly show and label both the site's property line and the adjacent property line across the lane, in accordance with CARL List Section 14 - Plot and Dimension Property Lines.
Ensure both are:

• Included in the legend
• Accurately plotted and dimensioned on all relevant drawings

23. **Surface Material of Lane Not Indicated:**

Amend plans to specify the surface material of the lane in accordance with CARL List Section 14 - Parking Areas, Drive Aisles, and Circulation Roads. Clearly label the lane on all plans with its material and width (e.g., '6.10m Gravel Lane').

24. **Lighting at Bicycle and Mobility Storage Areas Not Shown:**

Amend plans to show that lighting is provided at the doors of the Mobility Storage Units, Class 1 Bicycle Parking Stalls and Class 2 Bicycle Parking Stalls 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.

25. **Corner Visibility Triangle Not Shown:**

Amend the site plan to outline and dimension the 4.5m x 4.5m corner cut and the visibility triangle for corner parcels, in accordance with CARL List Section 14 - Site Plan. Ensure the following:

• The visibility triangle remains entirely free of buildings, projections, fencing, landscaping features, or any other encroachments
• The adjacent boulevard within this area is graded to a maximum slope of 2% to meet accessibility and drainage requirements

26. **Motor Vehicle Parking**
Plans do not demonstrate compliance with The City of Calgary's Land Use Bylaw 1P2007 for motor vehicle.

Revise plans to include the following:
• Show and label the location, number, and size of all motor vehicle parking stalls
• Comply with minimum stall dimensions:
- Dwelling units: 2.5m width.
- Private garage (single stall): 3.0m width.
- Stalls abutting one barrier: 2.85m width; two barriers: 3.1m width.
- Angled parking requires depth greater than 5.4m, see Table 2: Minimum Dimensions for Motor Vehicle Parking Stalls. (Bylaw 28P2009)
• Confirm stall dimensions are clear of obstructions other than wheel stops and structural columns.

• Maximum stall grade: 4% in any direction.
• Minimum drive aisle width: 7.2m.

Authority: City of Calgary Land Use Bylaw 1P2007; Alberta Building Code Section 3.8.3.22.

Parking angle (degrees)	Aisle width (metres)	Stall depth perpendicular to aisle (metres)	Stall width parallel to aisle (metres)	
			Dwelling Units	Other Uses
90	7.20	5.40	2.50	2.60
75	6.12	5.64	2.59	2.69
60	4.82	5.49	2.89	3.00
45	4.00	5.00	3.54	3.68

27. **Not Enough Parking Stalls Provided:**

As per the Land Use Bylaw1P2007, a minimum of 6 parking stalls would be required for 3 Units + 3 Secondary Suites.

• Regulation 287 Row House: requires a minimum of 1.0 motor vehicle parking stalls per Dwelling Unit

• Regulation 295 Secondary Suite: requires a minimum of 1.0 motor vehicle parking stalls

• Amend plans to reflect compliance with the Bylaw, adjust parking or units accordingly.

28. **Public Sidewalk Upgrade**
The existing sidewalks adjacent to the development parcel do not meet the City of Calgary standard sidewalk width.

Amend plans to show and clearly label the removal and replacement of sidewalks along Covepark WY NE and Covepark DR NE, classified as Residential and Collector, in accordance with the City¿s Design Guidelines for Subdivision Servicing and Road Construction Standards. Specifically:

• For Residential streets, provide and label 1.5m monolithic sidewalk with standard curb (actual width is 1.61m); dimension the back of walk accordingly (Refer to Roads Construction 2021 Standard Specifications, Figure 37, File No. 454.1013.009)
• For Collector streets, provide and label 2.0m separate sidewalk. (Refer to Roads Construction 2021 Standard Specifications)
• Include wheelchair ramps and show dimensions on plans
• Extend sidewalk replacements across adjacent lanes, showing transitions and limits of construction
• Ensure the sidewalk upgrade replaces the lane crossing on Covepark DR NE
• Where significant trees are to be retained, existing sidewalk width may remain within the drip line, transitioning to the new width outside the drip line

Authority: City of Calgary Streets Bylaw 20M88

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

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

30. Amend the plans to include a note "If clearance pruning of public trees is required, Urban Forestry must be notified (minimum two business days notice) and authorized the pruning. An indemnified contractor must be used at the applicant's expense. Pruning is to be done to the satisfaction of the Urban Forestry Technician. Please contact Urban Forestry at 311."

    Proposed building height will likely require pruning of the public tree canopy.

31. Amend the plans to provide the following public tree information:

    Caliper /trunk diameter (dbh)
    Tree A **24cm**
    Tree B **66cm**
    Tree C **66cm**

Utility Engineering

32. 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

Mobility Engineering

33. 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.

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

Roads

a. Construction of new 1.5m monolithic sidewalks adjacent to Covepark Way NE, new curb and gutter to City standards,
b. Construction of new 2.0m separate sidewalks adjacent to Covepark Drive NE, to City standards,
c. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel. Please note that for 1.5m monolithic sidewalk with standard curb the actual sidewalk width is 1.61m. Dimension the back of walk accordingly. Refer to Roads Construction 2021 Standard Specifications, Figure 37, File No 454.1013.009.

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

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

Permanent Conditions

The following permanent conditions shall apply:

Planning

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

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

37. 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.

38. 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.

39. 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.

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

41. A letter of confirmation from a certified electrical engineer or Master Electrician shall be provided to the Development Authority, prior to the issuance of the Development Completion Permit, certifying that all Electric Vehicle Parking Stall - Capable stalls identified on the approved plans have been completed and are capable of supporting Level 2 Electric Vehicle Supply Equipment (charger) in the future. This includes installation of the necessary distribution panels, electrical capacity, and wall and floor penetrations to accommodate future charging cabling, and may include an electric vehicle energy management system.

42. A letter of confirmation from a certified electrical engineer or Master Electrician shall be provided to the Development Authority, prior to the issuance of the Development Completion Permit, that the building(s) has been constructed to be 'solar ready' and able to accommodate solar photovoltaic (PV) panels for the purpose of electricity generation. A conduit, or equivalent, must be installed which allows wires to be routed from the roof to the main electrical panel, for the purpose of solar panel installation.

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

44. Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact the Development Inspector at 403-804-9397 for an inspection.

45. In order to ensure the integrity of existing public trees and roots, construction access is only permitted through the rear lane and from Covepark Way NE.

46. 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 4m from public tree trunk edge and water once per week (within the growing season) during construction. Ensure no construction materials are stored inside this fence.

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

48. 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).

49. 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.

50. No widening of the existing public sidewalk along Covepark Drive NE to be within 3m of the public trees. This will cause the trees to be not viable for retention.

Utility Engineering

51. 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).

52. 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).

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

54. 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.

Mobility Engineering

55. 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.

56. 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

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

58. 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.

59. 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.

60. 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.

61. 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.

62. 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.

63. All sodded areas should be planted with a drought tolerant grass species. For information about water efficient landscaping refer to the YardSmart webpage.

64. 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.

65. If clearance pruning of public trees is required, Urban Forestry must be notified (minimum two business days notice) and authorized the pruning. An indemnified contractor must be used at the applicant's expense. Pruning is to be done to the satisfaction of the Urban Forestry Technician. Please contact Urban Forestry at 311.

66. An Urban Forestry Technician must be on-site to mitigate possible root damage to adjacent public trees during excavation of proposed servicing connections. Prior to construction, contact Urban Forestry at 311 and ask to speak to an Urban Forestry Technician. Urban Forestry requires minimum two business days' notice prior to meeting onsite.

67. 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.

68. 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 **$8,410.90**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.

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

70. 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. Remove the tree(s) 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.

71. In Alberta, elm tree pruning is strictly regulated to prevent the spread of Dutch Elm Disease, with a ban on pruning from April 1 to September 30.

Utility Engineering

72. Calgary International Airport Vicinity Special Regulations apply to the proposed development.

73. 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.

74. A new water connection is required to service the development and is available from Covepark Wy NE and Covepark Dr NE.

75. 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.

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

77. 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.

78. Each unit must be individually metered.

79. 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.

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

81. A new sanitary connection is required to service the development and is available from Covepark Wy NE and Covepark Dr NE.

82. A new storm sewer connection is required to service this development and is available from Covepark Wy NE and Covepark Dr NE.

83. 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.

84. The allowable stormwater run-off coefficient shall be 69 L/s/ha.

85. 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.

86. 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).

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

88. 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

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

90. 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.

91. In the event the proposed development is no longer able to obtain waste collection service as shown in this development approval, the landowner is responsible for obtaining a new development permit for an alternative service plan.

Mobility Engineering

92. The locations and design of driveways must be approved by Development Engineering. New driveways including driveway modifications, removal and rehabilitations of unused driveway crossings or relocations, sidewalks, wheelchair ramps, and lane paving must be constructed to City standards at the developers expense. Obstructions such as storm catch basins, hydrants, power poles, etc., must be relocated to City standards at developers expense.

93. Garage aprons / parkade access / loading areas / parking stalls at rear must tie to the existing lane grades. Lane grades will be provided on the grade slip issued by Development Servicing. It is the responsibility of developer, contractor, or homeowner to set the elevations of the garage slab based on the lot grading and to ensure that garage is operationally accessible and that it ties to established land grades. Lane grades are not to be altered without the approval of Roads.

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

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

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

SDAB2026-0164

Suteki Developments Inc. www.sutekigroup.ca

03 Nov 2025

Development Applications Review Team

Planning: STEPHANIE CANTLAY
T: (587) 892-0311 E: Stephanie.Cantlay@calgary.ca
Utility Engineering: DINO DI TOSTO
T: (403) 268-2131 E: Dino.diTosto@calgary.ca
Mobility Engineering: AADIL AMJAD
E: [redacted]

RE: DP2025-04672 – DETAILED REVIEW 1 – DEVELOPMENT FOR COVENTRY TOWNHOUSE AT COVEPARK WAY N.E.

Dear Development Applications Review Team,

Thank you for your assistance in looking into this project.
Please find our detailed response in **Blue** to all the comments given.

If you have any queries, do not hesitate to contact me.
Sincerely,

Andy Tang
Architectural Technologist
B. Arch

PLANS REVIEW: DETAILED REVIEW 1 – DEVELOPMENT PERMIT
DATE OF REVIEW: November 03, 2025

Bylaw discrepancies			
Regulation	**Standard**	**Provided**	**Response**
337 Projections Into Side Setback Area	(9) Balconies and decks must not project into any side setback area;	Plans indicate the East setback to the garage roof top deck is 0.10m (-0.90m). Plans indicate the West setback to the garage roof top deck is 1.17m (-0.03m).	The walls have been moved and are no longer projected into any side setback area.
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.	Plans indicate the garage roof top deck projects 6.90m (+5.40m) into the South setback area. Note: Section will comply after October 9, 2025 land use bylaw amendments. No relaxation needed. Will be in compliance under new regulation.	The garage roof top deck has been removed.
339 Decks	(1) The height of a deck in the Developing Area must not exceed 0.3m above the main floor level of the closest main residential building on the parcel.	Plans indicate the garage roof top deck is 2.20m (+1.90m) above the main floor level.	The garage roof top deck has been removed.
340 Balconies	(3) A balcony attached to a Contextual Semi-detached Dwelling, Semi-detached Dwelling, Rowhouse Building or Townhouse within 1.2m of a party wall must have a privacy wall that: (b) is a max. of 3.0m in height	Plans indicate the third floor balcony privacy walls are 3.05m (+0.05m).	The privacy wall height has been reduced to 2.8 meters (-0.20m).
547.7 Parcel Area	(1) Except as otherwise referenced in subsection (2) and (3), the minimum area of a parcel is 150.0m² per Dwelling Unit.	Plans indicate the parcel area is 441.19sm (-8.81sm).	The calculation of parcel area/dwelling unit area is 2.94 which are close to 3. Therefore, we are proposing 3 dwelling units.
287 Row House	c) requires a minimum of 1.0motor vehicle parking stalls per Dwelling Unit	Plans indicate 3 (-3) motor vehicle parking stalls.	The project is now proposing 3 dwelling units. Therefore, the total amount of parking stalls is now 3.

295 Secondary Suite	(d) requires a minimum of 1.0 motor vehicle parking stalls;		The secondary suites have been removed.
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: (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.	Plans indicate 2 parking stalls with a depth less than 5.90m.	The garage has been expanded and depth is now beyond the minimum (5.90m). See A201.
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	Plans indicate the East setback is 0.10m (-1.10m).	The garage is now attached.
345 Accessory Residential Building	(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	Plans indicate the building separation is 0.74m (-0.26m).	The garage is now attached.
346 Restrictions on Use of Accessory Residential Building	(3) An Accessory Residential Building must not have a balcony or rooftop deck.	Plans indicate a roof top deck.	The garage roof top deck has been removed.

Prior to Decision Requirements

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.

Suteki: Noted.

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

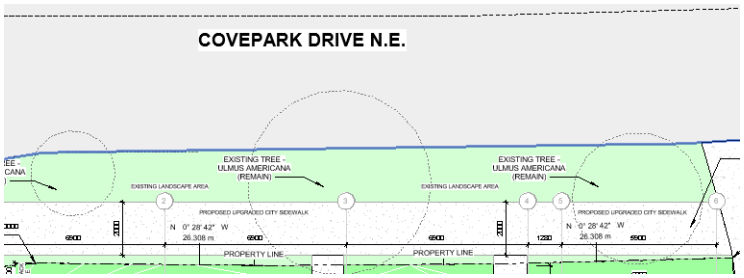
Suteki: The discrepancies have been addressed on this response.

3. The applicant submission includes a relaxation request to parking regulations due to "insufficient space to locate the required on-site parking stalls." This rationale is not supported by Planning. Revise the plans to update the units or parking stalls accordingly.

Suteki: Noted.

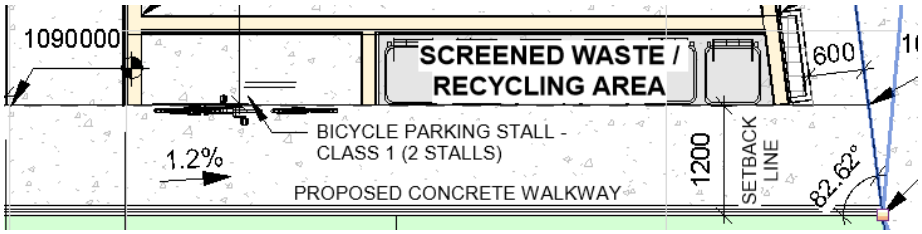
4. Remove the four parking stalls indicated on the street. Street parking is not considered on site and are not counted.

Suteki: Parking on-site has been removed.



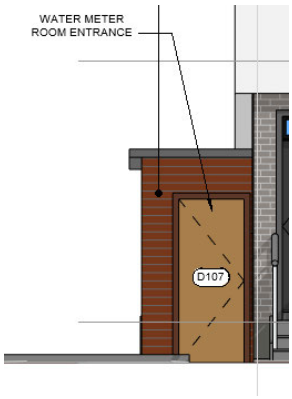
5. Revise the labelling for the bicycle stalls. Class 1 bike stalls are considered within a secure location. The stalls on the on exterior of garage are considered class 2, not class 1. See Mobility comments for further information on appropriate specifications.

Suteki: The label for the bicycle stall outside of the garage has been updated from class 1 to class 2. See A201.



6. Please label what this portion of the building connected to Unit 1 is. Clarify if it is an entrance, shed, or something else. Amend the plans to be consistent in size and shape on all plans.

Suteki: The shed connected to unit 1 is an external water meter room. The door and the purpose of the shed have been labeled. See A201 and A301.



7. Amend the plans to allow the secondary suite floor more access to light. The windows for the suites are all below grade and do not provide much access to natural light.

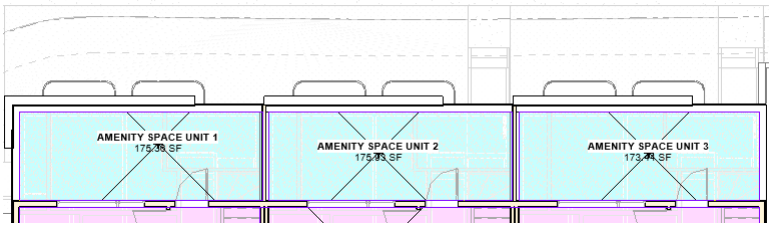
Suteki: the secondary suite has been removed. Now the basement has become part of the main dwelling unit.

8. Amend the front facade for each unit such as using different building materials, building articulation to avoid mirror image.

Suteki: The corner facade has been changed to add variety to the overall design. See A007 & 008.

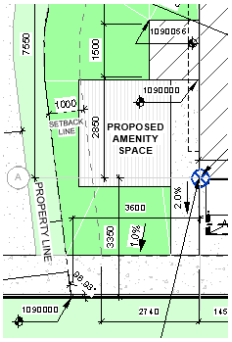
9. Clarify labelling for amenity space for units 1-3 (Sheet A030). Amend plans accordingly.

Suteki: The amenity space for units 1-3 have been updated and are properly labeled. See A030.



10. Amend the landscape plan to indicate programming of common amenity spaces. Programming may include, but is not limited to, seating or dining areas, barbeque or kitchen spaces, play areas and opportunities for residents to garden, or a combination of programming elements. Landscape Design Guide for Small Residential Sites

Suteki: A proposed amenity space has been added on the north side of the property. See A100.



11. Plans indicate a roof top deck. A relaxation to the restrictions on the use of accessory residential building may be considered if the amenity space is contained towards Covepark Drive NE to prevent overlooking and privacy concerns for the adjacent parcel. Amend the plans to outline and frame the amenity space.

Suteki: The roof top deck has been removed. See A202.

12. Amend the plans to indicate the number and location of stalls that are EV capable and those equipped with an Electric Vehicle Supply Equipment installation (EVSE installation) to support level 2 electric vehicle charging. EV Capable stalls must include the installation of distribution panels, electrical capacity, and wall and floor penetrations to accommodate future charging cabling, and may include an electric vehicle energy management system for future level 2 EVSE installation.

Suteki: A proposed level 2 EV charging station has been added to each enclosed garage. See A201



13. Amend the plans to provide details/confirmation that dwelling unit(s) will be 'solar ready' and able to accommodate solar photovoltaic panels for electricity generation. Solar PV ready details shall consider Section 64 of the Canadian Electrical Code Part 1 concerning "Renewable Energy Systems."

Potential options for solar PV ready details may include, at least 2.5 cm (1") nominal diameter constructed of rigid or flexible metal conduit, electrical metallic tubing, or cables with a metal armour or metal sheath.

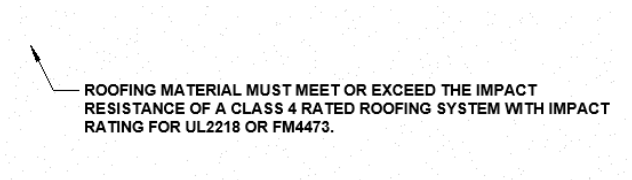
Alternately, a 2" vacuum tube with twine pulled through and a card on each end, to accommodate future installation, will meet the intent of the condition.

Suteki: A socket panel has been added to the roof for future solar panel installation. See A204.



14. Amend the plans to indicate that roofing materials will meet or exceed the impact resistance of a Class 4 rated roofing system with impact rating for UL2218 or FM4473.

Suteki: A note has been added indicating that the roofing materials will meet or exceed the impact resistance of a Class 4 rated roofing system with impact rating for UL2218 or FM4473. See A204.



15. Amend the plans to indicate proposed storm, water, sanitary, gas, power servicing connections for this development. Provide the minimum setback requirements as identified in Section 4.1.3 of the Calgary Parks and Open Spaces Development Guidelines and Standard Specifications: Landscape Construction (current edition)
https://www.calgary.ca/csps/parks/construction/park-development-guidelines.html

If excavation for services cause the tree to become unviable for safe retention as determined by an Urban Forestry Technician, the tree will need to be removed.

Suteki: The request for this item will be satisfied after the submission of this detail review.

Utility engineering

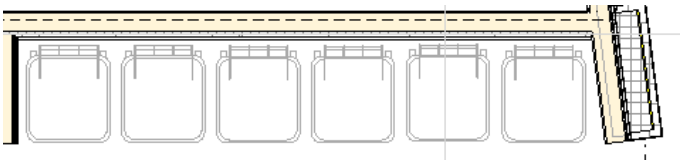
16. Amend the plans to:

Waste & Recycling Services - Multi-Family
a) Reduce the number of containers to 6 carts.

Multi-family residential dwelling units produce 0.23m3 of combined waste per week. This application of 6 dwelling units is expected to produce 1.38m3 of material per week.

To reduce the number of carts in the lane, multi-family parcels (more than four dwelling units) may not be eligible to receive 3 carts for each unit from the City of Calgary.

Suteki: The number of containers has been reduced to 6. See A201.



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 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.

Suteki: The request for this item will be satisfied after the submission of this detail review.

Mobility Engineering

18. Cross Sections with Grades and Elevations Not Provided:

Amend plans to include cross sections showing existing and proposed elevations and grades from the building to each adjacent street and the lane, in accordance with City of Calgary Street Manual. Specifically:

• Label all grade points: edge of building, garage aprons, property line, back of walk, top of curb
• Provide a minimum of two boulevard cross-sections for each adjacent street (24 ST SE, 80 AVE SE) and the adjacent lane
• Include a cross-section for the lane driveway crossing, showing top of curb and back of sidewalk
• Show and label the new proposed rolled curb and gutter (C&G) on both site plans and cross sections
• Include elevation dimensions and grades for:
Edge of building to property line
Property line to back of walk
Back of walk to top of curb
Property line to center of lane
Center of lane to adjacent property line across the lane

Suteki: 2 cross sections have been provided indicating the grades for edge of building, garage aprons, property line, back of walk, top of curb. The cross sections now show the boulevards for each adjacent street and lane. The cross sections now indicate the new proposed rolled curb and gutter (C&G). See A102.

19. Garage Apron Details and Grades Missing:

Provide two cross-sections per garage slab (one at each edge, per level if stepped), showing:

• Adjacent property line elevation
• Lane centerline elevation (existing, not to be altered without Road's approval)
• Garage apron and floor elevations (front and back)

Ensure:

• Lanes have a 3.5% - 5% crossfall toward the lane centerline
• Maximum apron slope does not exceed 10% (per Roads spec 454.1010.003)
• Cross-sections clearly differentiate proposed vs. existing elevations

Suteki: The lane now shows a crossfall of 3.8% toward the centerline. See A100.
The garage apron slope has been reduced to 6.1%. See A100.
A landscape cross-section shows existing and proposed elements. See A102.

20. Class 1 Bicycle Parking Requirements Not Shown:

Amend plans to include a detailed layout of Class 1 bicycle stalls that meets the minimum standards outlined in the Land Use Bylaw and the City's Bicycle Parking Handbook. Specifically:

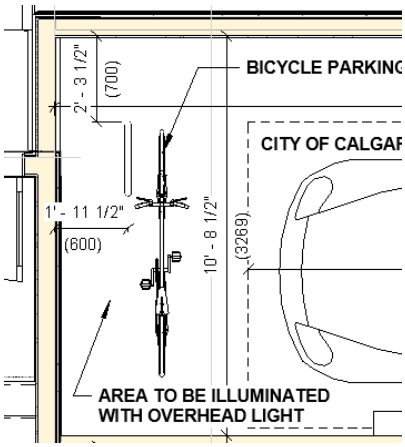
• Indicate door location and full door swing direction, ensuring a minimum 2.0m clearance from any barriers. No secured doors are depicted on the plan.

• Ensure stalls are in a secured, weather-protected structure (e.g., lockers or controlled-access rooms). Stalls seem to be in the open on the plan.

• Ensure enough spacing is provided between bike rack and wall to fit and maneuver bikes. Bike stalls on ends seem too close to the wall. Provide all dimensions.

• Design must be practical and accessible, serving as a viable alternative to vehicle parking.
• Preferred design: horizontally secured, enclosed stalls fixed to the ground.
• Avoid vertical systems, as they are less accessible for all ages, abilities, and bicycle types.
• Provide lighting details for the bicycle parking area.

Suteki: Bicycle parking stalls have been added to the enclosed garages and the bicycle parking stall located at the west of the enclosed garage. See A201.

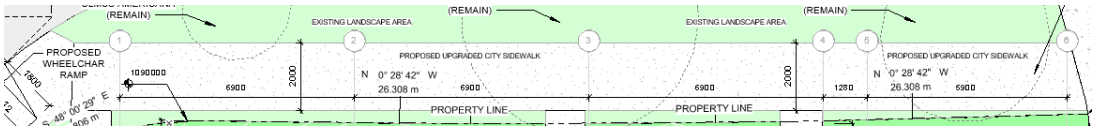


21. Sidewalk Dimensions Not Clearly Shown:

Amend plans to show and clearly label the details of sidewalks along Covepark WY NE and Covepark DR SE, which are classified as Residential and Collector Streets, respectively, in accordance with the City's Design Guidelines for Subdivision Servicing, 2.0m sidewalks on collectors, and 1.5m sidewalk on residentials are to be provided. Specifically:

• Please note that for 1.5m monolithic sidewalk with standard curb the actual sidewalk width is 1.61m.
• Refer to Roads Construction 2021 Standard Specifications, Figure 37, File No. 454.1013.009
• Include wheelchair ramps and show dimensions on plans
• Extend sidewalk details across adjacent lanes, showing transitions and limits of construction
• Where significant trees are to be retained, existing sidewalk width may remain within the drip line, transitioning to the new width outside the drip line.

Suteki: The required city sidewalks have been properly labeled and dimensioned. A 2.0m sidewalk has been implemented on Covepark DR SE and a 1.61m sidewalk has been implemented on Covepark WY NE. See A100.
A wheelchair ramp has been added to the corner between Coverpark Way N.E. and Covepark Drive N.E. See A100.





22. Site and Adjacent Property Lines Not Labeled:

Amend site plans to clearly show and label both the site's property line and the adjacent property line across the lane, in accordance with CARL List Section 14 - Plot and Dimension Property Lines. Ensure both are:

• Included in the legend
• Accurately plotted and dimensioned on all relevant drawings

Suteki: A label indicating the adjacent properties has been placed around the project. A dimension tag has been added on the lane adjacent to the property. See A100 & A101.

23. Surface Material of Lane Not Indicated:

Amend plans to specify the surface material of the lane in accordance with CARL List Section 14 - Parking Areas, Drive Aisles, and Circulation Roads. Clearly label the lane on all plans with its material and width (e.g., '6.10m Gravel Lane').

Suteki: A dimension tag and label has been added to the lane adjacent to the property. See A100.

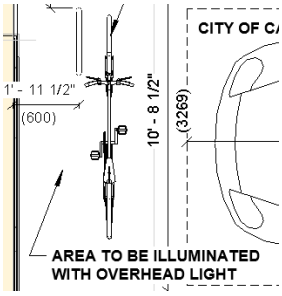


24. Lighting at Bicycle and Mobility Storage Areas Not Shown:

Amend plans to show that lighting is provided at the doors of the Mobility Storage Units, Class 1 Bicycle Parking Stalls and Class 2 Bicycle Parking Stalls 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.

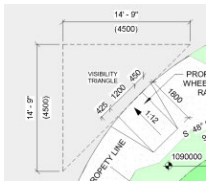
Suteki: A tag has been added indicating that the mobility storage and enclosed bicycle storage will be illuminated by an overhead light. See A201.



25. Corner Visibility Triangle Not Shown:

Amend the site plan to outline and dimension the 4.5m x 4.5m corner cut and the visibility triangle for corner parcels, in accordance with CARL List Section 14 - Site Plan. Ensure the following:
• The visibility triangle remains entirely free of buildings, projections, fencing, landscaping features, or any other encroachments
• The adjacent boulevard within this area is graded to a maximum slope of 2% to meet accessibility and drainage requirements

Suteki: A corner visibility triangle has been added. See A100.



26. Motor Vehicle Parking
Plans do not demonstrate compliance with The City of Calgary's Land Use Bylaw 1P2007 for motor vehicle.

Revise plans to include the following:
• Show and label the location, number, and size of all motor vehicle parking stalls
• Comply with minimum stall dimensions:
- Dwelling units: 2.5m width.
- Private garage (single stall): 3.0m width.
- Stalls abutting one barrier: 2.85m width; two barriers: 3.1m width.
- Angled parking requires depth greater than 5.4m, see Table 2: Minimum Dimensions for Motor Vehicle Parking Stalls. (Bylaw 28P2009)
• Confirm stall dimensions are clear of obstructions other than wheel stops and structural columns.
• Maximum stall grade: 4% in any direction.
• Minimum drive aisle width: 7.2m.

Suteki: The proposed private garages have been updated and have the following dimensions:
Private garage for unit 1: width 3.270m (+0.270m), depth 6.978m (+1.578m). See A201.
Private garage for unit 2: width 3.200m (+0.200m), depth 7.411m (+2.011m) See A201.
Private garage for unit 3: width 3.300m (+0.300m), depth 6.372m (+0.972m) See A201.
The stall grade for each private garage has been added. See A100.
The existing drive aisle dimension is 7.880m (+0.680m). See A100.

27. Not Enough Parking Stalls Provided:

As per the Land Use Bylaw1P2007, a minimum of 6 parking stalls would be required for 3 Units + 3 Secondary Suites.
• Regulation 287 Row House: requires a minimum of 1.0 motor vehicle parking stalls per Dwelling Unit
• Regulation 295 Secondary Suite: requires a minimum of 1.0 motor vehicle parking stalls
• Amend plans to reflect compliance with the Bylaw, adjust parking or units accordingly.

Suteki: The proposed dwelling units have been reduced from 6 to 3. Therefore, the current demand for motor parking stalls is 3. This requirement is being met by the proposal of the 3 enclosed garages. See A100 & A201.

28. Public Sidewalk Upgrade
The existing sidewalks adjacent to the development parcel do not meet the City of Calgary standard sidewalk width.

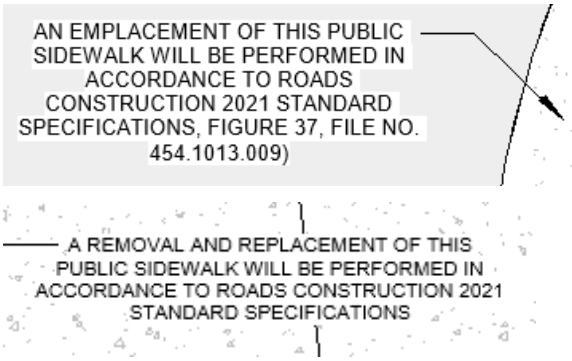
Amend plans to show and clearly label the removal and replacement of sidewalks along Covepark WY NE and Covepark DR NE, classified as Residential and Collector, in accordance with the City¿s Design Guidelines for Subdivision Servicing and Road Construction Standards. Specifically:

• For Residential streets, provide and label 1.5m monolithic sidewalk with standard curb (actual width is 1.61m); dimension the back of walk accordingly (Refer to Roads Construction 2021 Standard Specifications, Figure 37, File No. 454.1013.009)

• For Collector streets, provide and label 2.0m separate sidewalk. (Refer to Roads Construction 2021 Standard Specifications)
• Include wheelchair ramps and show dimensions on plans
• Extend sidewalk replacements across adjacent lanes, showing transitions and limits of construction
• Ensure the sidewalk upgrade replaces the lane crossing on Covepark DR NE
• Where significant trees are to be retained, existing sidewalk width may remain within the drip line, transitioning to the new width outside the drip line

Authority: City of Calgary Streets Bylaw 20M88

Suteki: Upgraded sidewalks have been added with their respective labels and dimensions. See A100.



Prior to Release Requirements (All PTR requirements will be addressed after DP approval)

Planning

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

30. Amend the plans to include a note "If clearance pruning of public trees is required, Urban Forestry must be notified (minimum two business days notice) and authorized the pruning. An indemnified contractor must be used at the applicant's expense. Pruning is to be done to the satisfaction of the Urban Forestry Technician. Please contact Urban Forestry at 311."

Proposed building height will likely require pruning of the public tree canopy.

31. Amend the plans to provide the following public tree information:

Caliper /trunk diameter (dbh)
Tree A 24cm
Tree B 66cm
Tree C 66cm

Utility engineering

32. 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

Mobility Engineering

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

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

Roads
a. Construction of new 1.5m monolithic sidewalks adjacent to Covepark Way NE, new curb and gutter to City standards,
b. Construction of new 2.0m separate sidewalks adjacent to Covepark Drive NE, to City standards,
c. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.
Please note that for 1.5m monolithic sidewalk with standard curb the actual sidewalk width is 1.61m. Dimension the back of walk accordingly. Refer to Roads Construction 2021 Standard Specifications, Figure 37, File No 454.1013.009.

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

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

Permanent Conditions

Planning

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

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

37. 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.

38. 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.

39. 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.

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

41. A letter of confirmation from a certified electrical engineer or Master Electrician shall be provided to the Development Authority, prior to the issuance of the Development Completion Permit, certifying that all Electric Vehicle Parking Stall - Capable stalls identified on the approved plans have been completed and are capable of supporting Level 2 Electric Vehicle Supply Equipment (charger) in the future. This includes installation of the necessary distribution panels, electrical capacity, and wall and floor penetrations to accommodate future charging cabling, and may include an electric vehicle energy management system.

42. A letter of confirmation from a certified electrical engineer or Master Electrician shall be provided to the Development Authority, prior to the issuance of the Development Completion Permit, that the building(s) has been constructed to be 'solar ready' and able to accommodate solar photovoltaic (PV) panels for the purpose of electricity generation. A conduit, or equivalent, must be installed which allows wires to be routed from the roof to the main electrical panel, for the purpose of solar panel installation.

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

44. Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact the Development Inspector at 403-804-9397 for an inspection.

45. In order to ensure the integrity of existing public trees and roots, construction access is only permitted through the rear lane and from Covepark Way NE.

46. 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 4m from public tree trunk edge and water once per week (within the growing season) during construction. Ensure no construction materials are stored inside this fence.

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

48. 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).

49. 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.

50. No widening of the existing public sidewalk along Covepark Drive NE to be within 3m of the public trees. This will cause the trees to be not viable for retention.

Utility engineering

51. 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).

52. 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).

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

54. 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.

Mobility Engineering

55. 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.

56. 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

Planning

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

58. 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.

59. 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.

60. 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.

61. 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.

62. 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.

63. All sodded areas should be planted with a drought tolerant grass species. For information about water efficient landscaping refer to the YardSmart webpage.

64. 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.

65. If clearance pruning of public trees is required, Urban Forestry must be notified (minimum two business days notice) and authorized the pruning. An indemnified contractor must be used at the applicant's expense. Pruning is to be done to the satisfaction of the Urban Forestry Technician. Please contact Urban Forestry at 311.

66. An Urban Forestry Technician must be on-site to mitigate possible root damage to adjacent public trees during excavation of proposed servicing connections. Prior to construction, contact Urban Forestry at 311 and ask to speak to an Urban Forestry Technician. Urban Forestry requires minimum two business days' notice prior to meeting onsite.

67. 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.

68. 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 $8,410.90. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.

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

70. 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. Remove the tree(s) 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.

71. In Alberta, elm tree pruning is strictly regulated to prevent the spread of Dutch Elm Disease, with a ban on pruning from April 1 to September 30.

Utility engineering

72. Calgary International Airport Vicinity Special Regulations apply to the proposed development.

73. 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.

74. A new water connection is required to service the development and is available from Covepark Wy NE and Covepark Dr NE.

75. 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.

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

77. 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.

78. Each unit must be individually metered.

79. 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.

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

81. A new sanitary connection is required to service the development and is available from Covepark Wy NE and Covepark Dr NE.

82. A new storm sewer connection is required to service this development and is available from Covepark Wy NE and Covepark Dr NE.

83. 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.

84. The allowable stormwater run-off coefficient shall be 69 L/s/ha.

85. 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.

86. 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).

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

88. 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

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

90. 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.

91. In the event the proposed development is no longer able to obtain waste collection service as shown in this development approval, the landowner is responsible for obtaining a new development permit for an alternative service plan.

Mobility Engineering

92. The locations and design of driveways must be approved by Development Engineering. New driveways including driveway modifications, removal and rehabilitations of unused driveway crossings or relocations, sidewalks, wheelchair ramps, and lane paving must be constructed to City standards at the developers expense. Obstructions such as storm catch basins, hydrants, power poles, etc., must be relocated to City standards at developers expense.

93. Garage aprons / parkade access / loading areas / parking stalls at rear must tie to the existing lane grades. Lane grades will be provided on the grade slip issued by Development Servicing. It is the responsibility of developer, contractor, or homeowner to set the elevations of the garage slab based on the lot grading and to ensure that garage is operationally accessible and that it ties to established land grades. Lane grades are not to be altered without the approval of Roads.

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

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

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

Detailed Review 2 **151**

February 19, 2026

Bari, Rafih - CIRNO DESIGN

[redacted]

Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2025-04672

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

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

This information must be received, in its entirety, no later than April 20, 2026. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at (587) 892-0311 or by email at Stephanie.Cantlay@calgary.ca.

Sincerely,

STEPHANIE CANTLAY
Planner 1

SDAB2026-0164

Detailed Review 2 – Development Permit

Application Number:	**DP2025-04672**
Application Description:	New: Rowhouse Building (1 building)
Land Use District:	Residential - Low Density Mixed Housing
Use Type:	Permitted with a Relaxation
Site Address:	286 COVEPARK WY NE
Community:	COVENTRY HILLS
Applicant:	Bari, Rafih - CIRNO DESIGN
Date DR Sent:	February 19, 2026
Response Due Date:	April 20, 2026
Development Applications Review Team	
Planning:	STEPHANIE CANTLAY (587) 892-0311 Stephanie.Cantlay@calgary.ca
Utility Engineering:	DINO DI TOSTO 403-268-2131 Dino.diTosto@calgary.ca
Mobility Engineering:	AADIL AMJAD Aadil.Amjad@calgary.ca

General Comments

This application proposes to create a rowhouse composed of three dwelling units with an attached garage. The subject site is located in the northeast community of Coventry Hills on the south side of Covepark Way NE, north of Coventry Hills Way NE. The site is a corner parcel, 440.44 square metres in size. The site is currently developed with a single detached dwelling. Although there is no garage, there is rear lane access to the site located on the north property line

The subject site and surrounding areas is designated as Residential - Low Density Mixed Housing (R-G) District. Directly east of the site is Special Purpose – School, Park and Community Reserve (S-SPR) District.

Comments on Relevant City Policies

Municipal Development Plan *(Statutory - 2009)*

The subject site is located within the Developing Residential land use typology as identified on Map 1: Urban Structure of the Municipal Development Plan (MDP). Relevant policies include Planned Greenfield Areas (3.6.1) a). Policies in this section state that Area Structure Plans are to guide the direction of development.

SDAB2026-0164

Calgary North Area Structure Plan Phase 1 *(Statutory - 1980)*

The subject site is located within the Residential typology as identified on Map 7: Land Use Plan. This plan identifies residential development oriented towards major features of the open space system and streets primarily east/west, an orientation which permits advantage to be taken of solar energy and wind protection opportunities.

Bylaw Discrepancies

Regulation	Standard	Provided
547.14 Outdoor Private Amenity Space	(1) Unless otherwise referenced in subsection (2) or (3), for a Duplex Dwelling, Rowhouse Building, Semi-detached Dwelling or a Single Detached Dwelling, each unit must have direct access to private amenity space that: (e) has no dimension of less than 3.0m	Plans indicate all outdoor private amenity spaces have dimensions less than 3.0m. **Amend plans to comply by removing the common amenity space AND increasing the proposed size of the balconies and/or backyard. Remove the exterior doors and stairs to the basements to increase the size of the rear amenity space. Add softscaping and landscaping and consider planting trees for privacy.**
547.6 Parcel Width	(2) The minimum parcel width is 5.0m per Dwelling Unit for a laned parcel containing a Duplex Dwelling or a Rowhouse Building.	Plans indicate the parcel width is 13.33m (-1.67m). **This indicates the parcel is not appropriately sized for the development proposed. In order to consider a relaxation the building must be designed to ensure adequately sized private amenity space, softscaping and plantings.**
547.7 Parcel Area	(1) Except as otherwise referenced in subsection (2) and (3), the minimum area of a parcel is 150.0m² per Dwelling Unit.	Plans indicate the parcel area is 441.19sm (-8.81sm). **This indicates the parcel is not appropriately sized for the development proposed. In order to consider a relaxation the building must be designed to ensure adequately sized private amenity space, softscaping and plantings.**
343 Fences	The height of a fence above grade at any point along a fence line must not exceed: (a) 1.2m for any portion of a fence extending between the foremost front façade of the main residential building and the front property line;	Plans indicate a 2.0m (+0.80m) fence between the front façade and the front property line. **Amend plans to comply.**

SDAB2026-0164

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 in the Bylaw Discrepancies Table of this document. Alternatively, provide planning rationale in a written submission supporting any proposed relaxations to address the bylaw discrepancies noted in Bylaw Discrepancies Table of this document.

   DR2 Update: Amend plans to comply.

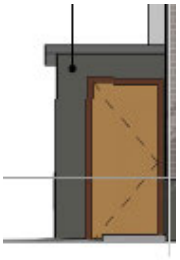
3. Revise the labelling for the bicycle stalls. Class 1 bike stalls are considered within a secure location. The stalls on the on exterior of garage are considered class 2, not class 1. See Mobility comments for further information on appropriate specifications.

   DR2 Update: Additional bicycle stalls are not required as secondary suites have been removed. The class 2 located at the side setback can be removed.

4. Please label what this portion of the building connected to Unit 1 is. Clarify if it is an entrance, shed, or something else. Amend the plans to be consistent in size and shape on all plans.

SDAB2026-0164

DR2 Update:
As this is a corner parcel, amend the plans to ensure the North building side elevation is not interpreted as secondary or of lesser importance. Consider adding windows, a projection or facade improvement to improve the design of the water meter room entrance as this faces a public street. It is unclear why a water meter room is proposed in this location.



5. Amend the front facade for each unit such as using different building materials, building articulation to avoid mirror image.

   DR2 Update:
   As this is a corner parcel, amend the plans to ensure the North building side elevation is not interpreted as secondary or of lesser importance. Consider an internal pathway for Unit 1 from Covepark Way NE instead of Covepark Drive NE.

6. Amend the plans to indicate proposed storm, water, sanitary, gas, power servicing connections for this development. Provide the minimum setback requirements as identified in Section 4.1.3 of the Calgary Parks and Open Spaces *Development Guidelines and Standard Specifications: Landscape Construction (current edition)*
   https://www.calgary.ca/csps/parks/construction/park-development-guidelines.html

   If excavation for services cause the tree to become unviable for safe retention as determined by an Urban Forestry Technician, the tree will need to be removed.

   Update DR2 Still outstanding.

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

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

8. Amend the plans to include a note "If clearance pruning of public trees is required, Urban Forestry must be notified (minimum two business days notice) and authorized the pruning. An indemnified contractor must be used at the applicant's expense. Pruning is to be done to the satisfaction of the Urban Forestry Technician. Please contact Urban Forestry at 311."

   Proposed building height will likely require pruning of the public tree canopy.

9. Amend the plans to provide the following public tree information:

   Caliper /trunk diameter (dbh)
   Tree A **24cm**
   Tree B **66cm**
   Tree C **66cm**

Utility Engineering

10. 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

Mobility Engineering

11. Amend cross-sections to show boulevard grades:

    • Standard boulevard grade is 2%
    • Show boulevard grades on both provided cross-sections and amend elevations to meet 2%.
    • Add boulevard grades to plan view as well.

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

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

    Roads

    a. Construction of new 1.5m monolithic sidewalks adjacent to Covepark Way NE, new curb and gutter to City standards,
    b. Construction of new 2.0m separate sidewalks adjacent to Covepark Drive NE, to City standards,
    c. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel. Please note that for 1.5m monolithic sidewalk with standard curb the actual sidewalk width is 1.61m. Dimension the back of walk accordingly. Refer to Roads Construction 2021 Standard Specifications, Figure 37, File No 454.1013.009.

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

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

Permanent Conditions

The following permanent conditions shall apply:

Planning

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

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

16. 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.

17. 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.

18. 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.

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

20. This permit does not allow for the basement to be used as an additional Dwelling Unit or Secondary Suite as defined by Land Use Bylaw 1P2007.

21. A letter of confirmation from a certified electrical engineer or Master Electrician shall be provided to the Development Authority, prior to the issuance of the Development Completion Permit, certifying that all Electric Vehicle Parking Stall - Capable stalls identified on the approved plans have been completed and are capable of supporting Level 2 Electric Vehicle Supply Equipment (charger) in the future. This includes installation of the necessary distribution panels, electrical capacity, and wall and floor penetrations to accommodate future charging cabling, and may include an electric vehicle energy management system.

22. A letter of confirmation from a certified electrical engineer or Master Electrician shall be provided to the Development Authority, prior to the issuance of the Development Completion Permit, that the building(s) has been constructed to be 'solar ready' and able to accommodate solar photovoltaic (PV) panels for the purpose of electricity generation. A conduit, or equivalent, must be installed which allows wires to be routed from the roof to the main electrical panel, for the purpose of solar panel installation.

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

24. Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact the Development Inspector at 403-804-9397 for an inspection.

25. In order to ensure the integrity of existing public trees and roots, construction access is only permitted through the rear lane and from Covepark Way NE.

26. 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 4m from public tree trunk edge and water once per week (within the growing season) during construction. Ensure no construction materials are stored inside this fence.

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

28. 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).

29. 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.

30. No widening of the existing public sidewalk along Covepark Drive NE to be within 3m of the public trees. This will cause the trees to be not viable for retention.

Utility Engineering

31. 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).

32. 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).

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

34. 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.

Mobility Engineering

35. 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.

36. 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

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

38. 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.

39. 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. (No longer applicable as suites have been removed)

    2)Division B, 9.10.15.5.(5) Ensure no combustible projections are located closer than 1.2m to the property line. Any projections closer than 1.2m must be constructed completely of non-combustible materials

    3)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.

40. 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.

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41. 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.

42. 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.

43. 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.

44. All sodded areas should be planted with a drought tolerant grass species. For information about water efficient landscaping refer to the YardSmart webpage.

45. 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.

46. If clearance pruning of public trees is required, Urban Forestry must be notified (minimum two business days notice) and authorized the pruning. An indemnified contractor must be used at the applicant's expense. Pruning is to be done to the satisfaction of the Urban Forestry Technician. Please contact Urban Forestry at 311.

47. An Urban Forestry Technician must be on-site to mitigate possible root damage to adjacent public trees during excavation of proposed servicing connections. Prior to construction, contact Urban Forestry at 311 and ask to speak to an Urban Forestry Technician. Urban Forestry requires minimum two business days' notice prior to meeting onsite.

48. 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.

49. 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 **$8,410.90**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.

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

51. 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. Remove the tree(s) 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.

52. In Alberta, elm tree pruning is strictly regulated to prevent the spread of Dutch Elm Disease, with a ban on pruning from April 1 to September 30.

Utility Engineering

53. Calgary International Airport Vicinity Special Regulations apply to the proposed development.

54. 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.

55. A new water connection is required to service the development and is available from Covepark Wy NE and Covepark Dr NE.

56. 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.

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

58. 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.

59. Each unit must be individually metered.

60. 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.

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

62. A new sanitary connection is required to service the development and is available from Covepark Wy NE and Covepark Dr NE.

63. A new storm sewer connection is required to service this development and is available from Covepark Wy NE and Covepark Dr NE.

64. 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.

65. The allowable stormwater run-off coefficient shall be 69 L/s/ha.

66. 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.

67. 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).

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

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

70. 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

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

72. 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.

73. In the event the proposed development is no longer able to obtain waste collection service as shown in this development approval, the landowner is responsible for obtaining a new development permit for an alternative service plan.

Mobility Engineering

74. The locations and design of driveways must be approved by Development Engineering. New driveways including driveway modifications, removal and rehabilitations of unused driveway crossings or relocations, sidewalks, wheelchair ramps, and lane paving must be constructed to City standards at the developers expense. Obstructions such as storm catch basins, hydrants, power poles, etc., must be relocated to City standards at developers expense.

75. Garage aprons / parkade access / loading areas / parking stalls at rear must tie to the existing lane grades. Lane grades will be provided on the grade slip issued by Development Servicing. It is the responsibility of developer, contractor,

or homeowner to set the elevations of the garage slab based on the lot grading and to ensure that garage is operationally accessible and that it ties to established land grades. Lane grades are not to be altered without the approval of Roads.

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

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

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

www.sutekigroup.ca

20th February 2026

Stephanie Cantlay
Planning & Development | The City of Calgary
T: (587) 892-0311 | E: Stephanie.Cantlay@calgary.ca
Floor 5, 800 Macleod Trail S.E.
P.O. Box 2100, Station M, Calgary, AB, Canada T2P 2M5

RE: DP2025-04672 – Detailed Review 2 – Relaxation for Parcel requirement on 286 Covepark Way NE – LOT 2, BLOCK 20, PLAN 881 1294 WITHIN THE S.W. ¼ SEC. 31. TWP.25, RGE.1, W.5THM.

Dear Stephanie Cantlay,

Thank you for your assistance in looking into this project.

Please find our rationale for the request of relaxation for parcel requirement on 286 Covepark Way NE. This item as described on the detailed review list.

If you have any queries, do not hesitate to contact me.

Sincerely,

Andy Tang
Architectural Technologist
B. Arch

www.sutekigroup.ca

Parcel requirement – Request for Relaxation

Relevant Review Comments:

> *"Plans indicate the parcel width is 13.33m (-1.67m). This indicates the parcel is not appropriately sized for the development proposed. In order to consider a relaxation the building must be designed to ensure adequately sized private amenity space, softscaping and plantings."*
>
> *"Plans indicate the parcel area is 441.19sm (-8.81sm). This indicates the parcel is not appropriately sized for the development proposed. In order to consider a relaxation the building must be designed to ensure adequately sized private amenity space, softscaping and plantings."*

Request:

We request a relaxation from the requirement that the proposed building is not appropriately sized for this development.

Justification for Relaxation:

- **Increased amenity space**

  The required amenity space is 236 SF / 22 SQM per unit for a total 708 SF.

  In the proposed development we have provided amenity space of 661 SF on the ground level and an additional 523 SF on the third floor level. Combined amenity space area is 1184 SF.

  This is 67% more than what is required.

- **Design efficiency**

  The second reason is that the parcel is only 8.81 sqm less for a 3-unit rowhouse. In this space if we did a 2-unit rowhouse, the area of the units would be too big for rental and would leave too much unused space making the design inefficient.

  Even with 3 units, we are still under the allowable 70% site coverage currently at 60%.

Conclusion:

In summary, we humbly request a relaxation from the requirement of the parcel area of it being -8.81sm and the parcel width being -1.67m due to the nature of this development. The current development now offers a bigger amenity space, more efficient design while still using less than the required allowable site coverage.

Suteki Developments Inc. www.sutekigroup.ca

20 Feb 2026

Development Applications Review Team

Planning: STEPHANIE CANTLAY
T: (587) 892-0311 E: Stephanie.Cantlay@calgary.ca
Utility Engineering: DINO DI TOSTO
T: (403) 268-2131 E: Dino.diTosto@calgary.ca
Mobility Engineering: AADIL AMJAD
E: Aadil.Amjad@calgary.ca

RE: DP2025-04672 – DETAILED REVIEW 2 – DEVELOPMENT FOR COVENTRY TOWNHOUSE AT COVEPARK WAY N.E.

Dear Development Applications Review Team,

Thank you for your assistance in looking into this project.
Please find our detailed response in **Blue** to all the comments given.

If you have any queries, do not hesitate to contact me.
Sincerely,

Andy Tang
Architectural Technologist
B. Arch

PLANS REVIEW: DETAILED REVIEW 2 – DEVELOPMENT PERMIT
DATE OF REVIEW: February 20, 2026

Bylaw discrepancies			
Regulation	**Standard**	**Provided**	**Response**
547.14 Outdoor Private Amenity Space	(1) Unless otherwise referenced in subsection (2) or (3), for a Duplex Dwelling, Rowhouse Building, Semi-detached Dwelling or a Single Detached Dwelling, each unit must have direct access to private amenity space that: (e) has no dimension of less than 3.0m	Plans indicate all outdoor private amenity spaces have dimensions less than 3.0m. **Amend plans to comply by removing the common amenity space AND increasing the proposed size of the balconies and/or backyard. Remove the exterior doors and stairs to the basements to increase the size of the rear amenity space. Add softscaping and landscaping and consider planting trees for privacy.**	The common amenity space has been removed. The size of the backyard amenity space has been expanded to meet the 3.0m requirement. Therefore, there is no need to remove the door and stairs to the basement. The hard surface has been replaced for a soft landscaping surface.
547.6 Parcel Width	(2) The minimum parcel width is 5.0m per Dwelling Unit for a laned parcel containing a Duplex Dwelling or a Rowhouse Building.	Plans indicate the parcel width is 13.33m (-1.67m). **This indicates the parcel is not appropriately sized for the development proposed. In order to consider a relaxation the building must be designed to ensure adequately sized private amenity space, softscaping and plantings.**	A relaxation rationale will be provided in this submission.
547.7 Parcel Area	(1) Except as otherwise referenced in subsection (2) and (3), the minimum area of a parcel is 150.0m² per Dwelling Unit.	Plans indicate the parcel area is 441.19sm (-8.81sm). **This indicates the parcel is not appropriately sized for the development proposed. In order to consider a relaxation the building must be designed to ensure adequately sized private amenity space, softscaping and plantings.**	A relaxation rationale will be provided in this submission.
343 Fences	The height of a fence above grade at any point along a fence line must not exceed: (a) 1.2m for any portion of a fence extending between the foremost front façade of the main residential building and the front property line;	Plans indicate a 2.0m (+0.80m) fence between the front façade and the front property line. **Amend plans to comply.**	The fences are now 1.2m (±0.00m) See A100.

Prior to Decision Requirements

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.

Suteki: Noted.

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

DR2 Update: Amend plans to comply.

Suteki: The Bylaw Discrepancies have been resolved. See the response on the table.

3. Revise the labelling for the bicycle stalls. Class 1 bike stalls are considered within a secure location. The stalls on the on exterior of garage are considered class 2, not class 1. See Mobility comments for further information on appropriate specifications.

DR2 Update: Additional bicycle stalls are not required as secondary suites have been removed. The class 2 located at the side setback can be removed.

Suteki: The additional bicycle stall has been removed. See A100.



4. Please label what this portion of the building connected to Unit 1 is. Clarify if it is an entrance, shed, or something else. Amend the plans to be consistent in size and shape on all plans.

DR2 Update:
As this is a corner parcel, amend the plans to ensure the North building side elevation is not interpreted as secondary or of lesser importance. Consider adding windows, a projection or facade improvement to improve the design of the water meter room entrance as this faces a public street. It is unclear why a water meter room is proposed in this location.

Suteki: The design of unit 1 has been updated so that the water meter room is incorporated as part of the building design. See A201, A300 &A301.

5. Amend the front facade for each unit such as using different building materials, building articulation to avoid mirror image.

DR2 Update:
As this is a corner parcel, amend the plans to ensure the North building side elevation is not interpreted as secondary or of lesser importance. Consider an internal pathway for Unit 1 from Covepark Way NE instead of Covepark Drive NE.

Suteki: The façade has been arranged to reduce mirror image on the corner side. The entrance for unit 1 has been redirected so it now faces Covepark Drive NE. See A300 & A301.

6. Amend the plans to indicate proposed storm, water, sanitary, gas, power servicing connections for this development. Provide the minimum setback requirements as identified in Section 4.1.3 of the Calgary Parks and Open Spaces Development Guidelines and Standard Specifications: Landscape Construction (current edition)
https://www.calgary.ca/csps/parks/construction/park-development-guidelines.html

If excavation for services cause the tree to become unviable for safe retention as determined by an Urban Forestry Technician, the tree will need to be removed.

Update DR2 Still outstanding.

Suteki: The requested documents in this item will be submitted separately.

Prior to Release Requirements (All PTR requirements will be addressed after DP approval)

Planning

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

8. Amend the plans to include a note "If clearance pruning of public trees is required, Urban Forestry must be notified (minimum two business days notice) and authorized the pruning. An indemnified contractor must be used at the applicant's expense. Pruning is to be done to the satisfaction of the Urban Forestry Technician. Please contact Urban Forestry at 311."

Proposed building height will likely require pruning of the public tree canopy.

9. Amend the plans to provide the following public tree information:

Caliper /trunk diameter (dbh)
Tree A 24cm
Tree B 66cm
Tree C 66cm

Utility engineering

10. 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

Mobility Engineering

11. Amend cross-sections to show boulevard grades:

- Standard boulevard grade is 2%
- Show boulevard grades on both provided cross-sections and amend elevations to meet 2%.
- Add boulevard grades to plan view as well.

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

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

Roads

a. Construction of new 1.5m monolithic sidewalks adjacent to Covepark Way NE, new curb and gutter to City standards,
b. Construction of new 2.0m separate sidewalks adjacent to Covepark Drive NE, to City standards,
c. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.
Please note that for 1.5m monolithic sidewalk with standard curb the actual sidewalk width is 1.61m. Dimension the back of walk accordingly. Refer to Roads Construction 2021 Standard Specifications, Figure 37, File No 454.1013.009.

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

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

Permanent Conditions

Planning

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

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

16. 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.

17. 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.

18. 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.

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

20. This permit does not allow for the basement to be used as an additional Dwelling Unit or Secondary Suite as defined by Land Use Bylaw 1P2007.

21. A letter of confirmation from a certified electrical engineer or Master Electrician shall be provided to the Development Authority, prior to the issuance of the Development Completion Permit, certifying that all Electric Vehicle Parking Stall - Capable stalls identified on the approved plans have been completed and are capable of supporting Level 2 Electric Vehicle Supply Equipment (charger) in the future. This includes installation of the necessary distribution panels, electrical capacity, and wall and floor penetrations to accommodate future charging cabling, and may include an electric vehicle energy management system.

22. A letter of confirmation from a certified electrical engineer or Master Electrician shall be provided to the Development Authority, prior to the issuance of the Development Completion Permit, that the building(s) has been constructed to be 'solar ready' and able to accommodate solar photovoltaic (PV) panels for the purpose of electricity generation. A conduit, or equivalent, must be installed which allows wires to be routed from the roof to the main electrical panel, for the purpose of solar panel installation.

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

24. Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact the Development Inspector at 403-804-9397 for an inspection.

25. In order to ensure the integrity of existing public trees and roots, construction access is only permitted through the rear lane and from Covepark Way NE.

26. 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 4m from public tree trunk edge and water once per week (within the growing season) during construction. Ensure no construction materials are stored inside this fence.

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

28. 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).

29. 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.

30. No widening of the existing public sidewalk along Covepark Drive NE to be within 3m of the public trees. This will cause the trees to be not viable for retention.

Utility engineering

31. 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).

32. 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).

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

34. 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.

Mobility Engineering

35. 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.

36. 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

Planning

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

38. 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.

39. 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. (No longer applicable as suites have been removed)

2)Division B, 9.10.15.5.(5) Ensure no combustible projections are located closer than 1.2m to the property line. Any projections closer than 1.2m must be constructed completely of non-combustible materials

3)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.

40. 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.

41. 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.

42. 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.

43. 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.

44. All sodded areas should be planted with a drought tolerant grass species. For information about water efficient landscaping refer to the YardSmart webpage.

45. 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.

46. If clearance pruning of public trees is required, Urban Forestry must be notified (minimum two business days notice) and authorized the pruning. An indemnified contractor must be used at the applicant's expense. Pruning is to be done to the satisfaction of the Urban Forestry Technician. Please contact Urban Forestry at 311.

47. An Urban Forestry Technician must be on-site to mitigate possible root damage to adjacent public trees during excavation of proposed servicing connections. Prior to construction, contact Urban Forestry at 311 and ask to speak to an Urban Forestry Technician. Urban Forestry requires minimum two business days' notice prior to meeting onsite.

48. 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.

49. 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 $8,410.90. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.

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

51. 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. Remove the tree(s) 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.

52. In Alberta, elm tree pruning is strictly regulated to prevent the spread of Dutch Elm Disease, with a ban on pruning from April 1 to September 30.

Utility engineering

53. Calgary International Airport Vicinity Special Regulations apply to the proposed development.

54. 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.

55. A new water connection is required to service the development and is available from Covepark Wy NE and Covepark Dr NE.

56. 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.

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

58. 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.

59. Each unit must be individually metered.

60. 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.

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

62. A new sanitary connection is required to service the development and is available from Covepark Wy NE and Covepark Dr NE.

63. A new storm sewer connection is required to service this development and is available from Covepark Wy NE and Covepark Dr NE.

64. 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.

65. The allowable stormwater run-off coefficient shall be 69 L/s/ha.

66. 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.

67. 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).

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

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

70. 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

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

72. 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.

73. In the event the proposed development is no longer able to obtain waste collection service as shown in this development approval, the landowner is responsible for obtaining a new development permit for an alternative service plan.

Mobility Engineering

74. The locations and design of driveways must be approved by Development Engineering. New driveways including driveway modifications, removal and rehabilitations of unused driveway crossings or relocations, sidewalks, wheelchair ramps, and lane paving must be constructed to City standards at the developers expense. Obstructions such as storm catch basins, hydrants, power poles, etc., must be relocated to City standards at developers expense.

75. Garage aprons / parkade access / loading areas / parking stalls at rear must tie to the existing lane grades. Lane grades will be provided on the grade slip issued by Development Servicing. It is the responsibility of developer, contractor, or homeowner to set the elevations of the garage slab based on the lot grading and to ensure that garage is operationally accessible and that it ties to established land grades. Lane grades are not to be altered without the approval of Roads.

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

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

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

CIRNO DESIGN LTD

cirnodesign.com

2nd June 2026

Stephanie Cantlay
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Floor 5, 800 Macleod Trail S.E.
P.O. Box 2100, Station M, Calgary, AB, Canada T2P 2M5

RE: DP2025-04672 – Detailed Review 2 – Relaxation for Parcel requirement on 286 Covepark Way NE – LOT 2, BLOCK 20, PLAN 881 1294 WITHIN THE S.W. ¼ SEC. 31. TWP.25, RGE.1, W.5THM.

Dear Stephanie Cantlay,

Thank you for your assistance in looking into this project.

Please find our rationale for the requested parcel requirement relaxation for 286 Covepark Way NE, as noted in the detailed review comments.

If you have any queries, do not hesitate to contact me.

Sincerely,

Rafih Bari
COO
B. Arch

Introduction & Formal Request for Variance

We respectfully request a variance of the Land Use Bylaw parcel requirements to facilitate the proposed 3-unit Rowhouse Building at the subject site.

Relevant Review Comments:

> "*Plans indicate the parcel width is 13.33m (-1.67m). This indicates the parcel is not appropriately sized for the development proposed. In order to consider a relaxation the building must be designed to ensure adequately sized private amenity space, softscaping and plantings.*"
>
> *"Plans indicate the parcel area is 441.19sm (-8.81sm). This indicates the parcel is not appropriately sized for the development proposed. In order to consider a relaxation the building must be designed to ensure adequately sized private amenity space, softscaping and plantings.*

The Development Authority noted that the parcel is marginally undersized:

- **Parcel Area Requirement:** 450.0 sq m
- **Proposed Parcel Area:** 441.19 sq m
- **Requested Variance:** -8.81 sq m (a minor variance of 1.95%)
- **Parcel Width Requirement:** 15.0 m
- **Proposed Parcel Width:** 13.33 m
- **Requested Variance:** -1.67 m (a minor variance of 11.1%)

The City's review comments correctly stated that to consider a relaxation of this nature, the building must be designed to ensure adequately sized private amenity space, soft scaping, and plantings. The architectural and site planning response detailed below demonstrates that the proposed development not only meets but exceeds the intent of the bylaw regarding site layout, landscaping, massing, and contextual integration.

Justification for Relaxation: Planning & Architectural Response

1. Land Use Appropriateness & Site Efficiency

- **Permitted Use and Typology:** The proposed Rowhouse Building is a permitted use under the current land use designation. It represents an established and highly encouraged form of missing-middle development, particularly appropriate for corner lots featuring rear lane access. Almost all of the newer developments have similar design.
- **Optimal Site Utilization:** A 3-unit rowhouse yields the most efficient use of the site. Restricting this parcel to a 2-unit configuration would result in exceptionally oversized units and underutilized land, contradicting the City's goals for gentle densification. The proposed design yields approximately 185.8 sq m (2,000 sq ft) of highly livable space per unit, accommodating 3-bedroom layouts.

2. Direct Response to City Comments: Amenity Space & Landscaping

- **Exceeding Private Amenity Space Requirements:** The Land Use Bylaw mandates 22.0 sq m of private amenity space per unit (66.0 sq m total). Our site plan provides 86.9 sq m (935 sq ft) . Average amenity space per unit is 29.0 sqm 312 sq ft. of highly functional ground-level amenity. **This represents a significant 35% more Amenity space than what is required.**

	Required	Provided
Per unit	22.0 sqm (236 sf)	29.0 sqm (312 sf)
Total	66.0 sqm (710 sf)	89.6 sqm (935 sf)

Due to efficient design, despite the minor parcel area deficiency, this project exceeds the required minimum amenity space by a significant margin.

View of amenity space area:





- **Generous Soft scaping & Site Coverage:** To compensate for the relaxed parcel area, we have intentionally constrained the building footprint. While the LUB permits up to **70% parcel** coverage, our proposed design operates at only **56% coverage**. This deliberate reduction preserves approximately 1757 sq m of the site primarily for high-quality soft scaping and permeability.
- **Enhanced Planting Plan:** The landscaping strategy significantly upgrades the existing condition. We have integrated comprehensive tree and shrub plantings at the primary entrances (North and West elevations) and within the private amenity spaces (South elevation). The total planting count heavily exceeds the existing site's baseline, providing immediate ecological and aesthetic benefits.

3. Massing, Articulation, and Contextual Integration

- **Mitigating Parcel Width through Increased Setbacks:** A primary concern when relaxing parcel width is the potential impact on adjacent properties. To mitigate this, the design provides a generous **3.7 m side setback** at the residential portion of the building on the main floor, greatly exceeding the LUB requirement of 1.2 m. The proposed structure is situated further from the shared property line than the existing single-detached dwelling, actively improving the spatial relationship with the neighbor.
- **Height Articulation:** While the building sits comfortably under the 12.0 m maximum height limit at 11.6 m, we have employed vertical architectural articulation to minimize its visual mass. The third floor is stepped back by 3.0 m along the front facade, effectively lowering the street-facing massing to create the scale and illusion of a two-storey structure.
- **Materiality and Character:** The proposal replaces an aging 1980s structure (currently clad in only vinyl siding) with a contemporary architectural interpretation of the rowhouse vernacular. The facades utilize a durable, high-quality material palette—including stucco - brick veneer, stucco, and fiber cement siding—creating a modernized aesthetic that responds positively to the adjacent school and broader Coventry Hills context.

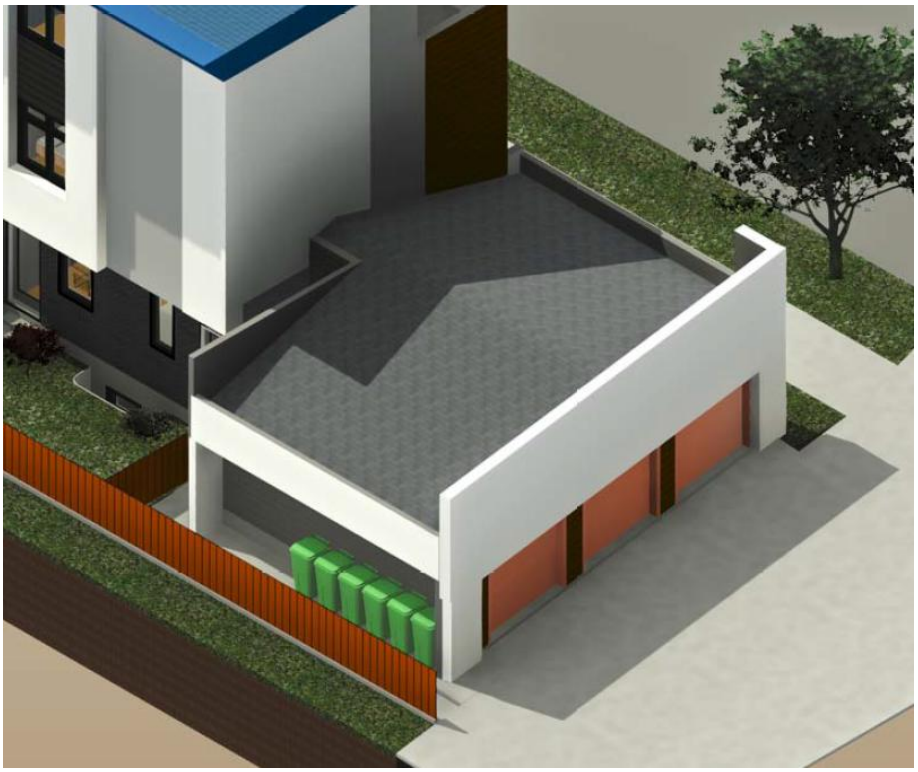
4. Privacy and Neighboring Impacts

- **Strategic Glazing & Overlook Mitigation:** Privacy for adjacent parcels has dictated the interior layout and window placement. The primary glazing, living areas, and balconies are oriented toward the public street frontage. Only two minor windows are situated on the South (rear) elevation at the second floor and above.
- **Screening:** The aforementioned 3.8 m side separation is supplemented by the strategic planting of three new canopy trees along the property line, establishing a robust natural privacy screen.

5. Infrastructure, Traffic, and Community Impact

- **Parking & Traffic Neutrality:** The existing single-detached dwelling accommodates three vehicles; the proposed development provides the exact same number of parking stalls. Consequently, the development will generate a negligible net increase in parking demand or vehicular traffic. Furthermore, the immediate proximity to the adjacent school promotes walkability, actively reducing reliance on vehicular transit for family-oriented trips.
- **Confirmed Infrastructure Capacity:** Civil engineering reviews confirm that existing municipal utilities (gas, water, electricity) are entirely sufficient to service a 3-unit rowhouse.
- **Waste and recycling integration and shielding:** The waste and recycling requirements have been seamlessly integrated into the site plan to minimize visual impact. It is designed such that there is not direct sight to the garbage even from the lane. The garbage is in a recessed space near the garage.

View of Garbage area:



6. Enhanced Street Activation and Public Realm Integration

- **Grade-Oriented Entrances:** The most significant architectural deficiency of the existing single-family dwelling is its relationship with the flanking street. Currently, the structure presents a largely blank, unarticulated facade with almost no windows facing the street side. This creates a "dead zone" along the pedestrian sidewalk. The proposed 3-unit rowhouse utilizes the corner lot's dual-frontage advantage to provide direct, grade-level entrances for the new units. This creates a welcoming, pedestrian-scale rhythm along both avenues/streets.
- **Visual Connectivity:** By designing the rowhouse with active facades—incorporating generous street-facing glazing, porches, and articulated entryways—the development directly engages with the public realm, transforming a passive street corner into an active, visually appealing neighborhood node.
- **CPTED & Neighborhood Uplift:** The development introduces an active street frontage with upgraded sidewalks and high-quality landscaping. By placing more "eyes on the street," the project inherently enhances natural surveillance, aligning with Crime Prevention Through Environmental Design (CPTED) principles. The proposed development dramatically increases the number of windows and active living spaces oriented toward the street and sidewalk. This concept is especially relevant in this location as the school is just opposite the Building, and this development will make the parents feel safer for the kids.

View from Northeast Corner: Enhanced Street Activation





5. Architectural Materiality and Neighborhood Value Uplift

- The proposed development replaces an aging structure characterized by standard, flat vinyl siding with a highly articulated, visually rich building. By utilizing a thoughtful design and a premium material palette, the project significantly elevates the aesthetic standard of the immediate streetscape.
- High-quality infill development acts as a well-documented catalyst for neighborhood renewal. By replacing an underutilized, low-material-quality property with a benchmark-setting architectural design, the project directly enhances the curb appeal of the entire block. This significant aesthetic uplift inspires community confidence, encourages further revitalization, and historically translates into increased desirability and higher property values for adjacent homeowners. Please see images of existing vs proposed for comparison of the design and how the new design can significantly improve the community.

View form Northwest Corner: Architectural Materiality





Conclusion

The requested relaxations of 1.95% for parcel area and 11.1% for parcel width are minor in nature. The architectural design actively compensates for these variances through a reduced site coverage (56%), an exceptionally generous side setback (3.7m), and the provision of high-quality private amenity spaces that exceed LUB requirements by 35%.

We respectfully submit that this proposal passes the test for a relaxation: it does not unduly interfere with the amenities of the neighborhood, nor does it materially interfere with or affect the use, enjoyment, or value of neighboring parcels. Instead, it provides a well-articulated, high-quality housing option that benefits the Coventry Hills community. This type of development will also contribute to safer roads especially since this development is just opposite the school.

CIRNO DESIGN LTD

cirnodesign.com

2nd June 2026

Development Applications Review Team

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RE: DP2025-04672 – Detailed Review 2 – Relaxation for Parcel requirement on 286 Covepark Way NE – LOT 2, BLOCK 20, PLAN 881 1294 WITHIN THE S.W. ¼ SEC. 31. TWP.25, RGE.1, W.5THM.

Dear Stephanie Cantlay,

Thank you for your assistance in looking into this project.

Please find our rationale for the requested parcel requirement relaxation for 286 Covepark Way NE, as noted in the detailed review comments.

If you have any queries, do not hesitate to contact me.

Sincerely,

Andy Tang

Architectural Technologist

B. Arch

PLANS REVIEW: DETAILED REVIEW 2 – DEVELOPMENT PERMIT
DATE OF REVIEW: February 20, 2026

Bylaw discrepancies			
Regulation	**Standard**	**Provided**	**Response**
547.14 Outdoor Private Amenity Space	(1) Unless otherwise referenced in subsection (2) or (3), for a Duplex Dwelling, Rowhouse Building, Semi-detached Dwelling or a Single Detached Dwelling, each unit must have direct access to private amenity space that: (e) has no dimension of less than 3.0m	Plans indicate all outdoor private amenity spaces have dimensions less than 3.0m. **Amend plans to comply by removing the common amenity space AND increasing the proposed size of the balconies and/or backyard. Remove the exterior doors and stairs to the basements to increase the size of the rear amenity space. Add softscaping and landscaping and consider planting trees for privacy.**	The common amenity space has been removed. The size of the backyard amenity space has been expanded to meet the 3.7m requirement. Therefore, there is no need to remove the door and stairs to the basement. The hard surface has been replaced for a soft landscaping surface.
547.6 Parcel Width	(2) The minimum parcel width is 5.0m per Dwelling Unit for a laned parcel containing a Duplex Dwelling or a Rowhouse Building.	Plans indicate the parcel width is 13.33m (-1.67m). **This indicates the parcel is not appropriately sized for the development proposed. In order to consider a relaxation the building must be designed to ensure adequately sized private amenity space, softscaping and plantings.**	A relaxation rationale will be provided in this submission.
547.7 Parcel Area	(1) Except as otherwise referenced in subsection (2) and (3), the minimum area of a parcel is 150.0m² per Dwelling Unit.	Plans indicate the parcel area is 441.19sm (-8.81sm). **This indicates the parcel is not appropriately sized for the development proposed. In order to consider a relaxation the building must be designed to ensure adequately sized private amenity space, softscaping and plantings.**	A relaxation rationale will be provided in this submission.

343 Fences	The height of a fence above grade at any point along a fence line must not exceed: (a) 1.2m for any portion of a fence extending between the foremost front façade of the main residential building and the front property line;	Plans indicate a 2.0m (+0.80m) fence between the front façade and the front property line. **Amend plans to comply.**	The fences are now 1.2m (±0.00m) See A100.

Prior to Decision Requirements

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.

Suteki: Noted.

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

DR2 Update: Amend plans to comply.

Suteki: The Bylaw Discrepancies have been resolved. See the response on the table.

3. Revise the labelling for the bicycle stalls. Class 1 bike stalls are considered within a secure location. The stalls on the on exterior of garage are considered class 2, not class 1. See Mobility comments for further information on appropriate specifications.

DR2 Update: Additional bicycle stalls are not required as secondary suites have been removed. The class 2 located at the side setback can be removed.

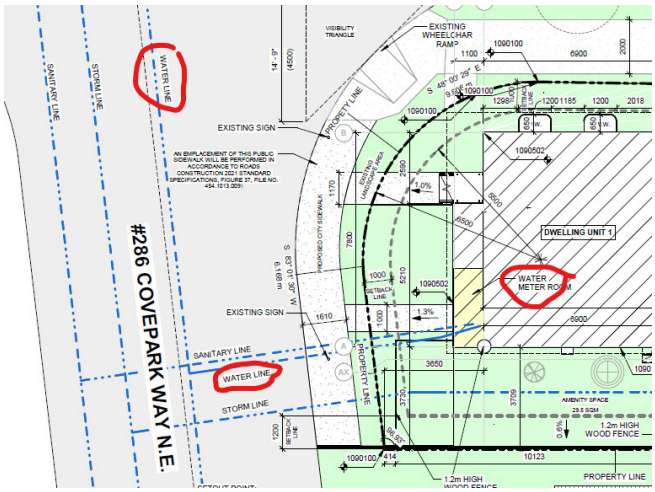
Suteki: The additional bicycle stall has been removed. See A100.



4. Please label what this portion of the building connected to Unit 1 is. Clarify if it is an entrance, shed, or something else. Amend the plans to be consistent in size and shape on all plans.

DR2 Update:
As this is a corner parcel, amend the plans to ensure the North building side elevation is not interpreted as secondary or of lesser importance. Consider adding windows, a projection or facade improvement to improve the design of the water meter room entrance as this faces a public street. It is unclear why a water meter room is proposed in this location.

Suteki: The water and sanitary services are routed from Covepark Way, making this the most suitable location for the water meter room.
In terms of design, unit 1 has been updated so that the water meter room is incorporated as part of the building design so that it does not appear as a secondary or lesser elevation. See A201, A300 &A301.







5. Amend the front facade for each unit such as using different building materials, building articulation to avoid mirror image.

DR2 Update:
As this is a corner parcel, amend the plans to ensure the North building side elevation is not interpreted as secondary or of lesser importance. Consider an internal pathway for Unit 1 from Covepark Way NE instead of Covepark Drive NE.

Suteki: The façade has been arranged to reduce mirror image on the corner side. The entrance for unit 1 has been redirected so it now faces Covepark Drive NE. See A300 & A301.

See images provided in item 4.

6. Amend the plans to indicate proposed storm, water, sanitary, gas, power servicing connections for this development. Provide the minimum setback requirements as identified in Section 4.1.3 of the Calgary Parks and Open Spaces Development Guidelines and Standard Specifications: Landscape Construction (current edition)
https://www.calgary.ca/csps/parks/construction/park-development-guidelines.html

If excavation for services cause the tree to become unviable for safe retention as determined by an Urban Forestry Technician, the tree will need to be removed.

Update DR2 Still outstanding.

Suteki: All services for this development have been provided. See the Architectural Site Plan, A100. For the water, sanitary, and storm lines, refer to Site Servicing Plan C-01.

Prior to Release Requirements (All PTR requirements will be addressed after DP approval)

Planning

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

8. Amend the plans to include a note "If clearance pruning of public trees is required, Urban Forestry must be notified (minimum two business days notice) and authorized the pruning. An indemnified contractor must be used at the applicant's expense. Pruning is to be done to the satisfaction of the Urban Forestry Technician. Please contact Urban Forestry at 311."

Proposed building height will likely require pruning of the public tree canopy.

9. Amend the plans to provide the following public tree information:

Caliper /trunk diameter (dbh)
Tree A 24cm
Tree B 66cm
Tree C 66cm

Utility engineering

10. 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

Mobility Engineering

11. Amend cross-sections to show boulevard grades:

- Standard boulevard grade is 2%
- Show boulevard grades on both provided cross-sections and amend elevations to meet 2%.
- Add boulevard grades to plan view as well.

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

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

Roads

a. Construction of new 1.5m monolithic sidewalks adjacent to Covepark Way NE, new curb and gutter to City standards,
b. Construction of new 2.0m separate sidewalks adjacent to Covepark Drive NE, to City standards,
c. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.
Please note that for 1.5m monolithic sidewalk with standard curb the actual sidewalk width is 1.61m. Dimension the back of walk accordingly. Refer to Roads Construction 2021 Standard Specifications, Figure 37, File No 454.1013.009.

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

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

Permanent Conditions

Planning

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

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

16. 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.

17. 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.

18. 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.

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

20. This permit does not allow for the basement to be used as an additional Dwelling Unit or Secondary Suite as defined by Land Use Bylaw 1P2007.

21. A letter of confirmation from a certified electrical engineer or Master Electrician shall be provided to the Development Authority, prior to the issuance of the Development Completion Permit, certifying that all Electric Vehicle Parking Stall - Capable stalls identified on the approved plans have been completed and are capable of supporting Level 2 Electric Vehicle Supply Equipment (charger) in the future. This includes installation of the necessary distribution panels, electrical capacity, and wall and floor penetrations to accommodate future charging cabling, and may include an electric vehicle energy management system.

22. A letter of confirmation from a certified electrical engineer or Master Electrician shall be provided to the Development Authority, prior to the issuance of the Development Completion Permit, that the building(s) has been constructed to be 'solar ready' and able to accommodate solar photovoltaic (PV) panels for the purpose of electricity generation. A conduit, or equivalent, must be installed which allows wires to be routed from the roof to the main electrical panel, for the purpose of solar panel installation.

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

24. Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact the Development Inspector at 403-804-9397 for an inspection.

25. In order to ensure the integrity of existing public trees and roots, construction access is only permitted through the rear lane and from Covepark Way NE.

26. 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 4m from public tree trunk edge and water once per week (within the growing season) during construction. Ensure no construction materials are stored inside this fence.

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

28. 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).

29. 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.

30. No widening of the existing public sidewalk along Covepark Drive NE to be within 3m of the public trees. This will cause the trees to be not viable for retention.

Utility engineering

31. 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).

32. 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).

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

34. 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.

Mobility Engineering

35. 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.

36. 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

Planning

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

38. 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.

39. 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. (No longer applicable as suites have been removed)

2)Division B, 9.10.15.5.(5) Ensure no combustible projections are located closer than 1.2m to the property line. Any projections closer than 1.2m must be constructed completely of non-combustible materials

3)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.

40. 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.

41. 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.

42. 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.

43. 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.

44. All sodded areas should be planted with a drought tolerant grass species. For information about water efficient landscaping refer to the YardSmart webpage.

45. 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.

46. If clearance pruning of public trees is required, Urban Forestry must be notified (minimum two business days notice) and authorized the pruning. An indemnified contractor must be used at the applicant's expense. Pruning is to be done to the satisfaction of the Urban Forestry Technician. Please contact Urban Forestry at 311.

47. An Urban Forestry Technician must be on-site to mitigate possible root damage to adjacent public trees during excavation of proposed servicing connections. Prior to construction, contact Urban Forestry at 311 and ask to speak to an Urban Forestry Technician. Urban Forestry requires minimum two business days' notice prior to meeting onsite.

48. 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.

49. 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 $8,410.90. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.

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

51. 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. Remove the tree(s) 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.

52. In Alberta, elm tree pruning is strictly regulated to prevent the spread of Dutch Elm Disease, with a ban on pruning from April 1 to September 30.

Utility engineering

53. Calgary International Airport Vicinity Special Regulations apply to the proposed development.

54. 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.

55. A new water connection is required to service the development and is available from Covepark Wy NE and Covepark Dr NE.

56. 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.

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

58. 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.

59. Each unit must be individually metered.

60. 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.

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

62. A new sanitary connection is required to service the development and is available from Covepark Wy NE and Covepark Dr NE.

63. A new storm sewer connection is required to service this development and is available from Covepark Wy NE and Covepark Dr NE.

64. 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.

65. The allowable stormwater run-off coefficient shall be 69 L/s/ha.

66. 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.

67. 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).

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

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

70. 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

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

72. 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.

73. In the event the proposed development is no longer able to obtain waste collection service as shown in this development approval, the landowner is responsible for obtaining a new development permit for an alternative service plan.

Mobility Engineering

74. The locations and design of driveways must be approved by Development Engineering. New driveways including driveway modifications, removal and rehabilitations of unused driveway crossings or relocations, sidewalks, wheelchair ramps, and lane paving, must be constructed to City standards at the developer's expense. Obstructions such as storm catch basins, hydrants, power poles, etc., must be relocated to City standards at developer's expense.

75. Garage aprons / parade access / loading areas / parking stalls at rear must tie to the existing lane grades. Lane grades will be provided on the grade slip issued by Development Servicing. It is the responsibility of developer, contractor, or homeowner to set the elevations of the garage slab based on the lot grading and to ensure that garage is operationally accessible and that it ties to established land grades. Lane grades are not to be altered without the approval of Roads.

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

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

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

www.sutekigroup.ca

28th August 2025

Stephanie Cantlay
Planning & Development | The City of Calgary
T: (587) 892-0311 | E: Stephanie.Cantlay@calgary.ca
Floor 5, 800 Macleod Trail S.E.
P.O. Box 2100, Station M, Calgary, AB, Canada T2P 2M5

RE: DP2025-04672 – Completeness Review – Relaxation for Parking requirement on 286 Covepark Way NE – LOT 2, BLOCK 20, PLAN 881 1294 WITHIN THE S.W. ¼ SEC. 31. TWP.25, RGE.1, W.5THM.

Dear Stephanie Cantlay,

Thank you for your assistance in looking into this project.

Please find our rationale for the request of relaxation for parking requirement on 286 Covepark Way NE. This item as described on the completeness review list.

If you have any queries, do not hesitate to contact me.

Sincerely,

Rafih Bari
Director
B. Arch

www.sutekigroup.ca

Parking requirement – Request for Relaxation

Relevant Review Comment:

> "*Planning analysis – the description indicates a Permitted use with a relaxation. Identify the bylaw discrepancy and provide a rationale to support a relaxation.*"

Request:

We request a relaxation from the requirement that the proposed building requires an on-site parking of 4 parking stalls.

Justification for Relaxation:

- **Insufficient space to locate the required on-site parking stalls**
  The proposed building is located on a corner between 286 Covepark way N.E. and covepark drive N.E. The current bylaw specifies that no vehicle can be parked within 5 meters of a driveway corner or a public sign. Due to the location of the project on Covepark Drive N.E. side, founding itself between 286 Covepark way N.E. and a lane, There is not enough space to locate 4 on-site parking stalls. In addition, the front located at 286 Covepark Way N.E. contains 2 existing public signs that prevents any on-site parking being proposed.

  Existing configuration between 286 Covepark Way N.E. and the back lane:

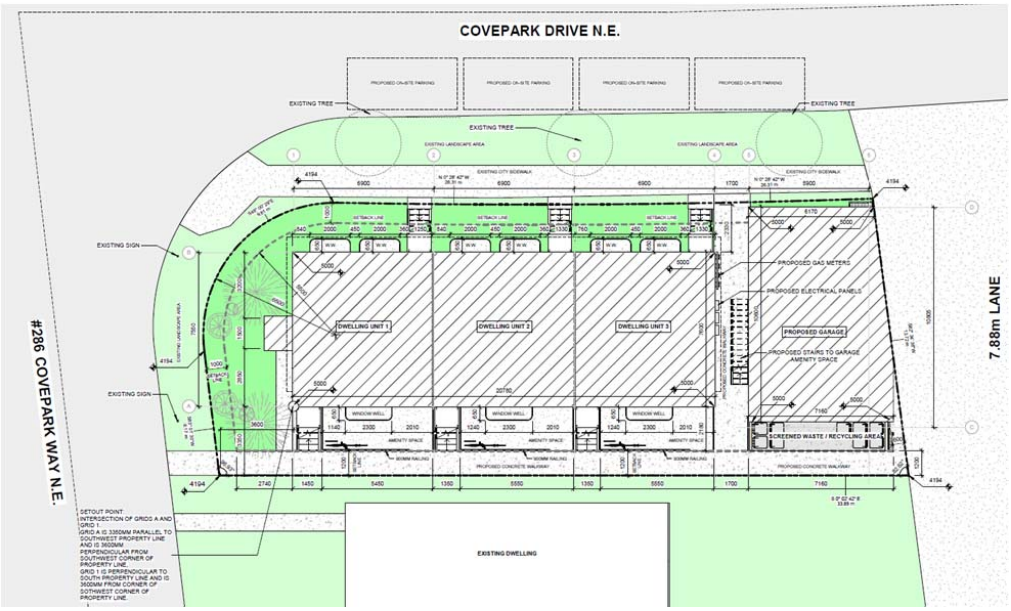


Image 1

Public existing signs located at 286 Covepark Way N.E.



Image 2

Conclusion:

In summary, we humbly request a relaxation from the requirement for the placement of 4 on-site parking stalls on this project to place 3 on-site parking stalls due to several important considerations. The placement of all 4 on-site parking stalls on Covepark Drive N.E. is not possible since there cannot be parking stalls placed within 5 meters of any public driveway corner as shown on the corner between 286 Covepark Way N.E. and Covepark Drive N.E. In the same way for the corner between Covepark Drive N.E. and the back lane (See Image 1). Also, there cannot be placed any on-site parking stall within 5 meters of any existing public sign as shown on the corner between 286 Covepark Way N.E. and Covepark Drive N.E. (See Image 2).

In addition, the project now proposes 8 class 1 – bicycle parking stalls (+5) located below the enclosed garage (See image 3) as a compensation for the shortfall of on-site parking stalls.

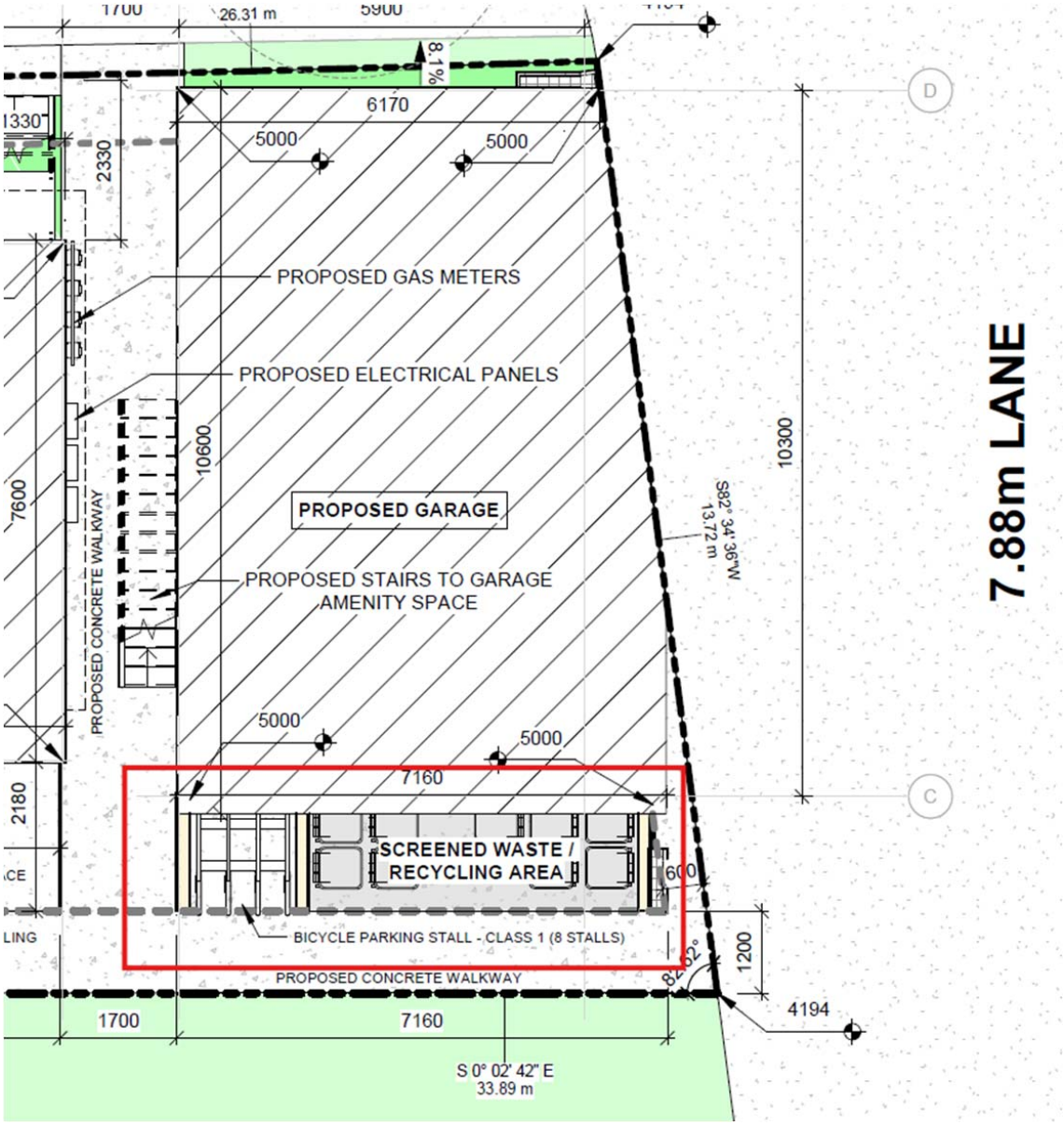

1700
26.31 m
5900
8.1%
1330
2330
6170
5000
5000
PROPOSED GAS METERS
PROPOSED ELECTRICAL PANELS
10600
7600
PROPOSED CONCRETE WALKWAY
PROPOSED GARAGE
PROPOSED STAIRS TO GARAGE
AMENITY SPACE
S82° 34' 36"W
13.72 m
10300
7.88m LANE
5000
5000
7160
2180
SCREENED WASTE /
RECYCLING AREA
600
BICYCLE PARKING STALL - CLASS 1 (8 STALLS)
PROPOSED CONCRETE WALKWAY
82.62°
1200
4194
1700
7160
S 0° 02' 42" E
33.89 m
D
C

Image 3

District Title: Residential – Low Density Mixed Housing (R-G) (R-Gm) 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 24, 2025
Date Received:	September 3, 2025
BLC BY:	**Andrew Kjartanson**
Review Required:	
COMPLETE	

D.P. #	**2025-04672**

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

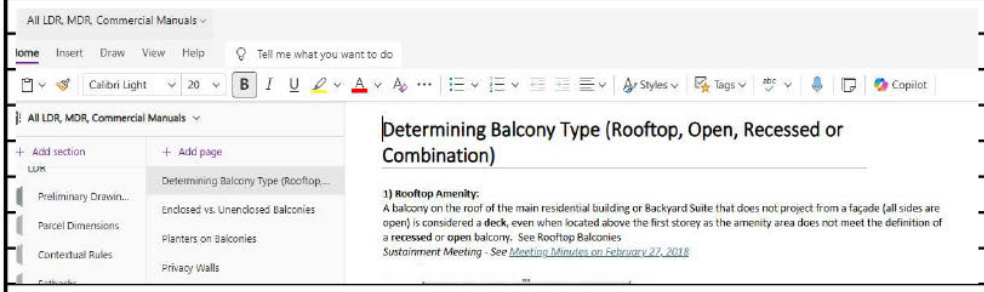
If applicable Complete Flood Sheet

Public Realm Setbacks
N/A

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

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

Notes:



ISC: Protected

For Internal Distribution Only

SDAB2026-0164

Residential - Low Density Mixed Housing

D.P. # 2025-04672

Rule	Requirements			Notes	Evaluation Provided/Variance			
287 Rowhouse	(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;			C	N/C	N/A	N/I
		(ii) where one façade of each Dwelling Unit directly faces a public street;			C	N/C	N/A	N/I
		(iii) where no intervening building is located between the street facing façade of each Dwelling Unit and the adjacent public street;			C	N/C	N/A	N/I
		(iv) where each Dwelling Unit has a separate direct entry from grade to an adjacent public sidewalk or an adjacent public street;			C	N/C	N/A	N/I
		(v) where no Dwelling Unit is located wholly or partially above another Dwelling Unit; and			C	N/C	N/A	N/I
		(vi) may contain a Secondary Suite within a Dwelling Unit in a district where a Secondary Suite is a listed use and conforms with the rules of the district;			Applies		N/A	N/I
Secondary Suites	If applicable please refer to Secondary Suites Form				See Attached		N/A	N/I
547.5 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) Subsection (1) does not apply to a Cottage Housing Cluster.				Applies		N/A	N/I
547.10 Building Setback from Front Property Line	The minimum building setback from a front property line is 1.0m			North	2.87		1.87	
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) Bay windows and eaves may project a max. of 0.6m into the front setback area.				N/A			
	(2) Landings, ramps other than wheelchair ramps and stairs may project into a front setback area provided:	(a) they provide access to the main floor or lower level of the building; and						
		(b) the area of a landing does not exceed 2.5m²						
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, 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							
547.11 Building Setback from Side Property Line	(1) Unless otherwise referenced in subsection (4), (5) and (6), for a laned parcel, the minimum building setback from any side property line is 1.2m			West	3.08		1.88	
	(2) Unless otherwise referenced in subsections (3), (4), (5) and (6), 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 has been made for a private garage on the front or side of a building.						
	(3) The building setback required in subsection 2(b) may be reduced where the owner of the parcel proposed for development and the owner of the adjacent parcel register, against both titles, an exclusive private access easement:	(a) where the width of the easement, in combination with the reduced building setback, must be at least 3.0m; and						
		(b) provided unrestricted vehicle access to the rear of the parcel.						
	(4) For a corner parcel, the minimum building setback from a side property line shared with a street is 1.0m			East	1.60		0.60	
	(5) For a parcel containing a Single Detached Dwelling one building setback from a side property line may be reduced	(a) the owner of the parcel proposed for development and the owner of the adjacent parcel register, against both titles, a minimum 1.5 metre private	(i) a 0.30m eave encroachment easement with the requirement that the eaves must not be closer than 0.90m to the eaves on a building on an adjacent parcel; and					
			(ii) a 0.60m footing encroachment easement; and					

	to zero metres where:	(b) all roof drainage from the building is discharged through eavestroughs and downspouts onto the parcel on which the building is located.		N/A				
	(5.1) For a parcel containing a Single Detached Dwelling one building setback from a side property line may be reduced to 0.6m where:	(a) the owner of the parcel proposed for development and the owner of the adjacent parcel register, against both titles, private maintenance easement with a minimum combined width of 1.5m;						
		(b) eaves are setback a minimum of 0.45m from any property line; and						
		(c) all roof drainage from the building is discharged through eavestroughs and downspouts onto the parcel on which the building is located.						
	(6) For a Backyard Suite, Rowhouse Building or Semi-detached Dwelling there is no requirement for a building setback from a property line on which a party wall is located that separates two or more Dwelling Units or Backyard Suites.							
337 Projections Into Side Setback Area	(1.1) Portions of a building greater than or equal to 2.4m above grade may project a max of 0.6m into any side setback area.			N/A				
	(1.2) Portions of a building less than 2.4m above grade may project a maximum of 0.6m,			N/A				
	(1.2) (b) for all other uses:	(i) when located on a corner parcel;		C	N/C	N/A	N/I	
		(ii) where at least one side setback area is clear of all portions of the building measured from grade to a height of 2.4m; or		C	N/C	N/A	N/I	
		(iii) where the side setback area contains a private maintenance easement required by this Bylaw and no portion of the building projects into the required private maintenance easement.		C	N/C	N/A	N/I	
	(1.3) Window wells may project a maximum of 0.8m into any side setback area.			N/A				
	(2) Window wells and portions of a building, other than eaves, must not project into a 3.0m setback required on a laneless parcel.							
	(3) Eaves may project a max. of 0.6m into any side setback area.			N/A				
	(5) Landings, ramps other than wheelchair ramps and stairs may project in a side setback area provided:	(a) they provide access to the main floor or lower level of the building;	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:			C	N/C	N/A	N/I	
	(8) Any portion of a building that projects into a side setback area, other than eaves, landings, window wells, ramps and stairs, must not be located closer than 0.9m from the nearest front façade.			N/A				
	(9) Balconies and decks must not project into any side setback area;		Garage Rooftop Deck into East and West setback	N/C				
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, 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)*							
	(1) Unless otherwise referenced in subsection (2), (3) or (4) the minimum building setback from a rear property lines is 7.5m		South	8.02	0.52			
	(2) On a laneless parcel the minimum building setback from a rear property line is 5.0m where all the required motor vehicle parking stalls are provided in a private garage.							
	(3) The minimum building setback from a rear property line shared with a carriage							

547.12 Building Setback from Rear Property Line	house lot is 1.2m where all the required motor vehicle parking stalls are provided in a private garage.			N/A	
	(4) On a laned parcel the minimum building setback from a rear property line shared with a lane is 0.60m where all the required motor vehicle parking stalls;	(a) are provided in a private garage; and	Subsection 4 will apply after Oct 9, 2025		
		(b) have direct, individual access to the lane.			
	(5) For a development subject to subsection (4) the provisions referenced in section 338 regarding projections into the rear setback do not apply.				
	(6) For a development subject to subsection (4) eaves may project 0.3m into the rear setback area.				
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.		South Garage Rooftop Deck can abut property line after Oct 9, 2025 when 547.12(4) can be applied.	6.90	5.40
	(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 75.0 m^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, 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	(1) The height of a deck in the Developing Area must not exceed 0.3m above the main floor level of the closest main residential building on the parcel.		Garage roof top deck 2.20m above main floor level	N/C	
	(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;		N/A	
		(b) is a max. of 3.0m in height; and			
		(c) extends the full depth of the deck.			
547.15 Balconies	The rules of subsection 340(1) and 340(2) regarding balcony size do not apply to a balcony located entirely on the roof of the first or second storey of the main residential building or a private garage attached to the main residential building.		not applied to garage roof top deck	Applies	N/A N/I
340 Balconies	(1) An open balcony must not project more than 1.85m from the building façade to which it is attached.			547.15 Applied	
	(2) 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		N/A	
		(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;	3rd floor balconies	3.05	1.05
		(b) is a max. of 3.0m in height; and		3.05	0.05
		(c) extends the full depth of the balcony		C N/C	N/A N/I

		(c) extends the full depth of the balcony.		C	N/C	N/A	N/I
547.14 Outdoor Private Amenity Space	(1) Unless otherwise referenced in subsection (2) or (3), for a Duplex Dwelling, Rowhouse Building, Semi-detached Dwelling or a Single Detached Dwelling, each unit must have direct access to private amenity space that:	(a) is provided outdoors;	3rd floor balconies	C	N/C	N/A	N/I
		(b) is not used for vehicle access or as a motor vehicle stall;		C	N/C	N/A	N/I
		(c) is not located in the building setback area between the front property line and a line parallel to the front property line measured at the closest building setback from the front property line;		C	N/C	N/A	N/I
		(d) has a minimum total area of 22.0m²; and		22.90		0.90	
		(e) has no dimension of less than 3.0m		Complies			
	(2) Unless otherwise referenced in subsection (3), for a Duplex Dwelling, Rowhouse Building or a Semi-detached Dwelling located on parcel designated R-Gm, each unit must have direct access to private amenity space that:	(a) is provided out doors;		N/A			
		(b) is not used for vehicle access or as a motor vehicle parking stall;					
		(c) is not located in the building setback area between the front property line and a line parallel to the front property line measured at the closest building setback from the front property line;					
		(d) has a minimum total area of 15.0m²; and					
		(e) has no dimension less than 2.0m					
	(3) For a Semi-detached Dwelling or a Single Detached Dwelling located on a carriage house lot, each unit must have direct access to private amenity space that:	(a) is provided outdoors;					
		(b) is not used for vehicle access or as a motor vehicle parking stall;					
		(c) has a minimum total area of 15.0m²; and					
		(d) has no dimensions of less than 2.0m					
547.13 Building Height	(1) Unless otherwise referenced in subsection (2), the maximum building height is 12.0m		10.90m	C	N/C	N/A	N/I
360(2) Building Height on a Sloped Parcel	When the difference between the average building reference point at the front and rear corners of the parcel is greater than or equal to 1.0m, the *Chamfer* applies to the façade at the lower end of the parcel.						
	Difference between *Front & Rear Average Building Reference Points* =		*0.00*	C	N/C	N/A	N/I
361 Building Height on a Corner Parcel	(1) In addition to the rules of sections 360(2) and (3), for a Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling and Single Detached Dwelling located on a corner parcel, the building height must not be greater than a height plane that intersects the horizontal portion of the height plane described in section 360 at a point that is 4.5m from the street side property line and extends downward toward the street side property line at a 4:12 slope.		Use is Rowhouse	C	N/C	N/A	N/I
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			
547.6 Parcel Width	(1) Unless otherwise referenced in subsection (2) and (3) the minimum parcel width is 6.0m per Dwelling Unit.			N/A			
	(2) The minimum parcel width is 5.0m per Dwelling Unit for a laned parcel containing a Duplex Dwelling or a Rowhouse Building.			Complies			
	(3) There is no minimum parcel width for a Cottage Housing Cluster or a carriage house lot.			N/A			
547.7 Parcel Area	(1) Except as otherwise referenced in subsection (2) and (3), the minimum area of a parcel is 150.0m² per Dwelling Unit.		3 Units X 150sm = 450sm // Applicant indicates parcel area is 441.19sm on stats page	441.19		-8.81	
	(2) The area of a carriage house lot is:	(a) a minimum 120.0m² per Dwelling Unit; and		N/A			
		(b) a maximum of 250.0m² per Dwelling Unit.					
	(3) The minimum area of a parcel for Cottage Housing Cluster is 90.0m² per Dwelling Unit.						
Accessory Building	If applicable please refer to Accessory Residential Building Form			See Attached	N/A	N/I	
	(1) Unless otherwise referenced in subsection (2) and (3), the maximum parcel coverage is 60.0% of the area of the parcel.			Applies	Not Applicable		
	(2) Unless otherwise referenced in subsection (3), the maximum parcel coverage for a laned parcel is 70.0% of the area of the parcel.			Applies	Not Applicable		
547.8 Parcel	(3) The maximum parcel coverage referenced in subsection (1) and (2), must be reduced by 21.0m² for each required motor vehicle parking stall that is not located in		3 (-3) parking stalls provided. Parcel coverage reduced by 63sm				

547.8 Parcel Coverage	a private garage.							
	70.00%	441.19 Parcel Area	minus	3 Required Stalls	x 21m² =	245.83 Max. Coverage	%	
							54.27%	-15.73%
	Parcel Coverage Totals							
	House	**Proj. > 1.0m**	**Garage(s)**	**Other**		**Total**	m²	
	162.65		76.78			239.43	239.43	-6.40
547.16 Driveways	In addition to the rules regarding driveways in section 341 the combined width of all driveways accessing a street must not wider than the parcel width less 3.0m						N/A	
	Parcel Width	- 3.0 =	Max Driveway Width					
341 Driveways	(1) A driveway must not have direct access to a major street unless:	(a) there is no practical alternative method of vehicular access to the parcel; and					N/A	
		(b) a turning space is provided on the parcel to allow all vehicles exiting to face the major street.						
	(2) A driveway connecting a street to a private garage must:	(a) be a min of 6.0m in length along the intended direction of travel for vehicles measured from:	(i) the back of the public sidewalk to the door of the private garage; or					
			(ii) a curb where there is no public sidewalk to the door of a private garage, and					
		(b) contain a rectangular area measuring 6.0m in length and 3.0m in width.						
	(3) A driveway connecting a lane to a private garage must be a min of 0.60m in length along the intended direction of travel for vehicles, measured from the property line shared with the lane to the door of a private garage.					South - Lane	0.60	0.00
	(5) That portion of a driveway including a motor vehicle parking stall within 6.0 m 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, 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% or more parcels on same block face have an existing driveway accessing a street; or (c) legally existing driveway not being relocated or widened.						
297 Semi-Detached Dwelling	(d) requires a minimum of 1.0 motor vehicle parking stalls per Dwelling Unit; and						N/A	
305 Single-Detached Dwelling	(c) requires a minimum of 1.0 motor vehicle parking stalls per Dwelling Unit; and						N/A	
287 Row House	c) requires a minimum of 1.0 motor vehicle parking stalls per Dwelling Unit; and					Street parking is not considered on site.4 stalls indicated on street not counted.	3	-3
	6 # of Units							
122 Standards for Motor Vehicle Parking Stalls	1) Unless otherwise specified, the minimum width and depth of motor vehicle parking stalls are illustrated in Table 2. *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.***					Garages are individually compartmentalized. Not considered shared.	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					2 of 3 less than 5.90m	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 cases.						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;					C	N/C	N/A	N/I
		(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 only counted								

	Unit is reduced to 2.6om where:	towards fulfilling the minimum motor vehicle parking stall requirements for that Dwelling Unit.					
	(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
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.		Curbwall on West property line for walkway. There is no fence on top noted.	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) 6.0 m of a rear property line.			C	N/C	N/A	N/I
	(3) A privacy wall located on a patio must not exceed 1.2m in height when measured from grade when the privacy wall is located between the foremost front façade of the main residential building and the front property line.			C	N/C	N/A	N/I
343 Fences *Note: Only apply fence rules to proposed fences*	The height of a fence above grade at any point along a fence line must not exceed:	(a) 1.2m for any portion of a fence extending between the foremost front façade of the main residential building and the front property line;	0.90m guard railings noted at West patios. No other fences on site.	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

220

Secondary Suite - R-G

D.P. # 2025-04672

Rule	Requirements		Notes	Evaluation Provided/Variance			
Note: Remember to check any applicable district rules							
351 Secondary Suite *Does not apply within Multi-Residential Zoning*	(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
	(4) Except in the R-CG District, a Secondary Suite must have a private amenity space that: *Does not apply to R-CG*	(a) is located outdoors; and	Patios on West side of building credited to Secondary Suites. They are not labeled and should be labeled for full compliance. FM to get plans that clarify.	Complies			
		(b) has a minimum area of 7.5m² with no dimension less than 1.5m.					
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 *Does not apply within Multi-Residential Zoning*	(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 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**
295 Secondary Suite	(d) requires a minimum of 1.0 motor vehicle parking stalls;	X3	**0**		**-1**	
122 Standards for Motor Vehicle Parking Stalls	(3) The minimum depth of a motor vehicle parking stall is 5.9m where it is required for: (a) a Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling or Single Detached Dwelling		**C**	**N/C**	**N/A**	**N/I**
	(4) The minimum width of a motor vehicle parking stall required for a Dwelling Unit is: (a) 3.0m where both sides of a stall abut a physical barrier; (b) 2.85m where one side of a stall abuts a physical barrier; and (c) 2.5m in all other cases.		**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**
Additional Notes						

Accessory Residential Building

222

D.P. # 2025-04672

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	0.10		-1.10	
		(b) 0.6m from a side or rear property line in all other cases.		South	0.60		0.00	
				West	1.17		0.57	
	(2) The min. building setback for an Accessory Residential Building that does not share a side or rear property line with a street may be reduced to zero m when:	(a) the Accessory Residential Building is less than 10.0m²			C	N/C	N/A	N/I
		(b) the wall of the Accessory Residential Building is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel; or			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			0.74m (-0.26m) between second floor and Garage roof top deck	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;			3.64		-0.96	
		(b) 3.0m at any eaveline, when measured from the finished floor of the building; and			2.56		-0.44	
		(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			

SDAB2026-0164

Bicycle Parking Standards			D.P. # 2025-04672
Rule	Requirements		Evaluation
		Notes	Provided/Variance
125 Bicycle Parking Stalls	(1) Bicycle parking stalls – class 1 must be located on hard surfaced areas.	Applicant indicates 8 bicycle class 1 stalls on exterior of garage to West. They are not within a secure location per bylaw check manual specifications and were all counted as Class 2 bicycle stalls. 3 stalls noted as class 2 (would be class 1) shown in garage. FM/Mobility to review for parking stall size/device compliance.	FM/Mobility to review
	(2) Bicycle parking stalls – class 2 may only be located in hard surfaced areas and in hard surfaced landscaped areas.		
	(3) Bicycle parking stalls must not interfere with a pedestrian walkway.		
	(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.		
	(5) A bicycle parking stall that is not an individual locker must be at least 2.0m in height.		
	(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.		
	(7) Rows of bicycle parking devices, when affixed on the floor or grade, must be separated by at least 2.0m.		
	(8) Bicycle parking devices, when affixed on the floor or grade, must be separated by at least 0.6m.		
	(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.		

District Title: Residential – Low Density Mixed Housing (R-G) (R-Gm) District

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

Date:	February 17, 2026
Date Received:	January 28, 2026
BLC BY:	**Andrew Kjartanson**
Review Required:	
COMPLETE	

D.P. #	**2025-04672**

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

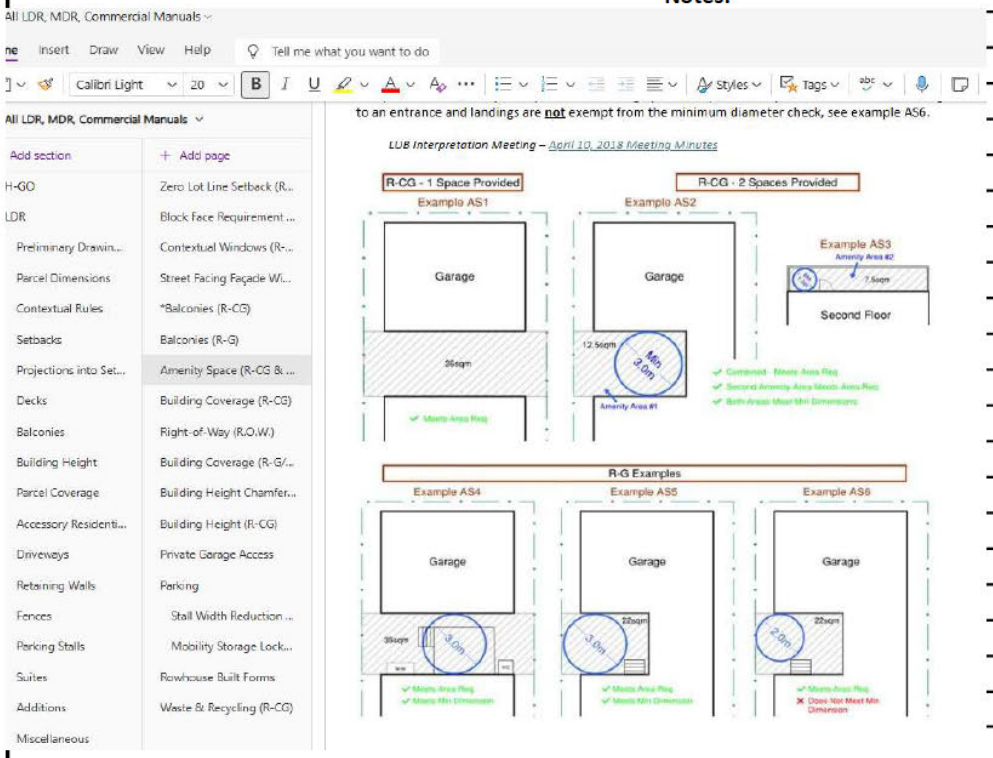
If applicable Complete Flood Sheet

Public Realm Setbacks
N/A

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

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

Notes:



ISC: Protected

For Internal Distribution Only

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Residential - Low Density Mixed Housing

225

D.P. # 2025-04672

Rule	Requirements			Notes	Evaluation Provided/Variance			
287 Rowhouse	(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;			C	N/C	N/A	N/I
		(ii) where one façade of each Dwelling Unit directly faces a public street;			C	N/C	N/A	N/I
		(iii) where no intervening building is located between the street facing façade of each Dwelling Unit and the adjacent public street;			C	N/C	N/A	N/I
		(iv) where each Dwelling Unit has a separate direct entry from grade to an adjacent public sidewalk or an adjacent public street;			C	N/C	N/A	N/I
		(v) where no Dwelling Unit is located wholly or partially above another Dwelling Unit; and			C	N/C	N/A	N/I
		(vi) may contain a Secondary Suite within a Dwelling Unit in a district where a Secondary Suite is a listed use and conforms with the rules of the district;		Applicant has removed secondary suites, however building is configured in a way that they can be VERY easily put in.	Applies		N/A	N/I
Secondary Suites	If applicable please refer to Secondary Suites Form				See Attached		N/A	N/I
547.5 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) Subsection (1) does not apply to a Cottage Housing Cluster.				Applies		N/A	N/I
547.10 Building Setback from Front Property Line	The minimum building setback from a front property line is 1.0m			North	2.86		1.86	
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) Bay windows and eaves may project a max. of 0.6m into the front setback area.				N/A			
	(2) Landings, ramps other than wheelchair ramps and stairs may project into a front setback area provided:	(a) they provide access to the main floor or lower level of the building; and						
		(b) the area of a landing does not exceed 2.5m²						
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, 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							
547.11 Building Setback from Side Property Line	(1) Unless otherwise referenced in subsection (4), (5) and (6), for a laned parcel, the minimum building setback from any side property line is 1.2m			West	1.20		0.00	
	(2) Unless otherwise referenced in subsections (3), (4), (5) and (6), 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 has been made for a private garage on the front or side of a building.						
	(3) The building setback required in subsection 2(b) may be reduced where the owner of the parcel proposed for development and the owner of the adjacent parcel register, against both titles, an exclusive private access easement:	(a) where the width of the easement, in combination with the reduced building setback, must be at least 3.0m; and						
		(b) provided unrestricted vehicle access to the rear of the parcel.						
	(4) For a corner parcel, the minimum building setback from a side property line shared with a street is 1.0m			East	1.20		0.20	
	(5) For a parcel containing a Single Detached Dwelling one building setback from a side property line may be reduced	(a) the owner of the parcel proposed for development and the owner of the adjacent parcel register, against both titles, a minimum 1.5 metre private	(i) a 0.30m eave encroachment easement with the requirement that the eaves must not be closer than 0.90m to the eaves on a building on an adjacent parcel; and					
			(ii) a 0.60m footing encroachment easement; and					

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	to zero metres where:	(b) all roof drainage from the building is discharged through eavestroughs and downspouts onto the parcel on which the building is located.		N/A				
	(5.1) For a parcel containing a Single Detached Dwelling one building setback from a side property line may be reduced to 0.6m where:	(a) the owner of the parcel proposed for development and the owner of the adjacent parcel register, against both titles, private maintenance easement with a minimum combined width of 1.5m;						
		(b) eaves are setback a minimum of 0.45m from any property line; and						
		(c) all roof drainage from the building is discharged through eavestroughs and downspouts onto the parcel on which the building is located.						
	(6) For a Backyard Suite, Rowhouse Building or Semi-detached Dwelling there is no requirement for a building setback from a property line on which a party wall is located that separates two or more Dwelling Units or Backyard Suites.							
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.							
	(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:			C	N/C	N/A	N/I	
	(8) Any portion of a building that projects into a side setback area, other than eaves, landings, window wells, ramps and stairs, must not be located closer than 0.9m from the nearest front façade.			N/A				
	(9) Balconies and decks must not project into any side setback area;			Complies				
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, ramps, and stairs)*			PROVIDE LENGTH AND % VALUES				
	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)*			N/A				
	(1) Unless otherwise referenced in subsection (2), (3) or (4) the minimum building setback from a rear property lines is 7.5m							
	(2) On a laneless parcel the minimum building setback from a rear property line is 5.0m where all the required motor vehicle parking stalls for a Duplex Dwelling, Semi-detached Dwelling, Single Detached Dwelling or Rowhouse Building are provided in a private garage.			N/A				
	(3) The minimum building setback from a rear property line shared with a carriage							

	house lot is 1.2m where all the required motor vehicle parking stalls for a Duplex Dwelling, Semi-detached Dwelling, Single Detached Dwelling or Rowhouse Building are provided in a private garage.						
547.12 Building Setback from Rear Property Line	(4) On a laned parcel the minimum building setback from a rear property line shared with a lane is 0.60m where all the required motor vehicle parking stalls for a Duplex Dwelling, Semi-detached Dwelling, Single Detached Dwelling or Rowhouse Building;	(a) are provided in a private garage; and		C	N/C	N/A	N/I
		(b) have direct, individual access to the lane.		C	N/C	N/A	N/I
	(5) For a development subject to subsection (4) the provisions referenced in section 338 regarding projections into the rear setback do not apply.			Applies		N/A	N/I
	(6) For a development subject to subsection (4) eaves may project 0.3m into the rear setback area.			N/A			
338 Projections Into Rear Setback Area	(2) Awnings, balconies, bay windows, canopies, chimneys, decks, eaves, fireplaces, fire escapes, landings, porches, and ramps other than wheelchair ramps may project a max of 1.5m into any rear setback area.			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;	Garage meets required setback in Section 547.12(4)				
		(b) does not exceed 75.0 m^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, 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	(1) The height of a deck in the Developing Area must not exceed 0.3m above the main floor level of the closest main residential building on the parcel.			N/A			
	(2.1) Unless otherwise referenced in subsection (3), a privacy wall located on a deck:	(a) must not exceed 2.0m in height when measured from the surface of the deck; and					
		(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.					
547.15 Balconies	The rules of subsection 340(1) and 340(2) regarding balcony size do not apply to a balcony located entirely on the roof of the first or second storey of the main residential building or a private garage attached to the main residential building.			Applies		N/A	N/I
340 Balconies	(1) An open balcony must not project more than 1.85m from the building façade to which it is attached.			N/A			
	(2) 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	(a) is a min. of 2.0m in height;		2.79		0.79	
		(b) is a max. of 3.0m in height; and		2.79		-0.21	

	Dwelling, Rowhouse Building or Townhouse within 1.2m of a party wall must have a privacy wall that:	(b) is a max. of 3.0m in height, and				2.79	-0.21
		(c) extends the full depth of the balcony.		C	N/C	N/A	N/I
547.14 Outdoor Private Amenity Space	(1) Unless otherwise referenced in subsection (2) or (3), for a Duplex Dwelling, Rowhouse Building, Semi-detached Dwelling or a Single Detached Dwelling, each unit must have direct access to private amenity space that:	(a) is provided outdoors;	Window wells, stair and landing cannot be included in 22sm area or 3m min dimension. Stairs can be included if they are part of a deck. Connecting sidewalks are not included per business practices.	C	N/C	N/A	N/I
		(b) is not used for vehicle access or as a motor vehicle stall;		C	N/C	N/A	N/I
		(c) is not located in the building setback area between the front property line and a line parallel to the front property line measured at the closest building setback from the front property line;		C	N/C	N/A	N/I
		(d) has a minimum total area of 22.0m²; and	Patios and Balconies combined are greater than 22sm per unit	Complies			
		(e) has no dimension of less than 3.0m	All	N/C			
	(2) Unless otherwise referenced in subsection (3), for a Duplex Dwelling, Rowhouse Building or a Semi-detached Dwelling located on parcel designated R-Gm, each unit must have direct access to private amenity space that:	(a) is provided out doors;		N/A			
		(b) is not used for vehicle access or as a motor vehicle parking stall;					
		(c) is not located in the building setback area between the front property line and a line parallel to the front property line measured at the closest building setback from the front property line;					
		(d) has a minimum total area of 15.0m²; and					
		(e) has no dimension less than 2.0m					
	(3) For a Semi-detached Dwelling or a Single Detached Dwelling located on a carriage house lot, each unit must have direct access to private amenity space that:	(a) is provided outdoors;					
		(b) is not used for vehicle access or as a motor vehicle parking stall;					
		(c) has a minimum total area of 15.0m²; and					
		(d) has no dimensions of less than 2.0m					
547.13 Building Height	(1) Unless otherwise referenced in subsection (2), the maximum building height is 12.0m		10.90m	C	N/C	N/A	N/I
360(2) Building Height on a Sloped Parcel	When the difference between the average building reference point at the front and rear corners of the parcel is greater than or equal to 1.0m, the *Chamfer* applies to the façade at the lower end of the parcel.						
	Difference between *Front & Rear Average Building Reference Points* =			C	N/C	N/A	N/I
361 Building Height on a Corner Parcel	(1) In addition to the rules of sections 360(2) and (3), for a Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling and Single Detached Dwelling located on a corner parcel, the building height must not be greater than a height plane that intersects the horizontal portion of the height plane described in section 360 at a point that is 4.5m from the street side property line and extends downward toward the street side property line at a 4:12 slope.		Not applicable to Rowhouse Use	C	N/C	N/A	N/I
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			
547.6 Parcel Width	(1) Unless otherwise referenced in subsection (2) and (3) the minimum parcel width is 6.0m per Dwelling Unit.			N/A			
	(2) The minimum parcel width is 5.0m per Dwelling Unit for a laned parcel containing a Duplex Dwelling or a Rowhouse Building.		3 Units X 5 = 15.00m	13.33		-1.67	
	(3) There is no minimum parcel width for a Cottage Housing Cluster or a carriage house lot.			N/A			
547.7 Parcel Area	(1) Except as otherwise referenced in subsection (2) and (3), the minimum area of a parcel is 150.0m² per Dwelling Unit.		3 Units X150sm = 450sm	441.19		-8.81	
	(2) The area of a carriage house lot is:	(a) a minimum 120.0m² per Dwelling Unit; and		N/A			
		(b) a maximum of 250.0m² per Dwelling Unit.					
	(3) The minimum area of a parcel for Cottage Housing Cluster is 90.0m² per Dwelling Unit.						
Accessory Building	If applicable please refer to Accessory Residential Building Form			See Attached		N/A	N/I
	(1) Unless otherwise referenced in subsection (2) and (3), the maximum parcel coverage is 60.0% of the area of the parcel.			Applies		Not Applicable	
	(2) Unless otherwise referenced in subsection (3), the maximum parcel coverage for a laned parcel is 70.0% of the area of the parcel.			Applies		Not Applicable	

547.8 Parcel Coverage	(3) The maximum parcel coverage referenced in subsection (1) and (2) must be reduced by 21.0m² for each required motor vehicle parking stall that is not located in a private garage.								
	70.00%	441.19 Parcel Area	minus	Required Stalls	x 21m²	=	308.83 Max. Coverage	% 54.14%	-15.86%
	Parcel Coverage Totals								
	Rowhouse						**Total**	m² 238.85	-69.98
	238.85						**238.85**		
547.16 Driveways	In addition to the rules regarding driveways in section 341 the combined width of all driveways accessing a street must not wider than the parcel width less 3.0m							**N/A**	
	Parcel Width	-	3.0	=	Max Driveway Width				
341 Driveways	(1) A driveway must not have direct access to a major street unless:	(a) there is no practical alternative method of vehicular access to the parcel; and						**N/A**	
		(b) a turning space is provided on the parcel to allow all vehicles exiting to face the major street.							
	(2) A driveway connecting a street to a private garage must:	(a) be a min of 6.0m in length along the intended direction of travel for vehicles measured from:	(i) the back of the public sidewalk to the door of the private garage; or						
			(ii) a curb where there is no public sidewalk to the door of a private garage, and						
		(b) contain a rectangular area measuring 6.0m in length and 3.0m in width.							
	(3) A driveway connecting a lane to a private garage must be a min of 0.60m in length along the intended direction of travel for vehicles, measured from the property line shared with the lane to the door of a private garage.							**Complies**	
	(5) That portion of a driveway including a motor vehicle parking stall within 6.0 m 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, 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% or more parcels on same block face have an existing driveway accessing a street; or (c) legally existing driveway not being relocated or widened.							
297 Semi-Detached Dwelling	(d) requires a minimum of 1.0 motor vehicle parking stalls per Dwelling Unit; and							**N/A**	
305 Single-Detached Dwelling	(c) requires a minimum of 1.0 motor vehicle parking stalls per Dwelling Unit; and								
287 Row House	c) requires a minimum of 1.0 motor vehicle parking stalls per Dwelling Unit; and							**3**	**0**
	3 # of Units								
122 Standards for Motor Vehicle Parking Stalls	1) Unless otherwise specified, the minimum width and depth of motor vehicle parking stalls are illustrated in Table 2. *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							**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 cases.							**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	(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						**C**	**N/C**	**N/A**	**N/I**

	Rowhouse Building provided for the exclusive use of a Dwelling Unit is reduced to 2.60m where:	Dwelling Unit; and (c) the motor vehicle parking stalls are only counted towards fulfilling the minimum motor vehicle parking stall requirements for that Dwelling Unit.					
	(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
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.		Fence - West PL	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) 6.0 m of a rear property line.			C	N/C	N/A	N/I
	(3) A privacy wall located on a patio must not exceed 1.2m in height when measured from grade when the privacy wall is located between the foremost front façade of the main residential building and the front property line.			C	N/C	N/A	N/I
343 Fences *Note: Only apply fence rules to proposed fences*	The height of a fence above grade at any point along a fence line must not exceed:	(a) 1.2m for any portion of a fence extending between the foremost front façade of the main residential building and the front property line;	Fence - West PL	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

Samnick, Cyrille

From: Andy Tang [redacted]
Sent: Monday, March 23, 2026 4:10 PM
To: Cantlay, Stephanie
Cc: Rafih Bari
Subject: Re: [External] Re: DP2025-04672 Detail Review - 286 COVEPARK WY NE

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Good afternoon Stephanie,

We are working on the Civil drawings. Can you kindly provide a 30-day extension?

Kind regards,

Andy Tang
Architectural Technologist
B. Arch

cirnodesign.com

CALGARY
Main Office: 1530 27 Ave NE #205, Calgary AB T2E 7S6
Tel (Office) [redacted]
Email: info@cirnodesign.com

On Tue, Mar 10, 2026 at 8:09 AM Cantlay, Stephanie <Stephanie.Cantlay@calgary.ca> wrote:

> Hi Andy,
>
> Just quickly looking over the prior to decision comments and the servicing connections have not been provided. By taking this file in, we will not be able to get to a decision and issue another DR. I also suspect the proposed walkway will be too small as it appears to be around 1m.
>
> Let me know what you want to do, make the changes now, or put this file into circulation.
>
> Thanks
>
> Steph

Stephanie Cantlay (she/her)
Planner 1, Community Planning - North
Planning & Development Services
The City of Calgary | Mail Code #8076
C 587.892.0311 stephanie.cantlay@calgary.ca
800 Macleod Tr. S.E.
P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5

From: Andy Tang [redacted]
Sent: Monday, March 9, 2026 5:30 PM
To: Cantlay, Stephanie <Stephanie.Cantlay@calgary.ca>
Cc: Rafih Bari [redacted]
Subject: [External] Re: DP2025-04672 Detail Review - 286 COVEPARK WY NE

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Good afternoon Stephanie,

I hope this email finds you well.

Please find attached below the response for this detailed review.

Kind regards,

Andy Tang

Architectural Technologist

B. Arch



cirnodesign.com

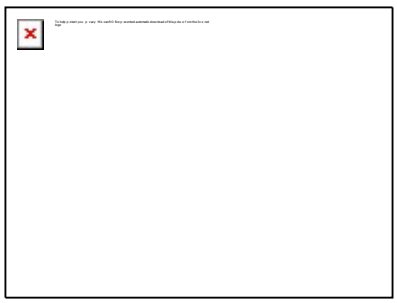
CALGARY

Main Office: 1530 27 Ave NE #205, Calgary AB T2E 7S6

Tel (Office): 403-224-0388

Email: [redacted]

On Thu, Feb 19, 2026 at 3:04 PM Stephanie.Cantlay via City emails <city-emails@cirnodesign.com> wrote:



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

Community Planning endeavors to provide timely decisions for our customers. Our typical target timelines for decision are based on the need/desire for one Detailed Review only. As an additional Detailed Review is required, this may alter the anticipated decision date. Upon receipt of a complete response to this Detailed Review, we will target a decision or a subsequent Detailed Review within 21 calendar days.

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,

STEPHANIE CANTLAY
Planner 1
Stephanie.Cantlay@calgary.ca
(587) 892-0311
www.calgary.ca/PDMap

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--
You received this message because you are subscribed to the Google Groups "City emails" group.
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To view this discussion visit https://groups.google.com/a/cirnodesign.com/d/msgid/city-emails/ffcbb7fe-7393-4ea0-9172-34eebdb33c20%40PIEX-W02.coc.ca.
For more options, visit https://groups.google.com/a/cirnodesign.com/d/optout.

Samnick, Cyrille

From: Rafih Bari <[redacted]
Sent: Monday, August 10, 2026 11:55 AM
To: Cantlay, Stephanie
Cc: tech63
Subject: Re: [External] Re: DP2025-04672 Amended Documents Received286 COVEPARK WY NE

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Good Morning Stephanie
We want to proceed with the **refusal.**
As discussed during the meeting, we intend to appeal the refusal.

Thanks for your continued coordination and assistance on this project.
Best regards.

Rafih Bari

On Mon, Aug 10, 2026 at 11:48 AM Cantlay, Stephanie <Stephanie.Cantlay@calgary.ca> wrote:

> Good Morning,
>
> Following up on this. Can you confirm you are proceeding with the refusal or are you cancelling the application? I have this scheduled for August 20 to proceed with a decision of refusal with the Development Authority.
>
> Thanks,
>
> Steph
>
> **Stephanie Cantlay (she/her)**
> Planner 1, Community Planning - North
> Planning & Development Services
> The City of Calgary | Mail Code #8076
> C 587.892.0311 stephanie.cantlay@calgary.ca
> 800 Macleod Tr. S.E.
> P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5

From: Cantlay, Stephanie
Sent: Thursday, July 30, 2026 4:13 PM
To: Andy Tang <[redacted]
Cc: rafih [redacted]>
Subject: RE: [External] Re: DP2025-04672 Amended Documents Received286 COVEPARK WY NE

Good Afternoon,

Following up on our call today, I was able to get some answers for potential scenarios with maintaining the existing district or downzoning to R-1N based on Repeal of Citywide Rezoning. A lot of it comes down to when the decision is rendered by. I am not planning to make a decision on the file this week as I am away tomorrow so some of the scenarios are not applicable, but could have been downzoned if the refusal went out earlier this month.

Refused

- Refused before August 4th – Parcel downzoned to R-1N
- Refused after August 4th – Parcel remains as R-G

Appealed
City decision rendered before August 4th

- Appealed and SDAB does not overturn refusal - Parcel downzoned to R-1N
- Appealed and SDAB overturns refusal – Parcel remains as R-G

City decision rendered after August 4th

- Appealed and SDAB does not overturn refusal – Parcel remains as R-G
- Appealed and SDAB overturns refusal – Parcel remains as R-G

Development permit application cancelled

- Parcel downzoned to R-1N

I think this answers the questions you had. If there is anything else let me know otherwise, I will wait for your confirmation to proceed with refusal.

Steph

SDAB2026-0164

Stephanie Cantlay (she/her)
Planner 1, Community Planning - North
Planning & Development Services
The City of Calgary | Mail Code #8076
C 587.892.0311 stephanie.cantlay@calgary.ca
800 Macleod Tr. S.E.
P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5

From: Andy Tang [redacted]
Sent: Friday, July 24, 2026 9:43 AM
To: Cantlay, Stephanie <Stephanie.Cantlay@calgary.ca>
Cc: rafih <[redacted]>
Subject: Re: [External] Re: DP2025-04672 Amended Documents Received286 COVEPARK WY NE

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Good morning Stephanie,

I hope this email finds you well.

Is it possible to schedule a meeting to discuss this matter?

Please provide a suitable date and time.

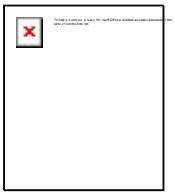
I'll await your response,

Kind regards,

Andy Tang

Architectural Technologist

B. Arch



cirnodesign.com

CALGARY

Main Office: 1530 27 Ave NE #205, Calgary AB T2E 7S6

Tel (Office): 40[redacted]

Email: info@cirnodesign.com

On Wed, Jul 15, 2026 at 9:28 AM Cantlay, Stephanie <Stephanie.Cantlay@calgary.ca> wrote:

> Good Morning and my apologies for the delay in responding. I brought this file to the Development Authority and we are not able to approve the proposal because of the relaxations.
>
> You will note only the parcel area bylaw discrepancy was on the first detailed review, but both parcel area and parcel width was listed on the second detailed review.
>
> I had spoken to colleagues about general understandings for relaxations for the first table, but did not follow up on the second table, but after speaking with the Development Authority, the parcel width is too large to relax.
>
> The issue is this R-G parcel becomes a different land use based on the relaxations needed and resembles more of an R-CG proposal. This is the main reason we cannot approve the proposal.
>
> I know this is not what you wanted to hear so please let me know your availability and we can set up a meeting to go over any questions you may have.
>
> Steph
>
> **Stephanie Cantlay (she/her)**
> Planner 1, Community Planning - North

Planning & Development Services
The City of Calgary | Mail Code #8076
C 587.892.0311 stephanie.cantlay@calgary.ca
800 Macleod Tr. S.E.
P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5

From: Andy Tang [redacted]
Sent: Tuesday, July 7, 2026 1:24 PM
To: Cantlay, Stephanie <Stephanie.Cantlay@calgary.ca>
Cc: rafih <[redacted]
Subject: [External] Re: DP2025-04672 Amended Documents Received286 COVEPARK WY NE

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Report Suspicious

Good afternoon Stephanie,

I hope this email finds you well.

Can you please provide an update on this DP?

We'll await for your response.

Kind regards,

Andy Tang

Architectural Technologist

B. Arch

cirnodesign.com

CALGARY

Main Office: 1530 27 Ave NE #205, Calg[redacted]

[redacted]224-0388

Email: info@cirnodesign.com

On Mon, Jun 8, 2026 at 9:10 AM Stephanie.Cantlay via City emails <city-emails@cirnodesign.com> wrote:

Dear Applicant,

Thank you for submitting amended plans and a response letter for DP2025-04672. 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,

STEPHANIE CANTLAY
Planner 1
Stephanie.Cantlay@calgary.ca
(587) 892-0311
www.calgary.ca/PDMap

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This communication is intended ONLY for the use of the person or entity named above and may contain information that is confidential or legally privileged. If you are not the intended recipient named above or a person responsible for delivering messages or communications to the intended recipient, YOU ARE HEREBY NOTIFIED that any use, distribution, or copying of this communication or any of the information contained in it is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and then destroy or delete this communication, or return it to us by mail if requested by us. The City of Calgary thanks you for your attention and co-operation.

--
You received this message because you are subscribed to the Google Groups "City emails" group.
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For more options, visit https://groups.google.com/a/cirnodesign.com/d/optout.

242

Re: DP2025-04672 COMPLETENESS REVIEW - 286 COVEPARK WY NE

Dear Applicant,

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

A review of your application has been undertaken and it has been determined that your application is an incomplete application as key pieces of information are missi

1) Replace the CARL for Addition or New Building in a Commerical, Industrial or Special Land Use District with a CARL for New Rowhouse or Addition to Existing Rowhc
2) A title dated less than 6 months old
3) An accurate Public Tree Disclosure statement as there are multiple public trees within 6m of the site
4) A complete CARL including:
-Colour photographs
-Planning analysis - the description indicates a Permitted use with a relaxation. Identify the bylaw discrepancy and provide rationale to support a relaxation.
-Public trees adjacent to site - Provide a tree schedule on the plans that outlines the species, diameter, estimated height, location of centre point and drip line
-A preliminary review notes the following: provide the lane grading and cross sections, provide a garage setback from the lane, ensure bicycle parking is proposed at

Please provide the information requested above by October 3, 2025, or your application will be deemed refused in accordance with Section 683.1(8) of the Municipal C

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

Please track your application, using your Job Access Code (JAC) DP2025-04672-50787, at www.calgary.ca/vista.

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

Regards,

STEPHANIE CANTLAY
Planner 1
Stephanie.Cantlay@calgary.ca
(587) 892-0311
www.calgary.ca/PDMap

SDAB2026-0164

243

Re: DP2025-04672 COMPLETENESS REVIEW - 286 COVEPARK WY NE

Dear Applicant,

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

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

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

Please track your application, using your Job Access Code (JAC) DP2025-04672-50787, at www.calgary.ca/vista.

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

Regards,

STEPHANIE CANTLAY
Planner 1
Stephanie.Cantlay@calgary.ca
(587) 892-0311
www.calgary.ca/PDMap

SDAB2026-0164

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

September 25, 2025

File No: DP2025-04672
Location: 286 COVEPARK WY NE

ENMAX Power Corporation (EPC) has reviewed the above permit application dated September 8, 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 Section 10 Overhead System (Table 7) and Section 12 Underground Systems of the Alberta Electrical Utility Code (AEUC) under the *Safety Codes Act* (Alberta). This non-conflict letter does not reduce or limit responsibility to comply with all laws and regulations regarding utility facilities and all requirements under the *Alberta Occupational Health & Safety Act* (OHS) *(including any code or regulations thereunder)*(OHS) and the applicant shall observe all such laws and regulations when commencing any work related to the permit application. If a situation arises where there is a discrepancy between ENMAX required setbacks and the AEUC or the OHS, the stricter set of requirements shall govern. Please refer to ENMAX Ground Disturbance Guidelines while working near ENMAX Facilities.

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

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

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

QR Code for ENMAX Ground Disturbance Guidelines

Sincerely,

Rodel Santiago P.Eng.
Distribution Engineering

DP2025-04672

YYC CALGARY AIRPORT AUTHORITY | L'ADMINISTRATION AÉROPORTUAIRE DE CALGARY

September 11, 2025

The City of Calgary
Development & Building Approvals #8201
P.O. Box 2100 Station "M"
Calgary, Alberta, T2P 2M5

Attention: STEPHANIE CANTLAY
Development Permit DP2025-04672
286 COVEPARK WY NE
New: Rowhouse Building (1 building), Secondary Suite (3 suites),
Accessory Residential Building (garage)

Dear Stephanie Cantlay:

The purpose of this letter is to reply to your request of September 8, 2025, to review the Development Permit DP2025-04672 with respect to the proposed development to 286 COVEPARK WY NE, New: Rowhouse Building (1 building), Secondary Suite (3 suites), Accessory Residential Building (garage). Please be advised that the Calgary Airport Authority has the following comments:

Building Height and Use of Cranes
The highest point above sea level of any building, structure or object is to be used when calculating the final height of the development. This includes parapets, rooftop equipment, antennas, and all other objects. The applicant must ensure there is adequate room for all objects to ensure conformity with the Calgary International Airport Zoning Regulations. It is also important to note that use of construction equipment such as cranes may also have an impact on Airport Zoning and cannot violate the regulations during the construction of these buildings. If the use of such equipment is required, please see the Calgary Airport Authority Crane Assessment section below.

Electronic Zoning Regulations
The proposed development is affected by the Electronic Facilities Protection Area Zoning Plan and is located within the critical area of the **Terminal Surveillance Radar**. Structure height limits exist in this area.

The applicant must contact Nav Canada directly for a thorough review and determination of any restrictions on their proposal, for both the building and any cranes that may be used during construction.

NAV CANADA
AIS Data Collection Unit and Land Use Office
1601 Tom Roberts Road
P.O. Box 9824, Station T
Ottawa, Ontario, K1G 6R2
Fax: 613.248.4094
Email: landuse@navcanada.ca
Website: http://www.navcanada.ca

SDAB2026-0164

DP2025-04672

YYC CALGARY AIRPORT AUTHORITY | L'ADMINISTRATION AÉROPORTUAIRE DE CALGARY

Calgary Airport Authority Crane Assessment

Prior to any construction involving large construction equipment such as cranes within the defined Calgary Airport Authority Airport Zoning Regulations, you must have an approved YYC Crane Permit.

To initiate the YYC Crane Assessment process, you must complete and submit the required forms and assessments required by Nav Canada and Transport Canada. The response letters from NAV/TC assessments are an important part of the YYC Crane Assessment as they demonstrate that your project aligns with the Aviation Safety Standards. Applicants assume full responsibility for providing accurate information regarding site location, ground elevation (above sea level), coordinate information and photographs. For more information about the Crane Assessment, please visit Calgary Airport Authority Crane Assessment.

Mechanical and Other Rooftop Units

The owner and tenants should consider placing all mechanical and other units typically installed on rooftops at ground elevation. Cranes used to install, service or replace these units can have an adverse effect on aircraft operations. Further, crane approvals in the area of the development can take a considerable amount of time, delaying any maintenance or replacements that may be required.

Bird Hazard Considerations

Incompatible land uses that attract bird activity by providing food sources or water must be avoided or mitigated. Calgary Airport Authority strongly discourages any fruit bearing trees and shrubs due to bird strike risk to Aviation Safety and proximity to the airport. For further information on mitigation measures please contact the Calgary Airport Authority Environmental Group at environment@yyc.com.

Land Use in the Vicinity of Airports

As this development is occurring outside of the Calgary International Airport property boundary, the proposed development should ensure compatibility to the land use recommendations and guidelines as set out in *TP1247 – Land Use in the Vicinity of Airports*.

I trust that the above comments will be of use to you in your review of this proposal. Any questions should be directed to referrals@yyc.com.

Kind regards,

Carolina Martinez
Development Services Co-op Student

SDAB2026-0164

Comment Summary

247

Permit #: DP2025-04672

Address: 286 COVEPARK WY NE

Job Description: New: Rowhouse Building (1 building)

Name:	Carolina Martinez	Created Date:	September 11, 2025
Phone:		Circulation Referee:	Y
Email:	[redacted]	Number:	617065647
Address:	Circulation Referee No Address		
Overall:	In support of this application		

Area of Concern

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

General Comment

See attached document

Attachments

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2025-04672 YYC Comments.pdf

Name:	ENMAX Power	Created Date:	September 25, 2025
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	620349351
Address:	141-50 Ave SE, Calgary, AB, T2G 4S7		
Overall:	In support of this application		

Area of Concern

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

General Comment

No conflict

Attachments

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2025-04672_No Conflict Letter_09-25-2025.pdf

Name:	Cameron Simpson	Created Date:	May 14, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	671709136
Address:	242 Covepark Way NE		
Overall:	In opposition of this application		

Area of Concern

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

SDAB2026-0164

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

General Comment

Opposition to Proposed Townhouse / Row¿Style Development and Associated Land¿Use Amendment

I am writing to formally oppose the proposed land¿use redesignation and townhouse development application affecting our street. After reviewing the posted signage and available application materials, I have significant concerns regarding the suitability of this project within the existing neighbourhood context.

1. Land¿Use Incompatibility and Architectural Controls
The proposed row¿style townhouse design does not align with the established architectural controls, character, or built¿form expectations of this community. Existing homes follow a consistent pattern of detached residential architecture with balanced greenspace¿to¿building ratios, front setbacks, and visual continuity.
The proposed density and massing would materially disrupt this established pattern and undermine the long¿term architectural integrity of the area.

2. Traffic Volume, Access, and Safety Concerns
This street is already experiencing significant congestion, particularly during peak hours. Introducing a multi¿unit row¿style development would substantially increase vehicle volume, turning movements, and on¿street parking pressure. The current road width, sightlines, and access points are not designed to accommodate additional high¿density traffic, raising legitimate concerns regarding safety, emergency access, and overall neighbourhood livability.

3. Greenspace Deficiency and Over¿Intensification
The proposed building footprint appears to exceed what is reasonable for the lot size, resulting in insufficient greenspace relative to the number of units. This imbalance contradicts the community¿s established development standards and fails to provide adequate outdoor space for residents, stormwater absorption, or visual buffering for neighbouring properties.

4. Impact on Existing Property Owners
Allowing a row¿style development of this scale would negatively affect surrounding homeowners through:
- Increased traffic and noise
- Reduced privacy
- Altered neighbourhood character
- Potential downward pressure on property values
- Strain on existing infrastructure

This proposal represents a level of intensification that is not compatible with the surrounding residential environment.

Conclusion
For the reasons outlined above, I respectfully request that the planning authority reject the proposed land¿use amendment and townhouse development. The application does not meet the standards of compatibility, traffic safety, architectural alignment, or greenspace requirements necessary to protect the long¿term interests of existing residents.

Attachments

Name:	Arnie Laoag	Created Date:	May 14, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	671989341

SDAB2026-0164

Address: 167 Covepark Way NE
Overall: In opposition of this application

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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
Signage

General Comment

Subject: Letter of Concern and Objection ¿ Development Permit DP2025-04672 (Proposed Rowhouse Development)

Dear Stephanie,
I am writing to formally express concerns and objection regarding Development Permit DP2025-04672 for the proposed Rowhouse development.

One of the primary concerns is that the Development Permit signage is not visibly posted on the subject property. I walked past the property and viewed the front, side and back and no signage was posted. Several nearby residents, including ourselves, were unaware of the proposed development until recently. We respectfully request that the City investigate why the permit notice was not properly displayed and determine how long it may not have been visible to local residents.
In addition, we ask the City to carefully review the broader impacts this proposed Rowhouse development may have on the surrounding neighbourhood and nearby public school area.
Our concerns include the following:
¿ Safety Near the Public School
The proposed location directly across from a public school raises significant concerns regarding increased construction traffic, heavy vehicles, dust, noise, and pedestrian safety for children, parents, and school staff. Increased congestion during school drop-off and pick-up hours could create hazardous conditions in an already sensitive area.
¿ Reduced Parking Availability
Residents already experience blocked garages, narrow lanes, and overflow parking due to school-related traffic. Additional residential density will place further pressure on already limited parking access.
¿ Increased Activity and Lane Congestion
The proposed Rowhouse will increase vehicle traffic, deliveries, garbage collection activity, visitors, and general lane usage. This increased activity may create additional safety concerns for children and families living in the neighbourhood.
¿ Reduced Sunlight and Openness
Depending on the final layout and height, the development may create additional shadowing and reduce the sense of openness currently experienced by neighbouring properties and backyards.
¿ Privacy Concerns
Second-storey windows and elevated rear-facing views may overlook neighbouring yards and rear windows, reducing backyard privacy for existing residents.
¿ Community Character and Property Impact
The scale, density, and grading associated with the proposed Rowhouse may negatively impact neighbouring property values and reduce compatibility with the established character of surrounding homes.
¿ Construction Disruption
Months of excavation, utility work, trades activity, dust, noise, and blocked lanes will significantly disrupt nearby residents and the surrounding school zone area.
¿ Infrastructure Strain
Additional density may place further pressure on schools, street parking, traffic flow, and existing utility infrastructure within the community.

We respectfully ask the City of Calgary to carefully consider the cumulative impact this development may have on the neighbourhood and surrounding families before approving this application.
Based on the concerns outlined above, we oppose and deny support for Development Permit Application DP2025-04672.
Please also note that several neighbouring residents we spoke with were unaware of the proposed development

application due to the lack of visible notice posted at the property.

250

Thank you for your time and consideration.

Attachments

Name:	Jessica D Simpson	Created Date:	May 17, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	671989347
Address:	242 Covepark Way NE		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Re: Opposition to Proposed Townhouse / Row¿Style Development and Associated Land¿Use Amendment

I am writing to formally oppose the proposed land¿use redesignation and townhouse development application affecting our street. After reviewing the posted signage and available application materials, I have significant concerns regarding the suitability of this project within the existing neighbourhood context.

1. Land¿Use Incompatibility and Architectural Controls
The proposed row¿style townhouse design does not align with the established architectural controls, character, or built¿form expectations of this community. Existing homes follow a consistent pattern of detached residential architecture with balanced greenspace¿to¿building ratios, front setbacks, and visual continuity.
The proposed density and massing would materially disrupt this established pattern and undermine the long¿term architectural integrity of the area.

2. Traffic Volume, Access, and Safety Concerns
This street is already experiencing significant congestion, particularly during peak hours. Introducing a multi¿unit row¿style development would substantially increase vehicle volume, turning movements, and on¿street parking pressure. The current road width, sightlines, and access points are not designed to accommodate additional high¿density traffic, raising legitimate concerns regarding safety, emergency access, and overall neighbourhood livability.

3. Greenspace Deficiency and Over¿Intensification
The proposed building footprint appears to exceed what is reasonable for the lot size, resulting in insufficient greenspace relative to the number of units. This imbalance contradicts the community¿s established development standards and fails to provide adequate outdoor space for residents, stormwater absorption, or visual buffering for neighbouring properties.

4. Impact on Existing Property Owners
Allowing a row¿style development of this scale would negatively affect surrounding homeowners through:
- Increased traffic and noise
- Reduced privacy
- Altered neighbourhood character
- Potential downward pressure on property values
- Strain on existing infrastructure

This proposal represents a level of intensification that is not compatible with the surrounding residential environment.

Conclusion
For the reasons outlined above, I respectfully request that the planning authority reject the proposed land¿use

amendment and townhouse development. The application does not meet the standards of compatibility, traffic safety, architectural alignment, or greenspace requirements necessary to protect the long¿term interests of existing residents.

Attachments

Name:	Lisa Harder	Created Date:	May 17, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	671992132
Address:	223 covepark way ne		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Original home owner on this street. We have a quiet residential neighborhood with single dwelling homes
This will bring down our property values and increase an already busy location

Attachments

Name:	Laurel Borysuk	Created Date:	May 17, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	671999746
Address:	49 Covepark Pl Ne		
Overall:	In opposition of this application		

Area of Concern

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

Strengths / Challenges

The house is right by the school which already has visibility issues for children using that crosswalk. Added vehicles for a multi unit dwelling will add to this issue. The road is highly used for traffic as it is.

Property Impact

Not my property but it will affect the enjoyment of the community and area around the property

Attachments

Name:	Tom Mulhall	Created Date:	May 17, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	671999748
Address:	60 Covepark Way NE		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Parking is very tight in this neighborhood as it is even with single development housing . Adding this would most definitely cause parking issues, conflict among home owner around complex. Why not just leave neighbourhood alone so we as homeowners can enjoy what used to be called a R1 neighborhood . Lots of apartments going up all over so we don¿t need to crowd our neighbourhood even more.

Attachments

Name:	Nichole Nolan	Created Date:	May 17, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	671999752
Address:	339 Coventry Rd NE		
Overall:	In opposition of this application		

Area of Concern

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

Strengths / Challenges

Parking is already a nightmare with 2 schools within 500m of this property. There is also an extremely busy crosswalk on that corner.

Attachments

Name:	Erin Moutray	Created Date:	May 17, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	671999754
Address:	145 Covehaven View NE		
Overall:	In opposition of this application		

Area of Concern

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

Surrounding Impact

This area is already very congested, we do not need any more vehicles

Attachments

Name:	Ryan L Nolan	Created Date:	May 17, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	671999756
Address:	339 Coventry Rd Ne		
Overall:	In opposition of this application		

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

General Comment
This is not a good location for a multiplex. It is directly across from a school where parking is already limited, especially at school pick up and drop off times. Pedestrian and vehicle traffic is very heavy during those times as well. Adding an apartment style dwelling will only add to population density in that area

Attachments

Name:	Robert Brooks	Created Date:	May 17, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	671999760
Address:	31 Coverton Green NE		
Overall:	In support of this application		

Area of Concern
Other

General Comment
Great idea! Good location for higher density housing given the proximity to schools & transit.

Attachments

Name:	Jolene Campbell	Created Date:	May 17, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	671999762
Address:	140 Coventry circle NE		
Overall:	In opposition of this application		

Area of Concern
Other

General Comment
The area is designed for families. The roads are not prepared for increased traffic. The safety of our children and

increased traffic is at risk. Where will the people park vehicles? And increased garbage bins? Where is the space for them? Please consider these concerns. And the schools? Already full.

Attachments

Name:	Danny Butler	Created Date:	May 17, 2026
Phone:	[redacted]	[redacted]	
[redacted]	[redacted]	Number:	671999766
Address:	11927 Coventry hills way ne		
Overall:	In opposition of this application		

Area of Concern

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

Strengths / Challenges

This project will already add to an already dense area with little parking

Property Impact

Yes. More traffic added.

Community Impact

None

Attachments

Name:	Jennifer	Created Date:	May 17, 2026
Phone:	[redacted]	[redacted]	
[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Our streets are not equipped with enough parking areas for these types of developments. Not only that is it is an eyesore to those who have purchased homes and lived there for a long time. Many of the homes in the areas have already been converted into extra suites. It is difficult to find parking as it is, and it¿s bringing down the value and desirability of the neighborhood. Would you want one of these to pop up right next to your home?

Attachments

Name:	Rita Pacione	Created Date:	May 17, 2026
Phone:	[redacted]	[redacted]	
[redacted]	[redacted]	Number:	671999778
Address:	60 Covepark Way NE		
Overall:	In opposition of this application		

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

255

Strengths / Challenges
Parking is a huge issue in any community in Calgary, Covepark Way / Covepark Dr is no different and almost worse because it's right next to a school where parking/pickup is an issue two times a day trying to get in/out of the area morning and afternoon where not everyone can plan their day around it. This development would just add more strain to an already challenged area!

Property Impact
It challenges me trying to get off my street which is already a challenge now! It's a corner by a school district where pick up/drop off already creates a challenge...adding more vehicles/parking to the situation is NOT helping matters

General Comment
Please do not approve! Please!

Attachments

Name:	Nicholas	Created Date:	May 17, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	671999784
Address:	318 Coventry Road NE		
Overall:	In opposition of this application		

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

General Comment
¿I am writing to formally submit my objections regarding the proposed four-plex development at 286 Covepark Way NE. While I understand the city¿s goals for urban density, the specific constraints of this site make it entirely unsuitable for a multi-unit project of this scale.
¿My concerns are centered on the following critical issues:
¿1. Traffic Congestion and Public Safety
¿The proposed site is located on an already over-burdened thoroughfare characterized by high volumes of both vehicular and pedestrian traffic. Most importantly, the site¿s proximity to [Name of School] creates a high-risk environment. During peak morning and afternoon hours, the area is flooded with students and parents. Introducing a four-plex will increase the frequency of vehicle turnovers and "conflict points" where cars cross sidewalks, significantly heightening the risk of accidents involving schoolchildren.
¿2. Critical Lack of Parking Infrastructure
¿Street parking in this corridor is currently at total saturation. While the developer may meet the minimum on-site parking requirements, historical data on multi-unit dwellings suggests that overflow parking is inevitable. With no available curb space, these additional vehicles will lead to:
¿Illegal parking that creates blind spots for children crossing the road.
¿The obstruction of emergency vehicle access and waste management services.
¿Increased idling and congestion as drivers circle the block looking for non-existent spaces.
¿3. Site Suitability and Cumulative Impact
¿The infrastructure of this specific block was not designed to support this level of density. The transition from the current

land use to a four-plex represents a radical shift that fails to account for the "carrying capacity" of the immediate streetscape. Beyond the physical structure, the cumulative impact of increased noise, exhaust, and reduced visibility will diminish the quality of life for long-standing residents and compromise the safety of the school zone.

¿Conclusion
¿Development should not come at the expense of public safety or the functional integrity of our streets. I urge the Planning Department to deny this application or, at the very least, require a comprehensive Traffic and Parking Impact Study that specifically accounts for school-zone peak hours before any approvals are granted.

Attachments

Name:	Alicia Pearson	Created Date:	May 17, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	671999786
Address:	109 Coville 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
Landscaping plans
Environmental preservation
Privacy considerations
Site layout

General Comment

To start adding infill lots in this area would be a detrimental to the community and its residents. Coventry Hill is a residential area with small to medium family homes which build character and community. Infill lots such as the one planned for this site, increase population density and not in a good way to help support and build community as we do not have the infrastructure to support this increased populations that infill lots with townhouse/multifamily dwelling require.

Attachments

Name:	Amanda Robinson	Created Date:	May 17, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	671999790
Address:	100 Covepark Rise NE		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Oppose the densification attempt here. Streets are already crowed with vehicles surrounding an elementary school.

Attachments

Name:	Judi Ringuette	Created Date:	May 17, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	671999792
Address:	115 Covepark Way NE		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

This neighborhood already has issues with parking. We do not have the capacity to handle multiple family dwellings.

Attachments

Name:	Leigh McGough	Created Date:	May 17, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	671999794
Address:	123 Coventry Road NE		
Overall:	In opposition of this application		

Area of Concern

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

Strengths / Challenges

The challenge of this proposal is that it doesn¿t fit with the community in terms of style.

Property Impact

Not my property directly, but townhouses are not in fitting with the aesthetic of this community.

Attachments

Name:	Simon Khong	Created Date:	May 18, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	672004687
Address:	55 Covepark Dr NE		
Overall:	In opposition of this application		

Area of Concern

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

Strengths / Challenges

This is one of the main access roads into the community and has high volume traffic even during off school hours. During school (across the street) pickup and drop-off hours, the stop sign and intersection slows to a crawl. The number of vehicles parked on the street and in the alley make it difficult to navigate and dangerous for children already.
With a multi family unit on this street the congestion alone from their vehicles (assuming 2 per family) would contribute to the chaos.

Property Impact

I live one block away. These lot sizes are insufficient for a multi family units. Currently the intersection of covepark way and covepark Drive is extremely busy and tight due to the amount of parked vehicles. Leaving or returning during school pickup and drop-off is chaos due to parents blocking in alleys and roadways.

Community Impact

This does not align with any goals. This is a horrible proposal. These units should only be built deep into the edge of the community with ample parking and less vehicle and foot traffic.

Surrounding Impact

The neighbor will have 3 neighbors looking into their home and yard.
My quality of life coming and going from the community will become worse. Street parking will become worse.

Attachments

Name:	Cindy cheng	Created Date:	May 18, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	672004973
Address:	55 Covepark Drive Northeast		
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

This is already a high traffic street This is going to overwhelm traffic

Attachments

Name:	Melissa Hill	Created Date:	May 18, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	672005156
Address:	114 Coville Circle NE Calgary, AB, T3k 5l5		
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 concentration of traffic and lack of parking in this area.

Property Impact

I¿m opposed to more multi family living in this area.

Surrounding Impact

259

Parking in this area is already a challenge. The building type will also not match the area

Attachments

Name:	Cyndi	Created Date:	May 18, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	672006490
Address:	96 Covepark Way Ne		
Overall:	In opposition of this application		

Area of Concern

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

Strengths / Challenges

This is horrible. It¿s extremely ugly. And there will be no parking. More cars will block the alley. They will be more Dana gets for the school across the street.

Property Impact

I will not be able to use the alley. Utility trucks, garbage, recycling, will not be able to use the alley.

Community Impact

Builders and developers need to ensure there is a minimum two,2, parking spaces per unit. They need to ensure there is no impact to the streets that are already crowded.

Surrounding Impact

During school start and end the street is crowded and very busy now, this will make it worse. The danger to kids is extreme.

General Comment

This street was designed for single family homes. This will drop my property value a ton! The city already hates Coventry. We don¿t need more garbage. Show the people that have lived here for 20 plus years that you might care just a tiny bit. AND DO NOT BUILD THIS!

Attachments

Name:	Sanjeet Singh	Created Date:	May 18, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	672008999
Address:	Cove Meadow Bay Ne, 149		
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

Strengths / Challenges

Challebges. This will be a huge nightmare for existing residents. We wint

Property Impact

It will impact parking issues and create other chaos. Parking issues crime privacy issues.

Attachments

260

Name:	Tayller	Created Date:	May 18, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	672027264
Address:	26 Coverdale way		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Coventry already has assigned row housing units, people can purchase one of those if they want one, rather than build on existing property that is meant for one house. The way the property was initially intended is how it should stay. Please do not let this happen.

Attachments

Name:	Kristi Fraser	Created Date:	May 18, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	672047846
Address:	12975 Coventry hills way NE		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Our community has parking issues, this is going to open the door to more of these developments and it is scary to think how multiple family dwellings on a currently single family location will affect the community as a whole.

Attachments

Name:	Mark Sauer	Created Date:	May 18, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	672056546
Address:	266 Covepark Way NE		
Overall:	In opposition of this application		

Area of Concern

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

Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Privacy considerations
Garbage and recycling facility locations
Site layout
Other

261

General Comment

- Land¿use incompatibility ¿ The proposed townhouse/row¿style development does not align with the existing low¿density residential zoning or the established character of the neighborhood.

- Architectural control conflict ¿ The design, massing, and façade treatment do not meet the community¿s architectural controls, resulting in a built form that is visually inconsistent with surrounding homes.

- Insufficient greenspace ¿ The greenspace¿to¿building ratio is inadequate for the proposed density, reducing outdoor space, buffering, and environmental absorption capacity.

- Traffic congestion concerns ¿ The street is already heavily congested, and additional units would significantly increase vehicle volume, turning movements, and peak¿hour delays. Right across from an already congested school during drop off and pickup times.

- Access and safety issues ¿ Existing road width, sightlines, and access points cannot safely accommodate the increased traffic load, raising concerns for emergency access and pedestrian safety.

- Parking pressure ¿ Higher¿density housing will create overflow parking on a street that is already at capacity, impacting residents¿ ability to safely enter and exit their properties.

- School¿zone safety risk ¿ The development is directly beside an elementary school serving kindergarten to grade 6 students, increasing vehicle¿pedestrian conflict points during peak school hours.

- Child pedestrian vulnerability ¿ Young children have limited ability to judge vehicle speed and distance; increased traffic heightens collision risk for students walking or cycling to school.

- Major traffic tributary impact ¿ The adjacent roadway functions as a primary feeder route for school traffic. Additional density would intensify congestion and reduce safe crossing opportunities.

- Crosswalk and sidewalk overload ¿ Existing pedestrian infrastructure is already strained during drop¿off and pick¿up times; added vehicle volume would overwhelm crosswalks, sidewalks, and curbside loading zones.

- Reduced sightlines for drivers ¿ Additional parked vehicles and turning movements from a row¿style development would obstruct visibility of small children near the school zone.

- Incompatible with safe¿routes¿to¿school planning ¿ The proposed density contradicts safe¿routes¿to¿school principles, which prioritize reduced traffic volume, slower speeds, and predictable vehicle patterns.

- Neighbourhood impact ¿ The scale and density of the proposed development would negatively affect privacy, noise levels, and overall livability for current homeowners.

- Property value risk ¿ Introducing incompatible density and architectural form may reduce surrounding property values due to increased congestion and diminished neighbourhood cohesion.

Attachments

Name:	Sarah Ellis	Created Date:	May 18, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	672057803

SDAB2026-0164

Address: 24 Covepark Mews NE Calgary

Overall: In opposition of this application

262

Area of Concern

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

Strengths / Challenges

Challenges are the addition of 3 potential families with multiple vehicles each. There is unlikely to be enough parking even with parking space. 3 of each collection bin per unit. Unlikely to not have a mess from 6 extra bins. These left in the lane will create more congestion for their neighbors. There are already traffic calming measures in place with the school across the street.

Property Impact

No. Makes my community less enjoyable.

Community Impact

Possibly only a duplex. 3 is too many for the space.

Surrounding Impact

Addition of too many vehicles, collection bins will congest this area for the neighbors. The orientation is obtrusive to the next door neighbors. There will be 3 houses starting in on them.

General Comment

Approving this type of development will pave the way for more of this overcrowding to occur. The neighborhood of Coventry hills is already congested with excess vehicles, over crowded schools and busy amenities.

Attachments

Name: Jennifer Michenka

Created Date: May 19, 2026

Phone: [redacted]

[redacted]

Number: 672072774

Address: 77 Covewood Green NE

Overall: In opposition of this application

Area of Concern

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

General Comment

My primary concern is the impact this development will have on parking availability in the surrounding area. Street parking in this neighbourhood is already limited, and increasing the density of the property without sufficient parking accommodations will place additional strain on nearby residents and visitors. In many similar developments, overflow parking often extends onto surrounding streets, creating congestion, accessibility challenges, and safety concerns.
In addition to parking, I would ask the City to consider the following concerns during its review:
¿ Increased traffic volume on local residential roads that were originally designed for lower-density housing.
¿ Potential safety concerns for pedestrians, children, and cyclists due to additional vehicle movement and reduced visibility caused by increased on-street parking.
¿ Increased pressure on existing infrastructure and services, including waste collection, snow removal, utilities, and drainage.
¿ Concerns regarding construction disruption, including noise, dust, construction parking, and impacts to neighbouring properties during the build process.
In addition, the proposed building appears larger and more dense than surrounding homes in the area. The height and

overall scale of the development do not seem consistent with the character of the neighbourhood.

Attachments

263

Name:	James Ellis	Created Date:	May 19, 2026
Phone:	[redacted]	[redacted]	
[redacted]	[redacted]	Number:	672074827
Address:	24 Covepark Mews Northeast		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

I am writing to express my opposition to the proposed development in our community.

The proposed site is already located within a highly congested area, particularly due to its close proximity to the nearby school. Increased density and traffic in this location will create additional safety and accessibility concerns for residents, students, and parents.

The size of the lot is too small to reasonably accommodate the scale of the proposed building and associated infrastructure. The amenity space being proposed is also inadequate for the number of residents anticipated for the development and does not appear to meet the needs of the community or future occupants.

In addition, the designated area for garbage, recycling, and organic waste bins (green, black, and blue bins) is far too limited. Given that the full length of the rear property area is occupied by the three parking stalls, it is highly likely that bins will be left in the back lane on a regular basis, creating congestion, safety concerns, and negative impacts on cleanliness and accessibility.

The parking allocation itself is insufficient for a development of this size and will inevitably increase street parking pressure in an area that is already constrained.

Furthermore, the height, massing, and placement of the building will tower over adjacent properties and negatively impact neighbouring residents through loss of privacy, reduced enjoyment of their properties, and overshadowing concerns.

Overall, this proposal represents overdevelopment of a constrained site and does not appropriately fit the character, infrastructure capacity, or livability standards of the surrounding community.

Attachments

Name:	Frances Kootnekoff	Created Date:	May 19, 2026
Phone:	[redacted]	[redacted]	
[redacted]	[redacted]	Number:	672158665
Address:	145 Covecreek Close N.E.		
Overall:	In opposition of this application		

Area of Concern

Parking or loading zones

264

General Comment

This project requires 7 parking spaces as stated in the plans. 4 of those are proposed to be on the road. I have looked at the plans and see that they do not show the crosswalk which is on the road. This crosswalk is heavily used every morning and afternoon by children getting to the elementary school. With the crosswalk being there I do not believe you can park 4 vehicles as shown on the plans and still leave the required distance between the parking spaces and the crosswalk and back alley. I have seen 3 cars parked there on a regular basis and there is not realistically space for 4 cars to park. They have also not considered or shown on the plan another city sign related to the crosswalk. I have attached a photo with the sign circled in red (apologies for the amateur photo edit). It is very concerning that almost no consideration or even acknowledgement that there is a marked crosswalk there has been made in these plans!

This road already experiences significant congestion during school drop off and pick up times, with heavy pedestrian traffic and limited available parking. Permanently occupying these on street spaces will likely worsen traffic congestion and create additional safety concerns as parents search for alternative places to stop and unload children.

On the updated plan I see they propose to "upgrade" the sidewalk. How will children get to school while this is being done? Presumable the sidewalk will have to be closed for a significant period of time during this project? As it is a local school many children walk and that sidewalk and crosswalk is very busy. There is no detour that could be put in place except for asking children to walk in the road which is only one lane on that side and would be extremely unsafe. This is an elementary school and many small children walk alone to school, the negative impact this would have is substantial and I expect many parents would stop allowing their children to walk if the sidewalk was closed thus increasing car traffic in the area. To make matters worse It appears the side walk on the other corner of the property will be replaced? I cannot tell as the plan says "an emplacement of this sidewalk" I am not sure if this is an error and it means to say replace, but if so there will be no safe or reasonable way for children to get to school while this work is being performed. What are the plans for pedestrian traffic while this project takes place? Simply closing the sidewalk on that side will not be acceptable due to the property location.

I am also concerned about the impact the proposed sidewalk expansion will have on the existing mature trees along this roadway. From the current site conditions, the sidewalk already extends very close to the tree trunks. Expanding the sidewalk further would place hard surface directly against the trees, which will negatively impact their long term health and growth. In addition, excavation and construction work associated with upgrading the sidewalk will inevitably disturb and damage tree roots. I have attached a photo showing how limited the existing space already is around these trees. Given the importance of mature trees to the character of the neighborhood and the environment I do not believe that widening the sidewalk should be allowed here.

Attachments

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - Covepark dr.png

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - dp2025-04672 question.png

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - crosswalk sign not shown on plan.jpg

Name:	Jessica	Created Date:	May 19, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	672177743
Address:	77 covewood close ne		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

This will cause more issues during pickup and drop off of coffee during school, there will be fewer places for parking, and I'm concerned about spacing between houses. Our neighborhood has seen too many fires in the last year and houses so close together can cause more problems for fires.

Attachments

Name:	Ivaney borissov	Created Date:	May 19, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	672183988
Address:	227 covepark way ne		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Opposition to Proposed Townhouse / Row¿Style Development and Associated Land¿Use Amendment

I am writing to formally oppose the proposed land¿use redesignation and townhouse development application affecting our street. After reviewing the posted signage and available application materials, I have significant concerns regarding the suitability of this project within the existing neighbourhood context.

1. Land¿Use Incompatibility and Architectural Controls
The proposed row¿style townhouse design does not align with the established architectural controls, character, or built¿form expectations of this community. Existing homes follow a consistent pattern of detached residential architecture with balanced greenspace¿to¿building ratios, front setbacks, and visual continuity.
The proposed density and massing would materially disrupt this established pattern and undermine the long¿term architectural integrity of the area.

2. Traffic Volume, Access, and Safety Concerns
This street is already experiencing significant congestion, particularly during peak hours. Introducing a multi¿unit row¿style development would substantially increase vehicle volume, turning movements, and on¿street parking pressure. The current road width, sightlines, and access points are not designed to accommodate additional high¿density traffic, raising legitimate concerns regarding safety, emergency access, and overall neighbourhood livability.

3. Greenspace Deficiency and Over¿Intensification
The proposed building footprint appears to exceed what is reasonable for the lot size, resulting in insufficient greenspace relative to the number of units. This imbalance contradicts the community¿s established development standards and fails to provide adequate outdoor space for residents, stormwater absorption, or visual buffering for neighbouring properties.

4. Impact on Existing Property Owners
Allowing a row¿style development of this scale would negatively affect surrounding homeowners through:
- Increased traffic and noise
- Reduced privacy
- Altered neighbourhood character
- Potential downward pressure on property values
- Strain on existing infrastructure

This proposal represents a level of intensification that is not compatible with the surrounding residential environment.

Conclusion
For the reasons outlined above, I respectfully request that the planning authority reject the proposed land¿use amendment and townhouse development. The application does not meet the standards of compatibility, traffic safety, architectural alignment, or greenspace requirements necessary to protect the long¿term interests of existing residents.

Attachments

Name:	Chancey steel	Created Date:	May 19, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	672208569
Address:	[redacted]		
Overall:	In opposition of this application		

Area of Concern
Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Site layout

General Comment
It doesnt fit with the rest of the street . It is higher then the rest of housing . Parking in the area

Attachments

Name:	Krystin Rudolph	Created Date:	May 19, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	672199287
Address:	128 Coventry Green NE		
Overall:	In opposition of this application		

Area of Concern
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Garbage and recycling facility locations
Site layout

Strengths / Challenges
I think it¿s a bad idea because of the school across the street.

Property Impact
It would definitely affect the parking and accessibility for the school

Attachments

Name:	Sarah Palinkas	Created Date:	May 19, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	672199942
Address:	203 Covepark Way NE		
Overall:	In opposition of this application		

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

267

General Comment
Our street already has limited parking and is a nightmare during school hours. We do not need multi-family homes in our area

Attachments

Name:	Sienna rutley	Created Date:	May 19, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	672207661
Address:	49 covewood manor NE		
Overall:	In opposition of this application		

Area of Concern
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Privacy considerations
Site layout

General Comment
This is located across the street from a school. I think adding more units would increase the parking demands in an already high demand area during school hours. The construction is a very real distraction to the elementary school children.

Attachments

Name:	Brian Wells	Created Date:	May 19, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	672213008
Address:	131 Covemeadow Crescent NE		
Overall:	In opposition of this application		

Area of Concern
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Privacy considerations
Garbage and recycling facility locations
Site layout

General Comment

There is barely enough parking in Coventry Hills as it is. We do not want or need any more high density, multifamily housing in this community.

268

Attachments

Name:	Miranda kipta	Created Date:	May 19, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	672227933
Address:	155 covepark place		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

No need to tear down a perfectly good home for these multi units. Build them in new areas.

Attachments

Name:	Cindy hebert	Created Date:	May 19, 2026
Phone:	[redacted]	[redacted]	
[redacted]	[redacted]	Number:	672261308
Address:	20 covebrook place ne		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Having a big multi family home right on a corner where there is already little parking and right at s crosswalk for a elementary school is not a appropriate location.

Attachments

Name:	Christine Jasinski	Created Date:	May 19, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	672270368
Address:	71 Covepark Mews NE		
Overall:	In opposition of this application		

Area of Concern

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

269

General Comment

Doesn't fit with the rest of the community. There are no other multi residences in that area, busy area with the school, there's already a lack of parking, adding more residences is just going to cause more problems.

Attachments

Name:	Kevin Barrowcliff	Created Date:	May 19, 2026
Phone:	[redacted]	[redacted]	
[redacted]	[redacted]	Number:	672290716
Address:	275 Covewood Park NE		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Our community has two elementary schools, one of which sits directly across from the proposed development site. Traffic and parking are already stretched beyond capacity. With numerous empty condos and townhomes nearby, this project feels unnecessary and poorly aligned with the needs of the neighbourhood. The City has repeatedly moved forward with developments that overlook resident concerns. We are asking you to stop this pattern and reconsider this proposal. ¿¿¿

Attachments

Name:	Whitney	Created Date:	May 19, 2026
Phone:	[redacted]	[redacted]	
[redacted]	[redacted]	Number:	672304006
Address:	Circulation Referee No Address		
Overall:	In opposition of this application		

Area of Concern

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

Strengths / Challenges

Challenges. Lack of privacy, there will be no parking available for other people living around this area, lack of green space, construction is going to cause lot of problems (noice, discarded nailson walking and driving path, littering, nails everywhere).

Do not build this in a neighborhood that is already struggling!!!

Property Impact
Yes. All the above.

270

Community Impact
You will not be greening the city. The neighborhood is already ti compact i can see into my neighbors house and kitchen and hear literally everyone else. Privacy is gone.

General Comment
You will not be greening the city. The neighborhood is already ti compact i can see into my neighbors house and kitchen and hear literally everyone else. Privacy is gone. There is going to be next yo no parking. I already have to park a block away. The construction is going to cause a lot of unwanted debris and noise.

Attachments

Name:	Maria Angela de Luna	Created Date:	May 19, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	672306476
Address:	12713 coventry hills way		
Overall:	In opposition of this application		

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

General Comment
That area is already busy as it is. It's already congested and a muti family home would provide heavy traffic on an already problematic area. Was a study done for this plan?

Attachments

Name:	Sarah Tomasson	Created Date:	May 19, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	672306840
Address:	93 Covepark Crescent		
Overall:	In opposition of this application		

Area of Concern
Parking or loading zones
Other

General Comment
I oppose this development. I am a community member who drives by this location every day. It is on the corner on a main street in the neighborhood with a crosswalk leading directly to an elementary school. This proposed development would impact pedestrian and traffic safety. More cars around an already busy location would create congestion.

Attachments

Name:	Alexis Apps	Created Date:	May 19, 2026

Phone: [redacted]

[redacted]

271

[redacted]

Number: 672332074

Address: 9 Coventry Crescent NE

Overall: In opposition of this application

Area of Concern

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

General Comment

That area has significant traffic issues and congestion during the school year. Additional housing on such a small lot without designated parking will compound the issue

Attachments

Name: Jennifer Robinson

Created Date: May 19, 2026

Phone: [redacted]

[redacted]

[redacted]

Number: 672334121

Address: 12798 Coventry Hills Way Ne

Overall: In opposition of this application

Area of Concern

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

General Comment

The lot this house is on is single house lot street. This Lot is extremely close to an elementary school. The parking on this street is already at capacity never mind adding more units. This is ridiculous. The extra noise from more families living in this lot and their vehicles would be too much for this quiet street. Completely oppose this triplex.

Attachments

Name: Lisa Baran

Created Date: May 19, 2026

Phone: [redacted]

[redacted]

[redacted]

Number: 672335708

Address: 98 Covecreek Place NE

Overall: In opposition of this application

Area of Concern

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

272

General Comment
This area is already very congested with very limited parking. Adding in a to house complex will further congest the area. It will further compound the traffic/limited visibility in the area which is already problematic for children who need to walk to school/navigate Covepark Drive.

I am also concerned for the neighbour as this will severely limit their privacy and sun exposure.

Attachments

Name:	Samantha Matyas	Created Date:	May 19, 2026
Phone:	[redacted]	[redacted]	
[redacted]	[redacted]	Number:	672338442
Address:	89 Covepark Crescent NE		
Overall:	In opposition of this application		

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

General Comment
Our community deserves space, privacy and taking neighbours into consideration. This would do the opposite and I do not support it.

Attachments

Name:	Denise Barrowcliff	Created Date:	May 19, 2026
Phone:	[redacted]	[redacted]	
[redacted]	[redacted]	Number:	672338638
Address:	275 Covewood Park NE		
Overall:	In opposition of this application		

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

General Comment

Our community has two elementary schools, one of which sits directly across from the proposed development site. Traffic and parking are already stretched beyond capacity. With numerous empty condos and townhomes nearby, this project feels unnecessary and poorly aligned with the needs of the neighbourhood. The City has repeatedly moved forward with developments that overlook resident concerns. We are asking you to stop this pattern and reconsider this proposal.

Attachments

Name:	Carmela Serpico	Created Date:	May 19, 2026
Phone:	[redacted]	[redacted]	
[redacted]	[redacted]	Number:	672340202
Address:	246 Covepark Way NE		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Re: Objection to Proposed Land Use Redesignation and Townhouse Development

As a home owner (246 Covepark Way NE), I am writing to express my opposition to the proposed land use redesignation and townhouse development (DP2025-06472) planned for our street. After reviewing the information available on the posted notices and application materials, I have serious concerns about this project within the existing neighbourhood.

1 Land Use Incompatibility and Architectural Controls

The proposed row-style townhouse development is not consistent with the established government character, architectural style, or overall design standards of the neighbourhood. The surrounding area is primarily made up of detached homes with consistent setbacks, open green areas, and a cohesive residential appearance.
The scale and density of the proposed development would significantly alter the visual character of the street and take away the established residential environment that current homeowners invested in and expect to preserve.

2 Increased Traffic and Safety Issues

Traffic congestion on this street is already a concern, particularly during busy times of day. Adding a multi-unit townhouse project would increase vehicle traffic, parking demand, and turning activity within an area that was not designed to support higher-density development.
This raises concerns related to pedestrian safety, visibility, emergency vehicle access, and the overall safety and functionality of the roadway for existing residents. It is also near schools and could compromise safety issues mentioned above.

3 Overdevelopment and Lack of Adequate Greenspace

The proposed development appears overly intensive for the size of the lot. The amount of building coverage compared to available greenspace does not reflect the current development pattern of the community.
Adequate greenspace is important not only for aesthetics, but also for resident enjoyment, drainage and stormwater management, and maintaining appropriate separation and buffering between neighbouring properties.

4 Negative Effects on Surrounding Residents

Approving a development of this nature and scale would have a direct impact on nearby homeowners, including:

¿ Increased traffic and noise levels
¿ Reduced privacy for neighbouring properties
¿ Changes to the established neighbourhood character

¿ Additional pressure on existing infrastructure and street parking
¿ Potential impacts on surrounding property values

The proposed level of density is not appropriate for the surrounding residential area and would negatively affect the livability of the community.

Conclusion

For the reasons outlined above, I request that the proposed land use redesignation and townhouse development application DP2025-04672 be denied. The proposal is not compatible with the existing neighbourhood character, infrastructure capacity, traffic conditions, or greenspace expectations that define the community and support the quality of life of current residents.

Attachments

Name:	Devin Wright	Created Date:	May 19, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	672342642
Address:	12105 Coventry Hills Way NE		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Too big for small lot already not enough parking.

Attachments

Name:	Kara Watson	Created Date:	May 19, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	672348422
Address:	279 Covington Close NE		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

It¿s too large for that site, will remove any privacy to the neighbour. With a school across the street the number of residents living there will cause a lot of traffic problems on a street that has many children crossing. This neighbourhood

does not have any large stand alone properties like this. It¿s a shame to tear down a perfectly good house.

Attachments

275

Name:	Tracy Thomson	Created Date:	May 19, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	672348506
Address:	216 covepark green ne		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Way too close to school. This area is already overloaded with people, parking, etc., especially during peak hours. Construction would be a nightmare and Calgary communities do not need more high density housing.

Attachments

Name:	Tara Scarrow	Created Date:	May 19, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	672349069
Address:	46 Covepark Road N.E.		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

This is not a multi family dwelling area. The streets are hard enough to navigate with the current amount of people in these homes. One home permitted to do this will end in many homes permitted with zero additional parking or consideration to the people who bought in this area for the reason of single family homes, less traffic, and increased privacy.

Attachments

Name:	Sandy Stephen	Created Date:	May 19, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	672356737
Address:	210 Coventry Mews NE		

Overall: In opposition of this application

276

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

General Comment
Parking is already an issue on this street. I think putting 3 homes on this lot is a bad idea.

Attachments

Name: Melissa Magee
Created Date: May 19, 2026
Phone: [redacted]
[redacted]
Number: 672360180
Address: 216 Covewood Close NE Calgary AB. T3K 5A1
Overall: In opposition of this application

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

General Comment
I feel this build will not match the aesthetic of the location and be an eyesore. We do not have these kinds of dwellings in this area and I prefer it to stay that way. Multi family homes do not belong here.

Attachments

Name: Blake delyea
Created Date: May 20, 2026
Phone: [redacted]
[redacted]
Number: 672368625
Address: 89 covepark crescent northeast
Overall: In opposition of this application

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

General Comment
I am opposed the the above development plan due to the rest of the street for the most part being single family dwellings. I dont believe that it should change

Attachments

Name:	jungentimothy	Created Date:	May 20, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	672406005
Address:	Not provided		
Overall:	In opposition of this application		

General Comment

I have several concerns regarding a development in the area. Top of the list is safety of the kids with additional traffic vehicles. It's already an unorganized mess with parents and children at school drop off. Theres ongoing fudes with neighbors as it is over parking. But for added detail please see notes listed.

Sent from my Bell Samsung device over Canada's largest network.

Objection Points ¿ Land Use, Traffic, Architecture & School Safety

- Land use incompatibility ¿ The proposed townhouse/row style development does not align with the existing low density residential zoning or the established character of the neighbourhood.

- Architectural control conflict ¿ The design, massing, and façade treatment do not meet the community¿s architectural controls, resulting in a built form that is visually inconsistent with surrounding homes.

- Insufficient greenspace ¿ The greenspace to building ratio is inadequate for the proposed density, reducing outdoor space, buffering, and environmental absorption capacity.

- Traffic congestion concerns ¿ The street is already heavily congested, and additional units would significantly increase vehicle volume, turning movements, and peak hour delays.

- Access and safety issues ¿ Existing road width, sightlines, and access points cannot safely accommodate the increased traffic load, raising concerns for emergency access and pedestrian safety.

- Parking pressure ¿ Higher density housing will create overflow parking on a street that is already at capacity, impacting residents¿ ability to safely enter and exit their properties.

- School zone safety risk ¿ The development is directly beside an elementary school serving kindergarten to grade 6 students, increasing vehicle pedestrian conflict points during peak school hours.

- Child pedestrian vulnerability ¿ Young children have limited ability to judge vehicle speed and distance; increased traffic heightens collision risk for students walking or cycling to school.

- Major traffic tributary impact ¿ The adjacent roadway functions as a primary feeder route for school traffic. Additional density would intensify congestion and reduce safe crossing opportunities.

- Crosswalk and sidewalk overload ¿ Existing pedestrian infrastructure is already strained during drop off and pick up times; added vehicle volume would overwhelm crosswalks, sidewalks, and curbside loading zones.

- Reduced sightlines for drivers ¿ Additional parked vehicles and turning movements from a row style development would obstruct visibility of small children near the school zone.

- Incompatible with safe routes to school planning ¿ The proposed density contradicts safe routes to school principles, which prioritize reduced traffic volume, slower speeds, and predictable vehicle patterns.

- Neighbourhood impact ¿ The scale and density of the proposed development would negatively affect privacy, noise levels, and overall livability for current homeowners. **278**

- Property value risk ¿ Introducing incompatible density and architectural form may reduce surrounding property values due to increased congestion and diminished neighbourhood cohesion.

Attachments

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - External Development permit DP2025-04672. 286 Covepark Way NE.msg

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2025-04672.msg

Name:	Cathy Murray	Created Date:	May 20, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]ca	Number:	672569383
Address:	61 Coverton Circle NE		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

I feel for the house next door. They will loose a LOT of light and privacy, not to mention have a new walkway between their house and the new development would cause, I am sure, security concerns.
I rather doubt that the developer nor the City have gone past this location at school drop of or pick up times. Parking is at a premium in this area, with the east side of the building offering no real parking due to the fact it is 2 driving lanes.
Also keep this is the very first multi-family housing being proposed in the midst of single family homes. This part of the community was not designed for the multi-family dwellings like those on the north side of Coventry Hills Way and beside the pond.
I feel strongly that this development will be very detrimental to the community, and they will hold a certain degree of animosity towards the developer and the tenants. Very similar to the community that ended the Harvest Hills Golf course a number of years ago.
Thank you for allowing me to comment on this.

Attachments

Name:	Rhonda williams	Created Date:	May 20, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	672599493
Address:	17 covepark bay ne		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Inadequate Infrastructure to support this. Not enough parking.

Attachments

279

Name:	Trina Cwik	Created Date:	May 21, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	672632179
Address:	65 Covepark Cres NE		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

This area already has high density homes with basement suites (whether legal or illegal) and high traffic and low parking availability which already increases a safety risk to pedestrians, vehicular safety risks and over safety to our once peaceful neighborhood. This multi family development would infringe on the overall safety and atmosphere taking away from the family development it was established to be. Higher density = higher risks

Attachments

Name:	Lenita Barrett	Created Date:	May 21, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	672643184
Address:	171 Covewood Close NE		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Absolutely not. I work in Capitol Hill and these are everywhere. The streets are all a mess and the parking is horrendous.

Attachments

Name:	Kara Moore	Created Date:	May 21, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	672732816
Address:	23 Covepark Drive NE		
Overall:	In opposition of this application		

Area of Concern

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

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

280

General Comment
Cannot imagine that many units and potential vehicles on that small a lot on an already busy street.

Attachments

Name:	Tanya Molcan	Created Date:	May 21, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	672867120
Address:	52 Pantego Heights 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
Completely out of place building amongst houses. And right across the street from an elementary school - the traffic and parking will only get worse. This should not be allowed

Attachments

Name:	Scott Condon	Created Date:	May 22, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	673073746
Address:	215 Covepark Way Northeast		
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
Site layout
Other

General Comment
This property being directly on the corner right next to a school will cause more problems then the good it will do. Parking is already an issue three times a day when parents pick up their kids and park all over the place. Everyone parks within 5m of the stop sign in front of this house creating a safety hazard for line of sight.

Attachments

281

Name:	Robert Verardi	Created Date:	May 23, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	673142612
Address:	18 Covepark way ne		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Parking is bad as it is already we don¿t need more cars to worry about we don¿t need a triplex in this neighborhood

Attachments

Name:	Lynn Taylor	Created Date:	May 23, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	673143286
Address:	140 Covepark Dr NE		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

We do not want condos built in our neighborhoods. We already have issues with parking on our streets and to add this to pick up and drop off from parents that don¿t respect the driveways already. Not a chance. Safety is top priority of our children and neighborhood

Attachments

Name:	Harriet jungen	Created Date:	May 25, 2026
Phone:		Circulation Referee:	Y
Email:	[redacted]	Number:	673302958
Address:	Circulation Referee No Address		
Overall:	In opposition of this application		

Area of Concern

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

282

General Comment
I live on this street and we dont have the room for any more parked cars on our street as we are already pretty full. With the school across the street it would cause more mayhem especially with two properties accross the street getting rebuilt! Plus it would look out of character and we dont want a triplex there! Triplets look better in other areas... not here!

Attachments

Name:	Dianna Adams	Created Date:	May 26, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	673429794
Address:	31 Coventry Link NE		
Overall:	In opposition of this application		

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

Strengths / Challenges
The community is already overpopulated and parking is a challenge. Being close to a school will add further issues for parking and traffic issues

Surrounding Impact
This will undoubtedly negativity impact direct neighbours with reduced privacy and parking issues in addition to the impacts it would have on the nearby school

Attachments

Name:	Ryan Carter	Created Date:	May 28, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	673973233
Address:	12697 Coventry Hills Way Northeast		
Overall:	In support of this application		

Area of Concern
Site layout

General Comment
Although it will add 2 new houses to the street, this corner lot is probably the best location to do that. The planed drawing i saw is actually pretty nice and I think it will be an improvement as the house there is an older style. Also it will move the driveways to covepark drive instead of covepark WY, which would be an aprovement.

Attachments

Name:	Brian Iredale	Created Date:	May 28, 2026
Phone:	[redacted]	Circulation Referee:	N

Email:	[redacted]	Number:	674213147
Address:	151 Covepark Way NE		
Overall:	In opposition of this application		

283

Area of Concern

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

Strengths / Challenges

Parking is already over capacity, adding 4 more suites would exasperate this situation. Additionally with the congestion from the school across the street this would make the traffic situation extreme.

Property Impact

Area has small lots to begin with and cannot support this density.

Community Impact

It doesn¿t.

Surrounding Impact

Parking is already over capacity, adding 4 more suites would exasperate this situation. Additionally with the congestion from the school across the street this would make the traffic situation extreme.

Attachments

Name:	Michele Iredale	Created Date:	May 28, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	674233322
Address:	151 Covepark Way NE		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

This multiple dwelling plan is terrible and I am vehemently opposed. This property is across the street from a busy school where parking is already impossible. There is no parking available for the parents to park when they are dropping off or picking up their children. They block the existing alley way with their cars. Children are running around everywhere darting into the traffic. There will be more blind spots and children will get hurt! This is dangerous.
We do not have space on Covepark Way to accommodate more residential parking for multiple occupants. The proposed lot is very small and where will they be parking? It¿s not aesthetically pleasing and it does not fit into the existing single family homes in this neighbourhood.
I think this is not a good plan for our area! It¿s a busy street with congestion and safety hazards. Completely wrong for this neighborhood.

Attachments

Name:	Michelle Oviatt	Created Date:	May 28, 2026

Phone: [redacted]

[redacted] [redacted]

284

[redacted] [redacted]

Number: 674233330

Address: 163 Covepark place N.E

Overall: In opposition of this application

Area of Concern

Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Site layout
Other

General Comment

We don¿t need a random town house across from our already super busy and congested school area!
No thank you!!

Attachments

Name: Stacey Haines

Created Date: May 29, 2026

Phone: [redacted]

[redacted] [redacted]

[redacted] [redacted]

Number: 674268388

Address: 91 covepark place ne

Overall: In opposition of this application

Area of Concern

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

General Comment

There is a lack of parking available in area. This will increase the issue as well as decrease the value of nearby homes. This area is largely occupied by single family homes and it not suitable for multi family homes, especially on that busy street which would lead to safety concerns for anyone trying to park or enter/exit their vehicle as it is mainly street parking unless a garage is built in the rear of property

Attachments

Name: Angelica

Created Date: June 1, 2026

Phone:

Circulation Referee: N

Email: [redacted]

Number: 674620913

Address: 124 Covepark Rise NE

Overall: In opposition of this application

Area of Concern

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

Strengths / Challenges
There is a school accross the street and the area is already incredibly congested as it is. Pedestrians are alwasy at risk on the BEST of days and this will be an absolute nightmare for people in the community commuting past.

Property Impact
yes. There is already going to be necessary construction happening accross the street where the two houses burnt down. This new development IS NOT NECESSARY!!!

Community Impact
It creates more congestion and with more people that will apply more pressure to already scarce infrastructure like emergency sevices and schools etc.

Surrounding Impact
Ther parking is already a nightmare. This will be a death trap.

General Comment
Do NOT do this.... it sets a precedent for OTHER PROPERTIES TO DO THE SAME!! NO NO NO

Attachments

Name:	Jessica Sauer	Created Date:	May 17, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	675097862
Address:	266 Covepark Way NE		
Overall:	In opposition of this application		

Area of Concern
Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Privacy considerations
Garbage and recycling facility locations
Site layout

General Comment
This area is already congested! We have had multi house fires, parking issues and crime rates are up!

Attachments

Name:	Ariel McCance	Created Date:	May 17, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	675097870
Address:	215 Covepark Green NE		
Overall:	In opposition of this application		

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

General Comment

I think these plans are dishonest. While the developer may only sell 3 units it is obviously going to be 6 units from the profile view. But there are only 3 off street parking spots. Each upstairs unit has 2 vehicles and basement units have 1, that¿s a total of 9 vehicles, likely at least 7 more vehicles than today. There are already complaints about private driveways being blocked during school drop-off and pickup. Furthermore, Coventry¿s transit service recently got reduced. Adding this many extra vehicles to find parking for and commuting on the road with the current level of transit service is not sustainable. To be clear, my issue is not densification, it¿s the level of densification - from a single detached to 6 units (if we¿re being honest about the layout intent). The City is happy to collect the extra tax revenue, but the actual residents in the community won¿t get any additional services for that extra density. My commute via transit is so long I would need to buy 2 bus tickets for a one way trip. Schools in this area are already full. The high school I can see from my front window is not considered to be in walking distance so I¿m going to have to hope my kids win the lottery when they are in grade 9 or they¿ll be bussing to Crescent Heights, probably also a 2-ticket one way trip with current levels of service. Adding 5 more units to potentially compete for those spots creates more friction, when the neighbourhood is already so upset that CBE/the province built a school too small from the start. Coventry Hills is mostly outside the high school walk zone for the high school inside the boundaries of Coventry Hills. I realize school boundaries are not up to The City but I really cannot iterate enough that the scarcity of current services in this area cannot afford this level of densification. Will The City find and designate more land in fully built out neighbourhoods for the additional schools needed to support this densification?

A lesser issue for me is the aesthetics. This building is going to stand out like a sore thumb against 00s aesthetic. Couldn¿t they use materials and colours that don¿t look so out of place? Not saying I love the 00s aesthetic but this looks like it is going to clash, I think they could do a better job of blending in to a neighbourhood where the surrounding houses are only ~30 years old and likely a long ways out from redevelopment.

Attachments

Name:	Charlotte Berghofer	Created Date:	May 17, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	675097874
Address:	164 covewood Green NE		
Overall:	In opposition of this application		

Area of Concern

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

Strengths / Challenges

This proposed multi unit development is directly across from a school where there are already traffic and parking concerns with the single family dwellings on the block. Even though there is attached parking listed in the proposed development, increasing the number of units and likely the number of cars and occupants by 3 fold is not a good idea.

Property Impact

No, it does not effect my property.

Surrounding Impact

This proposed multi unit development is directly across from a school where there are already traffic and parking concerns with the single family dwellings on the block. Even though there is attached parking listed in the proposed development, increasing the number of units and likely the number of cars and occupants by 3 fold is not a good idea.

Attachments

Name:	Stephen Teasdale	Created Date:	May 17, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	675097876
Address:	214 Covebrook Bay NE		
Overall:	In opposition of this application		

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

287

General Comment
One become two then on and on

Attachments

Name:	Michelle Bobeau	Created Date:	May 17, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	675097881
Address:	219 Covepark way NE		
Overall:	In opposition of this application		

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

General Comment
The parking on this road is already absolutely horrendous. This will cause even more issues for the tenants and homeowners of this area. Being right across from the school it will also cause a lot more issues as well with parents trying to park in this area. We do not need multifamily housing on the street.

Attachments

Name:	Jocelyn Semenchuk	Created Date:	May 17, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	675097884
Address:	207 Covewood Circle NE		
Overall:	In opposition of this application		

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

General Comment
This area around the elementary school is already very crowded, difficult to find parking. It¿s an extremely busy corner next to a crosswalk and very heavily trafficked area. Trying to get in/out of Coventry during school start/end times is terrible in every direction from our house due to schools, the lack of parking and flow of traffic. Adding additional housing to a single property will make this an even more chaotic area. Coventry Hills currently doesn¿t have appropriate infrastructure or facilities for its current population.

Attachments

Name:	Shawn	Created Date:	May 17, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	675097886
Address:	77 Covepark cr		
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

Property Impact
Will bring the direction of the neighbourhood in the wrong direction.

Attachments

Name:	Juanita Haehnel-Gerbrandt	Created Date:	May 17, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted].com	Number:	675097888
Address:	282 Covepark Way NE		
Overall:	In opposition of this application		

Area of Concern
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Privacy considerations
Garbage and recycling facility locations
Site layout
Other

General Comment
There is already a lot of traffic and parking challenges as it is, as we are in a school zone. This would be a life changing nightmare and I would likely be forced to move.

Attachments

Name:	Jenna Halvorson	Created Date:	May 18, 2026
Phone:	[redacted]	Circulation Referee:	N

Email:	[redacted]	Number:	675097890
Address:	104-156 Country Village Circle NE	**289**	
Overall:	In opposition of this application		

Area of Concern

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

General Comment

With student drop off and pickup right there we can¿t afford to have more car traffic in the area and less street parking. It¿s already a mess around there.

Attachments

Name:	Kate Burns	Created Date:	June 9, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	676583046
Address:	2 covepark way		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Upon reviewing the submitted site plan, there is a critical misrepresentation of public infrastructure that threatens local parking availability and poses a severe safety hazard to the adjacent school zone.
I urge the Planning Department to reject this specific site layout based on the following planning and safety violations:

1 Misrepresentation of Public Land: The applicant¿s site plan explicitly labels public street parking on Covepark Drive N.E. as "Proposed On-Site Parking." Under the City of Calgary Land Use Bylaw, required motor vehicle parking stalls must be located entirely within the private parcel boundary. A private developer cannot absorb or re-designate a public right-of-way to satisfy private parking requirements.

2 Exacerbation of Existing Parking Deficits: This older neighborhood already faces a severe shortage of on-site parking, meaning the majority of existing homeowners must rely daily on the public street parking in front of their homes. Erroneously absorbing this public space for a new high-density development will permanently displace existing residents and push vehicular overflow into already congested surrounding streets.

3 Severe Compromise of School Zone Safety: This specific public curb space is located directly across from a school and functions as a vital corridor for student drop-offs, pick-ups, and school bus staging. Permanently assigning or structurally modifying this space for private residential parking creates immediate conflict zones between reversing residential vehicles and young school children crossing the street.

4 Obstruction of Critical Sightlines: Introducing dedicated residential parking stalls at this specific mid-block location will severely obstruct sightlines for school crossing guards, drivers, and students walking along Covepark Drive N.E.

This externalizes the private parking burden directly onto a critical school zone corridor across from Coventry Hills School, creating a severe pedestrian visibility hazard for students.
A private developer should not be allowed to claim a shared community asset¿especially one directly servicing a busy school zone¿to bypass their on-site zoning obligations. The applicant is utilizing an alternative transportation relaxation (Class 1 Bike Parking) to completely avoid constructing private, on-site vehicle stalls at the rear of the lot. However, the site plan proves that vehicles are expected, as the applicant has attempted to claim public street right-of-way on Covepark Drive N.E. as their 'proposed parking.'

Attachments

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Samnick, Cyrille

From: jungentimothy [redacted]
Sent: Tuesday, May 19, 2026 7:18 AM
To: Approvals
Subject: [External] Development permit DP2025-04672. 286 Covepark Way NE

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

I have several concerns regarding a development in the area. Top of the list is safety of the kids with additional traffic vehicles. It's already an unorganized mess with parents and children at school drop off. Theres ongoing fudes with neighbors as it is over parking. But for added detail please see notes listed.

Sent from my Bell Samsung device over Canada's largest network.

Objection Points – Land Use, Traffic, Architecture & School Safety

- Land-use incompatibility — The proposed townhouse/row-style development does not align with the existing low-density residential zoning or the established character of the neighbourhood.

- Architectural control conflict — The design, massing, and façade treatment do not meet the community's architectural controls, resulting in a built form that is visually inconsistent with surrounding homes.

- Insufficient greenspace — The greenspace-to-building ratio is inadequate for the proposed density, reducing outdoor space, buffering, and environmental absorption capacity.

- Traffic congestion concerns — The street is already heavily congested, and additional units would significantly increase vehicle volume, turning movements, and peak-hour delays.

- Access and safety issues — Existing road width, sightlines, and access points cannot safely accommodate the increased traffic load, raising concerns for emergency access and pedestrian safety.

- Parking pressure — Higher-density housing will create overflow parking on a street that is already at capacity, impacting residents' ability to safely enter and exit their properties.

- School-zone safety risk — The development is directly beside an elementary school serving kindergarten to grade 6 students, increasing vehicle-pedestrian conflict points during peak school hours.

- Child pedestrian vulnerability — Young children have limited ability to judge vehicle speed and distance; increased traffic heightens collision risk for students walking or cycling to school.

- Major traffic tributary impact — The adjacent roadway functions as a primary feeder route for school traffic. Additional density would intensify congestion and reduce safe crossing opportunities.

- Crosswalk and sidewalk overload — Existing pedestrian infrastructure is already strained during drop-off and pick-up times; added vehicle volume would overwhelm crosswalks, sidewalks, and curbside loading zones.

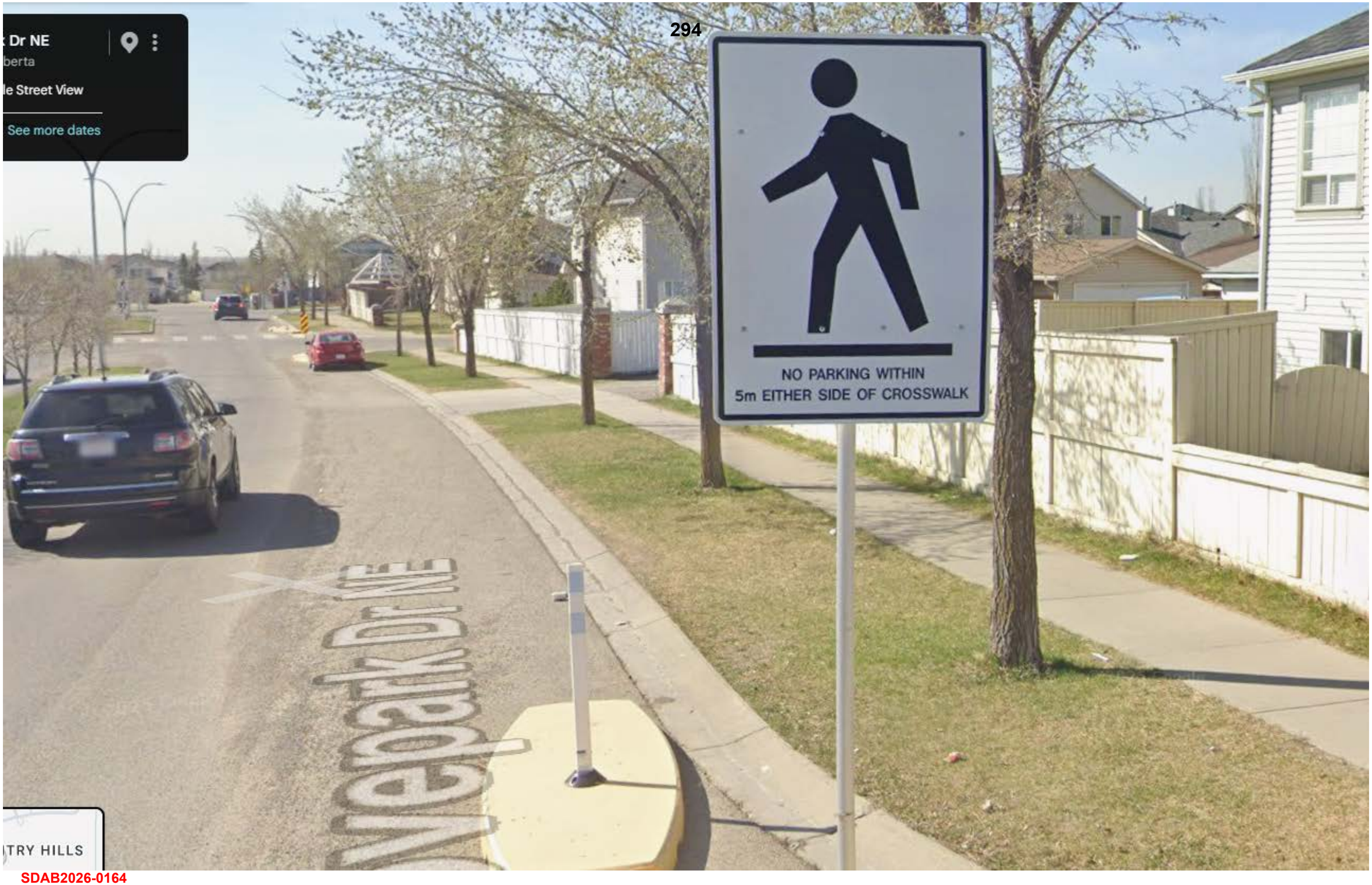
- Reduced sightlines for drivers — Additional parked vehicles and turning movements from a row-style development would obstruct visibility of small children near the school zone.

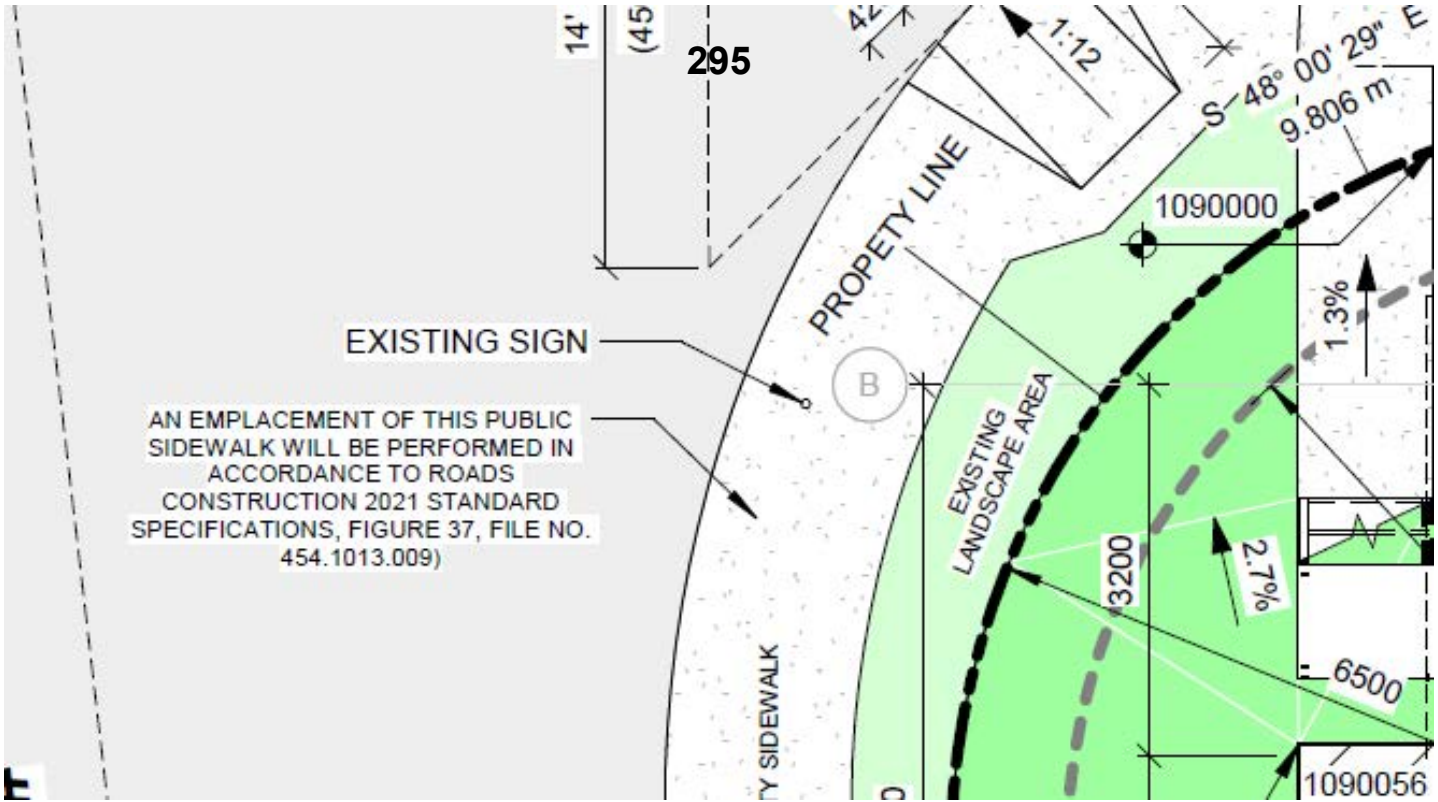
- Incompatible with safe-routes-to-school planning — The proposed density contradicts safe-routes-to-school principles, which prioritize reduced traffic volume, slower speeds, and predictable vehicle patterns.

- Neighbourhood impact — The scale and density of the proposed development would negatively affect privacy, noise levels, and overall livability for current homeowners.

- Property value risk — Introducing incompatible density and architectural form may reduce surrounding property values due to increased congestion and diminished neighbourhood cohesion.




Dr NE
berta
e Street View
See more dates
NO PARKING WITHIN
5m EITHER SIDE OF CROSSWALK
Veepark Dr NE
TRY HILLS



SDAB2026-0164



COVENTRY ROWHOUSE

#101, #102 & #103 286 COVEPARK WAY N.E. CALGARY, AB

ISSUED FOR: DEVELOPMENT PERMIT

DATE : MAY 29, 2026

SHEET LIST

SHEET NUMBER	SHEET NAME
A000DP	COVER PAGE
A007	EXTERIOR VIEWS
A008	EXTERIOR VIEWS
A015	PROJECT INFO - BYLAW
A016	PROJECT INFO - PHOTOS
A030	PROJECT INFO - AREA
A075	SCHEDULE - WINDOW
A100	SITE PLAN
A101	LANDSCAPE PLAN
A102	LANDSCAPE CROSS SECTION
A200	FLOOR PLANS - BASEMENT
A201	FLOOR PLANS - MAIN FLOOR
A202	FLOOR PLANS - SECOND FLOOR
A203	FLOOR PLANS - THIRD FLOOR
A204	FLOOR PLAN - ROOF
A300	BUILDING ELEVATIONS
A301	BUILDING ELEVATIONS
A302	BUILDING ELEVATIONS
A400	BUILDING SECTIONS

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CONSULTANTS:

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No.	YYYY-MM-DD	ISSUED FOR	DRN	CHK
2	2026-06-02	DP REVISION	AT	RB
1	2025-04-17	DEVELOPMENT PERMIT	AT	RB

REVISION:

MUNICIPAL ADDRESS:
#101, #102 & #103 286 COVEPARK WAY N.E. CALGARY, AB

LEGAL ADDRESS:
LOT 2, BLOCK 20, PLAN 881 1294
WITHIN THE S.W. 1/4 SEC. 31.
TWP.25, RGE.1, W.5THM.

PROJECT TITLE:
COVENTRY ROWHOUSE

SHEET TITLE:
COVER PAGE

PROJECT NO.: 302

SHEET NO.: A000DP

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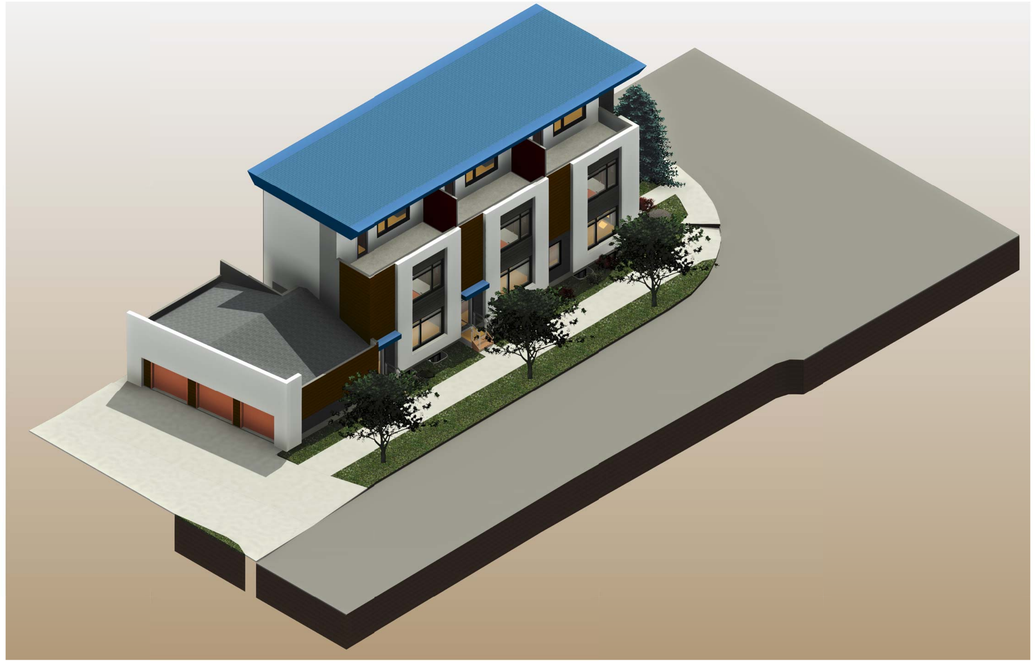
SDAB2026-0164



1 A005 EXTERIOR VIEW - AXONOMETRIC - NW



2 A005 EXTERIOR VIEW - AXONOMETRIC - SW



3 A005 EXTERIOR VIEW - AXONOMETRIC - SE



4 A005 EXTERIOR VIEW - AXONOMETRIC - NE

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PROJECT TITLE:
COVENTRY ROWHOUSE

SHEET TITLE:
EXTERIOR VIEW - AXONOMETRIC

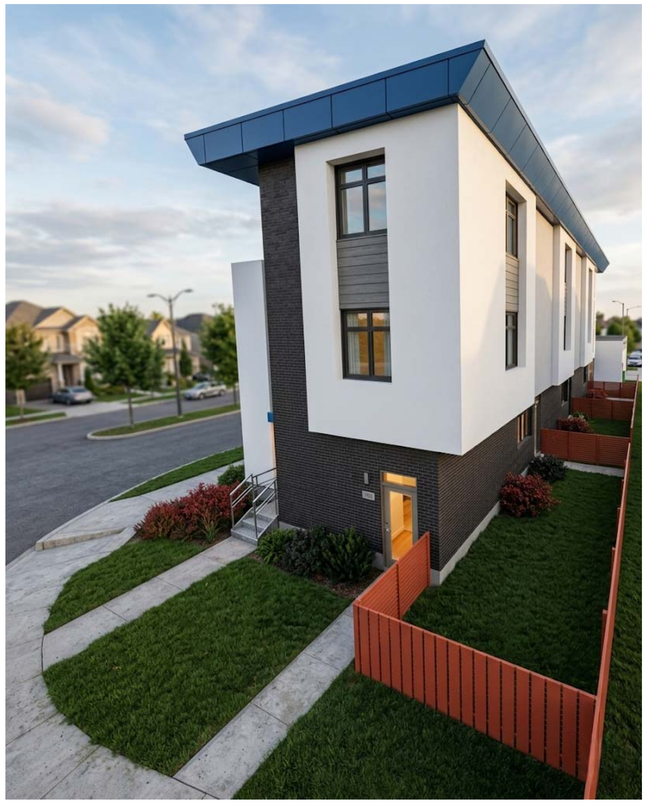
PROJECT NO.: 302

SHEET NO.: A005

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2	2026-06-02	DP REVISION	AT	RB

REVISION:

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PROJECT TITLE:
COVENTRY ROWHOUSE

SHEET TITLE:
EXTERIOR VIEWS

PROJECT NO.:	SHEET NO:	
302		A007

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2	2026-06-02	DP REVISION	AT	RB

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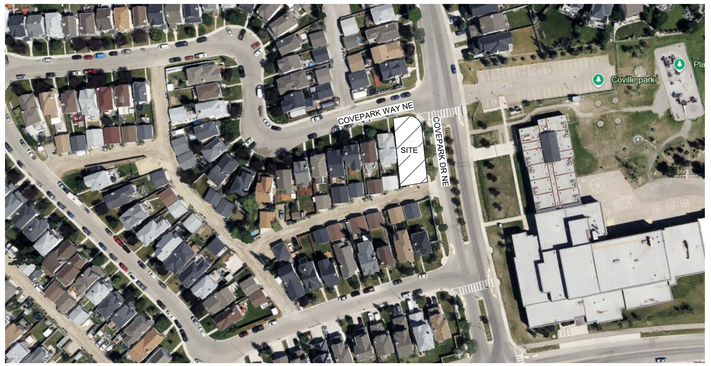
PROJECT TITLE:
COVENTRY ROWHOUSE

SHEET TITLE:
EXTERIOR VIEWS

PROJECT NO.:	SHEET NO:	
302		A008

2026-06-02 4:09:49 PM

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1 / A015 SITE - CONTEXT PLAN

BLYLAW REVIEW
NOV 20, 2024

BYLAW:
R-G

LEGAL:
LOT 41 BLOCK 4 PLAN 031 0139

MUNICIPAL:
286 COVEPARK WAY NE, CALGARY, AB

TYPE OF AREA
A DEVELOPING AREA

LAND USE
R-G **- RESIDENTIAL - LOW DENSITY MIXED HOUSING**

SITE AREA : 4748.95 sq.ft = 441.19 sq.m

GROSS FLOOR AREA : 765.43 sq.m

PERMITED USES

547.1 THE FOLLOWING USES ARE PERMITTED USES IN THE RESIDENTIAL — LOW DENSITY MIXED HOUSING DISTRICT:

A. ROWHOUSE BUILDING;
B. BASEMENT SUITE;

PARCEL COVERAGE

547.8

2 UNLESS OTHERWISE REFERENCED IN SUBSECTION (3), THE MAXIMUM PARCEL COVERAGE FOR A LANED PARCEL IS **70.0 PER CENT** OF THE AREA OF THE PARCEL.

SITE COVERAGE BREAKDOWN: 2857.65 sq.ft = 265.48 sq.m

TOTAL COVERAGE 265.48/441.19 sq.m = 60%

BUILDING HEIGHT

547.13 THE MAXIMUM BUILDING HEIGHT IS 12 METRES.

SETBACKS
547.9 - 547.12

FRONT	1.0 METERS
REAR	1.2 METERS
SIDE (DRIVEWAY)	1.0 METERS
SIDE (LANE)	0.6 METRES
SIDE (GARAGE)	3.0 METRES

MOBILITY STORAGE

546.1
1. THE MINIMUM NUMBER OF MOBILITY STORAGE LOCKERS IS CALCULATED BASED ON THE SUM OF ALL UNITS AND SUITES AT A RATE OF 0.5 LOCKERS PER UNIT OR SUITE WHERE A UNIT OR SUITE IS NOT PROVIDED A MOTOR VEHICLE PARKING STALL LOCATED IN A PRIVATE GARAGE.
2. NOTWITHSTANDING SUBSECTION (1), THERE IS NO REQUIREMENT FOR MOBILITY STORAGE LOCKERS FOR PARCELS WITH TWO OR LESS DWELLING UNITS.

OUTDOOR PRIVATE AMENITY SPACE

547.14
1. UNLESS OTHERWISE REFERENCED IN SUBSECTION (2) OR (3), FOR A DUPLEX DWELLING, ROWHOUSE BUILDING, SEMI-DETACHED DWELLING OR A SINGLE DETACHED DWELLING, EACH UNIT MUST HAVE DIRECT ACCESS TO PRIVATE AMENITY SPACE THAT:
   a. IS PROVIDED OUTDOORS;
   b. IS NOT USED FOR VEHICLE ACCESS OR AS A MOTOR VEHICLE PARKING STALL;
   c. IS NOT LOCATED IN THE BUILDING SETBACK AREA BETWEEN THE FRONT PROPERTY LINE AND A LINE PARALLEL TO THE FRONT PROPERTY LINE MEASURED AT THE CLOSEST BUILDING SETBACK FROM THE FRONT PROPERTY LINE;
   d. HAS A MINIMUM TOTAL AREA OF 22.0 SQUARE METRES; AND
   e. HAS NO DIMENSION OF LESS THAN 3.0 METRES.

BALCONIES

547.15 THE RULES OF SUBSECTIONS 340(1) AND 340(2) REGARDING BALCONY SIZE DO NOT APPLY TO A BALCONY LOCATED ENTIRELY ON THE ROOF OF THE FIRST OR SECOND STOREY OF THE MAIN RESIDENTIAL BUILDING OR A PRIVATE GARAGE ATTACHED TO THE MAIN RESIDENTIAL BUILDING.

DRIVEWAYS

547.16 IN ADDITION TO THE RULES REGARDING DRIVEWAYS IN SECTION 341 THE COMBINED WIDTH OF ALL DRIVEWAYS ACCESSING A STREET MUST NOT BE WIDER THAN THE PARCEL WIDTH LESS 3.0 METRES.

AMENITY SPACE

557
1. THE PROVISIONS OF THIS SECTION DO NOT APPLY TO PARCELS DESIGNATED MULTI-RESIDENTIAL — AT GRADE HOUSING DISTRICT.
2. A PATIO MAY BE LOCATED IN A SETBACK AREA BETWEEN A STREET ORIENTED MULTI-RESIDENTIAL BUILDING AND A PROPERTY LINE SHARED WITH A STREET.
3. AMENITY SPACE MAY BE PROVIDED AS COMMON AMENITY SPACE, PRIVATE AMENITY SPACE OR A COMBINATION OF BOTH.
4. THE REQUIRED MINIMUM AMENITY SPACE IS 5.0 SQUARE METRES PER UNIT.

AMENITY SPACE FOR SECONDARY SUITE

SECONDARY SUITE AMENITY SPACE IS AN OUTDOOR SPACE DESIGNED FOR THE TENANTS' ACTIVE OR PASSIVE RECREATIONAL USE.
THE AREA MUST BE SHOWN ON THE SITE PLAN DRAWING, AND
THE AMENITY SPACE MUST BE AT LEAST 7.5 M2 (81 FT2), WITH NO SIDE SMALLER THAN 1.5 M (5').

BICYCLE PARKING STALL REQUIREMENTS IN MULTI-RESIDENTIAL DEVELOPMENT

559

THE MINIMUM NUMBER OF BICYCLE PARKING STALLS IS CALCULATED BASED ON THE SUM FOR ALL UNITS AND SUITES WHERE THE RATE IS:
a. 1.0 BICYCLE PARKING STALLS – CLASS 1 PER UNIT;
b. 1.0 BICYCLE PARKING STALLS – CLASS 1 PER SUITE; AND

MOTOR VEHICLE PARKING STALL REQUIREMENTS

1107
1. WHERE A BUILDING CONTAINS THREE OR MORE UNITS WITH SHARED ENTRANCE FACILITIES IN A MULTI-RESIDENTIAL DEVELOPMENT, THE MINIMUM MOTOR VEHICLE PARKING STALL REQUIREMENT:
   a. FOR EACH DWELLING UNIT OR LIVE WORK UNIT IS 0.75 STALLS FOR RESIDENT PARKING;
   b. FOR EACH DWELLING UNIT IS 0.1 VISITOR PARKING STALLS PER UNIT; AND
   c. FOR EACH LIVE WORK UNIT IS 0.5 VISITOR PARKING STALLS PER UNIT.

PROPOSED USE
ROWHOUSE

SITE COVERAGE:

REQUIRED:	PROPOSED:
70% MAX.	56%

BUILDING HEIGHT:

REQUIRED:	PROPOSED:
12 METRES	11.5 METRES

AMENITY SPACE:

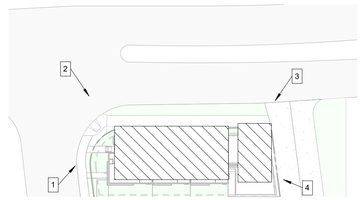
REQUIRED:	AVERAGE PROPOSED:
236 SF PER UNIT	274 SF PER UNIT

BICYCLE PARKING:

	REQUIRED:	CALCULATION:	PROPOSED:
DWELLING UNITS	1 PER UNIT	1 STALL x 3 UNITS = 3 STALLS	3 BICYCLE PARKING FOR 3 PROPOSED ENCLOSED GARAGE

MOTOR VEHICLE PARKING:

	REQUIRED:	CALCULATION:	PROPOSED:
DWELLING UNITS	0.75 PER UNIT	0.75 STALL x 3 UNITS = 2.25 STALLS	3 PROPOSED ENCLOSED GARAGE
VISITORS	0.1 PER UNIT	0.1 STALL x 6 UNITS = 0.6 STALLS	1 ON-SITE PARKING
		TOTAL: 4 PARKING STALLS	**TOTAL: 4 PARKING STALLS**



3 / A015 SITE PLAN - KEY - DP VIEWS
1 : 500

PROPOSED MULTI-FAMILY DWELLING
3 DWELLING UNITS &
3 ENCLOSED GARAGE

T.O. MAIN FLOOR: 1811 SF

DWELLING UNIT 1	**AREA**
BASEMENT	636 SF
MAIN FLOOR	646 SF
SECOND FLOOR	678 SF
THIRD FLOOR	486 SF
TOTAL AREA	2446 SF
BALCONY	176.4 SF
AMENITY SPACE	400 SF

DWELLING UNIT 2	**AREA**
BASEMENT	577 SF
MAIN FLOOR	581 SF
SECOND FLOOR	612 SF
THIRD FLOOR	420 SF
TOTAL AREA	2190 SF
BALCONY	175 SF
AMENITY SPACE	268 SF

DWELLING UNIT 3	**AREA**
BASEMENT	577 SF
MAIN FLOOR	581 SF
SECOND FLOOR	612 SF
THIRD FLOOR	420 SF
TOTAL AREA	2190 SF
BALCONY	175 SF
AMENITY SPACE	267 SF

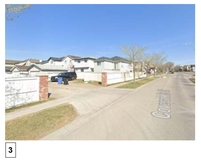
PROPOSED GARAGE

GARAGE:	795 SF

SITE - PHOTOS


1


2


3


4

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LEGAL ADDRESS:
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TWP.25, RGE.1, W.5THM.

PROJECT TITLE:
COVENTRY ROWHOUSE

SHEET TITLE:
PROJECT INFO - BYLAW

PROJECT NO.: 302 | SHEET NO.: A015

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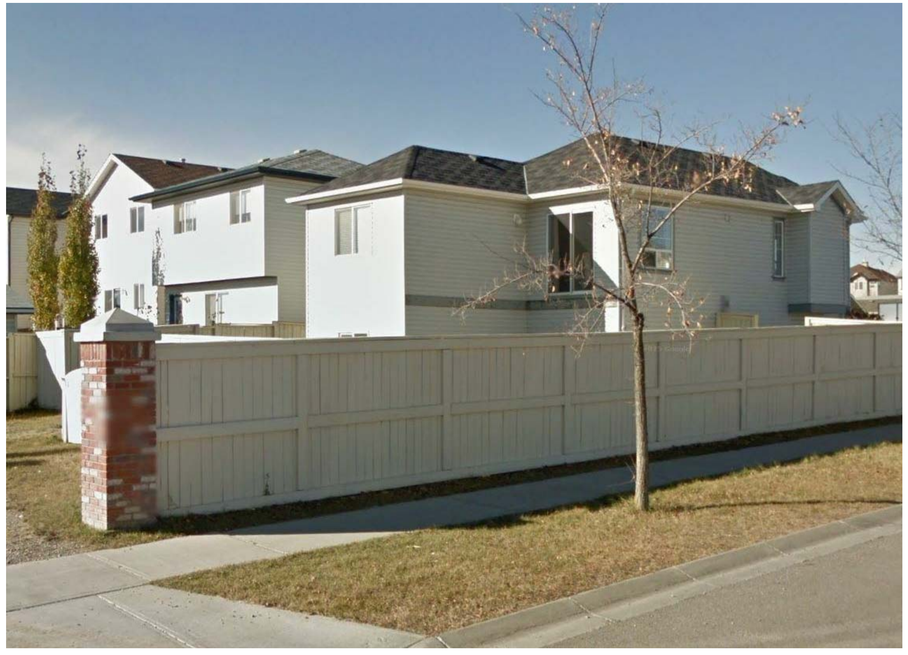
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NORTH FRONT



EAST FRONT



SOUTH-EAST FRONT



SOUTH FRONT

SITE - COLOUR PHOTOGRAPHS

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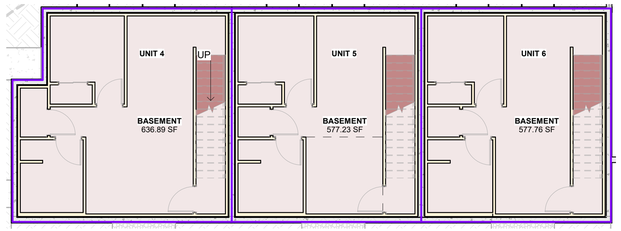
SHEET TITLE:
PROJECT INFO - PHOTOS

PROJECT NO.: 302

SHEET NO: A016

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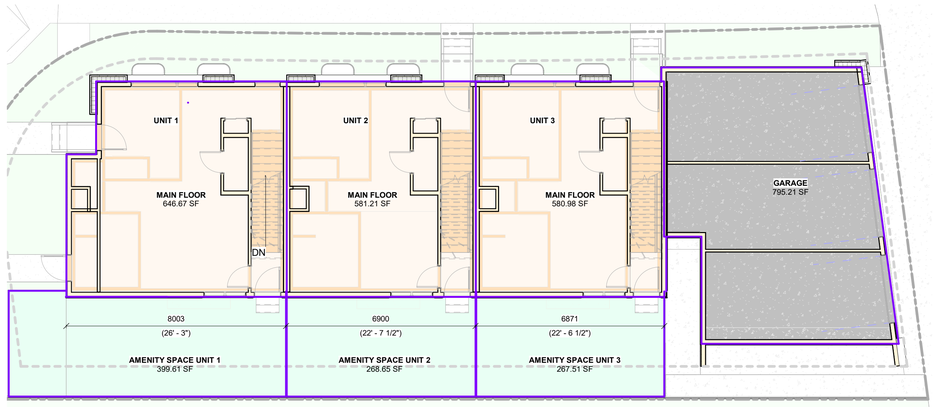
4 / A030 AREA PLAN - BASEMENT
1 : 100

BUILDING AREA

BASEMENT

SCHEDULE - FLOOR AREA FOR ALL FLOORS

NAME	AREA	AREA SQFT
FLOOR PLAN - BASEMENT		
BASEMENT	53.63 m²	577.23 SF
BASEMENT	59.17 m²	636.89 SF
BASEMENT	53.68 m²	577.76 SF
	166.47 m²	1791.88 SF
T.O. MAIN FLOOR		
AMENITY SPACE UNIT 1	37.13 m²	399.61 SF
MAIN FLOOR	54.00 m²	581.21 SF
GARAGE	73.88 m²	795.21 SF
AMENITY SPACE UNIT 2	24.96 m²	268.65 SF
AMENITY SPACE UNIT 3	24.85 m²	267.51 SF
MAIN FLOOR	60.08 m²	646.67 SF
MAIN FLOOR	53.97 m²	580.98 SF
	328.86 m²	3539.84 SF
T.O. 2ND FLOOR		
SECOND FLOOR	56.91 m²	612.54 SF
SECOND FLOOR	63.03 m²	678.43 SF
SECOND FLOOR	56.91 m²	612.54 SF
	176.84 m²	1903.50 SF
T.O. 3RD FLOOR		
BALCONY	16.39 m²	176.43 SF
THIRD FLOOR	39.04 m²	420.26 SF
BALCONY	16.77 m²	180.50 SF
BALCONY	16.39 m²	176.43 SF
THIRD FLOOR	45.21 m²	486.59 SF
THIRD FLOOR	39.05 m²	420.35 SF
	172.85 m²	1860.55 SF
	845.03 m²	9095.78 SF



1 / A030 AREA PLAN - MAIN FLOOR
1 : 100

BUILDING AREA

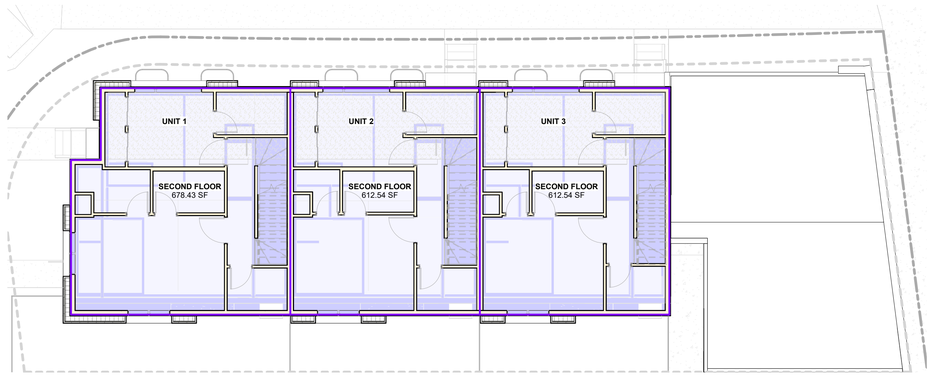
AMENITY SPACE UNIT 1

AMENITY SPACE UNIT 2

AMENITY SPACE UNIT 3

GARAGE

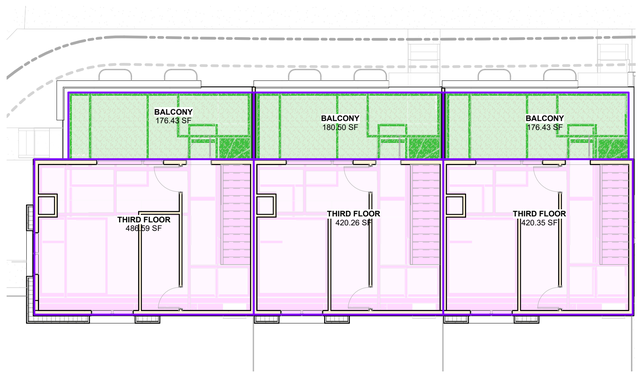
MAIN FLOOR



2 / A030 AREA PLAN - 2ND FLOOR
1 : 100

BUILDING AREA

SECOND FLOOR



3 / A030 AREA PLAN - 3RD FLOOR
1 : 100

BUILDING AREA

BALCONY

THIRD FLOOR

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SHEET TITLE:
PROJECT INFO - AREA

PROJECT NO.: 302

SHEET NO: A030

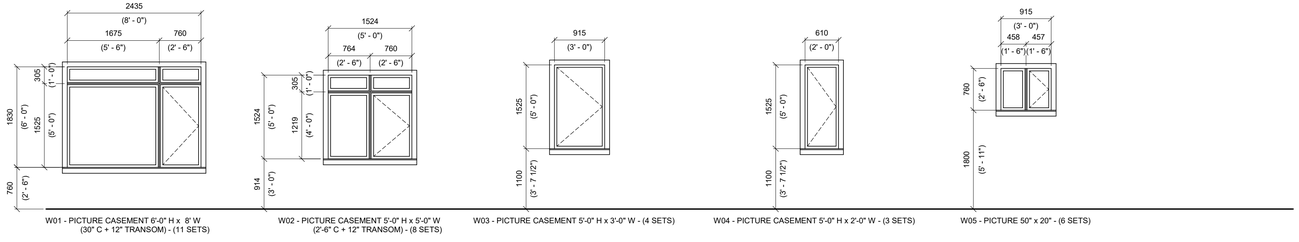
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SCHEDULE - R - WINDOW

MARK	TYPE	TYPE DESCRIPTION	COUNT	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	REMARKS	GLASS	Frame Material	Frame Finish
FLOOR PLAN - BASEMENT											
W05	W028		1	915	760	1800	2560				
W05	W028		1	915	760	1800	2560				
W05	W028		1	915	760	1800	2560				
W05	W028		1	915	760	1800	2560				
W05	W028		1	915	760	1800	2560				
W05	W028		1	915	760	1800	2560				
T.O. MAIN FLOOR											
W01	W023		1	2435	1830	760	2590				
W01	W023		1	2435	1830	760	2590				
W01	W023		1	2435	1830	760	2590				
W02	W002		1	1525	1524	1100	2624				
W02	W002		1	1525	1524	1100	2624				
W02	W002		1	1525	1524	1100	2624				
W03	W025		1	915	1525	900	2425				
T.O. 2ND FLOOR											
W01	W023		1	2435	1830	760	2590				
W01	W023		1	2435	1830	760	2590				
W01	W023		1	2435	1830	760	2590				
W02	W002		1	1525	1524	1000	2524				
W02	W002		1	1525	1524	1003	2527				
W02	W002		1	1525	1524	1003	2527				
W02	W002		1	1525	1524	1003	2527				
T.O. 3RD FLOOR											
W01	W023		1	2435	1830	760	2590				
W01	W023		1	2435	1830	760	2590				
W01	W023		1	2435	1830	760	2590				
W02	W002		1	1525	1524	1003	2527				
W02	W002		1	1525	1524	1003	2527				
W02	W002		1	1525	1524	1003	2527				
W02	W002		1	1525	1524	1000	2524				

Grand total: 27



LEGEND - WINDOW SCHEDULE

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1	2025-04-17	DEVELOPMENT PERMIT	AT	RB

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TWP.25, RGE.1, W.5THM.

PROJECT TITLE:
COVENTRY ROWHOUSE

SHEET TITLE:
SCHEDULE - WINDOW

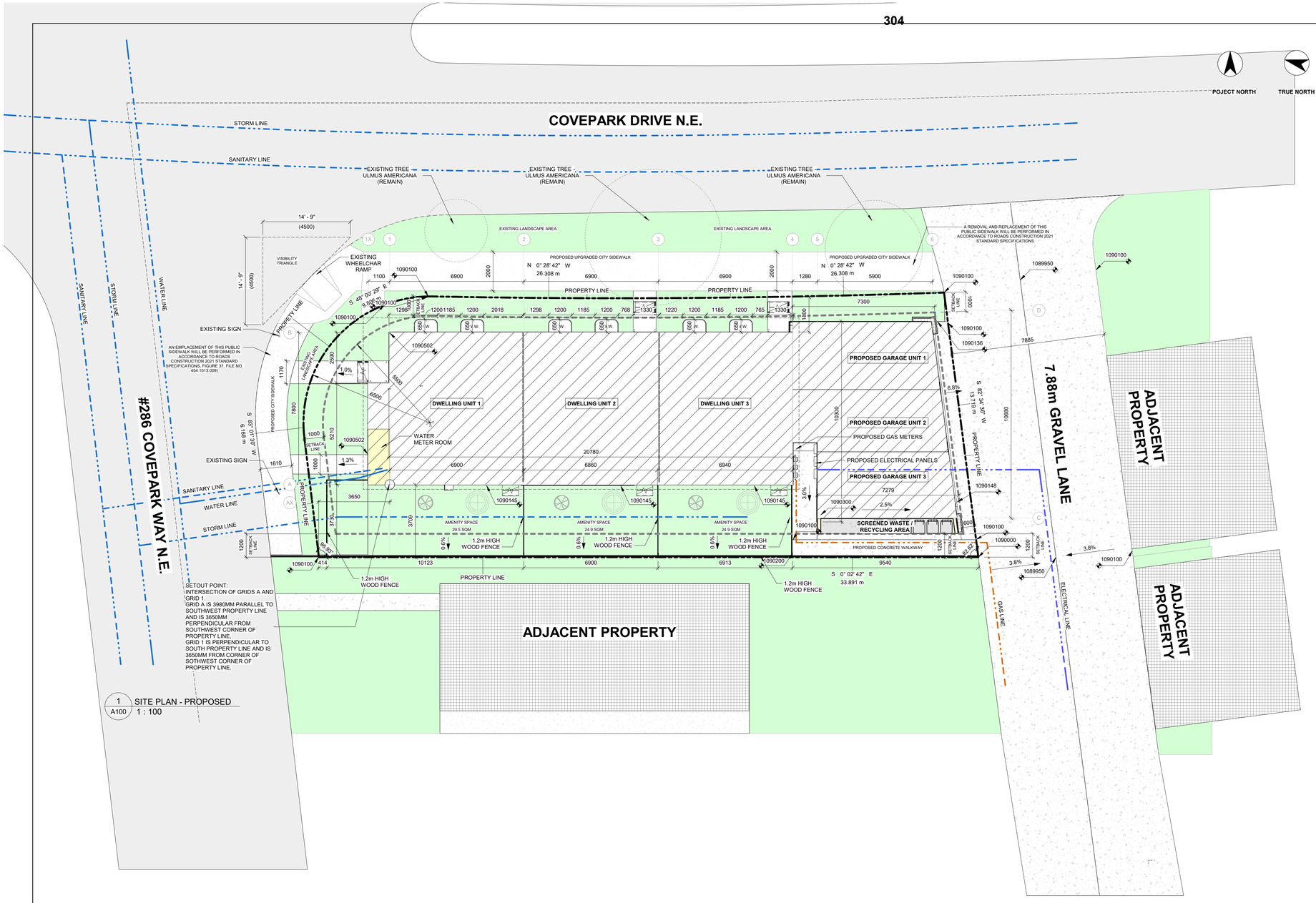
PROJECT NO.: 302

SHEET NO: A075

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304



1 / A100 SITE PLAN - PROPOSED
1 : 100

- CATCH BASIN SEE CIVIL
- STREET LIGHTING
- PROPERTY LINE
- SETBACK LINE
- CHAINLINK FENCE
- DECORATIVE METAL FENCE
- ROOF/ EAVES OVERHANG
- SITE ASPHALT PAVING - LIGHT DUTY
- SITE VEGETATION - EXISTING
- SITE VEGETATION - PROPOSED
- CONCRETE PAVING - BROOM FINISHED
- ADJACENT PROPERTY
- W.W. WINDOW WELL

SITE NOTES:

1. ALL DIMENSIONS TO EXTERIOR WALL IS TO THE OUTSIDE OF SHEATHING. CLADDING DIMENSIONS TO NOT EXCEED 4" (100MM).
2. ANY DIMENSIONS OF PROPERTY LINE, SIDEWALK, ADJACENT PROPERTY SHOWN IN ARCH IS FOR ROUGH INFORMAITON ONLY. SEE SITE SURVEY PLAN FOR ACTUAL DIMENSIONS OF PROPERTY LINE.
3. ANY EXISTING TOPOGOGRAPHIC ELEVATIONS IS FOR ROUGH INFORMAITON ONLY. SEE SITE TOPOGRAPHICAL SURVEY FOR ACTUAL TOPOGRAPHIC ELEVATIONS.
4. SIDEWALK EXPANSION JOINTS @ 7500 OC MAX & @ CURVES, TANGENTS & CORNERS.
5. FOR REPAIR OR CONSTRUCTION OF SIDEWALK CURB, SIDEWALK, DRIEVEWAY AT CITY PROPERTY FOLLOW CITY STANDARD.
6. IF RAMP PROVIDED, PROVIDE 12.5 DEEP DRAINAGE GROOVES & 150(H) X 250(W) CONC CURB ON BOTH SIDES.
7. ENSURE PARKING IN ASPHALT OR SITE IS SLOPED NOT MORE THAN 4%.
8. REFER TO LANDSCAPE DRAWINGS FOR TREES/SHRUBS SCHEDULE AND LANDSCAPE INFORMATION.
9. FOR LOCATION OF CATCHBASINS, MANHOLES AND FIREHYDRANT SEE CIVIL.
10. ALL PAVEMENT MARKINGS AND SIGNS - ARROW, HANDICAP STALL PAVEMENT MARKING, ZEBRA CROSSING, PARKING STRIPES PER TO CITY STANDARD.
11. SITE GRADING AND DRAINAGE, ARE TO BE VERIFIED BY CONTRACTOR BEFORE EXECUTING WORK. ARCHITECTURAL DRAWINGS REPRESENT ONLY FROM LATEST AND CITY APPROVED SITE WORKS, AND WOULD NOT BE RESPONSIBLE FOR ANY DISCREPACY - SEE CIVIL DRAWINGS TO VERIFY.

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PROJECT TITLE:
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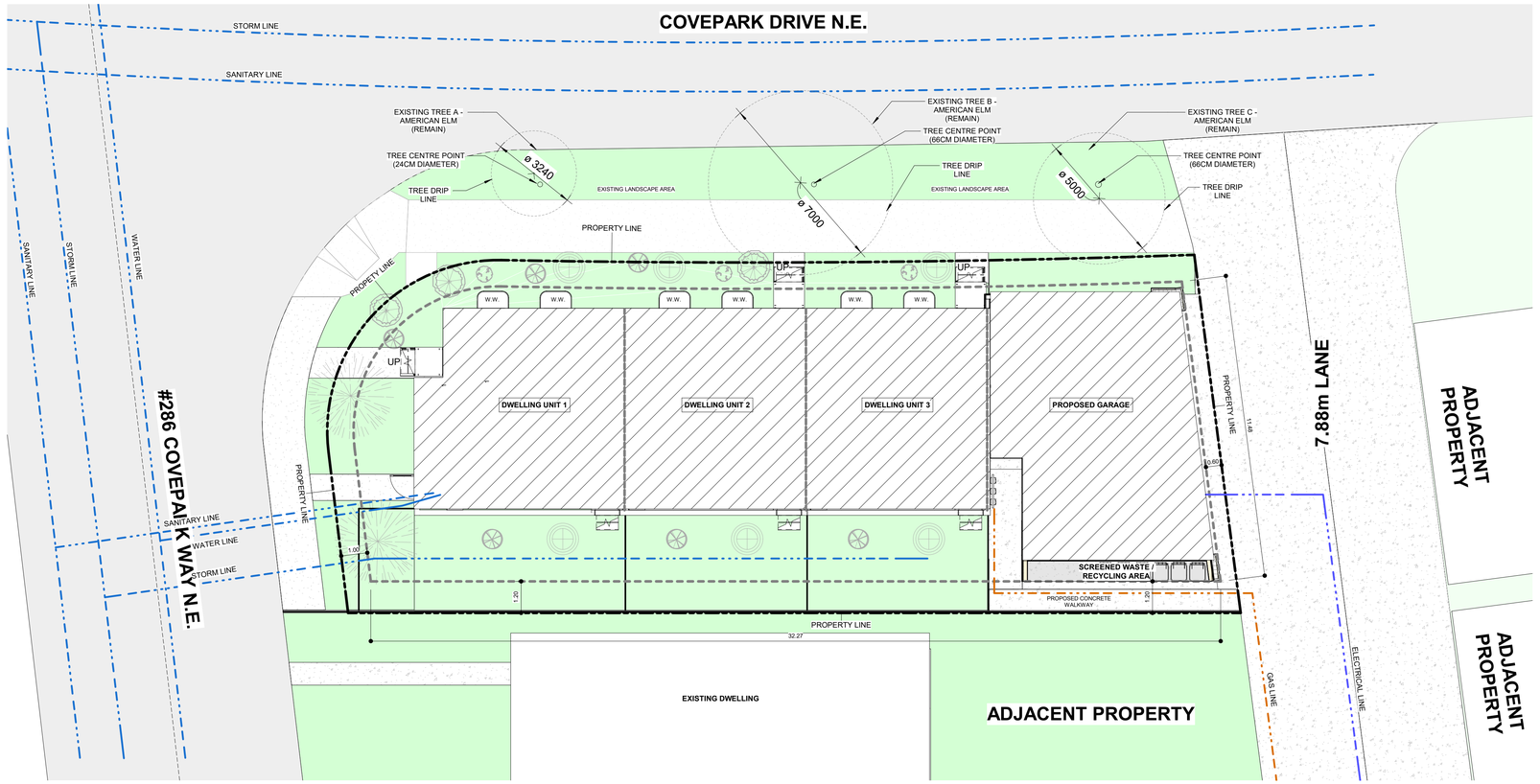
SHEET TITLE:
SITE PLAN

PROJECT NO.: 302

SHEET NO: A100

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1 / A101 SITE PLAN - PROPOSED LANDSCAPE
1 : 100

LANDSCAPE LEGEND

- PURPLE LEAF SAND CHERRY
- SCANDIA JUNIPER
- NANKIN CHERRY
- SNOW BERRY
- BLUE SPRUCE
- NANKING CHERRY

LANDSCAPE NOTES:
1. ALL PLANTING TO FOLLOW STANDARDS OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION;
2. OWNER TO MAINTAIN PLANTING FOR MIN OF 24 MONTHS, AND REPLACE TREES IF NECESSARY.
3. ALL SHRUB BEDS AND TREE WELLS C/W 300 TOPSOIL AND 75 WOOD MULCH.
4. SHRUB SPACING - MIN 600MM, AND MIN 300 FROM PROPERTY LINE.
5. TREE SPACING MIN 1200MM, AND MIN 800MM FORM PROPERTY LINE.
6. ALL SITE TO BE LANDSCAPED UNO.
7. GRASS TO BE MOWED FESCUE SOD UNO.

TREE REQUIREMENTS:

542.2

(1) TREES REQUIRED BY THIS SECTION:

A) MAY BE PROVIDED THOUGH THE PLANTING OF NEW TREES OR THE PRESERVATION OF EXISTING TREES; AND

B) WHERE APPROVED BY THE DEVELOPMENT AUTHORITY, MAY BE PROVIDED ON A BOULEVARD ADJACENT TO THE PARCEL.

(2) A MINIMUM OF 1.0 TREE AND 3.0 SHRUBS MUST BE PROVIDED FOR EACH 110.0 SQUARE METERS OF PARCEL AREA.

(3) SHRUBS MUST BE A MINIMUM HEIGHT OR SPREAD OF 0.6 METRES AT THE TIME OF PLANTING.

(4) THE REQUIREMENT FOR THE PROVISION OF 1.0 TREE IS MET WHERE:

A) A DECIDUOUS TREE HAS A MINIMUM CALLIPER OF 60 MILLIMETRES; OR

B) A CONIFEROUS TREE HAS A MINIMUM HEIGHT OF 2.0 METRES.

(5) THE REQUIREMENT FOR THE PROVISION OF 2.0 TREES IS MET WHERE:

A) A DECIDUOUS TREE HAS A MINIMUM CALLIPER OF 85 MILLIMETRES; OR

B) A CONIFEROUS TREE HAS A MINIMUM HEIGHT OF 4.0 METRES.

CONIFEROUS TREE PROVIDED WITH MINIMUM HEIGHT OF 4.0 METRES, THEREFORE ONLY 2 TREES ARE PROVIDED

(6) THE REQUIREMENT FOR THE PROVISION OF 3.0 TREES IS MET WHERE AN EXISTING DECIDUOUS TREE WITH A CALLIPER GREATER THAN 100 MILLIMETERS IS PRESERVED.

(7) FOR LANDSCAPED AREAS WITH A BUILDING BELOW, PLANTING AREAS MUST HAVE THE FOLLOWING MINIMUM SOIL DEPTHS:

A)1.2 METRES FOR TREES;

B) 0.6 METRES FOR SHRUBS; AND

C) 0.3 METRES 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.

(9) 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.

TREE REQUIREMENTS:

TREE & SHURB CALCULATION BREAKDOWN:

SITE AREA: 441.19 sq.m

REQUIRED TREES & SHRUBS: 441.19/110 sq.m = 2 TREES & 12 SHRUBS **PROPOSED TREES & SHRUBS:** 2 CONIFEROUS TREES WITH 4.0 METRES MINIMUM HEIGHT & 12 SHRUBS

SCHEDULE - PLANTING

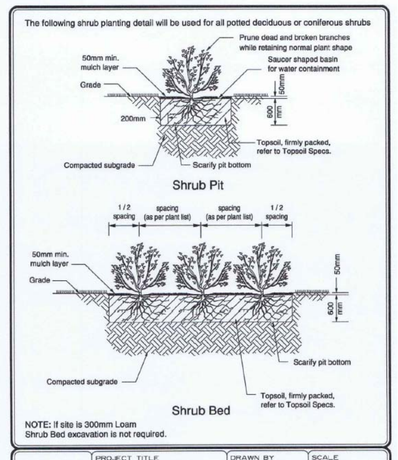
MARK	COMMON NAME	SCIENTIFIC NAME	COUNT	DESCRIPTION	REMARKS
PLANTING - SHRUBS CONIFEROUS					
	SCANDIA JUNIPER	JUNIPERUS SABINA	1		600 MM HT. POTTED
	PURPLE LEAF SAND CHERRY	PRUNUS CISTENA	1		600 MM HT. POTTED
	SCANDIA JUNIPER	JUNIPERUS SABINA	1		600 MM HT. POTTED
	PURPLE LEAF SAND CHERRY	PRUNUS CISTENA	1		600 MM HT. POTTED
	SCANDIA JUNIPER	JUNIPERUS SABINA	1		600 MM HT. POTTED
	PURPLE LEAF SAND CHERRY	PRUNUS CISTENA	1		600 MM HT. POTTED
	PURPLE LEAF SAND CHERRY	PRUNUS CISTENA	1		600 MM HT. POTTED
	PURPLE LEAF SAND CHERRY	PRUNUS CISTENA	1		600 MM HT. POTTED
	PURPLE LEAF SAND CHERRY	PRUNUS CISTENA	1		600 MM HT. POTTED
9					
PLANTING - SHRUBS DECIDUOUS					
	NANKING CHERRY	PRUNUS TOMENTOSA	1		600 MM HT. POTTED
	SNOW BERRY	SYMPHORICARPOS OCCIDENTALIS	1		600 MM HT. POTTED
	NANKING CHERRY	PRUNUS TOMENTOSA	1		600 MM HT. POTTED
	SNOW BERRY	SYMPHORICARPOS OCCIDENTALIS	1		600 MM HT. POTTED
	NANKING CHERRY	PRUNUS TOMENTOSA	1		600 MM HT. POTTED
	SNOW BERRY	SYMPHORICARPOS OCCIDENTALIS	1		600 MM HT. POTTED
	SNOW BERRY	SYMPHORICARPOS OCCIDENTALIS	1		600 MM HT. POTTED
	SNOW BERRY	SYMPHORICARPOS OCCIDENTALIS	1		600 MM HT. POTTED
	SNOW BERRY	SYMPHORICARPOS OCCIDENTALIS	1		600 MM HT. POTTED
9					
PLANTING - TREES CONIFEROUS					
	BLUE SPRUCE 4m HEIGHT	PICEA PENGENS	1		B&B
	BLUE SPRUCE 4m HEIGHT	PICEA PENGENS	1		B&B
2					
PLANTING - TREES DECIDUOUS					
	BRANDON ELM -85mm CALLIPERS	ULMUS AMERICANA	1		
	BRANDON ELM -85mm CALLIPERS	ULMUS AMERICANA	1		
	BRANDON ELM -85mm CALLIPERS	ULMUS AMERICANA	1		
3					
Grand total: 23					

SCHEDULE - EXISTING TREES

MARK	COMMON NAME	SCIENTIFIC NAME	COUNT	DIAMETER (MM)	HEIGHT (M)
A	AMERICAN ELM	ULMUS AMERICANA	1	190 MM	8.0 M
B	AMERICAN ELM	ULMUS AMERICANA	1	190 MM	5.9 M
C	AMERICAN ELM	ULMUS AMERICANA	1	230 MM	6.2 M

REVISED

Detail Sheet 25: Tree Planting - Shrubs

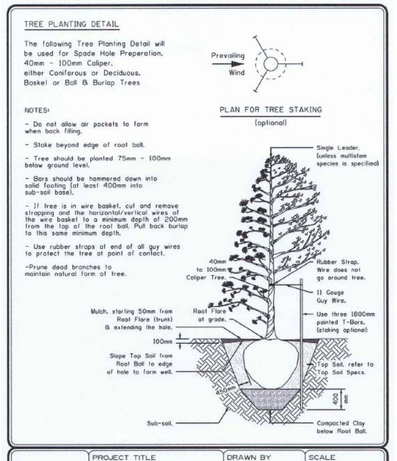


Calgary

PROJECT TITLE: SPECIFICATIONS
SHEET TITLE: SHRUB PLANTING DETAIL
DRAWN BY: W.B./M.M.
DATE: 2017 11 09
DESIGN BY:
DATE:
SCALE: N.T.S.
SHEET NO.: 25
FILE NO.:

Calgary Parks 2018 239

Detail Sheet 24: Tree Planting - 40 mm to 100 mm Caliper Trees Spade Dug



Calgary

PROJECT TITLE: SPECIFICATIONS
SHEET TITLE: TREE PLANTING DETAIL
40mm - 100mm CALIPER TREES SPADE DUG
DRAWN BY: W.B.
DATE: 2003-01-23
DESIGN BY:
DATE:
SCALE: N.T.S.
SHEET NO.: 24
FILE NO.:

Calgary Parks 2018 238

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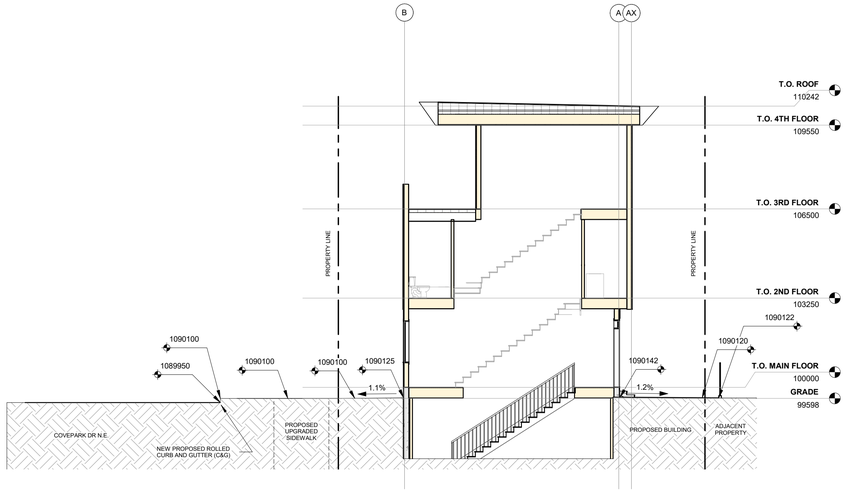
PROJECT TITLE:
COVENTRY ROWHOUSE

SHEET TITLE:
LANDSCAPE PLAN

PROJECT NO.: 302
SHEET NO.: A101

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1 / A102 SECTION - A - LANDSCAPE
1 : 100



2 / A102 SECTION - B - LANDSCAPE
1 : 100

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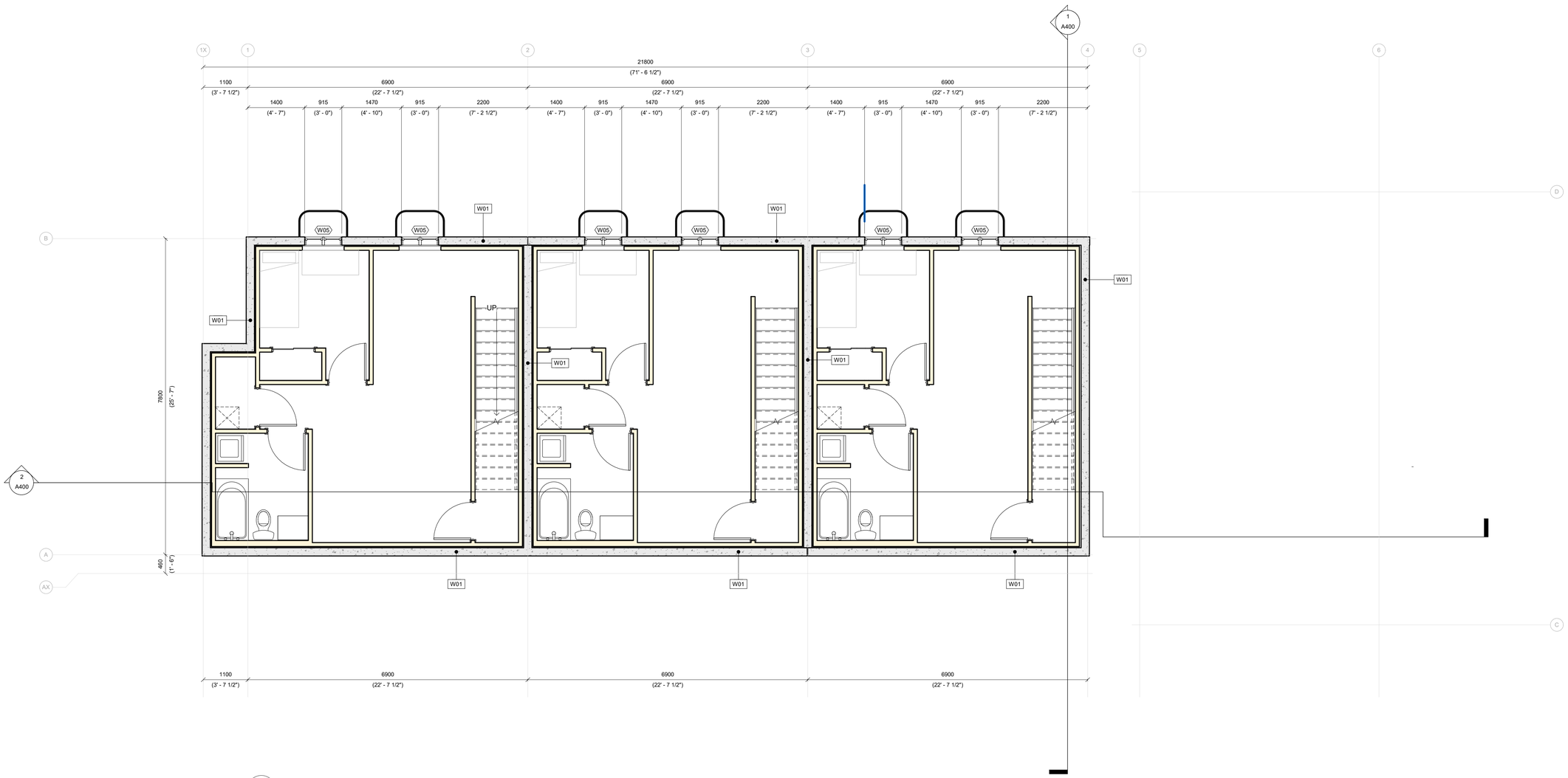
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PROJECT TITLE:
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SHEET TITLE:
LANDSCAPE CROSS SECTION

PROJECT NO.: 302

SHEET NO: A102



1 A200 FLOOR PLAN - BASEMENT
1 : 50

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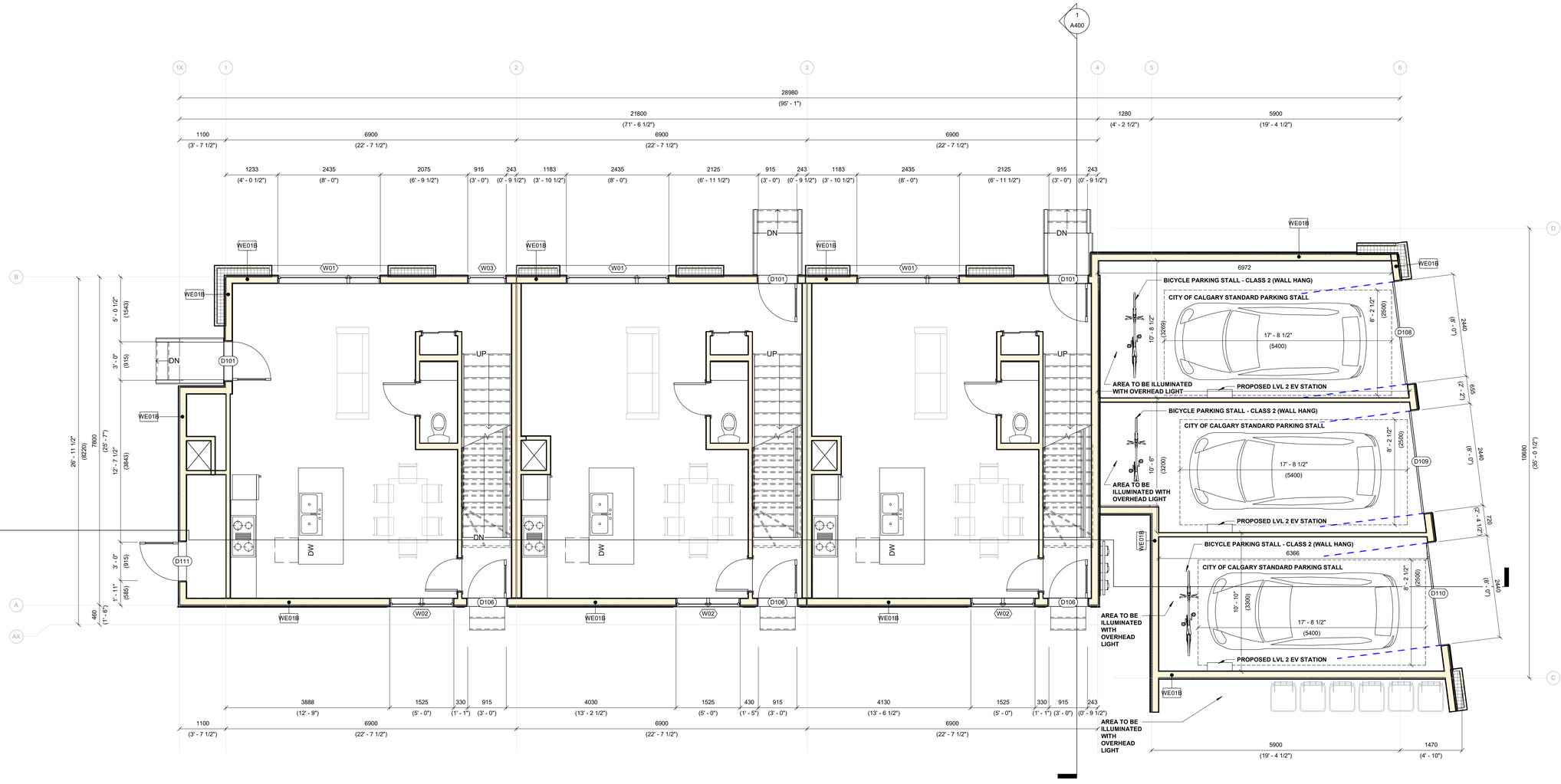
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COVENTRY ROWHOUSE

SHEET TITLE:
FLOOR PLANS - BASEMENT

PROJECT NO.:	SHEET NO:	
302		A200

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1 / A201 FLOOR PLAN - MAIN FLOOR
1 : 50

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TWP.25, RGE.1, W.5THM.

PROJECT TITLE:
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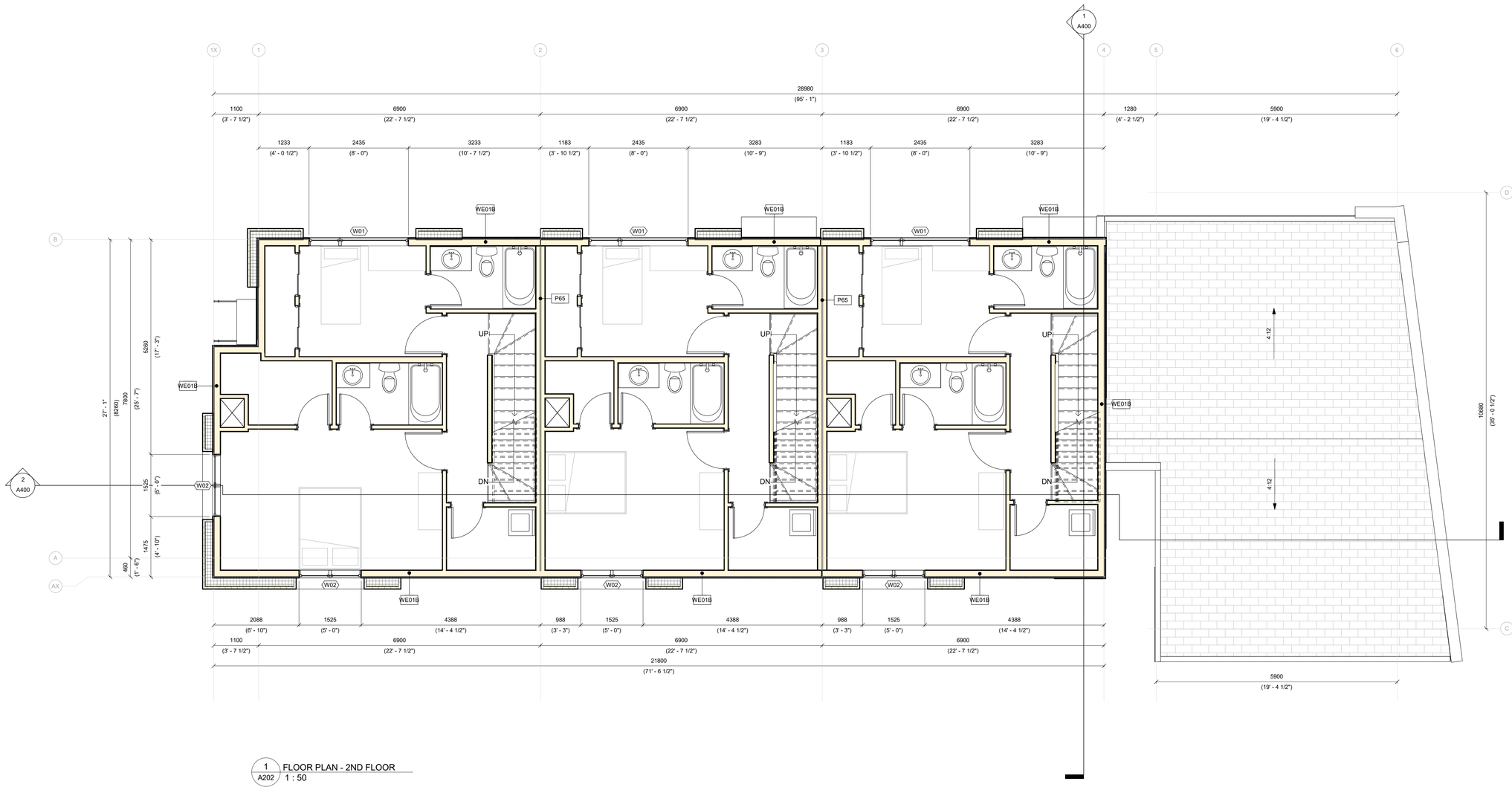
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FLOOR PLANS - MAIN FLOOR

PROJECT NO.: 302

SHEET NO: A201

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1 / A202 FLOOR PLAN - 2ND FLOOR
1 : 50

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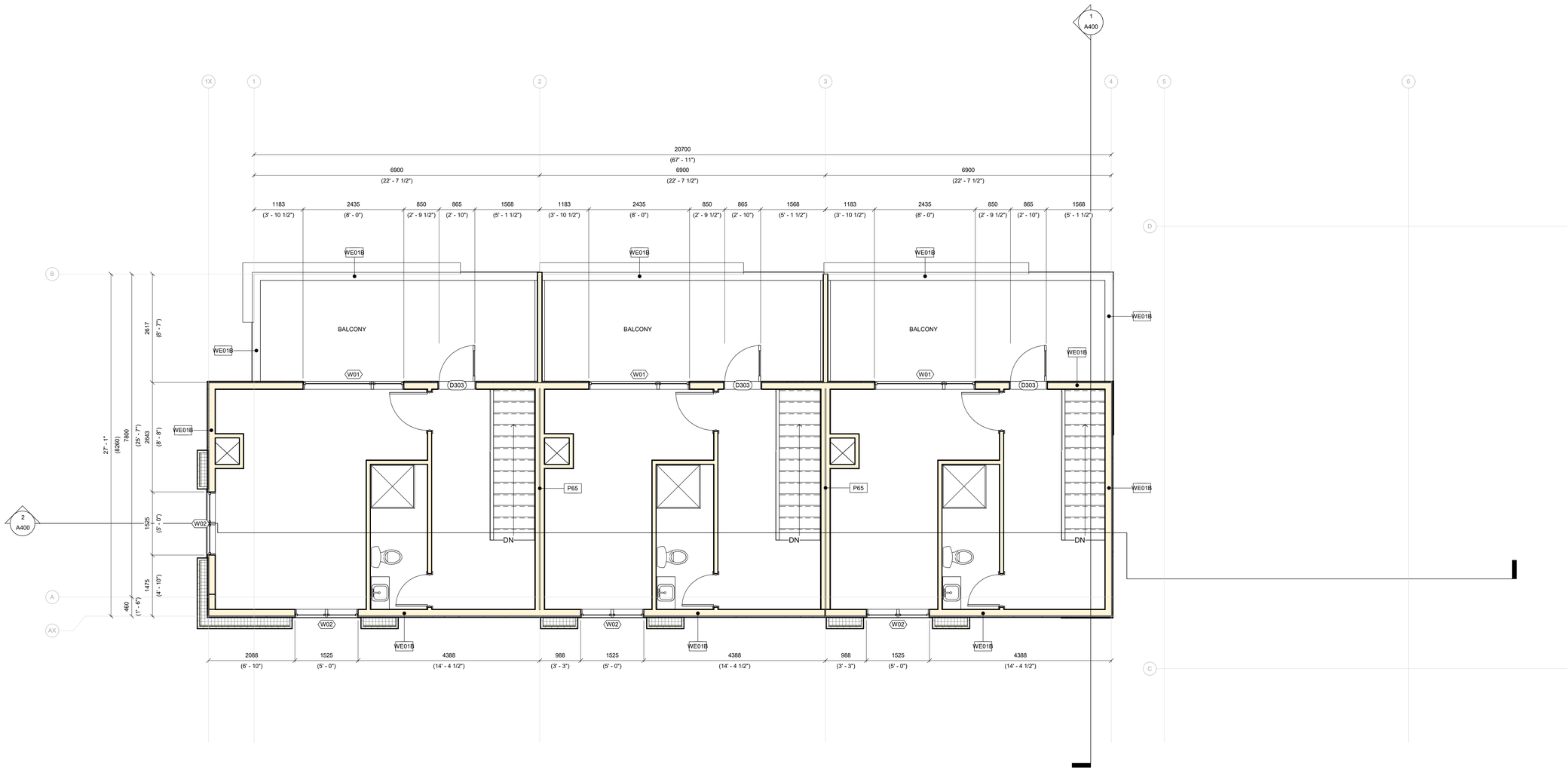
PROJECT TITLE:
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SHEET TITLE:
FLOOR PLANS - SECOND FLOOR

PROJECT NO.: 302
SHEET NO: A202

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1 / A203 FLOOR PLAN - 3RD FLOOR
1 : 50

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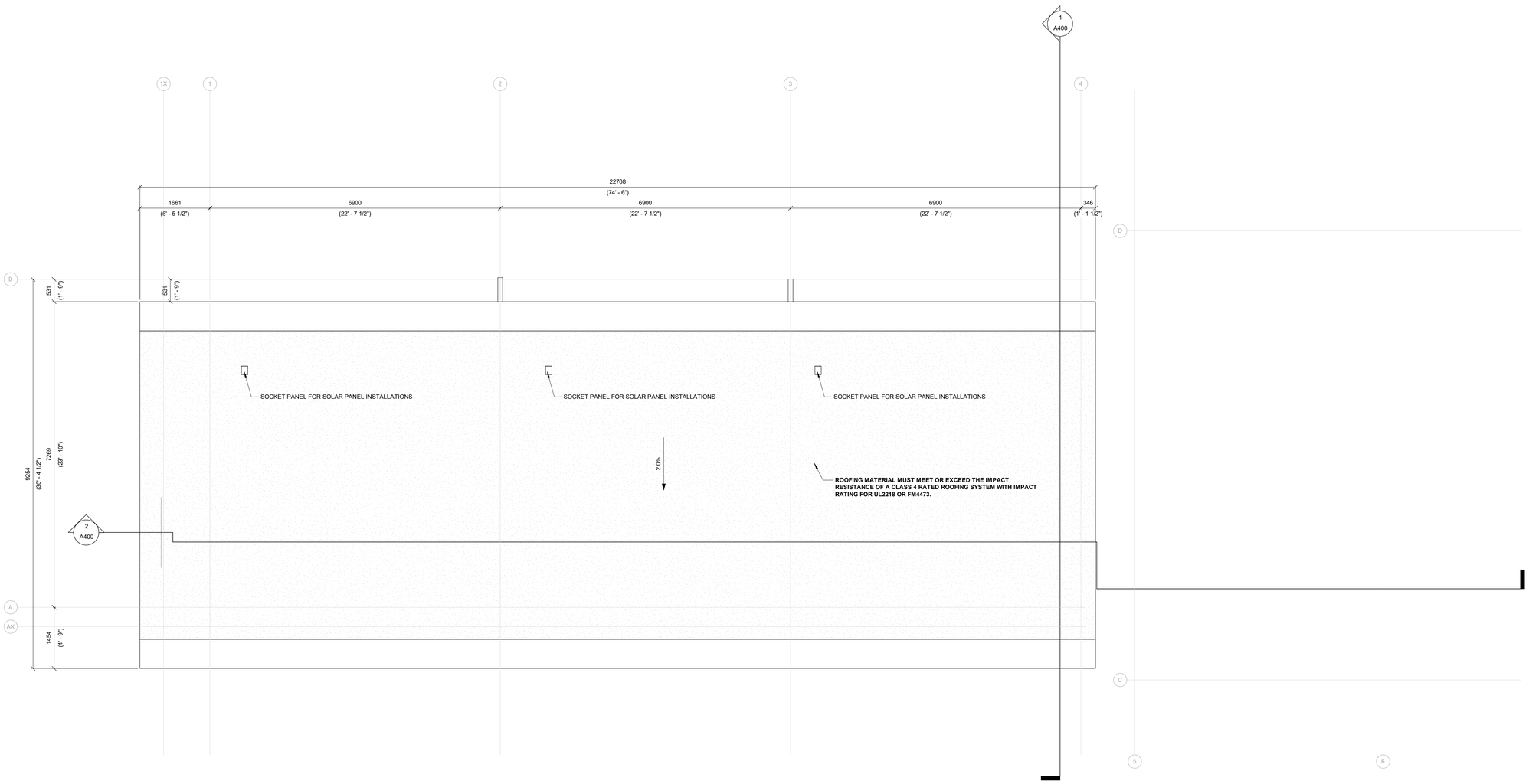
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FLOOR PLANS - THIRD FLOOR

PROJECT NO.: 302

SHEET NO: A203

2026-06-02 4:10:17 PM

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1 / A204 FLOOR PLAN - ROOF PLAN
1 : 50

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PROJECT TITLE:
COVENTRY ROWHOUSE

SHEET TITLE:
FLOOR PLAN - ROOF

PROJECT NO.: 302

SHEET NO: A204



1 / A300 BUILDING ELEVATION - EAST
1 : 50

STUCCO



A.21A4
BLACK BRICK STUCCO



9.24A
WHITE

9.25A
DARK GREY



FIBRE BOARD 6" SIDING



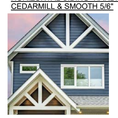
7.44C6
SADDLE WOODGRAIN



7.44B3
DARK GREY



FIBREBOARD SIDING- JAMESHARDIE HORIZONTAL SIDING- HARDIE PLANK- LAP CEDARMILL & SMOOTH 5/8"



7.45
MEDIUM GREY



5 / A300 ELEVATION - MATERIALS
1 : 4

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PROJECT TITLE:
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SHEET TITLE:
BUILDING ELEVATIONS

PROJECT NO.: 302

SHEET NO: A300



1 / A301 BUILDING ELEVATION - WEST
1 : 50

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SHEET TITLE:
BUILDING ELEVATIONS

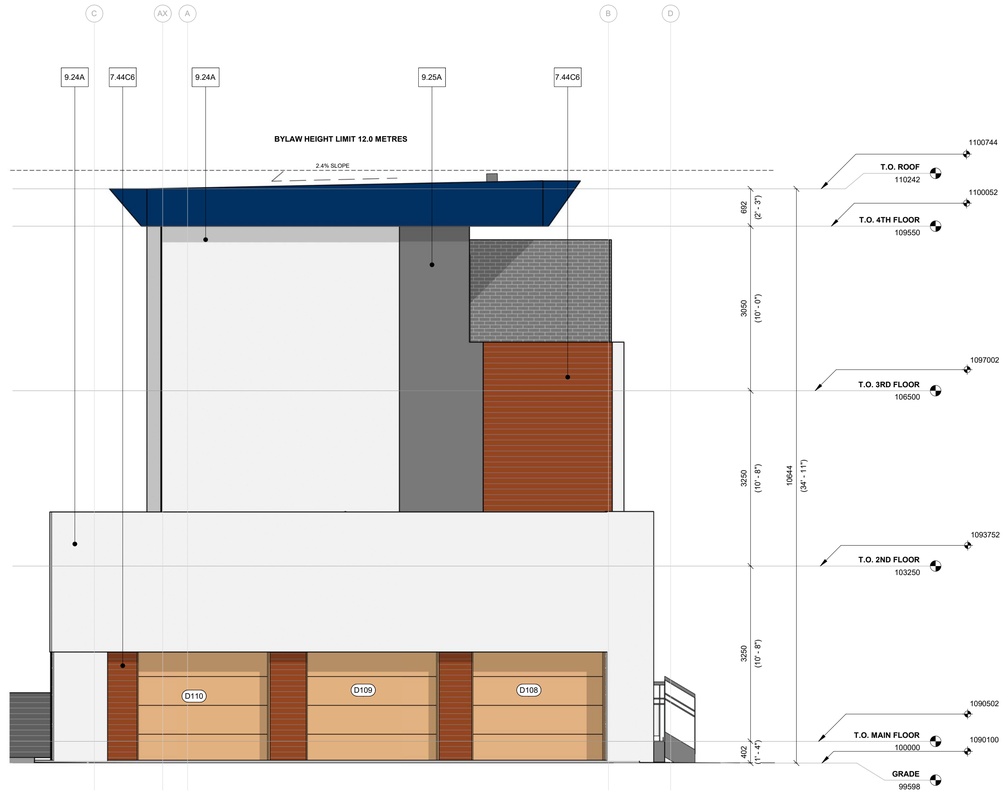
PROJECT NO.: 302

SHEET NO: A301

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1 / A302 BUILDING ELEVATION - NORTH
1 : 50



2 / A302 BUILDING ELEVATION - SOUTH
1 : 50

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CONSULTANTS:

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

No.	YYYY-MM-DD	ISSUED FOR	DRN	CHK
2	2026-06-02	DP REVISION	AT	RB
1	2025-04-17	DEVELOPMENT PERMIT	AT	RB

REVISION:

MUNICIPAL ADDRESS:
#101, #102 & #103 286 COVEPARK WAY N.E. CALGARY, AB

LEGAL ADDRESS:
LOT 2, BLOCK 20, PLAN 881 1294
WITHIN THE S.W. 1/4 SEC. 31.
TWP.25, RGE.1, W.5THM.

PROJECT TITLE:
COVENTRY ROWHOUSE

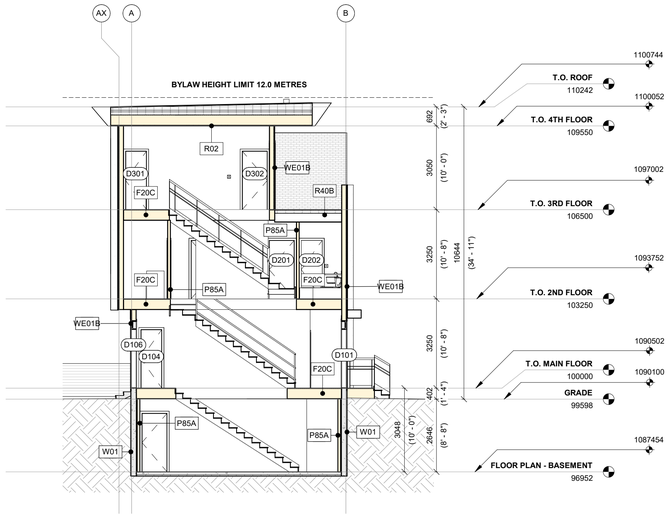
SHEET TITLE:
BUILDING ELEVATIONS

PROJECT NO.: 302

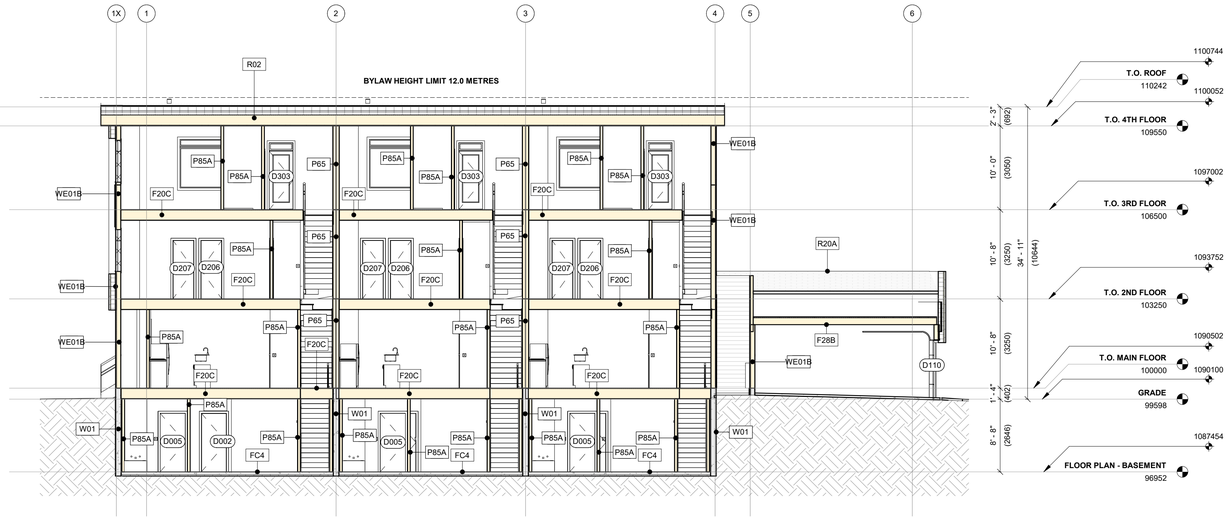
SHEET NO.: A302

2026-06-02 4:10:40 PM

SDAB2026-0164



1 / A400 SECTION - A
1 : 100



2 / A400 SECTION - B
1 : 100

CIRNO DESIGN LTD
3016 5 Ave NE #307,
Calgary, AB T2A 6T8
403-224-0388
cirnodesign.com
info@cirnodesign.com

CONSULTANTS:

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

No.	YYYY-MM-DD	ISSUED FOR	DRN	CHK
2	2026-06-02	DP REVISION	AT	RB
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REVISION:

MUNICIPAL ADDRESS:
#101, #102 & #103 286 COVEPARK WAY N.E. CALGARY, AB

LEGAL ADDRESS:
LOT 2, BLOCK 20, PLAN 881 1294
WITHIN THE S.W. 1/4 SEC. 31.
TWP.25, RGE.1, W.5THM.

PROJECT TITLE:
COVENTRY ROWHOUSE

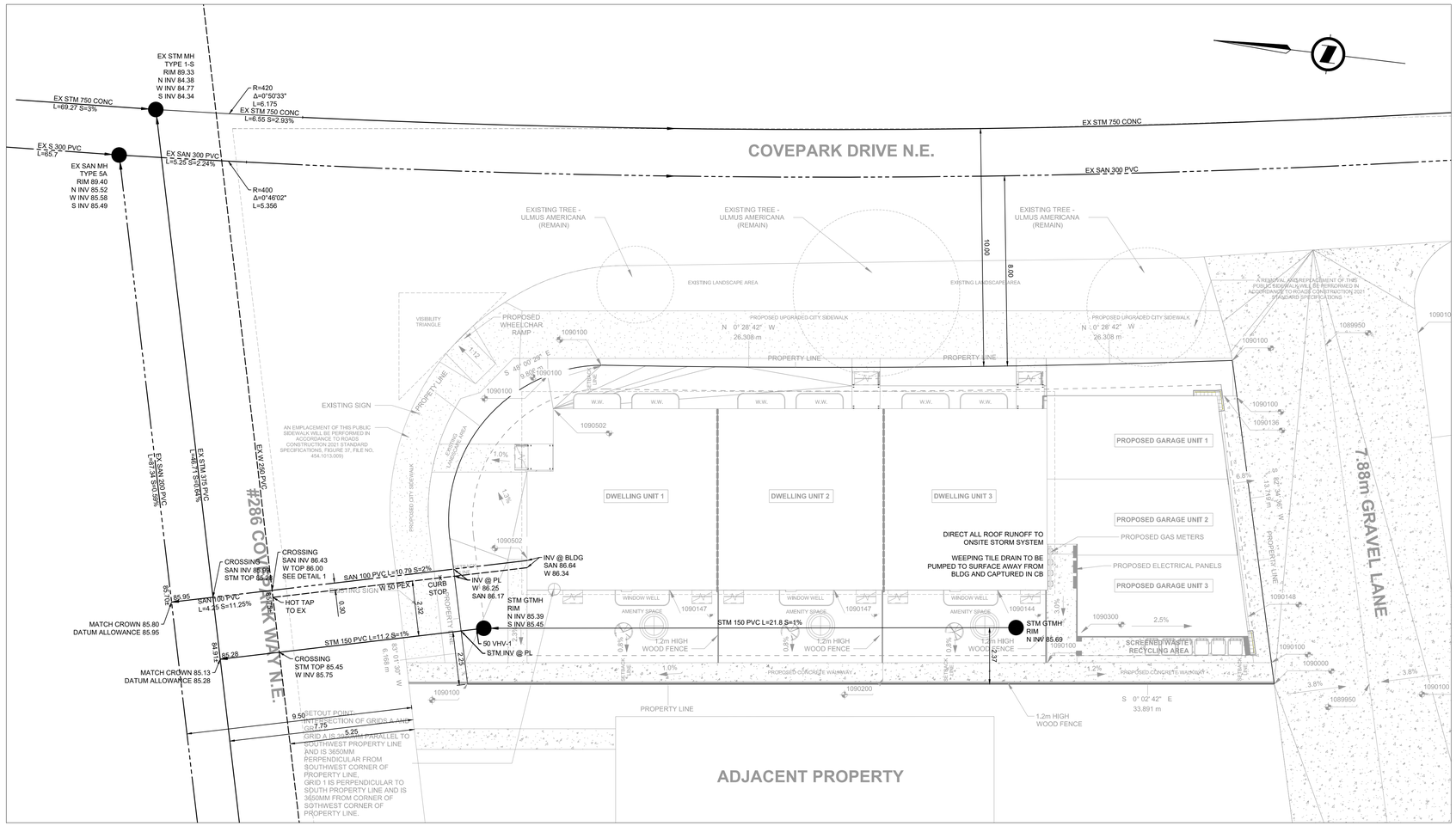
SHEET TITLE:
BUILDING SECTIONS

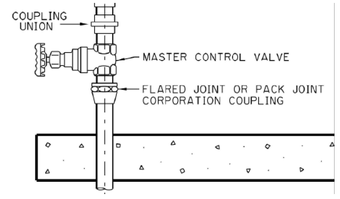
PROJECT NO.: 302

SHEET NO: A400

2026-06-02 4:10:41 PM

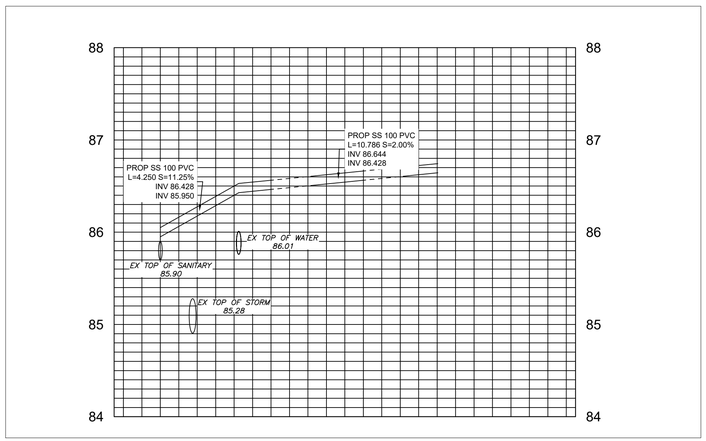
SDAB2026-0164





WATER ENTRY DETAIL (NTS)

EXISTING WATER SERVICE TO BE KILLED AT MAIN PRIOR TO INSTALLING NEW SERVICE



DETAIL 1: SANITARY CROSSING DETAIL (SCALE 1:150)

CITY OF CALGARY
DEVELOPMENT SITE SERVICING PLAN

DATE RECEIVED			
CIRCULATION TO		INITIAL	DATE
WATER RESOURCES			

REVIEW AND INSPECTION BY THE CITY IS NOT A 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.

NOT FOR CONSTRUCTION UNTIL APPROVED BY THE CITY OF CALGARY

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

IGLOO ENGINEERING SOLUTIONS LTD.

GENERAL NOTES

1. SITE TOPOGRAPHICAL SURVEY WAS COMPLETED BY HORIZON LAND SURVEYS LTD. ON AUG 30TH, 2024. ALL ELEVATIONS ARE REFERENCED TO 1000 m GEODETIC DATUM.
2. LOCATIONS AND INVERT ELEVATIONS OF EXISTING UTILITIES ARE FROM THE RECORD OF THE CITY OF CALGARY AND SHOULD BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
3. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO CITY OF CALGARY'S STANDARD SPECIFICATIONS DOCUMENT.
4. SEWER SERVICES LARGER THAN 150mm TO BE SDR-35. SEWER SERVICE 150mm OR LESS THAN 150mm TO BE SDR-28. ALL WATER MAINS TO BE DR 18 PVC UNLESS OTHERWISE NOTED.
5. ALL SERVICE PIPES TO BE BEDDED WITH CLASS II EMBEDMENT TYPE II INSTALLATION. MINUS 20mm BEDDING MATERIAL TO BE USED FOR PIPE SIZES 375mm AND SMALLER.
6. WATER SERVICES SHALL HAVE A MIN OF 2.7m COVER IN CLAY SOIL AND 3.3m COVER IN GRAVEL FROM PIPE CROWN TO FINISHED GRADE. SANITARY AND STORM SERVICE SHALL HAVE A MIN COVER OF 2.5m AND 1.2m RESPECTIVELY. INSULATION IS REQUIRED WHERE MIN COVER CANNOT BE ACHIEVED.
7. THIS DRAWING IS TO BE USED FOR GRADING & SERVICING INFORMATION ONLY. REFER TO ARCHITECHTURAL PLANS FOR BUILDING LOCATION AND DIMENSIONS.
8. ALL DIMENSIONS AND MEASUREMENTS ARE IN METERS UNLESS OTHERWISE NOTED.

LEGEND

- STORM LINE
- SANITARY LINE
- WATER LINE
- TYPE 5A MANHOLE
- CATCH BASIN
- WATER VALVE
- BUILDING ENTRANCE
- WATER METER ROOM

NO.	DESCRIPTION	DATE (YYYY-MM-DD)	BY	APPD
0	####	####	####	####

PERMIT

SEAL

CLIENT
CIRNO DESIGN

PROJECT
3 UNIT TOWNHOUSE

ADDRESS
286 COVEPARK WAY NE
SEC: 27 - TWP: 25 - RGE: 01 - W 5th M

SHEET TITLE
SITE SERVICING PLAN

SHEET NO.
C-01

DEVELOPMENT PERMIT NO.
2025-04672

SCALE	DESIGN	REVISION
1:100	JB	0

SHEET SIZE ANSI D 25 mm 0

SDAB2026-0164