REPORT TO THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD

DATE: December 2, 2026	**APPEAL NO.: SDAB2026-0086** **FILE NO.: DP2026-00577**
APPEAL BY: Amelia Brachemi, represented by Carol McClary	
FROM A DECISION OF THE DEVELOPMENT AUTHORITY for a **New: Rowhouse Building (1 building), Secondary Suite (5 suites), Accessory Residential Building (garage)** **was approved at 40 Glenway Drive SW.**	**LAND USE DESIGNATION: R-CG** **Discretionary**
COMMUNITY OF: Glamorgan	**DATE OF DECISION: May 11, 2026**
APPLICANT: Ahmed Gouda, Tricor Design Group, represented by Rick Grol	**OWNERS: 2756178 Alberta Ltd., represented by Rick Grol**

The Board opened the hearing on June 23, 2026 with consideration of procedural and jurisdictional issues. The Board adjourned the hearing to October 8, 2026. It has been further adjourned to December 2, 2026.

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]	36 Glenway Drive SW, Calgary, AB T3E 4V1
Development Permit/Subdivision Application/File Number [required]	DP2026-00577
Name of Appellant [required]	Amelia Brachemi
Agent Name (if applicable)	
Street Address [required]	23 Glenway Drive SW
hdnFullAddress	23 Glenway Drive SW Calgary AB T3E 4T7
City [required]	Calgary
Province [required]	Alberta
Postal Code [required]	T3E 4T7
Residential Phone # [required]	(403) 680-1734
Business Phone #	
Email Address [required]	Amykara16G@gmail.com

APPEAL AGAINST

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

Development Permit Approval

This document is strictly private, confidential and personal to its recipients and should not be copied, distributed or reproduced in whole or in part, nor passed to any third party.

May 30, 2026

1:50:06 PM

SDAB2026-0086

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]	1-Potentially incorrect parcel coverage calculations The application appears to exclude enclosed, roofed bicycle storage structures from parcel coverage by classifying them as hard landscaping. These structures may meet the definition of “buildings” under Land Use Bylaw 1P2007. If included, the proposed development may exceed the maximum permitted parcel coverage. This requires independent verification. 2-Excessive building massing and scale The proposed development is significantly larger than surrounding residential properties and extends along most of the shared property line, creating an overbearing built form that is not compatible with the existing neighbourhood context. 3-Privacy, shadowing, and residential impact The height and massing of the building will result in substantial privacy loss, increased overlooking, potential shadowing effects, and a reduction in the enjoyment of adjacent residential properties. 4-Over-intensification of site use The introduction of a 5-plex with five basement suites creates a level of density and activity that is incompatible with the established character of Glamorgan and will increase local traffic and parking pressures. 5-Overall neighborhood compatibility concerns The cumulative impacts of scale, density, and site coverage result in a development that is not in keeping with the surrounding low-density residential environment. I rely on my attached written submission for full details and supporting arguments.

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

Estimated Presentation Time	15
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]	Yes
If yes, how many will you be bringing?	5

This document is strictly private, confidential and personal to its recipients and should not be copied, distributed or reproduced in whole or in part, nor passed to any third party.

May 30, 2026

1:50:06 PM

SDAB2026-0086

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 2026-05-30 13:47:20 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

This document is strictly private, confidential and personal to its recipients and should not be copied, distributed or reproduced in whole or in part, nor passed to any third party.

Calgary, May 30, 2026

To Subdivision and Development Appeal Board (SDAB) City of Calgary

Re: **Opposition to Development Permit DP2026-00577 36 Glenway Drive S.W – Glamorgan**

Dear Members of the Board,

My husband and I are the owners of the property located at **23 Glenway Drive S.W.**, immediately adjacent to the proposed development at **36 Glenway Drive S.W. (DP2026-00577).** As one of the most directly affected neighbouring properties, we respectfully submit our opposition to this development permit and request that the approval be overturned.

While we support appropriate residential redevelopment and thoughtful housing growth within Calgary, we believe this proposal represents an excessive form of development that is incompatible with the established character, scale, and residential context of Glamorgan.

The proposed development consists of a five-unit rowhouse with five secondary suites, resulting in a total of ten dwelling units on a site that currently accommodates a single detached home. The scale, massing, intensity, and design of this proposal create significant adverse impacts on neighbouring properties, particularly ours as the immediately adjacent residence.

Excessive Massing and Incompatible Scale

One of our primary concerns is the overall size and massing of the proposed building.

The submitted plans show a structure approximately 11.42 metres in height extending along nearly the entire length of the shared property boundary with our home. Unlike the traditional spacing and separation that exists between detached homes in Glamorgan, this proposal creates a continuous built form approximately 31 metres long immediately adjacent to our property.

The result is a development that functions visually as a wall beside our home and backyard. The building's height, length, and proximity create an overwhelming presence that is substantially out of scale with surrounding single-detached residences.

The applicant's own streetscape drawings demonstrate the significant disparity between our existing bungalow and the proposed development. The proposed building is considerably taller, longer, and more visually dominant than neighbouring homes, creating an abrupt and incompatible transition within an established low-density residential area.

Meeting minimum bylaw requirements does not automatically ensure compatibility with the surrounding community. In our view, this proposal fails to provide an appropriate transition between higher-density development and existing single-detached homes.

Loss of Privacy and Increased Overlooking

The impact on privacy will be substantial.

The east side of the building, directly facing our property, contains multiple entrances, basement suite accesses, window wells, and numerous windows serving both the principal dwelling units and secondary suites.

Based on the submitted plans, the development includes significant glazing and multiple points of access along the side facing our property. These design features will create direct overlooking into our backyard and home and significantly reduce the privacy currently enjoyed by our family.

The proposal introduces a level of visual intrusion that is far beyond what would normally exist between neighbouring residential properties in Glamorgan.

Increased Activity and Loss of Residential Enjoyment

Unlike a single detached dwelling, this development will accommodate ten separate dwelling units.

As a result, residents, visitors, deliveries, service providers, garbage collection, bicycle storage users, and other daily activities will generate continuous movement along the east side of the building directly adjacent to our property.

The plans show multiple entrances, pedestrian access routes, bike storage facilities, waste collection areas, and secondary suite access points concentrated along the side closest to our home.

This level of activity is inconsistent with the existing low-density residential character of the neighbourhood and will significantly affect the quiet enjoyment of our property.

Loss of Openness and Reduced Access to Sunlight

We are also concerned about the impact that the height and length of the proposed structure will have on access to natural light and the enjoyment of our outdoor spaces.

The building extends for nearly the full length of our property line and rises significantly higher than our existing bungalow. The combination of its height, length, and proximity will create a more enclosed environment and reduce the sense of openness currently enjoyed in our backyard.

Given the substantial massing of the proposed development, we expect increased shadowing of portions of our yard and outdoor living areas during various times of the day and throughout the year.

Even beyond measurable shadow impacts, the visual dominance of the building will fundamentally alter the character and enjoyment of our property.

Parking and Traffic Concerns

Although garage parking is proposed, a development containing ten dwelling units will inevitably generate additional vehicle ownership, visitor parking demand, deliveries, ride-share traffic, and service vehicles.

The site is located on a corner lot with limited street parking opportunities and challenging sightline conditions. Existing on-street parking in the area is already limited.

We are concerned that overflow parking and increased traffic generated by this development will negatively affect neighbouring residents and further strain available parking within the area.

Waste Management Concerns

The proposed development will require waste, recycling, and compost facilities sufficient to serve ten dwelling units.

Based on the submitted plans, the allocated storage areas appear inadequate given the volume of waste that will be generated by a development of this size.

The location of these facilities, together with the frequency of resident use and collection activities, will contribute to increased noise, visual impacts, and disturbance immediately adjacent to neighbouring properties.

Stormwater and Site Coverage Concerns

The proposal results in a very high level of building and hard-surface coverage across the site.

A significant portion of the parcel will become impermeable through buildings, garages, walkways, storage facilities, and associated hard landscaping.

This raises concerns regarding stormwater runoff, snowmelt management, and increased pressure on existing drainage infrastructure within an established community where municipal services were not originally designed to support this level of site intensity.

Questions Regarding Parcel Coverage Calculations

We respectfully request that the Board carefully review the parcel coverage calculations contained within the application.

The plans identify enclosed bicycle storage structures that appear to have been excluded from parcel coverage calculations by being classified as hard landscaping rather than buildings.

However, these structures are enclosed, roofed, permanent installations and may meet the definition of a building under Land Use Bylaw 1P2007.

If included in parcel coverage calculations, the total site coverage may exceed the maximum permitted parcel coverage for the site. We ask that this matter be independently verified before any reliance is placed upon the applicant's calculations.

Conclusion

As the immediately adjacent property owners, we will experience the greatest impacts arising from this development.

The proposal introduces excessive massing, significant privacy impacts, increased activity levels, parking pressures, potential shadowing effects, and an overall intensity of development that is incompatible with the established character of Glamorgan.

The plans demonstrate a building that is substantially larger than surrounding homes and that extends for nearly the entire length of our shared property line. The resulting wall effect, loss of privacy, and reduction in residential enjoyment are unreasonable impacts on neighbouring properties.

For these reasons, we respectfully implore that the Subdivision and Development Appeal Board allow the appeal and overturn the approval of Development Permit DP2026-00577.

I am applying for the appeal on behalf of my neighbors and Co-appellants:

Kim and Paul Parzen, 28 Glenway Drive,

Jenneth Mills & Charles Cawood, 8 Glenway Drive,

Kathy Saville, 18 Glenway Drive,

Constance Grundmann, 24 Glenway Drive,

Stephane Caron, 50 Glenway Drive,

Mark and Pamela Bowman, 54 Glenway Drive.

Thank you for your time and consideration.

Sincerely,

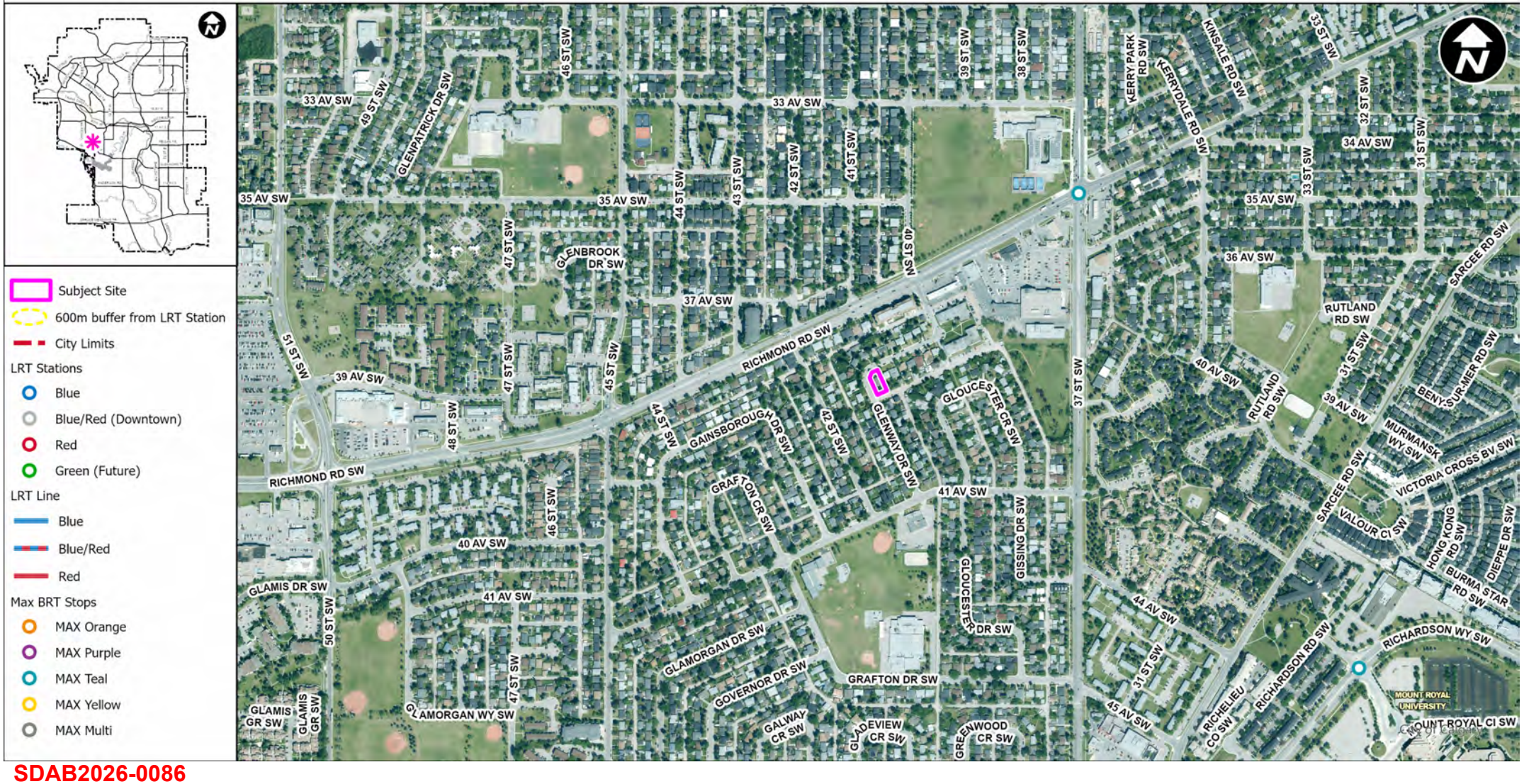
Amelia Brachemi Kara and Abdelkader Kara,

Owners, 23 Glenway Drive S.W. Calgary, Alberta





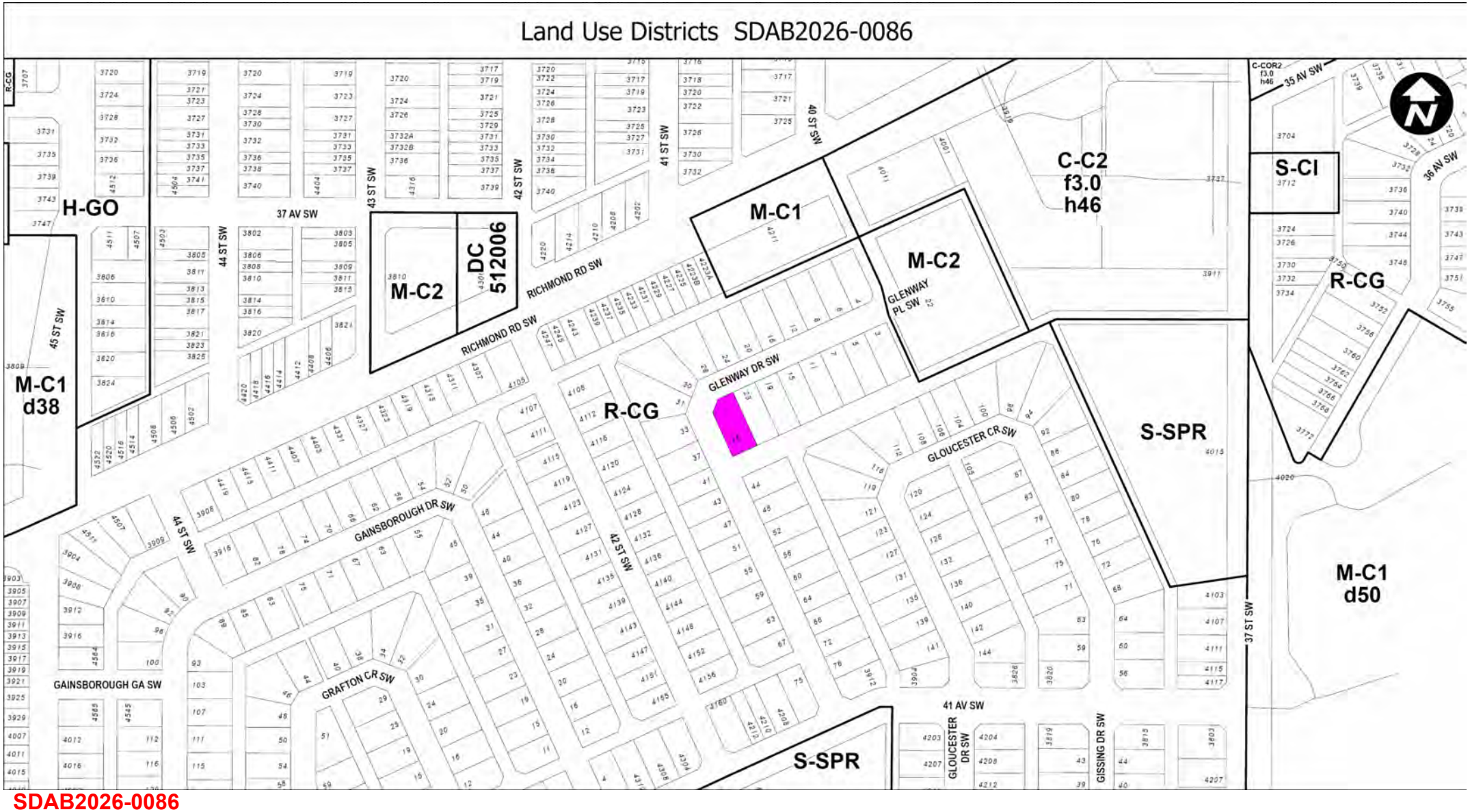
Community Context SDAB2026-0086



SDAB2026-0086

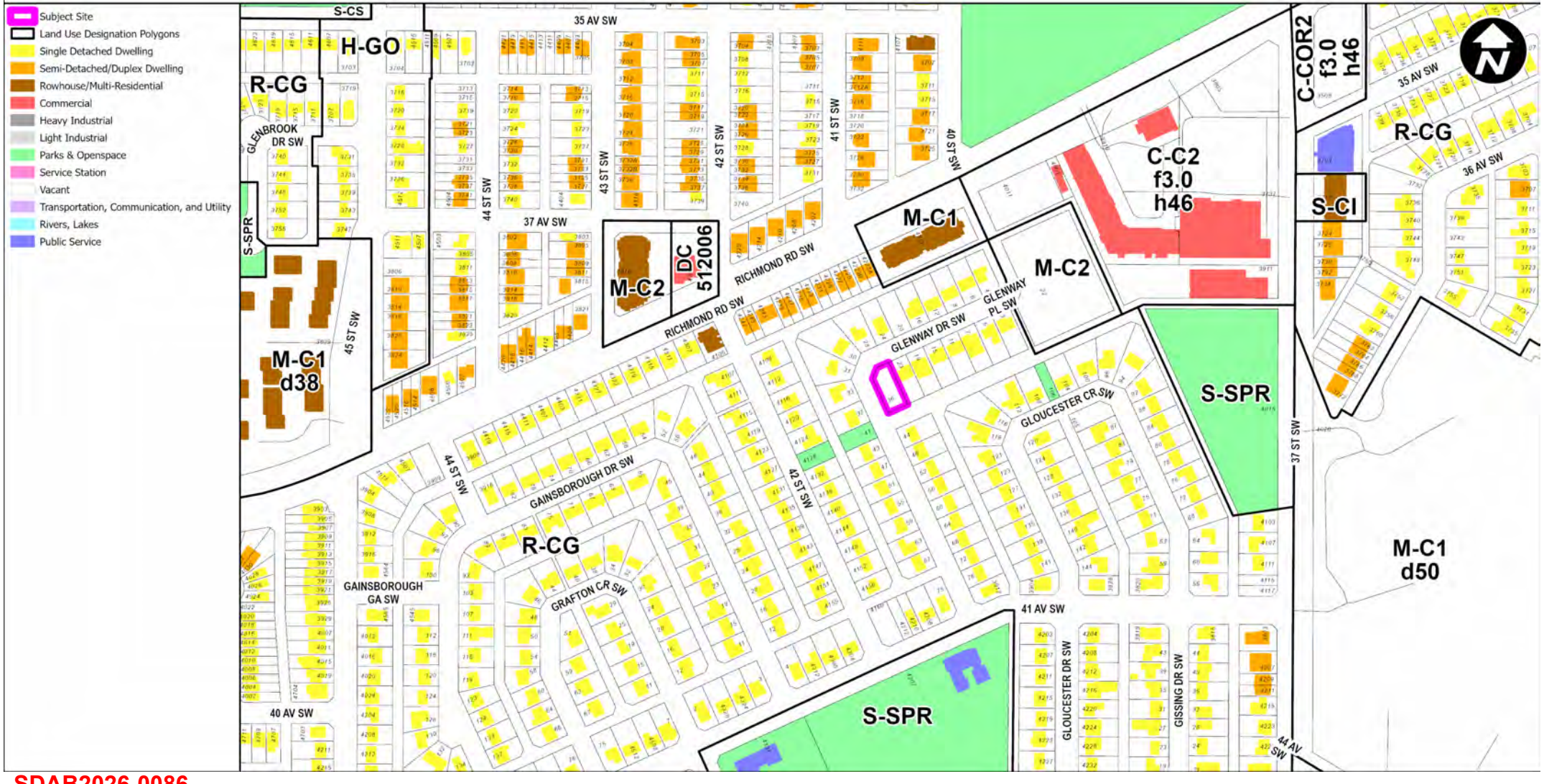
Site Context SDAB2026-0086





SDAB2026-0086

Surrounding Land Use SDAB2026-0086



SDAB2026-0086

May 11, 2026

TRICOR DESIGN GROUP
Ahmed Gouda
[redacted]

Dear Applicant:

RE: Notification of Decision: DP2026-00577
Subject: New: Rowhouse Building (1 building), Secondary Suite (5 suites), Accessory Residential Building (garage)
Address: 36 GLENWAY DR SW

This is your notification of decision by the Development Authority to approve the above noted application on May 11, 2026.

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

Development approved by this permit must commence by May 11, 2028 or the development permit shall cease to be valid. The decision will be advertised beginning May 14, 2026 at www.calgary.ca/publicnotices, which is the start of the mandatory 21-day appeal period. This appeal period will conclude at midnight June 4, 2026. Release of the permit will occur within 2-4 business days following the conclusion of the appeal period and upon receipt of all Prior to Release requirements.

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

Please note that this letter is to advise you of the conditions of approval, the mandatory advertising appeal period and the timeframe in which you may appeal this decision. If no appeals have been filed during the appeal period, and the Prior to Release conditions have been met, your Development Permit will be released. Should you require clarification of the above or further information, please contact me at 368-338-4729 or by email at Justyna.Garbos@calgary.ca and assist me by quoting the Development Permit number.

Yours truly,

Justyna Garbos
Senior Planner - DART
Planning and Development
Attachment(s)

DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

DP2026-00577

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

36 GLENWAY DR SW

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

and legally described as:

567HH;4;1

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

New: Rowhouse Building (1 building), Secondary Suite (5 suites), Accessory Residential Building (garage)

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

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

Decision By: **Development Authority**

Date of Decision: **May 11, 2026**

Development Authority: **Hugo Haley**

File Manager: **Justyna Garbos**

Release Date: _____

This permit will not be valid if development has not commenced by: May 11, 2028

This Development Permit was advertised on: **May 14, 2026**

This is NOT a Building Permit

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

WARNING

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

Applicant: **TRICOR DESIGN GROUP**
Address: **204 4216 10 ST NE**
City: **Calgary, Alberta, T2E 6K3**
Phone: [redacted]

SDAB2026-0086

DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

DP2026-00577

Complete Address and Legal Description listing for Development Permit DP2026-00577

Address Type	Address	Legal Description
Parcel	36 GLENWAY DR SW	**567HH;4;1**

SDAB2026-0086

Conditions of Approval – Development Permit

Application Number:	**DP2026-00577**
Application Description:	New: Rowhouse Building (1 building), Secondary Suite (5 suites), Accessory Residential Building (garage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	36 GLENWAY DR SW
Community:	GLAMORGAN
Applicant:	TRICOR DESIGN GROUP
Development Applications Review Team	
Planning:	JUSTYNA GARBOS 368-338-4729 Justyna.Garbos@calgary.ca
Utility Engineering:	STEVEN MEDEIROS 587-216-6111 Steven.Medeiros@calgary.ca
Mobility Engineering:	AL HOPKINS 587-573-5946 Alan.Hopkins@calgary.ca

Prior to Release Requirements

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

Planning

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

2. Amend the plans to:

   a. Clearly and consistently show and label the property lines on plans A-002 to A-004, A-007 to A-008 and A-010.
   b. Revise the arrow on plans A-002 and A-003 to point from the note stating that "Public tree T4 will be removed on developer's cost and compensation will be paid" at tree T4 on the plans and remove this arrow from plan A-004.

SDAB2026-0086

c. Remove the interior stairs of Unit 1 shown in cross-section from the exterior wall of the northwest elevation on plan A-201.
d. Either add a note to plan A-202 explaining that the label "OBS." on the upper floor windows of Units 4 and 5 on the northeast elevation means obscured or spell out "obscured."

Utility Engineering

3. 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

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

   Based on the information provided with the initial submission, the preliminary estimate is **$19,627.00.**

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

   To obtain an off-site levy agreement or for further information, contact the Infrastructure Strategist, Development Commitments, at 587-215-6253 OR yunpeng.qin@calgary.ca OR offsitelevy@calgary.ca.

Mobility Engineering

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

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

Roads
a. Construction of new sidewalks adjacent to Glenway Drive SW. incl laneway,
b. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.

* This application may be eligible for The City of Calgary's Missing Middle Sidewalk Incentive Program. More details are located in the following Advisory conditions of this document.
Missing Middle Sidewalk Incentive Program

6. Remit payment (certified cheque, bank draft) for the proposed streetlight upgrades adjacent to Glenway Drive SW., 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

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

8. 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.

9. 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.

10. 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.

11. Prior to issuance of a development completion permit, provide copies of the land titles and registered subdivision or bare land condominium plan. These documents must comply with the Land Use Bylaw 1P2007 requirements that prohibit more than one Secondary Suite per parcel or bare land unit containing a Dwelling Unit.

12. This approval is based on material submitted in conjunction with the application, and should any aspect of the use change to an extent that any objections are raised, the permit may be revoked.

13. A letter of confirmation from a certified electrical engineer or Master Electrician shall be provided to the Development Authority, prior to the issuance of the Development Completion Permit, certifying that all Electric Vehicle Parking Stalls identified on the approved plans have been completed, are fully operational, and support level 2 EVSE installation (charger).

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

15. In order to ensure the integrity of existing public trees and roots, construction access is only permitted through the rear lane and outside the dripline of public tree(s), per the approved Tree Protection Plan.

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

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

18. 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).

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

20. The submitted plans indicate that the removal of existing public trees is necessary. As per the City of Calgary Tree Protection By-law, a letter of authorization to remove public trees is required from Parks Urban Forestry. The applicant is to contact Urban Forestry at 311 or email tree.protection@calgary.ca to make arrangements for the letter and compensation.

Utility Engineering

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

22. 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).

23. 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).

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

25. 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.

26. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within the utility rights-of-way.

27. The waste and recycling enclosure shall be kept in a good state of repair at all times and the doors shall be kept closed while the enclosures are not actively in use for delivery or removal of refuse.

28. After approval of the Development Permit but prior to issuance of a Development Completion Permit or any occupancy of the building, payment shall be made for off-site levies pursuant to Bylaw 1H2024.

Mobility Engineering

29. 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.

30. 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

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

Advisory Comments

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

Planning

32. The approval of this development permit does not limit in any way the application of any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline, nor does it constitute any permit or permission under any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline.

33. In addition to this development permit, building permits may also be required. Building permit applications may be submitted upon approval of the associated development permit. Contact Building Regulations at 403-268-5311 for further information.

34. This development permit has not been reviewed for potential issues with the National Building Code - current Alberta Edition. You may require a Building Permit in addition to this development permit in which case compliance with the Code will be assessed through a Building Permit application. Should a Building Permit review require changes to the approved development permit, the changes must be to the satisfaction of the Development Authority and are potentially subject to a new development permit.

35. There are many types of caveats and other agreements that can be registered on the title of the property that can restrict the ability to develop. The City has not reviewed or considered all instruments registered on the title to this property. Property owners must evaluate whether this development is in compliance with any documents registered on title.

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

37. If clearance pruning of public trees is required, Urban Forestry must be notified (minimum two business days notice) and an indemnified contractor must be used at the applicant's expense. Please contact Urban Forestry at 311 for more information.

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

39. Tree plantings within City of Calgary boulevards and/or right of ways are subject to approval from Utility Line Assignment and Parks. No person shall plant trees or shrubbery on City Lands without prior written authorization from the Manager, Parks and in the case of walkways, medians, boulevards, and road rights of way, without additional prior written authorization from the Manager, Development Engineering.

40. 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.

41. 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 **$5,158.14**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist. Arborists are found in the telephone directory under 'Tree Service.'

42. The submitted plan indicates public tree(s) are to be removed. For each public tree removed with monetary value, compensation includes the value of 1 replacement tree at no additional cost. Planting will occur upon request in the following spring or fall depending on nursery tree availability. Trees are planted in the nearest suitable location pending Line Assignment approval and other required setbacks. Please follow the instructions in your Tree Removal Approval Letter to request your new tree(s).

Utility Engineering

43. 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.

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

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

45. Prior to the commencement of construction, alteration or demolition operations, a Fire Safety Plan, accepted in writing by the Fire Department and the authority having jurisdiction, shall be prepared for the site and conform to the requirements of Section 5.6 (Construction and Demolition Sites) of the National Fire Code (Alberta Edition). Visit https://www.calgary.ca/csps/fire/fire-codes/fire-safety-plans.html for more information on Fire Safety Plan requirements.

46. A new water connection is required to service the development and is available from rear lane (150 CI).

47. Show details of servicing and metering on Development Site Servicing Plan. Provide adequate water meter locations (100mm or larger, room adjacent to an exterior wall; 50mm or less, label water meter location) where services enter building. If static pressure exceeds 550 kPa install pressure reducing device after meter.

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

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

50. Redundant services are to be disconnected at the source and new service installed at the owners expense.

51. Each unit must be individually metered.

52. If further subdivision occurs in the future (including strata subdivisions), each titled parcel must have separate service connections to public mains (water and sanitary). Contact Utility Specialists for additional details.

53. 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.

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

55. A new sanitary connection is required to service the development and is available from rear lane (300 CONC).

56. A new storm sewer connection is required to service this development and is available from rear lane (1350 CONC).

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

58. Surface ponding (trapped lows) should be designed to contain all the flow generated from the 100-year storm events.

59. 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.

60. Each building shall be separately serviced from an on-site sanitary main except for ancillary buildings that are required and form an integral part of the development.

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

62. Weeping tile is required to tie to the storm sewer unless a qualified soils consultant has determined otherwise. The consultant shall use the criteria set out in Section 3.3.6.8 of the Stormwater Management & Design Manual. A letter with the appropriate elevations (in metric geodetic) and information will be required by Utility Specialists.

63. The gravel blanket below footing and basement slab will not be considered a substitute for weeping tile around the building footing.

64. 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).

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

66. The available fire flow in the adjacent City water main is 10,000 LPM with 15m residual pressure under normal operating conditions.

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

68. Developers can apply for reimbursement of construction costs up to $50,000 for on-site stormwater storage. Eligible developments are multi-residential or mixed-use with multi-residential components, with on-site stormwater storage in compliance with City requirements. Potential reimbursement from the Stormwater Incentive Program may be available. This program provides the potential for the repayment of the costs associated with onsite storage requirements. The Stormwater Onsite Storage Pilot project uses funds from the Housing Accelerator Fund to fund storage for residential developments. For more information and to apply please contact Stormwater@calgary.ca.
Please refer to the Stormwater Incentive Program website for more information.

69. No encroachments are permitted above or below grade in City rights-of-way.

70. Locate any/all utilities in the field.

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

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

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

    The following information is required on the tree planting plans:
    a. Property lines and/or registered utility rights-of-way,
    b. Indicate the location of both the existing and proposed boulevard trees and/or tree trenches from existing property lines to the location(s) of the proposed boulevard trees and trenches. If tree trenches are to be installed details of proposed trenches will also be required.

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

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

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

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

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

Mobility Engineering

76. 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.

77. Garage aprons / parking stalls at the 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.

78. 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.

79. You may be eligible for The City of Calgary's newly launched Missing Middle Sidewalk Incentive Program! Through the Program, developers can receive financial support to offset the cost of sidewalk upgrades required for new rowhouse and townhouse projects. The City is allocating $4 million from the Housing Accelerator Fund to cover 50% of eligible sidewalk

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

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

APPLICATION FOR A DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

648291142-001
Taken By:

Application Date **Feb 2, 2026**

APPLICATION NO DP2026-00577

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: $1,293.00

Cart #:

Applicant: **TRICOR DESIGN GROUP**
Address: **204 4216 10 ST NE**
City: **Calgary, Alberta, T2E 6K3**
Phone: [redacted]

Contact: **Gouda, Ahmed**
Phone: [redacted]
Fax:
e-mail:

Parcel Address: **36 GLENWAY DR SW**
Legal: **567HH;4;1**

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

Community: **GLAMORGAN**
Sec. Number: **1W** Ward: **06**

Description: **New: Rowhouse Building (1 building), Secondary Suite (5 suites), Accessory Residential Building (garage)**

Gross Floor Area: 7017 feet - squared\r\nDwelling Units: 5

Proposed Development is: **Discretionary**

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

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

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

Applicant / Agent Signature: _____ Date: _____

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

Track your application on-line with **VISTA** Go to: **www.calgary.ca/vista** and enter your JOB ACCESS CODE (JAC) [redacted]
or call our Planning Support Centre at (403)268-5311.

Development Permit Complete Application Requirement List

Addition or New Multi-Residential Building:

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

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

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

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

Processing Times and Deemed Refusals

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

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

SECTION 1: Applicant Details

☐ Property Owner ☑ Representing Owner

Applicant's Name:	Company Name (if applicable):
Ahmed Gouda	Tricor Design Group Inc.
A [redacted]	

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

SECTION 2: Project Details

Project Address: 36 GLENWAY DR SW

Cumulative gross floor area:	☐ Addition ☑ New Building	7017	☑ ft^2 ☐ m^2
New dwelling units created:	☑ Yes ☐ No	If yes, number of new dwelling units:	5

SECTION 3: Application Requirements for Development Approval (Development Permit)

Supporting Documents

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

SDAB2026-0086

D. **Colour Photographs** (minimum of four different views, label and identify each photographs)
- 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

E. Development Permit fee (Fee Schedule)

F. Completed Site Contamination Statement

G. Completed Public Tree Disclosure Statement
If public trees are identified one additional site plan may be required

H. Completed Abandoned Well Declaration

I. Completed Use Questionnaire
*This is only required if there is a Commercial Use being proposed within the building or addition

J. Completed Climate Resilience Inventory form

K. **Applicant's Submission Planning Analysis (recommended)**

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
- Describe how the landscaped areas and amenity spaces are configured and programmed. For small residential developments refer to the Landscape Design Guide for Small Residential Sites
- 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

L. **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.

1 **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.

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

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

Plans (preferred scale is Metric 1:100 or Imperial ¼" = 1'0")

NOTE: Plans must be uploaded as one complete drawing set. Plans should not be uploaded as separate documents.

M. One (1) copy of a **Site Plan**

Your **Site Plan** should include the following:

1. **North arrow**, pointing to top or left of page
2. **Municipal address** (i.e. street address) and legal address (i.e. plan/block/lot)
3. All elements of plan labelled as **existing** or **proposed**
4. **Plot and dimension property lines:**
   - Label existing and proposed
   - Label parcel area in square meters
5. **Easements, Utility Rights-Of-Way:**
   - Dimension (width, depth and location)
   - Label type of easement and registration number)
6. **Utilities on and adjoining the parcel (deep, shallow and overhead):**
   - Water, storm and sanitary sewer
   - Gas
   - Electrical
   - Cable, telephone
7. **If an abandoned gas or oil well is identified on the site,** indicate the necessary setback area for each well
8. **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
9. **Floodway, Flood Fringe and Overland Flow:**
   - Indicated on the Floodway/Flood Fringe maps [Section 3 (c) & (d)]
   - Dimension distance to buildings and structures
10. **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)
11. **Provide Land Use Designation of adjacent parcels** (Land Use Designation can be found at calgary.ca/myproperty)
12. **Dimension to property line:**
    - Back of sidewalk and curb
    - Lip of gutter
    - Width of sidewalk and public paths (Regional Pathway System)
13. **Parcel 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)
14. **Parcel and building coverage:**
    - Calculate area of each building (include all covered structures)
15. **Location of all:**
    - Catch basins
    - Utility poles
    - Guy wires/pole anchors
    - Hydrants, utility fixtures or boxes
    - At-grade mechanical equipment (parkade vents, air conditioning)
16. **Corner parcels only:**
    - Outline and dimension corner visibility triangle
17. **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

18. Outline and dimension buildings:

- Projections and structures (bay windows, cantilevers, deck, window wells)
- Detached buildings and structures (sheds, garages)
- Mobility storage lockers
- 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)

19. 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)

20. Density:

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

21. Parking areas, drive aisles and circulation roads:

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

22. Waste and collection and loading areas:

- Details of garbage, recycling, and organics containers (i.e. method of collection, types, size and volume)
- Types of waste containers on site
- Volume of waste containers
- Waste storage area location and dimensions; including geodetic elevations at all corners and grades of the collection area
- Screening or enclosure details and dimensions
- Sweep paths for collection vehicles and dimensions of clearance
- Vehicle weight supported in collection area (minimum 25,000kg)
- Refer to the Development Reviews Design Standards for the Storage and Collection of Waste

23. Firefighting Access

- Sweep paths for the firefighting vehicle access route and dimensions of clearance
- Indication that the fire access route is designed to a 12.0 metre centerline of the roadway turning radius
- Vehicle weight supported in firefighting vehicle access route (minimum 38,556kg (85,000 lbs))
- Grades of the firefighting vehicle access route
- Indication that the access is designed to support the NFPA 1901 point load of 517kPa (75 psi) over a 24" by 24" area which corresponds to the outrigger pad size
- Any lockbox location, firefighting service connection, and alarm panel locations
- Refer to the Fire Department Access Standard

24. Motor vehicle parking stalls:

- Label as Commercial, Dwelling, Live/Work or Visitor
- Total each type of motor vehicle parking stall by use
- Dimension width and depth
- Dimension overhead clearance
- 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)
- Provide calculations for motor vehicle parking stall requirement by use

25. 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

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

27. Bicycle parking:
- Location of bicycle parking stall - class 1 (secure) and class 2 (un-secure)
- Label surface material of bicycle parking stalls
- Dimension separation to surrounding structures
- Dimension separation of devices (bike racks) and rows of devices
- Dimension of bicycle parking area
- Location of signage related to bicycle parking
- Cross reference to a detail drawing (for each type of parking device)
- Total each type of bicycle parking stall (class 1 or class 2)
- Calculate bicycle parking stall requirement

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

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

30. 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)

31. Lighting:
- Plot locations of light fixtures and light standards
- Plot maximum wattage of fixtures
- Provide detail of light fixtures (drawing or specification)

NOTE: Site lighting plan, showing compliance with Part 3, Division 4 of Bylaw 1P2007, may be requested during the review of this application.

32. Signage:
- Outline and label the location of all proposed canopy, fascia and freestanding signage (for all other types of signage, obtain the appropriate requirement list for that sign)
- Label the source of power for the signage (underground, etc.)
- Plot location of all existing signage on the parcel
- Dimension distance from property lines to signage
- Dimension distance to all freestanding signs on the parcel or within 30 metres of the parcel

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

N. One (1) copy of a **Landscaping Plan(s)** (landscaping and site plans may be combined provided all elements of the plan are clear and legible)

Note: for small residential development, refer to Landscape Design Guide for Small Residential Sites

Your **Landscaping Plan** should include the following:

1. **North arrow**, pointing to top or left of page
2. **Municipal address** (i.e. street address) and legal address (i.e. plan/block/lot)
3. All elements of plan labelled as **existing** or **proposed**

4. **Plot and dimension property lines**

5. **Draw, label and dimension required setbacks**

6. **Easements, Utility Rights-Of-Way:**
   - Dimension (width, depth and location) on or abutting the parcel
   - Label type of easement and registration number)

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

8. **Corner parcels only:**
   - Outline and dimension corner visibility triangle

9. **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

10. **Outline and dimension buildings:**
    - Include projections and structures (bay windows, cantilevers, deck, window wells)
    - Include detached buildings and structures (sheds, garages)
    - Include mechanical equipment (parkade vents, air conditioners)
    - Label existing and proposed buildings (or portions of buildings)

11. **Outline and dimension all at grade amenity spaces (including courtyards):**
    - Label amenity space as private or common
    - Indicate the associated unit and/or suite for each private amenity space
    - Indicate access to amenity spaces
    - Indicate surface treatment or surface materials
    - Indicate how the common amenity spaces will be used (seating, dining areas, play areas, urban agriculture, etc.)

12. **Plot and label:**
    - Fencing, retaining walls, sidewalks (dimension width)
    - Waste storage areas and screening

13. **Trees and shrubs**
    - Plot location of trees by symbol (each symbol should be unique to size and type of tree)
    - Plot shrubbed areas
    - Label number of shrubs in each shrubbed area (only include shrubs greater than 0.6 metres in height or spread)
    - Indicate trees and shrubs to be added, removed or retained

14. **Landscape legend:**
    - Label by symbol (each symbol should be unique to size and type of tree and shrub)
    - Provide species
    - Provide caliper of deciduous trees
    - Provide height of coniferous trees
    - Provide height and spread of shrubs (greater than 0.6 metres)
    - Provide total of each type of tree and shrub (by height and size)

15. **Landscaped area:**
    - Surface treatment of all soft surfaced landscaped areas (e.g. grass, plant cover)
    - Surface treatment of all hard surfaced landscaped areas (e.g. decorative pavers, brick, stamped concrete)
    - Label surface material of bicycle parking area
    - Curb details to separate landscaping
    - Label new landscaped areas and areas to be retained

16. **Irrigation:**
    - Method of irrigation (specify if using Low Water Irrigation System)
    - Label all soft surface landscaping to be irrigated or plot specific areas (zones)

17. **Provide Land Use Designation of adjacent parcels** (Land Use Designation can be found at calgary.ca/myproperty)

18. **If a landscape area reduction, listed in Section 553 of the Bylaw, is being requested,** clearly indicate which reduction is being applied for and provide any additional information required by Part 6 of the Bylaw.

19. If trees are existing on public lands adjacent to the site:

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

O. On **M-CG, M-C1 and M-C2** designated parcels, provide one (1) copy of **Block Plan(s)** (block and site plans may be combined provided all elements are clear and legible)

Your **block plans** should include the following:

1. **North arrow**, pointing to top or left of page
2. **Municipal address** (i.e. street address) and legal address (i.e. plan/block/lot)
3. All elements of plan labelled as **existing** or **proposed**
4. **Plot and dimension property lines**
5. **Outline** subject parcel
6. **Draw, label and dimension required setbacks**
7. **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
8. **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)
9. **Provide Land Use Designation of adjacent parcels** (Land Use Designation can be found at calgary.ca/myproperty)

P. One (1) copy of **Floor Plan(s)**

Your **floor plans** should include the following:

1. **Municipal address** (i.e. street address) and legal address (i.e. plan/block/lot)
2. All elements of plan labelled as **existing** or **proposed**
3. **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, bicycle parking, mobility storage, 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 private and common amenity spaces on balconies and rooftop terraces
   - Label existing and proposed rooms and portions of the building
   - Label units as dwelling units, live/work units or secondary suites

Q. One (1) copy of **Elevation(s)**

Your **elevations** should include the following:

1. Municipal address (i.e. street address) and legal address (i.e. plan/block/lot)
2. All elements of plan labelled as **existing** or **proposed**

3. 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)
- Cross reference with other plans, where applicable

4. 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

5. Label finishing materials:
- Exterior materials (brick, stucco, vinyl siding, metal siding)
- Roof materials (asphalt, cedar shakes, concrete tile)
- Colours of all major exterior materials

6. Lighting:
- Plot location of light fixtures
- Dimension height of fixtures from grade to bottom of fixture

7. Grade:
- Plot existing and proposed grade extending to property lines
- Plot property lines (extending vertically)
- Plot all geodetic datum points required on site plan

8. 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

9. Signage (where appropriate, provide separate sign elevation):
- Label materials, lettering details, copy and colours
- Dimension sign and signable area
- Dimension distance from grade to bottom of sign
- Label means of supporting sign (structures, guy wires, brackets, bracing)
- Label physical form of sign (cabinet, box, individual letters)
- Provide details on exterior lighting, label if internally illuminated

R. One (1) copy of **Cross-sections**

Your **cross-sections** should include the following:

1. If the parcel is designated M-CG, M-C1 or M-C2, provide two (2) horizontal cross-sections at the distances above average grade prescribed by the Building Height Rule.
2. **Label width** of any roof structure, mechanical rooms, projections
3. **Dimension** to outermost limits of the cross-section
4. **Calculate the area** of the cross-section, including all elements of buildings
5. **For landscaped areas with building below (e.g. parkade):**
   - Detail location of underlying slabs and abutting walls
   - Dimension depth of the growing medium for each planting area
   - Detail the waterproofing membranes, protection board, insulation and drainage layer
6. **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
7. **Cross-sections may be required if there are retaining walls on the parcel that are 1.2 metre or higher, or to provide more information on the impact of the proposed building on the adjacent properties, showing:**
   - Existing and proposed grade of parcel

SDAB2026-0086

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

SECTION 4: Supporting Information

A. **If the site is within the Airport Vicinity Protection Area (AVPA),** please note that additional copies of plans may be required during the review of this application.

B. When the proposal **does not comply with council approved policies, bylaw standards or technical guidelines,** provide a **written planning rationale** in support of such deficiencies.

C. **If the application is being submitted concurrently with an existing Land Use Amendment, a completed Concurrent Submission Declaration Form is required.**

- ❑ Yes, this application is being submitted concurrently with a Land Use Amendment, LOC20___ -_____
- ❑ No, this application is not being submitted concurrently with a Land UseAmendment

D. **Slope Stability Report where:**

- Slope across the property is fifteen (15) per cent or greater; and/or
- Development is to be located within a zone where an imaginary line, drawn from the toe to the top of an embankment, exceeds a slope of one in three, and
- Required by city engineer

E. **Where a residential development is adjacent to a major road, expressway, railway, LRT line, or any other transportation and/or utility corridor:**

- Provide information confirming the provision for sound attenuation meets The City's standards (for information on such standards, contact the Transportation Department)
- **Transportation Impact Assessment:** where required by the Land Use Bylaw and at the discretion of the approving authority

F. **When proposed development is to be phased** (i.e. portions are to be occupied prior to the completion of the entire development)

- Provide a phasing plan showing the sequence of the phases and the area encompassed by each phase
- Provide information detailing how the site will function throughout the phasing; detailssuch as access to waste facilities

G. **Off-site Levy Bylaw**

Review the Off-site Levy Bylaw at calgary.ca/offsitelevy to determine if additional chargesare applicable to the application.

H. **Energy Code Compliance Declaration**

By submitting this application, the applicant acknowledges that the proposed development will be designed to comply with either NECB or Alberta Building Code Section 9.36 for energy efficiency as required. This compliance will be verified as a condition of Building Permit issuance. At the time of application for the Building Permit, the applicant will declare a compliance path as described on the appropriate Building Permit requirement list.

SECTION 5: Use Application Requirement Lists

I. Please **list all Uses*** that are being proposed as part of the Development Permit application below. A list of Uses, and their definitions, are available online under Schedule A at calgary.ca/landusebylaw.

Proposed or Existing Use(s):

*If the use being proposed is listed below, a completed additional information form is required at the time of application.

- Agriculture and Animal - Use
- Automotive Use
- Eating and Drinking Use
- Residential, Care and Health Use
- Commercial Use
- Commercial Multi-Residential Uses
- Industrial Use
- Care Facility Information Form
- Child Care Service Information Form
- Instructional Facility Information Form
- Medical Treatment Letter of Intent
- Payday Loan /Pawn Shop Information Form
- Public School Information Form

SECTION 6: Applicant's Declaration

☑ By submitting this application to The City of Calgary (the "City"), I understand and acknowledge that, as part of the City's process in reviewing, evaluating, and processing this application, the City will be required to circulate hard or electronic copies of my application materials to members of City Administration, members of the public who may be affected by the application's approval, and to relevant Community Associations' Boards of Directors, including their Planning Committees. The City will also make my application materials available online for public viewing through its website, www.calgary.ca. 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.

LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0012 558 079	567HH;4;1	071 588 540

LEGAL DESCRIPTION
PLAN 567HH
BLOCK 4
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;2;24;1;NE

MUNICIPALITY: CITY OF CALGARY

REFERENCE NUMBER: 071 588 539

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
071 588 540	05/12/2007	TRANSFER OF LAND	$450,000	CASH

OWNERS

NEWTON O NASH

AND
KATHY L NASH
BOTH OF:
1721 - 32 STREET SW
CALGARY
ALBERTA T3C 1N6
AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS

NO REGISTRATIONS

TOTAL INSTRUMENTS: 000

(CONTINUED)

SDAB2026-0086

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 16 DAY OF DECEMBER, 2025 AT 10:45 A.M.

ORDER NUMBER: 55819001

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).

Docusign Envelope ID: 872BEE56-A6C8-4D1B-8F91-245991884A92

Kathy L. Nash and Newton O. Nash
owner(s)
Ananya Das

[redacted]

contact email

City of Calgary
Planning & Development
P.O. Box 2100, Stn. M, # 8108
Calgary, AB, Canada T2P 2M5

To Whom It May Concern,

With regards to 36 Glenway Dr. SW, Calgary AB, T3E 4V1
property address — project name (if applicable)

Please be advised that I, Kathy L. Nash (full name) am:

(select one)

- [x] 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

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

to apply for any and all Development, Building and Demolition permits (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.

16-Dec-2025 | 1:23 PM MST
date signed

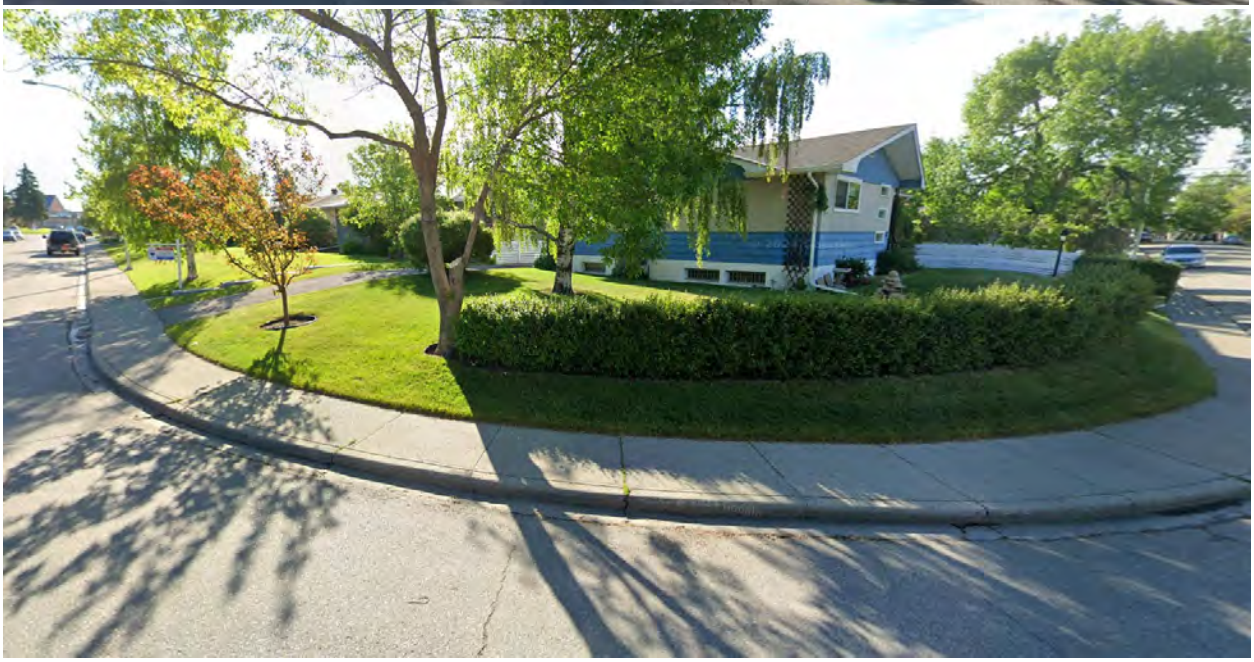
DocuSigned by:
Kathy Nash
3D31A5EA0E164CA...
signature of owner

Kathy L. Nash
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.

SDAB2026-0086











Updated 2016 June 15

Site Contamination Statement

Application # _____
for office use only

Site Address:

Legal Description:

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:

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? ❑ Yes ❑ No
   (e.g. certificates of approval, storage tank regulations, plant operating permits)

   If yes, please describe:

   _____

   _____

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

   If yes, please provided a brief description:

   _____

   _____

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

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

_____
Date

Ahmed Gouda
Applicant Signature

_____
Applicant Name (Please Print)

_____
Company Name (Please Print)

FOIP DISCLAIMER: The personal information on this form is being collected under the authority of The Freedom of Information and Protection of Privacy (FOIP) Act, Section 33(c). It will be used to provide operating programs, account services and to process payments received for said services. It may also be used to conduct ongoing evaluations of services received from Planning, Development & 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.

Public Tree Disclosure Statement

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

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

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

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

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

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

Applicant Owner Builder Other:

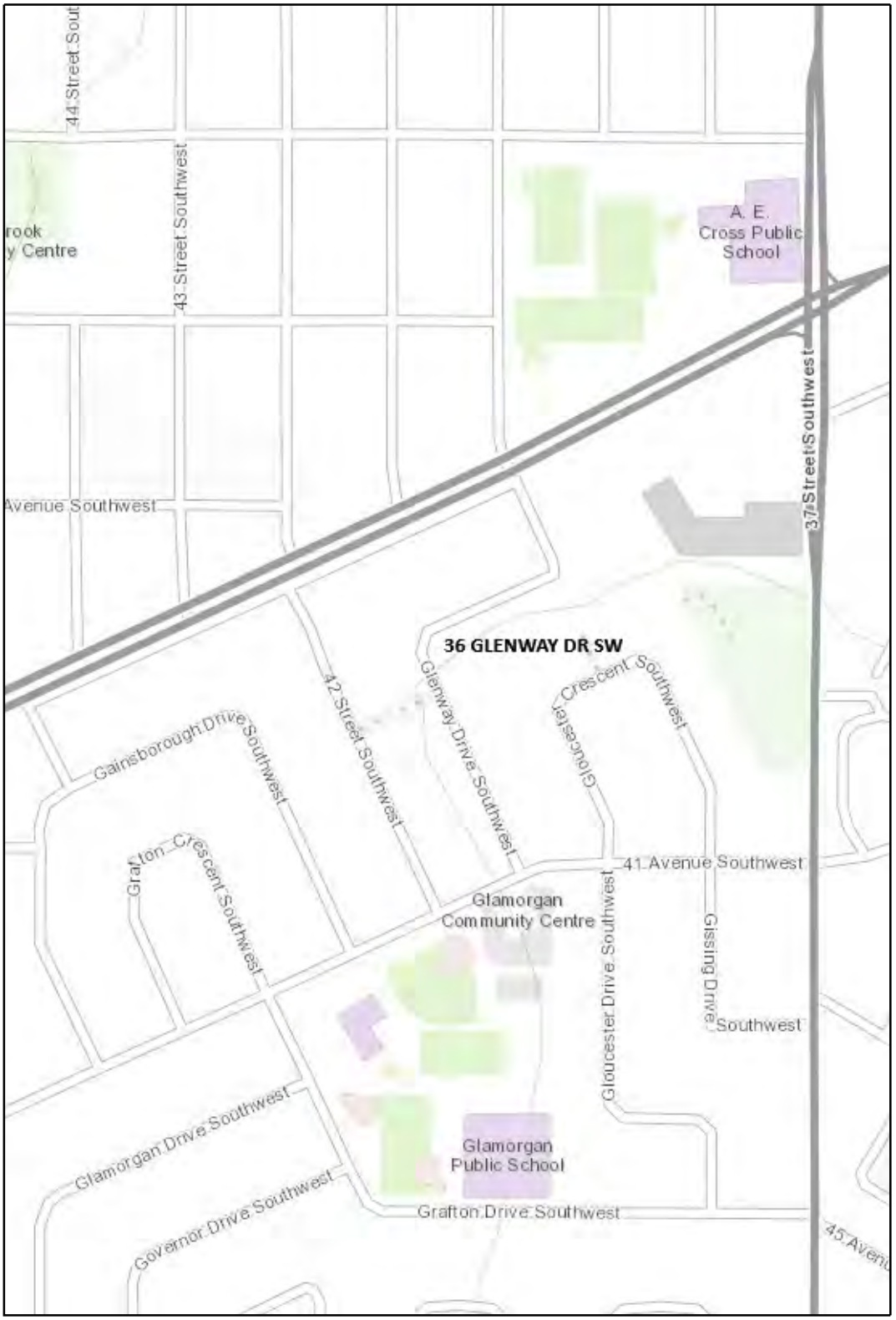
If Other: Name: _____ Phone: _____

Email: _____

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

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.

Map Results



Legend

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

© Government of Alberta

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

Tuesday, January 13, 2026 11:15:38 -07:00

0.5 0.23 0.5 Kilometers
0

Map Scale: 1: 9,028

Alberta Government
GeoDiscover Alberta

SDAB2026-0086

Updated 2016 July 15

Abandoned Well Declaration

Application # _____
for office use only

Site Address: _____

Legal Description: _____

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

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

1. Provide a map of the subject parcel showing the presence or absence of abandoned wells.
   - User Guide to Finding Abandoned Wells on GeoDiscover Alberta's Map Viewer
   - Abandoned Well Locations on GeoDiscover Alberta's Map Viewer

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

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

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

   Licensee Company Name_____ Licensee Contact _____

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

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

   ☐ Applicant ☐ Owner ☑ Builder ☐ Other _____

   Company Name _____ Contact Person_____

   Address
   _____

   Phone _____ Cell Phone _____ Email_____

5. Will the development result in construction activity within the setback area? ○ Yes ○ No
If you answered 'yes':

- Provide a statement confirming that the abandoned wells will be temporarily marked with on-site identification to prevent contact during construction; and
- Describe what measures will be taken to prevent contact during construction.

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

I, the ❑ owner, ❑ authorized agent, ❑ authorized consultant, state that, to the best of my knowledge, the information provided in this statement is accurate, complete and is based on diligent inquiry and thorough inspection and review of all the documents and other information reasonably available pertaining to the subject property.

Date

Ahmed Gouda

Applicant Signature

Applicant Name (Please Print)

Company Name (Please Print)

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

Calgary

Climate Resilience Inventory
Additions and new buildings

Purpose

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

SECTION 1: Application information

Applicant name:	Company name (if applicable):
Email:	Phone number (during business hours): [redacted]
Applicant signature: Ahmed Gouda	

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: Client does not wish to participate at this time.

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.

☐ Photovoltaics:	kW rated output

SECTION 4: Low carbon mobility

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

☐ 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.

☐ 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.

☐ Building envelope meets Passive House Standard

SECTION 7: Other features

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

SECTION 8: Issues

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

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

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

2026 May 19

File: DSR2026-04829

To Whom It May Concern:

SUBJECT: NEW ADDRESS ASSIGNMENTS / PARCEL ADDRESS CHANGE

Development Name: Rowhouse Building, Secondary Suites
Parcel Address: 36 GLENWAY DR SW
Legal Description: Plan 567HH; Block 4; Lot 1

The parcel address change for the above address has been approved due to development as follows:

From:	To:
36 GLENWAY DRIVE SW	40 GLENWAY DRIVE SW

The approved addresses for this development are shown on the attached plan. For example:

38 GLENWAY DRIVE SW – Primary Dwelling
38R GLENWAY DRIVE SW – Secondary Suite

According to the Addressing Bylaw (67M86) you must notify us in writing, within 60 days, if revisions need to be considered. You must display the address number clearly and visibly from the roadway and lane.

We will notify City of Calgary business units, ATCO Gas, Enmax Power Corporation, Rogers/Shaw Communications, Telus Communications, and Canada Post to amend their records accordingly.

It is the responsibility of the applicant and/or property owner(s) to notify all other parties including banks, Licence and Registries, and the Alberta Land Titles Office.

Postal codes are provided by Canada Post prior to occupancy. For postal related inquiries please contact Canada Post directly at 1-866-607-6301.

Third-party mapping services, such as Google Maps, may not have the most up to date information. Please contact them directly to have your address updated.

For permit related inquiries please call 403-268-5311 or email planninghelp@calgary.ca.

Regards,

Iain Smith
Addressing & Data Services

Attach: 2

SDAB2026-0086

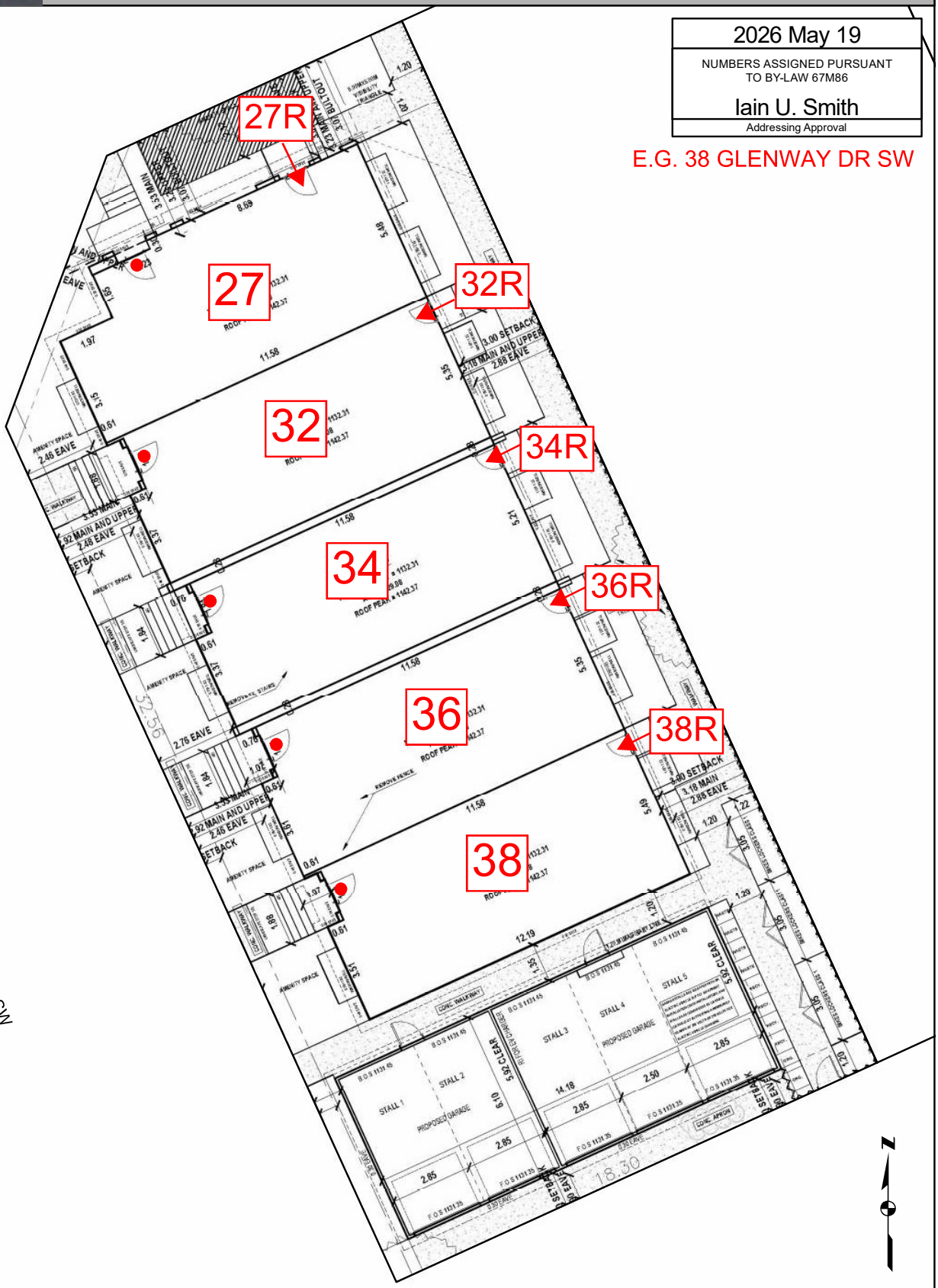
Calgary

Addressing Plan:

40 GLENWAY DR SW

2026 May 19
NUMBERS ASSIGNED PURSUANT TO BY-LAW 67M86
Iain U. Smith
Addressing Approval

E.G. 38 GLENWAY DR SW



Calgary

Location Plan:

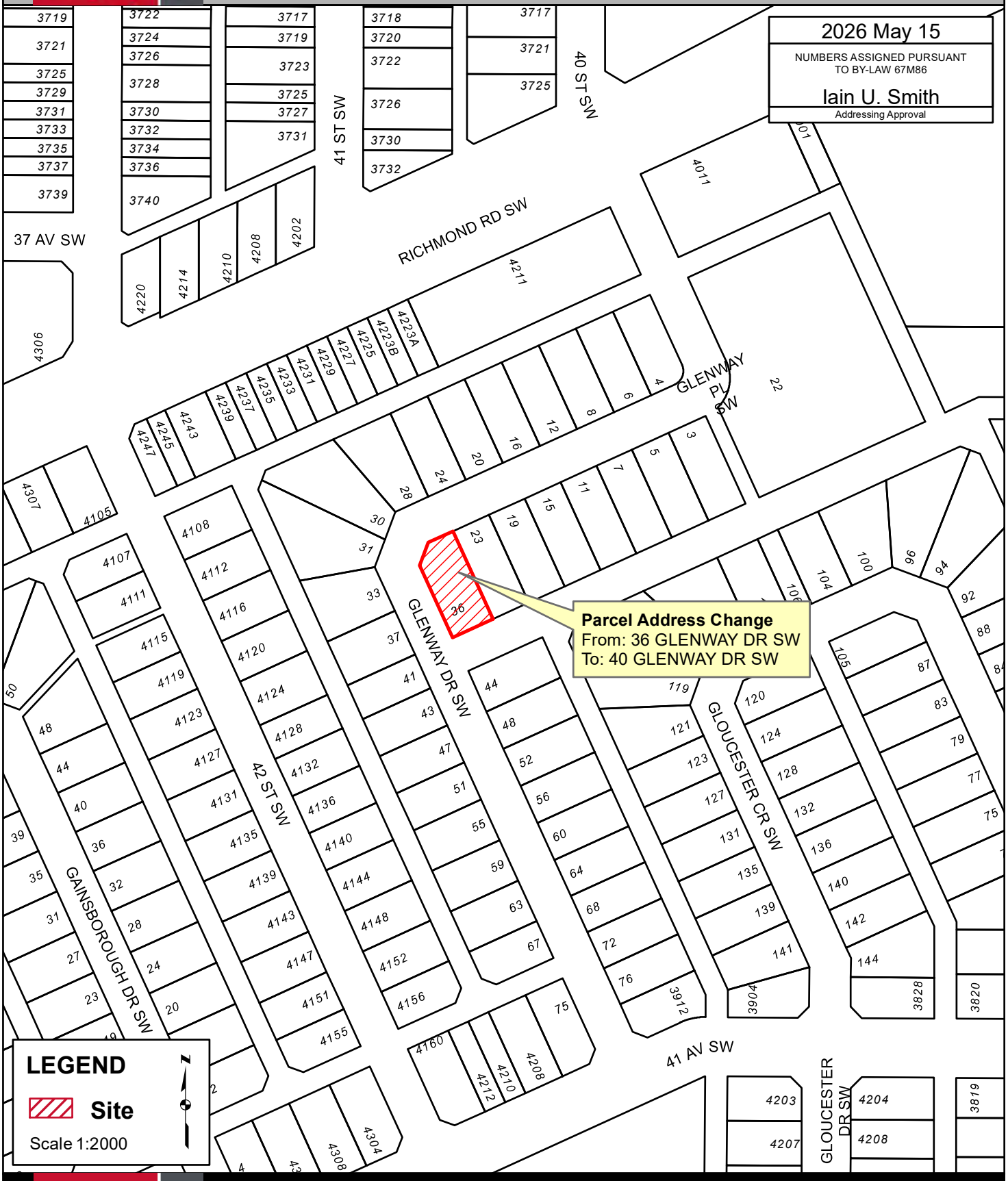
40 GLENWAY DR SW

2026 May 15

NUMBERS ASSIGNED PURSUANT TO BY-LAW 67M86

Iain U. Smith

Addressing Approval



calgary.ca | call 3-1-1

Date Plotted: May 19, 2026

SDAB2026-0086

March 12, 2026

TRICOR DESIGN GROUP

[redacted]

Dear Ahmed:

RE: Detailed Review (DR)

Development Permit Number: DP2026-00577

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

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

This information must be received, in its entirety, no later than May 11, 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 368-338-4729 or by email at Justyna.Garbos@calgary.ca.

Sincerely,

Justyna Garbos, MCIP RPP
Senior Planner, Community Planning South

Detailed Review 1 – Development Permit

Application Number:	**DP2026-00577**
Application Description:	New: Rowhouse Building (1 building), Secondary Suite (5 suites), Accessory Residential Building (garage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	36 GLENWAY DR SW
Community:	GLAMORGAN
Applicant:	TRICOR DESIGN GROUP
Date DR Sent:	March 12, 2026
Response Due Date:	May 11, 2026
Development Applications Review Team	
Planning:	JUSTYNA GARBOS 368-338-4729 Justyna.Garbos@calgary.ca
Utility Engineering:	STEVEN MEDEIROS 587-216-6111 Steven.Medeiros@calgary.ca
Mobility Engineering:	AL HOPKINS 587-573-5946 Alan.Hopkins@calgary.ca

General Comments

This Development Permit application is for one, two-storey rowhouse with five dwelling units and five secondary suites, and a one-storey accessory residential building (garage) containing five motor vehicle parking stalls. The rowhouse's dwelling units will be arranged so that four of them will face west and the fifth unit will face north. Four of the five suites will have entrances on the eastern wall of the building, and the fifth suite will be accessed from the north. The garage will be accessed from Glenway Dr. SW by way of the gravel lane running along the southern property line. Two bicycle storage lockers will be located adjacent to the western wall of the garage. The waste and recycling bins will be stored along the western property line in the southwest corner of the property. The bins will be screened from Glenway Dr. SW by a fence.

Comments on Relevant City Policies

This property is just outside of the Westbrook Communities Local Area Plan. On Map 1 of the Municipal Development Plan (MDP), the property is categorized as being within an Established Area type of the Developed Residential Area typology.

Richmond Rd. SW is located about 230 metres from the property. The road is identified in the MDP as a Neighbourhood Main Street and Neighbourhood Boulevard and is part of the Primary

Transit Network. The Community Activity Centre on the northeast corner of Sarcee Trail SW and Richmond Rd. SW is located about one kilometre west of the property. The proposed development complies with the transit-supportive land use policies within the MDP.

Bylaw Discrepancies		
Regulation	**Standard**	**Provided**
542 Landscaping Requirements	(4) All setback areas adjacent to a street, except for those portions specifically required for motor vehicle access, must be a landscaped area.	Plans indicate a portion of the west setback area adjacent to the street (Glenway Drive SW), is not landscaped area, rather part of the waste and recycling facilities.
	(6) Any part of the parcel used for motor vehicle access, motor vehicle parking stalls, loading stalls and garbage or recycling facilities must not be included in the calculation of a landscaped area.	Amend the plans to move the waste and recycling facilities out of the minimum required 0.6m setback area as measured from the western property line and replace the area with landscaping.

Prior to Decision Requirements

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

Planning

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

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

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

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

3. Submit a letter from ENMAX Corporation, and any associated plans, indicating that the conflicts, noted below/attached, have been addressed.

   a. The proposed garage's (Stall #5) door opening, per attached Site Plan, conflicts with existing ENMAX utility pole. Please revise design or contact getconnected@enmax.com to initiate a Project Work Order (PWO) to move/relocate ENMAX power pole.
   b. The proposed tree's expected mature height, per attached Landscape Plan, does not meet ENMAX required horizontal clearance from three-phase overhead power line. Please see below link for tree planting guidelines: www1.enmax.com/outages-and-safety/safety-guidelines/trees-and-power-lines

   If you have questions regarding the conflicts, please contact Rodel Santiago at EPC_Permits@enmax.com or at 403-514-2066 to further discuss resolution options for this conflict.

4. Amend the plans to minimize overlook into and ensure the privacy of the eastern neighbouring living space and rear yard through the use of privacy-mitigating measures such as window style, frosting or removal of all windows above the first storey of Units #3, #4 and #5.

5. The Tree Schedule currently identifies trees only as deciduous, coniferous, or bush. Additional detail is required. Please amend the plans to identify the species of all existing public trees and shrubs located within 6.0 metres of the development site. As per the Public Tree Protection Bylaw, Complete Application Requirement List, and the Parks' *Development Guidelines and Standard Specifications - Landscape Construction (current edition)*, provide the following information:

   a. Tree species (Example: Paper Birch Tree, or Lilac Bush);
   b. T-4 is a public tree, amend the location to "In City Property".

   Note: Urban Forestry will allow removal of T-4 and require compensation for its value.

6. Urban Forestry is not in support of the removal of public tree T-3. The proposed concrete walkway from unit 1 to Glenway Drive SW is within 3m of the T-3. Amend the plans to connect the walkways and curve it west as it joins the city sidewalk to retain T-3.

   Add a note to the site plan that "An Urban Forestry Technician must be on-site during excavation of the proposed concrete walkway from unit 1 in order to mitigate any damage to adjacent public trees. Contact Urban Forestry at 311 at least three (3) business days in advance of excavation."

7. The proposed private planting includes Northwest Poplar planted beside walkways and Colorado Blue Spruce planted between walkways. Both trees are very large and the proposed locations are not appropriate for expected tree

growth. Amend the plan to include with alternate tree species for private plantings.

Note: Alternative tree species can be found in our Low Water Tree and Shrub Tables in the Land Use Bylaw, Section 556. Also look for hardy drought tolerant tree and shrub species in our: City Yard Smart webpage.

Utility Engineering

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

   Letters must be submitted prior to next DR submission via email to:

   WA-ResourcesDevelopmentApprovals@calgary.ca.

   The available fire flow in the City's public water network is 10,000 LPM (1 hydrant flow) with 15m residual pressure under normal operating conditions. If the City water network does not have the flows available to meet the fire flow requirements of the developing property, the design of the building may need to be altered or the public water system may need to be upgraded at the developer's expense. If a fire sprinkler / standpipe system is to be installed, please provide the design flow/pressure requirement in the required fire flow letter, so Utility Specialists can evaluate if the existing public system can support the fire sprinkler/ standpipe system design.

Mobility Engineering

9. Amend the plans to include sidewalk widening for the portion across the lane.

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

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

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

Utility Engineering

12. Amend the plans to:

    Utility Specialists - Water Servicing
    a. Indicate an adequate water meter area where the services (50mm and smaller) enter the building,
    b. Indicate an adequate water meter area where the services enter the building,
    c. Indicate and dimension a minimum 2.0m vertical clearance for the proposed water meter room/area on all relevant plans, details and sections
    f. Amend DP plans to show water meter room on Basement Floor Plan sheet, size meter room according to the amount of meters required. (ex. if each suite will be metered, then 10 meters will be required).

13. 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

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

Based on the information provided with the initial submission, the preliminary estimate is **$19,627.00.**

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

To obtain an off-site levy agreement or for further information, contact the Infrastructure Strategist, Development Commitments, at 587-215-6253 OR yunpeng.qin@calgary.ca OR offsitelevy@calgary.ca.

Mobility Engineering

15. 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 sidewalks adjacent to Glenway Drive SW. incl laneway,
    b. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.

    * This application may be eligible for The City of Calgary's Missing Middle Sidewalk Incentive Program. More details are located in the following Advisory conditions of this document.
    Missing Middle Sidewalk Incentive Program

16. Remit payment (certified cheque, bank draft) for the proposed streetlight upgrades adjacent to Glenway Drive SW., 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

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

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

19. 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.

20. 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.

21. 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.

22. Prior to issuance of a development completion permit, provide copies of the land titles and registered subdivision or bare land condominium plan. These documents must comply with the Land Use Bylaw 1P2007 requirements that prohibit more than one Secondary Suite per parcel or bare land unit containing a Dwelling Unit.

23. This approval is based on material submitted in conjunction with the application, and should any aspect of the use change to an extent that any objections are raised, the permit may be revoked.

24. 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 Stalls identified on the approved plans have been completed, are fully operational, and support level 2 EVSE installation (charger).

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

26. In order to ensure the integrity of existing public trees and roots, construction access is only permitted through the rear lane and outside the dripline of public tree(s), per the approved Tree Protection Plan.

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

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

29. 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).

30. 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.

31. The submitted plans indicate that the removal of existing public trees is necessary. As per the City of Calgary Tree Protection By-law, a letter of authorization to remove public trees is required from Parks Urban Forestry. The applicant is to contact Urban Forestry at 311 or email tree.protection@calgary.ca to make arrangements for the letter and compensation.

Utility Engineering

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

33. 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).

34. 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).

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

36. 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.

37. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within the utility rights-of-way.

38. The waste and recycling enclosure shall be kept in a good state of repair at all times and the doors shall be kept closed while the enclosures are not actively in use for delivery or removal of refuse.

39. After approval of the Development Permit but prior to issuance of a Development Completion Permit or any occupancy of the building, payment shall be made for off-site levies pursuant to Bylaw 1H2024.

Mobility Engineering

40. 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.

41. 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

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

Advisory Comments

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

Planning

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

44. 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.

45. 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.

46. 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.

47. 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.

48. 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.

49. If clearance pruning of public trees is required, Urban Forestry must be notified (minimum two business days notice) and an indemnified contractor must be used at the applicant's expense. Please contact Urban Forestry at 311 for more information.

50. An Urban Forestry Technician must be on-site to mitigate possible root damage to adjacent public trees during walkway installation. Prior to construction, contact

Urban Forestry at 311 and ask to speak to an Urban Forestry Technician. Urban Forestry requires minimum two business days' notice prior to meeting onsite.

51. Tree plantings within City of Calgary boulevards and/or right of ways are subject to approval from Utility Line Assignment and Parks. No person shall plant trees or shrubbery on City Lands without prior written authorization from the Manager, Parks and in the case of walkways, medians, boulevards, and road rights of way, without additional prior written authorization from the Manager, Development Engineering.

52. 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.

53. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. Individual Public Trees can have values ranging in the thousands of dollars depending on size and species. For example, a 50-cm diameter American Elm can have a value of **$8,300**. For further information on tree value and compensation please call 311 or visit www.calgary.ca/parks. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist. Arborists are found in the telephone directory under 'Tree Service.'

54. 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 **$5,158.14**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist. Arborists are found in the telephone directory under 'Tree Service.'

55. The submitted plan indicates public tree(s) are to be removed. For each public tree removed with monetary value, compensation includes the value of 1 replacement tree at no additional cost. Planting will occur upon request in the following spring or fall depending on nursery tree availability. Trees are planted in the nearest suitable location pending Line Assignment approval and other required setbacks. Please follow the instructions in your Tree Removal Approval Letter to request your new tree(s).

Utility Engineering

56. 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.

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

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

58. Prior to the commencement of construction, alteration or demolition operations, a Fire Safety Plan, accepted in writing by the Fire Department and the authority having jurisdiction, shall be prepared for the site and conform to the requirements of Section 5.6 (Construction and Demolition Sites) of the National Fire Code (Alberta Edition). Visit https://www.calgary.ca/csps/fire/fire-codes/fire-safety-plans.html for more information on Fire Safety Plan requirements.

59. A new water connection is required to service the development and is available from rear lane (150 CI).

60. Show details of servicing and metering on Development Site Servicing Plan. Provide adequate water meter locations (100mm or larger, room adjacent to an exterior wall; 50mm or less, label water meter location) where services enter building. If static pressure exceeds 550 kPa install pressure reducing device after meter.

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

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

63. Redundant services are to be disconnected at the source and new service installed at the owners expense.

64. Each unit must be individually metered.

65. If further subdivision occurs in the future (including strata subdivisions), each titled parcel must have separate service connections to public mains (water and sanitary). Contact Utility Specialists for additional details.

66. 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.

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

68. A new sanitary connection is required to service the development and is available from rear lane (300 CONC).

69. A new storm sewer connection is required to service this development and is available from rear lane (1350 CONC).

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

71. Surface ponding (trapped lows) should be designed to contain all the flow generated from the 100-year storm events.

72. Where possible, discharge of roof leaders should be directed onto grassed or pervious areas to help reduce the volume of runoff. Alternatively, the roof leaders may be directed to the on-site storm sewer system.

73. Each building shall be separately serviced from an on-site sanitary main except for ancillary buildings that are required and form an integral part of the development.

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

75. Weeping tile is required to tie to the storm sewer unless a qualified soils consultant has determined otherwise. The consultant shall use the criteria set out in Section 3.3.6.8 of the Stormwater Management & Design Manual. A letter with

the appropriate elevations (in metric geodetic) and information will be required by Utility Specialists.

76. The gravel blanket below footing and basement slab will not be considered a substitute for weeping tile around the building footing.

77. As per The City of Calgary Drainage Bylaw 37M2005, the developer, and those under their control, are responsible for ensuring that a Drainage Permit is obtained from Utility Specialists prior to discharging impounded runoff (caused by rainfall and/or snowmelt) seepage or groundwater from construction site excavations or other areas to a storm sewer. The developer, and those under their control, is responsible for adhering to all conditions and requirements stipulated in the Drainage Permit at all times. For further information, contact the Corporate Call Centre at 311 or visit http://www.calgary.ca/UEP/Water/Pages/Watersheds-and-rivers/Erosion-and-sediment-control/Report-and-Drawings-Templates-and-Guides.aspx (Drainage Permit applications can be downloaded from this website).

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

79. The available fire flow in the adjacent City water main is 10,000 LPM with 15m residual pressure under normal operating conditions.

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

81. Developers can apply for reimbursement of construction costs up to $50,000 for on-site stormwater storage. Eligible developments are multi-residential or mixed-use with multi-residential components, with on-site stormwater storage in compliance with City requirements. Potential reimbursement from the Stormwater Incentive Program may be available. This program provides the potential for the repayment of the costs associated with onsite storage requirements. The Stormwater Onsite Storage Pilot project uses funds from the Housing Accelerator Fund to fund storage for residential developments. For more information and to apply please contact Stormwater@calgary.ca.
Please refer to the Stormwater Incentive Program website for more information.

82. No encroachments are permitted above or below grade in City rights-of-way.

83. Locate any/all utilities in the field.

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

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

The applicant must first submit their plans through the Calgary Parks email intake parksapprovals@calgary.ca. Calgary Parks will then apply for a Line Assignment from ROW Management Service for tree planting in the public Rights-of-Way

(boulevard). This type of application consists of a cover letter requesting approval to plant trees, and a digital drawing in MicroStation .dgn format is preferred and makes for an easier review. If a .dgn cannot be provided a pdf copy of the landscape plans may be accepted.

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

85. 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

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

87. 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.

88. 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

89. 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.

90. Garage aprons / parking stalls at the 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.

91. 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.

92. You may be eligible for The City of Calgary's newly launched Missing Middle Sidewalk Incentive Program! Through the Program, developers can receive financial support to offset the cost of sidewalk upgrades required for new rowhouse and townhouse projects. The City is allocating $4 million from the Housing Accelerator Fund to cover 50% of eligible sidewalk

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

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

MARCH. 23, 2026

City of Calgary
PO Box 2100 Stn. M
Calgary, AB T2P 2M5

SUBJECT: **DTR#1 Response / Development Permit DP2026-00577**

PROJECT: New: Rowhouse Building (1 building), Secondary Suite (5 suites), Accessory Residential Building (garage).

LOCATION: 36 Glenway drive SW, CALGARY, ALBERTA

Hi Justyna,

In response to receiving DTR1 of our Development Permit **DP2026-00577**, please find below our response on the comments received as following:

Bylaw Discrepancies:

Regulation	Comment by City	Action by Applicant
542 landscaping requirements	Plans indicate a portion of the west setback area adjacent to the street, is not landscaped area, rather part of the waste and recycling facilities.	Plans are updated to relocate the waste and recycling. However, relaxation is needed for garage setback from Glenway drive SW. **Ref. to rationale below.**

Prior to Decision Requirements:

Regulation	Comment by City	Action by Applicant
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 ……	**Amended plans submitted to Comply**
2	Amend plans to address the bylaw discrepancies noted on page 3 of this document. Alternatively, provide planning rationale in a written submission supporting any proposed relaxations to address the bylaw discrepancies noted on page 3 of this document.	**Amended plans submitted to Comply**

#202 – 4216 10TH STREET NE, CALGARY, AB T2E 6K3
PH. [redacted]

SDAB2026-0086

3	Submit a letter from Enmax Corporation and any associated plans, indicating that the conflicts, noted below/ attached, have been addressed…….	Files updated to resolve the Enmax conflict, Confirmation letter will be submitted once received from Enmax.
4	Amend the plans to minimize the overlook into and ensure the privacy of the eastern neighboring living space and rear yard through……	Windows are obscured for privacy of the neighbors.
5	The tree schedule currently identifies trees only as deciduous, coniferous or bush. Additional details required.	Information added for T3, Information for T4 is not available on Urban forestry website.
6	Urban forestry is not in support of the removal of T3, The proposed concrete walkway from unit 1 to Glenway drive SW is within 3m……	Walkways are updated to protect tree T3.
7	The proposed private planting includes Northwest poplar planted beside walkways and Colarado Blue spruce planted between walkways……	Proposed trees changed as per the comment.
8	Submit a fire flow letter…….	**In progress.**
9.	Amend the plans to include sidewalk widening for the portions across the lane.	Note added as per the comment.

Prior to Release Requirements:

Regulation	Comment by City	Action by Applicant
10.	The prior to release requirements will be finalized at the time of Development authority…..	
11.	Submit a complete digital set of the amended plan in pdf format……	**In progress.**
12.	Amend the plan to : Utility Specialist- water servicing a. Indicate and adequate water meter area…… b. Indicate ……	**Detailed plan will be provided at DSSP stage.**
13.	After the Development Permit is approved but prior to its release, the landowner shall make payment of off-site levies pursuant to Bylaw 1H2024……	**In progress.**
Regulation	Comment by City	Action by Applicant

14	After the Development permit is approved but prior to release, the landowner shall make an…….	**In progress.**
15.	Remit a performance security deposit for the proposed infrastructure……	**In progress.**
16.	Remit payment for the proposed streetlight upgrades….	**In progress.**

Rationale :-

Additional changes.

The siting of the proposed garage has been directly influenced by the presence of an existing utility pole along the lane, which constrains the available placement options on site. In response to this constraint, the garage has been strategically shifted toward the street-facing side of the parcel to maintain safe and functional access.

As a result of this adjustment, the garbage and bicycle storage areas have been located along the opposite side of the property, adjacent to the neighboring parcel. To ensure safe, convenient, and code-compliant access to these service areas, a clear pedestrian walkway of 1.20 m has been provided. This dimension is considered necessary to accommodate comfortable movement, including maneuvering bicycles and waste bins.

In order to achieve this functional walkway width within the constrained site conditions, the garage setback has been marginally reduced to 0.99 m, where 1.20 m is otherwise required. The requested relaxation is minor in nature and does not negatively impact adjacent properties, streetscape conditions, or overall site functionality.

Given that the design response is driven by an existing physical constraint and prioritizes safe and practical access, the relaxation of the garage setback along 36 Glenway Drive SW is considered reasonable and appropriate.

Regards,

Simranjeet Kaur

Architectural Technologist

Tricor Design Group Inc.

April 13, 2026

TRICOR DESIGN GROUP
Gouda, Ahmed
[redacted]

Dear Ahmed:

RE: Detailed Review (DR)

Development Permit Number: DP2026-00577

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

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

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

Should you have any questions or concerns, please contact me at 368-338-4729 or by email at Justyna.Garbos@calgary.ca.

Sincerely,

JUSTYNA GARBOS
Senior Planner - DART

Detailed Review 2 – Development Permit

Application Number:	**DP2026-00577**
Application Description:	New: Rowhouse Building (1 building), Secondary Suite (5 suites), Accessory Residential Building (garage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	36 GLENWAY DR SW
Community:	GLAMORGAN
Applicant:	TRICOR DESIGN GROUP
Date DR Sent:	April 13, 2026
Response Due Date:	June 12, 2026
Development Applications Review Team	
Planning:	JUSTYNA GARBOS 368-338-4729 Justyna.Garbos@calgary.ca
Utility Engineering:	STEVEN MEDEIROS 587-216-6111 Steven.Medeiros@calgary.ca
Mobility Engineering:	AL HOPKINS 587-573-5946 Alan.Hopkins@calgary.ca

General Comments

This Development Permit application is for one, two-storey rowhouse with five dwelling units and five secondary suites, and a one-storey accessory residential building (garage) containing five motor vehicle parking stalls. The rowhouse's dwelling units will be arranged so that four of them will face west and the fifth unit will face north. Four of the five suites will have entrances on the eastern wall of the building, and the fifth suite will be accessed from the north. The garage will be accessed from Glenway Dr. SW by way of the gravel lane running along the southern property line. Three bicycle storage lockers and the waste and recycling bins will be located in the southeast corner of the property. The lockers will be arranged along the eastern property line, and the bins will be along the eastern wall of the garage with a 1.2-mertre wide concrete walkway separating them. The lockers and bins will be screened from the neighbouring property and the rear lane by a two-metre high fence.

Comments on Relevant City Policies

This property is just outside of the Westbrook Communities Local Area Plan. On Map 1 of the Municipal Development Plan (MDP), the property is categorized as being within an Established Area type of the Developed Residential Area typology.

Richmond Rd. SW is located about 230 metres from the property. The road is identified in the MDP as a Neighbourhood Main Street and Neighbourhood Boulevard and is part of the Primary Transit Network. The Community Activity Centre on the northeast corner of Sarcee Trail SW and Richmond Rd. SW is located about one kilometre west of the property. The proposed development complies with the transit-supportive land use policies within the MDP.

Bylaw Discrepancies
None noted.

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 Site Plans A-002 and A-003 by revising the "conc. walkway" notation adjacent to the garage doors to "conc. apron." This portion of concrete is to form part of the access apron to the garage as is typical of the vehicle entry.

3. Amend Landscape Plans A-007 and A-008 by removing the waste and recycling bins and bike lockers from the hard landscaping calculation and recalculating the hard, soft and total landscaping areas.

4. The Tree Schedule currently identifies trees only as deciduous, coniferous, or bush. Additional detail is required. Please amend the plans to identify the species of all existing public trees and shrubs located within 6.0 metres of the

development site. As per the Public Tree Protection Bylaw, Complete Application Requirement List, and the Parks' *Development Guidelines and Standard Specifications - Landscape Construction (current edition)*, provide the following information:

a. Tree species (Example: Paper Birch Tree, or Lilac Bush);
b. T-4 is a public tree, amend the location to "In City Property".

Note: Urban Forestry will allow removal of T-4 and require compensation for its value.

DR2

The tree schedule incorrectly identifiesT-3 as Green Ash. T-3 is Crabapple, and T-4 is Green Ash. Amend the plans to reflect the correct tree species

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

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

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

7. The tree schedule incorrectly identifies T-3 as a Green Ash. T-3 is Crabapple, and T-4 is Green Ash. Amend the plans to reflect the correct tree species.

Utility Engineering

8. 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

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

   Based on the information provided with the initial submission, the preliminary estimate is **$19,627.00.**

   Note(s):
   -Should payment be made prior to release of the development permit, an Off-Site Levy Agreement will not be required.
   -Include the completed Payment Submission Form, which was emailed to the applicant.

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

To obtain an off-site levy agreement or for further information, contact the Infrastructure Strategist, Development Commitments, at 587-215-6253 OR yunpeng.qin@calgary.ca OR offsitelevy@calgary.ca.

Mobility Engineering

10. 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 sidewalks adjacent to Glenway Drive SW. incl laneway,
    b. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.

    * This application may be eligible for The City of Calgary's Missing Middle Sidewalk Incentive Program. More details are located in the following Advisory conditions of this document.
    Missing Middle Sidewalk Incentive Program

11. Remit payment (certified cheque, bank draft) for the proposed streetlight upgrades adjacent to Glenway Drive SW., 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

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

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

14. 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.

15. 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.

16. 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.

17. Prior to issuance of a development completion permit, provide copies of the land titles and registered subdivision or bare land condominium plan. These documents must comply with the Land Use Bylaw 1P2007 requirements that prohibit more than one Secondary Suite per parcel or bare land unit containing a Dwelling Unit.

18. This approval is based on material submitted in conjunction with the application, and should any aspect of the use change to an extent that any objections are raised, the permit may be revoked.

19. 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 Stalls identified on the approved plans have been completed, are fully operational, and support level 2 EVSE installation (charger).

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

21. In order to ensure the integrity of existing public trees and roots, construction access is only permitted through the rear lane and outside the dripline of public tree(s), per the approved Tree Protection Plan.

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

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

24. 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).

25. 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.

26. The submitted plans indicate that the removal of existing public trees is necessary. As per the City of Calgary Tree Protection By-law, a letter of authorization to remove public trees is required from Parks Urban Forestry. The applicant is to contact Urban Forestry at 311 or email tree.protection@calgary.ca to make arrangements for the letter and compensation.

Utility Engineering

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

28. 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).

29. 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).

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

31. 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.

32. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within the utility rights-of-way.

33. The waste and recycling enclosure shall be kept in a good state of repair at all times and the doors shall be kept closed while the enclosures are not actively in use for delivery or removal of refuse.

34. After approval of the Development Permit but prior to issuance of a Development Completion Permit or any occupancy of the building, payment shall be made for off-site levies pursuant to Bylaw 1H2024.

Mobility Engineering

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

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

Advisory Comments

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

Planning

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

39. 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.

40. 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.

41. 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.

42. 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.

43. 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.

44. If clearance pruning of public trees is required, Urban Forestry must be notified (minimum two business days notice) and an indemnified contractor must be used at the applicant's expense. Please contact Urban Forestry at 311 for more information.

45. An Urban Forestry Technician must be on-site to mitigate possible root damage to adjacent public trees during walkway installation. Prior to construction, contact

Urban Forestry at 311 and ask to speak to an Urban Forestry Technician. Urban Forestry requires minimum two business days' notice prior to meeting onsite.

46. Tree plantings within City of Calgary boulevards and/or right of ways are subject to approval from Utility Line Assignment and Parks. No person shall plant trees or shrubbery on City Lands without prior written authorization from the Manager, Parks and in the case of walkways, medians, boulevards, and road rights of way, without additional prior written authorization from the Manager, Development Engineering.

47. 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.

48. 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 **$5,158.14**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist. Arborists are found in the telephone directory under 'Tree Service.'

49. The submitted plan indicates public tree(s) are to be removed. For each public tree removed with monetary value, compensation includes the value of 1 replacement tree at no additional cost. Planting will occur upon request in the following spring or fall depending on nursery tree availability. Trees are planted in the nearest suitable location pending Line Assignment approval and other required setbacks. Please follow the instructions in your Tree Removal Approval Letter to request your new tree(s).

Utility Engineering

50. 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.

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

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

52. Prior to the commencement of construction, alteration or demolition operations, a Fire Safety Plan, accepted in writing by the Fire Department and the authority having jurisdiction, shall be prepared for the site and conform to the requirements of Section 5.6 (Construction and Demolition Sites) of the National Fire Code (Alberta Edition). Visit https://www.calgary.ca/csps/fire/fire-codes/fire-safety-plans.html for more information on Fire Safety Plan requirements.

53. A new water connection is required to service the development and is available from rear lane (150 CI).

54. 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.

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

56. 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.

57. Redundant services are to be disconnected at the source and new service installed at the owners expense.

58. Each unit must be individually metered.

59. If further subdivision occurs in the future (including strata subdivisions), each titled parcel must have separate service connections to public mains (water and sanitary). Contact Utility Specialists for additional details.

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 rear lane (300 CONC).

63. A new storm sewer connection is required to service this development and is available from rear lane (1350 CONC).

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

65. Surface ponding (trapped lows) should be designed to contain all the flow generated from the 100-year storm events.

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. Each building shall be separately serviced from an on-site sanitary main except for ancillary buildings that are required and form an integral part of the development.

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

69. Weeping tile is required to tie to the storm sewer unless a qualified soils consultant has determined otherwise. The consultant shall use the criteria set out in Section 3.3.6.8 of the Stormwater Management & Design Manual. A letter with the appropriate elevations (in metric geodetic) and information will be required by Utility Specialists.

70. The gravel blanket below footing and basement slab will not be considered a substitute for weeping tile around the building footing.

71. 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).

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

73. The available fire flow in the adjacent City water main is 10,000 LPM with 15m residual pressure under normal operating conditions.

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

75. Developers can apply for reimbursement of construction costs up to $50,000 for on-site stormwater storage. Eligible developments are multi-residential or mixed-use with multi-residential components, with on-site stormwater storage in compliance with City requirements. Potential reimbursement from the Stormwater Incentive Program may be available. This program provides the potential for the repayment of the costs associated with onsite storage requirements. The Stormwater Onsite Storage Pilot project uses funds from the Housing Accelerator Fund to fund storage for residential developments. For more information and to apply please contact Stormwater@calgary.ca.
Please refer to the Stormwater Incentive Program website for more information.

76. No encroachments are permitted above or below grade in City rights-of-way.

77. Locate any/all utilities in the field.

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

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

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

    The following information is required on the tree planting plans:

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

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

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

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

82. 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

83. 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.

84. Garage aprons / parking stalls at the 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.

85. 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.

86. You may be eligible for The City of Calgary's newly launched Missing Middle Sidewalk Incentive Program! Through the Program, developers can receive financial support to offset the cost of sidewalk upgrades required for new rowhouse and townhouse projects. The City is allocating $4 million from the Housing Accelerator Fund to cover 50% of eligible sidewalk

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

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

APRIL. 13, 2026

City of Calgary
PO Box 2100 Stn. M
Calgary, AB T2P 2M5

SUBJECT: **DTR#2 Response / Development Permit DP2026-00577**

PROJECT: New: Rowhouse Building (1 building), Secondary Suite (5 suites), Accessory Residential Building (garage).

LOCATION: 36 Glenway drive SW, CALGARY, ALBERTA

Hi Justyna,

In response to receiving DTR2 of our Development Permit **DP2026-00577**, please find below our response on the comments received as follows:

Prior to Decision Requirements:

Regulation	Comment by City	Action by Applicant
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 ……	**Amended plans submitted to Comply**
2	Amend Site plans A-002 and A-003 by revising the conc. Walkway notation adjacent to the garage doors to conc. Apron. This portion of the concrete is to form part of the access apron to the garage as is typical of the vehicle entry.	Note updated as per the comment. **Amended plans submitted to Comply**
3	Amend the landscape plan A-007 and A-008 by removing the waste and recycling bins and bike lockers from the hard landscaping calculation and recalculating the hard and soft total landscaping areas.	Landscape calculation updated as per the comment. **Amended plans submitted to comply.**
4	DR2 The tree schedule incorrectly identifies T-3 as green ash. T-3 is Crabapple, and T-4 is Green Ash. Amend the plans to reflect the correct tree species.	Tree schedule updated as per the comment.

TH
PH [redacted]

Prior to Release Requirements:

Regulation	Comment by City	Action by Applicant
5.	The prior to release requirements will be finalized at the time of Development authority….	
6.	Submit a complete digital set of the amended plan in pdf format……	**In progress.**
7.	The tree schedule incorrectly identifies T-3 as a Green Ash. T-3 is Crabapple, and T-4 is Green Ash. Amend the plans to reflect the correct tree species.	**Tree schedule updated as per the comment.**
Regulation	Comment by City	Action by Applicant
8.	Submit a development site servicing Plan for review and acceptance from utility specialist…….	**In progress.**
9.	After the Development permit is approved but prior to release, the landowner shall make an…….	**In progress.**
10.	Remit a performance security deposit for the proposed infrastructure……	**In progress.**
11.	Remit payment for the proposed streetlight upgrades….	**In progress.**

Regards,

Simranjeet Kaur

Architectural Technologist

Tricor Design Group Inc.

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

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

Date:	February 24, 2026
Date Received:	February 5, 2026
BLC BY:	**Nicole Cornish**
Review Required:	COMPLETE

D.P. #	**2026-00577**

For Internal Distribution Only

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

Floodway/Floodfringe/Overland Flow

DOES NOT APPLY

If applicable Complete Flood Sheet

Hertiage Guidelines Area

Not Located within Heritage Guideline Area

If Applicable Disregard Contextual Rules

Public Realm Setbacks					
Rd / St / Av	**N/A**	**Required**		**Provided**	
Rd / St / Av		**Required**		**Provided**	
Rd / St / Av		**Required**		**Provided**	

Main Floor Elevation(S):		***Roof Peak Elevation(s):***	
Unit 1	**1132.31**	**Unit 1**	**1142.37**
Unit 2		**Unit 2**	

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

Notes:

March 11, 2026 - corrected Class 1 Bike Stall count as there is a U rack inside each individual bike locker.

SDAB2026-0086

Part 4 A to Z Use and Use Rules			D.P. # 2026-00577			
Section / Use	**Type**	**Requirements**	**Evaluation**			
287 Rowhouse	Compulsory	(i) contains three or more Dwelling Units, located side by side and separated by common party walls extending from foundation to roof;	**C**	**N/C**	**N/A**	**N/I**
		(ii) where one façade of each Dwelling Unit directly faces a public street;	**C**	**N/C**	**N/A**	**N/I**
		(iii) where no intervening building is located between the street facing façade of each Dwelling Unit and the adjacent public street;	**C**	**N/C**	**N/A**	**N/I**
		(iv) where each Dwelling Unit has a separate direct entry from grade to an adjacent public sidewalk or an adjacent public street;	**C**	**N/C**	**N/A**	**N/I**
		(v) where no Dwelling Unit is located wholly or partially above another Dwelling Unit; and	**C**	**N/C**	**N/A**	**N/I**
		(vi) may contain a Secondary Suite within a Dwelling Unit in a district where a Secondary Suite is a listed use and conforms with the rules of the district;	**C**	**N/C**	**N/A**	**N/I**
295 Secondary Suite	Compulsory	(i) contains two or more rooms used or designed to be used as a residence by one or more persons;	**C**	**N/C**	**N/A**	**N/I**
		(ii) contains a kitchen, living, sleeping and sanitary facilities;	**C**	**N/C**	**N/A**	**N/I**
		(iii) is self-contained and located within a Dwelling Unit;	**C**	**N/C**	**N/A**	**N/I**
		(iv) must not be located in a Dwelling Unit where another Dwelling Unit is located wholly or partially above or below the Dwelling Unit containing the Secondary Suite; and	**C**	**N/C**	**N/A**	**N/I**
		(v) is considered part of and secondary to a Dwelling Unit;	**C**	**N/C**	**N/A**	**N/I**

Page 3

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

D.P. # 2026-00577

Rule	Requirements	Notes	Evaluation Provided/Variance				
Secondary Suites	If applicable please refer to Secondary Suites Form		See Attached	N/A	N/I		
537 Building Setback from Front Property line	The minimum building setback from a front property line is 3.0m	NORTH to build-out To foundation	3.07 3.22	0.07 0.22		Not Rounded	
334 Projections into Setback Areas	(3) Portions of a building below the surface of the ground may extend without any limits into a setback area, with the exception of the required front setback area.		C	N/C	N/A	N/I	
336 Projections Into Front Setback Area	(1) Unless otherwise referenced in subsection (6), bay windows and eaves may project a max. of 0.6 m into the front setback area.	NORTH	0.39	-0.21		Rounded	
	(2) Landings, ramps other than wheelchair ramps and stairs may project into a front setback area provided: (a) they provide access to the main floor or lower level of the building; and		C	N/C	N/A	N/I	
	(2) Landings, ramps other than wheelchair ramps and stairs may project into a front setback area provided: (b) the area of a landing does not exceed 2.5m²		2.23 1.60	-0.27 -0.90		Rounded Rounded	
	(5) In a Developed Area, a porch may project a maximum of 1.8m into a front setback area where: (a) it forms an entry to the main floor of a Dwelling Unit of a main residential building; (b) the setback of the porch from the front property line is not less than the minimum setback in the district; (c) the maximum height of the porch platform is 1.2m measured from grade, excluding stairs and a landing area not exceeding 2.5m²; and (d) the portion of the porch that projects into a front setback area is unenclosed, other than by a railing, balustrade or privacy walls located on porches between attached units.		N/A			Rounded Not Rounded	
	(6) Eaves may project an additional 0.6m from a porch into the front setback area, as described in subsection (5).					Rounded	
335 Length of Portions of a Building in Setback Areas (Front)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade *(Does not apply to decks , eaves, porches, ramps, and stairs)* 1st st ____ X 40% = ____ 2nd st ____ X 40% = ____	PROVIDE LENGTH AND % VALUES				Rounded	
	(2) The max. length of an individual projection into any setback area is 3.1m					Not Rounded	
538 Block Face Requirements	(1) A minimum building setback of 1.2m is required from a side property line at least every 60.0m along the entire length of a block face. **Block Face (Property Line) Length (m):** 39.63 ***Not Applicable***		N/A			Not Rounded	
	(2) Where subsection (1) applies, the side setback area must be clear of all air conditioning units, window wells and portions of a building measured from grade to a height of 2.4m						
	(1) Subject to subsections (3) through (9), the minimum building setback from any side property line is 1.2m	EAST	3.18	1.98		Not Rounded	
	(2) Subject to subsections (3) through (7), for a laneless parcel, the minimum building setback from any side property line is: (a) 1.2m; or (b) 3.0m on one side of the parcel when no provision is made for a private garage on the front or side of a building.		N/A			Not Rounded Not Rounded	
	(3) There is no requirement for a building setback from a property line upon which a party wall is located.						
	(4) The minimum building	(a) the owner of the parcel proposed for					

	setback from a side property line may be reduced to a zero setback where:	development and the owner of the adjacent parcel register, against both titles, a 1.2m private maintenance easement.					
539 Building Setback from Side Property Line	(5) The minimum building setback from a side property line may be reduced to a zero setback where the main residential building on the adjoining parcel has a zero setback.						
	(6) For a corner parcel, the minimum building setback from a side property line shared with a street is 0.6m		NW	**0.74**	**0.14**		Not Rounded
			WEST	**2.92**	**2.32**		
			WEST to firewall	**2.76**	**2.16**		
	(7) The building setback from a side property line of 3.0m required in subsection 2(b) may be reduced to zero metres where the owner of the parcel proposed for development and the owner of the adjacent parcel registers, against both titles, a private access easement:	(a) where the width of the easement, in combination with the reduced building setback, must be at least 3.0 metres;		**N/A**			Not Rounded
		(b) that provides unrestricted vehicle access to the rear of the parcel.					
	(8) Unless otherwise referenced in subsection (9), on a laned parcel the minimum building setback from a side property line for a private garage attached to a main residential building is 0.6m						Not Rounded
	(9) On a laned parcel, the minimum building setback for a private garage attached to a main residential building that does not share a side or rear property line with a street may be reduced to zero metres where the wall of the portion of the building that contains the private garage is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel.						
337 Projections Into Side Setback Area	(1.1) Portions of a building greater than or equal to 2.4m above grade may project a max of 0.6m into any side setback area.			**N/A**			Rounded
	(1.2) Portions of a building less than 2.4m above grade may project a maximum of 0.6m,						Rounded
	(1.2) (b) for all other uses:	(i) when located on a corner parcel;		**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.		EAST WWs	**-0.91**		**-1.71**	Rounded
			WEST WWs	**-1.56**		**-2.36**	
	(2) Window wells and portions of a building, other than eaves, must not project into a 3.0m setback required on a laneless parcel.			**C**	**N/C**	**N/A**	**N/I**
	(3) Eaves may project a max. of 0.6m into any side setback area.		WEST	**-1.86**		**-2.46**	Rounded
			EAST	**-1.52**		**-2.12**	
			NW	**0.41**		**-0.19**	
	(5) Landings, ramps other than wheelchair ramps and stairs may project in a side setback area provided:	(a) they provide access to the main floor or lower level of the building;		**C**	**N/C**	**N/A**	**N/I**
		(b) the area of a landing does not exceed 2.5m^2		**2.23**		**-0.27**	Rounded
		(c) the area of any portion of a landing that projects into the side setback area does not exceed 1.8m^2	NW	**0.15**		**-1.65**	
		(d) they are not located in a 3.0m side setback area required on a laneless parcel; and		**C**	**N/C**	**N/A**	**N/I**
		(e) they are not located in a side setback area required to be clear of projections, unless pedestrian access from the front to the rear		**C**	**N/C**	**N/A**	**N/I**
	(10) Central air conditioning equipment may project a maximum of 1.0m into a side setback area:			**N/A**			Rounded
	(8) Any portion of a building that projects into a side setback area, other than eaves, landings, window wells, ramps and stairs, must not be located closer than 0.9m from the nearest front façade.			**N/A**			Not Rounded
	(9) Balconies and decks must not project into any side setback area;			**C**	**N/C**	**N/A**	**N/I** Not Rounded
	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade	PROVIDE LENGTH AND % VALUES		**%**	**Lengt**	**%**	**Lengt**

Page	*(Does not apply to decks , eaves, porches, ramps, and stairs)*							
335 Length of Portions of a Building in Setback Areas (Side)	1st st			X 40% =			**N/A**	Rounded
	2nd st			X 40% =				
	__st			X 40% =				
	__st			X 40% =				
	(2) The max. length of an individual projection into any setback area is 3.1m *(Includes Window Wells)*							Not Rounded
540 Building Setback from Rear Property Line	(1) Unless otherwise referenced in subsection (2) the minimum building setback from a rear property line is 7.5m						**N/A**	Not Rounded
	(2) On a laned or corner parcel, the minimum building setback from a rear property line is 1.2m					SOUTH	**Complies**	Not Rounded
338 Projections Into Rear Setback Area	(2) Awnings, balconies, bay windows, canopies, chimneys, decks, eaves, fireplaces, fire escapes, landings, porches, and ramps other than wheelchair ramps may project a max of 1.5m into any rear setback area.						**N/A**	Rounded
	(3) A private garage attached to a building may project without limits into a rear setback area provided it:	(a) does not exceed 4.6m in height, measured from the finished floor of the private garage;						Not Rounded
		(b) does not exceed 75.0m^2 in gross floor area for each Dwelling Unit located on the parcel.				Unit 1 Unit 2 Unit 3 Unit 4		Rounded
		(c) has no part that is located closer than 0.60m to the rear property line; and						Not Rounded
		(d) has no eave closer than 0.6m to a side property line.						
	(4) When an attached private garage has a balcony or deck, the balcony or deck must not be located within 6.0m of a rear property line or 1.2m of a side property line.					Rear Side Side		
335 Length of Portions of a Building in Setback Areas (Rear)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade *(Does not apply to decks , eaves, porches, ramps, and stairs)*					PROVIDE LENGTH AND % VALUES		Rounded
	1st st			X 40% =				
	2nd st			X 40% =				
	(2) The max. length of an individual projection into any setback area is 3.1m							Not Rounded
339 Decks	(2) The height of a deck in the Developed Area must not exceed:	(a) 1.5m above grade at any point, except where the deck is located on the same façade as the at-grade entrance to a walkout basement; and						Not Rounded
		(b) 0.3m above the main floor level of the closest main residential building on the parcel.						Not Rounded
	(2.1) Unless otherwise referenced in subsection (3), a privacy wall located on a deck:	(a) must not exceed 2.0m in height when measured from the surface of the deck; and						Not Rounded
		(b) must not be located between the foremost front façade of the main residential building and the front property line.						
	(3) A deck attached to a Semi-detached Dwelling, Rowhouse or Townhouse within 1.2m of a party wall must have a solid privacy wall that:	(a) is a min. of 2.0m in height;						Not Rounded
		(b) is a max. of 3.0m in height; and						Not Rounded
		(c) extends the full depth of the deck.						
340 Balconies	(1) Unless otherwise referenced in this Part, an open balcony must not project more than 1.85 metres from the building façade to which it is attached.							Not Rounded
	(2) Unless otherwise referenced in this Part, the floor area of a recessed balcony must not exceed 10.0m^2							Rounded
	(2.1) Unless otherwise referenced in this Part, a privacy wall located on a balcony:	(a) must not exceed 3.0m in height when measured from the surface of the balcony; and						Not Rounded
		(b) must not be located between the foremost front façade of the main residential building and front property line.						

	(3) A balcony attached to a Contextual Semi-detached Dwelling, Semi-detached Dwelling, Rowhouse Building or Townhouse within 1.2m of a party wall must have a privacy wall that:	(a) is a min. of 2.0m in height;		N/A				Not Rounded
		(b) is a max. of 3.0m in height; and						Not Rounded
		(c) extends the full depth of the balcony.						
544 Balconies	(1) Where a balcony is located on the roof of the first or second storey of a main residential building and does not overhang any façade of the storey below, the balcony may have a maximum floor area that equals 50.0 per cent of the horizontal cross section of the storey below.							Rounded
			Area of Storey Below Balcony (m²)					
	(2) A balcony attached to a Contextual Single Detached Dwelling, Contextual Semi-detached Dwelling, or Rowhouse Building that is a permitted use: *Does not apply to Discretionary Uses.*	(a) may be located on a side façade of a building:	(i) where it forms part of the front façade and is not recessed back more than 4.5m from the front façade; or					Not Rounded
			(ii) where it is on the street side of a corner parcel;					
		(b) may be located on a rear façade of a building where:	(i) it does not form part of the side façade unless the side façade is on the street side of a corner parcel;					
			(ii) a privacy wall is provided where the balcony is facing a side property line shared with a contextually adjacent building; and					
			(iii) the privacy wall is a minimum of 2.0m in height and a maximum of 3.0m in height; and	**Minimum**				Not Rounded
				Maximum				Not Rounded
		(c) must not have a balcony on the rear façade with a height greater than 6.0m, when measured vertically at any point from grade to the platform of the balcony.						
543 Amenity Space	(1) For developments of three units or more, each unit and suite must have amenity space that is located outdoors and is labelled on the required landscape plan.				**F/M Discretion**		**N/A**	**N/I**
	(2) Amenity space may be provided as common amenity space, private amenity space or a combination of both.				**Applies**		**N/A**	**N/I**
533 At Grade Orientation of Units	(1) All units must provide individual, separate, direct access to grade.				**C**	**N/C**	**N/A**	**N/I**
	(2) Units with an exterior wall facing a street must provide:	(a) an entrance that is visible from the street; and			**C**	**N/C**	**N/A**	**N/I**
		(b) sidewalks that provide direct exterior access to the unit.			**C**	**N/C**	**N/A**	**N/I**
541 Building Height	(1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum building height is 11.0m measured from grade.			NORTH	**10.79**		**-0.21**	Not Rounded
				SOUTH	**10.81**		**-0.19**	
				WEST	**10.85**		**-0.15**	
				EAST	**10.48**		**-0.52**	
	(2) Where a building setback is required from a property line shared with another parcel designated with a low density residential district, the M-CG District or H-GO District, the max building height:	(a) is the greater of:	(i) the highest geodetic elevation of a main residential building on the adjoining parcel; or		**C**	**N/C**	**N/A**	**N/I**
			(ii) 7.0m from grade; measured at the shared property line; and					
		(b) increases at a 45 degree angle to a max of 11.0m measured from grade.						
	(3) On a corner parcel, the max area of a horizontal cross section through a building at 9.5m above average grade must not be greater than 75.0% of the max area of a horizontal cross section through the building between average grade and 8.6m							Rounded
	1131.57 Prim Bldg Crnr 1		**1131.84** Prim Bldg Crnr 2	**1141.14** Geo 9.5m Abve Avrge Grade				
	1131.38 Prim Bldg Crnr 3		**1131.75** Prim Bldg Crnr 4	**1140.24** Geo 8.6m Abve Avrge Grade				
	330.85 Max. Area	X 75% =	**248.14** Max. Area allowed at 9.5m		**Percentage**			
					29.60%		**-45.40%**	
					Area (m²)			
					97.94		**-150.20**	
	(4) Where not located on a corner parcel, the maximum building height is 8.6m for any portion of a main residential building located between the rear property line and 60.0%							

	parcel depth or the contextual building depth average, whichever is greater. **Height Required Beyond** **m** **and Rear Property Line** C.A.B. #1 / C.A.B. #2 / Parcel Depth			N/A		Not Rounded
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		Rounded
532 Façade Width	The minimum width of a street facing façade of a unit is 4.2m			5.49	1.29	Not Rounded
535 Building Depth and Separation	(1) Unless otherwise referenced in subsections (2) and (3) the maximum building depth is 65.0% of the parcel depth for a building containing a unit. **65%** x **39.77** Parcel Depth = **25.90** Max Bldg Depth	SEC. 535(3) APPLIES		**Percentage (%)** **79.73%** **14.73%** **Building Depth (m)** **31.71** **5.81**		Rounded
	(2) On a laned parcel, there is no maximum building depth for a main residential building wholly contained to the rear of 40.0% parcel depth where: *Note: The Main Residential Building exempt from Building Depth must be **WHOLLY** contained within rear 60.0%; otherwise see subsection (1).*	(a) there is more than one main residential building on the parcel; (b) 50.0% or more of the units on the parcel are contained in main residential buildings located within the first 60.0% of the parcel depth; and **Parcel Depth (m)** **40% / 60.0% Parcel Depth (m)** **Total Number of Units** **Required Number of Units in Front 60.0%**		**N/A** **Number of Units within First 60.0% of Parcel Depth**		Rounded
		(c) where the minimum separation distance of the main residential buildings on the front portion of the parcel and the main residential buildings contained on the rear portion of the parcel is 6.5m		**N/A**		
	(3) For a main residential building that is located on a corner parcel there is no maximum building depth where the minimum building setback from the side property line shared with another parcel is 3.0m for any portion of the building located between the rear property line and:	(a) 50.0 per cent parcel depth; or **39.77** **Parcel Depth**		**Side Setback Dimension (m)** **3.18** **0.18**		Not Rounded
		(b) the building depth of the main residential building on the adjoining parcel; **19.28** **C.A.B. Building Depth** whichever is closer to the rear property line.				
		3.0m Building Side Setback Required beyond **19.89** **m** and the rear property line		**Subsection (a) Applies**		
529 Density	The maximum density for parcels designated R-CG District is 75 units per hectare. **75** U.P.H **699.59** **(m²)** **0.0699590** **(ha)** = **5.00** **Units**	Units U.P.H		**5.00** **0.00** **71.47** **-3.53**		Not Rounded
339.1 Porches *(must meet all requirements to be exempt)*	In a Developed Area, a porch is exempt from parcel coverage where:	(a) the porch is located between the façade of the main residential building and: (i) the front property line; or		**C** **N/C** **N/A** **N/I**		
		(ii) the side property line on the street side of a corner parcel;		**C** **N/C** **N/A** **N/I**		
		(b) the porch is unenclosed on a minimum of two sides, other than by a railing, balustrade, or privacy walls located on porches between attached units when the porch is at or exceeds the contextual front setback; and		**C** **N/C** **N/A** **N/I**		
		(c) there is no enclosed floor area or balcony located directly above the roof of the porch.		**C** **N/C** **N/A** **N/I**		
	(2) Unless otherwise referenced in subsection (3), the maximum cumulative building coverage	(a) 45.0% of the area of the parcels subject to a single development permit for a development with a density of less than 40 units per hectare;		**Applies**	**Does Not Apply**	
		(b) 50.0% of the area of the parcels subject to a single development permit for a development with a		**Applies**	**Does Not Apply**	

Page	over all the parcels subject to a single development permit containing a Contextual Semi-Detached Dwelling, Contextual Single Detached Dwelling, Cottage Housing Cluster, Rowhouse Building, Semi-Detached Dwelling, Single Detached Dwelling or Townhouse is:	density 40 units per hectare or greater and less than 50 units per hectare;		Applies	Does Not Apply		
534 Parcel Coverage		(c) 55.0% of the area of the parcels subject to a single development permit for a development with a density of 50 units per hectare or greater and less than 60 units per hectare; or		**Applies**	**Does Not Apply**		
		(d) 60.0% of the area of the parcels subject to a single development permit for a development with a density of 60 units per hectare or greater.		**Applies**	**Does Not Apply**		
	(3) The maximum parcel coverage referenced in subsections (1) and (2), must be reduced by:	(a) 21.0m² where one motor vehicle parking stall is required on a parcel that is not located in a private garage; and		**Applies**	**Does Not Apply**		
		(b) 19.0m² for each required motor vehicle parking stall that is not located in a private garage where more than one motor vehicle parking stall is required on a parcel.		**Applies**	**Does Not Apply**		
	(4) For all other uses, the maximum parcel coverage is 45.0%			**Applies**	**Does Not Apply**		
	Determine correct percentage of parcel coverage and input values below			**%**	**%**		
	5 Number of Units **60.0%** **699.59** Parcel Area (m²) minus Required Stalls = **419.75** Max. Coverage			**59.73%**	**-0.27%**		
	Parcel Coverage Totals			**m²**	**m²**		
	House / **Proj. > 1.0m** / **Garage(s)** / **Other** / **Total**						
	331.11 / / **86.74** / / **417.85**			**417.85**	**-1.90**		
Accessory Building	If applicable please refer to Accessory Residential Building Form			**See Attached**	**N/A**	**N/I**	
542 Landscaping Requirements	(3) All areas of a parcel, except for those portions specifically required for motor vehicle access, motor vehicle parking stalls, loading stalls, garbage facilities, or any purpose allowed by the Development Authority, must be a landscaped area.			**C**	**N/C**	**N/A**	**N/I**
	(4) All setback areas adjacent to a street, except for those portions specifically required for motor vehicle access, must be a landscaped area.	*0.60M setback along street should be landscaped but a portion is waste &recycled area, so can't be considered landscaped area.*		**C**	**N/C**	**N/A**	**N/I**
	(5) Amenity space provided outdoors at grade must be included in the calculation of a landscaped area.			**C**	**N/C**	**N/A**	**N/I**
	(6) Any part of the parcel used for motor vehicle access, motor vehicle parking stalls, loading stalls and garbage or recycling facilities must not be included in the calculation of a landscaped area.			**C**	**N/C**	**N/A**	**N/I**
	(7) A minimum of 30.0% of the landscaped area must be covered with soft surfaced landscaping. **204.75** **Landscaped Area (m²)**			**Percentage (%)** **48.05%** **18.05%** **Area (m²)** **98.39** **36.97**			
	(8) All soft surfaced landscaped area must be irrigated by an underground irrigation system, unless otherwise provided by a low water irrigation system.			**C**	**N/C**	**Low H20 Irrig.**	**N/I**
	(9) Mechanical systems or equipment that are located outside of a building must be screened.			**C**	**N/C**	**N/A**	**N/I**
	(4) The requirement for the provision of 1.0 tree is met where:	(a) a deciduous tree has a minimum calliper of 60mm; **4** # Provided		**Calliper (mm)** **60.00** **0.00**			
		(b) a coniferous tree has a minimum height of 2.0m **3** # Provided		**Height (m)** **3.00** **1.00**			
	(5) The requirement for the provision of 2.0 trees is met where:	(a) a deciduous tree has a minimum calliper of 85mm; **0** # Provided		**Calliper (mm)** **N/A**			
		(b) a coniferous tree has a minimum height of 4.0m **0** # Provided		**Height (m)** **N/A**			
	(6) The requirement for the provision of 2.0 trees is met where an existing deciduous			**Calliper (mm)**			

Rounded

Rounded

Not Rounded

Not Rounded

Not Rounded

Not Rounded

SDAB2026-0086

542.2 Planting Requirements	(b) The requirement for the provision of 3.0 trees is met where an existing deciduous tree with a calliper greater than 100mm is preserved. **0** # Provided			N/A		Not Rounded
	(2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0m² of parcel area. **7** Required Trees **20** Required Shrubs **699.59** Parcel Area (m²)			# of Trees: 7 / 0 # of Shrubs: 21 / 1		Not Rounded Not Rounded
	(3) Shrubs must be a minimum height or spread of 0.6m at the time of planting.			0.60	0.00	Not Rounded
	(7) For landscaped areas with a building below, planting areas must have the following minimum soil depths:	(a) 1.2m for trees;		N/A		Not Rounded
		(b) 0.6m for shrubs; an				Not Rounded
		(c) 0.3m for all other planting areas.				Not Rounded
	(8) The soil depths referenced in (7) must cover an area equal to the mature spread of the planting material.					
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		Not Rounded
		(b) a turning space is provided on the parcel to allow all vehicles exiting to face the major street.				Not Rounded
	(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	1.20	0.60	Not Rounded
	(5) That portion of a driveway including a motor vehicle parking stall within 6.0m of a public sidewalk, or a curb on a street where there is no public sidewalk, must not exceed a width of:	(a) 6.0m where the parcel width is 9.0m or less; or		N/A		Not Rounded
		(b) 7.0m for parcel width > than 9.0m and < than 15.0m				Not Rounded
	(6) In the developed area a driveway accessing a street must not be constructed, altered or replaced except where: (a) located on a laneless parcel; (b) located on a laned parcel and 50.0% or more parcels on same block face have an existing driveway accessing a street; or (c) legally existing driveway not being relocated or widened. Number of Parcels along Block Face					Rounded
546 Motor Vehicle Parking Stalls	(1) The minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 1.0 stalls per unit or suite.			**Community (select below)** *GLAMORGAN*		
	(2) Notwithstanding subsection (1), the minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 0.5 stalls per unit or suite for the area listed in Table 2.1 below.			Parking Rate: **0.50** Stall per Unit & Suite		
	10 Number of Units & Suites Stalls Within a Private Garage **5** Stalls provided on Parking Pad			5	0	Not Rounded
546.2 Bicycle Parking Stalls	(2) Notwithstanding subsection (1), there is no requirement for a bicycle parking stall – class 1 for parcels with two or less Dwelling Units.			Applies	N/A	N/I
	(1) The minimum number of bicycle parking stalls – class 1 is calculated based on the sum of all units and suites at a rate of 1.0 stall per unit or suite where a unit or suite is not provided a motor vehicle parking stall located in a private garage. **5** Number of Units & Suites		*Bike lockers have a U rack inside to count for 2 stalls. Meet Sec. 125 (2m Ht., 0.6m from physical barrier and only 1 U rack each locker so no separation needs to be reviewed).*	6	1	Not Rounded
342 Retaining	(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			C	N/C	N/A N/I

342 Retaining Walls	retaining wall.						
	(2) A min horizontal separation of 1.0m must be maintained between retaining walls on the same parcel.		C	N/C	N/A	N/I	Not Rounded
338.1 Patios	(1) Unless otherwise referenced in subsections (2) and (3), a privacy wall may be located on a patio, provided it does not exceed a height of 2.0m from the surface of the patio.		C	N/C	N/A	N/I	Not Rounded
	(2) A privacy wall located on a patio must not exceed 2.0m in height, when measured from grade and when the privacy wall is located within: (a) a side setback area; or (b) 6.0m of a rear property line.		C	N/C	N/A	N/I	Not Rounded
	(3) A privacy wall located on a patio must not exceed 1.2m in height when measured from grade when the privacy wall is located between the foremost front façade of the main residential building and the front property line.		C	N/C	N/A	N/I	Not Rounded
540.1 Fences *Note: Only apply fence rules to proposed fences*	For a Rowhouse Building, the height of a fence above grade at any point along a fence line must not exceed: (a) 1.2 metres for any portion of a fence extending between the foremost front façade of the immediately adjacent main residential building and the front property line;	9.19M	C	N/C	N/A	N/I	Not Rounded
	(b) 2.0 metres in all other cases; and		C	N/C	N/A	N/I	Not Rounded
	(c) 2.5 metres at the highest point of a gate that is not more than 2.5 metres in length.		C	N/C	N/A	N/I	Not Rounded
348 Visibility Setback	Within a corner visibility triangle, buildings, fences, finished grade of a parcel and vegetation must not exceed the lowest elevation of the street by more than 0.75m above lowest elevation of the street.		C	N/C	N/A	N/I	Not Rounded
546.3 Waste, Recycling and Organics	For developments of three or more units, garbage, recycling, and organics must be stored in a screened location approved by the Development Authority.		C	N/C	N/A	N/I	
122 Standards for Motor Vehicle Parking Stalls	1) Unless otherwise specifed, the minimum width and depth of motor vehicle parking stalls are illustrated in Table 2. *Note: The depth of the motor vehicle parking stalls provided within a garage for 2 or more tenants within rowhouse defaults to Table 2.* ***The required depth is 5.4m.***		C	N/C	N/A	N/I	Not Rounded
	(3) The minimum depth of a motor vehicle parking stall is 5.9m where it is required for: (a) a Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling or Single Detached Dwelling (b) a Dwelling Unit where the stall is provided in a private garage intended to be used for the occupants of only one Dwelling Unit.		C	N/C	N/A	N/I	Not Rounded
	(4) The minimum width of a motor vehicle parking stall required for a Dwelling Unit is: (a) 3.0m where both sides of a stall abut a physical barrier; (b) 2.85m where one side of a stall abuts a physical barrier; and (c) 2.5m in all other		C	N/C	N/A	N/I	Not Rounded
	(7) The minimum width of a motor vehicle parking stall for Multi-Residential Development, Multi-Residential Development - Minor, a Townhouse or a Rowhouse Building provided for the exclusive use of a Dwelling Unit is reduced to 2.60m where: (a) the stall is one of two or more motor vehicle parking stalls that are provided in a private garage; (b) the motor vehicle parking stalls in the private garage are for the sole use of the occupants of the Dwelling Unit; and (c) the motor vehicle parking stalls are not counted towards fulfilling the minimum motor vehicle parking stall requirements for that Dwelling Unit.		C	N/C	N/A	N/I	Not Rounded
	(15) Motor vehicle parking stalls for a Backyard Suite, Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling and Single Detached Dwelling must be: (a) hard surfaced; and (b) located wholly on the subject parcel.		C	N/C	N/A	N/I	

Page 11

Accessory Residential Building

D.P. # 2026-00577

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		WEST	4.07		2.87	
		(b) 0.6m from a side or rear property line in all other cases.		SOUTH	1.20		0.60	
				EAST (2)(b)	0.00		-0.60	
	(2) The min. building setback for an Accessory Residential Building that does not share a side or rear property line with a street may be reduced to zero m when:	(a) the Accessory Residential Building is less than 10.0m^2			C	N/C	N/A	N/I
		(b) the wall of the Accessory Residential Building is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel; or		EAST- STUCCO	C	N/C	N/A	N/I
		(c) the owner of the adjacent parcel grants a 1.5m private maintenance easement that must:	(i) be registered against the title of the parcel proposed for development and the title of the adjacent parcel; and		C	N/C	N/A	N/I
			(ii) include a 0.60m eave and footing encroachment easement.		C	N/C	N/A	N/I
	(3) An Accessory Residential Building must not be located in the actual front setback area.				C	N/C	N/A	N/I
	(4) A private garage on laneless parcel may be located in required 3.0m side setback, except along street side of a corner parcel.				C	N/C	N/A	N/I
	(5) The min. distance between any façade of an Accessory Residential Building 10.0m² or more and a main residential building or a building containing a Secondary Suite is 1.0m				C	N/C	N/A	N/I
	(6) The height of an Accessory Residential Building must not exceed:	(a) 4.6m, measured from the finished floor of the building;			4.26		-0.34	
		(b) 3.0m at any eaveline, when measured from the finished floor of the building; or			3.00		0.00	
		(c) one storey,			C	N/C	N/A	N/I
		(c) one storey, which may include an attic space that:	(i) is accessed by a removable ladder;		C	N/C	N/A	N/I
			(ii) does not have windows;		C	N/C	N/A	N/I
			(iv) has a max. height of 1.5m from the attic floor to the underside of any rafter.		1.14		-0.36	
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	Unit 1	17.35		-57.65	
				Unit 2	17.35		-57.65	
				Unit 3	17.35		-57.65	
				Unit 4	17.35		-57.65	
			1 # of Units	Unit 5	17.35		-57.65	

SDAB2026-0086

Page 12

Secondary Suite - R-CG

D.P. # 2026-00577

Rule	Requirements		Notes	Evaluation Provided/Variance			
Note: Remember to check any applicable district rules							
351 Secondary Suite	(1) For a Secondary Suite the minimum building setback from a property line, must be equal to or greater than the minimum building setback from a property line for the main residential building.			**C**	**N/C**	**N/A**	**N/I**
	(2) Except as otherwise stated in subsection (2.1) and (3), the maximum floor area of a Secondary Suite, excluding any area covered by stairways and landings, is 100.0m²:	(a) in the R-C1L, R-C1Ls, R-C1, R-C1s, R-C1N, R-1, R-1s and R-1N District; or		**N/A**			
		(b) when located on a parcel with a parcel width less than 13.0m.					
	(2.1) There is no maximum floor area for a Secondary Suite wholly located in a basement. Internal landings and stairways providing access to the basement may be located above grade.			**Applies**	**N/A**	**N/I**	
295 Secondary Suite	(c) has a maximum floor area of 100.0 square metres, excluding any area covered by stairways and landings;			**N/A**			
354 Accessory Suite - Density	(1) There must not be more than one Backyard Suite located on a parcel, except in the R-CG and R-2M Districts where one Backyard Suite may be located on any bare land unit.			**C**	**N/C**	**N/A**	**N/I**
	(1.1) There must not be more than one Secondary Suite contained within a Dwelling Unit.			**C**	**N/C**	**N/A**	**N/I**
	(3) A Secondary Suite or a Backyard Suite must not be separated from the main residential use on a parcel by the registration of a condominium or subdivision plan.			**C**	**N/C**	**N/A**	**N/I**
Additional Notes							

Rounded

Rounded

FILE: **DP2026-00577**

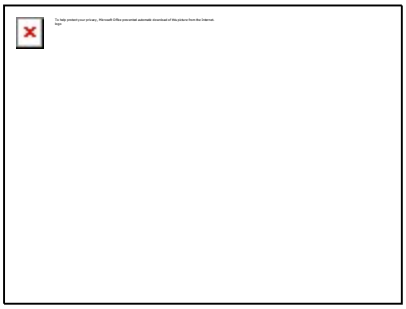
DATE RECEIVED: February 6, 2026

Bylaw Discrepancies

Regulation	Standard	Provided
542 Landscaping Requirements	(4) All setback areas adjacent to a street, except for those portions specifically required for motor vehicle access, must be a landscaped area.	Plans indicate a portion of the west setback area adjacent to the street (Glenway Drive SW), is not landscaped area, rather part of the waste and recycling facilities.
	(6) Any part of the parcel used for motor vehicle access, motor vehicle parking stalls, loading stalls and garbage or recycling facilities must not be included in the calculation of a landscaped area.	

Knee, Judy

From: Justyna.Garbos@calgary.ca
Sent: Monday, February 9, 2026 10:49 AM
To: [redacted]
Cc: [redacted]gary.ca
Subject: DP2026-00577 COMPLETE APPLICATION 36 GLENWAY DR SW



Re: DP2026-00577 COMPLETENESS REVIEW - 36 GLENWAY DR SW

Dear Applicant,

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

A review of your application has been undertaken and it has been determined that your application is a complete application. A comprehensive review is now underway. The comprehensive review may include notice posting and consultation with affected parties to gather planning information relevant to your application.

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

Please track your application, using your Job Access Code (JA [redacted] www.calgary.ca/vista.

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

Regards,

JUSTYNA GARBOS
Senior Planner
Justyna.Garbos@calgary.ca
368-338-4729
www.calgary.ca/PDMap

SDAB2026-0086

Knee, Judy

From: Garbos, Justyna
Sent: Tuesday, March 10, 2026 2:16 PM
To: 'Mohamed Elzeini'
Subject: RE: DP2026-00577- 36 GLENWAY DR SW

Good afternoon Mohamed,

I'm waiting for the Mobility Generalist to complete their review and am hopeful that I'll be able to get the Detailed Review document to you this week.

FYI, I've received 14 letters of opposition from neighbours against this development permit, though I haven't received comments from the Glamorgan Community Association. Given the interest this proposal's generated, I strongly suggest that you engage with residents about it. The City's prepared the Applicant Outreach toolkit to assist with this process. For your awareness, a similar development at 20 Glenway Dr. SW has been appealed.

Regards,

Justyna Garbos, RPP MCIP
Senior Planner, South Team
Community Planning, Planning & Development
The City of Calgary | Mail Code: 8075
T 368.338.4729 | www.calgary.ca

From: Mohamed Elzeini
Sent: Tuesday, March 10, 2026 1:20 PM
To: Garbos, Justyna
Subject: [External] DP2026-00577- 36 GLENWAY DR SW

This Message Is From an External Sender
This message came from outside your organization.
ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca
Report Suspicious

Hello Justyna,

I hope you are doing well.

Can you please advise on the status of our application for DP2026-00577?

Thank you.

REGARDS,
MOHAMED ELZEINI
Project Coordinator
TRICOR DESIGN GROUP
[redacted]
NEW LOCATION : #202 - 4216 10 STREET NE, Calgary AB T2E 6K3







Please consider the environment before printing this e-mail

CONFIDENTIAL : The contents of this message are confidential and for the sole use of intended recipient. If you have received this essage in error, please notify the sender, and destroy all copies of the original message.
NOTE : Occasionally, my spam/junk email settings quarantine legitimate emails. If your email is time-sensitive, please ensure that I cknowledge receipt of your email.

Comment Summary

Permit #: DP2026-00577

Address: 36 GLENWAY DR SW

Job Description: New: Rowhouse Building (1 building), Secondary Suite (5 suites), Accessory Residential Building (garage)

Name:	Emily Meldrum	Created Date:	February 10, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	650697921
Address:	44 Glenway Dr SW		
Overall:	In opposition of this application		

Area of Concern

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

Strengths / Challenges

Too many units on one property.
Not enough off street parking for each unit.
Parking is tight on that corner already. My children walk and bike this street and drivers are already dangerous. This will cause more safety issues than we already experience.

Property Impact

Yes, it will severely impact the use and enjoyment of my property.
I am worried for road safety.
I know that street parking will be limited
I selected my property because it was in a quiet and safe neighborhood. Adding 10 units next door will majorly change the dynamic of the neighborhood.

Community Impact

A project like this should be on a major road, not in the middle of the community. It should match the style/property type of the homes in the neighborhood and it does not.

Surrounding Impact

This project has too many units and not enough off street parking. I'm also sad for the potential loss of green space and trees, which is inevitable when moving from a single family home to 10 units.
There is no space provided for garbage bins. 30 more bins in the back alley will not fit, and there is not garage space for bins and cars and storage.

General Comment

I am very much in opposition of the proposed development. It does not fit the style and building type of the neighborhood. There is not enough parking and storage planned. Too many units are planned for one single property.

Attachments

Name:	Doug Meldrum	Created Date:	February 10, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	650708871
Address:	44 Glenway Drive Southwest		
Overall:	In opposition of this application		

Area of Concern

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

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

General Comment

This project does not match the surrounding development in the community. All of the surrounding developments are single family homes. Also 5 units with 5 basement suites will dramatically impact transportation, parking, etc.

Attachments

Name:	Charles Cawood	Created Date:	February 11, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	650939475
Address:	8 Glenway Dr SW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Re: DP2026-00577.
To whom it may concern,
I am writing to formally register my opposition to the proposed development of 36 Glenway Dr SW in Glamorgan. While I understand the broader goals of urban growth, I believe this specific proposal presents significant risks to the local infrastructure and the established integrity of our community.
My opposition is based on the following primary concerns:
1. Infrastructure Capacity and Public Safety
The most pressing issue is that our current water and sewage infrastructure is over 60 years old. Our neighborhood¿s systems were designed for single-family occupancy; introducing high-density multi-family units will place an unsustainable burden on these aging pipes.
¿ Sewage Overload: Increasing the volume of waste without a prior, comprehensive upgrade to the main lines risks backups and environmental hazards.
¿ Water Pressure: Adding multiple units to a single lot will inevitably lead to a decrease in water pressure for existing residents. I already experience water issues with my residence related to low pressure.
I request that a formal, independent infrastructure impact study be completed and shared with the public before any development is considered.
2. Neighborhood Character and Zoning Integrity
The proposed multi-family dwellings are fundamentally out of character with the existing architectural landscape. Our neighborhood is defined by low-rise profiles, setbacks from the streets and many mature trees.
This development would:
¿ Disrupt the visual continuity of the streetscape.

¿ Significantly increase ambient noise and light pollution.
¿ Overwhelm the limited street parking available, creating safety hazards for pedestrians and emergency vehicles. Particularly because this development is where the street changes direction 90 degrees.
¿ Significantly increase the number of Blue, Green, and Black bins required for waste disposal.
Growth should not come at the expense of the safety and stability of existing residents. Until the city can guarantee that the infrastructure is modernized to handle this influx, and that the design language respects the heritage of Glamorgan, I urge the City to deny this proposal.
Thank you for your time and for considering the voices of the residents who make this community what it is.
Sincerely,
Charles Cawood

Attachments

Name:	EMILY MELDRUM	Created Date:	February 12, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	651115512
Address:	44 Glenway Dr SW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

I'm very opposed to this project. There is not enough space for 10 units and not enough off street parking. The road is too narrow, which will cause safety problems. There is not enough space planned for storage or garage bins. It doesn't take into consideration the style and housing type of the rest of the neighborhood. Glamorgan is currently a safe, vibrant and friendly community where people know each other. This project will not bring long term residents who contribute to the community. I would like to see Calgary's development move at a pace that is more respectful of current residents (eg. moving from 1 house to 2, not 1 house to 10).

Attachments

Name:	Mark Skoworodko	Created Date:	February 18, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	652164575
Address:	4215 Gloucester Drive SW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment
This proposed development is way too large for this area. Over 11m in height will be such an eyesore for this street. In addition, this residential street already suffers from parking density issues, another 5 units will make this issue worse. This is a central residential street in this community of mostly single family dwellings and this kind of development has no place in this community.

Attachments

Name:	ENMAX Power	Created Date:	February 25, 2026
Phone:	[redacted]	Circulation Referee:	Y
Email:		Number:	653774554
Address:	Circulation Referee No Address		
Overall:	In opposition of this application		

Area of Concern
Building (massing, façade, height, shadowing, etc.)
Landscaping plans
Site layout

General Comment
Garage and tree conflict with existing 3-phase OH power line

Attachments
SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2026-00577_ENMAX Conflict Letter_02-25-2026.pdf

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2026-00577 Site Plan.pdf

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2026-00577 Landscape Plan.pdf

Name:	Lauren Wilson	Created Date:	February 26, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	654208556
Address:	210 86 Ave SE		
Overall:	In opposition of this application		

Area of Concern
Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Environmental preservation
Privacy considerations

Strengths / Challenges
A 6-unit rowhouse will affect the character if this mature community and will likely have a negative impact on parking and noise levels in a neighborhood that is populated primarily by seniors and young families. The character of the home currently on this property is one that is worth preserving.

Property Impact
No

Community Impact
It would be much better for the character of the community to simply add a basement suite to the existing home. Far less disruptive while still honouring the history and current character if Glamorgan and increasing housing supply

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

February 25, 2026

File No: DP2026-00577
Development Circulation (#8201)

Location: **36 GLENWAY DR SW**

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

We have identified the following conflicts:

- **The proposed garage's (Stall #5) door opening, per attached Site Plan, conflicts with existing ENMAX utility pole. Please revise design or contact getconnected@enmax.com to initiate a Project Work Order (PWO) to move/relocate ENMAX power pole.**

- **The proposed tree's expected mature height, per attached Landscape Plan, does not meet ENMAX required horizontal clearance from three-phase overhead power line. Please see below link for tree planting guidelines:**

  https://www1.enmax.com/outages-and-safety/safety-guidelines/trees-and-power-lines

  Please contact Rodel Santiago at EPC_Permits@enmax.com (Attn: Rodel Santiago) or at (403)514-2066 to further discuss resolution options for this conflict.

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

Sincerely,

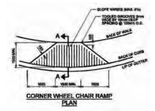
Rodel Santiago, P.Eng.
Engineer, Standards and Equipment
ENMAX Power Corporation

Enclosures

SITE - PLAN

SURVEY INFORMATION :-

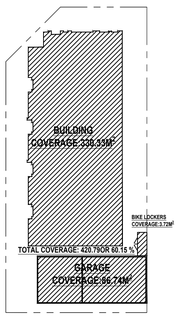
MUNICIPAL ADDRESS:-
36 GLENWAY DRIVE S.W. , CALGARY, ALBERTA
ZONING : R-CG
LEGAL ADDRESS:-
LOT 1 , BLOCK 4 , PLAN 567 HH
NOTES:
Note: Unless otherwise specified, the dimensions shown relate to distances from property boundary to foundation walls only at the date of the survey.Positions of spot elevations are approximate.Distances are in meters and decimals thereof.



COVERAGE CALCULATION:
LOT AREA = 699.59 m²
MAXIMUM COVERAGE (60%) = 419.75 m²
BUILDING COVERAGE = 330.33m²
GARAGE COVERAGE = 86.74 m²
BIKE LOCKERS COVERAGE =1.22x3.05= 3.72 m²
TOTAL COVERAGE = 420.79 m² = 60.15%

PROJECT SETBACK REQUIREMENTS:
1. BUILDING SETBACK FROM A FRONT PROPERTY LINE IS 3.0 METRES.
(BAY WINDOWS AND EAVES MAY PROJECT A MAX. OF .6m INTO THE FRONT SETBACK AREA)
2. MINIMUM 1.2 m REAR SETBACK
3. MINIMUM 0.60 m SIDE SETBACK WITH A STREET
4. MINIMUM 1.22 m SIDE SETBACK

NOTE:
- ALL EXISTING STRUCTURES ON SITE, INCLUDING EXISTING FENCE, TO BE REMOVED AS NOTED
- CONSTRUCTION ACCESS TO BE FROM REAR LANE.
- CITY BOULEVARD IS TO REMAIN FREE OF EXCAVATED MATERIAL AND STORAGE OF CONSTRUCTION MATERIAL IS NOT PERMITTED.

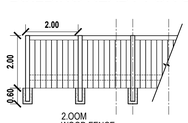


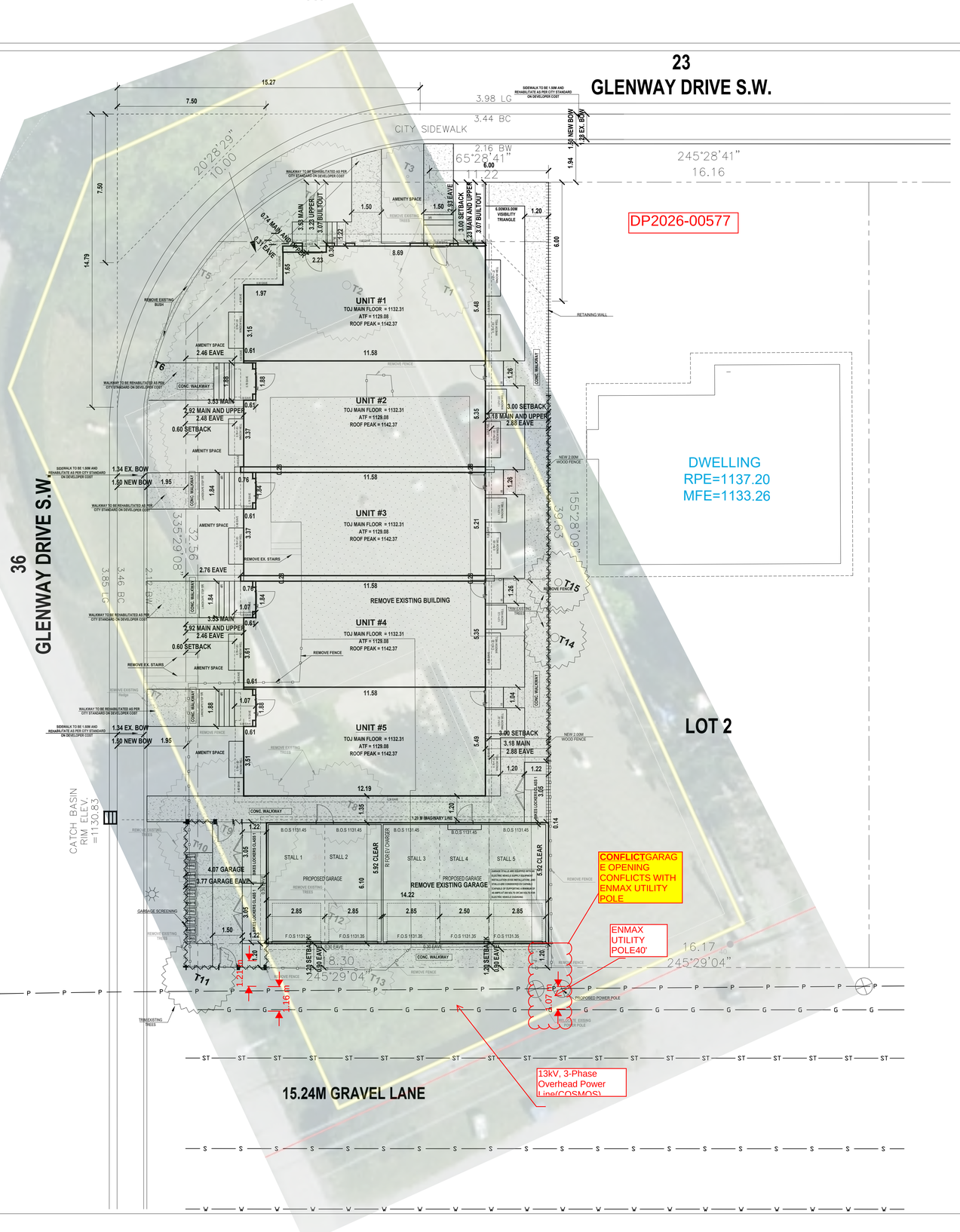
LEGEND		LEGEND		LEGEND	
	NEW FENCE	G	UTILITY LINES GAS		EXISTING GRADES
	PWF LANDSCAPE RETAINING WALL	S	UTILITY LINES SANITARY		CALCULATED GRADES
	CANTILEVERS	ST	STORM LINE		NEED TO TRIM
	SETBACK	W	UTILITY LINES WATER		REMOVE EXISTING TREE
	EAVES		REMOVE FENCE		BULDING REMOVE
P	UTILITY LINES POWER		UPPER CANT		CONCRETE

TREE SCHEDULE:

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	
T1	Bush	–	2.50	2.00	In Subject Property	REMOVED
T2	Deciduous	0.42	5.50	5.00	In Subject Property	REMOVED
T3	Deciduous	0.12	3.00	3.50	In City Property	REMOVED
T4	Deciduous	0.46	6.00	12.00	In Subject Property	REMOVED
T5	Hedge	–	0.70	1.00	In Subject Property	REMOVED
T6	Hedge	–	0.70	1.00	In City Property	REMOVED
T7	Hedge	–	1.00	1.50	In City Property	REMOVED
T8	Deciduous	0.23	4.00	5.00	In Subject Property	REMOVED
T9	Deciduous	0.68	7.00	11.00	In Subject Property	REMOVED
T10	Bush	–	2.00	2.00	In Subject Property	REMOVED
T11	Bush	–	3.50	3.00	On Property Line	REMAINED
T12	Bush	–	1.20	1.50	In Subject Property	REMOVED
T13	Bush	–	1.50	1.50	On Property Line	REMOVED
T14	Deciduous	0.42	3.00	5.00	In Adjacent Property	REMAINED
T15	Deciduous	0.37	3.00	5.00	In Adjacent Property	REMAINED

NOTE:
-ALL SODDED AREA ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES.
- BUILDING READY FOR SOLAR PANEL INSTALLATION.





DESIGNED BY:

TRICOR DESIGN GROUP
RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com
#202 , 4216 16TH STREET NE
CALGARY, AB.
T2E 6K3
PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordg.ca

KEY PLAN

.\Screenshot (5).png

NOTES
- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023 + ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

-THESE PLANS AND ANY RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF TRICOR DESIGN GROUP INC. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON AND IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION OF TRICOR DESIGN GROUP INC. IS STRICTLY PROHIBITED.

-THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING. DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF ANY STAGE OF CONSTRUCTION AND PRIOR TO ANY RELIANCE BEING MADE ON SAME, AND TRICOR DESIGN GROUP INC. MUST BE PROVIDED WITH A REASONABLE PERIOD OF TIME, IN ITS SOLE AND ABSOLUTE DISCRETION, TO REVIEW SAME AND TO MAKE ANY CORRECTIONS NEEDED. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES, AS THE CASE MAY BE, ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. AS REQUIRED ABOVE,THEN IT SHALL NOT BE RESPONSIBLE OR LIABLE IN ANY WAY FOR ANY USE OF OR RELIANCE UPON THE PLANS.

REVISIONS:

No.	Date	Description	DRAWN By	Chk'd By
01				
02				
03				
04				
05				
06				

ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-01-26	DEVELOPMENT PERMIT SET	E.R	
02				
03				
04				
05				

THE CLIENT :
PRIVATE CLIENT

PROJECT :
5_PLEX

ADDRESS:
36 GLENWAY DRIVE S.W.
CALGARY, ALBERTA
LOT 1, BLOCK 4, PLAN 567 HH

DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
PROPOSED & EXISTING SITE PLAN

DRAWING NO.
A-002

DRAWN BY:	CHECKED BY:	DATE:
E.R / N.F		2026-01-26

SCALE:1:100

SDAB2026-0086

552- PLANTING REQUIREMENTS

(1) All plant materials must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association.
(2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0 square meters of parcel area
(3) A minimum of 25.0 per cent of all trees provided must be coniferous.
(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.
(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) Shrubs must be a minimum height or spread of 0.6 metres at the time of planting.
(8) 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 planting beds with shrubs; and
(c) 0.3 metres for all other planting areas.
(9) The soil depths referenced in (7) must cover an area equal to the mature spread of the planting material.

PLANTING CALCULATION:

(AS PER ENHANCED LANDSCAPING AND LOW WATER LANDSCAPING OPTIONS):

1 TREE & 3 SHRUBS / 110 SQ. M. OF LOT AREA PROVIDED
MINIMUM 50% LARGE TO SMALL TREES (DECIDUOUS & CONIFEROUS)
MINIMUM RATIO OF 1/3 CONIFEROUS TO DECIDUOUS TREES
MINIMUM SIZE OF SMALL DECIDUOUS: 65mm
MINIMUM SIZE OF LARGE DECIDUOUS: 85mm
MINIMUM HEIGHT OF SMALL CONIFEROUS: 3.0m OR 10'-0"
MINIMUM HEIGHT OF LARGE CONIFEROUS: 4.0m OR 13'-1"

THEREFORE MINIMUM PLANTING REQUIRED ARE:
699.59 m² / 110 m² = 6.35 = 7 TREES & 21 SHRUBS
BROKEN DOWN AS:
4 DECIDUOUS
3 CONIFEROUS
21 SHRUBS (Shrubs must be a minimum height or spread of 0.6 meters at the time of planting)

PROPOSED PLANTING:
4 DECIDUOUS
3 CONIFEROUS
21 SHRUBS (Shrubs must be a minimum height or spread of 0.6 meters at the time of planting)

QTY	KEY	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DECIDUOUS TREES						
02	NP		Northwest Poplar	Populus x jackii 'Northwest'	60mm CAL.	B&B/WIRE BASKET
02	S		SWEDISH COLUMNAR ASPEN	Populus tremula 'Erecta'	80mm CAL.	
CONIFEROUS TREES						
03	CS		COLORADO BLUE SPRUCE	PICEA PUNGENS	3000MM HGT.	
DECIDUOUS SHURBS						
06	RC		RUBY CAROUSEL JAPANESE BARBERRY	BERBERIS THUNBERGII 'BAILONE'	#05 CONT.	MINIMUM 0.6m HEIGHT OR SPREAD
5	CL		CHARISMA LILAC	SYRINGA PRESTONIAE	#05 CONT.	MINIMUM 0.6m HEIGHT OR SPREAD
CONIFEROUS SHRUBS						
10	SJ		SAVIN JUNIPER	JUNIPERUS SABINA	#05 CONT.	MINIMUM 0.6m HEIGHT OR SPREAD

GARDEN BEDS
MASS PLANTING OF BLUE GRASS
1.20M HGT. WOOD FENCE
2.00M HGT. WOOD FENCE
LOG BENCH

LANDSCAPE CALCULATIONS:

LOT AREA: 699.59 m² **LOT ZONING: RCG**

1. COVERAGE= 420.79 m² = 60.15% OF LOT AREA

BUILDING AREA = 330.33m² or 47.22% OF LOT AREA
GARAGE = 86.74m² or 12.40% OF LOT AREA
BIKE LOCKER = 3.72 m² = 0.53% OF LOT AREA

COVERAGE CALCULATION:
LOT AREA = 699.59 m²
MAXIMUM COVERAGE (60%) = 419.75 m²
BUILDING COVERAGE = 330.33m²
GARAGE COVERAGE = 86.74 m²
BIKE LOCKERS COVERAGE =1.22x3.05= 3.72 m²
TOTAL COVERAGE = 420.79 m² = 60.15%

2.NON- LANDSCAPE AREA= 37.59 m² = 5.37% OF LOT AREA

APRON (CONCRETE) = 17.08 m² = 45.44% OF NON-LANDSCAPE AREA
WINDOW WELLS = 20.51 m² = 45.56 % OF NON-LANDSCAPE AREA

3. LANDSCAPE AREA= 241.21 m² = 34.48% OF LOT AREA

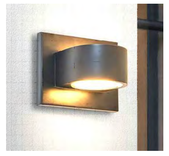
3.1 HARD-LANDSCAPE = 137.36m² = 56.95% OF LANDSCAPE AREA

EXPOSED AGGREGATED CONCRETE WALKWAYS = 94.60 m² =68.87% OF HARD-LANDSCAPE AREA
WOOD ENTRANCE STEPS = 2.09 m² = 1.52% OF HARD-LANDSCAPE AREA
WASTE AND RECYCLING = 6.40m² = 4.66% OF HARD-LANDSCAPE AREA
CONCRETE ENTRANCE STEPS = 21.31 m² = 15.51% OF HARD-LANDSCAPE AREA
BIKE LOCKERS = 7.44 m² = 5.41 % OF HARD-LANDSCAPE AREA
CONC. LANDSCAPE STEPS = 5.52 m² = 4.02% OF HARD-LANDSCAPE AREA

3.2 SOFT-LANDSCAPE = 103.85 m² = 43.05% OF LANDSCAPE AREA

S.O.D. = 89.06 m² =85.76% OF SOFT-LANDSCAPE AREA
MULCH = 14.79 m² = 14.24% OF SOFT-LANDSCAPE AREA

LIGHTING LEGEND:



LED Down light (ON WALL)

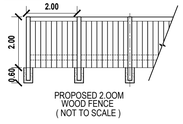


PATHWAY LIGHTS

IRRIGATION SYSTEM:

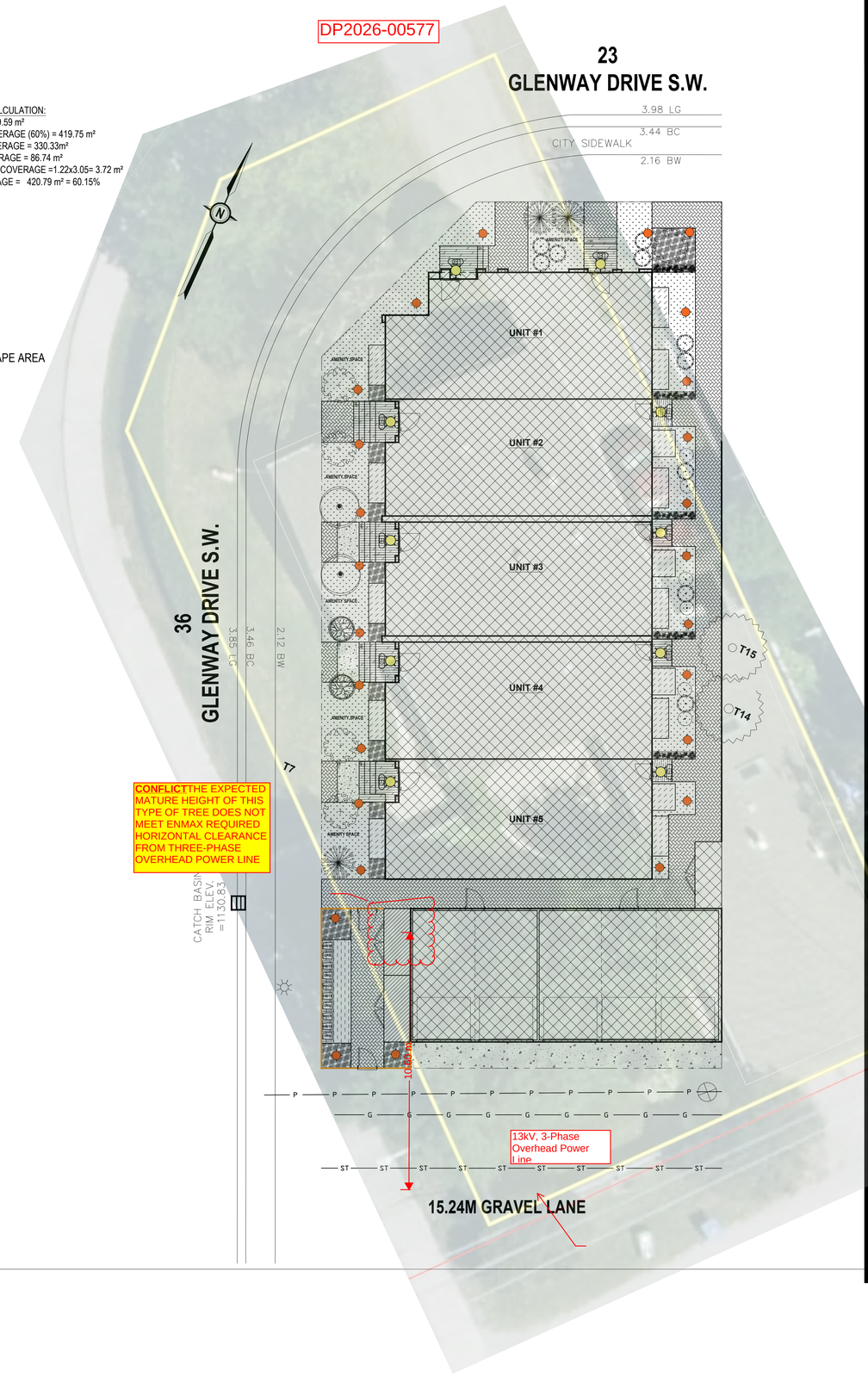
Underground Standard Irrigation System to be used,
which includes:
(a) a rain sensor or a soil moisture sensor.
(b) a flow sensor for leak detection; and
(c) a master valve to secure the system if a leak is detected.

NOTE:-
ALL SOFT SURFACED LANDSCAPED AREA MUST BE IRRIGATED BY AN UNDERGROUND IRRIGATION SYSTEM, UNLESS OTHERWISE PROVIDED BY A LOW WATER IRRIGATION SYSTEM.
- ALL SODDED AREA ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES.



PROPOSED 2.00M WOOD FENCE
(NOT TO SCALE)

DP2026-00577



DESIGNED BY:
TRICOR DESIGN GROUP
RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com
#202 , 4216 10TH STREET NE
CALGARY, AB.
T2E 6K3
PHONE: (403)203-1970
FAX (403)203-1990
EMAIL: info@tricordg.ca

KEY PLAN
.\Screenshot (5).png

NOTES
- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023 = ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

-THESE PLANS AND ANY RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF TRICOR DESIGN GROUP INC. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON AND IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION OF TRICOR DESIGN GROUP INC. IS STRICTLY PROHIBITED.

-THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING. DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF ANY STAGE OF CONSTRUCTION AND PRIOR TO ANY RELIANCE BEING MADE ON SAME, AND TRICOR DESIGN GROUP INC. MUST BE PROVIDED WITH A REASONABLE PERIOD OF TIME, IN ITS SOLE AND ABSOLUTE DISCRETION, TO REVIEW SAME AND TO MAKE ANY CORRECTIONS NEEDED. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES, AS THE CASE MAY BE, ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. AS REQUIRED ABOVE,THEN IT SHALL NOT BE RESPONSIBLE OR LIABLE IN ANY WAY FOR ANY USE OF OR RELIANCE UPON THE PLANS.

REVISIONS:

No.	Date	Description	DRAWN By	Ch'd By
01				
02				
03				
04				
05				
06				

ISSUES:

No.	Date	Description	DRAWN By	Ch'd By
01	2026-01-26	DEVELOPMENT PERMIT SET	E.R	
02				
03				
04				
05				

THE CLIENT : **PRIVATE CLIENT**
PROJECT : **5_PLEX**
ADDRESS: **36 GLENWAY DRIVE S.W.
CALGARY, ALBERTA
LOT 1, BLOCK 4, PLAN 567 HH**
DRAWING SET : **DEVELOPMENT PERMIT SET**
DRAWING TITLE : **LANDSCAPE PLAN**
DRAWING NO. **A-007**

DRAWN BY:	CHECKED BY:	DATE:
E.R / N.F		2026-01-26

SCALE: 1:100

SDAB2026-0086

Surrounding Impact
Parking will be reduced, road will be busier. Construction noise will be disruptive to seniors, increased traffic will reduce overall quality of life

Attachments

Name:	Patrice Cantin	Created Date:	February 27, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	654351841
Address:	4007 45 ST SW		
Overall:	In opposition of this application		

Area of Concern
Building (massing, façade, height, shadowing, etc.)
Other

General Comment
Storm water management concerns with increasing the impervious area which would lead to the increase of the release rate post development. The post development rate cannot exceed the pre-development rate.
Need to confirm sanitary sewer capacity with the increased volumes based on density increase.
Lots of comments regarding sewer backups increasing across the city based on the development decisions.

Attachments

Name:	Constance Grundman	Created Date:	February 27, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	654523190
Address:	24 Glenway Drive SW		
Overall:	In opposition of this application		

Area of Concern
Other

General Comment
Submitting for my neighbor who does not have computer access

Attachments
SUPPORTING DOCUMENT - CIRCULATION COMMENTS - 36 comment Constanace.pdf

Name:	Kim Parzen	Created Date:	February 28, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	654603567
Address:	28 Glenway Drive SW		
Overall:	In opposition of this application		

My Name is Constance Grundmann
I live at 24 Glenway Drive S.W.
I am opposed to the development at
number 36 Glenway Drive S.W. This is
too large. It is not suitable for the
Community of Glamorgan. The RCS
District has rules to ensure new buildings
fit in with existing homes. Parking would be
a problem. Glenway Drive is not wide
enough for more traffic. The curve is
a blind corner, some cars drive
around on the wrong side of the street
Over a number of years 4 vehicles have
been hit and a stair railing was
damaged.

Constance Grundmann

Area of Concern
Building (massing, façade, height, shadowing, etc.)
Parking or loading zones
Landscaping plans
Privacy considerations

General Comment
-

Attachments
SUPPORTING DOCUMENT - CIRCULATION COMMENTS - 36 comment by Kim(2).docx

Name:	[redacted]	Created Date:	March 1, 2026
Phone:		Circulation Referee:	N
Email:		Number:	654651595
Address:	23 Glenway Dr SW Calgary		
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 the owner and resident of 23 Glenway Drive SW, the immediate adjacent property to 36 Glenway Drive SW. I am formally in opposition to Development Permit Application DP2026-00577.

My property is a one-storey home, and the proposed large-scale construction next door raises serious concerns regarding compatibility with the existing character and scale of our street.

The proposed development appears significantly larger than surrounding homes. A substantial increase in height and mass will negatively impact sunlight exposure to my property, particularly in the backyard and side yard areas. Reduced natural light will affect both our quality of life and property enjoyment.

Also, given the proximity between our homes, any additional height, upper-level windows, balconies, or overlooking structures will directly impact our family¿s privacy. Our backyard and interior living spaces may become exposed to direct sightlines.

Last but not least, a development that significantly alters light, privacy, and streetscape consistency may negatively affect the market value of neighbouring homes.

Attachments

Name:	Kader Kara	Created Date:	March 1, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	654652271
Address:	23 Glenway Dr SW Calgary		
Overall:	In opposition of this application		

Area of Concern

To whom it may concern,

I am writing to formally register our opposition to the proposed development of **36 Glenway Dr SW in Glamorgan DP2026-00577**.

This proposed development does not follow the policies found in the Municipal Development Plan that relate to enhancing and respecting the community character and vitality. The proposed development of a Rowhouse building with 5 Dwelling Units and 5 Secondary Suites is much larger and significantly different than the surrounding development form; moves from one house to 10 dwelling units and dwarfs and over-powers the adjacent single detached bungalow form of development at 11.42m. This would be a first of its kind in Glamorgan.

Window Placement is particularly a concern as the rear windows overlooking into their private amenity space of 23 Glenway Drive.

Window wells and suite entrances are proposed along the east side setback area. There will be 10 window wells and 4 doors. This pedestrian traffic pattern will affect the private enjoyment of 23 Glenway Drive.

Parking for 10 plus vehicles will be difficult. The parcel is a blind corner lot condition which again, limits street parking availability.

There are 2 City owned trees on the north side of the parcel, that according to the plans will be removed.

Building to the maximum and minimum standards does not ensure quality development that is sensitive and compatible to the existing adjacent and surrounding development. Our stance is to ensure the proposed development respects the existing development and sensitively integrates or “fits” within the community context.

The R-CG land use district was applied throughout the City, effective August 6, 2024. This land use district’s uses and rules will guide development for the foreseeable future. City council voted Dec. 15,2025 to start the repeal process. Hearings of the public will begin March 23,2026 to review, make adjustments/changes and set the groundwork for a review of the R-CG land use Bylaw.

As this will be an extremely large residential rental property that will change the design and heritage of Glamorgan; until Calgary city council reviews the R-CG Land use Bylaw as urged by the voting public in the last Municipal election, we ask that the City Planning department deny this proposal and avoid setting precedent.

Thank you for your time and for considering the opinions of the long-time residents who chose Glamorgan with their discretionary disposable income decades ago. Developers and investors who will not occupy this building or contribute to the community in any other way should not be allowed to decide the future of our investments of ownership, emotions and connections of neighbors and community members.

Sincerely, Kim and Paul Parzen 28 Glenway Drive SW

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

General Comment

Dear Ms. Garbos,

I am writing regarding Development Permit Application DP2026-00577 for 36 Glenway Drive SW.

I am the owner of the adjacent property at 23 Glenway Drive SW. While I do not personally reside in the home, it is a rental property and I remain fully responsible for the protection of the property, its value, and the well-being of my tenants.

After reviewing the application, I would like to formally express my opposition to the proposed development.

My concerns are primarily related to the following:

Building Massing, Height and Shadowing
The proposed construction appears significantly larger than surrounding homes, including my one-storey property. An increase in height and overall mass may substantially reduce natural light to my property, particularly in the backyard and side yard areas.

Privacy Impacts
Additional height, upper-level windows, or balconies may create direct sightlines into my tenants¿ living spaces and backyard, resulting in a material loss of privacy.

Neighbourhood Character
Glenway Drive SW is predominantly composed of modest one-storey homes. A substantially larger structure would disrupt the established streetscape and alter the character of the immediate area.

Setbacks and Relaxations
Given the direct adjacency, I respectfully request strict enforcement of all applicable zoning rules, including side setbacks, height limits, and lot coverage. I would strongly oppose any relaxation or variance that increases impact on neighbouring properties.

Construction Impact
A large-scale build will inevitably generate noise, vibration, dust, and heavy equipment traffic. I request that mitigation measures be carefully reviewed to ensure neighbouring properties are protected during construction.

I am not opposed to reasonable redevelopment; however, the scale of this proposal appears excessive relative to the existing context of the street and may negatively affect both tenant enjoyment and long-term property value.

I respectfully request that my opposition be formally recorded in the file and that careful consideration be given to the direct impact on my property.

Thank you for your time and consideration.

Sincerely,
Kader Kara
Owner ¿ 23 Glenway Drive SW
Calgary, AB
(604) 363-9989

Attachments

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - Title 23 Glenway Dr SW Calgary.pdf

Name:	Jennifer Seymour & Robert Rae	Created Date:	March 1, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	654819691

GOVERNMENT OF THE PROVINCE OF ALBERTA

LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0020 787 701	567HH;4;2	241 218 893

LEGAL DESCRIPTION
PLAN 567HH
BLOCK 4
LOT 2
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;2;24;1;NE

MUNICIPALITY: CITY OF CALGARY

REFERENCE NUMBER: 731 027 762

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
241 218 893	22/08/2024	TRANSFER OF LAND	$708,000	$708,000

OWNERS

AMELIA BRACHEMI

AND
ABDELKADER KARA
BOTH OF:
16 DIEPPE DRIVE SW
CALGARY
ALBERTA T3E 7Y4
AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
241 218 894	22/08/2024	MORTGAGE MORTGAGEE - THE BANK OF NOVA SCOTIA. RETAIL MORTGAGE AND AUTO LENDING OPERATIONS 10 WRIGHT BLVD.

(CONTINUED)

Address: 19 Gissing Dr SW
Overall: In opposition of this application

Attachments

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - CityofCalgary36Glenway.docx

Name: Sheila Innes
Phone: [redacted]
Email:
Address: 4112 - 42 Street SW
Overall: In opposition of this application

Created Date: March 2, 2026
Circulation Referee: N
Number: 654837754

Area of Concern

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

General Comment

We do not support a development of this scale on this site within our community. As with other such developments we have concern with the scale of the development and how it will result in lack of privacy for neighbors. Such developments also impact parking and traffic safety on what are now quiet streets. We also hate to see the loss of more trees and green spaces as these impact esthetics as well as adsorption capacity and runoff. We also question the need for such developments as similar existing properties currently operate as VRBO's/Air BnBs within the community of Glamorgan. The cumulative impacts of demand on infrastructure is also a concern given reduced water pressure and sewage issues already experienced by Glamorgan residents.

Finally, given that a repeal of the blanket rezoning is soon to be debated we feel such developments should be halted until the community has had the opportunity for input.

Other reference (from above) - concerns re: infrastructure capacity and runoff containment given how much ground will be covered.

Attachments

Name: Stephanie Caron
Phone: [redacted]
Email:
Address: 51 Glenway Drive SW
Overall: In opposition of this application

Created Date: March 3, 2026
Circulation Referee: N
Number: 655020246

Area of Concern

City of Calgary Planning & Development Department File Manager
Justyna.garbose@calgary.ca

Re: Opposing Proposed Row House with 5 Secondary Suites & Concerns Over Zoning Changes

New Development Permit for Glamorgan: DP2026-00577 – 36 Glenway Dr SW

Dear Justyna,

I am writing to express my strong opposition on the proposed development of a row house with 5 secondary suites in our neighborhood. This concern is not hypnotical we already have a similar development at 3 Gissing Drive SW, which the majority of homeowners in Glamorgan opposed for the very reasons outlined below. Our experience with that property gives us firsthand knowledge of the negative impact these projects have, despite City Council dismissing these issues as insignificant.

Residents across the city have consistently identified the impacts of rowhouse projects on:

- Parking shortages,
- Increased local traffic,
- Pressure on narrow residential lanes,
- Privacy concerns from massing and window placement,
- Safety concerns related to nearby parks, daycares, and facilities.

- Neighborhood Character

  This modern, high-density development is not in keeping with the traditional style of our community. It disrupts the cohesive look and feel of the area.

- Precedent and Overcrowding

  There is already a similar development nearby, which has had a negative impact. Approving another risks normalizing high-density projects that don't fit our neighborhood context.

- Lack of Respect and Maintenance

  From the existing property, there is clear disregard for community standards:

  - Constant activity at all hours, causing noise and disruption
  - Cars blocking residents' designated spaces

- Garbage and litter strewn around the property

These issues have diminished residents' quality of life substantially.

- Political Concern — Zoning Overturn

  The previous council which currently governs these developments – was allowing rezoning creating a slippery slope, paving the way for more high-density projects—such as new 4-row houses with secondary suites—without proper oversight or alignment with local community needs.

- The newly elected city council has signaled its intent to overturn the Citywide Rezoning policy and at this time this request should be defeated under the current city council. Our Ward 6 councilor John Pantazopoulos ran to repeal blanket rezoning.

I support reasonable density increases but through alternatives that better align with local infrastructure, such as:

- Semi-detached homes
- Duplexes

I urge the City of Calgary to reject this proposal and to preserve zoning policies that protect the character, safety, and livability of our neighborhood. With the council considering major zoning changes, it's more important than ever to maintain the existing safeguards against overdevelopment.

Thank you,

Sincerely,
Jennifer Seymour
Robert Rae
19 Gissing Dr SW

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

General Comment
Please see attached letter

Attachments
SUPPORTING DOCUMENT - CIRCULATION COMMENTS - 36 Glenway Dr formal objection_scaron.pdf

Name:	Pamela Bowman	Created Date:	March 3, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	655254272
Address:	64 Glenway Drive SW		
Overall:	In opposition of this application		

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

General Comment
See comments in our attached letter

Attachments
SUPPORTING DOCUMENT - CIRCULATION COMMENTS - Mar. 1 Appeal, Bowman, 36 Glenway Dr SW, DP2026-00577.pdf

Name:	Kim Parzen	Created Date:	March 4, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	655540653
Address:	28 Glenway Drive SW		
Overall:	In opposition of this application		

Area of Concern
Building (massing, façade, height, shadowing, etc.)
Other

General Comment
Location mid-block on Glenway Drive

FORMAL OBJECTION

Re: Development Permit DP2026-00577
Address: 36 Glenway Drive SW
Community: Glamorgan

To the Development Authority,

I am writing to formally object to Development Permit DP2026-00577 for the proposed multi-storey, five-unit residential development at 36 Glenway Drive SW.

While the R-CG land use district permits multi-unit residential development in principle, approval must still be consistent with the Municipal Development Plan (MDP), the Land Use Bylaw, and applicable planning policies. In my view, this proposal does not meet those requirements.

1. Non-Compliance with the Municipal Development Plan – Established Areas (MDP 3.5.3)

The subject property is located within an "Established Area", as defined under MDP Section 3.5.3, which describes these communities as stable, primarily residential areas developed between the 1950s and 1990s, with limited redevelopment potential and housing stock generally in good condition. The MDP directs that redevelopment in Established Areas should be modest in scale, with more significant intensification focused in Neighbourhood Activity Centres and locations with enhanced transit, services, and infrastructure support.

This proposal does not represent modest redevelopment. It introduces a multi-storey form that significantly exceeds the prevailing scale of development, is not located within a Neighbourhood Activity Centre, and does not support an enhanced transit environment. As such, the proposal is inconsistent with the intent of MDP 3.5.3.

2. Failure to Achieve Contextual Fit and Excessive Corner-Lot Massing
The surrounding streetscape is characterized almost entirely by single-storey, single-detached bungalows. The proposed development represents a substantial and unprecedented escalation in height, massing, and intensity—exceeding 60% lot coverage and transitioning from one dwelling to a multi-storey form that is incompatible with the established low-rise context. At 11.42 metres in height, the building would visually dwarf adjacent homes and introduce a scale and built form that is inconsistent with an Established Area. These impacts are amplified by the corner-lot location, where the building presents significant bulk on two public frontages, creating an imposing and visually dominant presence. The design lacks meaningful step-backs, modulation, or transitions, and building to the maximum allowable envelopes does not, in itself, result in an appropriate or contextual outcome.

3. Privacy Impacts and Overlook

The multi-storey design introduces material privacy impacts through window placement and overlook into adjacent private amenity spaces and living areas. Upper-storey windows face directly toward neighbouring properties, resulting in a loss of privacy that has not been adequately mitigated.

In addition, the east side setback includes multiple suite entrances and window wells, concentrating pedestrian activity immediately adjacent to neighbouring properties and further affecting the reasonable enjoyment of those lands.

4. Absence of a Shadow Study

Despite the height and massing of the proposed development, no shadow study has been provided. This omission prevents a proper assessment of potential impacts on sunlight access, outdoor amenity spaces, and interior daylighting for adjacent low-rise homes.

Given the Established Area context and bungalow-scale development pattern, shadowing impacts are foreseeable and should be evaluated as part of a complete application.

5. Public Safety and Traffic at a blind corner

The site is located at a congested corner with constrained geometry and limited sightlines, where traffic conflicts already occur. This is a blind corner with high collision risk. Introducing multiple dwelling units will increase on-street parking (10 dwelling but only 5 parking stalls), congestion, and collision risk. No traffic or safety analysis has been submitted to demonstrate that these impacts can be safely accommodated, contrary to the MDP's emphasis on pedestrian-friendly environments and safe mobility within Established Areas.

7. Overdevelopment of the Site and Lack of Landscaping

The proposed design maximizes building and garage coverage such that nearly the entire parcel is built upon, leaving no meaningful green space or buffering. This level of site coverage undermines residential livability and fails to contribute positively to the streetscape or neighbourhood character. It also presents storm water drainage issue. Approximately 84% of a 699 m2 lot will shed rainfall rather than absorb it. There does not appear to have a storm water management plan presented with the application.

Conclusion

This proposal has direct and foreseeable negative impacts on Glenway Drive SW as a street corridor, including safety and parking congestion at a blind corner. For the reasons outlined above, the proposed development is inconsistent with the Municipal Development Plan, fails to achieve appropriate contextual fit, and does not adequately address height, massing, privacy, safety, shadowing, or site design impacts.

I respectfully request that the Development Authority refuse this application as presented and require a substantial redesign that materially reduces height, massing, and site coverage, supported by appropriate technical studies (including shadow and traffic/safety analysis).

Sincerely,

Stephanie Caron
51 Glenway Dr SW

RE: Formal Objection
Development Permit DP2026-00577
36 Glenway Drive S.W.

March 1, 2026

We are writing to strongly object to the referenced Development Permit for the proposed multi-storey, 5 units with 5 secondary suites development at 36 Glenway Drive S.W. We do not believe it meets the requirements of the Municipal Development Plan (MDP) or the Land Use Bylaw. Our understanding is that the intent of the City is to ensure infill development complements the established character of the area and does not create a dramatic contrast in the physical patterns. Since the neighboring homes are basically single-dwelling bungalows, this is a prime example of a development that creates a dramatic change in the streetscape and within the entire block face. It is not in character with the area.

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

Statistics are now emerging proving that recent high-density projects in established inner city neighborhoods like Glamorgan are negatively affecting the resale value of neighboring properties. Surely this was not an accepted vision of the blanket rezoning approval but it is a reality that must be better managed now. The overdevelopment of this site has serious negative consequences for the neighbors, in terms of parking, height, privacy, storm water run-off, water pressure and sewer. The fact that Glamorgan's water/sewer infrastructure was built in the 1950's and designed for single-family residential, it already faces deficiencies.

Glamorgan already has several high-density developments in and around the perimeter of our community which contributes significant traffic on our roadways as well as a drain on our critical infrastructure such as water and sewer.

This site is located on a blind corner. Over years Glenway Drive has been used as a feeder route off of 41st Avenue through to Richmond Road and this increased traffic flow along Glenway Drive has resulted in unsafe congestion along the narrow street which includes 2 sharp blind turns. We measured the width of Glenway Drive in comparison to 41st Avenue in terms of safety and traffic flow. 41st Avenue is 40' across whereas Glenway Drive is only 31' across. This narrow road does not allow 2-way bypass traffic when the street has vehicles parked all along both sides. To construct a multi-dwelling of this magnitude will increase on-street parking (10 dwellings but only 5 parking stalls) presenting a huge safety concern for pedestrians as well as vehicles since we've already had instances where parked vehicles have been hit by passing traffic on this narrow street.

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

Sincerely,
Mark & Pamela Bowman
64 Glenway Drive S.W.

Attachments

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - 36_comment[1].docx

Name:	Emily Meldrum	Created Date:	March 6, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	655863027
Address:	44 Glenway Dr SW		
Overall:	In opposition of this application		

Area of Concern

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

Strengths / Challenges

The major challenge of this project is that it does not take the current neighborhood into consideration. It is too tall. There are too many units planned. There is not enough yard space. There is not enough parking. This type of unit should be on a busy road (eg. 37th street or Richmond Rd.). All the parked cars on the corner will reduce visibility on a corner that already has limited visibility producing a safety concern for driving, but especially walking and biking.

Property Impact

Absolutely. The current street is quiet and safe. My children play outside in the front yard. Having more traffic and parked cars will severely impact our safety.

Community Impact

This is not good urban design (which should be thoughtful in progress and scale, and respectful of neighbors).
Tearing down a house in good repair and using new building materials is not good for the environment.

Surrounding Impact

This is too many units with not enough parking or storage planned. People in Calgary have 1-2 cars per household. This project could potentially add 20 more cars, with no space to park as the planned garages are too small.

General Comment

This home should remain a single family home. The home is a nice home, it should not be torn down so a developer can profit. The beautiful tree on the property should be preserved.

Attachments

Name:	Elizabeth Fermor	Created Date:	March 11, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	657033702
Address:	4108 42 St. SW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Such development is moving forward based on a flawed assumption that it will provide affordable housing and ease existing tight rental market. Nothing could be further from the truth. It did neither. One does not need to look any further

than the unit across my street. A one unit housing gave way to 4 row houses (unite 4103, 4101, 4303, 4305) sitting on the same plot of land. When they were ready last year, each unit was advertised for sale at about $500,000. this is hardly affordable by any means. When none was taken they were shortly converted to Airbnb. Its very presence now benefited no one other than out of town people doing short term renting and the developers who got it built. Please do not let this development go ahead unless we can be sure that the finished development is indeed affordable and is not transformed into another mini holiday resort.

Attachments

Name:	Emily Meldrum	Created Date:	March 16, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	658060618
Address:	44 Glenway Dr SW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

I'm concerned about the look. It doesn't fit the style of the neighborhood and is not esthetically pleasing. There isn't enough bin storage, parking or storage planned. Beautiful, matured trees are planning to be removed. I'm concerned about the loss of tree coverage. There isn't enough green space in the plans. I'm concerned about adding too much density to such a small space. This will make the street less safe as it will be filled with parked cars. My children bike, and this corner is already a problem. More cars and more density will make it worse.
I'm concerned about property values going up, and only developers being able to afford what was once an affordable neighborhood for single family homes. This is a bad plan with no considerations in place for the residents of Glamorgan. Before I built my secondary suite, I talked to the neighbors, and listened to their concerns. These owners didn't do that because they don't live in the neighborhood and don't care about the neighbors.

Attachments

Name:	Brandy Husted	Created Date:	March 21, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	659304952
Address:	31 Glenway Dr SW		
Overall:	In opposition of this application		

Area of Concern

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

Strengths / Challenges

I believe this proposal (DP2026-00577) exceeds the reasonable use of this lot.
1. A 5-unit complex is 1 whole unit in front of the current setback on the street, blocking the natural flow and visibility down the street.
2. It will change from 2 residents to possibly 15 or more (min2+ per upper & 1+ lower X 5). Each person with a vehicle-so from 2 vehicles with current residents to 15 or more once 5 units plus suites are fully occupied

3. Garages for 5 units are undersized. A 9-foot or 190sqft garage is only appropriate for a micro car or a small sedan or storage. Most vehicles will likely park on the street. This section of Glenway Dr is a 90' corner and is not parked on safely as visibility is already challenging. Having cars parked along the corner will increase the hazard and unsafely narrow the roadway at this often icy sharp turn. 10-15 cars seeking parking on this one lot is not reasonable.

Property Impact

Sightline down the street will be lost as it far exceeds the current setback. It would be preferred if the proposed development was 4 units, respecting the current street setback of the current home.
I am also concerned about safety for street traffic and parking and explained above. I think 4 full size units (no suites) full 220 to 240' sqft garages would encourage at least one car from each residence to parked off street and have storage in both the small basement and to a limited degree on the the side walls of the garage (still too shallow for trucks, SUVs or storage)

Community Impact

I think densification is appropriate but the 5 unit plus legal suites proposal for this lot is too extreme. I am in support of 4 units with a 4 stall garage. Even a suite above the garage could be appropriate.

Surrounding Impact

Will completely block light on lot East of proposed development and far exceeds the established setback for homes on this street. Parking is of high concern due to safety of the 90' corner (please see map or visit the site-this is an unusual street that makes a 90' corner right in the middle without an intersection) Drivers already cut this corner and visiblity is poor-this will worsen if cars park on the corner and if the buiding extends right to the edge. Most other corner lots would have an intersection with at least one stopsign to ensure safe flow of traffic, however this lot does not. I live accross the street and have had our vehicles struck twice by people improperly judging the corner in winter conditions, and have witness dozens of near missed of cars coliding at this corner due to speed and this is without cars parked along this lot as the current residents park in the garage.

General Comment

Again, I welcome a 4plex as a way for families to access the great neighborhood of Glamorgan, however the current proposal exceeds what is a reasonable and safe use of this lot for visual harmony, land use, green area, number of cars and parking.

Attachments

Name:	Emily Meldrum	Created Date:	March 31, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	661483920
Address:	44 Glenway Dr SW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Too many units on one property. Doesn't match the neighborhood. Beautiful trees will be lost with this plan. Not enough tree canopy planned to replace. New plan doesn't have enough off street parking. There is not enough off street parking to accommodate this project. There is not enough green space planned. There is not enough bin storage planned. The planned building is not nice looking. It was not planned to improve the neighborhood, looks like it was made to cram as many doors and as much profit in as possible. This project will not be an asset to the neighborhood.

Attachments

Name:	Doug Meldrum	Created Date:	April 3, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	662093444
Address:	44 Glenway Dr. SW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

This project is out of context of this area as there are no similar projects in this immediate area. This street has only single -family homes. I am concerned over parking, garbage, and the fact that the sight line around the corner on Glenway Drive will be reduced if this new building is allowed. The alleyway is wide in this location, but the roadway is narrow and already many near misses happen on this corner where vehicles are coming from opposite directions. With the new building the visibility will be further reduced. It would be more appropriate to have a smaller duplex, further from the property line edge in this location.

Attachments

Name:	ENMAX Power	Created Date:	April 8, 2026
Phone:	[redacted]	Circulation Referee:	Y
Email:		Number:	662965590
Address:	Circulation Referee No Address		
Overall:	In support of this application		

Area of Concern

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

General Comment

Conflict resolved

Attachments

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2026-00577 Recirculation - ENMAX Conflict Release Letter_04-08-2026.pdf

Name:	Rose Crowley Kampel	Created Date:	April 29, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	667934230
Address:	40 Gissing Drive SW		
Overall:	In opposition of this application		

Area of Concern

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

April 8, 2026

To: The City of Calgary

Development Permit Application

File No.: DP2026-00577 RECIRCULATION

Location: 36 GLENWAY DR SW

Development Permit – Conflict Release Letter

ENMAX Power Corporation ("**EPC**") received an Application Notice, dated February 9, 2026[and later revised and recirculated on March 25, 2026], from The City of Calgary (the "**City**") requesting EPC's review of the above noted Development Permit Application ("**Application**"). In response, EPC provided the City with a conflict letter, dated February 25, 2026 (the "**Conflict Letter**"), notifying the City that EPC identified conflict(s) between the Application's proposed development ("**Proposed Development**") and the Alberta Electrical Utility Code, 6th Edition, ("**AEUC**") and/or other EPC requirements (the "**Conflict**").

Subsequently, the Applicant revised the Proposed Development and resubmitted the Application to the City.

Conflict Release

1. Based upon the information provided to EPC in the revised and resubmitted Application Notice, EPC releases the Application from the Conflict subject to the terms and conditions of this Conflict Release Letter. This Conflict Release Letter issued to the City satisfies Section 2(b) of the Conflict Release Letter.

Terms and Conditions

1. During the design and construction of the Proposed Development, the Applicant must comply with:
    a) the AEUC, including sections 2 (General Rules), 10 (Overhead Systems) and 12 (Underground Systems);
    b) CSA C22.1-24 Canadian Electrical Code (26th Edition), Part 1;
    c) the *Safety Codes Act*, RSA 2000, c S-1 ("***SCA***");
    d) the *Occupational Health and Safety Act*, SA 2020, c 0-2.2 ("***OHSA***"), the Occupational Health and Safety Code, Alta Reg 191/2021, and the Occupation Health and Safety Code, including requirements for working near overhead powerlines and maintaining safe limits of approach;

e) the ENMAX Ground Disturbance Guidelines, when working in proximity to ENMAX infrastructure (https://assets.enmax.com/api/public/content/ground-disturbance-guidelines);

f) ENMAX Overhead Limits of Approach, when working within 7 metres of overhead lines and infrastructure; and

g) any other laws and regulations regarding utility facilities,

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

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

2. The Applicant must contact:

a) Utilities Safety Partners for locations of all buried facilities prior to any excavating at the location;

b) EPC hotdigs@enmax.com to obtain a permission letter prior to disturbing the ground within 2 metres of any EPC underground facility; and

c) 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 metres of any EPC overhead facility.

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

3. This Conflict Release Letter does not:

a) derogate from the Applicant's obligations to follow any applicable law, including the AEUC, *SCA*, and *OHSA*; or

b) represent that the Proposed Development will meet any legislative or regulatory requirements,

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

4. If at any point during construction of the Proposed Development the Applicant does not comply with the requirements set out in this Conflict Release Letter, including any requirements set out in the AEUC and *SCA*, EPC may take any action available pursuant to applicable law, including and without limitation issuing a stop work order.

5. This Conflict Release Letter does not include a review of the Proposed Development's electrical capacity requirements, including any necessary new servicing or capacity upgrades. The Applicant should contact GetConnected@enmax.com for information related to the feasibility of electrical servicing the Proposed Development.

6. Any reference in this Conflict Release Letter to:

a) any legislation, regulation, code or other statutory enactment shall include all regulations and codes thereunder and all amendments and substitutions thereto; and

b) the Applicant shall include its affiliates, as defined in the *Business Corporations Act*, RSA 2000, c B-9, employees, prime and sub-contractors, partners, agents, and other representatives.

If the City requires any additional information regarding this Conflict Release Letter, please contact the Project Administrator at **EPC_Permits@enmax.com**.

Sincerely,



Rodel Santiago, P. Eng.
ENMAX Power Corporation

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

General Comment

The proposed development does not conform to R-CG zoning rules and design standards. It will also have predictable negative impacts on traffic safety on Glenway Drive and on the utility infrastructure in Glamorgan. I therefore request that development application DP2026-00577 be denied.

BUILDING EXCEEDS MAXIMUM HEIGHT
The proposed development is 11.43 meters in height. This exceeds the maximum 11 meter height allowed under the current R-CG zoning. I request that the City deny any requested code relaxation related to the height of this development.

BUILDINGS EXCEED MAXIMUM LOT COVERAGE
The proposed development covers 60.15% of the lot. This exceeds the absolute maximum 60% coverage allowed under the current R-CG zoning. I request that the City deny any requested code relaxation related to the lot coverage of this development.

INADEQUATE FRONT AND SIDE SETBACKS
The proposed development has a street setback of only 1.95 meters, far below the required amount. The proposed garage sits on the property line rather than the required 1.2 meter side setback. I request that the City deny any requested code relaxation or easement related to setbacks for this development.

INADEQUATE AMENITY SPACE
The proposed development provides amenity space for only 5 of the 10 proposed units. This is inadequate under Land Use Bylaw 543. I request that the City deny any requested code relaxation related to the required amenity space for this property.

TRAFFIC SAFETY
The proposed development is crowded too close to the road on an inside bend of Glenway Drive. The bulk of the building will block visibility for traffic on the road, creating dangerous conditions for drivers, cyclists and pedestrians.

EXCESSIVE HARDSCAPE WILL RESULT IN INADEQUATE DRAINAGE
The landscaped area of the proposed development includes an excessive amount of hard surfaces. Of the entire parcel, only 103.85 square meters (14.8%) will be soft surfaces. This is not adequate for drainage during heavy rains or sudden snow melts, and will likely result in additional runoff to neighboring properties.

UTILITY INFRASTRUCTURE
Glamorgan is an older neighborhood with aging water and sewer infrastructure. Our block recently experienced a water line issue. The proposed development would create an ten-fold increase in the demand from that single property. There have been no sewer or water infrastructure upgrades to support such an increase in demand.

Based on its non-conformity with R-CG zoning rules and design standards, and on its predictable negative impact on traffic safety on Glenway Drive and on the utility infrastructure in Glamorgan, I request that development application DP2026-00577 be denied.

Attachments

Name:	Rose Crowley Kampel	Created Date:	April 29, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	668775207
Address:	40 Gissing Dr. SW		
Overall:	In opposition of this application		

Attachments

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - Objection to DP2026_-00577 #36 Glenway Drive SW.pdf

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - _External_ DP2026-00577 - proposed development at 36 Glenway Drive SW.msg

Knee, Judy

From: Rose Crowley [redacted]
Sent: Wednesday, A
To: Garbos, Justyna
Cc: 'info@myglamorgan.ca'; WARD6; Mayor
Subject: [External] DP2026-00577 - proposed development at 36 Glenway Drive SW
Attachments: Objection to DP2026-00577 #36 Glenway Drive SW.PDF

This Message Is From an External Sender

This message came from outside your organization.

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

Report Suspicious

Please find attached my objection to DP2026-01994 – proposed development at 24 Gissing Drive SW.
Thank you for your attention to my concerns,
Rose Crowley Kampel
40 Gissing Drive SW
Calgary, AB T3E 4V7
[redacted]

Rose Crowley Kampel
40 Gissing Drive SW
Calgary, AB T3E 4V7

April 29, 2026

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

Attention: JUSTYNA GARBOS

RE: OBJECTION TO DP2026-00577 #36 GLENWAY DRIVE SW

I am writing to object to Development Permit DP2026-00577 for #36 Glenway Drive SW. This development does not conform to R-CG zoning rules, would have significant negative impacts on the streetscape of Glenway Drive and character of Glamorgan.

NON-CONFORMITY TO ZONING RULES AND DESIGN STANDARDS

The proposed development application does not conform to current R-CG zoning rules and design standards.

Building exceeds maximum height

The proposed development is 11.43 meters in height. This exceeds the maximum 11 meter height allowed under the current R-CG zoning. I request that the City deny any requested code relaxation related to the height of this development.

Buildings exceed maximum lot coverage

The proposed development covers 60.15% of the lot. This exceeds the absolute maximum 60% coverage allowed under the current R-CG zoning. I request that the City deny any requested code relaxation related to the lot coverage of this development.

Inadequate front and side setbacks

The proposed development has a street setback of only 1.95 meters, far below the required amount. The proposed garage sits on the property line rather than the required 1.2 meter side setback. I request that the City deny any requested code relaxation or easement related to setbacks for this development.

Inadequate amenity space

The proposed development provides amenity space for only 5 of the 10 proposed units. This is inadequate under Land Use Bylaw 543. I request that the City deny any requested code relaxation related to the required amenity space for this property.

NEGATIVE NEIGHBOURHOOD IMPACTS

In addition to the above specific ways in which the proposed development does not comply with zoning rules and design standards, there are several ways in which the proposed development would negatively impact the neighbours on Glamorgan.

Traffic safety

The proposed development is crowded too close to the road on an inside bend of Glenway Drive. The bulk of the building will block visibility for traffic on the road, creating dangerous conditions for drivers, cyclists and pedestrians.

Excessive hardscape will result in inadequate drainage

The landscaped area of the proposed development includes an excessive amount of hard surfaces. Of the entire parcel, only 103.85 square meters (14.8%) will be soft surfaces. This is not adequate for drainage during heavy rains or sudden snow melts, and will likely result in additional runoff to neighboring properties.

Utility infrastructure

Glamorgan is an older neighborhood with aging water and sewer infrastructure. Our block recently experienced a water line issue. The proposed development would create an ten-fold increase in the demand from that single property. There have been no sewer or water infrastructure upgrades to support such an increase in demand.

Based on its non-conformity with R-CG zoning rules and design standards, and on its predictable negative impact on traffic safety on Glenway Drive and on the utility infrastructure in Glamorgan, I request that development application DP2026-00577 be denied.

Thank you for your consideration of my concerns.

Regards,

Rose Crowley Kampel
40 Gissing Drive SW
Calgary, AB T3E 4V7
[redacted]

Outlook

[External] Comments on File # DP2026-00577

From kathysaville@shaw.ca <kathysaville@shaw.ca>
Date Wed 6/3/2026 9:36 AM
To Calgary SDAB Info <Info@calgarysdab.ca>

1 attachment (15 KB)
Appeal statement 05-30-26.docx;

This Message Is From an External Sender
This message came from outside your organization.
ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca

Report Suspicious

Hi,

Please find my attached comments on this development permit.

Thank you.

Kathy Saville
16 Glenway Drive SW
Calgary T3E4T8
403-650-4121
kathysaville@shaw.ca

Water Management Concerns

- The proposed development does not appear to adequately address stormwater management impacts resulting from the significant increase in impervious surface area.
- Increased runoff volumes may place additional pressure on existing drainage infrastructure and contribute to downstream flooding risks.
- Insufficient information has been provided regarding erosion control, groundwater recharge, water quality protection, and long-term maintenance of stormwater facilities.
- The proposal should demonstrate that pre-development hydrological conditions will be maintained and that neighboring properties will not experience adverse drainage impacts.
- Consideration should be given to low-impact development (LID) measures, enhanced infiltration systems, and protection of natural drainage patterns.

Excessive Land Massing

- The overall massing of the development is excessive relative to the surrounding context and results in an overbuilt site.
- The concentration of building mass reduces open space opportunities and may negatively affect environmental performance, site permeability, and visual character.
- The proposal appears to prioritize maximum site yield at the expense of appropriate transitions, landscape buffering, and public realm quality.
- Large building footprints and extensive hardscaping may contribute to urban heat island effects and reduced ecological function.

Scale and Compatibility

- The proposed scale is inconsistent with the established character and built form of the surrounding area.
- Building heights, density, and overall development intensity exceed what can reasonably be accommodated on the site while maintaining compatibility with adjacent properties.
- The project may result in adverse impacts related to shadowing, privacy, overlook, and visual dominance.
- The development lacks sufficient transition measures to mitigate impacts on neighboring residential or lower-density areas.
- The cumulative effect of the proposed height, bulk, and density creates a development that appears disproportionate to the site's context.

Environmental and Community Impact

- The development's scale raises concerns regarding the capacity of existing infrastructure, including drainage, transportation, and municipal services.
- Reduced green space and increased site coverage may diminish environmental resilience and negatively affect local biodiversity.
- A more moderate development form should be explored to better balance growth objectives with environmental stewardship and neighborhood compatibility.

Suggested Conclusion

Based on concerns related to stormwater management, excessive site massing, and the disproportionate scale of the proposed development, revisions are recommended to reduce overall intensity, increase open space and permeable surfaces, improve environmental performance, and ensure greater compatibility with surrounding land uses and community character.

5_PLEX
36 GLENWAY DRIVE S.W.
CALGARY, ALBERTA
LOT 1 BLOCK 4 PLAN 567 HH



DEVELOPMENT PERMIT SET

ISSUE DATE : 2026-04-13

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

TRICOR DESIGN GROUP

#202 - 4216 10TH STREET NE,
CALGARY, AB.
T2E 6K3
P:403.203.1970 F:403.203.1990
info@tricordg.ca
www.tricordesigns.com

LIST OF DRAWINGS:

G-001 GENERAL NOTES
G-002 3D SHOTS
A-001 EXISTING SURVEY
A-002 PROPOSED & EXISTING SITE PLAN
A-003 PROPOSED SITE PLAN
A-004 PROPOSED GRADES
A-005 STREETSCAPE
A-006 PROPOSED LANDSCAPE
A-007 LANDSCAPE ZONES
A-008 LANDSCAPE DETAILS
A-009 CONSTRUCTION ACCESS AREA
A-010 APRON & BOULEVARD SECTIONS

A-101 PROPOSED LEGAL SUITE FLOOR PLAN
A-102 PROPOSED MAIN FLOOR PLAN
A-103 PROPOSED UPPER FLOOR PLAN
A-104 PROPOSED ROOF FLOOR PLAN
A-105 PROPOSED AREA PLANS
A-201 PROPOSED FRONT & REAR ELEVATIONS
A-202 PROPOSED RIGHT & LEFT ELEVATIONS
A-301 BUILDING SECTIONS
A-401 DOORS SCHEDULE
A-402 WINDOWS SCHEDULE
A-501 PROPOSED ACCESSORY BUILDING (GARAGE)

AREA SCHEDULE

UNIT 01

FLOOR PLANS	SQ. FT.	SQ. M.
MAIN FLOOR	709.44	65.91
UPPER FLOOR	716.78	66.59
TOTAL	1426.22	132.50
LEGAL SUITE FLOOR	554.54	51.52
GRAND TOTAL	1980.76	184.02
GARAGE	197.70	18.37

UNIT 02

FLOOR PLANS	SQ. FT.	SQ. M.
MAIN FLOOR	698.75	64.92
UPPER FLOOR	695.75	64.64
TOTAL	1394.50	129.55
LEGAL SUITE FLOOR	579.41	53.83
GRAND TOTAL	1973.91	183.38
GARAGE	165.81	15.40

UNIT 03

FLOOR PLANS	SQ. FT.	SQ. M.
MAIN FLOOR	694.00	64.47
UPPER FLOOR	694.00	64.47
TOTAL	1388.00	128.95
LEGAL SUITE FLOOR	575.08	53.43
GRAND TOTAL	1963.08	182.38
GARAGE	191.60	17.80

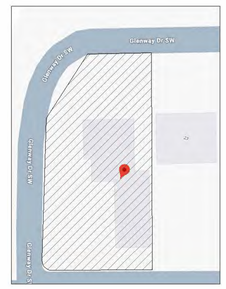
UNIT 04

FLOOR PLANS	SQ. FT.	SQ. M.
MAIN FLOOR	699.00	64.94
UPPER FLOOR	698.00	64.85
TOTAL	1397.00	129.79
LEGAL SUITE FLOOR	579.41	53.83
GRAND TOTAL	1976.41	183.61
GARAGE	191.55	17.80

UNIT 05

FLOOR PLANS	SQ. FT.	SQ. M.
MAIN FLOOR	705.42	65.54
UPPER FLOOR	705.42	65.54
TOTAL	1410.84	131.07
LEGAL SUITE FLOOR	565.91	52.57
GRAND TOTAL	1976.75	183.65
GARAGE	194.56	18.08

KEY PLAN :



PROJECT NO. : 25-01840

SDAB2026-0086

ARCHITECTURAL ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
APPROX	APPROXIMATED
ARCH	ARCHITECTURAL
BLDG	BUILDING
C/W	COMPLETE WITH
CJ	CONTROL JOINT
CL	CENTRE LINE
CLG	CEILING
CLT	CLOSET
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
COORD	COORDINATE
CORR	CORRIDOR
CPT	CARPET
D	DEPTH / DEEP
D/W	DISHWASHER
DN	DOWN
DWG	DRAWING
EA	EACH
ELEC	ELECTRICAL
ELEV	ELEVATION
EQ	EQUAL
F	FRIDGE
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FG	FIBREGLASS
FLR	FLOOR
FRR	FIRE RESISTANCE RATING
GALV	GALVANIZED
GL	GLASS
GWB	GYPSUM WALL BOARD
HT	HEIGHT
INSUL	INSULATION
L	LONG
MAX	MAXIMUM
MC	MEDICINE CABINET
MECH	MECHANICAL
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MTD	MOUNTED
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTRE
OD	OUTSIDE DIAMETER
OH	OVERHEAD
PL	PROPERTY LINE
PT	PAINT / PAINTED
PVC	POLYVINYL CHLORIDE
R	RADIUS OR RISER
R/H	RANGE AND HOOD FAN
RD	ROOF DRAIN
REQD	REQUIRED
REV	REVERSE
RI	RIGID INSULATION
RO	ROUGH OPENING
RWL	RAINWATER LEADER
S	SINK
SIM	SIMILAR
SPEC	SPECIFICATIONS
ST	STEEL
STD	STANDARD
STRUCT	STRUCTURAL
T&G	TONGUE & GROOVE
T/O	TOP OF
TYP	TYPICAL
U/S	UNDERSIDE
USJ	UNDERSIDE OF JOIST
VB	VAPOUR BARRIER
VEST	VESTIBULE
W	WIDTH
W/	WITH
W/D	WASHER AND DRYER
W/O	WALL OVEN
WIC	WALK IN CLOSET

GENERAL NOTES

1. ALL CONSTRUCTION TO COMPLY WITH NATIONAL BUILDING CODE 2023 – ALBERTA EDITION (NBC23AE). REGULATIONS, RULES, AND BY-LAWS SET BY THE AUTHORITY HAVING JURISDICTION.
2. THE GENERAL CONTRACTOR SHALL ARRANGE FOR AND COORDINATE ALL INCOMING AND OUTGOING MECHANICAL AND ELECTRICAL SERVICES FOR THE PROJECT, AND ALL ROAD IMPROVEMENTS ASSOCIATED WITH THE PROJECT.
3. THE GENERAL CONTRACTOR SHALL COORDINATE ALL ACTIVITIES AS REQUIRED TO ENSURE EFFICIENT, CORRECT AND ORDERLY INSTALLATION OF EACH PART OF THE WORK TO AVOID CONFLICT IN THE TRADE WORK AND SCHEDULE.
4. VERIFY ALL CONDITIONS AND DIMENSIONS ON SITE PRIOR TO FABRICATION. PROMPTLY NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS.
5. PROVIDE ALL WARRANTIES, BONDS AND MANUFACTURER'S OPERATING INSTRUCTION AND SERVICE MANUALS AS WELL AS PARTS LISTS AT THE COMPLETION OF THE PROJECT.
6. DIMENSIONS ARE TAKEN TO FACE OF STUD, TO FACE OF CONCRETE AND / OR BLOCK WALLS AND TO FACE OF CONCRETE SLAB.
7. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS SHAPES, SIZES, LOCATION AND REINFORCEMENT.
8. ALL CONSTRUCTION TO COMPLY WITH INDUSTRY TRADE STANDARDS, AS WELL AS MANUFACTURER'S RECOMMENDATIONS, TO THE EXTENT THAT THOSE INSTRUCTIONS AND RECOMMENDATIONS ARE MORE EXPLICIT OR STRINGENT THAN THE REQUIREMENTS CONTAINED IN THESE CONTRACT DOCUMENTS. IN THE CASE OF CONFLICT BETWEEN STANDARDS, THE MOST STRINGENT WILL APPLY

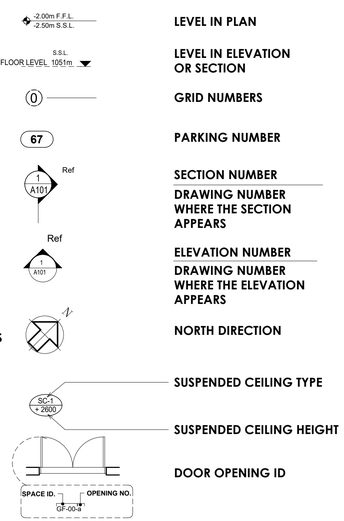
GENERAL NOTES (CONT.)

9. PROVIDE AND MAINTAIN CONTINUOUS FIRE/SMOKE SEPERATIONS. EACH TRADE IS TO FIRE STOP ALL SERVICE PENETRATIONS ASSOCIATED WITH THEIR WORK WITH APPROVED AND ULC LISTED FIREPROOF SYSTEMS. REFER TO AND COMPLY WITH CITY OF CALGARY "FIRE STOPPING SERVICES PENETRATIONS IN BUILDINGS" DOCUMENT. FIRE DAMPERS AT DUCTWORK PENETRATIONS. FIRESTOPPING AT ALL PIPE PENETRATIONS IN FIRE RATES ASSEMBLIES ARE TO BE ANTICIPATED/INCLUDED IN THE SCOPE OF WORK WHETHER INDICATED OR NOT.
10. PROVIDE AND MAINTAIN CONTINUOUS AIR/ VAPOUR BARRIER SYSTEM. CAULK AROUND OPENINGS AND GAPS WITH COMPATIBLE SEALANT TO ACHIEVE A CONTINUOUS BARRIER.
11. PROVIDE AND MAINTAIN CONTINUOUS ACOUSTIC BARRIER SYSTEM. AVOID SOUND TRANSMISSION THROUGH DIRECT CONTACT AT ACOUSTICALLY TREATED SURFACES. COMPLETELY SEAL ALL PENETRATIONS WITH ACOUSTIC SEALANT, TAPE AND INSULATION AS REQUIRED TO PREVENT SOUND TRANSFER AND MAINTAIN THE REQUIRED STC RATINGS OF THE WALL SYSTEMS. PROVIDE APPROVED ISOLATION METHODS TO ALL NOISE GENERATING AND MOVING EQUIPMENT, AND HARD CONNECTIONS AT SERVICES TO STRUCTURE.
12. ALL DOORS AND WINDOWS REFERENCED ON THE PLANS AND SCHEDULES ARE SHOWN NOMINAL SIZE. CONFIRM AND VERIFY ALL ROUGH OPENING SIZE REQUIREMENTS WITH THE SELECTED PRODUCT MANUFACTURER AND SITE CONDITIONS PRIOR TO FABRICATION. REFER TO MANUFACTURERS INSTALLATION MANUAL.
13. ALL INTERIOR DOOR OPENINGS IN STUD FRAMING WALLS TO BE SPACED A MINIMUM OF 4" (102mm) FROM THE ADJACENT WALL, UNLESS NOTED OTHERWISE.
14. ALL INTERIOR DOOR OPENINGS IN CONCRETE OR CONCRETE BLOCK WALLS TO BE 6" (152mm) FROM THE ADJACENT WALL (OR FLUSH WITH FACE OF WALL IN TIGHT CONDITIONS), UNLESS NOTED OTHERWISE.
15. CONFIRM ALL ROUGH OPENING SIZES AND CONNECTION REQUIREMENTS FOR MECHANICAL, ELECTRICAL AND OWNER SUPPLIED EQUIPMENT. ADJUST ROUGH OPENINGS SIZES TO SUIT
16. PROVIDE AND INSTALL SOLID BLOCKING AND BACKING WITHIN THE WALLS FOR ALL WASHROOM AND BATHROOM ACCESSORIES, HANDRAILS, GUARDS, LADDERS, MECHANICAL AND ELECTRICAL FIXTURES AND EQUIPMENT, ETC. AS REQUIRED FOR PROPER ANCHORING
17. INSTALL & CONNECT OWNER SUPPLIED EQUIPMENT OR APPLIANCES AS DIRECTED, CENTERED, LEVEL AND TRUE.
18. EXTERIOR WALL CONSTRUCTION TO COMPLY WITH "ALBERTA WALL & CEILING BUREAU" DETAILS AND REQUIREMENTS.
19. MECHANICAL LINES ARE NOT TO BE IN CONTACT WITH THE STUD WALLS OR CONCRETE WALL OR FLOOR ASSEMBLIES. ISOLATE ALL PIPES TO AVOID SOUND TRANSMISSION. INSTALL NEOPRENE RUBBER PAD ON TOP OF SUBSTRATE SURFACE (BOTTOM PLATE, CONCRETE ETC.) BEFORE ALL MECHANICAL CLAMPS ARE TIGHTENED INTO PLACE.
20. PARKING LINES TO BE 100mm (4") WIDE PAINTED LINES. PARKING STALL NUMBERS TO BE 150mm (6") HIGH SIGNS FASTENDED TO THE WALL OR CHAIN LINK FENCING AT EACH STALL AND MOUNTED AT 915mm (36") A.F.F.. FOR AT GRADE PARKING STALLS, PAINT STALL NUMBERS AT THE FRONTS OF THE STALLS USING THE SAME PAINT AS THE PARKING STALL LINES. THESE NUMBERS SHALL BE 300mm (12") HIGH
21. BARRIER FREE PARKING SYMBOLS TO BE 405mm X 405mm (16" X 16") METAL SIGNS MOUNTED ON THE WALL OR FENCING AT EACH BARRIER FREE PARKING STALL AT 915mm (36") A.F.F.. FOR AT GRADE PARKING STALLS, PAINT THE INTERNATIONAL SYMBOL OF ACCESS ON THE PAVEMENT TO A SIZE OF 600mm X 600mm (24" X 24") AT THE FRONT OF THE PARKING STALL.
22. FOR EXTERIOR VISITOR PARKING STALLS, PROVIDE METAL SIGNAGE 305mm W x 460mm H (12" x 16") ON 915mm (36") HGIH GALVANIZED METAL POSTS. SIGNAGE TO READ "VISITOR PARKING ONLY".

WALL AND PARTATION NOTES

A. ALL WALLS TO U/S OF STRUCTURAL UNLESS NOTED OTHERWISE. ALLOW FOR APPLICABLE FIRESTOPPING INSTALLATION.
B. FOR ALL LOAD BEARING WALLS REFER TO STRUCTURAL DRAWINGS.
C. MECHANICAL LINES TO BE INSULATED, REFER TO MECHANICAL SPECIFICATION.
D. WHERE A WALL IS MADE UP OF DIFFERENT PARTITION TYPES, PROVIDE RESILIENT CHANNEL (IF REQUIRED) AND ADDITIONAL LAYER OF GYPSUM BOARD (IF REQUIRED) SO THAT FINISHED GYPSUM BOARD FACES IN SMOOTH, ALIGN AND CONTINUOUS. AT WASHROOM / TUB / SHOWER INSTALLATIONS AT RATED PARTITIONS, ALLOW FOR GYPSUM BOARD LAYER OVER LIP OF FIXTURE FOR CONTINUOUS WALL FINISH ON ADJACENT WALLS.
E. GRID LINE IS CENTER LINE OF PARTY WALL, TYPICAL FOR ALL SUITES.
F. REFER TO STRUCTURAL DRAWINGS FOR SHEAR WALL REQUIREMENT AND LOCATION.
G. ALL OSB SHEATHING SHALL BE 0-2 GRADE.
H. H. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS TO INDICATE GENERAL LOCATION AND ROUTE TO BE FOLLOWED BY PIPES AND DUCTS, CONDUITS ETC. INSTALL IN SUCH A WAY AS TO CONSERVE HEADROOM AND INTERFERE AS LITTLE AS POSSIBLE WITH THE FREE USE OF THE SPACE OF THOUGH WHICH THEY PASS. KEEP ALL PIPES, DUCTS, CONDUITS AS TIGHT AS POSSIBLE TO THE BEAM OR OTHER LIMITING MEMBERS WHERE HEADROOM OR SPACE APPEAR INADEQUATE. NOTIFY THE ARCHITECTS BEFORE PROCEEDING WITH FABRICATION AND/OR INSTALLATION. RELOCATE WHERE NECESSARY TO MAINTAIN 2100MM HEADROOM WITHIN PARKING AREA.

ARCHITECTURAL SYMBOLS



LEVEL IN PLAN

LEVEL IN ELEVATION OR SECTION

GRID NUMBERS

PARKING NUMBER

SECTION NUMBER

DRAWING NUMBER WHERE THE SECTION APPEARS

ELEVATION NUMBER

DRAWING NUMBER WHERE THE ELEVATION APPEARS

NORTH DIRECTION

SUSPENDED CEILING TYPE

SUSPENDED CEILING HEIGHT

DOOR OPENING ID

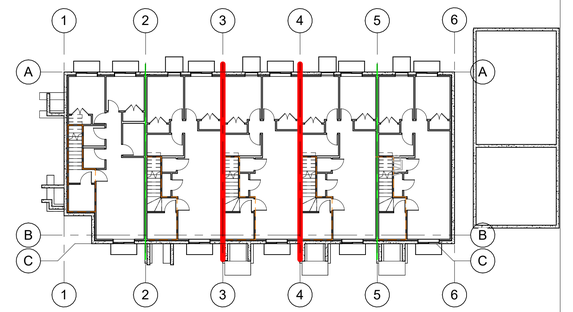
ROOM / SPACE NUMBER

DETAIL NUMBER

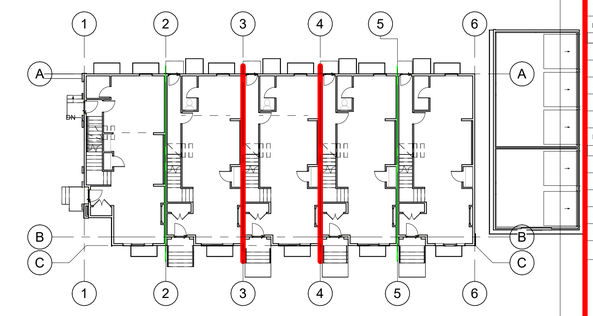
DRAWING NUMBER WHERE THE DETAIL APPEARS

FIRE WALL KEY PLANS

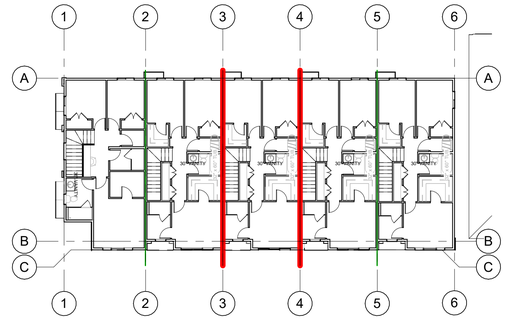




1 PROPOSED LEGAL SUITE FLOOR PLAN -
1/16" = 1'-0"



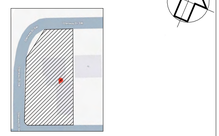
2 PROPOSED MAIN FLOOR PLAN
1/16" = 1'-0"



3 PROPOSED UPPER FLOOR PLAN
1/16" = 1'-0"

DESIGNED BY:
TRICOR DESIGN GROUP
RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com
#202 - 4216 10 STREET NE, CALGARY, AB. AB T2E 6K3
PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordg.ca

KEY PLAN



NOTES

- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023- ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

- THESE PLANS AND ANY RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF TRICOR DESIGN GROUP INC. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON AND IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION OF TRICOR DESIGN GROUP INC. IS STRICTLY PROHIBITED.

- THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING. DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF ANY STAGE OF CONSTRUCTION AND PRIOR TO ANY RELIANCE BEING MADE ON SAME, AND TRICOR DESIGN GROUP INC. MUST BE PROVIDED WITH A REASONABLE PERIOD OF TIME, IN ITS SOLE AND ABSOLUTE DISCRETION, TO REVIEW SAME AND TO MAKE ANY CORRECTIONS NEEDED. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES, AS THE CASE MAY BE, ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. AS REQUIRED ABOVE,THEN IT SHALL NOT BE RESPONSIBLE OR LIABLE IN ANY WAY FOR ANY USE OF OR RELIANCE UPON THE PLANS.

REVISIONS:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01				
02				
03				
04				
05				

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-03-23	DEVELOPMENT PERMIT SET	E.R./N.F.	
02				
03				
04				
05				

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :
PRIVATE CLINET

PROJECT :
5_PLEX

ADDRESS:
36 GLENWAY DRIVE S.W.
CALGARY, ALBERTA
LOT 1 BLOCK 4 PLAN 567 HH

DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
GENERAL NOTES

DRAWING NO.
G-001

PROJECT NO. :	CHECKED BY:	DATE:
25-01840	E.Z.	2026-03-23
	DRAWN BY: E.R./N.F.	SCALE: As indicated







DESIGNED BY:

TRICOR DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

tricordesigns.com

#202 - 4216 10 STREET NE,
CALGARY, AB.
AB T2E 6K3

PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordg.ca

KEY PLAN



NOTES

- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023- ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

- THESE PLANS AND ANY RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF TRICOR DESIGN GROUP INC. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON AND IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION OF TRICOR DESIGN GROUP INC. IS STRICTLY PROHIBITED.

- THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING. DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF ANY STAGE OF CONSTRUCTION AND PRIOR TO ANY RELIANCE BEING MADE ON SAME, AND TRICOR DESIGN GROUP INC. MUST BE PROVIDED WITH A REASONABLE PERIOD OF TIME, IN ITS SOLE AND ABSOLUTE DISCRETION, TO REVIEW SAME AND TO MAKE ANY CORRECTIONS NEEDED. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES, AS THE CASE MAY BE, ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. AS REQUIRED ABOVE,THEN IT SHALL NOT BE RESPONSIBLE OR LIABLE IN ANY WAY FOR ANY USE OF OR RELIANCE UPON THE PLANS.

REVISIONS:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01				
02				
03				
04				
05				

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-03-23	DEVELOPMENT PERMIT SET	E.R./N.F.	
02				
03				
04				
05				

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :

PRIVATE CLINET

PROJECT :

5_PLEX

ADDRESS:

**36 GLENWAY DRIVE S.W.
CALGARY, ALBERTA
LOT 1 BLOCK 4 PLAN 567 HH**

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

3D SHOTS

DRAWING NO.

G-002

PROJECT NO. :	CHECKED BY:	DATE:
25-01840	E.Z.	2026-03-23
	DRAWN BY: E.R./N.F.	SCALE:

SITE PLAN



MUNICIPAL ADDRESS:
36 GLENWAY DRIVE S.W.
CALGARY, ALBERTA

LEGAL DESCRIPTION:
LOT 1
BLOCK 4
PLAN 567 HH

PREPARED FOR: Ravi Varshney

DATE OF SURVEY: December 17th, 2025

0 2 4 8 12 16 20 METRES

SCALE: 1:200

LEGEND:
- Subject Property Line
- Right of Way Line
- Eave Line
- Fence Line
- Sanitary Line
- Storm Line
- Water Line
- Gas Line
- Overhead Wire
- A.G.T Line
- Door
- Second Floor Window
- Main Floor Window
- Basement Floor Window
- Calculation points
- Power Pole
- Power Anchor
- Light Pole
- Manhole
- Catch Basin
- Water Valve
- Gas Valve
- Sign
- Fire Hydrant
- Tree
- Main Building Hatch
- Detached Garage Hatch
- Shed Hatch
- Concrete and Asphalt Hatch
- Wood Hatch
- Roof Hatch

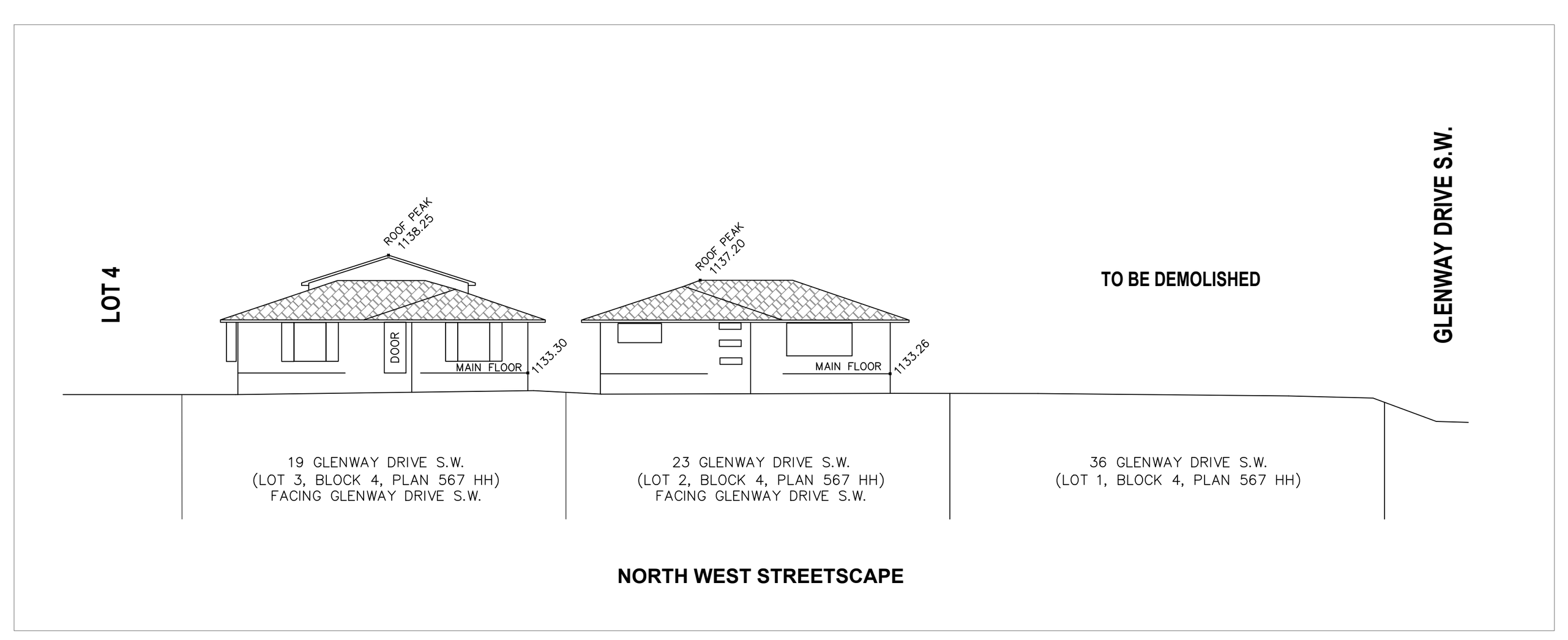
'2F.'–Second Floor
'BC'–Back of Curb
'BW'–Back of Walkway
'Cant.'–Cantilever
'Conc.'–Concrete
'Elev.'–Elevation
'Enc.'–Encroach(es)
'L'–Length of Arc
'LG'–Lip of Gutter
'M.F.'–Main Floor
'MFE'–Main Floor Elevation
'R'–Radius
'R/W'–Right of Way
'Ret.'–Retaining
'RPE'–Roof Peak Elevation
'WB'–Bottom of Wall
'WT'–Top of Wall

NOTE:
1. The basis of this plan is as follows:
   Datum: North American Datum 1983 (original)
   Projection: 3° Transverse Mercator
   Reference Meridian: 114° west longitude
   Combined Scale Factor: 0.999724
2. Distances are in ground and are shown in metres and decimals thereof.
3. Distances along curves are arc distances.
4. Elevations are derived from ASCM 122978.
5. Existing spot elevations are shown thus: 1000.00
6. The Certificate of Title 071 588 540 which was Searched on the 16th day of December, 2025 and includes the following instruments:
   No Registrations.
7. The utilities information is acquired from 'The City of Calgary Engineering Department' Drawing No. 44, 45, 67 & 204 in Sec.01–Twp.24–Rge.2–W.5M.

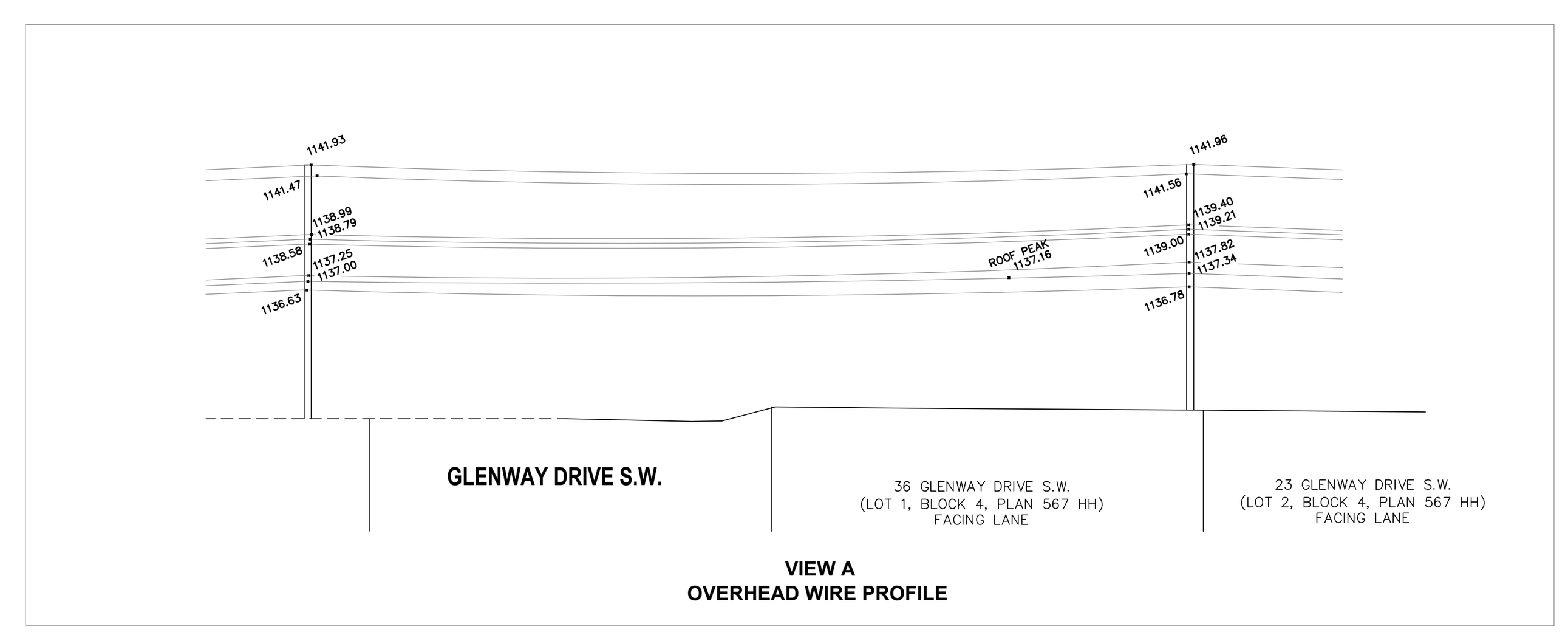
(Horizon Land Surveys Inc. accepts no responsibility for its accuracy. It is the responsibility of the developer and excavator to have all utilities located by Alberta One Call prior to conducting any excavation or ground disturbance.)

TREE SCHEDULE:

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location
T1	Bush	–	2.50	2.00	In Subject Property
T2	Deciduous	0.42	5.50	5.00	In Subject Property
T3	Deciduous	0.12	3.00	3.50	In City Property
T4	Deciduous	0.46	6.00	12.00	In Subject Property
T5	Hedge	–	0.70	1.00	In Subject Property
T6	Hedge	–	0.70	1.00	In City Property
T7	Hedge	–	1.00	1.50	In City Property
T8	Deciduous	0.23	4.00	5.00	In Subject Property
T9	Deciduous	0.68	7.00	11.00	In Subject Property
T10	Bush	–	2.00	2.00	In Subject Property
T11	Bush	–	3.50	3.00	On Property Line
T12	Bush	–	1.20	1.50	In Subject Property
T13	Bush	–	1.50	1.50	On Property Line
T14	Deciduous	0.42	3.00	5.00	In Adjacent Property
T15	Deciduous	0.37	3.00	5.00	In Adjacent Property



NORTH WEST STREETSCAPE



VIEW A
OVERHEAD WIRE PROFILE



SOUTH WEST STREETSCAPE

ALBERTA LAND SURVEYORS' ASSOCIATION
PERMIT NUMBER
P 309
HORIZON LAND SURVEYS INC.

TOTAL

© Copyright Horizon Land Surveys Inc., 2025

File No.: 251535	Date: 20/Dec/2025
Surveyed: TK/YR	Drawn: LZ/EM

Horizon Land Surveys Inc.
130 Bowness Centre N.W. P. 403–719–0272
Calgary, Alberta, T3B 5M5 F. 403–775–4171

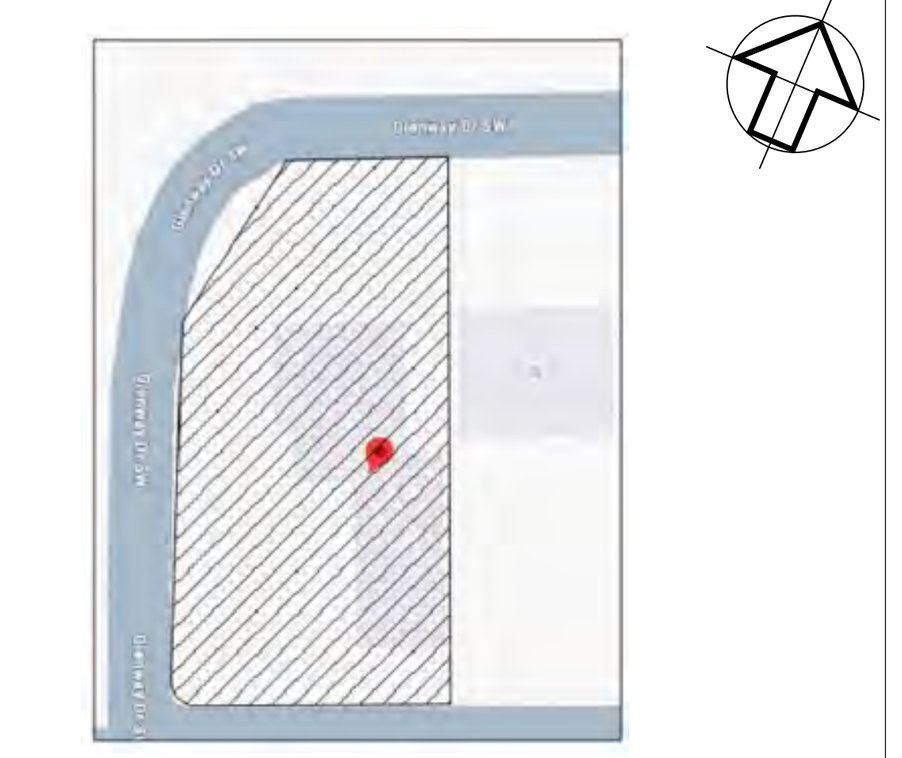
DESIGNED BY:

TRICOR DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com

#202 , 4216 10TH STREET NE
CALGARY, AB.
T2E 6K3
PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordg.ca

KEY PLAN



NOTES
- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023 – ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

-THESE PLANS AND ANY RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF TRICOR DESIGN GROUP INC. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON AND IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION OF TRICOR DESIGN GROUP INC. IS STRICTLY PROHIBITED.

-THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING. DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF ANY STAGE OF CONSTRUCTION AND PRIOR TO ANY RELIANCE BEING MADE ON SAME, AND TRICOR DESIGN GROUP INC. MUST BE PROVIDED WITH A REASONABLE PERIOD OF TIME, IN ITS SOLE AND ABSOLUTE DISCRETION, TO REVIEW SAME AND TO MAKE ANY CORRECTIONS NEEDED. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES, AS THE CASE MAY BE, ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. AS REQUIRED ABOVE,THEN IT SHALL NOT BE RESPONSIBLE OR LIABLE IN ANY WAY FOR ANY USE OF OR RELIANCE UPON THE PLANS,

REVISIONS:

No.	Date	Description	DRAWN By	Chk'd By
01				
02				
03				
04				
05				
06				

ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-01-25	DEVELOPMENT PERMIT SET	E.R	
02				
03				
04				
05				

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :
PRIVATE CLIENT

PROJECT :
5_PLEX

ADDRESS:
36 GLENWAY DRIVE S.W.
CALGARY, ALBERTA
LOT 1, BLOCK 4, PLAN 567 HH

DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
EXISTING SURVEY

DRAWING NO.
A-001

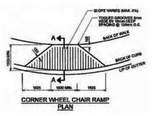
DRAWN BY:	CHECKED BY:	DATE:
E.R / N.F		2026-01-25

SCALE: 1:200

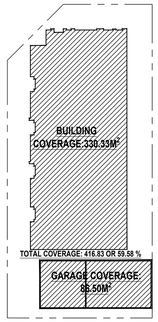
SITE - PLAN

SURVEY INFORMATION :-

MUNICIPAL ADDRESS:-
36 GLENWAY DRIVE S.W. , CALGARY, ALBERTA
ZONING : R-CG
LEGAL ADDRESS:-
LOT 1 , BLOCK 4 , PLAN 567 HH
NOTES:
Note: Unless otherwise specified, the dimensions shown relate to distances from property boundary to foundation walls only at the date of the survey.Positions of spot elevations are approximate.Distances are in meters and decimals thereof.



COVERAGE CALCULATION:
LOT AREA = 699.59 m²
MAXIMUM COVERAGE (60%) = 419.75 m²
BUILDING COVERAGE = 330.33m²
GARAGE COVERAGE = 86.50 m²
TOTAL COVERAGE = 416.83 m² = 59.58%
PROJECT SETBACK REQUIREMENTS:
1. BUILDING SETBACK FROM A FRONT PROPERTY LINE IS 3.0 METRES. (BAY WINDOWS AND EAVES MAY PROJECT A MAX. OF .6m INTO THE FRONT SETBACK AREA)
2. MINIMUM 1.2 m REAR SETBACK
3. MINIMUM 0.60 m SIDE SETBACK WITH A STREET
4. MINIMUM 1.22 m SIDE SETBACK
NOTE:
- ALL EXISTING STRUCTURES ON SITE, INCLUDING EXISTING FENCE, TO BE REMOVED AS NOTED
- CONSTRUCTION ACCESS TO BE FROM REAR LANE.
- CITY BOULEVARD IS TO REMAIN FREE OF EXCAVATED MATERIAL AND STORAGE OF CONSTRUCTION MATERIAL IS NOT PERMITTED.

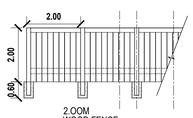


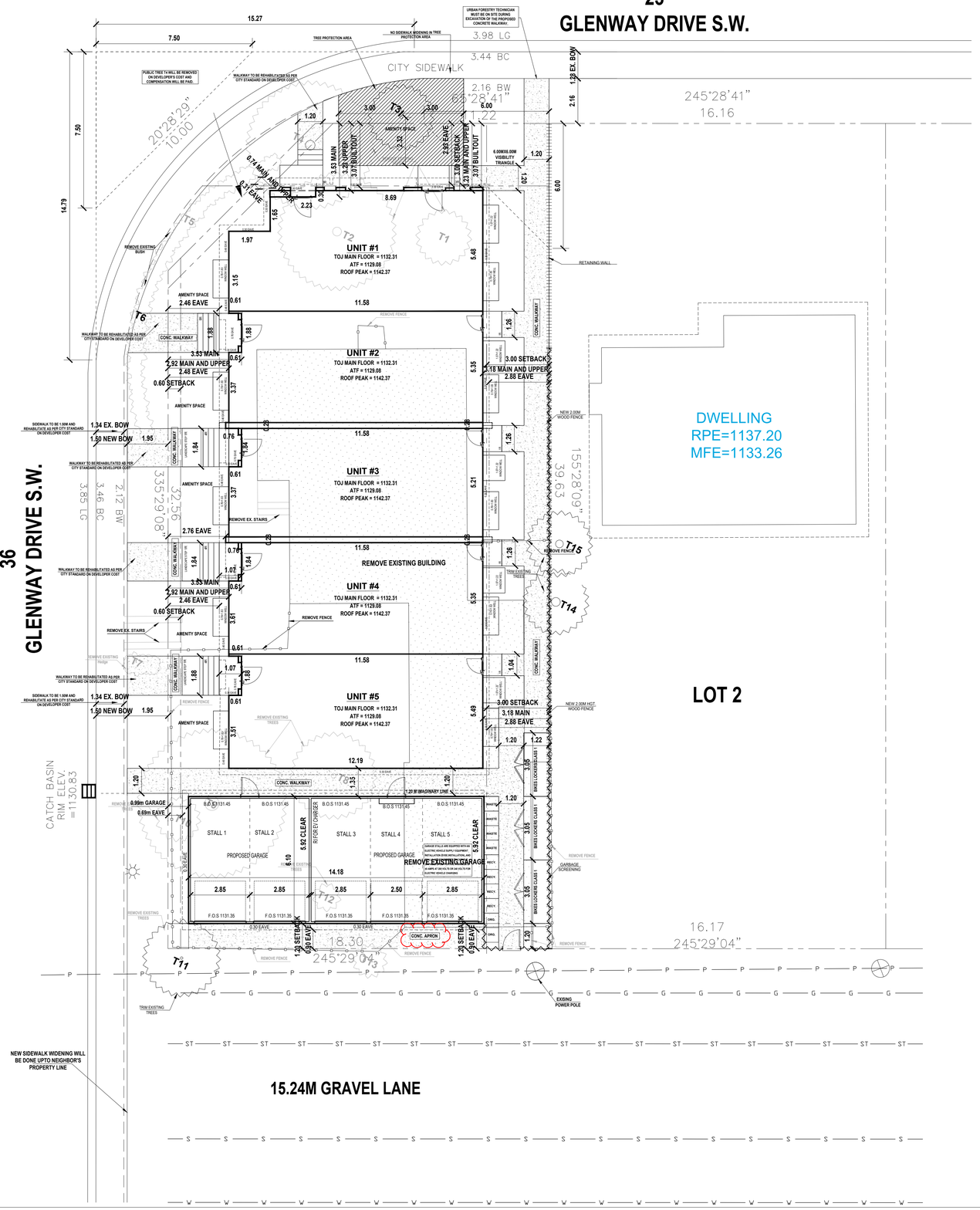
LEGEND		LEGEND		LEGEND	
	NEW FENCE	G	UTILITY LINES GAS		EXISTING GRADES
	PWF LANDSCAPE RETAINING WALL	S	UTILITY LINES SANITARY		CALCULATED GRADES
	CANTILEVERS	ST	STORM LINE		NEED TO TRIM
	SETBACK	W	UTILITY LINES WATER		REMOVE EXISTING TREE
	EAVES		REMOVE FENCE		BULDING REMOVE
P	UTILITY LINES POWER		UPPER CANT		CONCRETE

TREE SCHEDULE:

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	
T1	Bush	–	2.50	2.00	In Subject Property	REMOVED
T2	Deciduous	0.42	5.00	5.00	In Subject Property	REMOVED
T3	CRABAPPLE	0.34	3.00	3.50	In City Property	PROTECTED
T4	GREEN ASH	0.46	6.00	12.00	In City Property	REMOVED
T5	Hedge	–	0.70	1.00	In Subject Property	REMOVED
T6	Hedge	–	0.70	1.00	In City Property	REMOVED
T7	Hedge	–	1.00	1.50	In City Property	REMOVED
T8	Deciduous	0.23	4.00	5.00	In Subject Property	REMOVED
T9	Deciduous	0.68	7.00	11.00	In Subject Property	REMOVED
T10	Bush	–	2.00	2.00	In Subject Property	REMOVED
T11	Bush	–	3.50	3.00	On Property Line	REMAINED
T12	Bush	–	1.20	1.50	In Subject Property	REMOVED
T13	Bush	–	1.50	1.50	On Property Line	REMOVED
T14	Deciduous	0.42	3.00	5.00	In Adjacent Property	REMAINED
T15	Deciduous	0.37	3.00	5.00	In Adjacent Property	REMAINED

NOTE:
-ALL SODDED AREA ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES.
- BUILDING READY FOR SOLAR PANEL INSTALLATION.





DESIGNED BY:

TRICOR DESIGN GROUP
RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com
#202 , 4216 10TH STREET NE
CALGARY, AB.
T2E 6K3
PHONE: (403)203-1970
FAX: (403)253-1990
EMAIL: info@tricordg.ca

KEY PLAN



NOTES
- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023 – ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

-THESE PLANS AND ANY RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF TRICOR DESIGN GROUP INC. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON AND IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION OF TRICOR DESIGN GROUP INC. IS STRICTLY PROHIBITED.

-THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING. DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF ANY STAGE OF CONSTRUCTION AND PRIOR TO ANY RELIANCE BEING MADE ON SAME, AND TRICOR DESIGN GROUP INC. MUST BE PROVIDED WITH A REASONABLE PERIOD OF TIME, IN ITS SOLE AND ABSOLUTE DISCRETION, TO REVIEW SAME AND TO MAKE ANY CORRECTIONS NEEDED. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES, AS THE CASE MAY BE, ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. AS REQUIRED ABOVE,THEN IT SHALL NOT BE RESPONSIBLE OR LIABLE IN ANY WAY FOR ANY USE OF OR RELIANCE UPON THE PLANS.

REVISIONS:

No.	Date	Description	DRAWN By	Chk'd By
01				
02				
03				
04				
05				
06				

ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-01-25	DEVELOPMENT PERMIT SET	E.R	
02				
03				
04				
05				

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :
PRIVATE CLIENT

PROJECT :
5_PLEX

ADDRESS:
36 GLENWAY DRIVE S.W.
CALGARY, ALBERTA
LOT 1, BLOCK 4, PLAN 567 HH

DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
PROPOSED & EXISTING SITE PLAN

DRAWING NO.
A-002

DRAWN BY:	CHECKED BY:	DATE:
E.R / N.F		2026-01-25

SCALE:1:100

SITE - PLAN

SURVEY INFORMATION :-

MUNICIPAL ADDRESS:-

36 GLENWAY DRIVE S.W. , CALGARY, ALBERTA

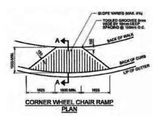
ZONING : R-CG

LEGAL ADDRESS:-

LOT 1 , BLOCK 4 , PLAN 567 HH

NOTES:

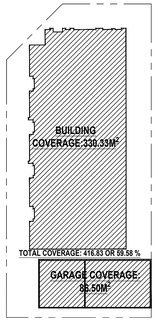
Note: Unless otherwise specified, the dimensions shown relate to distances from property boundary to foundation walls only at the date of the survey.Positions of spot elevations are approximate.Distances are in meters and decimals thereof.



COVERAGE CALCULATION:
LOT AREA = 699.59 m²
MAXIMUM COVERAGE (60%) = 419.75 m²
BUILDING COVERAGE = 330.33m²
GARAGE COVERAGE = 86.50 m²
TOTAL COVERAGE = 416.83 m² = 59.58%

PROJECT SETBACK REQUIREMENTS:
1. BUILDING SETBACK FROM A FRONT PROPERTY LINE IS 3.0 METRES. (BAY WINDOWS AND EAVES MAY PROJECT A MAX. OF .6m INTO THE FRONT SETBACK AREA)
2. MINIMUM 1.2 m REAR SETBACK
3. MINIMUM 0.60 m SIDE SETBACK WITH A STREET
4. MINIMUM 1.22 m SIDE SETBACK

NOTE:
- ALL EXISTING STRUCTURES ON SITE, INCLUDING EXISTING FENCE, TO BE REMOVED AS NOTED
- CONSTRUCTION ACCESS TO BE FROM REAR LANE.
- CITY BOULEVARD IS TO REMAIN FREE OF EXCAVATED MATERIAL AND STORAGE OF CONSTRUCTION MATERIAL IS NOT PERMITTED.



LEGEND		LEGEND		LEGEND	
	NEW FENCE	G	UTILITY LINES GAS		EXISTING GRADES
	PWF LANDSCAPE RETAINING WALL	S	UTILITY LINES SANITARY		CALCULATED GRADES
	CANTILEVERS	ST	STORM LINE		NEED TO TRIM
	SETBACK	W	UTILITY LINES WATER		REMOVE EXISTING TREE
	EAVES		REMOVE FENCE		BULDING REMOVE
P	UTILITY LINES POWER		UPPER CANT		CONCRETE

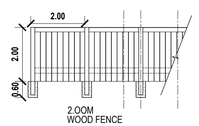
TREE SCHEDULE:

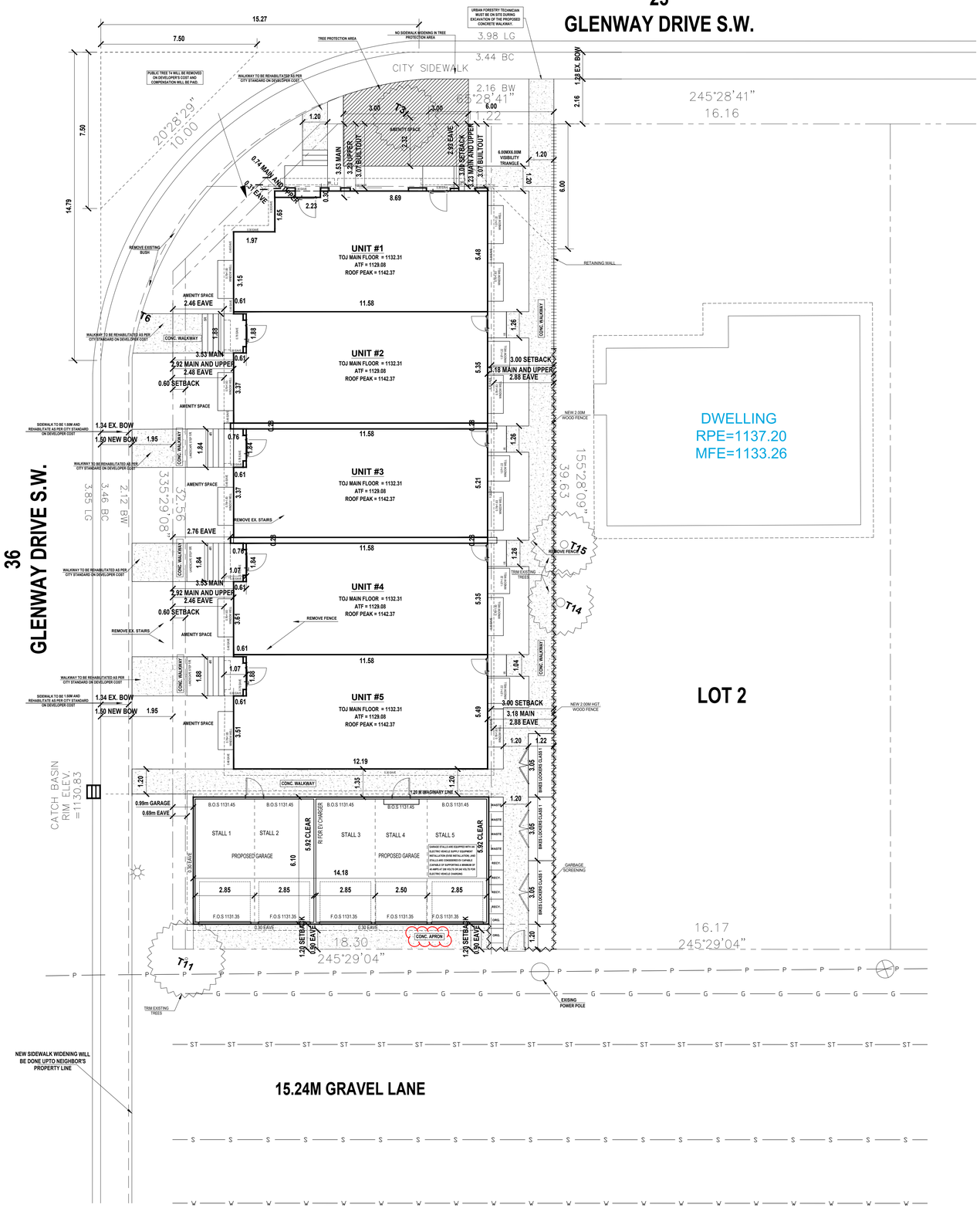
Tree No.	Variety	Trunk (Ø±)	Canopy (Ø±)	Height (±)	Location	
T1	Bush	–	2.50	2.00	In Subject Property	REMOVED
T2	Deciduous	0.42	5.50	5.00	In Subject Property	REMOVED
T3	CRABAPPLE	0.34	3.00	3.50	In City Property	PROTECTED
T4	GREEN ASH	0.46	6.00	12.00	In City Property	REMOVED
T5	Hedge	–	0.70	1.00	In Subject Property	REMOVED
T6	Hedge	–	0.70	1.00	In City Property	REMOVED
T7	Hedge	–	1.00	1.50	In City Property	REMOVED
T8	Deciduous	0.23	4.00	5.00	In Subject Property	REMOVED
T9	Deciduous	0.68	7.00	11.00	In Subject Property	REMOVED
T10	Bush	–	2.00	2.00	In Subject Property	REMOVED
T11	Bush	–	3.50	3.00	On Property Line	REMAINED
T12	Bush	–	1.20	1.50	In Subject Property	REMOVED
T13	Bush	–	1.50	1.50	On Property Line	REMOVED
T14	Deciduous	0.42	3.00	5.00	In Adjacent Property	REMAINED
T15	Deciduous	0.37	3.00	5.00	In Adjacent Property	REMAINED

NOTE:

-ALL SODDED AREA ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES.

- BUILDING READY FOR SOLAR PANEL INSTALLATION.





DESIGNED BY:

TRICOR DESIGN GROUP
RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com
#202 , 4216 10 TH STREET NE
CALGARY, AB.
T2E 6K3
PHONE: (403)203-1970
FAX: (403)353-1990
EMAIL: info@tricordg.ca

KEY PLAN



NOTES

- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023 – ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

-THESE PLANS AND ANY RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF TRICOR DESIGN GROUP INC. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON AND IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION OF TRICOR DESIGN GROUP INC. IS STRICTLY PROHIBITED.

-THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING. DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF ANY STAGE OF CONSTRUCTION AND PRIOR TO ANY RELIANCE BEING MADE ON SAME, AND TRICOR DESIGN GROUP INC. MUST BE PROVIDED WITH A REASONABLE PERIOD OF TIME, IN ITS SOLE AND ABSOLUTE DISCRETION, TO REVIEW SAME AND TO MAKE ANY CORRECTIONS NEEDED. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES, AS THE CASE MAY BE, ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. AS REQUIRED ABOVE,THEN IT SHALL NOT BE RESPONSIBLE OR LIABLE IN ANY WAY FOR ANY USE OF OR RELIANCE UPON THE PLANS.

REVISIONS:

No.	Date	Description	DRAWN By	Chk'd By
01				
02				
03				
04				
05				
06				

ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-01-25	DEVELOPMENT PERMIT SET	E.R	
02				
03				
04				
05				

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :

PRIVATE CLIENT

PROJECT :

5_PLEX

ADDRESS:

**36 GLENWAY DRIVE S.W.
CALGARY, ALBERTA
LOT 1, BLOCK 4, PLAN 567 HH**

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

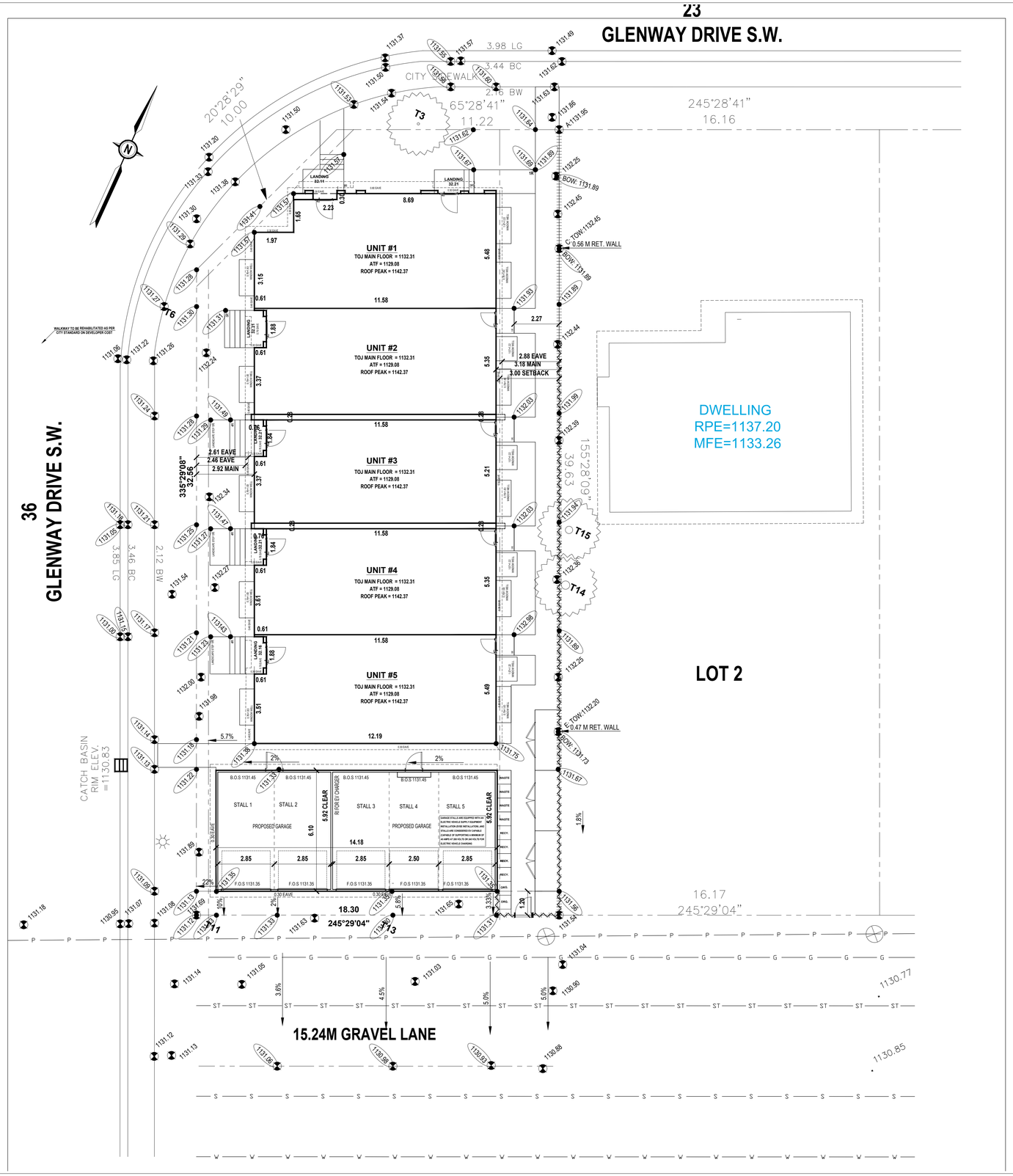
PROPOSED SITE PLAN

DRAWING NO.

A-003

DRAWN BY:	CHECKED BY:	DATE:
E.R / N.F		2026-01-25

SCALE:1:100



DESIGNED BY:

TRICOR DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

tricordesigns.com

#202 , 4216 10TH STREET NE
CALGARY, AB.
T2E 6K3

PHONE: (403)203-1970
FAX: 403)203-1990
EMAIL: info@tricordg.ca

KEY PLAN



NOTES

- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023 – ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

-THESE PLANS AND ANY RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF TRICOR DESIGN GROUP INC. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON AND IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION OF TRICOR DESIGN GROUP INC. IS STRICTLY PROHIBITED.

-THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING. DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF ANY STAGE OF CONSTRUCTION AND PRIOR TO ANY RELIANCE BEING MADE ON SAME, AND TRICOR DESIGN GROUP INC. MUST BE PROVIDED WITH A REASONABLE PERIOD OF TIME, IN ITS SOLE AND ABSOLUTE DISCRETION, TO REVIEW SAME AND TO MAKE ANY CORRECTIONS NEEDED. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES, AS THE CASE MAY BE, ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. AS REQUIRED ABOVE,THEN IT SHALL NOT BE RESPONSIBLE OR LIABLE IN ANY WAY FOR ANY USE OF OR RELIANCE UPON THE PLANS,

REVISIONS:

No.	Date	Description	DRAWN By	Chk'd By
01				
02				
03				
04				
05				
06				

ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-01-25	DEVELOPMENT PERMIT SET	E.R	
02				
03				
04				
05				

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :

PRIVATE CLIENT

PROJECT :

5_PLEX

ADDRESS:

**36 GLENWAY DRIVE S.W.
CALGARY, ALBERTA
LOT 1, BLOCK 4, PLAN 567 HH**

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

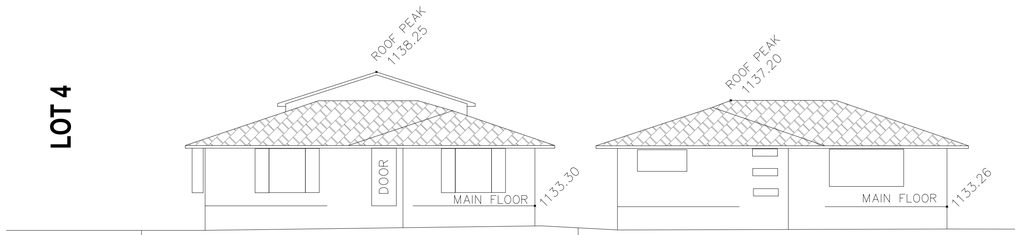
PROPOSED GRADES

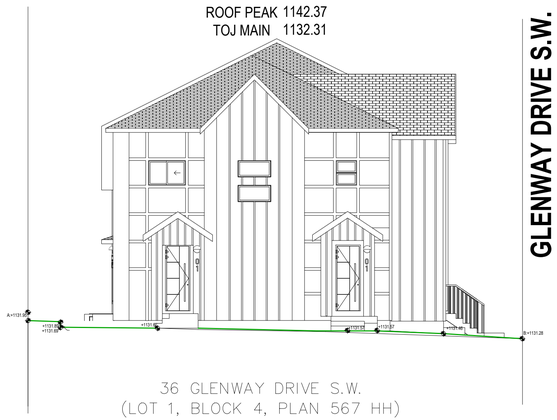
DRAWING NO.

A-004

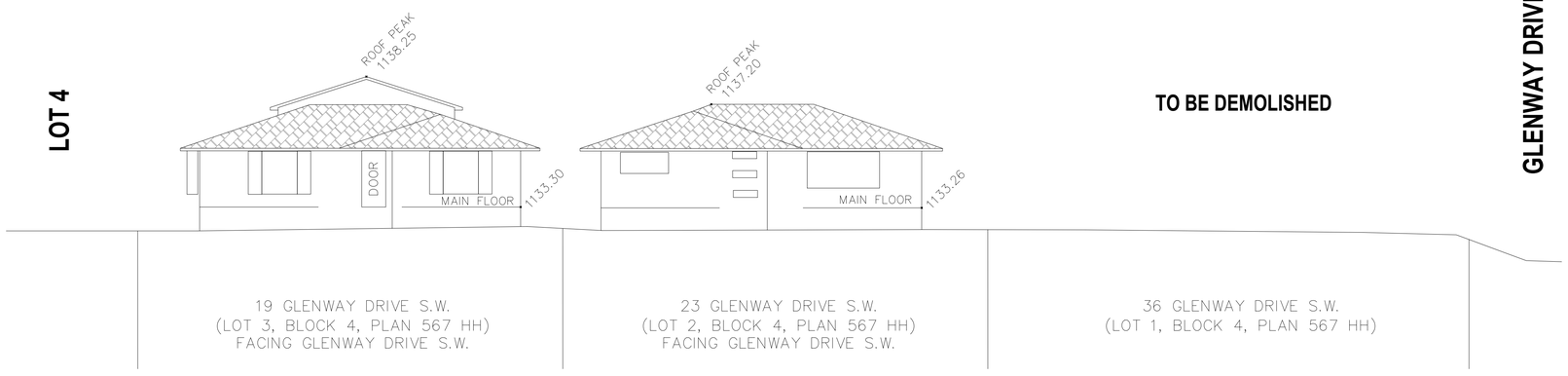
DRAWN BY:	CHECKED BY:	DATE:
E.R / N.F		2026-01-25

SCALE:1:100





NORTH WEST STREETSCAPE



NORTH WEST STREETSCAPE

DESIGNED BY:
TRICOR DESIGN GROUP
RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com
#202 , 4216 10TH STREET NE
CALGARY, AB.
T2E 6K3
PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordg.ca

KEY PLAN



NOTES

- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023 – ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

-THESE PLANS AND ANY RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF TRICOR DESIGN GROUP INC. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON AND IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION OF TRICOR DESIGN GROUP INC. IS STRICTLY PROHIBITED.

-THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING. DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF ANY STAGE OF CONSTRUCTION AND PRIOR TO ANY RELIANCE BEING MADE ON SAME, AND TRICOR DESIGN GROUP INC. MUST BE PROVIDED WITH A REASONABLE PERIOD OF TIME, IN ITS SOLE AND ABSOLUTE DISCRETION, TO REVIEW SAME AND TO MAKE ANY CORRECTIONS NEEDED. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES, AS THE CASE MAY BE, ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. AS REQUIRED ABOVE,THEN IT SHALL NOT BE RESPONSIBLE OR LIABLE IN ANY WAY FOR ANY USE OF OR RELIANCE UPON THE PLANS,

REVISIONS:

No.	Date	Description	DRAWN By	Chk'd By
01				
02				
03				
04				
05				
06				

ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-01-25	DEVELOPMENT PERMIT SET	E.R	
02				
03				
04				
05				

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :
PRIVATE CLIENT

PROJECT :
5_PLEX

ADDRESS:
36 GLENWAY DRIVE S.W.
CALGARY, ALBERTA
LOT 1, BLOCK 4, PLAN 567 HH

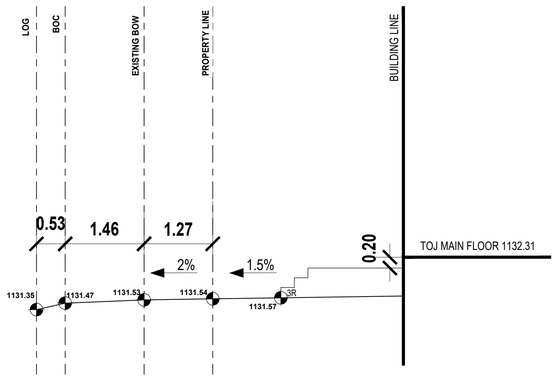
DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
STREETSCAPE

DRAWING NO.
A-005

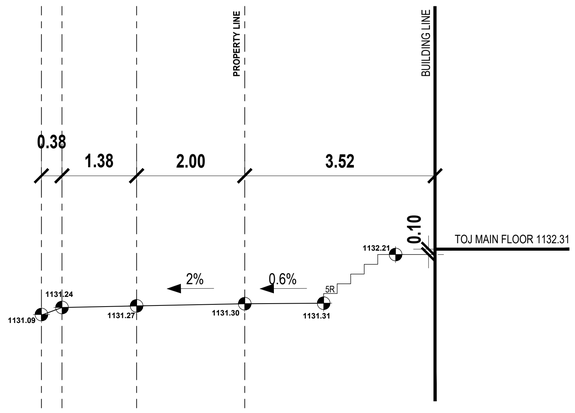
DRAWN BY:	CHECKED BY:	DATE:
E.R / N.F		2026-01-25

SCALE:1:100



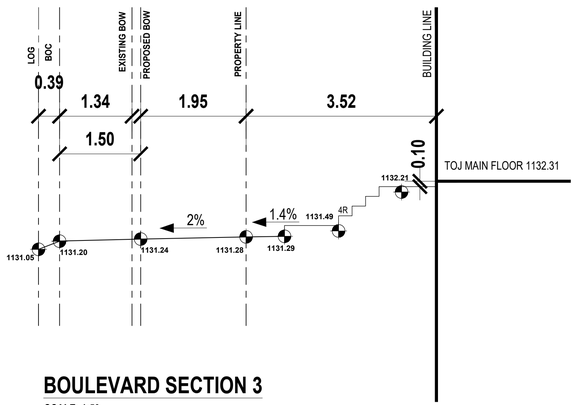
BOULEVARD SECTION 1

SCALE: 1:50



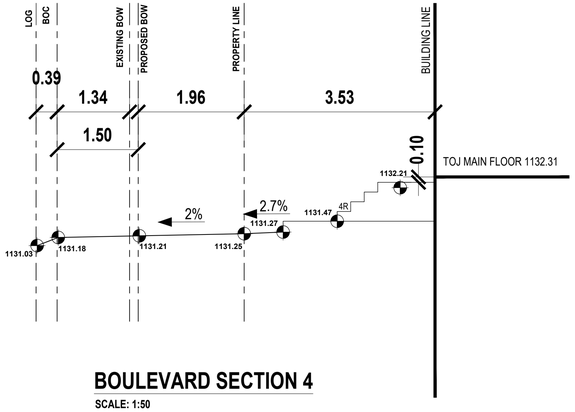
BOULEVARD SECTION 2

SCALE: 1:50



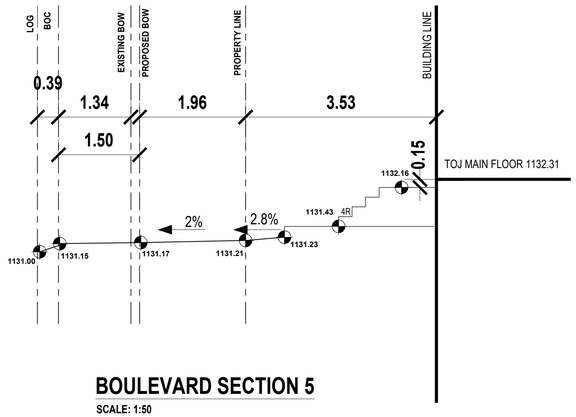
BOULEVARD SECTION 3

SCALE: 1:50



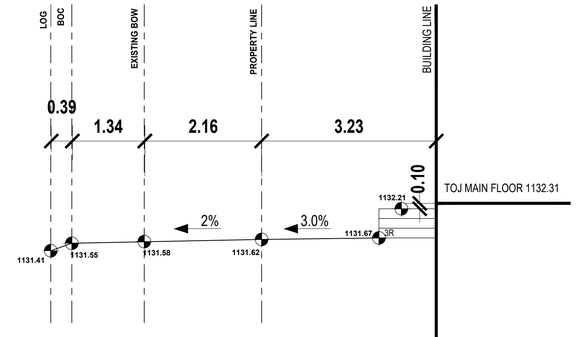
BOULEVARD SECTION 4

SCALE: 1:50



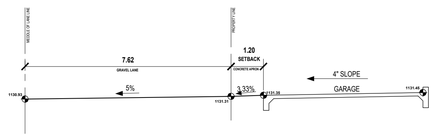
BOULEVARD SECTION 5

SCALE: 1:50



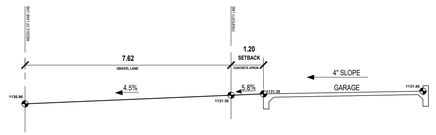
BOULEVARD SECTION 6

SCALE: 1:50



APRON SECTION 6

SCALE: 1:50



APRON SECTION 7

SCALE: 1:50

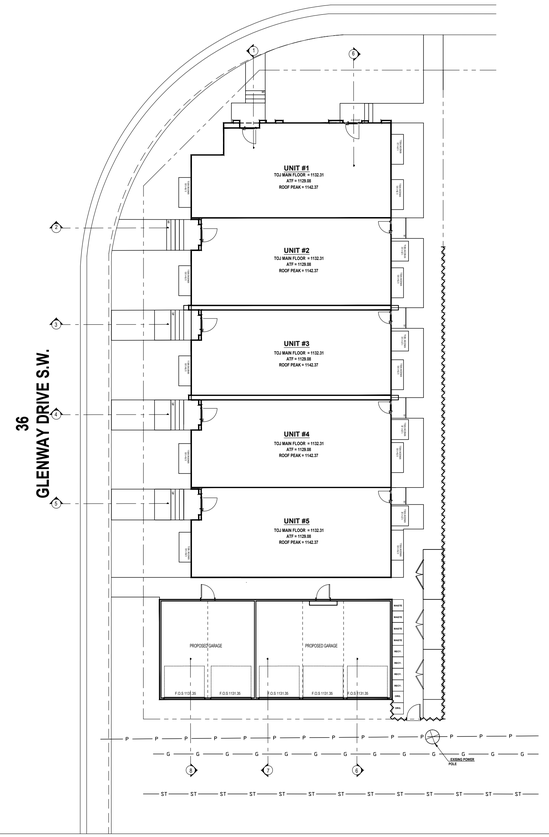


APRON SECTION 8

SCALE: 1:50

23 GLENWAY DRIVE S.W.

36 GLENWAY DRIVE S.W.



DESIGNED BY:

TRICOR DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com

#202 , 4216 10TH STREET NE
CALGARY, AB.
T2E 6K3

PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordg.ca

KEY PLAN



NOTES

- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023 – ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

-THESE PLANS AND ANY RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF TRICOR DESIGN GROUP INC. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON AND IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION OF TRICOR DESIGN GROUP INC. IS STRICTLY PROHIBITED.

-THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING. DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF ANY STAGE OF CONSTRUCTION AND PRIOR TO ANY RELIANCE BEING MADE ON SAME, AND TRICOR DESIGN GROUP INC. MUST BE PROVIDED WITH A REASONABLE PERIOD OF TIME, IN ITS SOLE AND ABSOLUTE DISCRETION, TO REVIEW SAME AND TO MAKE ANY CORRECTIONS NEEDED. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES, AS THE CASE MAY BE, ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. AS REQUIRED ABOVE,THEN IT SHALL NOT BE RESPONSIBLE OR LIABLE IN ANY WAY FOR ANY USE OF OR RELIANCE UPON THE PLANS,

REVISIONS:

No.	Date	Description	DRAWN By	Chk'd By
01				
02				
03				
04				
05				
06				

ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-01-25	DEVELOPMENT PERMIT SET	E.R	
02				
03				
04				
05				

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :

PRIVATE CLIENT

PROJECT :

5_PLEX

ADDRESS:

**36 GLENWAY DRIVE S.W.
CALGARY, ALBERTA
LOT 1, BLOCK 4, PLAN 567 HH**

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

APRON & BOULEVARD SECTIONS

DRAWING NO.

A-006

DRAWN BY:	CHECKED BY:	DATE:
E.R / N.F		2026-01-25

SCALE:1:50

SDAB2026-0086

552- PLANTING REQUIREMENTS

(1) All plant materials must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association.
(2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0 square meters of parcel area
(3) A minimum of 25.0 per cent of all trees provided must be coniferous.
(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.
(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) Shrubs must be a minimum height or spread of 0.6 metres at the time of planting.
(8) 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 planting beds with shrubs; and
(c) 0.3 metres for all other planting areas.
(9) The soil depths referenced in (7) must cover an area equal to the mature spread of the planting material.

PLANTING CALCULATION:

(AS PER ENHANCED LANDSCAPING AND LOW WATER LANDSCAPING OPTIONS):

1 TREE & 3 SHRUBS / 110 SQ. M. OF LOT AREA PROVIDED
MINIMUM 50% LARGE TO SMALL TREES (DECIDUOUS & CONIFEROUS)
MINIMUM RATIO OF 1/3 CONIFEROUS TO DECIDUOUS TREES
MINIMUM SIZE OF SMALL DECIDUOUS: 65mm
MINIMUM SIZE OF LARGE DECIDUOUS: 85mm
MINIMUM HEIGHT OF SMALL CONIFEROUS: 3.0m OR 10'-0"
MINIMUM HEIGHT OF LARGE CONIFEROUS: 4.0m OR 13'-1"

THEREFORE MINIMUM PLANTING REQUIRED ARE:
699.59 m² / 110 m² = 6.35 = 7 TREES & 21 SHRUBS
BROKEN DOWN AS:
4 DECIDUOUS
3 CONIFEROUS
21 SHRUBS (Shrubs must be a minimum height or spread of 0.6 meters at the time of planting)

PROPOSED PLANTING:
4 DECIDUOUS
3 CONIFEROUS
21 SHRUBS (Shrubs must be a minimum height or spread of 0.6 meters at the time of planting)

QTY	KEY	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DECIDUOUS TREES						
02	NP		Amur Maple	Acer ginnala	60mm CAL.	
02	S		Chokecherry	Prunus virginiana	80mm CAL.	
CONIFEROUS TREES						
03	CS		Limber Pine	Pinus flexilis	3000MM HGT.	
DECIDUOUS SHURBS						
06	RC		RUBY CAROUSEL JAPANESE BARBERRY	BERBERIS THUNBERGII 'BAILONE'	#05 CONT.	MINIMUM 0.6m HEIGHT OR SPREAD
CONIFEROUS SHRUBS						
10	SJ		SAVIN JUNIPER	JUNIPERUS SABINA	#05 CONT.	MINIMUM 0.6m HEIGHT OR SPREAD

2.00M HGT. WOOD FENCE

LANDSCAPE CALCULATIONS:

LOT AREA: 699.59 m² **LOT ZONING: RCG**

1. COVERAGE= 416.83 m² = 59.58% OF LOT AREA

BUILDING AREA = 330.33m² or 47.22% OF LOT AREA

GARAGE = 86.50m² or 12.40% OF LOT AREA

2.NON- LANDSCAPE AREA= 53.86 m² = 5.37% OF LOT AREA

APRON (CONCRETE) = 17.08 m² = 45.44% OF NON-LANDSCAPE AREA

WINDOW WELLS = 20.51 m² = 45.56 % OF NON-LANDSCAPE AREA

WASTE AND RECYCLING (CONCRETE) = 5.11m² = 3.85% OF HARD-LANDSCAPE AREA

BIKE LOCKERS (CONCRETE) = 11.16 m² = 8.40 % OF HARD-LANDSCAPE AREA

3. LANDSCAPE AREA= 228.77 m² = 32.70% OF LOT AREA

3.1 HARD-LANDSCAPE = 116.45m² = 50.90% OF LANDSCAPE AREA

EXPOSED AGGREGATED CONCRETE WALKWAYS = 92.23 m² =79.20% OF HARD-LANDSCAPE AREA

WOODEN ENTRANCE STEPS = 4.40 m² = 3.77% OF HARD-LANDSCAPE AREA

CONC. LANDSCAPE STEPS = 19.82 m² = 17.02% OF HARD-LANDSCAPE AREA

3.2 SOFT-LANDSCAPE = 112.32 m² = 49.09% OF LANDSCAPE AREA

S.O.D. = 92.36 m² =82.22% OF SOFT-LANDSCAPE AREA

MULCH = 19.96 m² = 17.77% OF SOFT-LANDSCAPE AREA

LIGHTING LEGEND:



LED Down light (ON WALL)

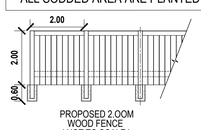


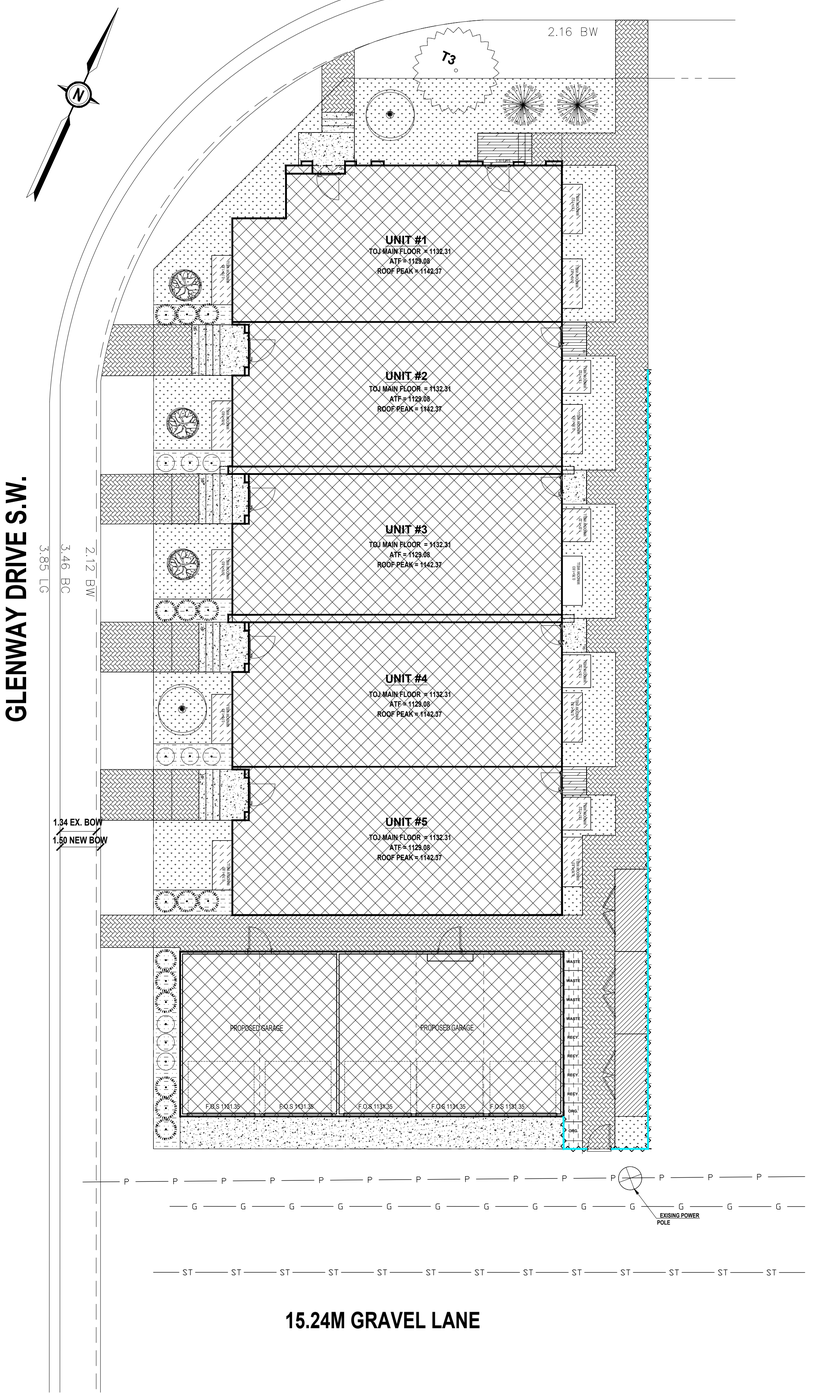
PATHWAY LIGHTS

IRRIGATION SYSTEM:

Underground Standard Irrigation System to be used,
which includes:
(a) a rain sensor or a soil moisture sensor.
(b) a flow sensor for leak detection; and
(c) a master valve to secure the system if a leak is detected.

NOTE:-
ALL SOFT SURFACED LANDSCAPED AREA MUST BE IRRIGATED BY AN UNDERGROUND IRRIGATION SYSTEM, UNLESS OTHERWISE PROVIDED BY A LOW WATER IRRIGATION SYSTEM.
- ALL SODDED AREA ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES.





DESIGNED BY:
TRICOR DESIGN GROUP
RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com
#202 , 4216 10TH STREET NE
CALGARY, AB.
T2E 6K3
PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordg.ca

KEY PLAN



NOTES
- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023 – ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

-THESE PLANS AND ANY RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF TRICOR DESIGN GROUP INC. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON AND IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION OF TRICOR DESIGN GROUP INC. IS STRICTLY PROHIBITED.

-THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING. DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF ANY STAGE OF CONSTRUCTION AND PRIOR TO ANY RELIANCE BEING MADE ON SAME, AND TRICOR DESIGN GROUP INC. MUST BE PROVIDED WITH A REASONABLE PERIOD OF TIME, IN ITS SOLE AND ABSOLUTE DISCRETION, TO REVIEW SAME AND TO MAKE ANY CORRECTIONS NEEDED. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES, AS THE CASE MAY BE, ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. AS REQUIRED ABOVE,THEN IT SHALL NOT BE RESPONSIBLE OR LIABLE IN ANY WAY FOR ANY USE OF OR RELIANCE UPON THE PLANS.

REVISIONS:

No.	Date	Description	DRAWN By	Chk'd By
01				
02				
03				
04				
05				
06				

ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-01-25	DEVELOPMENT PERMIT SET	E.R	
02				
03				
04				
05				

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :
PRIVATE CLIENT

PROJECT :
5_PLEX

ADDRESS:
36 GLENWAY DRIVE S.W.
CALGARY, ALBERTA
LOT 1, BLOCK 4, PLAN 567 HH

DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
LANDSCAPE PLAN

DRAWING NO.
A-007

DRAWN BY:	CHECKED BY:	DATE:
E.R / N.F		2026-01-25

SCALE:1:100

LOT AREA: 699.59 m² **LOT ZONING:** R-CG

PROPOSED BUILDING AREA = 330.33m² or 47.22% OF LOT AREA

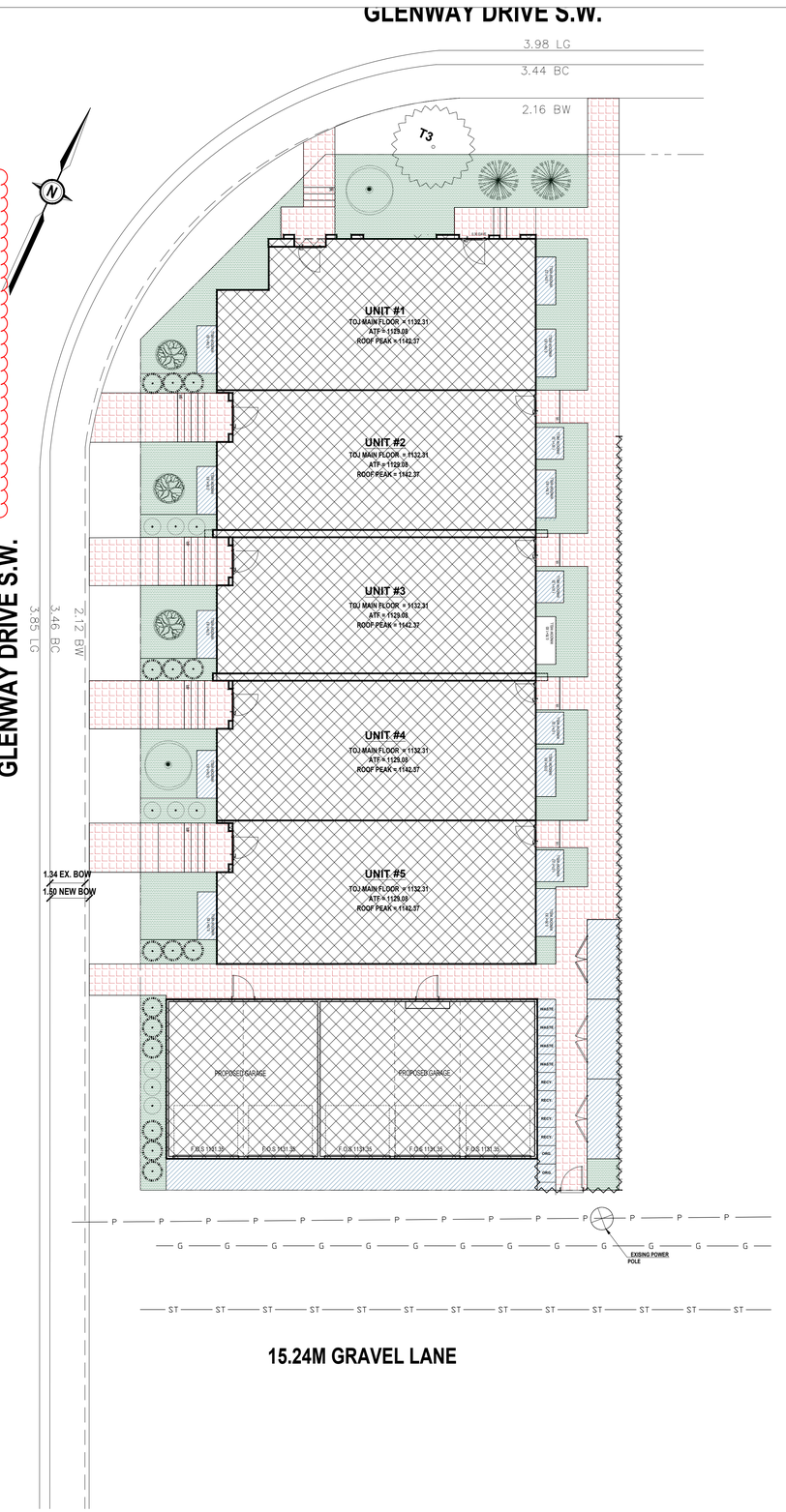
PROPOSED GARAGE = 86.50m² or 12.40% OF LOT AREA

NON- LANDSCAPE AREA= 53.86 m² = 5.37% OF LOT AREA

LANDSCAPE AREA= 228.77 m² = 32.70% OF LOT AREA

HARD-LANDSCAPE = 116.45m² = 50.90% OF LANDSCAPE AREA

SOFT-LANDSCAPE = 112.32 m² = 49.09% OF LANDSCAPE AREA



DESIGNED BY:
TRICOR DESIGN GROUP
RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com
#202 , 4216 10TH STREET NE
CALGARY, AB.
T2E 6K3
PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordg.ca

KEY PLAN

NOTES
- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023 – ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

-THESE PLANS AND ANY RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF TRICOR DESIGN GROUP INC. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON AND IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION OF TRICOR DESIGN GROUP INC. IS STRICTLY PROHIBITED.

-THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING. DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF ANY STAGE OF CONSTRUCTION AND PRIOR TO ANY RELIANCE BEING MADE ON SAME, AND TRICOR DESIGN GROUP INC. MUST BE PROVIDED WITH A REASONABLE PERIOD OF TIME, IN ITS SOLE AND ABSOLUTE DISCRETION, TO REVIEW SAME AND TO MAKE ANY CORRECTIONS NEEDED. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES, AS THE CASE MAY BE, ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. AS REQUIRED ABOVE,THEN IT SHALL NOT BE RESPONSIBLE OR LIABLE IN ANY WAY FOR ANY USE OF OR RELIANCE UPON THE PLANS,

REVISIONS:

No.	Date	Description	DRAWN By	Chk'd By
01				
02				
03				
04				
05				
06				

ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-01-25	DEVELOPMENT PERMIT SET	E.R	
02				
03				
04				
05				

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :
PRIVATE CLIENT

PROJECT :
5_PLEX

ADDRESS:
36 GLENWAY DRIVE S.W.
CALGARY, ALBERTA
LOT 1, BLOCK 4, PLAN 567 HH

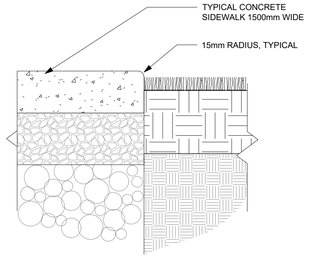
DRAWING SET :
DEVELOPMENT PERMIT SET

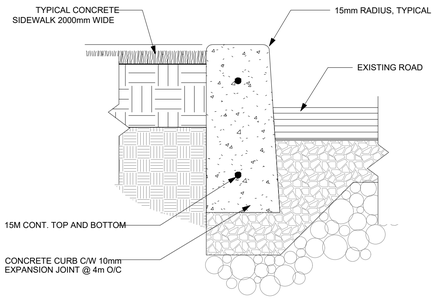
DRAWING TITLE :
LANDSCAPE ZONES

DRAWING NO.
A-008

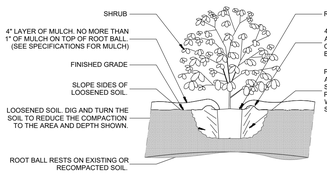
DRAWN BY:	CHECKED BY:	DATE:
E.R / N.F		2026-01-25

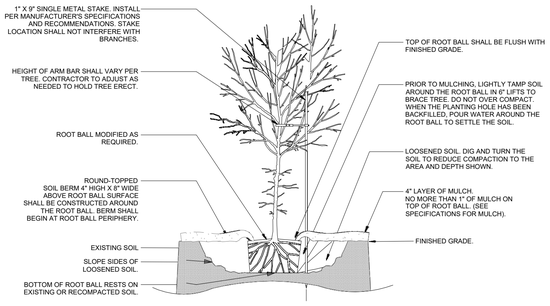
SCALE:1:100



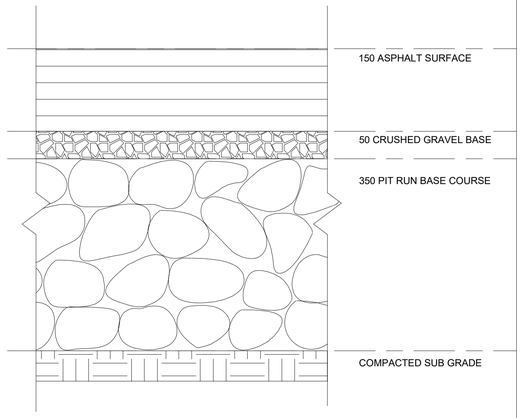


1 CONCRETE CURB





2 PLANTING DETAILS



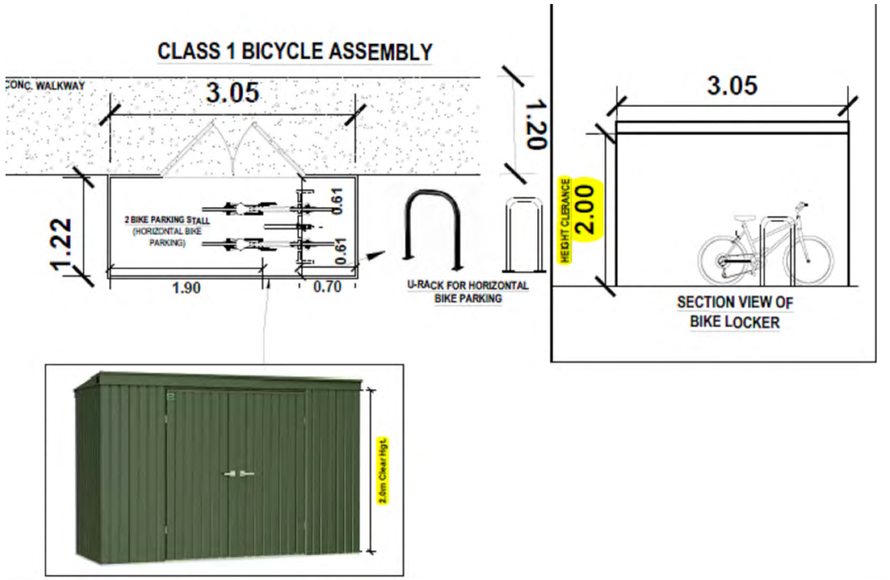
HEAVY DUTY PAVEMENT DESIGN AS PER GEOTECHNICAL REPORT.
DESIGN BASED ON 'MIXED B-PAVEMENT DESIGN',
CITY OF CALGARY SPECIFICATIONS. MIN. 25,000KG LOAD

NOTE: ALL GRADING AND ASPHALT WORK SHALL BE
CARRIED OUT IN ACCORDANCE W/ GEOTECHNICAL
CONSULTANTS RECOMMENDATIONS

3 CONCRETE BASE



4 WOOD FENCE DETAIL



5 BIKE STORAGE LOCKERS

DESIGNED BY:

TRICOR DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

tricordesigns.com

#202 , 4216 10TH STREET NE
CALGARY, AB.
T2E 6K3

PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordg.ca

KEY PLAN



NOTES

- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023 – ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

-THESE PLANS AND ANY RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF TRICOR DESIGN GROUP INC. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON AND IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION OF TRICOR DESIGN GROUP INC. IS STRICTLY PROHIBITED.

-THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING. DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF ANY STAGE OF CONSTRUCTION AND PRIOR TO ANY RELIANCE BEING MADE ON SAME, AND TRICOR DESIGN GROUP INC. MUST BE PROVIDED WITH A REASONABLE PERIOD OF TIME, IN ITS SOLE AND ABSOLUTE DISCRETION, TO REVIEW SAME AND TO MAKE ANY CORRECTIONS NEEDED. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES, AS THE CASE MAY BE, ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. AS REQUIRED ABOVE,THEN IT SHALL NOT BE RESPONSIBLE OR LIABLE IN ANY WAY FOR ANY USE OF OR RELIANCE UPON THE PLANS.

REVISIONS:

No.	Date	Description	DRAWN By	Chk'd By
01				
02				
03				
04				
05				
06				

ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-01-25	DEVELOPMENT PERMIT SET	E.R	
02				
03				
04				
05				

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :

PRIVATE CLIENT

PROJECT :

5_PLEX

ADDRESS:

**36 GLENWAY DRIVE S.W.
CALGARY, ALBERTA
LOT 1, BLOCK 4, PLAN 567 HH**

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

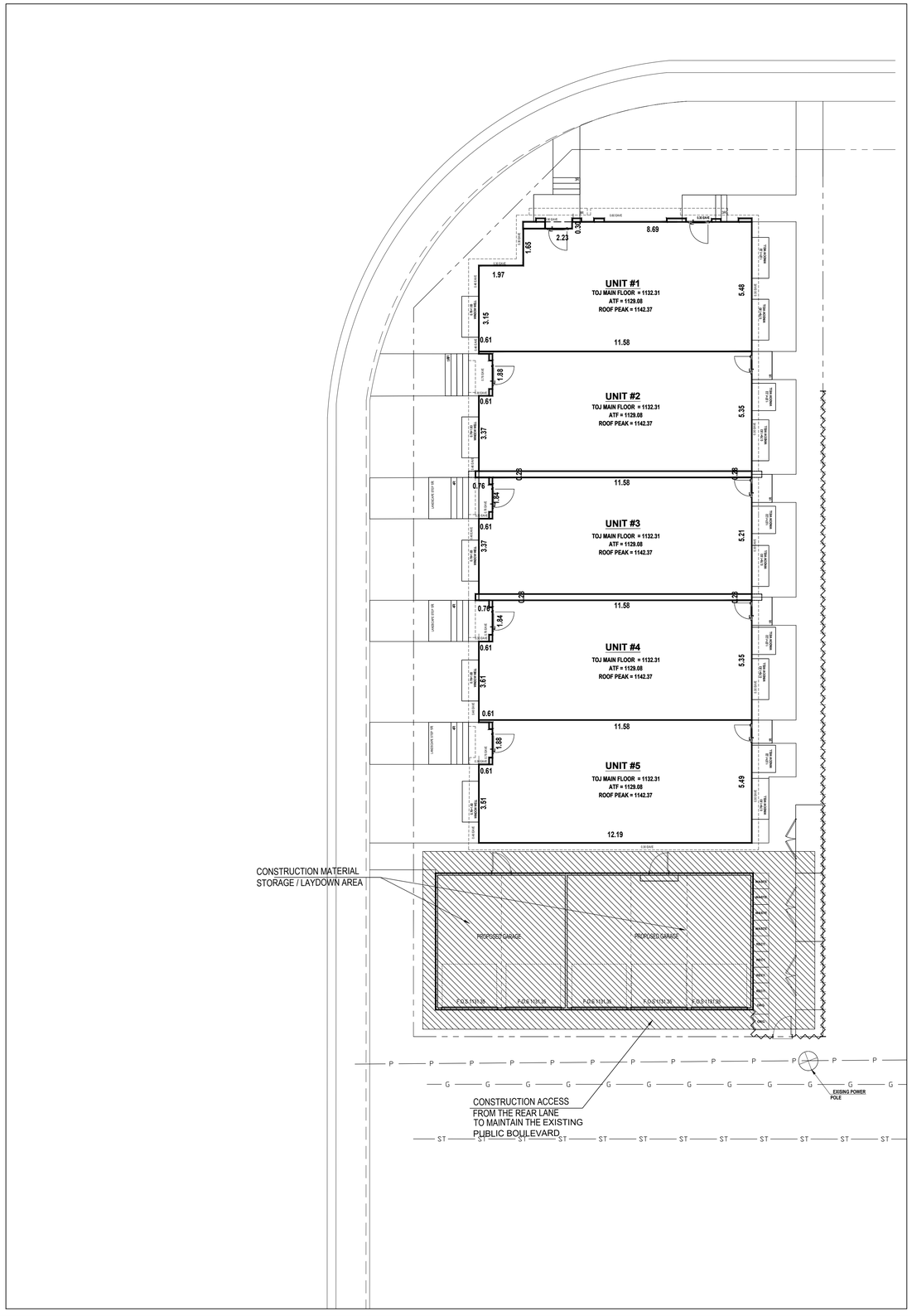
LANDSCAPE DETAILS

DRAWING NO.

A-009

DRAWN BY:	CHECKED BY:	DATE:
E.R / N.F		2026-01-25

SCALE:



DESIGNED BY:

TRICOR DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

tricordesigns.com

#202 , 4216 10TH STREET NE
CALGARY, AB.
T2E 6K3

PHONE: (403)203-1970
FAX: 403)203-1990
EMAIL: info@tricordg.ca

KEY PLAN



NOTES

- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023 – ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

-THESE PLANS AND ANY RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF TRICOR DESIGN GROUP INC. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON AND IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION OF TRICOR DESIGN GROUP INC. IS STRICTLY PROHIBITED.

-THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING. DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF ANY STAGE OF CONSTRUCTION AND PRIOR TO ANY RELIANCE BEING MADE ON SAME, AND TRICOR DESIGN GROUP INC. MUST BE PROVIDED WITH A REASONABLE PERIOD OF TIME, IN ITS SOLE AND ABSOLUTE DISCRETION, TO REVIEW SAME AND TO MAKE ANY CORRECTIONS NEEDED. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES, AS THE CASE MAY BE, ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. AS REQUIRED ABOVE,THEN IT SHALL NOT BE RESPONSIBLE OR LIABLE IN ANY WAY FOR ANY USE OF OR RELIANCE UPON THE PLANS,

REVISIONS:

No.	Date	Description	DRAWN By	Chk'd By
01				
02				
03				
04				
05				
06				

ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-01-25	DEVELOPMENT PERMIT SET	E.R	
02				
03				
04				
05				

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :

PRIVATE CLIENT

PROJECT :

5_PLEX

ADDRESS:

**36 GLENWAY DRIVE S.W.
CALGARY, ALBERTA
LOT 1, BLOCK 4, PLAN 567 HH**

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

CONSTRUCTION ACCESS AREA

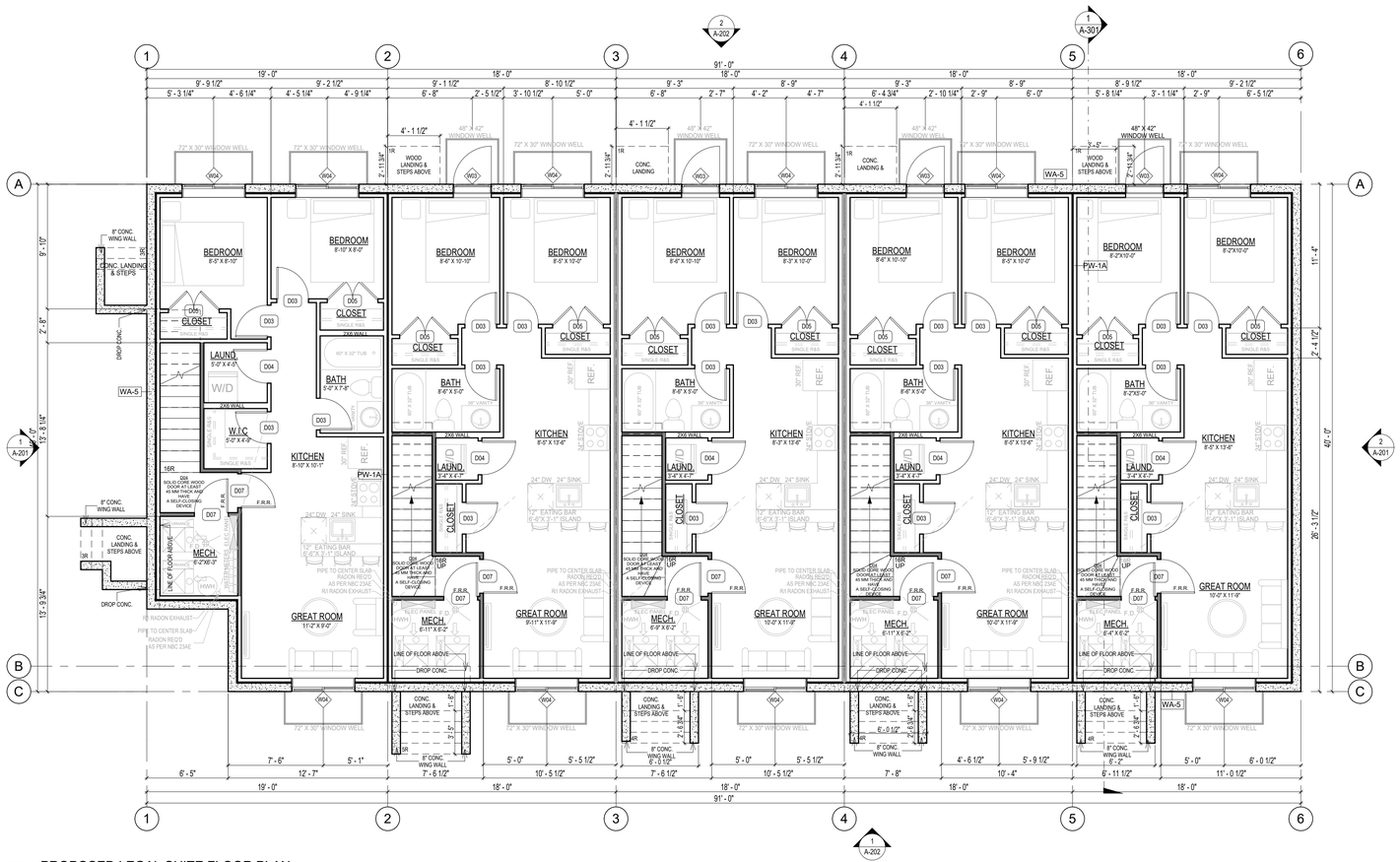
DRAWING NO.

A-010

DRAWN BY:	CHECKED BY:	DATE:
E.R / N.F		2026-01-25

SCALE:1:100

SDAB2026-0086



1 PROPOSED LEGAL SUITE FLOOR PLAN

3/16" = 1'-0"

DESIGNED BY:

TRICOR DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

tricordesigns.com

#202 - 4216 10 STREET NE,
CALGARY, AB.
AB T2E 6K3

PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordg.ca

KEY PLAN



NOTES

- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023- ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

- THESE PLANS AND ANY RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF TRICOR DESIGN GROUP INC. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON AND IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION OF TRICOR DESIGN GROUP INC. IS STRICTLY PROHIBITED.

- THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING. DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF ANY STAGE OF CONSTRUCTION AND PRIOR TO ANY RELIANCE BEING MADE ON SAME, AND TRICOR DESIGN GROUP INC. MUST BE PROVIDED WITH A REASONABLE PERIOD OF TIME, IN ITS SOLE AND ABSOLUTE DISCRETION, TO REVIEW SAME AND TO MAKE ANY CORRECTIONS NEEDED. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES, AS THE CASE MAY BE, ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. AS REQUIRED ABOVE,THEN IT SHALL NOT BE RESPONSIBLE OR LIABLE IN ANY WAY FOR ANY USE OF OR RELIANCE UPON THE PLANS.

REVISIONS:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01				
02				
03				
04				
05				

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-03-23	DEVELOPMENT PERMIT SET	E.R./N.F.	
02				
03				
04				
05				

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :

PRIVATE CLINET

PROJECT :

5_PLEX

ADDRESS:

**36 GLENWAY DRIVE S.W.
CALGARY, ALBERTA
LOT 1 BLOCK 4 PLAN 567 HH**

DRAWING SET :

DEVELOPMENT PERMIT SET

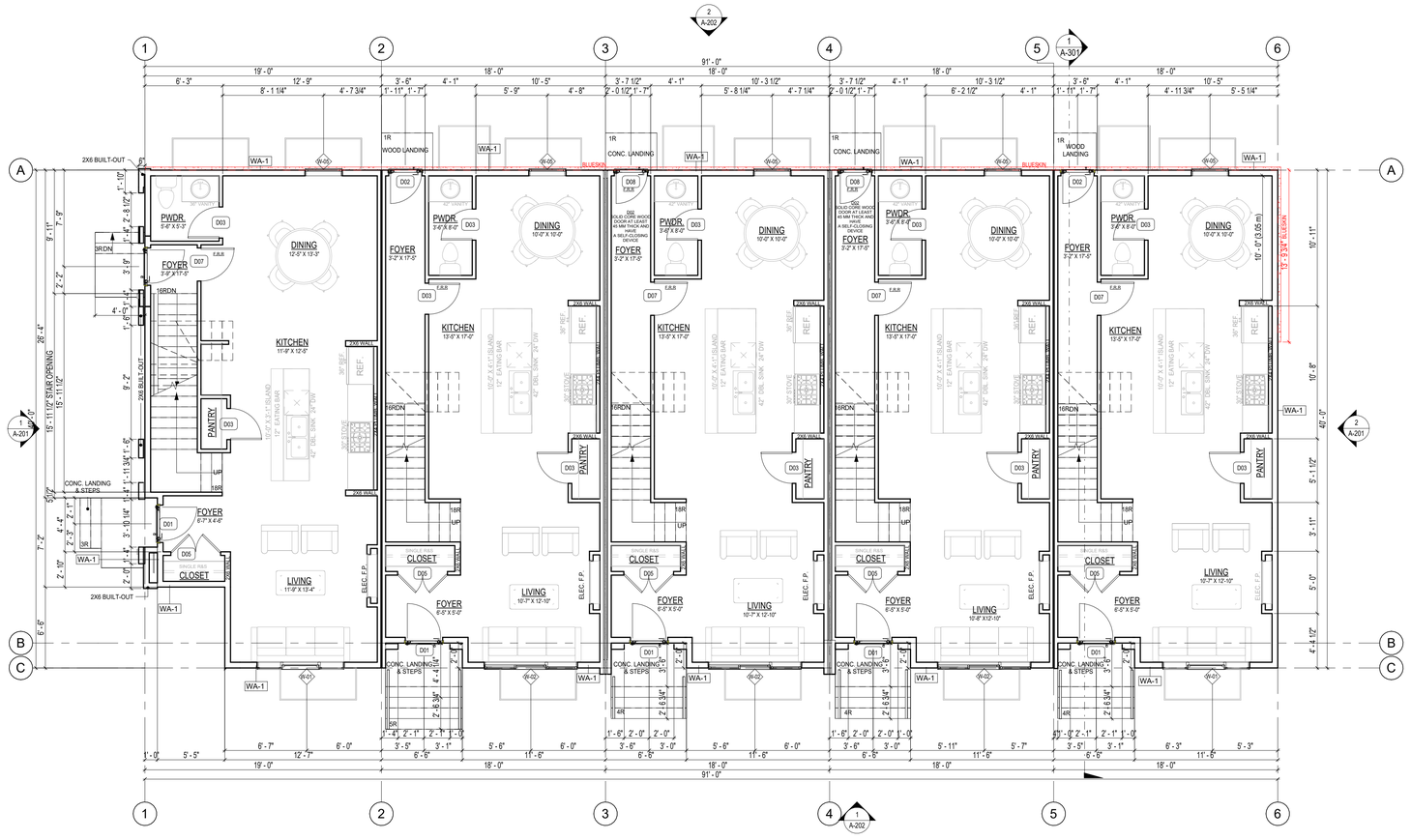
DRAWING TITLE :

PROPOSED LEGAL SUITE FLOOR PLAN

DRAWING NO.

A-101

PROJECT NO. :	CHECKED BY:	DATE:
25-01840	T.I /A.K /E.Z.	2026-03-23
	DRAWN BY: E.R./N.F.	SCALE: As indicated



1 PROPOSED MAIN FLOOR PLAN

3/16" = 1'-0"

DESIGNED BY:

TRICOR DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

tricordesigns.com

#202 - 4216 10 STREET NE,
CALGARY, AB.
AB T2E 6K3

PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordg.ca

KEY PLAN

NOTES

- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023- ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

- THESE PLANS AND ANY RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF TRICOR DESIGN GROUP INC. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON AND IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION OF TRICOR DESIGN GROUP INC. IS STRICTLY PROHIBITED.

- THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING. DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF ANY STAGE OF CONSTRUCTION AND PRIOR TO ANY RELIANCE BEING MADE ON SAME, AND TRICOR DESIGN GROUP INC. MUST BE PROVIDED WITH A REASONABLE PERIOD OF TIME, IN ITS SOLE AND ABSOLUTE DISCRETION, TO REVIEW SAME AND TO MAKE ANY CORRECTIONS NEEDED. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES, AS THE CASE MAY BE, ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. AS REQUIRED ABOVE,THEN IT SHALL NOT BE RESPONSIBLE OR LIABLE IN ANY WAY FOR ANY USE OF OR RELIANCE UPON THE PLANS.

REVISIONS:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01				
02				
03				
04				
05				

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-03-23	DEVELOPMENT PERMIT SET	E.R./N.F.	
02				
03				
04				
05				

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :

PRIVATE CLINET

PROJECT :

5_PLEX

ADDRESS:

**36 GLENWAY DRIVE S.W.
CALGARY, ALBERTA
LOT 1 BLOCK 4 PLAN 567 HH**

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

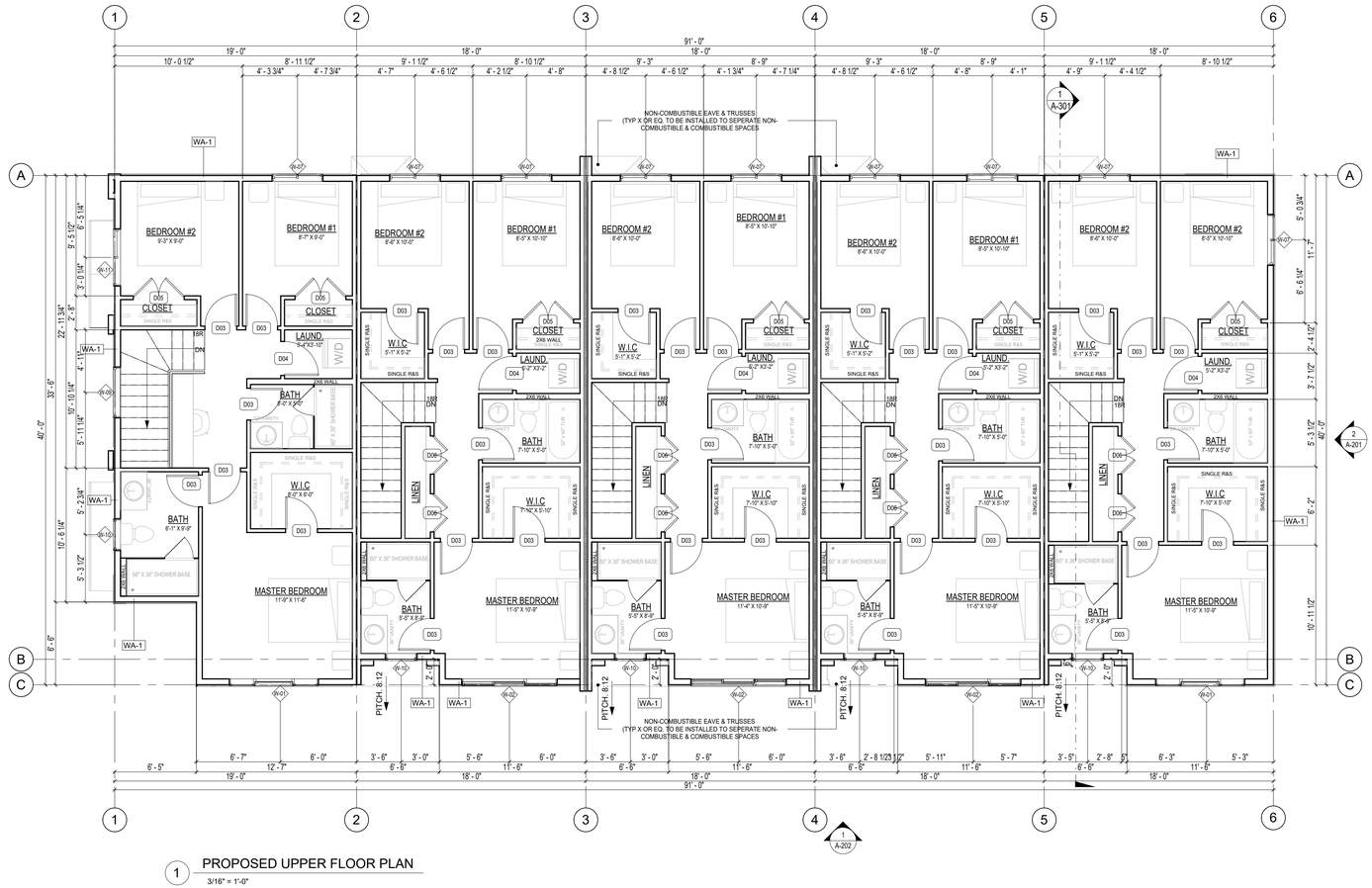
PROPOSED MAIN FLOOR PLAN

DRAWING NO.

A-102

PROJECT NO. :	CHECKED BY:	DATE:
25-01840	E.Z.	2026-03-23
	DRAWN BY: E.R./N.F.	SCALE: 3/16" = 1'-0"

SDAB2026-0086



1 PROPOSED UPPER FLOOR PLAN

3/16" = 1'-0"

DESIGNED BY:

TRICOR DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

tricordesigns.com

#202 - 4216 10 STREET NE,
CALGARY, AB.
AB T2E 6K3

PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordg.ca

KEY PLAN



NOTES

- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023- ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

- THESE PLANS AND ANY RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF TRICOR DESIGN GROUP INC. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON AND IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION OF TRICOR DESIGN GROUP INC. IS STRICTLY PROHIBITED.

- THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING. DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF ANY STAGE OF CONSTRUCTION AND PRIOR TO ANY RELIANCE BEING MADE ON SAME, AND TRICOR DESIGN GROUP INC. MUST BE PROVIDED WITH A REASONABLE PERIOD OF TIME, IN ITS SOLE AND ABSOLUTE DISCRETION, TO REVIEW SAME AND TO MAKE ANY CORRECTIONS NEEDED. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES, AS THE CASE MAY BE, ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. AS REQUIRED ABOVE,THEN IT SHALL NOT BE RESPONSIBLE OR LIABLE IN ANY WAY FOR ANY USE OF OR RELIANCE UPON THE PLANS.

REVISIONS:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01				
02				
03				
04				
05				

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-03-23	DEVELOPMENT PERMIT SET	E.R./N.F.	
02				
03				
04				
05				

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :

PRIVATE CLINET

PROJECT :

5_PLEX

ADDRESS:

**36 GLENWAY DRIVE S.W.
CALGARY, ALBERTA
LOT 1 BLOCK 4 PLAN 567 HH**

DRAWING SET :

DEVELOPMENT PERMIT SET

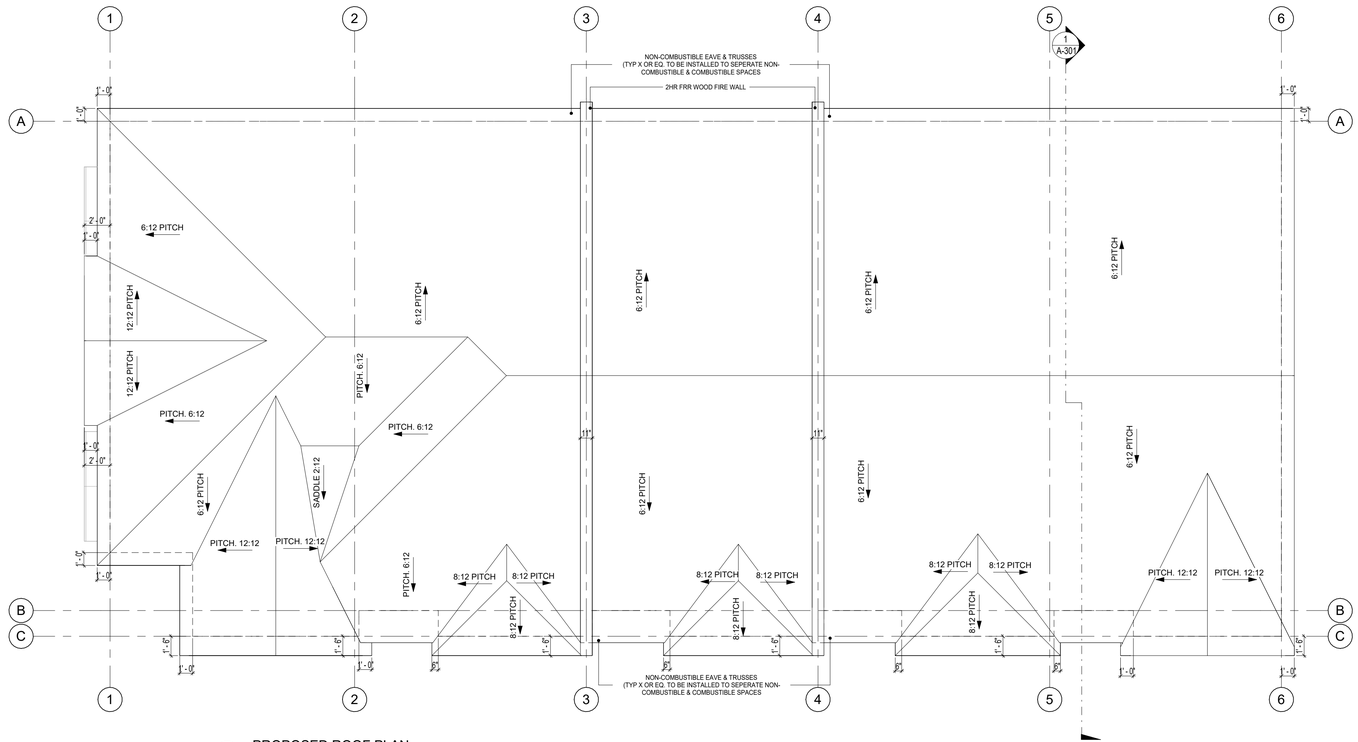
DRAWING TITLE :

PROPOSED UPPER FLOOR PLAN

DRAWING NO.

A-103

PROJECT NO. :	CHECKED BY:	DATE:
25-01840	E.Z.	2026-03-23
	DRAWN BY: E.R./N.F.	SCALE: As indicated



1 PROPOSED ROOF PLAN
3/16" = 1'-0"

DESIGNED BY:

TRICOR DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

tricordesigns.com

#202 - 4216 10 STREET NE,
CALGARY, AB.
AB T2E 6K3

PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordg.ca

KEY PLAN



NOTES

- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023- ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

- THESE PLANS AND ANY RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF TRICOR DESIGN GROUP INC. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON AND IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION OF TRICOR DESIGN GROUP INC. IS STRICTLY PROHIBITED.

- THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING. DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF ANY STAGE OF CONSTRUCTION AND PRIOR TO ANY RELIANCE BEING MADE ON SAME, AND TRICOR DESIGN GROUP INC. MUST BE PROVIDED WITH A REASONABLE PERIOD OF TIME, IN ITS SOLE AND ABSOLUTE DISCRETION, TO REVIEW SAME AND TO MAKE ANY CORRECTIONS NEEDED. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES, AS THE CASE MAY BE, ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. AS REQUIRED ABOVE,THEN IT SHALL NOT BE RESPONSIBLE OR LIABLE IN ANY WAY FOR ANY USE OF OR RELIANCE UPON THE PLANS.

REVISIONS:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01				
02				
03				
04				
05				

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-03-23	DEVELOPMENT PERMIT SET	E.R./N.F.	
02				
03				
04				
05				

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :

PRIVATE CLINET

PROJECT :

5_PLEX

ADDRESS:

**36 GLENWAY DRIVE S.W.
CALGARY, ALBERTA
LOT 1 BLOCK 4 PLAN 567 HH**

DRAWING SET :

DEVELOPMENT PERMIT SET

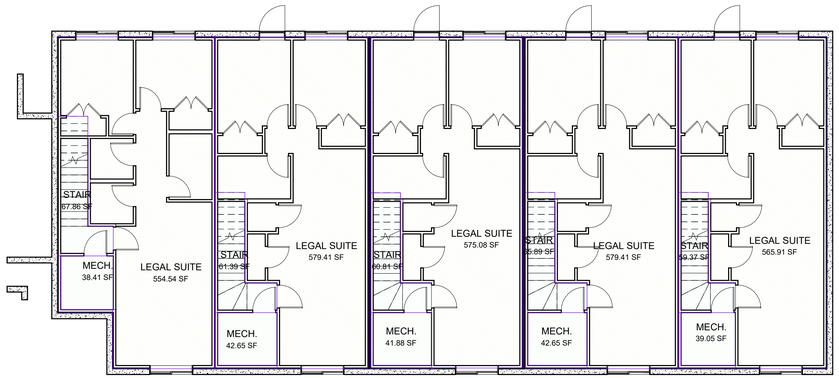
DRAWING TITLE :

PROPOSED ROOF PLAN

DRAWING NO.

A-104

PROJECT NO. :	CHECKED BY:	DATE:
25-01840	E.Z.	2026-03-23
	DRAWN BY: E.R./N.F.	SCALE: 3/16" = 1'-0"



UNIT 01
554.54 SQ.FT.
(NOT INC. STAIRS OR MECH)
9'-1" CEILING HGT.
MECH. AREA= 38.41 SQ.FT.

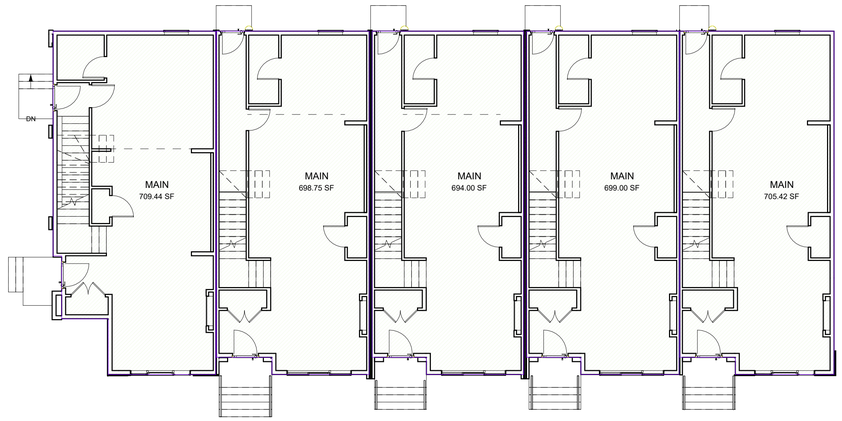
UNIT 02
579.41 SQ.FT.
(NOT INC. STAIRS OR MECH)
9'-1" CEILING HGT.
MECH. AREA= 42.65 SQ.FT.

UNIT 03
575.08 SQ.FT.
(NOT INC. STAIRS OR MECH)
9'-1" CEILING HGT.
MECH. AREA= 41.88 SQ.FT.

UNIT 04
579.41 SQ.FT.
(NOT INC. STAIRS OR MECH)
9'-1" CEILING HGT.
MECH. AREA= 42.65 SQ.FT.

UNIT 05
565.91 SQ.FT.
(NOT INC. STAIRS OR MECH)
9'-1" CEILING HGT.
MECH. AREA= 39.05 SQ.FT.

1 LEGAL SUITE FLOOR
1/8" = 1'-0"



UNIT 01
709.44 SQ.FT.
10'-1" CEILING HGT.

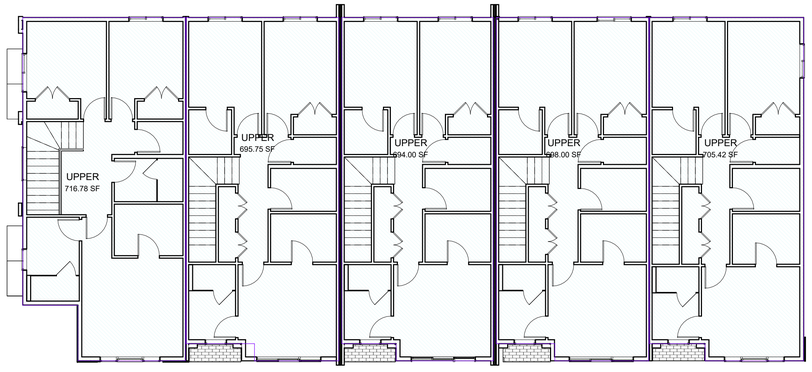
UNIT 02
698.75 SQ.FT.
10'-1" CEILING HGT.

UNIT 03
694.00 SQ.FT.
10'-1" CEILING HGT.

UNIT 04
699.00 SQ.FT.
10'-1" CEILING HGT.

UNIT 05
705.42 SQ.FT.
10'-1" CEILING HGT.

2 MAIN FLOOR PLAN
1/8" = 1'-0"



UNIT 01
716.78 SQ.FT.
9'-1" CEILING HGT.

UNIT 02
695.75 SQ.FT.
9'-1" CEILING HGT.

UNIT 03
694.00 SQ.FT.
9'-1" CEILING HGT.

UNIT 04
698.00 SQ.FT.
9'-1" CEILING HGT.

UNIT 05
705.42 SQ.FT.
9'-1" CEILING HGT.

3 UPPER FLOOR PLAN
1/8" = 1'-0"

UNIT 01

AREA SCHEDULE

FLOOR PLANS	SQ. FT.	SQ. M.
MAIN FLOOR	709.44	65.91
UPPER FLOOR	716.78	66.59
TOTAL	1426.22	132.50
LEGAL SUITE FLOOR	554.54	51.52
GRAND TOTAL	1980.76	184.02
GARAGE	197.70	18.37

UNIT 02

AREA SCHEDULE

FLOOR PLANS	SQ. FT.	SQ. M.
MAIN FLOOR	698.75	64.92
UPPER FLOOR	695.75	64.64
TOTAL	1394.50	129.55
LEGAL SUITE FLOOR	579.41	53.83
GRAND TOTAL	1973.91	183.38
GARAGE	165.81	15.40

UNIT 03

AREA SCHEDULE

FLOOR PLANS	SQ. FT.	SQ. M.
MAIN FLOOR	694.00	64.47
UPPER FLOOR	694.00	64.47
TOTAL	1388.00	128.95
LEGAL SUITE FLOOR	575.08	53.43
GRAND TOTAL	1963.08	182.38
GARAGE	191.60	17.80

UNIT 04

AREA SCHEDULE

FLOOR PLANS	SQ. FT.	SQ. M.
MAIN FLOOR	699.00	64.94
UPPER FLOOR	698.00	64.85
TOTAL	1397.00	129.79
LEGAL SUITE FLOOR	579.41	53.83
GRAND TOTAL	1976.41	183.61
GARAGE	191.55	17.80

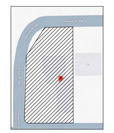
UNIT 05

AREA SCHEDULE

FLOOR PLANS	SQ. FT.	SQ. M.
MAIN FLOOR	705.42	65.54
UPPER FLOOR	705.42	65.54
TOTAL	1410.84	131.07
LEGAL SUITE FLOOR	565.91	52.57
GRAND TOTAL	1976.75	183.65
GARAGE	194.56	18.08

DESIGNED BY:
TRICOR DESIGN GROUP
RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com
#202 - 4216 10 STREET NE, CALGARY, AB. AB T2E 6K3
PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordg.ca

KEY PLAN



NOTES

- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023- ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

- THESE PLANS AND ANY RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF TRICOR DESIGN GROUP INC. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON AND IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION OF TRICOR DESIGN GROUP INC. IS STRICTLY PROHIBITED.

- THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING. DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF ANY STAGE OF CONSTRUCTION AND PRIOR TO ANY RELIANCE BEING MADE ON SAME, AND TRICOR DESIGN GROUP INC. MUST BE PROVIDED WITH A REASONABLE PERIOD OF TIME, IN ITS SOLE AND ABSOLUTE DISCRETION, TO REVIEW SAME AND TO MAKE ANY CORRECTIONS NEEDED. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES, AS THE CASE MAY BE, ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. AS REQUIRED ABOVE,THEN IT SHALL NOT BE RESPONSIBLE OR LIABLE IN ANY WAY FOR ANY USE OF OR RELIANCE UPON THE PLANS.

REVISIONS:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01				
02				
03				
04				
05				

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-03-23	DEVELOPMENT PERMIT SET	E.R./N.F.	
02				
03				
04				
05				

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :
PRIVATE CLINET

PROJECT :
5_PLEX

ADDRESS:
36 GLENWAY DRIVE S.W.
CALGARY, ALBERTA
LOT 1 BLOCK 4 PLAN 567 HH

DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
PROPOSED AREA PLANS

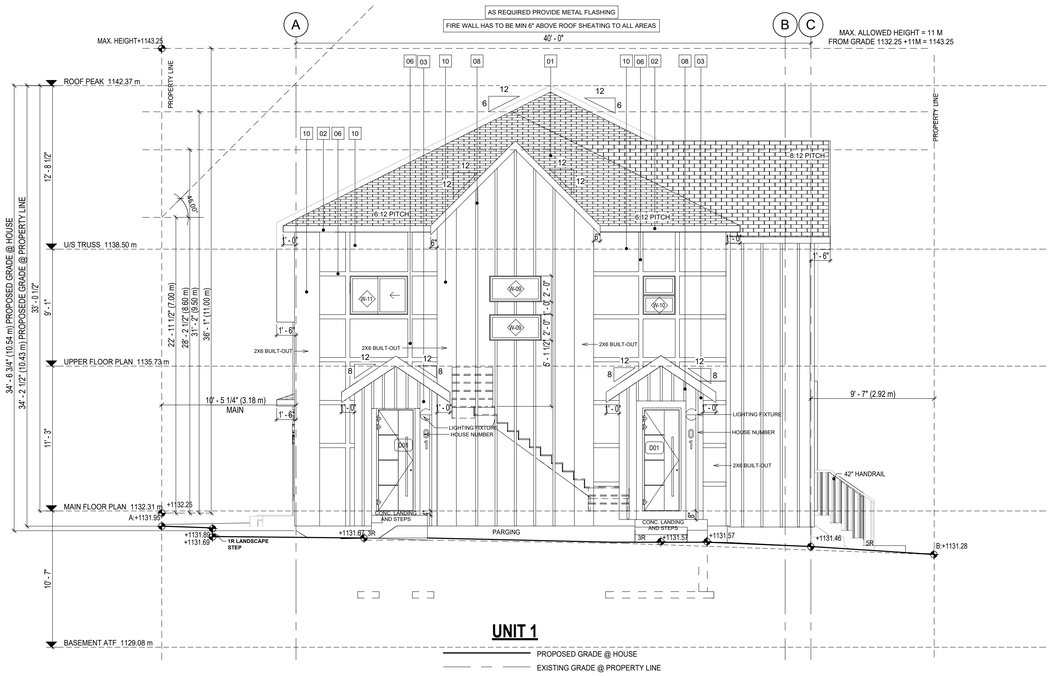
DRAWING NO.
A-105

PROJECT NO. :	CHECKED BY:	DATE:
25-01840	E.Z.	2026-03-23
	DRAWN BY: E.R./N.F.	SCALE: 1/8" = 1'-0"

SDAB2026-0086

ELEVATIONS FINISHES MATERIAL

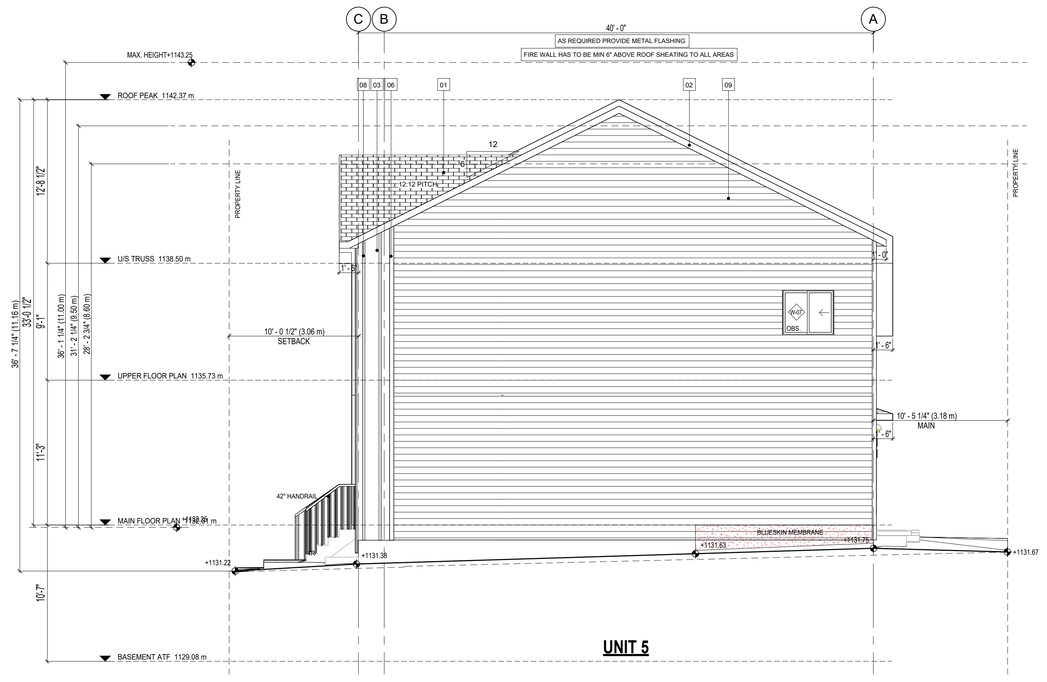
MARK	NAME
01	ASPHALT SHINGLES
02	PRE-FINISHED METAL FASCIA
03	BOARD AND BATTEN
04	SMART BOARD DARK
05	SMART BOARD WHITE
06	4" TRIM
07	CORNER BOARD 4"
08	2" BATTEN
09	HORIZONTAL SIDING GRAY - HARDIE
10	SMART BOARD LIGHT GRAY



1 PROPOSED FRONT (NORTH WEST) ELEVATION

3/16" = 1'-0"

UNPROTECTED OPENINGS REAR ELEV.		
CODE CHECK EXPOSED BUILDING FACE MINIMUM SETBACK PERCENTAGE OF ALLOWED OPENINGS SQ. FTG. OF ALLOWED OPENINGS	906.96 SQ. FT. 4'-3" 7.33% 66.20 SQ. FT.	84.25 SQ.M² 1.30 M 6.15 SQ.M²
ACTUAL SQ. FTG. OF OPENINGS	14.17 SQ. FT.	1.32 SQ.M²
MAX SQ. FT. OF INDIVIDUAL OPENING (50%)	33.10 SQ. FT.	3.07 SQ.M²



2 PROPOSED REAR (SOUTH EAST) ELEVATION

3/16" = 1'-0"

DESIGNED BY:

TRICOR DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

tricordesigns.com

#202 - 4216 10 STREET NE,
CALGARY, AB.
AB T2E 6K3

PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordg.ca

KEY PLAN



NOTES

- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023- ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

- THESE PLANS AND ANY RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF TRICOR DESIGN GROUP INC. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON AND IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION OF TRICOR DESIGN GROUP INC. IS STRICTLY PROHIBITED.

- THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING. DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF ANY STAGE OF CONSTRUCTION AND PRIOR TO ANY RELIANCE BEING MADE ON SAME, AND TRICOR DESIGN GROUP INC. MUST BE PROVIDED WITH A REASONABLE PERIOD OF TIME, IN ITS SOLE AND ABSOLUTE DISCRETION, TO REVIEW SAME AND TO MAKE ANY CORRECTIONS NEEDED. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES, AS THE CASE MAY BE, ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. AS REQUIRED ABOVE,THEN IT SHALL NOT BE RESPONSIBLE OR LIABLE IN ANY WAY FOR ANY USE OF OR RELIANCE UPON THE PLANS,

REVISIONS:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01				
02				
03				
04				
05				

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-03-23	DEVELOPMENT PERMIT SET	E.R./N.F.	
02				
03				
04				
05				

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :

PRIVATE CLINET

PROJECT :

5_PLEX

ADDRESS:

**36 GLENWAY DRIVE S.W.
CALGARY, ALBERTA
LOT 1 BLOCK 4 PLAN 567 HH**

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

PROPOSED FRONT & REAR ELEVATIONS

DRAWING NO.

A-201

PROJECT NO. :	CHECKED BY:	DATE:
25-01840	E.Z.	2026-03-23
	DRAWN BY: E.R./N.F.	SCALE: 3/16" = 1'-0"

SDAB2026-0086

ELEVATIONS FINISHES MATERIAL

MARK	NAME
01	ASPHALT SHINGLES
02	PRE-FINISHED METAL FASCIA
03	BOARD AND BATTEN
04	SMART BOARD DARK
05	SMART BOARD WHITE
06	4" TRIM
07	CORNER BOARD 4"
08	2" BATTEN
09	HORIZONTAL SIDING GRAY - HARDIE
10	SMART BOARD LIGHT GRAY



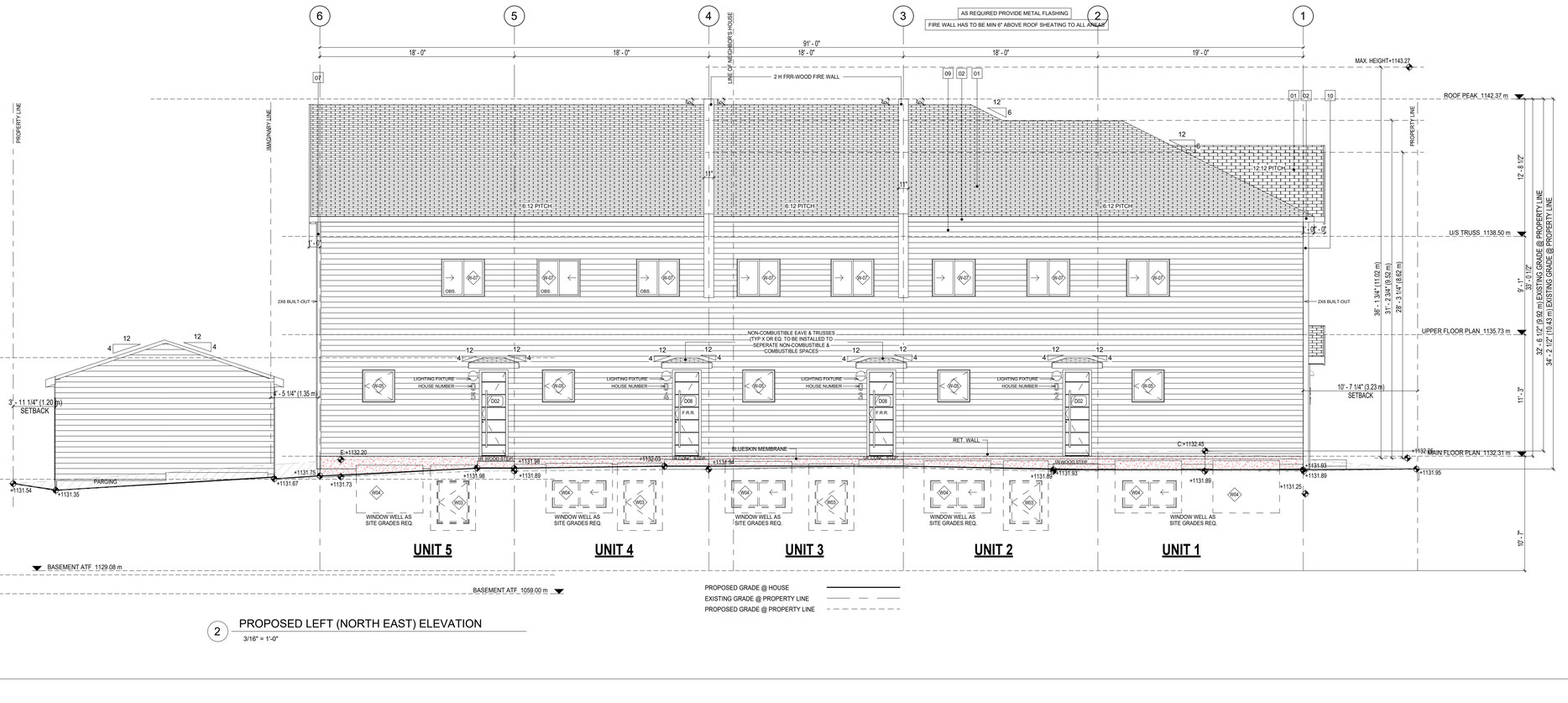
1 PROPOSED RIGHT (SOUTH WEST) ELEVATION

3/16" = 1'-0"

PROPOSED GRADE @ HOUSE
EXISTING GRADE @ PROPERTY LINE
PROPOSED GRADE @ PROPERTY LINE

UNPROTECTED OPENINGS LEFT ELEV. (INC. 2 DOORS)

CODE CHECK: EXPOSED BUILDING FACE	1980.85SQ. FT.	184.02 SQ.M²
MINIMUM SETBACK	9'-10"	3.18 M
PERCENTAGE OF ALLOWED OPENINGS	10.2%	
SQ. FTG. OF ALLOWED OPENINGS	202.04 SQ. FT.	18.03 SQ.M²
ACTUAL SQ. FTG. OF OPENINGS	191.36 SQ. FT.	17.77 SQ.M²
MAX SQ. FT. OF INDIVIDUAL OPENING (50%)	101.02 SQ. FT.	9.01 SQ.M²



2 PROPOSED LEFT (NORTH EAST) ELEVATION

3/16" = 1'-0"

PROPOSED GRADE @ HOUSE
EXISTING GRADE @ PROPERTY LINE
PROPOSED GRADE @ PROPERTY LINE

DESIGNED BY:

TRICOR DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com

#202 - 4216 10 STREET NE,
CALGARY, AB.
AB T2E 6K3

PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordg.ca

KEY PLAN



NOTES

- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023- ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

- THESE PLANS AND ANY RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF TRICOR DESIGN GROUP INC. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON AND IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION OF TRICOR DESIGN GROUP INC. IS STRICTLY PROHIBITED.

- THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING. DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF ANY STAGE OF CONSTRUCTION AND PRIOR TO ANY RELIANCE BEING MADE ON SAME, AND TRICOR DESIGN GROUP INC. MUST BE PROVIDED WITH A REASONABLE PERIOD OF TIME, IN ITS SOLE AND ABSOLUTE DISCRETION, TO REVIEW SAME AND TO MAKE ANY CORRECTIONS NEEDED. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES, AS THE CASE MAY BE, ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. AS REQUIRED ABOVE,THEN IT SHALL NOT BE RESPONSIBLE OR LIABLE IN ANY WAY FOR ANY USE OF OR RELIANCE UPON THE PLANS.

REVISIONS:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01				
02				
03				
04				
05				

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-03-23	DEVELOPMENT PERMIT SET	E.R./N.F.	
02				
03				
04				
05				

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :

PRIVATE CLINET

PROJECT :

5_PLEX

ADDRESS:

**36 GLENWAY DRIVE S.W.
CALGARY, ALBERTA
LOT 1 BLOCK 4 PLAN 567 HH**

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

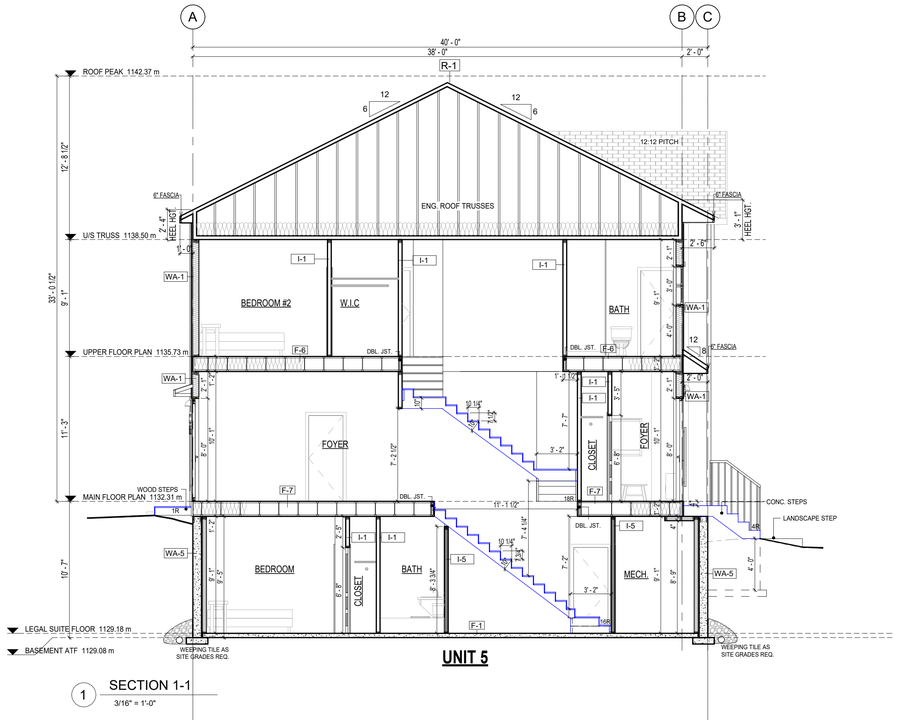
PROPOSED RIGHT & LEFT ELEVATIONS

DRAWING NO.

A-202

PROJECT NO. :	CHECKED BY:	DATE:
25-01840	E.Z.	2026-03-23
	DRAWN BY: E.R./N.F.	SCALE: 3/16" = 1'-0"

NOTE: FOLLOW ENGINEERING DESIGN FOR SIZES AND SPECS



DESIGNED BY:

TRICOR DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

tricordesigns.com

#202 - 4216 10 STREET NE,
CALGARY, AB.
AB T2E 6K3

PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordg.ca

KEY PLAN



NOTES

- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023- ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

- THESE PLANS AND ANY RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF TRICOR DESIGN GROUP INC. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON AND IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION OF TRICOR DESIGN GROUP INC. IS STRICTLY PROHIBITED.

- THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING. DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF ANY STAGE OF CONSTRUCTION AND PRIOR TO ANY RELIANCE BEING MADE ON SAME, AND TRICOR DESIGN GROUP INC. MUST BE PROVIDED WITH A REASONABLE PERIOD OF TIME, IN ITS SOLE AND ABSOLUTE DISCRETION, TO REVIEW SAME AND TO MAKE ANY CORRECTIONS NEEDED. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES, AS THE CASE MAY BE, ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. AS REQUIRED ABOVE,THEN IT SHALL NOT BE RESPONSIBLE OR LIABLE IN ANY WAY FOR ANY USE OF OR RELIANCE UPON THE PLANS,

REVISIONS:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01				
02				
03				
04				
05				

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-03-23	DEVELOPMENT PERMIT SET	E.R./N.F.	
02				
03				
04				
05				

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :

PRIVATE CLINET

PROJECT :

5_PLEX

ADDRESS:

**36 GLENWAY DRIVE S.W.
CALGARY, ALBERTA
LOT 1 BLOCK 4 PLAN 567 HH**

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

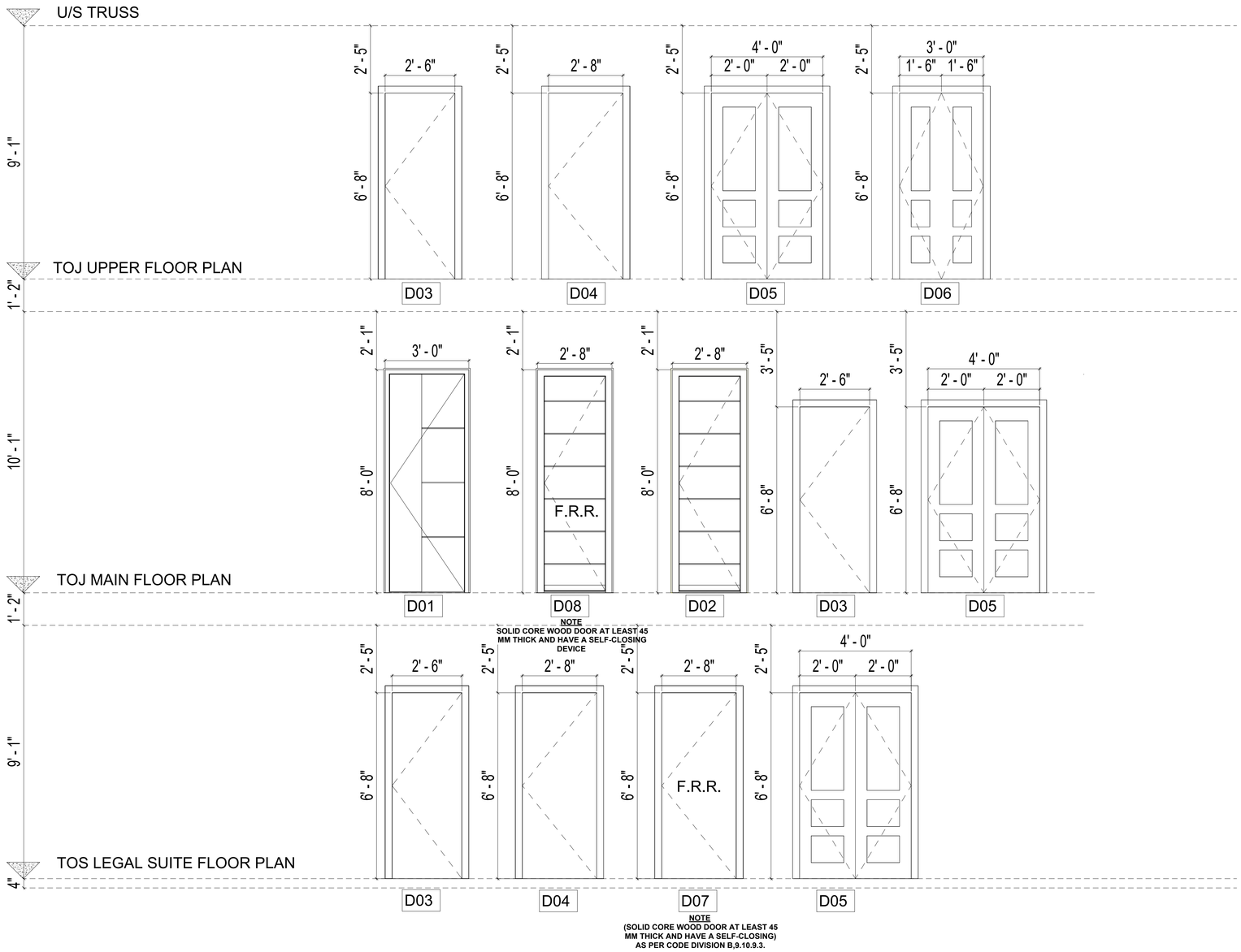
BUILDING SECTION

DRAWING NO.

A-301

PROJECT NO. :	CHECKED BY:	DATE:
25-01840	E.Z.	2026-03-23
	DRAWN BY: E.R./N.F.	SCALE: 3/16" = 1'-0"

SDAB2026-0086



DESIGNED BY:

TRICOR DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

tricordesigns.com

#202 - 4216 10 STREET NE,
CALGARY, AB.
AB T2E 6K3

PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordg.ca

KEY PLAN

NOTES

- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023- ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

- THESE PLANS AND ANY RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF TRICOR DESIGN GROUP INC. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON AND IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION OF TRICOR DESIGN GROUP INC. IS STRICTLY PROHIBITED.

- THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING. DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF ANY STAGE OF CONSTRUCTION AND PRIOR TO ANY RELIANCE BEING MADE ON SAME, AND TRICOR DESIGN GROUP INC. MUST BE PROVIDED WITH A REASONABLE PERIOD OF TIME, IN ITS SOLE AND ABSOLUTE DISCRETION, TO REVIEW SAME AND TO MAKE ANY CORRECTIONS NEEDED. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES, AS THE CASE MAY BE, ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. AS REQUIRED ABOVE,THEN IT SHALL NOT BE RESPONSIBLE OR LIABLE IN ANY WAY FOR ANY USE OF OR RELIANCE UPON THE PLANS.

REVISIONS:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01				
02				
03				
04				
05				

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-03-23	DEVELOPMENT PERMIT SET	E.R./N.F.	
02				
03				
04				
05				

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :

PRIVATE CLINET

PROJECT :

5_PLEX

ADDRESS:

**36 GLENWAY DRIVE S.W.
CALGARY, ALBERTA
LOT 1 BLOCK 4 PLAN 567 HH**

DRAWING SET :

DEVELOPMENT PERMIT SET

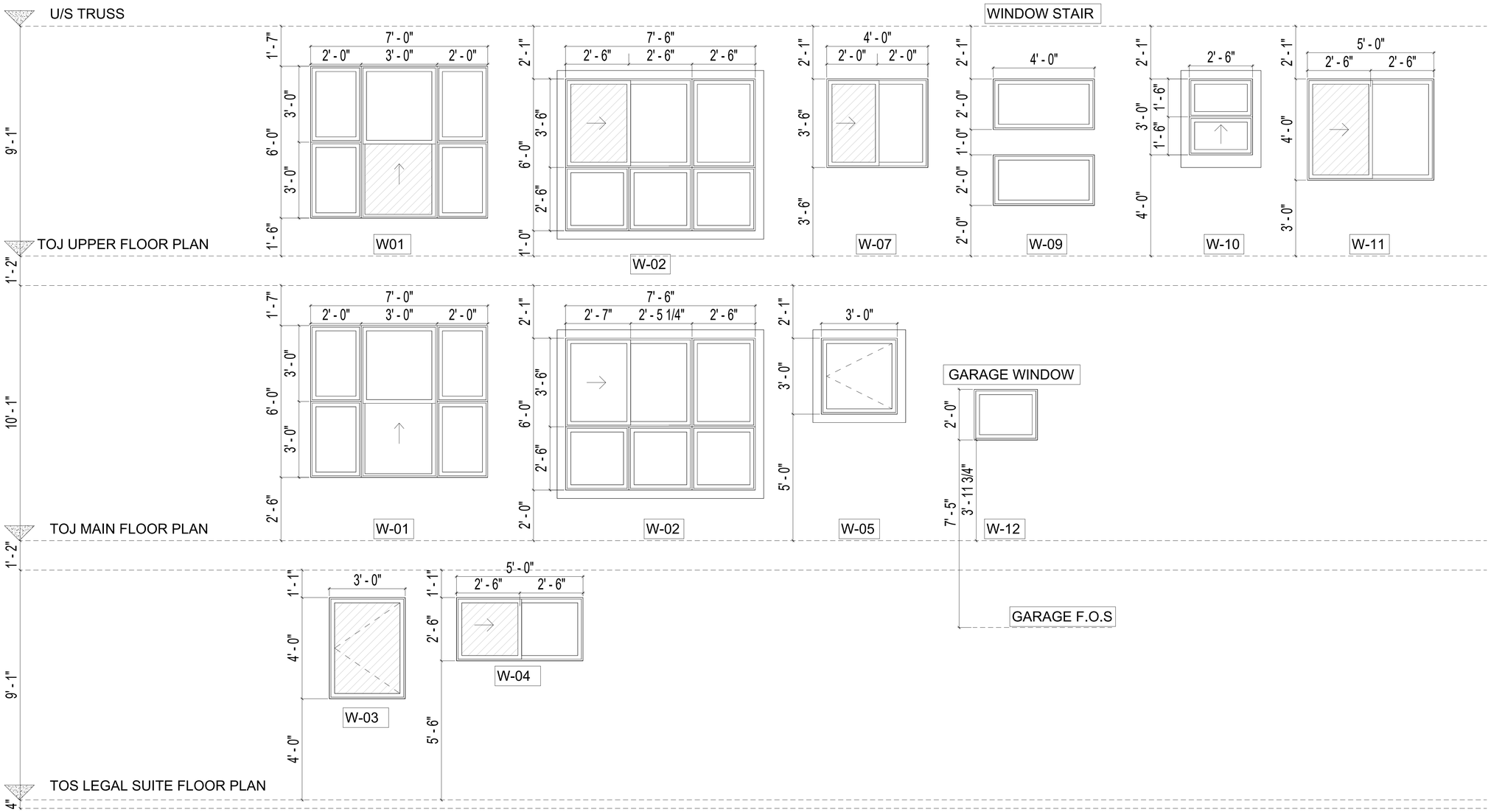
DRAWING TITLE :

DOORS SCHEDULE

DRAWING NO.

A-401

PROJECT NO. :	CHECKED BY:	DATE:
25-01840	E.Z.	2026-03-23
	DRAWN BY: E.R./N.F.	SCALE: 1/2" = 1'-0"



DESIGNED BY:

TRICOR DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

tricordesigns.com

#202 - 4216 10 STREET NE,
CALGARY, AB.
AB T2E 6K3

PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordg.ca

KEY PLAN



NOTES

- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023- ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

- THESE PLANS AND ANY RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF TRICOR DESIGN GROUP INC. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON AND IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION OF TRICOR DESIGN GROUP INC. IS STRICTLY PROHIBITED.

- THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING. DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF ANY STAGE OF CONSTRUCTION AND PRIOR TO ANY RELIANCE BEING MADE ON SAME, AND TRICOR DESIGN GROUP INC. MUST BE PROVIDED WITH A REASONABLE PERIOD OF TIME, IN ITS SOLE AND ABSOLUTE DISCRETION, TO REVIEW SAME AND TO MAKE ANY CORRECTIONS NEEDED. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES, AS THE CASE MAY BE, ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. AS REQUIRED ABOVE,THEN IT SHALL NOT BE RESPONSIBLE OR LIABLE IN ANY WAY FOR ANY USE OF OR RELIANCE UPON THE PLANS.

REVISIONS:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01				
02				
03				
04				
05				

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-03-23	DEVELOPMENT PERMIT SET	E.R./N.F.	
02				
03				
04				
05				

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :

PRIVATE CLINET

PROJECT :

5_PLEX

ADDRESS:

**36 GLENWAY DRIVE S.W.
CALGARY, ALBERTA
LOT 1 BLOCK 4 PLAN 567 HH**

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

WINDOWS SCHEDULE

DRAWING NO.

A-402

PROJECT NO. :	CHECKED BY:	DATE:
25-01840	E.Z.	2026-03-23
	DRAWN BY: E.R./N.F.	SCALE: 1/2" = 1'-0"

SDAB2026-0086

SDAB2026-0086 / DP2026-00577
Appeal of:
New: Rowhouse Building (1 building), Secondary Suite (5 suites), Accessory Residential Building (garage)
Discretionary Use

Proposed Development - Summary



DP2026-00577 - Approval

Approved on 2026 May 11

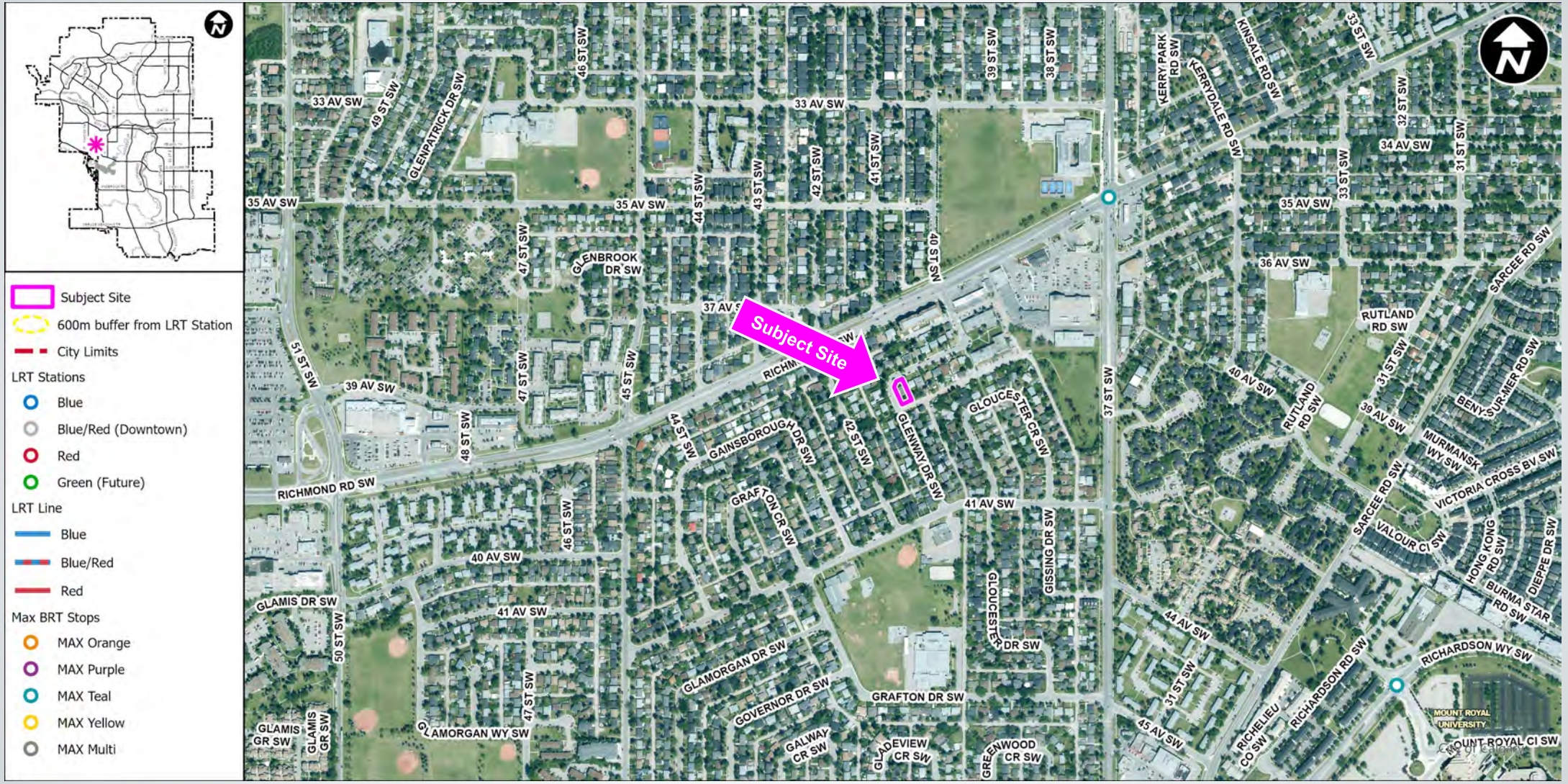
Rowhouse (1 Building)

- 5 Dwelling Units
- 5 Secondary Suites

Parking

- Garage (5 stalls)
- Bicycle (6 stalls)

Community Context



Site Context



Surrounding Land Use



Site Photo:
Glenway Drive SW
September 23, 2026
10:00 am

175





Site Photo:
Glenway Drive SW
September 23, 2026
10:00 am

176





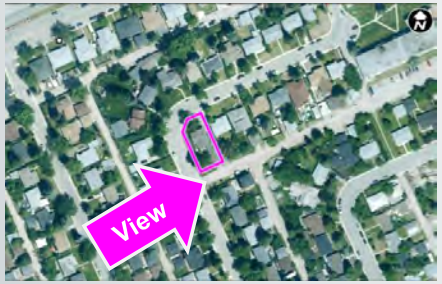
Site Photo:
Glenway Drive SW
September 23, 2026
10:00 am





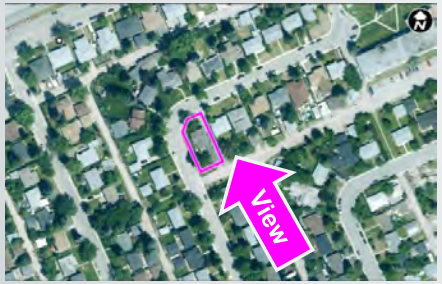
Site Photo:
Glenway Drive SW
September 23, 2026
10:00 am





Site Photo:
Glenway Drive SW
September 23, 2026
10:00 am





Site Photo: Isometric View, Google Earth

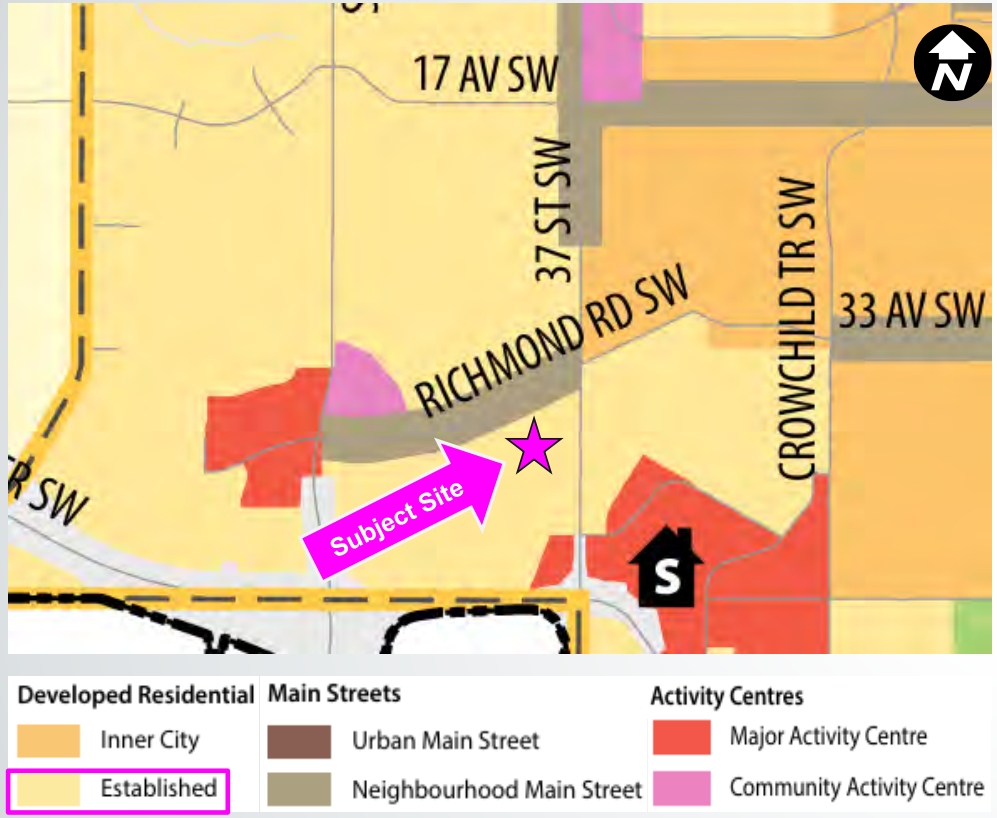
180



Applicable Legislation: Municipal Development Plan (MDP)

Map 1: Urban Structure

- Developed Residential – Established (page 160)



City-wide Policies

- Encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing types such as accessory suites, semi-detached, townhouses, cottage housing, rowhousing and other ground-oriented housing. (Page 37, Section 2.2.5.a)
- Support development and redevelopment that provides a broader range of housing choice in local communities to help stabilize population declines and support the demographic needs of communities. (Page 37, Section 2.2.5.b)

General Policies for Developed Residential Area

- Recognize the predominantly low density residential nature of Developed Residential Areas and support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood…(Page 102, Section 3.5.1.a)

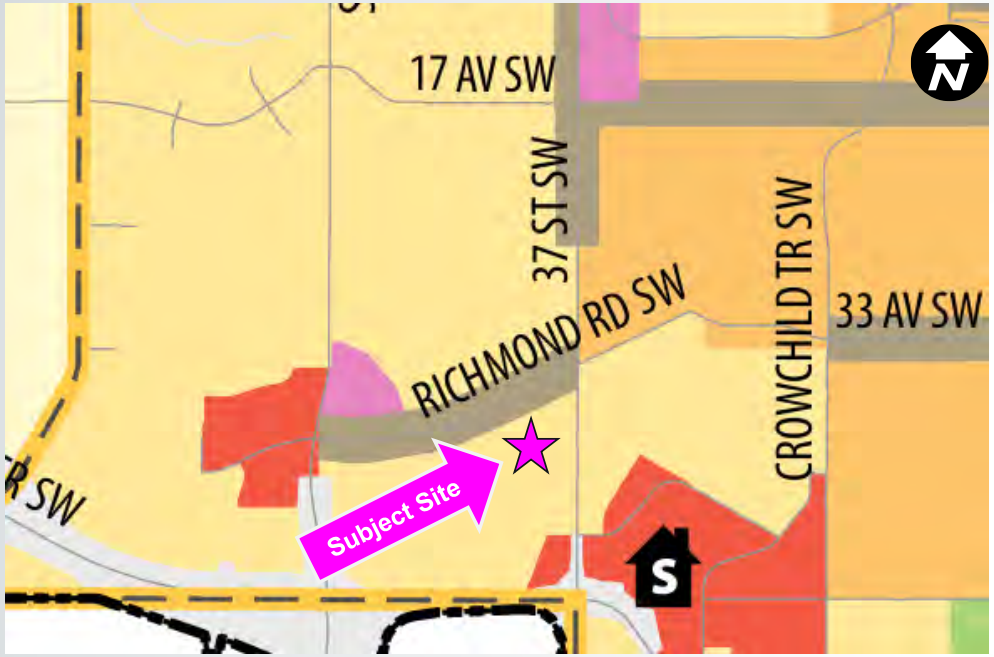
Established Area Policies

- Encourage modest redevelopment of Established Areas (Page 104, Section 3.5.3.a)

Applicable Legislation: Municipal Development Plan (MDP)

Map 1: Urban Structure

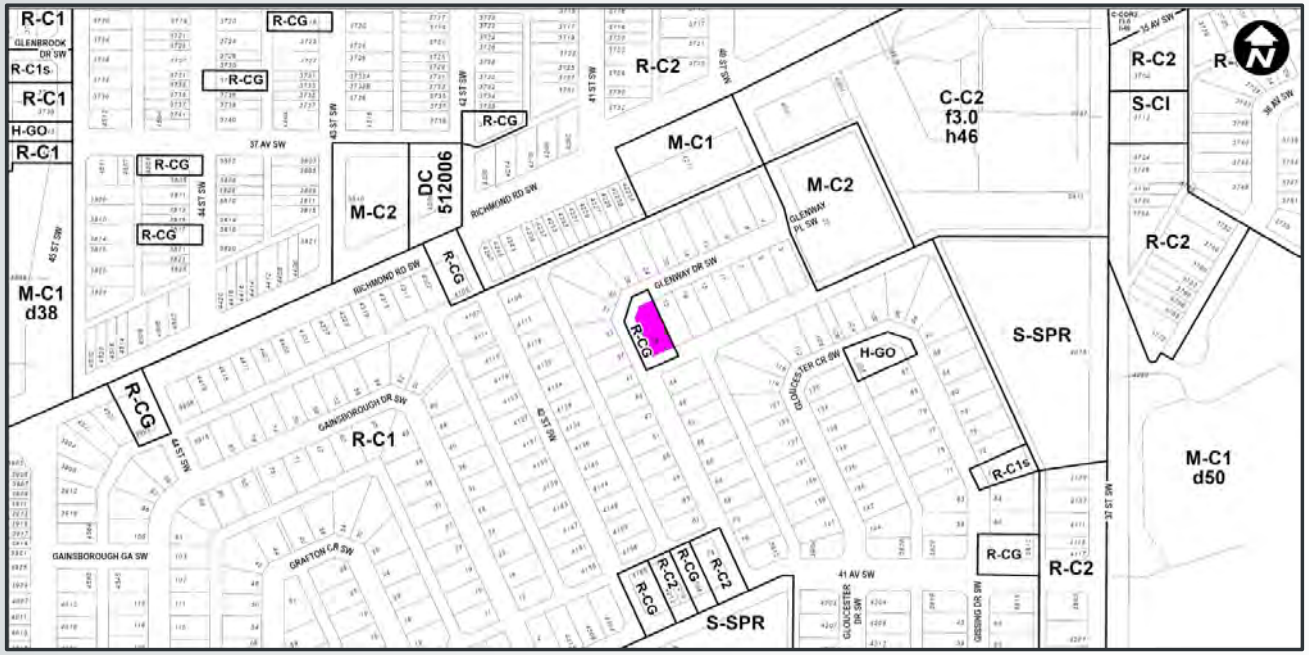
- Developed Residential – Established (page 160)



Housing

- Provide for a wide range of housing types, tenures (rental and ownership) and densities to create diverse neighbourhoods that include:
  - i. A mix of housing types and tenures, including single detached, ground oriented (e.g., duplexes, row houses, attached housing, accessory dwelling units and secondary suites), medium- and higher-density and mixed-use residential developments.
  - ii. A range of housing choices for all stages of life, in terms of the mix of housing sizes and types to meet affordability, accessibility and lifestyle needs of different people and family types. (Page 39, Section 2.3.1.a)

- Promote a broader range of housing choice for all ages, income groups, family types and lifestyles by:
  - i. Encouraging housing opportunities for low- and moderate-income households in all communities.
  - ii. Promoting innovative housing types, such as co-housing, live/work and cottage and carriage housing and accessory dwelling units, as alternative means of accommodating residential growth and providing affordable housing options. (Page 39, Section 2.3.1.b)



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

- Accommodates low density, grade-oriented development in a variety of low density housing forms including rowhouses, townhouses, semi-detached dwellings and single detached dwellings.
- Rowhouse Building is a Discretionary use in the district of this application.

Summary: Residential – Grade-Oriented Infill (R-CG) District – At the time of decision

- Maximum density: 75 units per hectare (5)
  - ✓ Complies (5 units)
- Maximum height: 11 metres
  - ✓ Complies (10.85 metres)
- Maximum parcel coverage: 60%
  - • Bylaw Discrepancy (60.26 %)
- Minimum soft landscaping for landscaped areas: 30%
  - ✓ Complies (49.15%)
- Minimum trees: 7
  - ✓ Complies (7)
- Minimum shrubs: 20
  - ✓ Complies (24)
- Building Depth: No maximum
  - ✓ Complies
- Minimum front setback: 3.0 metres
  - ✓ Complies (3.07 metres)
- Minimum rear setback: 0.6 metres (garage to the rear property line)
  - ✓ Complies (1.20 metres)
- Garage minimum side setback: 1.2 metres to the street
  - • Bylaw Discrepancy (0.99 metres)
- Setback area adjacent to the street: must be landscaped:
  - • Bylaw Discrepancy (Garage within side setback)
- Minimum side setback: 1.2 metres from the adjacent parcel
  - ✓ Complies (3.12 metres)
- Required motor vehicle parking stalls: 5
  - ✓ Complies (5 stalls)
- Required bicycle parking stalls – class 1: 5
  - ✓ Complies (6 stalls)
- Accessory Residential Building elevations/section not provided

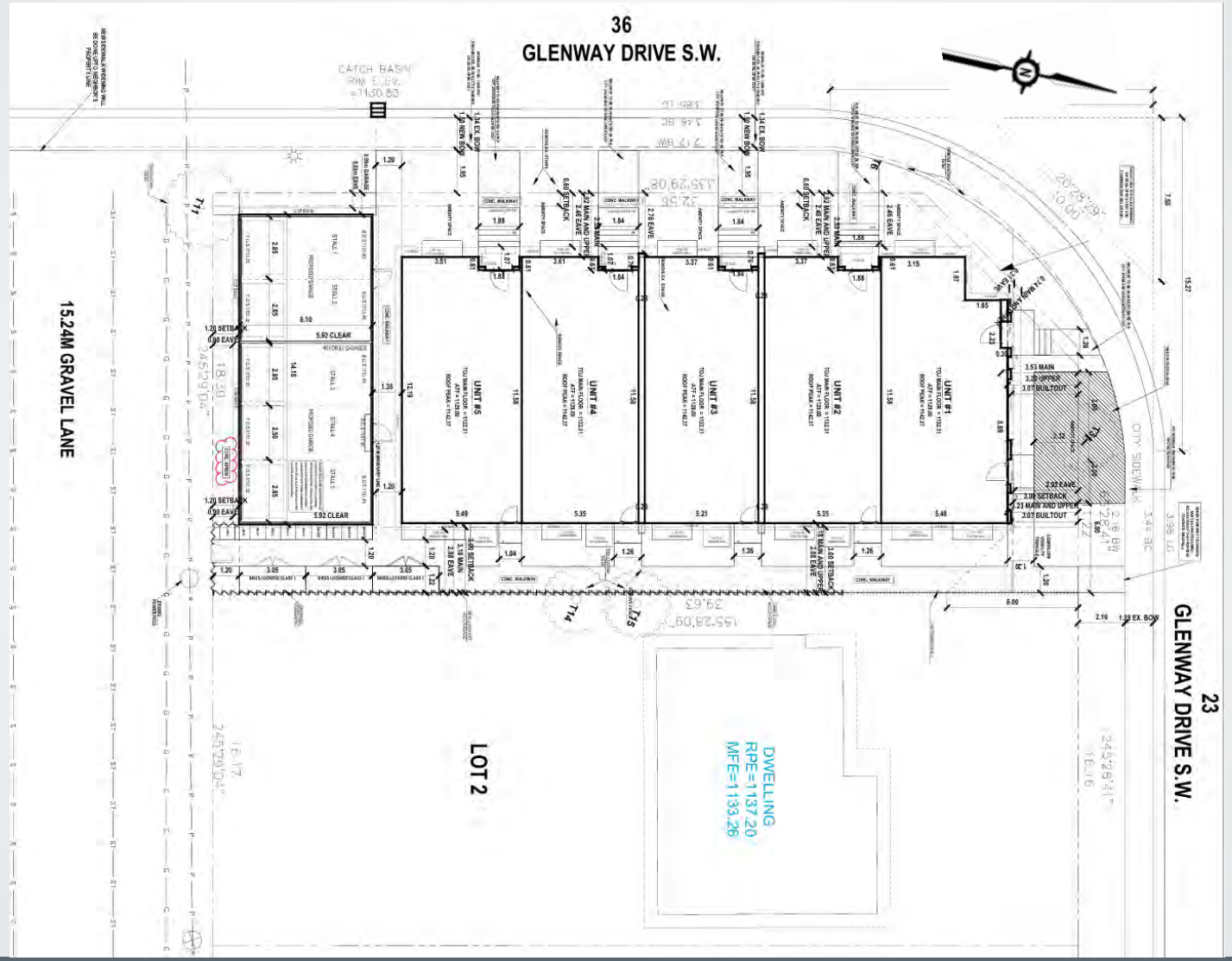
Summary: Residential – Grade-Oriented Infill (R-CG) District – after Repeal of Citywide Rezoning (2026 August 4)

- Maximum density: 75 units per hectare (5)
  - ✓ Complies (5 units)
- Maximum height: 10 metres
  - Bylaw Discrepancy (10.85 metres)
- Maximum parcel coverage: 55%
  - Bylaw Discrepancy (60.26 %)
- Minimum soft landscaping for landscaped areas: 30%
  - ✓ Complies (49.15%)
- Minimum trees: 7
  - ✓ Complies (7)
- Minimum shrubs: 20
  - ✓ Complies (24)
- Building Depth: No maximum
  - ✓ Complies
- Minimum front setback: 3.0 metres
  - ✓ Complies (3.07 metres)
- Minimum rear setback: 0.6 metres (garage to the rear property line)
  - ✓ Complies (1.20 metres)
- Garage minimum side setback: 1.2 metres to the street
  - Bylaw Discrepancy (0.99 metres)
- Setback area adjacent to the street: must be landscaped:
  - Bylaw Discrepancy (Garage within side setback)
- Minimum side setback: 1.2 metres from the adjacent parcel
  - ✓ Complies (3.12 metres)
- Required motor vehicle parking stalls: 5
  - ✓ Complies (5 stalls)
- Required bicycle parking stalls – class 1: 5
  - ✓ Complies (6 stalls)
- Accessory Residential Building elevations/section not provided



NORTH WEST STREETSCAPE

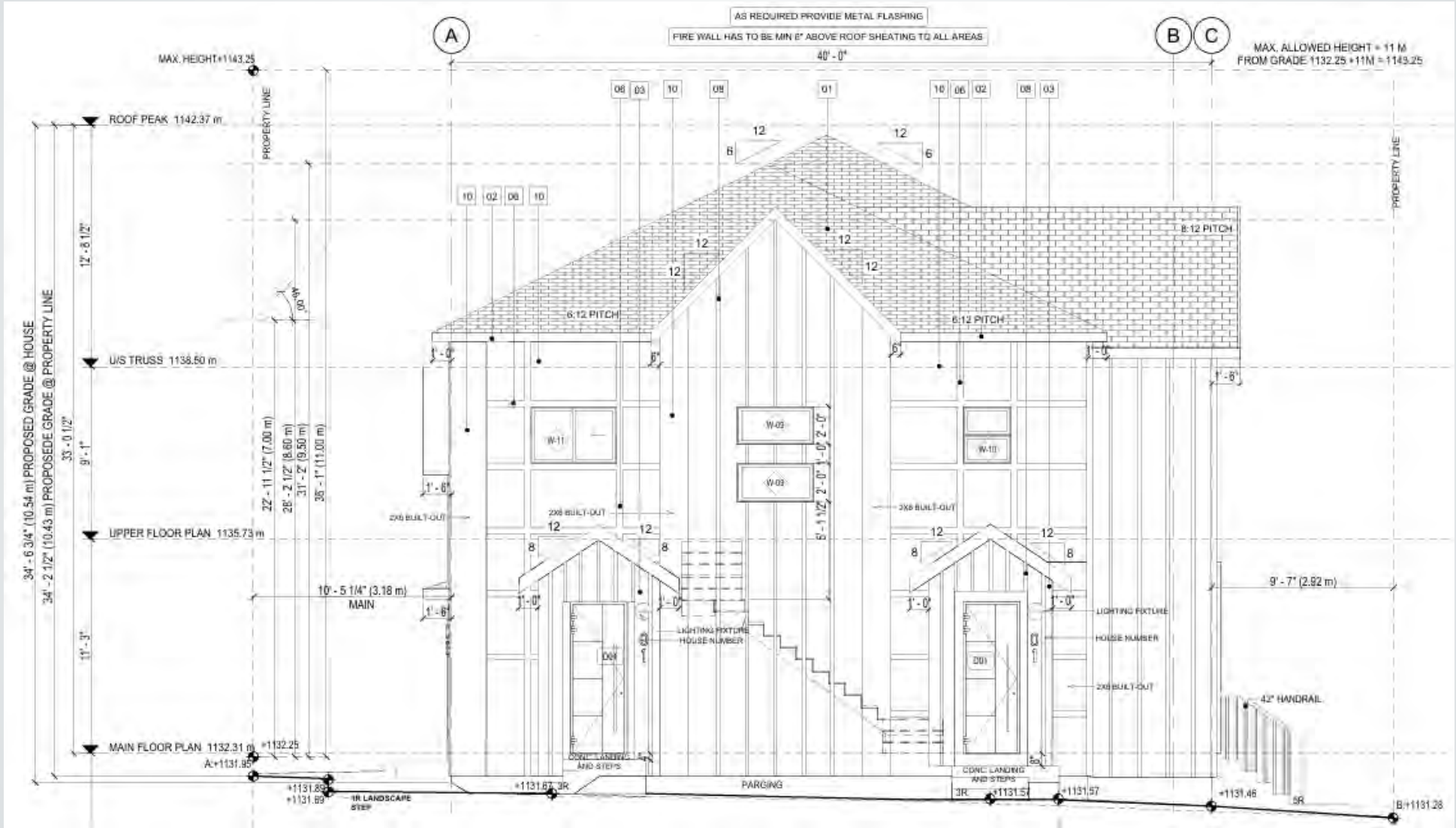
Proposed Development: Site / Block Plan



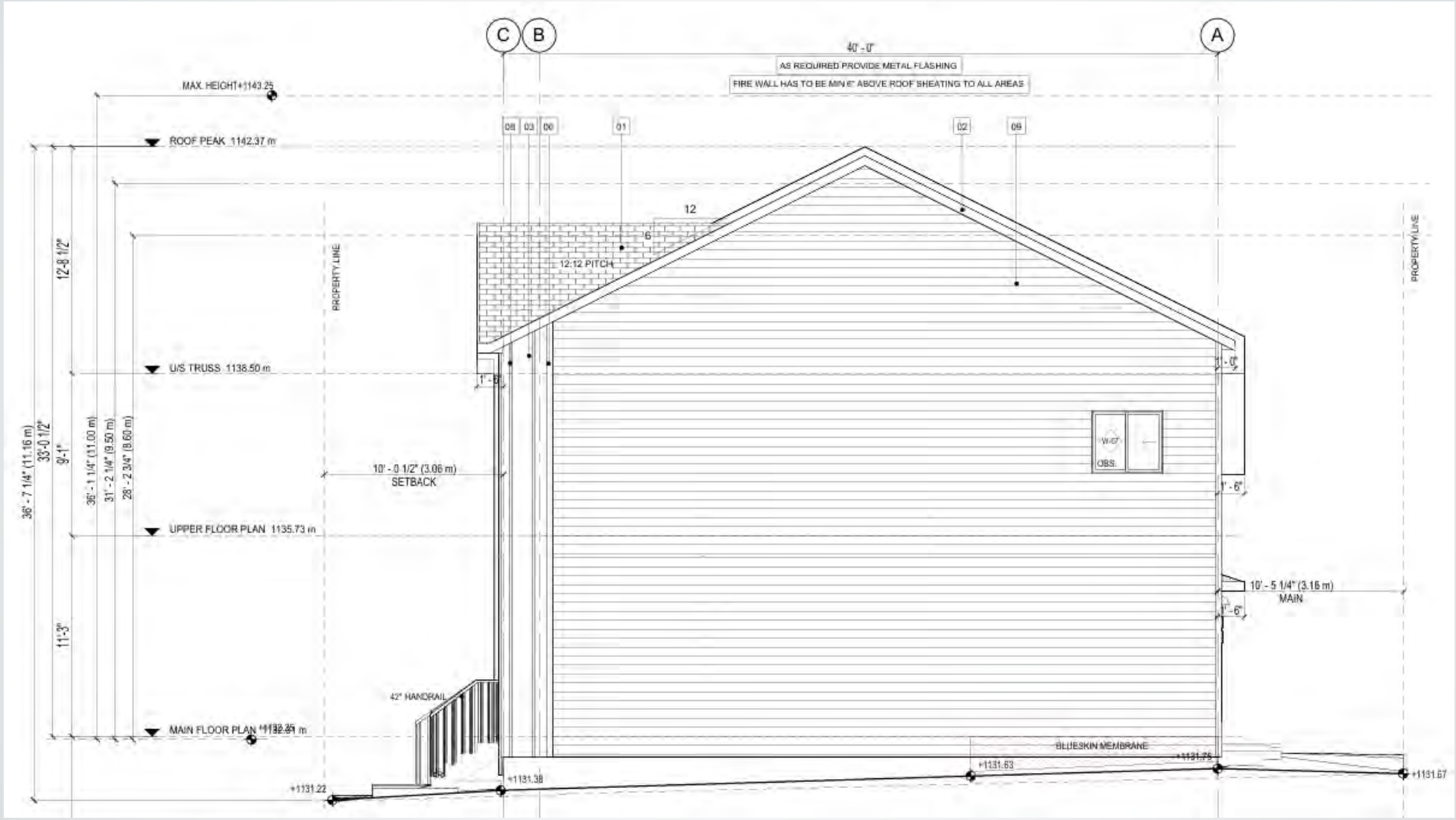
Proposed Development: Site / Landscape Plan



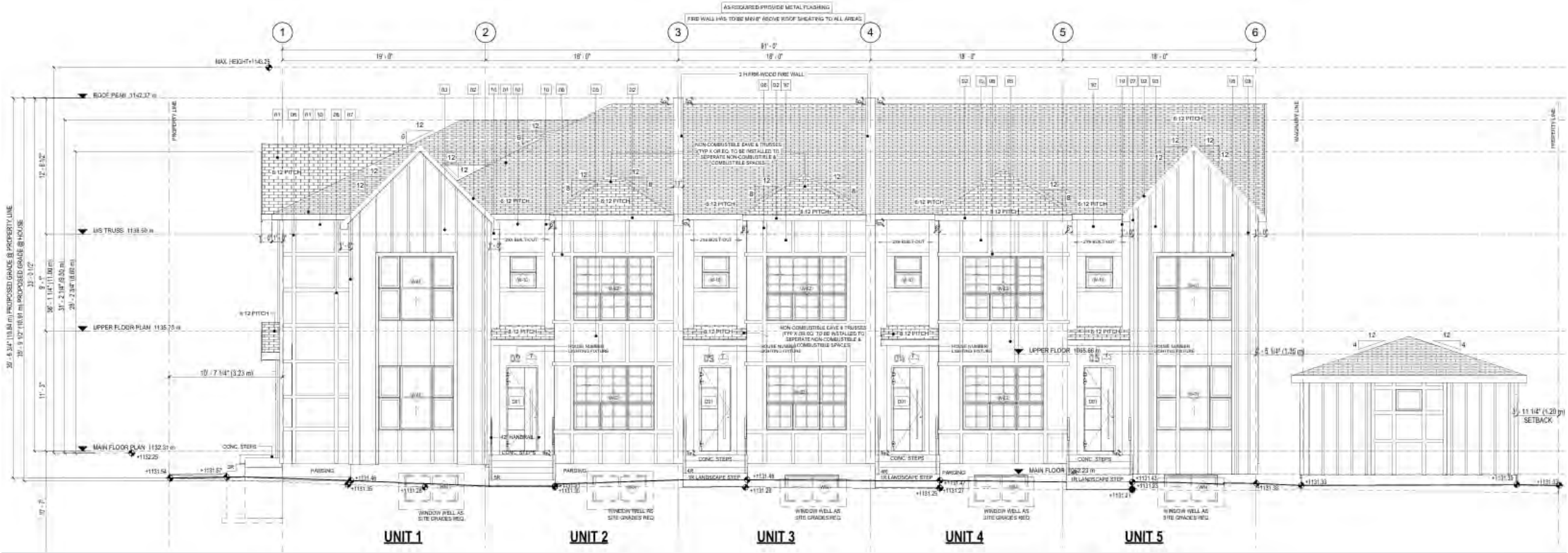
Proposed Development: North Elevation



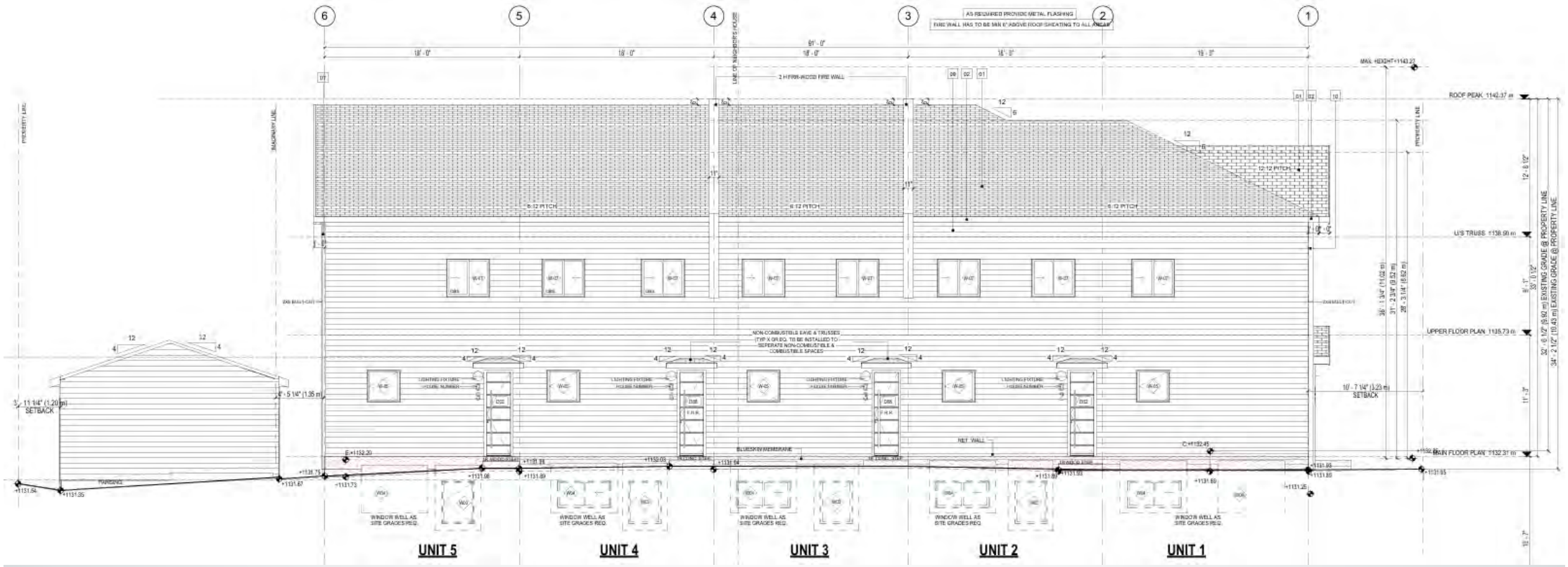
Proposed Development: South Elevation



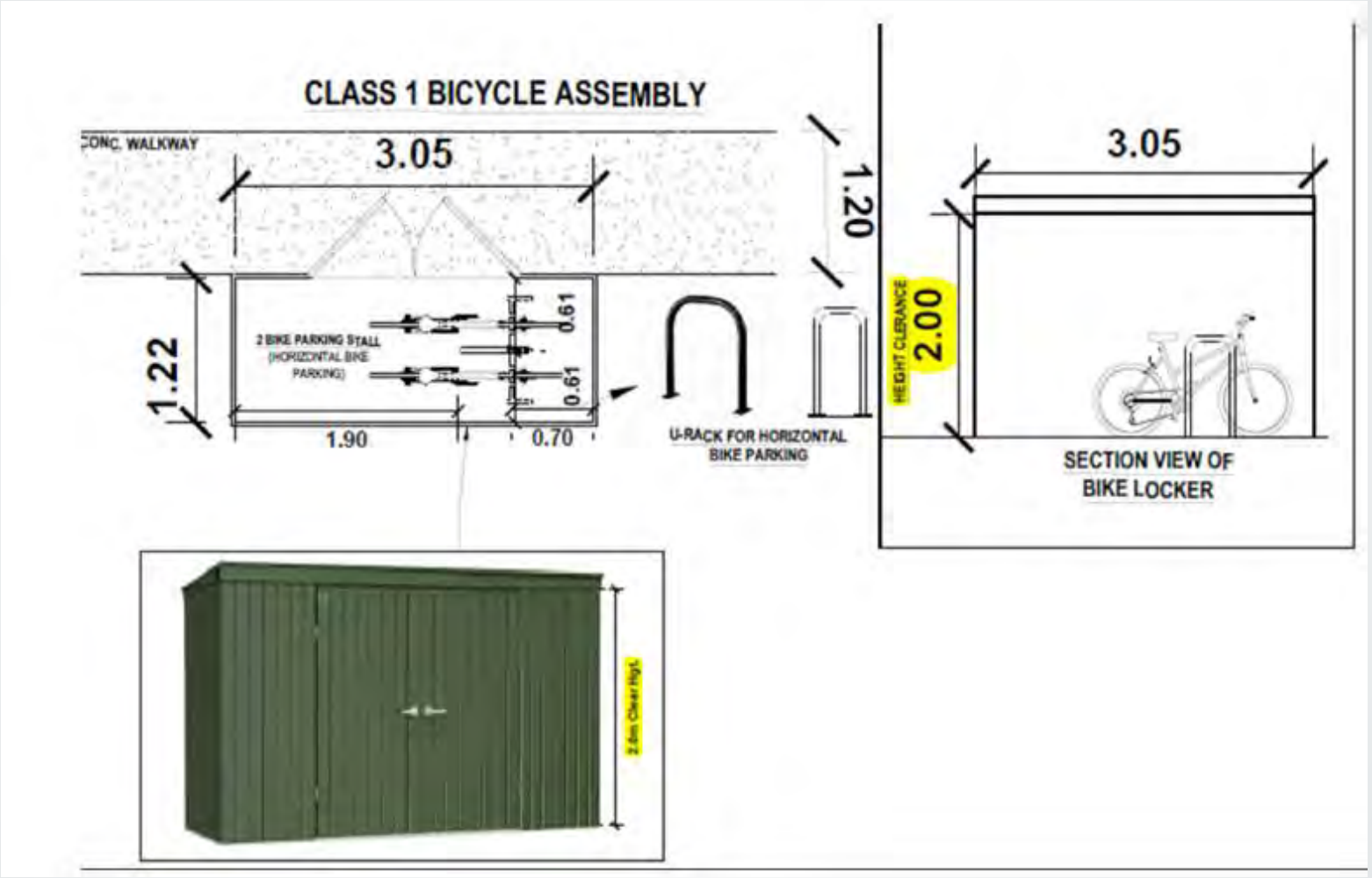
Proposed Development: West Elevation



Proposed Development: East Elevation



Proposed Development: Bike Storage Locker Details



Bylaw Discrepancies at time of decision

Regulation	Standard	Provided	Development Authority Response
534 Parcel Coverage	(2) Unless otherwise referenced in subsection (3), the maximum cumulative building coverage over all the parcels subject to a single development permit containing a Contextual Semi-Detached Dwelling, Contextual Single Detached Dwelling, Cottage Housing Cluster, Rowhouse Building, Semi-Detached Dwelling, Single Detached Dwelling or Townhouse is: (c) 55.0 per cent of the area of the parcels subject to the single development permit for a development with a density of 50 units per hectare or greater.	Plans indicate a parcel coverage of 60.26% (+5.26%) or 421.54m² (+36.77m²).	Discrepancy was not recorded on a final bylaw check prior to decision. However, the Development Authority is supportive due to the revised layout combining the bicycle storage lockers together, which resulted in the added area contributing to parcel coverage.
542 Landscaping Requirements	(4) All setback areas adjacent to a street, except for those portions specifically required for motor vehicle access, must be a landscaped area.	Plans indicate an Accessory Residential Building setback of 0.99m (-0.21m) from the west side property line.	Discrepancy was not recorded on a final bylaw check prior to decision. However, the Development Authority is supportive due to the accessory residential building being shifted west towards the street to accommodate the waste and recycling area and bicycle storage lockers. In addition, the pathway connections as currently proposed presents a more functional layout to move around the site.
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	Plans indicate an Accessory Residential Building setback of 0.99m (-0.21m) from the west side property line.	Discrepancy was not recorded on a final bylaw check prior to decision. However, the Development Authority is supportive due to the accessory residential building being shifted west towards the street to accommodate the waste and recycling area and bicycle storage lockers. In addition, the pathway connections as currently proposed presents a more functional layout to move around the site.
345 Accessory Residential Building	(6) The height of an Accessory Residential Building must not exceed: (a) 4.6m, measured from the finished floor of the building; (b) 3.0m at any eaveline, when measured from the finished floor of the building; or	Unable to determine compliance as Accessory Residential Building elevations/section not provided.	Plans were excluded from the decision rendered plans in error. Development Authority is supportive of adding a Prior to Release condition to include the applicable plans.

Bylaw Discrepancies on 2026 August 4

Regulation	Standard	Provided	Development Authority Response
541 Building Height	(1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum building height is 10.0m measured from grade.	Plans indicate building heights greater than 10.0m. Building - 10.85m (+0.85m).	New discrepancy as per Bylaw 9P2026.
534 Parcel Coverage	(2) Unless otherwise referenced in subsection (3), the maximum cumulative building coverage over all the parcels subject to a single development permit containing a Contextual Semi-Detached Dwelling, Contextual Single Detached Dwelling, Cottage Housing Cluster, Rowhouse Building, Semi-Detached Dwelling, Single Detached Dwelling or Townhouse is: (c) 55.0 per cent of the area of the parcels subject to the single development permit for a development with a density of 50 units per hectare or greater.	Plans indicate a parcel coverage of 60.26% (+5.26%) or 421.54m² (+36.77m²).	Discrepancy was not recorded on a final bylaw check prior to decision, see previous page for rationale.
542 Landscaping Requirements	(4) All setback areas adjacent to a street, except for those portions specifically required for motor vehicle access, must be a landscaped area.	Plans indicate an Accessory Residential Building setback of 0.99m (-0.21m) from the west side property line.	Discrepancy was not recorded on a final bylaw check prior to decision, see previous page for rationale.
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	Plans indicate an Accessory Residential Building setback of 0.99m (-0.21m) from the west side property line.	Discrepancy was not recorded on a final bylaw check prior to decision, see previous page for rationale.
345 Accessory Residential Building	(6) The height of an Accessory Residential Building must not exceed: (a) 4.6m, measured from the finished floor of the building; (b) 3.0m at any eaveline, when measured from the finished floor of the building; or	Unable to determine compliance as Accessory Residential Building elevations/section not provided.	Plans were excluded from the decision rendered plans in error. Development Authority is supportive of adding a Prior to Release condition to include the applicable plans.

In the opinion of the Development Authority:

- the proposed development complies with Council direction set out in the Municipal Development Plan, Land Use Bylaw 1P2007, and the R-CG District, with relaxations; and
- would not unduly interfere with the amenities of the neighbourhood, or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land.

Supplemental Material

Bylaw check comparison on decision rendered plans before and after the Repeal of Citywide Rezoning rules (in force 2026 August 4)

FILE: DP2026-00577

Bylaw Discrepancies

Regulation	Standard	Provided
534 Parcel Coverage	(2) Unless otherwise referenced in subsection (3), the maximum cumulative building coverage over all the parcels subject to a single development permit containing a Contextual Semi-Detached Dwelling, Contextual Single Detached Dwelling, Cottage Housing Cluster, Rowhouse Building, Semi-Detached Dwelling, Single Detached Dwelling or Townhouse is: (c) 55.0 per cent of the area of the parcels subject to the single development permit for a development with a density of 50 units per hectare or greater.	Plans indicate a parcel coverage of 60.26% (+5.26%) or 421.54m² (+36.77m²).
542 Landscaping Requirements	(4) All setback areas adjacent to a street, except for those portions specifically required for motor vehicle access, must be a landscaped area.	Plans indicate an Accessory Residential Building setback of 0.99m (-0.21m) from the west side property line.
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	
	(6) The height of an Accessory Residential Building must not exceed: (a) 4.6m, measured from the finished floor of the building; (b) 3.0m at any eaveline, when measured from the finished floor of the building; or	Unable to determine compliance as Accessory Residential Building elevations/section not provided.

FILE: DP2026-00577

Bylaw Discrepancies

Regulation	Standard	Provided
541 Building Height	(1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum building height is 10.0m measured from grade.	Plans indicate a building height of 10.85m (+0.85m).
534 Parcel Coverage	(2) Unless otherwise referenced in subsection (3), the maximum cumulative building coverage over all the parcels subject to a single development permit containing a Contextual Semi-Detached Dwelling, Contextual Single Detached Dwelling, Cottage Housing Cluster, Rowhouse Building, Semi-Detached Dwelling, Single Detached Dwelling or Townhouse is: (c) 55.0 per cent of the area of the parcels subject to the single development permit for a development with a density of 50 units per hectare or greater.	Plans indicate a parcel coverage of 60.26% (+5.26%) or 421.54m² (+36.77m²).
542 Landscaping Requirements	(4) All setback areas adjacent to a street, except for those portions specifically required for motor vehicle access, must be a landscaped area.	Plans indicate an Accessory Residential Building setback of 0.99m (-0.21m) from the west side property line.
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	
	(6) The height of an Accessory Residential Building must not exceed: (a) 4.6m, measured from the finished floor of the building; (b) 3.0m at any eaveline, when measured from the finished floor of the building; or	Unable to determine compliance as Accessory Residential Building elevations/section not provided.

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

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

Date:	June 22, 2026
Date Received:	May 5, 2026
BLC BY:	**Alex Trinh**
Review Required:	COMPLETE

D.P. #	**2026-00577**

For Internal Distribution Only

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

Floodway/Floodfringe/Overland Flow

DOES NOT APPLY

If applicable Complete Flood Sheet

Hertiage Guidelines Area

Not Located within Heritage Guideline Area

If Applicable Disregard Contextual Rules

Public Realm Setbacks					
Rd / St / Av	**N/A**	**Required**		**Provided**	
Rd / St / Av		**Required**		**Provided**	
Rd / St / Av		**Required**		**Provided**	

Main Floor Elevation(S):		***Roof Peak Elevation(s):***	
Unit 1		**Unit 1**	
Unit 2		**Unit 2**	

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

Notes:

Bylaw check with R-CG rules w/ post-repeal amendments.

Development does not qualify for permitted use rowhouse.

3 x 3.721m² bike lockers proposed, totalling 11.16m². Coverage exemption under section 346(4)(c) allows ARB's up to a cumulative GFA of 10m², therefore, two lockers exempt, one included in coverage.

SDAB2026-0086

Residential - Grade-Oriented Infill (R-CG) District 201

D.P. # 2026-00577

Rule	Requirements	Notes	Evaluation Provided/Variance			
Secondary Suites	If applicable please refer to Secondary Suites Form		See Attached	N/A	N/I	
347.3 Permitted use Rowhouse Building	(Front A 131.54 + Front B 131.95) / 2 = Front *Average Building Reference Point*		131.75			
	(Rear A 131.12 + Rear B 131.54) / 2 = Rear *Average Building Reference Point*		131.33			
	(1) To be a permitted use in the R-CG District a Rowhouse Building: (g) must not be located on a parcel where the difference between the average building reference points is greater than 2.4 metres; and					
	Difference between *Front & Rear Average Building Reference Points* =	*0.42*	C	N/C	N/A	N/I
537 Building Setback from Front Property line	The minimum building setback from a front property line is 3.0m	NORTH to build-out	3.07		0.07	
		To foundation	3.22		0.22	
334 Projections into Setback Areas	(3) Portions of a building below the surface of the ground may extend without any limits into a setback area, with the exception of the required front setback area.		C	N/C	N/A	N/I
336 Projections Into Front Setback Area	(1) Unless otherwise referenced in subsection (6), bay windows and eaves may project a max. of 0.6 m into the front setback area.	NORTH	0.39		-0.21	
	(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					
	(2) Landings, ramps other than wheelchair ramps and stairs may project into a front setback area provided: (b) the area of a landing does not exceed 2.5m²					
	(5) In a Developed Area, a porch may project a maximum of 1.8m into a front setback area where:					
	(a) it forms an entry to the main floor of a Dwelling Unit of a main residential building;					
	(b) the setback of the porch from the front property line is not less than the minimum setback in the district;					
	(c) the maximum height of the porch platform is 1.2m measured from grade, excluding stairs and a landing area not exceeding 2.5m²; and					
	(d) the portion of the porch that projects into a front setback area is unenclosed, other than by a railing, balustrade or privacy walls located on porches between attached units.					
	(6) Eaves may project an additional 0.6m from a porch into the front setback area, as described in subsection (5).					
335 Length of Portions of a Building in Setback Areas (Front)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade *(Does not apply to decks , eaves, porches, ramps, and stairs)*	PROVIDE LENGTH AND % VALUES				
	1st st ____ X 40% = ____					
	2nd st ____ X 40% = ____					
	(2) The max. length of an individual projection into any setback area is 3.1m					
538 Block Face Requirements	(1) A minimum building setback of 1.2m is required from a side property line at least every 60.0m along the entire length of a block face.					
	Block Face (Property Line) Length (m):					
	(2) Where subsection (1) applies, the side setback area must be clear of all air conditioning units, window wells and portions of a building measured from grade to a height of 2.4m					

N/A

N/A

347.3 Permitted use Rowhouse Building	e 3 (1) To be a permitted use in the R-CG District a Rowhouse Building: (a) must have façade articulation for each Dwelling Unit, by including:	(i) a portion of a street facing façade of each unit recessed behind or projecting forward from the remainder of the street facing façade of that unit, with the projecting or recessed portion having a minimum dimension of:	(A) 2.0m in width;	**202**	C	N/C	N/A	N/I
			(B) 0.3m in depth; and		C	N/C	N/A	N/I
			(C) 2.4 metres in height; or		C	N/C	N/A	N/I
		(ii) a porch that projects from a street facing façade a minimum dimension of:	(A) 2.0m in width; and		C	N/C	N/A	N/I
			(B) 1.2m in depth;		C	N/C	N/A	N/I
	(1) To be a permitted use in the R-CG District a Rowhouse Building:	(b) must have the main floor located above grade adjacent to the building to a maximum of 1.20m above grade for street facing façades;			**0.98**		**-0.22**	
		(c) located on a corner parcel must have an exterior entrance which is visible from each street side of the corner parcel;			C	N/C	N/A	N/I
		(d) must not have an attached private garage;			C	N/C	N/A	N/I
		(e) must have a motor vehicle parking stall or private garage for each Dwelling Unit with direct, individual access to a lane;			C	N/C	N/A	N/I
	(5) To be a permitted use in the R-CG District a Rowhouse Building must not be located on a parcel that contains more than one main residential building.				C	N/C	N/A	N/I
539 Building Setback from Side Property Line	(1) Subject to subsections (3) through (9), the minimum building setback from any side property line is 1.2m			East	**2.73**		**1.53**	
	(2) Subject to subsections (3) through (7), for a laneless parcel, the minimum building setback from any side property line is:	(a) 1.2m; or			**N/A**			
		(b) 3.0m on one side of the parcel when no provision is made for a private garage on the front or side of a building.						
	(3) There is no requirement for a building setback from a property line upon which a party wall is located.				**Applies**		N/A	N/I
	(6) For a corner parcel, the minimum building setback from a side property line shared with a street is 0.6m			NW	**0.74**		**0.14**	
				West	**2.76**		**2.16**	
	(8) Unless otherwise referenced in subsection (9), on a laned parcel the minimum building setback from a side property line for a private garage attached to a main residential building is 0.6m				**N/A**			
	(9) On a laned parcel, the minimum building setback for a private garage attached to a main residential building that does not share a side or rear property line with a street may be reduced to zero metres where the wall of the portion of the building that contains the private garage is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel.							
	(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;			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

337 Projections Into Side Setback Area	(1.3) Window wells may project a maximum of 0.8m into any side setback area.				**203**	**N/A**		
						N/A		
	(2) Window wells and portions of a building, other than eaves, must not project into a 3.0m setback required on a laneless parcel.					**C**	**N/C**	**N/A**	**N/I**
	(3) Eaves may project a max. of 0.6m into any side setback area.				NW	**0.41**		**-0.19**	
	(5) Landings, ramps other than wheelchair ramps and stairs may project in a side setback area provided:	(a) they provide access to the main floor or lower level of the building;				**N/A**			
		(b) the area of a landing does not exceed 2.5m^2							
		(c) the area of any portion of a landing that projects into the side setback area does not exceed 1.8m^2							
		(d) they are not located in a 3.0m side setback area required on a laneless parcel; and							
		(e) they are not located in a side setback area required to be clear of projections, unless pedestrian access from the front to the rear							
	(10) Central air conditioning equipment may project a maximum of 1.0m into a side setback area:								
	(8) Any portion of a building that projects into a side setback area, other than eaves, landings, window wells, ramps and stairs, must not be located closer than 0.9m from the nearest front façade.								
	(9) Balconies and decks must not project into any side setback area;					**C**	**N/C**	**N/A**	**N/I**
335 Length of Portions of a Building in Setback Areas (Side)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade *(Does not apply to decks , eaves, porches, ramps, and stairs)*				PROVIDE LENGTH AND % VALUES	**%**	**Length**	**%**	**Length**
	1st st			X 40% =					
	2nd st			X 40% =					
	__st			X 40% =					
	__st			X 40% =					
	(2) The max. length of an individual projection into any setback area is 3.1m *(Includes Window Wells)*								
347.3 Permitted use Rowhouse Building	(f) must not have windows on an exposed side façade of a unit that are located beyond the rear façade of a contextually adjacent building on an adjoining parcel unless:	(i) the window is located below the second storey;				**N/A** **Portion of the rowhouse located beyond the rear façade of the adjacent building is considered the rear façade of the units**			
		(ii) the glass in the window is entirely obscured;							
		(iii) there is a minimum distance of 1.5 metres between the finished floor and the bottom of the window sill; or							
		(iv) the façade that contains the window is setback a minimum of 4.2 metres from the side property line;							
540 Building Setback from Rear Property Line	(1) Unless otherwise referenced in subsection (2) the minimum building setback from a rear property line is 7.5m					**N/A**			
	(2) On a laned or corner parcel, the minimum building setback from a rear property line is 1.2m				SOUTH	**Complies**			
338 Projections Into Rear Setback Area	(2) Awnings, balconies, bay windows, canopies, chimneys, decks, eaves, fireplaces, fire escapes, landings, porches, and ramps other than wheelchair ramps may project a max of 1.5m into any rear setback area.					**N/A**			
	(3) A private garage attached to a building may project without limits into a rear setback area provided it:	(a) does not exceed 4.6m in height, measured from the finished floor of the private garage;							
		(b) does not exceed 75.0m^2 in gross floor area for each Dwelling Unit located on the parcel.			Unit 1 Unit 2 Unit 3 Unit 4				
		(c) has no part that is located closer than 0.60m to the rear property line; and							
		(d) has no eave closer than 0.6m to a side property line.							
	(4) When an attached private garage has a balcony or deck, the balcony or deck must not be located within 6.0m of a rear property line or 1.2m of a side property line.				Rear Side Side				

335 Length of Portions of a Building in Setback Areas (Rear)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade *(Does not apply to decks , eaves, porches, ramps, and stairs)*						PROVIDED LENGTH AND % VALUES	
	1st st			X 40% =				
	2nd st			X 40% =				
	(2) The max. length of an individual projection into any setback area is 3.1m							
339 Decks	(2) The height of a deck in the Developed Area must not exceed:	(a) 1.5m above grade at any point, except where the deck is located on the same façade as the at-grade entrance to a walkout basement; and						
		(b) 0.3m above the main floor level of the closest main residential building on the parcel.						
	(2.1) Unless otherwise referenced in subsection (3), a privacy wall located on a deck:	(a) must not exceed 2.0m in height when measured from the surface of the deck; and						
		(b) must not be located between the foremost front façade of the main residential building and the front property line.						
	(3) A deck attached to a Semi-detached Dwelling, Rowhouse or Townhouse within 1.2m of a party wall must have a solid privacy wall that:	(a) is a min. of 2.0m in height;						
		(b) is a max. of 3.0m in height; and						
		(c) extends the full depth of the deck.						
340 Balconies	(1) Unless otherwise referenced in this Part, an open balcony must not project more than 1.85m from the building façade to which it is attached.							
	(2) Unless otherwise referenced in this Part, the floor area of a recessed balcony must not exceed 10.0m²							
	(2.1) Unless otherwise referenced in this Part, a privacy wall located on a balcony:	(a) must not exceed 3.0m in height when measured from the surface of the balcony; and						
		(b) must not be located between the foremost front façade of the main residential building and front property line.						
	(3) A balcony attached to a Contextual Semi-detached Dwelling, Semi-detached Dwelling, Rowhouse Building or Townhouse within 1.2m of a party wall must have a privacy wall that:	(a) is a min. of 2.0m in height;						**N/A**
		(b) is a max. of 3.0m in height; and						
		(c) extends the full depth of the balcony.						
544 Balconies	(1) Where a balcony is located on the roof of the first or second storey of a main residential building and does not overhang any façade of the storey below, the balcony may have a maximum floor area that equals 50.0 per cent of the horizontal cross section of the storey below. Area of Storey Below Balcony (m²)							
	(2) A balcony attached to a Contextual Single Detached Dwelling, Contextual Semi-detached Dwelling, or Rowhouse Building that is a permitted use: *Does not apply to Discretionary Uses.*	(a) may be located on a side façade of a building:	(i) where it forms part of the front façade and is not recessed back more than 4.5m from the front façade; or					
			(ii) where it is on the street side of a corner parcel;					
		(b) may be located on a rear façade of a building where:	(i) it does not form part of the side façade unless the side façade is on the street side of a corner parcel;					
			(ii) a privacy wall is provided where the balcony is facing a side property line shared with a contextually adjacent building; and					
			(iii) the privacy wall is a minimum of 2.0m in height and a maximum of 3.0m in height; and				**Minimum**	
							Maximum	
		(c) must not have a balcony on the rear façade with a height greater than 6.0m, when measured vertically at any point from grade to the platform of the balcony.						

543 Amenity Space	(1) For developments of three units or more, each unit and suite must have amenity space that is located outdoors and is labelled on the required landscape plan.		**205**	**F/M Discretion**		**N/A**	**N/I**
	(2) Amenity space may be provided as common amenity space, private amenity space or a combination of both.			**Applies**		**N/A**	**N/I**
533 At Grade Orientation of Units	(1) All units must provide individual, separate, direct access to grade.			**C**	**N/C**	**N/A**	**N/I**
	(2) Units with an exterior wall facing a street must provide:	(a) an entrance that is visible from the street; and		**C**	**N/C**	**N/A**	**N/I**
		(b) sidewalks that provide direct exterior access to the unit.		**C**	**N/C**	**N/A**	**N/I**
541 Building Height	(1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum building height is 10.0m measured from grade.		Tallest Elevation	**10.85**		**0.85**	
	(2) Where a building setback is required from a property line shared with another parcel designated with a low density residential district, the M-CG District or H-GO District, the max building height:	(a) is the greater of: (i) the highest geodetic elevation of a main residential building on the adjoining parcel; or (ii) 7.0m from grade; measured at the shared property line; and		**C**	**N/C**	**N/A**	**N/I**
		(b) increases at a 45 degree angle to a maximum of 10.0m measured from grade.					
	(3) On a corner parcel, the max area of a horizontal cross section through a building at 9.5m above average grade must not be greater than 75.0% of the max area of a horizontal cross section through the building between average grade and 8.6m						
	1131.57 Prim Bldg Crnr 1	**1131.84** Prim Bldg Crnr 2	**1141.14** Geo 9.5m Abve Avrge Grade				
	1131.38 Prim Bldg Crnr 3	**1131.75** Prim Bldg Crnr 4	**1140.24** Geo 8.6m Abve Avrge Grade				
	331.11 Max. Area	X 75% =	**248.33** Max. Area allowed at 9.5m	**Percentage** 29.58%		**-45.42%**	
				Area (m²) 97.94		**-150.39**	
	(4) Where not located on a corner parcel, the maximum building height is 8.6m for any portion of a main residential building located between the rear property line and 60.0% parcel depth or the contextual building depth average, whichever is greater.			**N/A Corner parcel**			
	Height Required Beyond C.A.B. #1	**m** C.A.B. #2	**and Rear Property Line** Parcel Depth				
349 Roof Equipment Projection	(2) Mechanical equipment may project a maximum of 0.3m from the surface of a roof on a building.			**N/A**			
532 Façade Width	The minimum width of a street facing façade of a unit is 4.2m			**5.49**		**1.29**	
535 Building Depth and Separation	(1) Unless otherwise referenced in subsections (2) and (3) the maximum building depth is 65.0% of the parcel depth for a building containing a unit.			**N/A Subsection (3) Applies**			
	65% x **39.77** Parcel Depth = **25.90** Max Bldg Depth		SEC. 535(3) APPLIES				
	(2) On a laned parcel, there is no maximum building depth for a main residential building wholly contained to the rear of 40.0% parcel depth where: *Note: The Main Residential Building exempt from Building Depth must be **WHOLLY** contained within rear 60.0%; otherwise see subsection (1).*	(a) there is more than one main residential building on the parcel; (b) 50.0% or more of the units on the parcel are contained in main residential buildings located within the first 60.0% of the parcel depth; and					
		Parcel Depth (m) / **40% / 60.0% Parcel Depth (m)** / **Total Number of Units** / **Required Number of Units in Front 60.0%**					
		(c) where the minimum separation distance of the main residential buildings on the front portion of the parcel and the main residential buildings contained on the rear portion of the parcel is 6.5m					

				Side Setback Dimension (m)	
	(3) For a main residential building that is located on a corner parcel there is no maximum building depth where the minimum building setback from the side property line shared with another parcel is 3.0m for any portion of the building located between the rear property line and:	(a) 50.0 per cent parcel depth; or **39.77** **Parcel Depth** (b) the building depth of the main residential building on the adjoining parcel; **19.28** **C.A.B. Building Depth** whichever is closer to the rear property line. 3.0m Building Side Setback Required beyond **19.89** **m** and the rear property line		**3.18**	**0.18**
				Subsection (a) Applies	
347.3 "Permitted use Rowhouse Building	(3) Where not located on a corner parcel, the maximum building depth of a Rowhouse Building that is a permitted use in the R-CG District is the greater of:	(a) 60.0 per cent of the parcel depth; or (b) the contextual building depth average. **19.26** C.A.B. #1 + **23.38** C.A.B. #2 /2 = **25.92** Average **39.77** : Parcel Depth = **23.86**		*Section 347.3(3)(a) Applies* **31.71**	**5.79**
				N/A	
529 Density	The maximum density for parcels designated R-CG District is 75 units per hectare. **75** U.P.H **699.59** **(m²)** **0.0699590** **(ha)** = **5.00** **Units**		Units U.P.H	**5.00** **71.47**	**0.00** **-3.53**
	(2) The maximum density is 75 units per hectare for developments legally existing or approved by the Development Authority prior to August 4, 2026. **75** U.P.H **699.59** (m²) **0.0699590** (ha) = **5.00** Units		Units U.P.H	**5** **71.47**	**0** **-3.53**
530 Number of Main Residential Buildings on a Parcel	(1) Unless otherwise referenced in subsection (2), the maximum number of main residential buildings on a parcel is one.			**C** **N/C** **N/A** **N/I**	
	(2) There is no maximum number of main residential buildings on a parcel for a development legally existing or approved by the Development Authority prior to August 4, 2026.			**C** **N/C** **N/A** **N/I**	
339.1 Porches *(must meet all requirements to be exempt)*	In a Developed Area, a porch is exempt from parcel coverage where:	(a) the porch is located between the façade of the main residential building and: (i) the front property line; or		**C** **N/C** **N/A** **N/I**	
		(ii) the side property line on the street side of a corner parcel;		**C** **N/C** **N/A** **N/I**	
		(b) the porch is unenclosed on a minimum of two sides, other than by a railing, balustrade, or privacy walls located on porches between attached units when the porch is at or exceeds the contextual front setback; and		**C** **N/C** **N/A** **N/I**	
		(c) there is no enclosed floor area or balcony located directly above the roof of the porch.		**C** **N/C** **N/A** **N/I**	
534 Parcel Coverage	(2) Unless otherwise referenced in subsection (3), the maximum cumulative building coverage over all the parcels subject to a single development permit containing a Contextual Semi-Detached Dwelling, Contextual Single Detached Dwelling, Cottage Housing Cluster, Rowhouse Building, Semi-Detached Dwelling, Single Detached Dwelling or Townhouse is:	(a) 45.0% of the area of the parcels subject to a single development permit for a development with a density of less than 40 units per hectare;		**Applies**	**Does Not Apply**
		(b) 50.0% of the area of the parcels subject to a single development permit for a development with a density 40 units per hectare or greater and less than 50 units per hectare;		**Applies**	**Does Not Apply**
		(c) 55.0 per cent of the area of the parcels subject to the single development permit for a development with a density of 50 units per hectare or greater.		**Applies**	**Does Not Apply**
	(3) The maximum parcel coverage referenced in subsections (1) and (2), must be reduced by:	(a) 21.0m² where one motor vehicle parking stall is required on a parcel that is not located in a private garage; and		**Applies**	**Does Not Apply**
		(b) 19.0m² for each required motor vehicle parking stall that is not located in a private garage where more than one motor vehicle parking stall is required on a parcel.		**Applies**	**Does Not Apply**
	(4) For all other uses, the maximum parcel coverage is 45.0%			**Applies**	**Does Not Apply**
	Determine correct percentage of parcel coverage and input values below **5** Number of Units **55.0%** **699.59** Parcel Area (m²) minus Required Stalls = **384.77** Max. Coverage			**%** **60.26%**	**%** **5.26%**
	Parcel Coverage Totals			**m²**	**m²**
	House	**Proj. > 1.0m**	**Garage(s)** **Other** **Total**		
	331.11		**86.71** **3.72** **421.54**	**421.54**	**36.77**

SDAB2026-0086

			See Attached		N/A	N/I
Accessory Building	If applicable please refer to Accessory Residential Building Form	**207**				
542 Landscaping Requirements	(3) All areas of a parcel, except for those portions specifically required for motor vehicle access, motor vehicle parking stalls, loading stalls, garbage facilities, or any purpose allowed by the Development Authority, must be a landscaped area.		C	N/C	N/A	N/I
	(4) All setback areas adjacent to a street, except for those portions specifically required for motor vehicle access, must be a landscaped area.	ARB in West Setback	C	N/C	N/A	N/I
	(5) Amenity space provided outdoors at grade must be included in the calculation of a landscaped area.		C	N/C	N/A	N/I
	(6) Any part of the parcel used for motor vehicle access, motor vehicle parking stalls, loading stalls and garbage or recycling facilities must not be included in the calculation of a landscaped area.		C	N/C	N/A	N/I
	(7) A minimum of 30.0% of the landscaped area must be covered with soft surfaced landscaping.		Percentage (%)			
			49.15%		19.15%	
	227.39 **Landscaped Area (m²)**		Area (m²)			
			111.76		43.54	
	(8) All soft surfaced landscaped area must be irrigated by an underground irrigation system, unless otherwise provided by a low water irrigation system.		C	N/C	Low H20 Irrig.	N/I
	(9) Mechanical systems or equipment that are located outside of a building must be screened.		C	N/C	N/A	N/I
542.2 Planting Requirements	(4) The requirement for the provision of 1.0 tree is met where: (a) a deciduous tree has a minimum calliper of 60mm;		Calliper (mm)			
	5 # Provided		60.00		0.00	
	(b) a coniferous tree has a minimum height of 2.0m		Height (m)			
	2 # Provided		3.00		1.00	
	(5) The requirement for the provision of 2.0 trees is met where: (a) a deciduous tree has a minimum calliper of 85mm;		Calliper (mm)			
	0 # Provided		N/A			
	(b) a coniferous tree has a minimum height of 4.0m		Height (m)			
	0 # Provided		N/A			
	(6) The requirement for the provision of 3.0 trees is met where an existing deciduous tree with a calliper greater than 100mm is preserved.		Calliper (mm)			
	0 # Provided		N/A			
	(2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0m² of parcel area.		# of Trees			
			7		0	
	7 Required Trees 699.59		# of Shrubs			
	20 Required Shrubs Parcel Area (m²)		24		4	
	(3) Shrubs must be a minimum height or spread of 0.6m at the time of planting.		0.60		0.00	
	(7) For landscaped areas with a building below, planting areas must have the following minimum soil depths: (a) 1.2m for trees;		N/A			
	(b) 0.6m for shrubs; an					
	(c) 0.3m for all other planting areas.					
	(8) The soil depths referenced in (7) must cover an area equal to the mature spread of the planting material.					
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	1.20		0.60	

208

	(5) That portion of a driveway including a motor vehicle parking stall within 6.0m of a public sidewalk, or a curb on a street where there is no public sidewalk, must not exceed a width of:	(a) 6.0m where the parcel width is 9.0m or less; or		N/A			
		(b) 7.0m for parcel width > than 9.0m and < than 15.0m					
	(6) In the developed area a driveway accessing a street must not be constructed, altered or replaced except where:	(a) located on a laneless parcel; (b) located on a laned parcel and 50.0% or more parcels on same block face have an existing driveway accessing a street; or (c) legally existing driveway not being relocated or widened.					
		Number of Parcels along Block Face					
546 Motor Vehicle Parking Stalls	(1) The minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 1.0 stalls per unit or suite.		**Community (select below)** *GLAMORGAN*				
	(2) Notwithstanding subsection (1), the minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 0.5 stalls per unit or suite for the area listed in Table 2.1 below.		Parking Rate: **0.50** Stall per Unit & Suite				
	10 **Number of Units & Suites** **Stalls Within a Private Garage** **5** **Stalls provided on Parking Pad**			**5**		**0**	
546.2 Bicycle Parking Stalls	(2) Notwithstanding subsection (1), there is no requirement for a bicycle parking stall – class 1 for parcels with two or less Dwelling Units.			**Applies**		**N/A**	**N/I**
	(1) The minimum number of bicycle parking stalls – class 1 is calculated based on the sum of all units and suites at a rate of 1.0 stall per unit or suite where a unit or suite is not provided a motor vehicle parking stall located in a private garage. **5** **Number of Units & Suites**		*Bike lockers have a U rack inside to count for 2 stalls. Meet Sec. 125 (2m Ht., 0.6m from physical barrier and only 1 U rack each locker so no separation needs to be reviewed).*	**6**		**1**	
342 Retaining Walls	(1) A retaining wall must be less than 1.2m in height when measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall.			**C**	**N/C**	**N/A**	**N/I**
	(2) A min horizontal separation of 1.0m must be maintained between retaining walls on the same parcel.			**C**	**N/C**	**N/A**	**N/I**
338.1 Patios	(1) Unless otherwise referenced in subsections (2) and (3), a privacy wall may be located on a patio, provided it does not exceed a height of 2.0m from the surface of the patio.			**C**	**N/C**	**N/A**	**N/I**
	(2) A privacy wall located on a patio must not exceed 2.0m in height, when measured from grade and when the privacy wall is located within: (a) a side setback area; or (b) 6.0m of a rear property line.			**C**	**N/C**	**N/A**	**N/I**
	(3) A privacy wall located on a patio must not exceed 1.2m in height when measured from grade when the privacy wall is located between the foremost front façade of the main residential building and the front property line.			**C**	**N/C**	**N/A**	**N/I**
540.1 Fences *Note: Only apply fence rules to proposed fences*	For a Rowhouse Building, the height of a fence above grade at any point along a fence line must not exceed:	(a) 1.2 metres for any portion of a fence extending between the foremost front façade of the immediately adjacent main residential building and the front property line;		**C**	**N/C**	**N/A**	**N/I**
		(b) 2.0 metres in all other cases; and		**C**	**N/C**	**N/A**	**N/I**
		(c) 2.5 metres at the highest point of a gate that is not more than 2.5 metres in length.		**C**	**N/C**	**N/A**	**N/I**
348 Visibility Setback	Within a corner visibility triangle, buildings, fences, finished grade of a parcel and vegetation must not exceed the lowest elevation of the street by more than 0.75m above lowest elevation of the street.			**C**	**N/C**	**N/A**	**N/I**
546.3 Waste, Recycling and Organics	For developments of three or more units, garbage, recycling, and organics must be stored in a screened location approved by the Development Authority.			**C**	**N/C**	**N/A**	**N/I**

Page 209	1) Unless otherwise specifed, the minimum width and depth of motor vehicle parking stalls are illustrated in Table 2. *Note: The depth of the motor vehicle parking stalls provided within a garage for 2 or more tenants within rowhouse defaults to Table 2.* ***The required depth is 5.4m.***		C	N/C	N/A	N/I
122 Standards for Motor Vehicle Parking Stalls	(3) The minimum depth of a motor vehicle parking stall is 5.9m where it is required for: (a) a Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling or Single Detached Dwelling (b) a Dwelling Unit where the stall is provided in a private garage intended to be used for the occupants of only one Dwelling Unit.		C	N/C	N/A	N/I
	(4) The minimum width of a motor vehicle parking stall required for a Dwelling Unit is: (a) 3.0m where both sides of a stall abut a physical barrier; (b) 2.85m where one side of a stall abuts a physical barrier; and (c) 2.5m in all other		C	N/C	N/A	N/I
	(7) The minimum width of a motor vehicle parking stall for Multi-Residential Development, Multi-Residential Development - Minor, a Townhouse or a Rowhouse Building provided for the exclusive use of a Dwelling Unit is reduced to 2.60m where: (a) the stall is one of two or more motor vehicle parking stalls that are provided in a private garage; (b) the motor vehicle parking stalls in the private garage are for the sole use of the occupants of the Dwelling Unit; and (c) the motor vehicle parking stalls are not counted towards fulfilling the minimum motor vehicle parking stall requirements for that Dwelling Unit.		C	N/C	N/A	N/I
	(15) Motor vehicle parking stalls for a Backyard Suite, Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling and Single Detached Dwelling must be: (a) hard surfaced; and (b) located wholly on the subject parcel.		C	N/C	N/A	N/I

Accessory Residential Building 210

D.P. # 2026-00577

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		WEST	0.99		-0.21	
		(b) 0.6m from a side or rear property line in all other cases.		SOUTH	1.20		0.60	
				EAST	3.12		2.52	
	(2) The min. building setback for an Accessory Residential Building that does not share a side or rear property line with a street may be reduced to zero m when:	(a) the Accessory Residential Building is less than 10.0m^2		Bike Lockers	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				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;			N/I		#VALUE!	
		(b) 3.0m at any eaveline, when measured from the finished floor of the building; or			N/I		#VALUE!	
		(c) one storey,			C	N/C	N/A	N/I
		(c) one storey, which may include an attic space that:	(i) is accessed by a removable ladder;		C	N/C	N/A	N/I
			(ii) does not have windows;		C	N/C	N/A	N/I
			(iv) has a max. height of 1.5m from the attic floor to the underside of any rafter.		1.14		-0.36	
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	Unit 1 Unit 2 Unit 3 Unit 4 Unit 5	Complies			
			1 # of Units					

SDAB2026-0086

211

Secondary Suite - R-CG

D.P. # 2026-00577

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

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

September 30, 2026

City of Calgary
City Clerk's Office
Subdivision and Development Appeal Board
4th Floor, 1212 – 31 Avenue NE
Deerfoot Junction III Building DJ3
P.O. Box 2100, Station M
Calgary, Alberta T2P 2M5

To Whom It May Concern,

RE: Subdivision and Development Appeal Board No. SDAB2026-0086
Development Permit: DP2026-00577
New: Rowhouse Building (1 building), Secondary Suites (5), Accessory Residential Building (garage)
Address: 40 Glenway Dr SW

Please be advised that we are the appellants for the above-mentioned appeal, SDAB2026-0086.

We have hired Carol McClary of Carol McClary Planning Solutions Ltd. to represent us for the abovementioned appeal of an approval of DP2026-0086 for the development proposed for 40 Glenway Dr SW.

Sincerely,

Name: Amelia Brachemi & Abdelkader Kara

Address: 16 Dieppe Drive SW , Calgary AB , T3E 7Y4

Phone: Amelia :403-680 1734 Abdelkader :604 363 9989

Email: amykara16G@gmail.com
Kader.kara.sap@gmail.com

Carol McClary Planning Solutions Ltd.

Subdivision and Development Appeal Board
4th Floor, 1212 – 31 Avenue NE
Calgary, Alberta T2P 2M5

October 1, 2026

Dear Chair and Members of the Board:

RE: SDAB2026-0086, Hearing Scheduled for October 8, 2026
Development Permit No. 2026-00577
New: Rowhouse Building (1 building), Secondary Suite (5 suites), Accessory Residential Building (garage)
Address: 40 Glenway Drive SW

I, Carol McClary, planning consultant, have been requested, by: Amelia Brachemi and Abdelkader Kara, Kim and Paul Parzen, Jenneth Mills and Charles Cawood, Kathy Saville, Constance Gundermann, Stephane Caron, Mark and Pamela Bowman to provide my review and assessment of the proposed development of a New: Rowhouse Building (1 building), Secondary Suite (5 suites), and an Accessory Residential Building (garage), located at 40 Glenway Drive SW.

The appellants live immediately to the east, west, north and south of the subject parcel.

The appellants and neighbours submitted letters of concern throughout the review of the subject development permit application, DP2026-00577. These letters are found in the Board Report.

It is the position of the appellants that the proposed development:

- of a five-unit Rowhouse Building with five Secondary Suites and a garage is over built because the main residential building is 10.85 metres tall and all buildings exceed the parcel coverage at 60.26%;

- surrounded by single detached dwelling bungalows designated R-C1;
- is out of character for the community and for the block;
- has negative impacts on adjacent properties with shadowing and overlooking;
- is inconsistent with current policies;
- non-compliant with Land Use Bylaw rules and definitions; and
- now does not comply with changes to the rules of the R-CG, Residential – Grade Oriented Infill land use district as approved by City Council on August 4, 2026.

It is the combination of all of these factors that do not demonstrate sensitive integration of the proposed development on the subject parcel.

A. Introduction and Scope of Review

In performing my analysis of the proposed development permit, I have reviewed the SDAB report SDAB2026-0086 and the approved development permit DP2026-00577. I have reviewed the City of Calgary's Land Use Bylaw 1P2007, the City of Calgary Municipal Development Plan, Policy to Guide Discretion for Secondary and Backyard Suites, approved land use amendments and development permit applications in the area, and along with my knowledge of the interrelationship between policy, bylaw rules and how they direct development.

Effective August 4, 2026, Council repealed the R-CG, Residential – Grade-Oriented Infill land use district for all of the parcels in the community of Glamorgan except those parcels where a development permit application was submitted and, in this case, approved by the Development Authority.

Within the immediate area, there is a rowhouse development located at the corner of 42 St and 41 Avenue SW across from the Community Association Building, it was the subject of an appeal and at the time of writing this report is still under construction. There is also a townhouse development approved in the middle parcel on 41 Av.

The rowhouse development located on the R-CG parcel at 42 St and Richmond Rd is constructed and occupied.

The two development permit applications proposed for 20 Glenway Dr were refused by the SDAB and the parcel reverted to R-C1

The H-GO designated parcel on Gloucester Cr is fully constructed and for rent signs were located on the parcel at the time of my site inspection at the end of August.

The scattered R-CG designated parcels and the one H-GO designated parcel are several blocks away from the subject parcel, see Appendix D for map.

All of the other parcels on the subject block on Glenway Dr and nearby blocks have been redesignated R-C1 Residential – Contextual One Dwelling land use district, page 174 of the Board Report is the current land use map for the area.

The subject parcel is designated R-CG Residential – Grade-Oriented Infill land use district. The development of a Rowhouse Building is considered a discretionary use in the R-CG land use district. The five Secondary Suites and Accessory Residential Building (garage), although listed as a permitted use, must be considered to be a discretionary use in accordance with Section 131(3) of Land Use Bylaw 1P2007.

In conclusion, the entire development permit should be considered as a discretionary use.

The rules of the Land Use Bylaw were amended and came into effect on August 4, 2026 and my evaluation of the proposed Rowhouse Building with Secondary Suites includes the new R-CG land use district rules.

The evaluation of this project requires a detailed and sensitive approach through the application of discretion to evaluate the proposed development permit application: the proposed development is being located on a corner parcel at the turn of Glenway Dr from east/west to north/south in the northeastern portion of the community of Glamorgan surrounded by existing well-maintained single detached homes.

My assessment is based on the proposed development's:

- sensitive integration into the surrounding development;
- complementary to the established character of the area;
- compatibility to the immediate and broader block context;

- impact of the proposed development to adjacent development;
- compliance with planning policies;
- compliance with bylaw including the rational and requirements of those rules; and
- consideration of the interpretation of use definitions.

A summary of my analysis, findings and professional planning opinion is below.

B. Project Overview

1. Parcel Location and Parcel Description

The subject parcel is located in the northeast corner of the Southwest community of Glamorgan. The community is bound by Richmond Road to the north, 37th Street to the east, Glenmore Trail to the south and Sarcee Trail to the west. A Commercial shopping centre is located at the intersection of 37th Street and Richmond Road in the north east corner of the community close to the proposed development. There is a larger commercial area located at the north and south corners of Richmond Road and Sarcee Trail SW in the northwest corner.

There is apartment buildings located at the intersection of Glenway Drive and 40th Street SW. 40th Street intersects at Richmond Road with left turns only. There is a seniors residence located at the intersection of Richmond Road and Glenway Place SW.

One-third of the community is characterized by multi-residential development generally located in the western half of the community, west of 45 Street extending to Sarcee Trail and south to Glenmore Trail. Glamorgan is a very diverse community offering a variety of housing forms located strategically.

The easterly portion of the low-density residential community was built between 1958 to 1960. The lands west of 45th Street were developed in 1971. All properties and residences are well maintained with mature trees and landscaped yards which are a characteristic of the neighbourhood.

The subject parcel is located at 40 Glenway Drive SW, on the south half of the street on the corner where Glenway Dr turns from east/west to north/south. Glenway Drive intersects with Glenway Place (40th Street) and then directly on to Richmond Road to the northeast.

The subject parcel is surrounded to the east, west, north and south by single detached dwellings in a bungalow-built form.

Access to the subject site from the west is from the right-hand turn at Richmond Road onto 40th Street and then at the intersection of Glenway Dr. There is a fenced median along Richmond Road to prevent vehicular and pedestrian mid-block crossing. Access from Richmond Road is restricted to exit using right turns only then east to the Glamorgan Shopping Centre and access onto Richmond Road east bound. Access from the south is off of 37th Street, west for two blocks along 41st Av and then north on Glenway Dr.

Local bus routes are located on Richmond Road and the Max Teal bus route is being developed along 37th Street SW.

The subject corner parcel has a front (north) property line of 11.2 metres (36 ft), the corner cut of 10 metres (32.5 ft), the west side property line of 32.56 metres (106.5 ft) and the east property line of 39.63 metres (130 ft). The total area of the subject parcel is 699.59 sq. m (7530 sq. ft.).

The subject corner parcel is elevated from the public sidewalk by 0.6 metres along the front property line, and 0.7 metres along the west side property line and 1 metre at the rear corner close to the rear lane. The slight slope from the property lines to the sidewalk is characteristic of the subject parcel and the parcels to the north and east. The parcels to the north across Glenway Dr are located at the top of a hill and the front of their properties slope to the sidewalk, the subject parcel and the adjacent parcels to the east do have a slight rise from the sidewalk to the houses. The other parcels to the west and south are flat and at grade with the sidewalk. See Photos in Appendix D.

Currently there is a single detached bungalow house with an attached garage located on the subject parcel. There is a driveway located in the front setback area that provides for parking of a recreational vehicle. There are many trees on the subject parcel and one tree in the City boulevard will be protected, all other trees will be removed.

2. Proposed Rowhouse Building, Secondary Suites

The proposed development contains one main residential building in the form of a Rowhouse Building. There are five dwelling units above grade and five Secondary Suites located in the basement level. The northerly dwelling unit, Unit 1 and suite will have the entrance door, steps and landing facing north on Glenway Dr and the other four units, Units 2, 3, 4, & 5, will have their front entries located facing west on Glenway Dr as it turns and changes direction. Access to the four suites will be along a sidewalk along the shared sidewalk along the east side property line.

The geodetic height of the main floor of the Rowhouse Building will be 1132.31 geodetic higher than the existing house on the subject parcel by 0.9 metre. The slope in land located in the boulevard will be flattened to provide for windows in the basement, flat amenity spaces. A series of steps and walkways will be located in the front and side setback areas.

The proposed Rowhouse Building will be setback 3 metres from the front property line and 2.76 metres from the west side property line.

The existing vegetation will be removed and new trees and shrubs planted. The one tree located in the boulevard will be retained and the other trees in the boulevard close to the corner will be removed.

The Rowhouse Building is two and one-half stories in appearance on the west elevation. The Rowhouse Building is 10.85 metres in height and with 12:12 sloped gable peaks located at either ends of the building and the middle 8:12 sloped gable peaks accentuate the building height.

Along the shared property line with the appellant, the bicycle storage lockers will be located. Also, the garbage and recycling bins will be located along the east wall of the garage.

Details of the five-vehicle garage are missing but the floor plan indicates the size of the parking stalls.

The garage is proposed to be located 0.9 metres from the west side property line.

In conclusion, the Rowhouse Building fills the parcel with a large building footprint and mass. The garage and waste and recycling bins are accessed off of the rear lane and the bicycle storage lockers are located along the shared property line beside the rear amenity space of the neighbour.

C. Relevant Land Use Bylaw Provisions for Discretionary Uses

1. Section 35

The relevant provision for the review of the proposed R-CG Residential – Grade-Oriented Infill development is found in Section 35 of Land Use Bylaw 1P2007 which provides guidance in rendering decisions for discretionary uses and in particular the following sections apply to this specific application:

(a) any plans and policies affecting the parcel;
(a.1) Climate mitigation and climate adaptation;
(b) purpose statements in the applicable land use district;
(c) the appropriateness of the location and parcel for development;
(d) the compatibility and impact of the proposed development with respect to adjacent development and the neighbourhood;
(e) the merits of the proposed development;
(f) the servicing requirements;
(g) access, parking and transportation requirement;
(h) vehicle and pedestrian circulation within the parcel;
(i) the impact on the public transit system; and
(j) sound planning principles.

2. Section 36

This section provides guidance to the Development Authority in rendering a decision on a discretionary use that does not comply with the rules of the Land Use Bylaw. In granting a decision on a discretionary use, the Development Authority must apply the test:

a) the proposed development does not unduly interfere with the amenities of the neighbourhood or
b) materially interfere with or affect the use and enjoyment or value of neighbouring properties. Appendix A.

3. Section 37

This section allows the Development Authority to refuse a discretionary development permit even though it complies with the rules of the Land Use Bylaw. Appendix A

4. Purpose Statement

The Purpose Statement of the Residential – Grade-Oriented Infill district was just updated to meet the objective of the City wide application of the land use district in the Developed Area. The updated purpose statement reads as follows:

525 (1) The Residential — Grade-Oriented Infill (R-CG) District: 62P2018

(a) accommodates existing residential development;

(b) accommodates a wide range of grade-oriented development; 21P2024

(c) accommodates Secondary Suites and Backyard Suites with new and existing residential development;

(d) provides flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time; and

(e) accommodates site and building design that is adaptable to the functional requirements of evolving household needs.

(2) deleted 62P2018, 21P2024

The purpose section of each land use district is intended to create a framework that will provide guidance to the unique characteristics of the building location, height, density, landscaping, and uses expected in the R-CG land use district.

The R-CG land use district rules create minimums and maximums for setbacks, building height, length, and parcel coverage. The very large building envelope with minimal rules will allow new built forms to be inserted into the existing fabric of single detached dwelling on the block without any regard to existing development form or placement on the adjacent parcels.

In my professional opinion, the R-CG land use district uses and rules are at odds with the planning principle of sensitively integrating new building forms into an existing community that has remained stable and well-maintained for 65 years. Also, the remaining parcels have been reverted to R-C1 and the development standards for those parcels is far more restrictive than for the R-CG land use district.

As of August 4, 2026, the application of the R-CG land use district is limited to the subject parcel in this area of the Glamorgan based on the only criteria of a submitted development permit application and a decision.

The R-CG land use district fails to allow for compatibility of uses and complimentary development forms. The rules of the R-CG land use district do not minimize conflict with existing residents and does not reduce or minimize the impact on existing adjacent development.

In my professional opinion, the R-CG land use district rules are at odds with the policies found in the Municipal Development Plan that are relevant for this site. This is where discretion must be applied to the review of a development permit application to respect the direction and requirements of the relevant policy documents.

D. Analysis

1. Authority for Discretion

As noted previously in my report, the use of a Rowhouse Building is a discretionary use listed in the R-CG land use district. Not only are the rules of the land use district critical in evaluating a proposed development but so is the application of discretion.

Discretion is not the ability to follow the rules in a tick box manner. Discretion is understanding of the likely impacts the proposed development with regard to the context of an existing well – established street and immediate area with well – maintained single detached dwellings, thereby ensuring compatibility and sensitive integration of the new with the existing.

The evaluation of this project requires a detailed and sensitive approach through the application of discretion to find the best method to sensitively integrate within the context of the immediate neighbours, the immediate block and the nearby community. The application of discretion is critical but it has not been applied in the analysis of the proposed five-unit Rowhouse Building with corresponding five Secondary Suites on the subject parcel.

2. Municipal Development Plan

The Municipal Development Plan is a very high-level broad-brush policy document that does provide some direction to respecting and enhancing neighbourhood character and vitality in Section 2.3.2. the related Policies in 2.3.2 (c) state:

> "Ensure infill development complements the established character of the area and does not create a dramatic contrast in physical development patterns",

Policies in Section 2.2.5 states:

> "The City promotes infilling that is sensitive, compatible and complementary to existing physical patterns and character of neighbourhoods", extracts are found in Appendix C.

Policy 3.5.1 Objective states:

> ".. moderate intensification is a form and nature that respects the scale and character of the neighbourhood."

It is the interpretation and application of the broad-brush policies that require consideration when assessing development permit applications.

The Municipal Development Plan does speak to intensifying development but this aspiration must be balanced with the policies specifically referencing neighbourhood character and having infill development that is sensitive, compatible and complementary development to the existing pattern and character. This is the challenge.

Within a community such as Glamorgan has no direct planning policy plan, the Policies and Objectives of the Municipal Development Plan become extremely important.

It is the interpretation and application of the broad-brush policies that require consideration when assessing development permit applications. These policies of neighbourhood character and having infill development that complements the neighbourhood are key policies that will ensure quality redevelopment within the Established Communities such as Glamorgan.

This proposed development permit consisting of a Rowhouse Building with five dwelling units and five suites does not follow any of the policies found in the Municipal Development Plan that relate to enhancing and respecting the community character and vitality.

The proposed development of a Rowhouse Building:

- is much larger and different than the surrounding development form by locating a larger building with multiple dwelling units and suites on a neighbourhood street isolated from any other similar buildings and randomly located in a single detached R-C1 residential area;
- moves from one house to a total of 10 dwelling units and suites;
- dominates both corner streetscapes with building mass, area and height;
- dwarfs and over-powers the adjacent single detached bungalow form of development found on the block face to the east and across Glenway Dr both north, west and south;
- does not respect the natural slope to the parcel and will flatten the parcel and the land in the boulevard to match the grades of the sidewalk;
- does not respect the immediate and adjacent setbacks of the existing development with the generous setbacks of 9.2 metres and 8.5 metres which is characteristic of the front setbacks on the block face;
- protrudes forward of the adjacent houses by 6.2 metres and 5.5 metres and will be visible from the sidewalk on the block face;
- protrudes forward of the house to the south, across the rear lane, by 4.83 metres and protrudes forward of all of the houses on the block to the south on Glenway Dr;
- changes the grass and mature landscaping that exists on the block to a front setback of 3 metres with window wells, stairs and landings protruding and hard surfaced walkways and hard surfaced amenity spaces all located in the front and side setback areas;
- much taller than the adjacent single detached homes by 5.1 metres and 4.1 metres on the block face and 5.8 metres to the south, without regard to any reduction of building mass on the second floor;
- has overlooking from all of the windows located on the east elevation main and second floor;
- has overlooking from the rear doors and landings in the east side setback area;
- has rear entries to four of the upper units and to four of the suites located in the basement, which enables far more activity in the 3 metre side setback area;

- the proposed window wells punctuate the amenity space located in the side setback area adjacent to the shared side setback area with the appellant;
- surface landscaped area located in the easterly side setback area punctuated with deep window wells along the side setback area adjacent to the appellant's home and rear amenity space makes the walkway very treacherous in the winter;
- has minimal soft surface landscaped area with minimal opportunity to plant trees on the subject property and takes advantage of the boulevards to provide grassed areas and extra distance between the sidewalk and the building.

It is the interpretation and application of the policies that require consideration when assessing development permit applications. These policies of neighbourhood character and existing context that require sensitive integration of new building forms and new development are critical in the redevelopment of the community of Glamorgan.

The policies of the Municipal Development Plan do require the sensitive integration of new development within the existing fabric of the community. The proposed Rowhouse Building will dominate this corner parcel in both directions as Glenway Dr turns from east/west to north/south. The proposed development is not sensitive to the adjacent and nearby development and does not sensitively integrate but protrudes, dominates and is a jarring contrast to the existing homes.

E. Evaluation of the Development Permit

In evaluating development permit applications, it is important to apply the rules equitably to all projects.

City Council did repeal the "blanket zoning" of the R-CG land use district. The subject parcel has retained the designation of R-CG due to the fact a development permit was submitted prior to the repeal and a decision has been rendered on this development permit.

The use of a Rowhouse Building is discretionary for a reason as not all parcels within a community are suitable for such an intensity and density of development. Rowhouse Building is a discretionary use so that the relevant planning policies and sound planning principles apply to the review of this development permit application.

F. Land Use Bylaw 1P2007

The applicant/architect has submitted drawings trying to reduce the number of relaxations initially determined by the File Manager. Some relaxations were missed in the "Decision Rendered Plans" but noted in the report filed by the Development Authority.

Building to the maximums and minimums does not ensure quality design or sensitive integration with the existing community setbacks and building design. Building to the maximums and minimum does not follow the policies found in the Municipal Development Plan.

1. Section 541, Calculation of Building Height

Section 541(1) of Land Use Bylaw 1P2007 requires the maximum building height to be 10 metres.

This is one of the significant amendments made by City Council in August 2026. The building height of the R-CG land use district and the R-C1 land use district are both set at 10.0 metres.

Impact: Since the proposed Rowhouse Building is over height on all four building elevations to 10.85 metres (35.5 ft). The proposed Rowhouse Building is 0.85 metres or (2ft 9 in) more than the maximum allowed.

This development dominates the streetscape, taller than the adjacent bungalow style homes by 4 metres, 5 metres and 5.8 metres.

The proposed building does create a massive wall effect on the street, projects forward on the corner and dominates the corner when viewed from all directions.

The proposed Rowhouse Building is 2 and one-half storeys in height but the basement is exposed due to the flattening of the parcel to closely match the grade of the sidewalk. Building height is measured from the exposed basement level to the peak of the roof.

The gable features with an 8/12 slope located above each separate unit are steep and the 12/12 slope gables at each end of the building visually accentuate the overall building height.

2. Relaxation of Parcel Coverage

Section 534 of Land Use Bylaw 1P2007 was recently amended to reduce the maximum parcel coverage from 60% to 55% for a Rowhouse Building with a density greater than 50 units per hectare.

The subject development contains 71 units per hectare (5 dwelling units) and approved with a parcel coverage of 60.26%. This relaxation was part of the approval of the development permit on May 11, 2026.

The current rule for parcel coverage was reduced to 55% parcel coverage and the difference is a surplus parcel coverage of 36.77 sq. metres or 387.5 sq. ft.

The size of the main floor of each unit is close to 700 sq. ft and the relaxation of parcel coverage is equivalent 55% of the main floor area on one of the units (387 is 55% of 700).

This relaxation must be considered in relation to the new amendment to parcel coverage to reduce the about to 55% and to its impact on the development and surrounding homes.

In reducing the maximum building coverage, the buildings must have a smaller footprint and consequently, either the unit area must be reduced or the number of units must be reduced.

In this specific case, the floor area for each dwelling unit is much larger than most other similar types of development. The applicant has chosen to maximize the building floor area at the sacrifice of building setbacks and poor-quality amenity space.

This relaxation does have a negative impact on the adjacent parcels and the surrounding existing homes.

Impact: Because the proposed Rowhouse Building is built beyond the parcel coverage maximum, the proposed building does create a massive wall effect on the street, projects forward on the corner and effectively blocks the visibility of the remaining homes to the east, west, south and north.

Rather than follow the existing setbacks on the corner, the 10.85 metre tall building crowds the street and the corner and dominates both the block face to the east and across the lane to the south.

Because the building is 4, 5 and 5.8 metres forward of the adjacent homes, the overall building mass and height is further accentuated.

The combined effect of the approved building coverage at 60.26% and the approved building height at 10.85 metres enables a larger building footprint on the corner parcel allows for a much taller building than anticipated by the rules of the R-CG land use district.

It is the combined effects, rather than viewing each relaxation is isolation, supports my opinion that these two relaxations of parcel coverage and building height, materially affects the use and enjoyment of the adjacent parcels and streetscape character.

3. Accessory Building location

Section 345 states the minimum building setback for an Accessory Residential Building is: (a) 1.2 metres from a side or rear property line shared with a street.

The location of the proposed garage is 0.9 metres from the west side property line. The garage is located marginally 0.21 from the side property line.

The home to the south is 7.59 metres from Glenway Dr and the proposed Rowhouse Building has four of the five entrances fronting onto the west property line similar to the houses to the south on the block.

The garage will project forward of the home to the south by 7.5 metres. Not only will the Rowhouse Building project forward but the Accessory Residential Building (garage) will also project forward along the west side of Glenway Dr but be closer to the property line and the rear lane access.

This may be trivial but it triggers an issue with the landscaping calculation which was missed at the time the development permit was approved.

Furthermore, there are no elevations for the proposed five car garage as no plans were submitted.

The entire development permit is a discretionary use and all information is required to adequately address all of the buildings being proposed as part of the parcel.

The cumulative effect of the relaxations noted has culminated with a Rowhouse Building that is over parcel coverage and over building height, pushes forward on both the front and side setback areas. The proposed development is over built on the corner parcel.

G. Other considerations

1. Architectural Design

The architectural design and massing of the proposed Rowhouse Building is unlike any other residential building in the area. The design is repeated for all five units.

2. Alignment of windows

The applicant's plans show windows on the east or right elevation of the building on the directly view of the appellant's rear amenity space.

3. Building Design and Massing

The building height of the proposed Rowhouse Building is 10.85 metres which exceeds the new maximum building height of 10 metres as amended by City Council. Building above o the maximum height or building close to it does not respect or sensitively integrate with the existing residential houses in the community. The gables located on the roof are steep and further accentuate the overall building height. The overall height is massive and over powering on the block face and corner.

4. Amenity Space and Landscape Area

The amenity space for the dwelling units is located in the front and side setback areas. This has created large hard surfaced private amenity spaces along Glenway Dr. This feature is uncharacteristic of the existing parcels and homes along Glenway Dr.

The amenity space of the residents of the Secondary Suites is located along the east side setback area. This area has a walkway along the shared property line and entrance landings to four suites. The remainder of the space is used for window wells and a small amenity space that will be in shadow.

5. Shadowing

The proposed Rowhouse Building will cast a shadow on the appellant's rear amenity space during the majority of the day. In the morning there will be no shadow dure to the orientation of the parcel, but as the sun moves to southwest and west, the appellant's rear amenity space will be in shadow throughout the year.

The Rowhouse Building on a corner parcel does not have a maximum building depth, so that the building can extend further into the parcel depth than any building in the R-C1 land use district with a maximum building depth of 65%.

The overall height of the building plus the roof design will accentuate the shadow length and depth into the neighbours parcel. The roof design along the southern portion is still a steep gable which that portion of the roof could be redesigned to be chamfered or a cottage roof.

No consideration was given to modifying the roof design.

6. Parking

There is limited parking in front of the proposed parcel.

The assumption is made that the residents of the secondary suites will not own or drive a vehicle and that they will use the mobility storage lockers to store their bicycles. The record does not demonstrate that residents without garage access will not require vehicles.

7. Definition of a Secondary Suite

Secondary Suite, by definition, is to be "self-contained and located in a Dwelling Unit and to be part of and secondary to a Dwelling Unit", see Appendix B.

The access door to the basement area for four of the five suites is located on the east elevations of the proposed building. The door leads directly down the stairs to a common entry to both the mechanical room and through a separate door to the suite. The basement level suite, in my opinion, is an independent dwelling unit. There is no relationship between the upper Rowhouse Building dwelling units and the basement secondary suites. There are no features to say that the secondary suite is part of the Rowhouse Building.

Relying on either the Building Code or the Condominium Property Act to define whether the basement suite is a suite or another dwelling unit is not appropriate. The definitions of the Land Use Bylaw must stand alone in their interpretation.

It should be noted, the plans show a mechanical room located in the centre of the basement suite in the lower level. There is no indication of a mechanical room on the upper floor dwelling units.

8. Quality of the Development Permit Plans

The development permit plans are missing the Accessory Residential (garage) elevations. The development permit is a discretionary use and the plans are required.

H. Summary

For all of the above-noted reasons, it is my professional planning opinion based on sound planning principles, the intent of the relevant policies, and rules of the land use district, that the proposed Rowhouse Building with five dwelling units and five Secondary Suites located in

the corner parcel is not compatible with the immediate block context and not compatible with the properties in the area to the east, west, north or south.

The R-CG land use district is introducing a new built form of development and care must be given to implement the new rules and meld with existing buildings. The subject parcel will be the only Rowhouse Building currently allowed on the street and within the immediate community.

Building to the maximums and minimums does not ensure quality development that complies with the planning policies for a community.

The Rowhouse Building with five Secondary Suites is an over-development of the subject parcel. This is a large parcel but the applicant is beyond the limits of the development rules and has too many units proposed.

Any attempt to impose discretion to improve the project or have the project be redesigned to be remotely compatible with adjacent development has not been applied during the processing of this development permit application.

It is my opinion; the subject corner parcel is overdeveloped because the proposed five unit Rowhouse Building and five Secondary Suites and garage development is:

a. Excessive Size and Massing: The building are large and have over built exceeding the maximum building height and parcel coverage contrary to the rules of the Land Use Bylaw and applied to all similar types of rowhouse and townhouse developments.

b. Height Disparity: The Rowhouse Building is taller than the adjacent properties on the block to the east, west, north, and south within the vicinity but the buildings exceeds the maximum building height, thus creating a visually jarring contrast when viewed from the sidewalk and the street in all directions. The policies of the Municipal Development Plan speak to sensitive integration and respecting the existing patterns of development.

By having a rowhouse building taller, bigger and forward of the adjacent homes with the side elevations visible provides for a building that is dominating, over powering and out of character to its surroundings.

c. Building Orientation: The applicant has provided entries to all of the units from the front facades that face north and the side elevation to the west property line.

d. Shadow and Privacy concerns: windows on the east elevation of the building will overlook the properties to the east. Clearly, the shadows cast from the proposed development will affect negatively the use and enjoyment of the neighbour's outdoor amenity space.

e. Amenity Space: amenity space is provided located in the front setback areas and the other amenity space for the suites is located at the rear of the building between the Rowhouse Building and the shared property line with the appellants. This space will be in shadow and is next to deep window wells for the suites below. There will be move activity than normally accepted as there are four units with multiple residents using their rear doors and the sidewalk to access the garage, waste and recycle bins and the bicycle lockers provided.

f. Parking Challenges: The garage parking spaces are too small for many vehicles, likely leading to overflow parking on the street. Furthermore, the assumption that those residents that do not have a parking space will take the available transit is not reasonable. The new residents will have vehicles and evidence form previously approved similar developments do have vehicles and do park on the street.

g. Community Setting: The development does not complement or integrate sensitively with the existing neighbourhood character, creating a dramatic contrast in physical development patterns. In context, the proposed building sits, 4, 5 and 5.8 metres forward of the adjacent homes and is 5 and 5.8 metres taller than the adjacent homes and rises to 10.85 metres.

Again, the policies of the Municipal Development Plan should be read in combination with the relaxations granted to the rules of the Land Use Bylaw and conclude that the proposed development does not integrate or complement the existing neighbourhood character.

I. Conclusion

There was no thought given to the impact this proposed development would have on adjacent parcels now or in the future. The project does not sensitively integrate with the existing forms of development that have been recently built and renovated. The development of the a Rowhouse Building with five Secondary Suites is not compatible with adjacent development and does not compliment or sensitively integrate into the surrounding context as envisioned in the Municipal Development Plan and the provisions of Section 35 in evaluating discretionary uses.

Having reviewed all materials and documentation associated with the development permit applications and the materials of the file, it is my professional opinion that, from a planning perspective, the proposed development is inappropriate. The development is incompatible with the adjacent development on the block and inappropriate for the subject parcel.

The proposed development dominates the street, projects forward of all buildings on the block and is taller and larger than all other buildings on the block. The proposed development is randomly located within the community of Glamorgan. The Rowhouse Building is insensitive, very large in size, fills the parcel, and is a jarring difference in the pattern of development within this block and within this area of the Glamorgan.

Based on the analysis provided above, it is my professional opinion that the Bylaw relaxation of building height, parcel coverage, location of the Accessory Residential Building (garage) and possible landscaping reductions, do not meet the test of section 36 of the Land Use Bylaw and of section 687(3)(d) of the Municipal Government Act. The proposed development materially interferes with and negatively affects the use and enjoyment of the neighbouring parcels of land. Furthermore, a discretionary use is held to a higher standard than just the minimums and maximums of a land use district.

On behalf of the appellants, Amelia Brachemi and Abdelkader Kara, Kim and Paul Parzen, Jenneth Mills and Charles Cawood, Kathy Saville, Constance Gundermann, Stephane Caron, Mark and Pamela Bowman and their concerned neighbours, I respectfully request the Subdivision and Development Board up hold the appeal and reject the development permit application.

Should you have any questions, I will be available at the Hearing.

Respectfully submitted,

Carol McClary (signed electronically)

Carol McClary Planning Solutions Ltd.

Appendix A - Exercise of Discretion, Extract of Land Use Bylaw 1P2007

Appendix B – Definition of Rowhouse Building, Secondary Suite, and Dwelling Unit Extract of Land Use Bylaw 1P2007

Appendix C - Extracts from the Calgary Municipal Development Plan
City Wide Policies

Appendix D – Photos of the site and surrounding houses

Appendix A – Exercise of Discretion, Extract of Land Use Bylaw 1P2007

Discretionary Use That Does Not Comply

36 **(1)** The ***Development Authority*** may approve a ***development permit*** application for a ***discretionary use*** where the proposed ***development*** does not comply with all of the applicable requirements and rules of this Bylaw if in the opinion of the ***Development Authority***:

(a) the proposed ***development*** would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring properties; and

(b) the proposed ***development*** conforms with a ***use*** prescribed by this Bylaw for that land or ***building***.

Development Authority's Decision

37 **(1)** The ***Development Authority*** may approve, either permanently or for a limited period of time, a ***development permit*** application for a ***discretionary use***, and may impose the conditions enumerated in section 38 of this Part.

(2) The ***Development Authority*** may refuse a development permit application for a ***discretionary use*** even though it meets the requirements and rules of this Bylaw.

Identification of Proposed Uses within a Development Permit Application

131 **(1)** When a proposed ***development*** is not a listed ***use*** within the applicable land use district the ***development permit*** application must be refused. *67P2008*

(2) When a proposed ***development*** includes multiple ***uses***, subject to any restrictions on ***use*** combinations contained within this Bylaw, the ***Development Authority*** must issue a single ***development permit*** listing each approved ***use***.

(3) The ***Development Authority*** must consider a proposed ***development*** as a ***discretionary use*** in accordance with the requirements of Part 2, Division 5 if the ***development permit*** application is for: *13P2008*

(a) multiple ***uses*** including at least one ***discretionary use*** that is not a ***sign***; or *71P2008*

(b) a ***permitted use*** which shares a ***use area*** with a ***discretionary use***.

PART 3: RULES GOVERNING ALL DISTRICTS

Division 7: Requirements for Infrastructure Servicing *44P2013*

Infrastructure Requirements

129.1 The ***Development Authority*** must confirm there is adequate sewage collection, treatment and disposal, water supply, treatment and distribution, storm water collection and storage and road infrastructure capacity necessary to serve the ***development***.

Appendix B – Definition of Rowhouse Building, Secondary Suite, Extract of Land Use Bylaw 1P2007

287 **"Rowhouse Building"** *24P2014*

(a) means a ***use*** where a ***building***:

(i) contains three or more **Dwelling Units**, located side by side and separated by common party walls extending from foundation to roof;

(ii) where one façade of each **Dwelling Unit** directly faces a public ***street***;

(iii) where no intervening ***building*** is located between the ***street*** facing façade of each **Dwelling Unit** and the ***adjacent*** public ***street***;

(iv) where each **Dwelling Unit** has a separate direct entry from ***grade*** to an ***adjacent*** public sidewalk or an ***adjacent*** public ***street***;

(v) where no **Dwelling Unit** is located wholly or partially above another **Dwelling Unit**; and

(vi) may contain a **Secondary Suite** within a **Dwelling Unit** in a district where a **Secondary Suite** is a listed ***use*** and conforms with the rules of the district;

(b) is a ***use*** within the Residential Group in Schedule A to this Bylaw;

(c) requires a minimum of 1.0 ***motor vehicle parking stalls*** per **Dwelling Unit**; and

(d) does not require ***bicycle parking stalls — class 1*** or ***class 2***.

188 "Dwelling Unit"

(a) means a ***use***:

(i) that contains two or more rooms used or designed to be used as a residence by one or more persons; and

(ii) that contains a ***kitchen***, living, sleeping and sanitary facilities;

(b) is a ***use*** within the Residential Group in Schedule A to this Bylaw;

(c) requires a minimum number of ***motor vehicle parking stalls*** in accordance with the District the ***use*** is listed in;

(d) requires a minimum of 0.5 ***bicycle parking stalls — class 1*** per Dwelling Unit for ***developments*** greater than 20 Dwelling Units; and

(e) requires a minimum of 0.1 ***bicycle parking stalls — class 2*** per Dwelling Unit for ***developments*** greater than 20 Dwelling Units.

295 "Secondary Suite" 12P2010, 24P2014, 56P2022

(a) means a ***use*** that: 15P2016, 56P2022

(i) contains two or more rooms used or designed to be used as a residence by one or more persons; 62P2018, 56P2022

(ii) contains a ***kitchen***, living, sleeping and sanitary facilities; 62P2018, 56P2022

(iii) is self-contained and located within a **Dwelling Unit**; 62P2018, 56P2022

(iv) must not be located in a **Dwelling Unit** where another **Dwelling Unit** is located wholly or partially above or below the **Dwelling Unit** containing the **Secondary Suite**; and 62P2018, 56P2022

(v) is considered part of and secondary to a **Dwelling Unit** 62P2018, 76P2019, 56P2022

(b) is a ***use*** within the Residential Group in Schedule A to this Bylaw; 56P2022

(c) has a maximum floor area of 100.0 square metres, excluding any area covered by stairways and ***landings***; 24P2014, 56P2022

(d) requires a minimum of 1.0 ***motor vehicle parking stalls***; and 56P2022

(e) does not require ***bicycle parking stalls — class 1*** or ***class 2***. 56P2022

138 "Accessory Residential Building"

(a) means a ***use*** where a ***building***: 12P2010, 5P2013, 44P2013, 24P2014

(i) accommodates a ***use*** that is subordinate to the main residential ***use*** on a ***parcel***;

(ii) is not attached to a ***main residential building*** except where the attachment is entirely below ***grade*** or directly below a ***patio***; and

(iii) may be attached to a **Backyard Suite** on a ***parcel*** where a **Backyard Suite** is a listed ***use*** in the applicable land use district; 15P2016

(b) is a ***use*** within the Subordinate Use Group in Schedule A to this Bylaw;

(c) does not require ***motor vehicle parking stalls***; and

(d) does not require ***bicycle parking stalls — class 1*** or ***class 2***.

Appendix C - Extracts from the Calgary Municipal Development Plan
City Wide Policies

2.2.5 STRONG RESIDENTIAL NEIGHBOURHOODS

Objective

Reinforce the stability of Calgary's neighbourhoods and ensure housing quality and vitality of its residential areas.

Residential communities are not static. They evolve over time as demographics shift and buildings age, offering an opportunity to review and accommodate changing community needs. Understanding this community dynamic can help develop plans and strategies to stabilize local population fluctuations, support predictability for the market, guide public reinvestment and ensure long-term viability of local services and facilities.

Outside of the Greater Downtown, Activity Centre and Main Street areas, low to moderate density infill development can be accommodated to support the efficient use of land, infrastructure and services as well as enhance housing choice and affordability. In many cases, public infrastructure and transit service are already in place to support redevelopment. Calgary's older residential areas present some of the best opportunities to accommodate infill development, increasing the range of housing for families and individuals within areas that take advantage of existing infrastructure, transit and existing amenities such as local retail, schools, parks and community services.

Intensification should be accommodated within existing communities in a sensitive manner. In commercial areas, infill and redevelopment can create more cohesive and vibrant neighbourhoods. Integrating new development with existing buildings can enhance or fill in gaps in the street wall to improve the vitality, appearance and security of streets and public spaces.

The City promotes infilling that is sensitive, compatible and complementary to the existing physical patterns and character of neighbourhoods.

Policies

Neighbourhood infill and redevelopment

a. Encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing types such as accessory suites, semi-detached, townhouses, cottage housing, rowhousing and other ground-oriented housing.

b. Support development and redevelopment that provides a broader range of housing choice in local communities to help stabilize population declines and support the demographic needs of communities

c. Encourage higher residential densities in areas of the community that are more extensively served by existing infrastructure, public facilities and transit, appropriate to the specific conditions and character of the neighbourhood.

d. Encourage redevelopment that incorporates natural infrastructure solutions and shared energy efficiencies (See Section 2.6).

2.3.2 RESPECTING AND ENHANCING NEIGHBOURHOOD CHARACTER

Objective

Respect and enhance neighbourhood character and vitality.

The identity and character of a neighbourhood is a function of how people interact with the history, built form, landscape, and visual qualities. This interaction defines how people feel about a neighbourhood as a place. An area's identity and character may include, but does not specifically refer to, heritage resources, which are separately recognized for heritage values and qualities.

The prospect of a more significant portion of future growth being directed to the Developed Areas of the city requires a focus on high-quality urban design and construction that builds upon and adds value to the existing character of communities.

Greater Downtown, Activity Centres, Main Streets and comprehensive redevelopments provide some of the greatest opportunity for positive change. Attention must be paid to ensuring that appropriate local context is considered when planning for intensification and redevelopment.

Respecting neighbourhood character does not mean preventing change. A neighbourhood is not static; it evolves over time as the area ages and redevelops. Some neighbourhoods experience significant changes as a result of demographic, economic conditions, changing preferences in housing and design innovations.

Policies

a. Respect the existing character of low-density residential areas, while still allowing for innovative and creative designs that foster distinctiveness.

b. Ensure an appropriate transition of development intensity, uses and built form between areas of higher and lower intensity, such as low-density residential areas and more intensive multi-residential or commercial areas.

c. Ensure infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern.

d. Ensure that the preparation of local area plans includes community engagement early in the decision making process that identifies and addresses local character, community needs and appropriate development transitions with existing neighbourhoods.

3.5.1 GENERAL POLICIES FOR DEVELOPED RESIDENTIAL AREA

Policies

The following policies apply to all Developed Residential Areas and are general in nature. Policies that are unique to the Inner City Area and the Established Area follow after this section.

Land Use Policies

a. Recognize the predominantly low density residential nature of Developed Residential Areas and support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood. Local commercial development within residential areas, that is of a scale and intensity that supports residents' commercial needs is supported.

b. Redevelopment within predominantly multi-family areas should be compatible with the established pattern of development and will consider the following elements:

   i. Appropriate transitions between adjacent areas.

   ii. A variety of multi-family housing types to meet the diverse needs of present and future populations.

c. Redevelopment should support the revitalization of local communities by adding population and a mix of commercial and service uses.

Mobility Policies

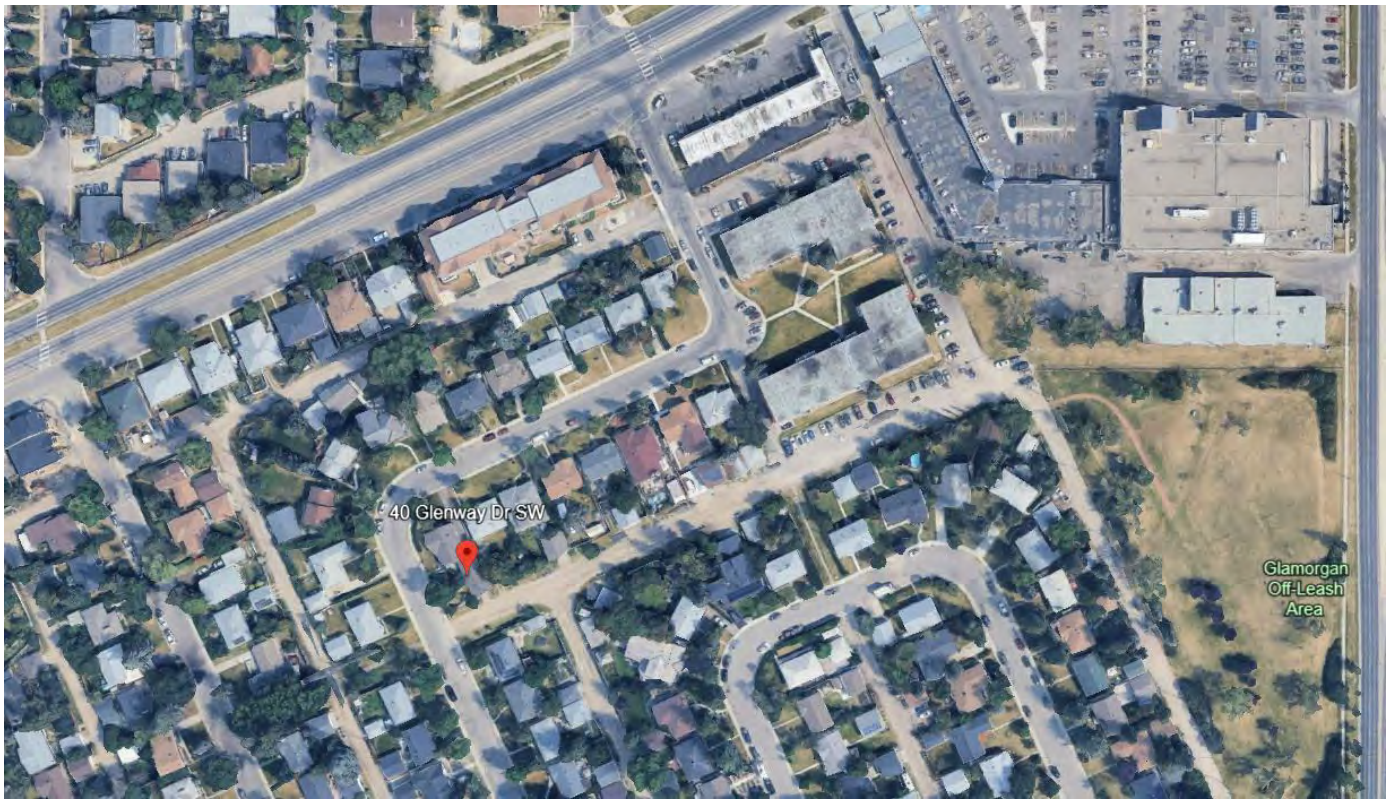
d. For multi-family housing, encourage parking that is well integrated into the residential environment (e.g., consider landscape buffering, smaller lots).

e. When designing new streets or retrofitting existing streets, use the Complete Streets policies in the CTP.

f. Ensure that high-quality pedestrian and cyclist connections and facilities are provided from the Developed Residential Area and linked to adjacent areas of higher intensity development (i.e., Neighbourhood Main Streets and Neighbourhood Activity Centres).

g. Areas beyond the Primary Transit Network will be served with Base Transit Service, with opportunities for enhancing frequency of service as required.

Appendix D: Air Photo and Photographs of the subject parcel

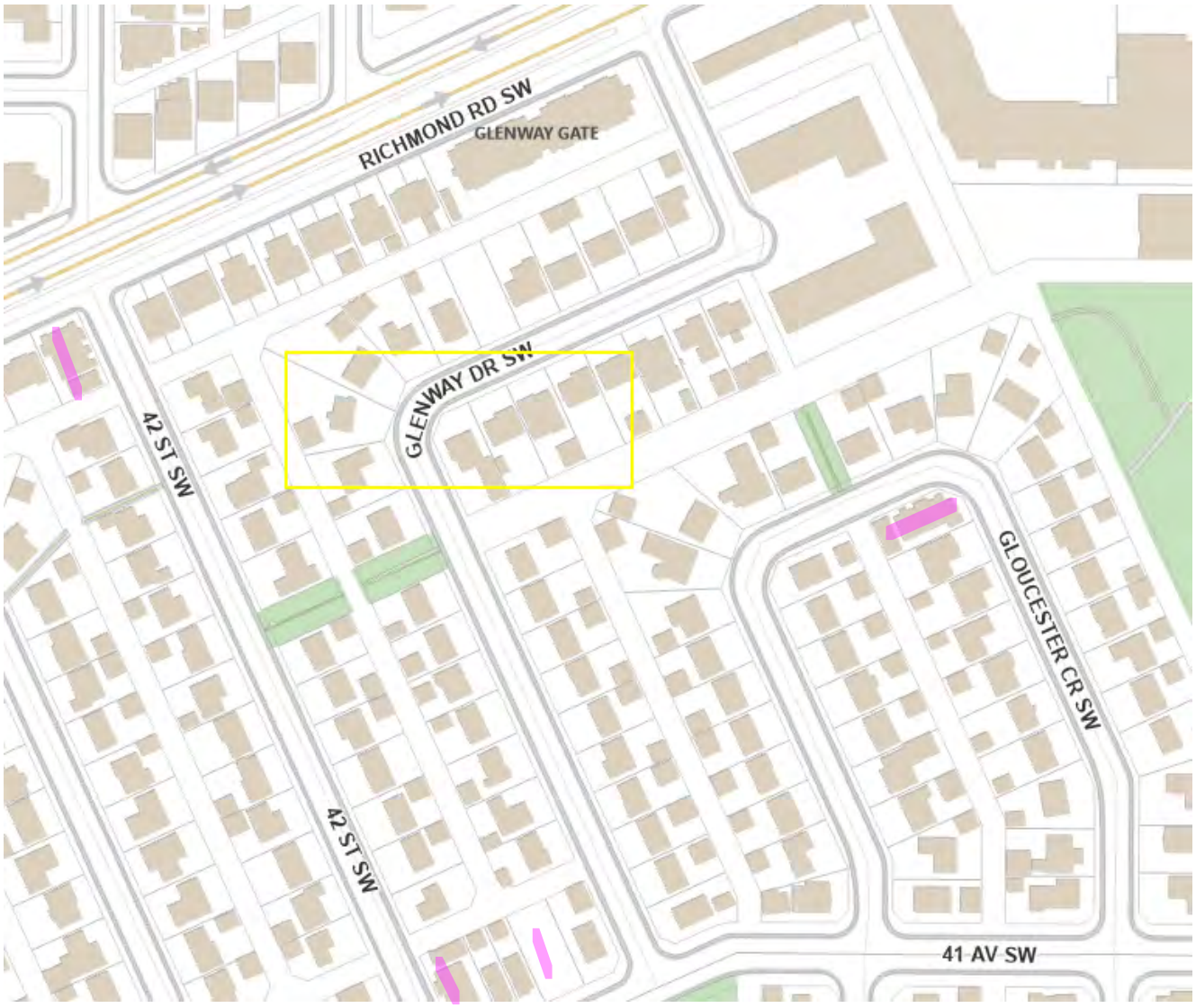


Air photo of 40 Glenway Dr SW – Google Earth

Surrounding uses are single detached dwellings

To the northeast is Glamorgan Shopping Centre with grocery store, retail shops and restaurants.

The top diagonal road is Richmond Rd SW, the road to the east (right) is 37th St SW



View of curved design roads and location of buildings along Glenway Dr SW

Pink line indicates where Rowhouse Buildings are located.

The development on Gloucester Cr SW is similar in design but parcel is designated H-GO.



View of subject parcel at the curve of Glenway Dr NW

Existing side driveway leading to a parking pad



View of adjacent home to the east, the appellant's home at 23 Glenway Dr

Note: change in slope of the boulevard along the south side of Glenway Dr



View of front setback area of existing house on the subject parcel



View of the subject parcel looking south and east

Curve in Glenway Dr

Note: change in slope from the sidewalk to the property line.

The width of the boulevard is 2.16 metres



View of subject parcel at the corner looking southeast.

The width of the boulevard from back of the sidewalk is 2.12 metres



View of existing house and parcel looking east at the curve on Glenway Dr

Note rise in property from the sidewalk



View of existing house and note the steps to the main entry



View of subject parcel looking northeast



View of rear lane, power poles and subject parcel.

The white fence is along the west side property line



View looking east on rear gravel lane



View of rear property line of subject parcel.



View looking south on Glenway Dr – south of the rear lane

Source: Google Earth



Photo taken from rear lane looking north

The west property line is approximately the same distance as the white fence
Note the slope up from the sidewalk to the property line



View of homes across Glenway Dr on the north side



View of east Glenway Dr at the corner looking at the homes on the north side of Glenway Dr

Location of the red fence surrounds the parcel at 20 Glenway where two development permits for a double row of Semi-detached Dwellings and a Townhouse building were refused.



View looking east at the front setback of the existing homes on the south side of Glenway Dr

Note the rise in grade from the sidewalk along the boulevard and the front setback areas of the existing homes on the south side of Glenway Dr

Jinnah, Aly

From: Ahmed Gouda <Ahmed@tricordg.ca>
Sent: Wednesday, September 30, 2026 3:25 PM
To: Calgary SDAB Info
Cc: Rick Grol; mike borkristl; Ravi Varshney
Subject: [External] Re: Notice of MERIT Hearing: SDAB2026-0086 (40 Glenway Drive SW, DP2026-00577)

This Message Is From an External Sender

This message came from outside your organization.

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

Report Suspicious

Hello,

Our company, Tricor Design Group, is the registered applicant for this project at 40 Glenway SW, which is the subject of appeal SDAB2026-0086 and development permit application DP2026-00577. Please be advised we have retained Mr. Rick Grol (cc-ed) to represent our company with respect to the appeal and permit application.

REGARDS,

AHMED GOUDA
Director

TRICOR DESIGN GROUP
SINCE 1985
PH. 403-203-1970. | CEL. 587-707-7066
#202 - 4216 10 STREET NE, Calgary AB T2E 6K3

LIKE US ON facebook
Follow Us on Instagram
CICBA
BILD
BBB ACCREDITED BUSINESS
Please consider the environment before printing this e-mail

CONFIDENTIAL : The contents of this message are confidential and for the sole use of intended recipient. If you have received this message in error, please notify the sender, and destroy all copies of the original message.
NOTE : Occasionally, my spam/junk email settings quarantine legitimate emails. If your email is time-sensitive, please ensure that I acknowledge receipt of your email.

From: Calgary SDAB Info <Info@calgarysdab.ca>
Sent: Wednesday, June 24, 2026 1:55 PM
To: Ahmed Gouda <Ahmed@tricordg.ca>

Cc: Calgary SDAB Info <Info@calgarysdab.ca>
Subject: RE: Notice of MERIT Hearing: SDAB2026-0086 (40 Glenway Drive SW, DP2026-00577)

Hello,

Upon checking, it was formally 36 Glenway Drive NW until May 20th, 2026 but now the current address of the development is 40 Glenway Drive NW and it appears the address change occurred shortly after the development permit was approved.

It can also be confirmed on the development map which can be found at: developmentmap.calgary.ca

Thank you,

Calgary SDAB Administration
Calgary Subdivision and Development Appeal Board
Office: 4th floor, Deerfoot Junction 3 Building (DJ3) 1212 - 31 Avenue N.E
Contact: **T** 403.268.5312| **E** info@calgarysdab.ca | **W** www.calgarysdab.ca
Mail: PO Box 2100, Station M, Mail Code: #8110, Calgary, AB T2P 2M5
Subdivision & Development APPEAL BOARD

From: Ahmed Gouda <Ahmed@tricordg.ca>
Sent: Tuesday, June 23, 2026 3:57 PM
To: Calgary SDAB Info <Info@calgarysdab.ca>
Cc: Rick Grol <rgrol@shaw.ca>; Mike Borkristl <tricormike@outlook.com>
Subject: [External] Fw: Notice of MERIT Hearing: SDAB2026-0086 (40 Glenway Drive SW, DP2026-00577)

This Message Is From an External Sender
This message came from outside your organization.
ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca

Report Suspicious

Hello,

Please note that the address in the email Subject should be : **36 Glenway Drive SW**

Conditions of Approval – Development Permit

Application Number:	DP2026-00577
Application Description:	New: Rowhouse Building (1 building), Secondary Suite (5 suites), Accessory Residential Building (garage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	36 GLENWAY DR SW
Community:	GLAMORGAN
Applicant:	TRICOR DESIGN GROUP
Development Applications Review Team	
Planning:	JUSTYNA GARBOS 368-338-4729 Justyna.Garbos@calgary.ca
Utility Engineering:	STEVEN MEDEIROS 587-216-6111 Steven.Medeiros@calgary.ca
Mobility Engineering:	AL HOPKINS 587-573-5946 Alan.Hopkins@calgary.ca

Thak you.

REGARDS,

AHMED GOUDA
Director

TRICOR DESIGN GROUP SINCE 1985
PH. 403-203-1970. | CEL. 587-707-7066
#202 - 4216 10 STREET NE, Calgary AB T2E 6K3

LIKE US ON facebook | Follow us on Instagram
CICBA | BILD | BBB ACCREDITED BUSINESS



Please consider the environment before printing this e-mail

CONFIDENTIAL : The contents of this message are confidential and for the sole use of intended recipient. If you have received this message in error, please notify the sender, and destroy all copies of the original message.
NOTE : Occasionally, my spam/junk email settings quarantine legitimate emails. If your email is time-sensitive, please ensure that I acknowledge receipt of your email.

From: Calgary SDAB Info <Info@calgarysdab.ca>
Sent: Tuesday, June 23, 2026 9:41:05 PM (UTC+00:00) Monrovia, Reykjavik
To: Calgary SDAB Info <Info@calgarysdab.ca>
Subject: Notice of MERIT Hearing: SDAB2026-0086 (40 Glenway Drive SW, DP2026-00577)

Please be advised that appeal **SDAB2026-0086** has been adjourned as per below:

Type of Hearing:	Merit Hearing
Hearing Room:	Room 1
Date & Time:	**Thursday, October 8, 2026 at 1:00 p.m.**
Additional Submission Deadline for **Development Authority**:	Thursday, September 24, 2026 @ 4:30 p.m.
Updated Interim Report to be published:	Friday , September 25, 2026
Additional Submission Deadline for **all other parties**:	Thursday, October 01, 2026 @ noon
Updated Final Report to be published:	Friday, October 02, 2026

The current Board report will be updated and posted to the SDAB website ahead of the Merit hearing. Additional submissions to the report can be made by email to info@calgarysdab.ca and should be submitted so they are received before the deadline. Larger attachments can take time to transmit. If you plan to participate in the hearing, please ensure you have the most current report.

If you wish to participate in the hearing, you may pre-register by replying to this email. The video conference link, phone-in number and access code are located at the bottom of our homepage at www.calgarysdab.ca and are also available on the participating and upcoming hearings pages.

Thank you

Calgary SDAB Administration
Calgary Subdivision and Development Appeal Board
Office: 4th floor, Deerfoot Junction 3 Building (DJ3) 1212 - 31 Avenue N.E
Contact: **T** 403.268.5312| **E** info@calgarysdab.ca | **W** www.calgarysdab.ca
Mail: PO Box 2100, Station M, Mail Code: #8110, Calgary, AB T2P 2M5

Subdivision
& Development
APPEAL BOARD

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.

Calgary Subdivision and Development Appeal Board

In the Matter of:

Appeal by Amelia Brachemi against the Development Authority's decision to approve a New: Rowhouse Building (1 building), Secondary Suite (5 suites) & Accessory Residential Building (garage) at 40 Glenway Drive SW

SDAB2026-0086
DP2026-00577

Hearing: June 23, 2026
Adjourned to a merit hearing: October 8, 2026

SUBMISSIONS
of
Respondents:

(a) Tricor Design Group (c/o Ahmed Gouda), the Applicant; and

(b) 2756178 (c/o Ananya Das), the Property Owner

Date: September 30, 2026

Submitted by Rick Grol, Agent for the Respondents

© 2026 Rick Grol, All Rights Reserved.

I. Introduction

1. The Appellant and 6 Co-Appellants appealed the Development Authority's approval of Development Permit DP2026-00577 for a new: Rowhouse Building (1 building), Secondary Suite (5 suites) & Accessory Residential Building (garage) at 40 Glenway Drive NW (formerly 36 Glenway Drive NW) in the community of Glamorgan.

2. Under the Land Use Bylaw 1P2007 (LUB) the subject parcel has the land use designation "Residential Grade-Oriented Infill (R-CG) District". The proposed development is a discretionary use in the district.

3. The Appellant resides at 23 Glenway Drive SW, to the immediate east of the subject site. The other Co-Appellants live at 8 Glenway Drive SW, 18 Glenway Drive SW, 24 Glenway Drive SW, 28 Glenway Drive SW, 51 Glenway Drive SW and 54 Glenway Drive SW respectively. [Appendix A]

4. The proposed development as approved encompasses five dwelling units and five secondary suites in one residential building, a rowhouse building, located on a corner parcel. The approved development permit plans provide five parking stalls in a detached garage and Class 1 bicycle storage structures. The garage is located along the lane.

5. The Respondents, the Applicant and the property owners, agree with the decision of the Development Authority (DA) and their analysis of the application.

6. The Development Authority (DA) determined that the proposed development aligns with the applicable policies of the Municipal Development Plan.

II. Background

7. On February 2, 2026, the Applicant submitted the subject development permit application.

8. On May 11, 2026, the DA approved the proposed development and issued the subject development permit.

9. On May 30, 2026, the Appellants appealed the approval and issuance of the development permit.

III. Reasons for the Appeal

10. In their Notice of Appeal and associated submission, the Appellants raised concerns regarding the proposed development with respect to, among other things:

(1) Potentiality incorrect parcel coverage calculation;

(2) Excessive building massing and scale;

(3) Privacy, shadowing, overlooking and residential impact;

(4) Over intensification of site use;

(5) Overall compatibility of the development;

(6) Increased activity and loss of residential enjoyment;

(7) Parking and traffic;

(8) Waste management; and

(9) Stormwater and site coverage

11. During the development permit application review, surrounding neighbours provided comments to the DA pertaining to, among other things: (a) Density and Neighbourhood Character; (b) Massing & Height; (c) Parking & Traffic; (d) Infrastructure & Services; (e) Privacy, Shadowing & Overlooking; (f) Waste & Recycling; (g) Site Layout; (h) Repeal of the blanket rezoning; (i) Precedent & Overcrowding; (j) Overdevelopment & Lack of Landscaping; and (k) Construction impact. The Community Association provided no comments.

12. Below the Respondents provide a response to the Appellants' main concerns and arguments.

13. The land use redesignation of the subject parcel to R-CG District by Council as a result of the city-wide rezoning in 2024 is not within the purview of the DA and the Board. The appropriateness of the land use is outside of the Board's jurisdiction. The repeal of the city-wide rezoning which went in force August 2, 3 & 4, 2026 respectively, is immaterial. Under the LUB in force, the subject parcel has the land use designation R-CG District.

IV. Evidence and Arguments

Section 35 of LUB

14. Pursuant to section 35 of the Bylaw, when making a decision on a development permit application for a discretionary use, the DA must take into account the things listed in subsections (a) through (j). Subsection (a) of section 35 lists the plans and policies

affecting the parcel. Therefore, the MDP and the Local Area plan must be taken into account. In addition, the compatibility and impact of the proposed development with respect to adjacent development and the neighbourhood as well as the merits of the proposed development and sound planning principles, among other things, must be taken into account.

15. The Bylaw requires the DA (and the Board) to take into account the factors set out in Bylaw section 35, but it does not expressly require those factors to be given higher or lower priority or weight as against each other. Section 35 necessarily authorizes the DA to exercise discretion in weighing multiple factors in a holistic balancing manner. The Board enunciated this in decision SDAB2024-0076, 2024 CGYSDAB 0076 (CanLII) in paras 149 and 150.

16. The Respondents submit that in approving the proposed development the DA correctly applied the applicable statutory plans, the rules and requirements of the LUB and appropriately exercised its discretion in accordance with the LUB, in particular sections 35 and 36 of the LUB.

Applicable Statutory Plans and Non-Statutory Policy

17. The applicable statutory plans are the Municipal Development Plan (MDP). There is no Area Redevelopment Plan, Area Structure Plan or Local Area Plan in effect for the community. The applicable policy document is the *Policy to Guide Discretion for Secondary Suites and Backyard Suites*, which is a non-statutory document.

MDP

18. The subject property is indicated in the MDP (Map 1, Urban Structure) as "Developed – Established". [Appendix B]

19. The MDP is a statutory plan. However, it is a high-level plan with wide-ranging policies. The MDP uses broad terminology and must be considered holistically in its overall intent. It is a policy document that typically is general in nature and sets out long term planning objectives as well as goals for future development for the whole city. The MDP contains many policies, each of which do not stand on their own. They need to be read in consideration of the broader context of the MDP and in combination with all other applicable policies contained in the MDP. It is not a menu to pick one's favourite policies from.

20. It is significant the MDP, Volume 1, contains policies that encourage redevelopment and modest intensification of inner-city communities (among others sections, 2.2.5(a), 3.5.1 and 3.5.2(a) and (b)). The MDP encourages higher residential densities in areas that are well serviced by existing infrastructure, public amenities, and transit. MDP sections 2.3.1

(a) & (b) include policies that support housing diversity and choice. The MDP, in sections 1.1.1 and 2.3.1 (e) & (f)), also encourages affordable housing. [See Appendix B]

21. The MDP, in section 2.3.1(a), includes a policy regarding increasing housing diversity and choice providing for a wider range of housing types, tenures (rental and ownership) and densities to create diverse neighbourhoods with a range of housing choices to meet affordability, accessibility, life cycle and lifestyle needs of different groups. [Appendix B]

22. Section 2.3.1(d) of the MDP promotes methods to efficiently use or adapt existing housing stock to enable changing households to remain in the same home or neighbourhood for many years. Strategies include allowing accessory units in low-density areas. Section 2.3.2 contains policies regarding respecting & enhancing neighbourhood character. [Appendix B]

23. The proposed development provides a form of residential housing that contributes to higher density in a location that is well serviced with public amenities like schools, parks and transit in the near vicinity. The proposed development is compatible with the character of the existing neighbourhood and in keeping with the applicable policies of the MDP.

24. The proposed development is a moderate intensification in a form and nature that respects the scale and character of the neighbourhood, as envisioned by the MDP. The development supports the objectives of the MDP by providing a mix of housing options in a variety of forms and tenures. Further, the development provides a sensitive intensification through density, and street activation.

25. In terms of respecting the neighbourhood character, the proposed development is in keeping with the diverse building heights in the immediate area and provides a respectful transition to the homes on the block.

26. Therefore, the proposed development is in keeping with the objectives and policies of the MDP.

Policy to Guide Discretion for Secondary Suites and Backyard Suites

27. The *Policy to Guide Discretion for Secondary Suites and Backyard Suites* (2018, amended November 18, 2019), which is a non-statutory document approved by Council, applies to the subject development permit application. This document is a policy document that provides guidance to the DA and the DA has discretion to apply the policies of the document. One has to keep in mind that the document is not a regulatory document like the LUB. It is important to note that in terms of parking requirements for the secondary

suites the LUB prevails over the *Policy* as the LUB stipulates specific parking requirements for dwelling units and secondary suites in the R-CG district.

28. The Respondent submits that nothing turns on this policy document. The proposed secondary suites are a permitted use and, in and of itself, do not require any relaxations or variances of the LUB.

29. Furthermore, under the rules of the LUB secondary suites do not count towards density.

30. The Respondent submits that the proposed development meets the policies of this document.

Absence of a Local Area Plan

31. Some neighbours expressed concerns about the absence of a Local Area Plan for the community.

32. Nothing turns on this issue. Under the *Municipal Government Act*, RSA 2000, c M-26, as amended, (MGA or Act) there is no requirement that a municipality must enact an ARP, ASP or statutory Local Area Plan for the community.

Land Use Bylaw

33. The R-CG District, which governs the parcel allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. Despite the City's repeal of the city-wide rezoning through Council's approval of *Bylaw 9P2026*, which occurred in 2024, pursuant to the LUB the R-CG District land use designation remains in force for the subject parcel.

34. Resulting from Council's approval of Bylaw *9P2026,* the LUB has been amended with respect to the R-CG District. These amended LUB rules went into force on August 4, 2026. The effect of these Bylaw changes on the proposed development and the subject development will be discussed further below.

35. Under the LUB, secondary suites (one secondary suite per dwelling unit) are allowed in the R-CG District, and do not count towards allowable density. The development requires 0.5 parking stalls per dwelling unit and per secondary suite.

36. Likewise, the front and side setbacks adhere to the LUB requirements. It is important to note the R-CG District requires a minimum front setback of 3 metres. The LUB no longer requires a contextual front setback for developments in the R-CG District, contrary to the previous land use designations R-C1 and R-C2 District in the community.

37. It should be noted that under the LUB rules the building envelope of the R-CG District is more generous than the building envelope of the R-C1 and R-C2 District, which were the prevailing land use/zoning districts for the community prior to the city-wide rezoning of parcels to the R-CG District.

V. Further Response to the Appeal

38. As the Board in many of its decisions states: Simply raising an issue, without more, is not evidence (*Gendron v. Calgary (City)*, 2009 ABCA 367 (CanLII), at para 16. Some of the statements by the Appellant and opponents to the development are unsubstantiated and devoid of evidentiary foundation.

39. Any redevelopment of the subject parcels would to some extent change the character of the immediate area and would impact the Appellant's and neighbouring properties.

Right to Develop Land

40. Under the *Municipal Government Act*, RSA 2000, c M-26, as amended, (MGA or Act) a property owner has the right to develop his or her property in accordance with the LUB and applicable plans and policies.

No Absolute Right to Sunlight or Protection of Views

41. Under Alberta Law there is no absolute right to sunlight or protection of views. The Subdivision and Development Appeal Board has confirmed this in many decisions. The LUB does not directly regulate or protect views, and a property owner or resident has no entitlement to, or reasonable expectation of, a particular view or sightlines. A requirement to protect neighbouring views across the applicant's property would place an unfair burden on the applicant. The Board ruled this specifically in decision SDAB2018-0170, 2018 CGYSDAB 170 (CanLII) at para 39.

42. Further, section 69.1(4) of the *Law of Property Act*, RSA 2000 c L-7, as amended, states: "No right to the access and use of light or any other easement, right in gross or profit a prendre is acquired by a person by prescription, and no such right is deemed to have ever been so acquired."

Community is Evolving

43. The site is located in the community of Glamorgan, which is vibrant and evolving, with a mix of low residential and multi-family, medium density developments, consisting of condominium developments and apartment buildings of different heights and storeys, and low-density homes in the form of single and semi-detached dwellings, rowhouses and

townhouses. There is a diversity of architectural styles in the area. The proposed development is aligned with redevelopment occurring in the community. The site is near community amenities, parks and located on short distance from 37 Street SW and Richmond Road SW, which are classified as neighbourhood Corridor roads.

44. Due to redevelopment occurring as a result of redevelopment of new single and semi-detached dwellings, rowhouses and townhouses, intensification of people and jobs is taking place in the community. The community is evolving through redevelopment and intensification, as envisioned by Council in the MDP.

45. The proposed design and finishing materials of the development contextually fit with a plethora of the local homes. As a result of redevelopment occurring in the community, the character of the neighbourhood is evolving with a diversity of built forms and type of housing. New Rowhouse developments have been constructed in the community.

46. As a result, the housing form in the community is diverse. Planning does not happen in a vacuum. Redevelopment contributes to the evolution of the community and over time changes the fabric and character of the community.

47. As the Board has ruled in many instances, new rowhouse, townhouse, single-detached and semi-detached developments can be compatible with existing bungalows, two and three storey single and semi-detached dwellings, and vice versa. Likewise contemporary architecture can be compatible with traditional architecture. The photographic evidence and context of the community, which indicate recent new residential developments, clearly underscore that.

Purpose Statement R-CG District

48. The purpose statement of the R-CG District is contained in LUB section 525. Effective August 6, 2024, resulting from the Citywide rezoning, the purpose statement of the R-CG District states:

Purpose

525 (1) The Residential – Grade-Oriented Infill (R-CG) District: *62P2018*

(a) accommodates existing residential ***development***;

(b) accommodates a wide range of grade-oriented ***development***; *56P2022, 21P2024*

(c) accommodates **Secondary Suites** and **Backyard Suites** with new and existing residential ***development***;

(d) provides flexible ***parcel*** dimensions and ***building setbacks*** that facilitate integration of a diversity of grade-oriented housing over time; and

(e) accommodates site and ***building*** design that is adaptable to the functional requirements of evolving household needs.

49. It is important to note that pursuant to section 9(1) of the LUB, purpose statements in each district are included to illustrate the intent of the land use district.

50. Pursuant to LUB section 9(2): "Where a provision is capable of two or more meanings, it must be given the meaning that is most consistent with the attainment of the purpose of the land use district."

51. Pursuant to section 9(3), the purpose statements of a district are general and all characteristics need not be met to satisfy the intent of the district.

52. The Respondents submit that the proposed development is consistent with the purpose statement of the R-CG District.

53. The R-CG District is intended to accommodate existing residential development and grade-oriented development with secondary suites. Further, it provides flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing. It does not expect that new housing should replicate the design and size of existing developments.

54. It is important to note that the R-CG district's purpose statement does not refer to contextually sensitive design like the previous low residential districts of the LUB (before August 6, 2024, when the LUB amendments went into effect from the city-wide upzoning to the R-CG District). Nonetheless, the Respondents submit that the proposed development has been sensitively designed.

55. The proposed development is sensitive, compatible and complementary to the pattern of development in the immediate area. The development is within the context of the developments in the immediate area and community. That becomes clear from the

photographic evidence submitted by the Respondents. [Appendix A] There are new single and semi-detached infill dwelling developments with two or three storeys of similar height in the immediate surrounding area. There are multi-unit Rowhouse developments in the community.

Building Placement, Massing & Height

56. The proposed development has been designed to minimize the impact of the development on the existing streetscape and the neighbouring properties. The mass of the development is broken up by use of different finishing materials and different rooflines. The Rowbouse building is oriented to the street, with grade entrances facing the street. The dwelling units have architectural articulation with careful fenestration. The height and visual massing of the roof have been reduced. The massing is broken into articulated segments, reducing visual bulk and providing rhythm along the streetscape.

57. The height of the development complied with the maximum height of 11 metres allowed under the LUB for the R-CG District at the time of the DA's decision. The height of the development is 10.85 metres. The development has rooflines that reduce the massing, which is evident from the new streetscape profiles. The uppermost height of the building is at the centre of the building.

58. Furthermore, a factor is that the proposed development is a 2-storey building with a sloped roof, not a three-storey building with a flat roof.

59. All entries of the dwelling units and suites are grade-oriented. The secondary suites have maximized windows for natural light penetration, creating pleasant livable conditions for the users of the suites. There are no window wells projecting into the walkways ensuring proper pedestrian circulation.

60. Internal walkways connecting to the public sidewalk are a minimum of 1.2 metres wide and are clear of any obstructions as per the City's Access Design standards. There are no window wells projecting into the walkway.

61. It is important to note that since the city-wide upzoning to the R-CG District effective August 6, 2024, the LUB rules for developments on properties zoned R-CG District have significantly changed. This is an important factor to be considered.

Setbacks

62. The front setback is 3.07 metres in compliance with the LUB (minimum 3.0 metres required). There is a significant city boulevard of along the north and west property line measured respectively to the back of the city sidewalk. To inner-city standards and from a

planning perspective that results in reasonable setbacks. The setback to the adjacent parcel is 3.12 metres, while the Bylaw requires a minimum setback of 1.2 metres.

63. The detached garages are set back 1.2 metre from the property line with the lane, which is 15.24 metres wide (50 feet). This complies the City's transportation standards for sufficient access and egress to the garages (turning radius) for motor vehicles.

64. It is noteworthy that under the LUB the R-CG District does not require a contextual front setback and contextual height for developments in this District. The required minimum front setback pursuant to the LUB for developments in the R-CG District has changed to 3.0 metres on August 6, 2024.

65. In terms of compatibility the existing streetscape is defined by single detached dwellings that coexist adjacent to low profile bungalows and two-storey homes.

66. The Respondents submit that a reasonable balance is achieved by the front setback of the proposed development, while respecting the established setbacks, streetscape and pattern of developments.

Parcel Coverage

67. The parcel coverage of the proposed development is 59.07 per cent according to the Applicant's calculation. At the time of the DA's decision, it complied with the LUB, as the maximum parcel coverage allowed under the LUB (section 534) was 60 per cent. Effectively August 4, 2026, the required maximum parcel coverage under the LUB in force is 55 per cent. This would require a Bylaw relaxation under the current LUB rules in effect for the R-CG District. This will be discussed further below.

Density

68. In terms of density, the application (71.47 units per hectare – 5 dwelling units) complies with the LUB (maximum 75 units per hectare). Under the LUB, secondary suites do not count towards density. They are considered part of the principal Dwelling Units (LUB section 13(48)).

Landscaping

69. The landscaping of the project meets the requirements of the LUB. Seven new trees and 24 new shrubs (surplus of four) are provided in accordance with the LUB. The total hard and soft landscaped area is 228.77 square metres (327 percent of the parcel area). The soft landscaping is 49.15 per cent, while the LUB requires a minimum of 30 per cent. A low water underground irrigation system is provided for the landscaped areas.

70. With respect to loss of trees, the City of Calgary does not have a Tree Protection Bylaw for trees on private property.

Overlooking & Privacy

71. The Applicant has minimized overlooking by careful fenestration and orientation of windows. There are no balconies. The majority of the windows are oriented to the street. This mitigates any potential overlooking. The bedroom windows of dwelling units #4 & #5 facing the adjacent property have been obscured. [See Applicant Presentation]

72. The proposed garages on the subject parcel will screen the rear façade of the building. A 2-metre-high fence is proposed on the subject parcel along easterly property line to provide additional privacy screening. The interface distances to the homes located across the street vary from 28.36 metres (93 feet) to 32.89 metres (108 feet) respectively. To urban standards these are reasonable distances.

73. Overlooking in inner-city areas is quite common among residential properties and is an inherent part of the urban fabric. Overlooking is typically mutual. Any new development to some extent will have impacts on neighbouring properties.

Shadowing

74. The DA did not require a shadow study as part of the application process. Nonetheless, the Applicant conducted a shadow study for the purpose of the appeal. [See the Applicant Presentation] While there is some overshadowing, given the location and configuration of the buildings, the proposed development does not have an undue negative impact on the adjacent and Appellants' properties.

Waste & Recycling Facilities

75. The provided Waste & Recycling facilities for the development comply with the LUB. In accordance with sections 546.3, the DA approved these facilities. Waste & Recycling collection will occur by private contractor with pickup on demand.

Parking and Traffic

76. There are no Bylaw relaxations for parking. Five on-site parking stalls are provided in garages accessed from the rear lane. In addition, six class 1 bicycle stalls are provided in on-site bicycle storage spaces, in accordance with the LUB. The Bylaw does not require visitor motor vehicle stalls.

77. The City Administration and the DA didn't require a Transportation Impact Assessment (TIA). The City of Calgary's *Transportation Impact Assessment (TIA) Guidelines* states a TIA will be required if a development has the potential for generating more than 100 new hourly trips.

78. While the proposed development increases the numbers of vehicle trips to the site in comparison to the previous dwelling on the site, the traffic volumes generated by the proposed development meet the City's threshold.

79. Photographic evidence (including aerial photos) indicates that there is sufficient on-street vehicle parking space available. [Appendix A & Applicant Presentation]

80. Glenway Drive SW is classified by The City as a residential street; Richmond Road and 37 Street SW as a collector. According to The City's *Street Capacity Guidelines*, the capacity of a residential street is 2,000 vehicles per day and 2000-8000 for a collector road. The environmental capacity of the surrounding roads can sustain the number of vehicle trips typically generated by the proposed developments of this scale and density.

81. It is significant that the site is located in close proximity to amenities, services, parks, pathways, schools and public transit. Mount Roaul University is relatively in close proximity.

82. The site is serviced by several bus routes: #9 (Max Teal) on 37 Street SW and #22 on Richmond Road SW with bus stops at walking distance. Bus route #9 services Mount Royal University.

LUB regulates the "Use", not the User

83. Some of the Appellants' and neighbours' concerns regarding the development are centred about the secondary suites included in the development and the number of occupants residing in the dwelling units and suites.

84. It is significant that the LUB regulates the "use", not the user. The number of users of a proposed development and whether the proposed buildings are rental or consists of owner-occupied dwellings are irrelevant. The LUB does not regulate how many persons can reside in an individual dwelling unit, irrespective of the land use designation of a parcel and irrespective of the type of dwelling units, the size, configuration and floor plans of a dwelling, number of bedrooms, etc.

Secondary Suite vs Dwelling Unit

85. Regarding the subject development permit application and proposed development, the DA determined that the suites in the basement or lower level of the building qualify as a "Secondary Suite" as defined in LUB section 295.

86. A basement suite is a common form of Secondary Suite. While the suites are self-contained, the proposed secondary suites are "part of and secondary to" a Dwelling Unit located above the suites. The secondary suites are wholly contained within the Dwelling Units above. As stated above, there are no requirements in the LUB for entrances to be shared and for mechanical access to be shared. While the secondary suites have independent addresses, this is not a planning consideration and is not within the purview of the DA or the Board. Further, it is pertinent that the ordinary meaning of secondary suite does not require that there be a subordinate relationship. The ownership structure or tenancy is irrelevant.

87. Section 130(5) of the LUB states that where a development is capable of being more than one use, the use under which the development more clearly fits must govern. In addition, section 130(7) states that where a [use] definition or rules for a use that expressly include another use or allows another use the be combined with it, the other use must be read to be part of the defined use.

88. Therefore, the Respondents agree with the DA's determination that, having regard to the floor plans and configuration of the building among other factors, the suites in the basement or lower level of the proposed buildings are a Secondary Suite, as defined in section 295 of the LUB.

Calgary Climate Strategy

89. The subject development permit application has considered the City's *Calgary Climate Strategy (2022)* guidelines for climate mitigation and adaptation. This document, which is a non-statutory document, is published on the City's website in compliance with section 638.2 of the MGA.

90. The proposed development includes the following climate measures: (a) The installation of electric-vehicle-ready wiring/conduit for vehicular parking stalls in the garage bays; (b) The project will be able to accommodate future solar photovoltaic (PV) panel; and (c) A low water underground irrigation will be installed and draught tolerant grasses will be planted.

91. Therefore, in accordance with section 35(a.1) of the LUB the proposed development aligns with the objectives of the *Calgary Climate Strategy*.

Drainage & Stormwater Management

92. In accordance with a prior to release condition (number three) in the development permit, the Applicant is required to provide a Development Site Servicing Plan (DSSP) to ensure drainage issues are in compliance with the City's Drainage Bylaw (*Bylaw 37M2005*). The Drainage Bylaw (*Bylaw 37M2005*) and the Stormwater Bylaw (*Bylaw 37M2005*), which govern drainage and stormwater issues respectively, are independent from the LUB and are outside of the DA's and Board's jurisdiction. The lot grading is subject to the City's Lot Grading Bylaw (*Bylaw 32M2004*), which is also independent from the LUB regime.

93. In addition, stormwater runoff must be contained and managed in accordance with the City's Stormwater Management & Design Manual all to the satisfaction of the Director of Water Resources. Further, the grades indicated on the approved Development Site Servicing Plan must match the grades on the approved Development Permit plans. This appropriately addresses storm water management and grading. In numerous decisions, among others SDAB2022-0014 and SDAB2024-0002ABCDE, the Board determined it has no jurisdiction with respect to these Bylaws and drainage matters.

94. All storm water must be contained on-site, as required by the conditions of approval of the issued development permit. No overland drainage is allowed. all water will be contained and managed on-site with regrading, catch basins, area drains, and storm water retention tanks as indicated in the DSSP.

95. It is pertinent that Utility Engineering of a proposed development is not regulated by the LUB but falls under the realm of City departments/business units other than the DA. Neither the DA nor the Board has jurisdiction regarding the *Utility Site Servicing Bylaw.* In addition, the developer is required to pay off-site levies to the City of Calgary as part of the prior to release conditions of the permit.

Utilities & Servicing Infrastructure

96. The DA circulated the subject application to the following business units of The City of Calgary: Planning, Utility Engineering & Mobility Engineering. A Development Site Servicing Plan (DSSP) was submitted for review to Water Resources as required by the *Utility Site Servicing Bylaw 33M2005*. It is pertinent that Utility Engineering of a proposed development is not regulated by the LUB but falls under the realm of City departments/business units other than the DA. In addition, the developer is required to pay off-site levies to the City of Calgary and is required to upgrade the sidewalks along the street to City standards as part of the prior to release conditions of the permit.

97. As part of the review of the subject development permit application, in accordance with section 129.1 of the LUB, the DA determined that there is adequate sewage collection, treatment and disposal, water supply, treatment and distribution, storm water collection and storage and road infrastructure capacity necessary to serve the proposed development.

VI. Land Use Bylaw Variances

98. As stated above, please note that since the initial development permit application the Applicant made revisions to the development plans. Initially the application required a number of LUB relaxations. The Applicant eliminated almost all Bylaw relaxations during the development permit application process and improved the project.

Bylaw 9P2026

99. Resulting from Council's approval of Bylaw *9P2026*, the LUB has been amended with respect to the R-CG District. Pursuant to the LUB, the maximum parcel coverage for the proposed development is now 55 per cent and the maximum building height is 10 metres. Consequently, the proposed development requires a Bylaw relaxation for parcel coverage and building height.

100. Post their decision the DA conducted a Bylaw check on the approved development permit plans. At the time of approval the development as approved required a Bylaw relaxation of section 345 (Accessory Residential Building – setback to the west property line) of 0.21 metre and a relaxation of section 543 for associated landscaping requirements. Further the DA determined that the parcel coverage of the approved permit plans is 60.26 percent, which required a Bylaw relaxation that was overlooked.

101. In addition, the DA determined that the elevations of the proposed Accessory Residential Garage were missing on the approved plans. The Applicant submit that this oversite can be addressed by a prior to release condition requiring updated development permit plans to be submitted to the DA.

102. Finally, the DA determined that based on the LUB rules in force on August 4, 2026 the application requires a parcel coverage relaxation (plus 5.26 percent) and a height relaxation (0.85 metres). The Applicant will address these relaxations in their hearing presentation. With respect to parcel coverage and building height, the Applicant is willing to bring the development and application in compliance with the LUB through the imposition of a prior to release condition. It is possible to reduce the height of the building by reducing the roof peak by 1.05 metres and reducing the footprint of the dwelling units and the building. [See Applicant Presentation, Alternative Proposal]

103. There is sound planning rationale for the other Bylaw relaxations. Aside from the parcel coverage and building height, the other Bylaw relaxations are relatively minor.

Cumulatively, the Bylaw relaxations are not substantial in terms of impact. There is no negative impact from these relaxations.

Relaxation Test is Met

104. As the Board is aware, the test for Bylaw variances/relaxations is set out in section 36 of the LUB (for the DA) and in section 687(3)(d) of the MGA (for the Board). It is important to note that the size, percentage or magnitude of a Bylaw relaxation is irrelevant and is not determinative; it is the context of the proposed development and whether the test is met. In the case of *White v Okotoks (Subdivision and Development Appeal Board)*, 2018 ABCA 86, (CanLII), at para 20 the Court of Appeal held that the relaxation power of the DA and the Board is broad and unlimited. The Court stated at para 21: "[…] *Moreover, the relevant inquiry is whether the variance does not unduly affect the amenities, use or enjoyment of the site of neighbouring properties […]* This was confirmed by the Court of Appeal in decision *Edmonton (City of) Library Board v Edmonton (City of)*, 2021 ABCA 355 (CanLII) [so-called Rundle case] at para 46. Therefore, relevant and material is whether the legal test as stipulated in section 687(3)(d) of the Act is met. The Board has emphasized this in its decision SDAB2023-0042 (2023 CGYSDAB 42 (CanLII)), at para 70.

105. The required Bylaw relaxations meet the test of section 687(3)(d) of the MGA, as the proposed development does not unduly interfere with the amenities of the neighbourhood, and does not materially interfere with or affect the use, value or enjoyment of neighbouring parcels of land. There is no evidence that the proposed development materially interferes with the use, value or enjoyment of neighbouring parcel of land. Neither is there any evidence that the proposed development will unduly interfere with the amenities of the neighbourhood. Consequently, the relaxation test of section 36 of the LUB and section 687(3)(d) of the MGA is met.

VII. Summary

106. It is the Respondents' position that:

(a) The DA properly applied section 35 of the LUB in this case; The DA appropriately applied the rules and requirements of the LUB and exercised its discretion as provided by the LUB;

(b) The proposed development complies with the LUB, subject to Bylaw relaxations; The proposed development including the relaxations meet the test of LUB section 36 and section 687(3)(d) of the MGA;

(c) The proposed development is consistent with the MDP, and policies affecting the site; The development incorporates climate mitigation and adaptation measures;

(d) The proposed development meets the purpose statement of the R-CG District;

(e) The proposed development is compatible with, and will have minimal or no impact on adjacent developments and the neighbourhood;

(f) The proposed development meets servicing, access and transportation requirements; and

(g) The proposed development is suitable for the site based on sound planning principles and from a planning and transportation perspective is appropriate.

VIII. Conclusion

107. In conclusion, the Respondents submit the proposed development complies with the LUB, subject to a minor relaxation and is consistent with the MDP and applicable policies. Further, the proposed development is compatible with the adjacent developments and, from a planning perspective, is suitable and appropriate for the parcel. The DA correctly applied sections 35 and 36 of the LUB.

108. The Respondents respectfully request that: (1) The appeal be denied; (2) The DA's approval of the proposed development be upheld; and (3) The development permit be issued as approved by the DA.

Estimated time of presentation by the Respondents: one hour and 15 minutes.

Respectfully submitted on behalf of the Respondents,



Rick Grol, Agent for the Applicant and the Property Owners

Encl.:

- Appendix A – Maps & Context Photos
- Appendix B – Excerpts MDP

APPENDIX A

Map & Context Photos



Development site

Appellants' properties



Subject development site



View from the southwest



View to the north from the lane and Glenway Dr



View to the east on Glenway Dr SW

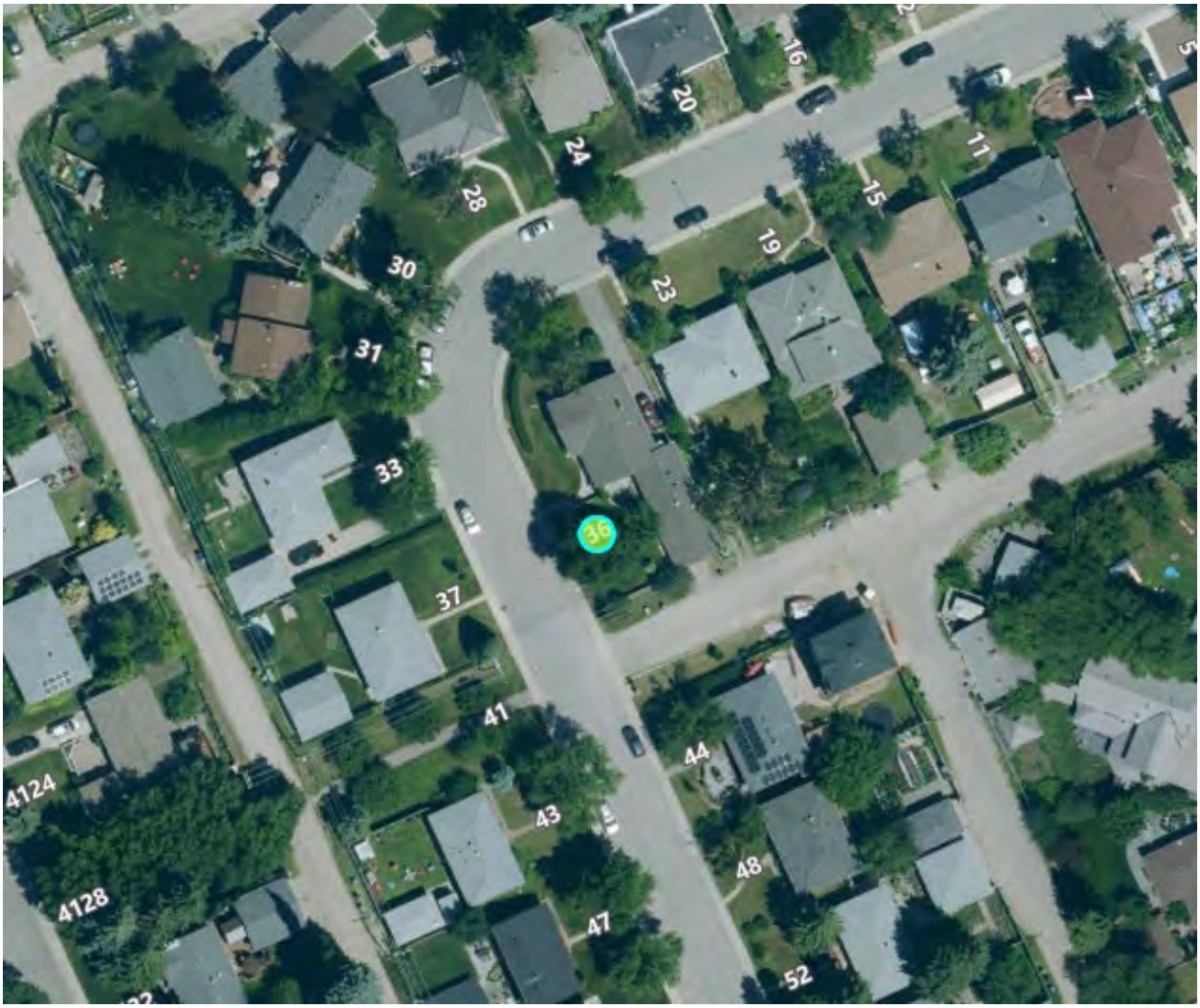


View to the south on Glenway Dr SW



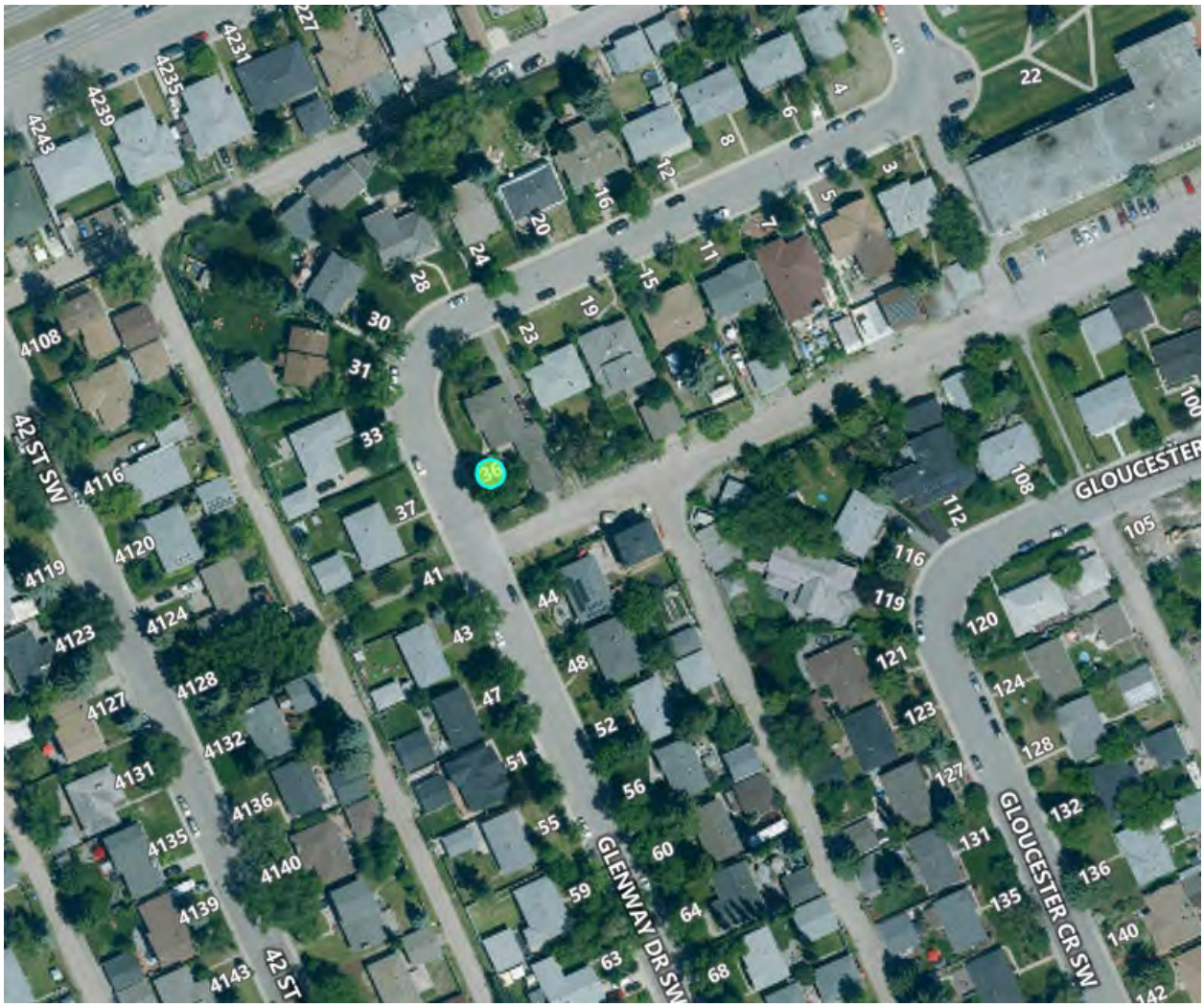
View north on Glenway Drive

Aerial View 1



Source: The City of Calgary Imagery

Aerial View 2

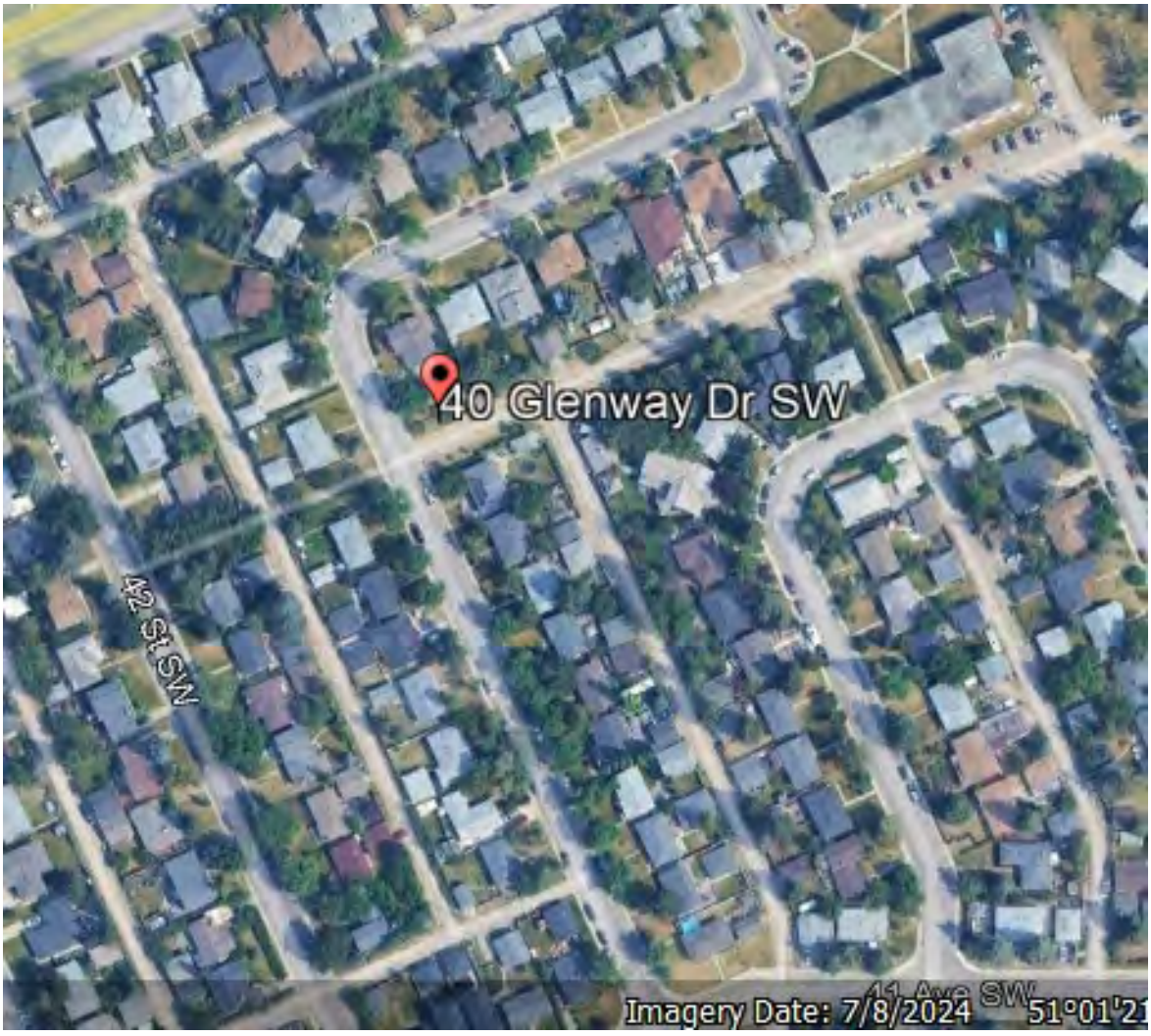


Source: The City of Calgary Imagery

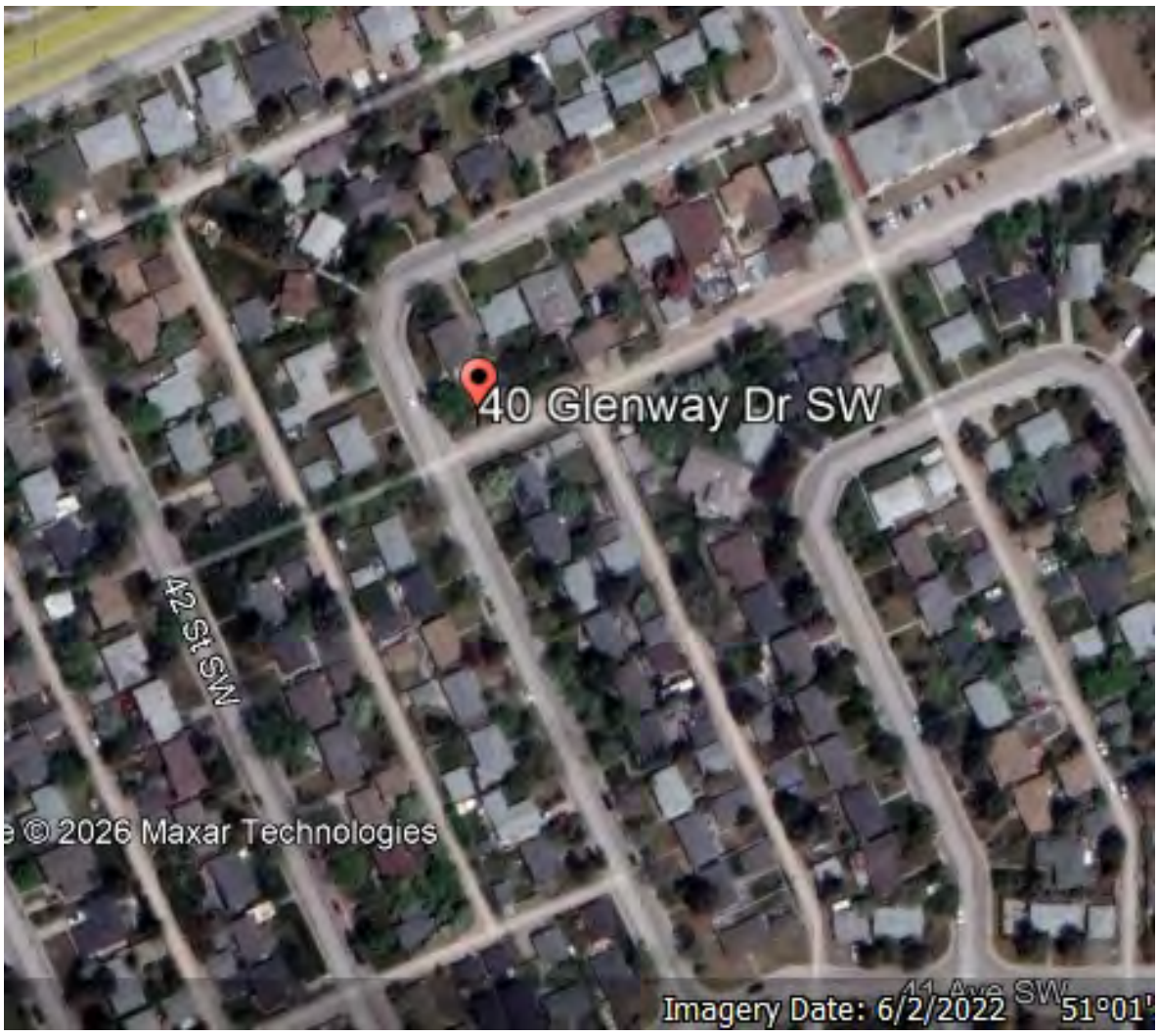
Calgary On-Street Parking Map



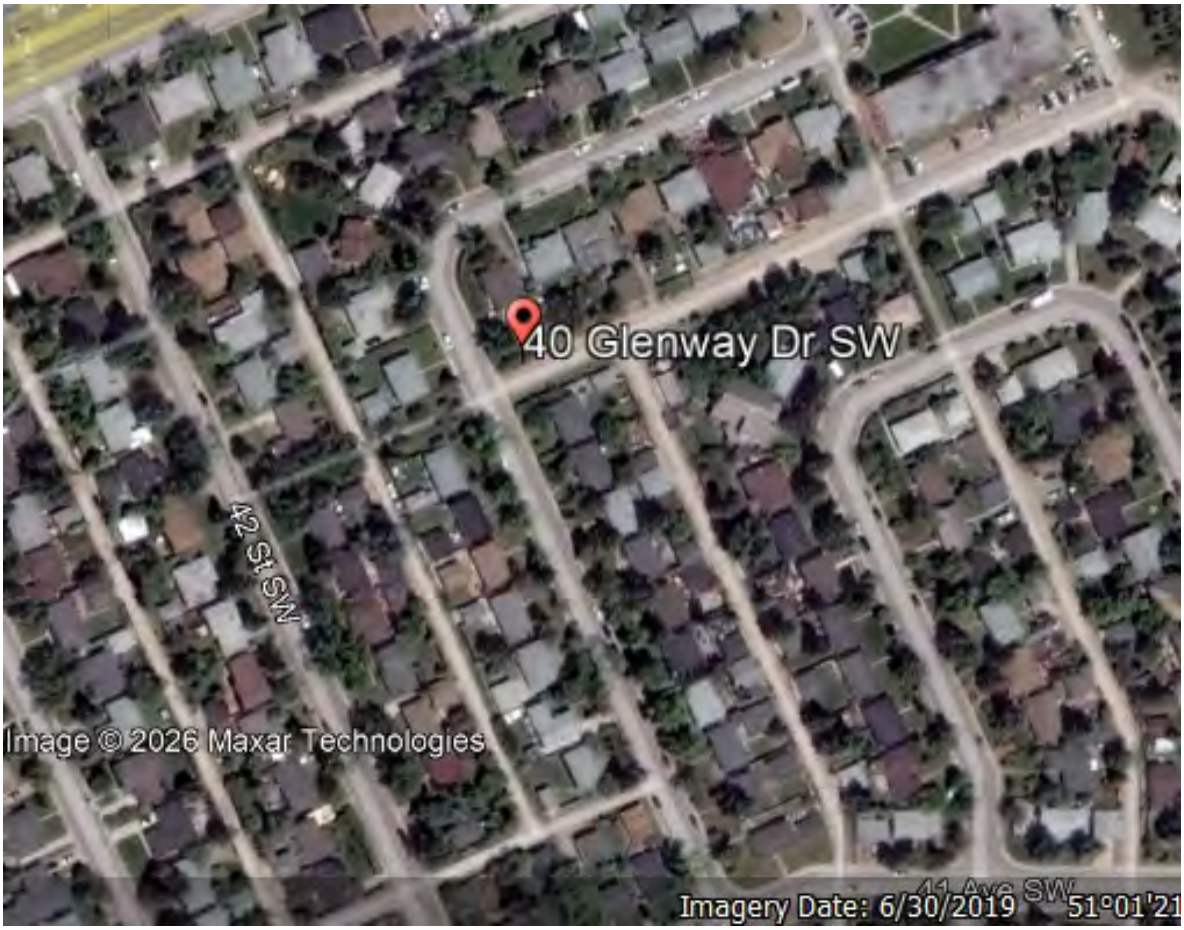
There are no on-street parking restrictions in the area



Source: Google Earth July 8, 2024



Source: Google Earth June 2, 2022



Source: Google Earth June 30, 2019

APPENDIX B

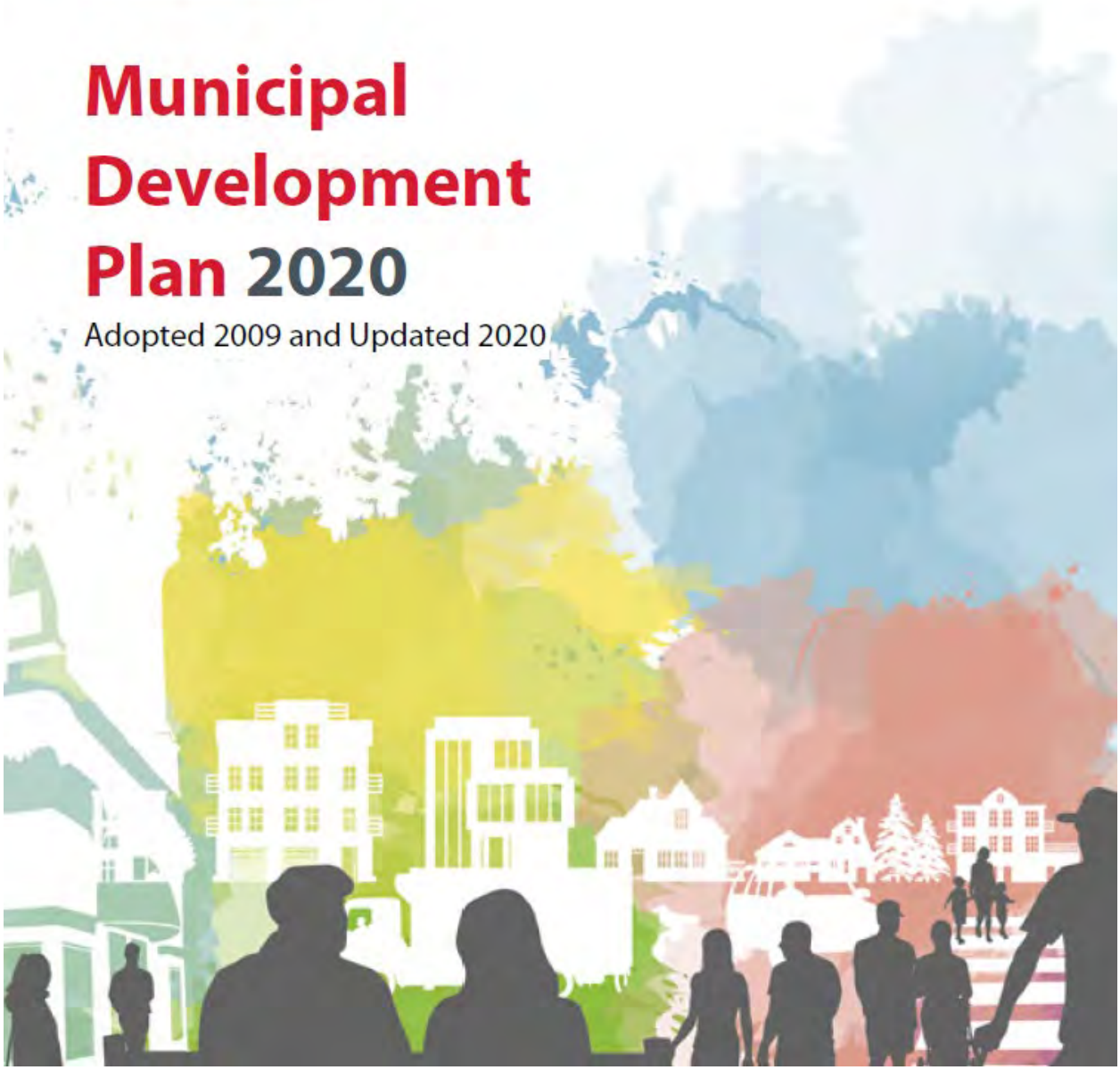
Excerpts

Municipal Development Plan, Volume 1

Calgary

Municipal Development Plan 2020

Adopted 2009 and Updated 2020



Publishing Information

Title
Municipal Development Plan (MDP) - 2020

Author
© The City of Calgary

Status
APPROVED – 2021, February

Additional Copies
The City of Calgary
Records & Information Management (RIM)
Calgary Building Services
P.O. Box 2100, Station M, Mail Code: 8115
Calgary, AB T2P 2M5

Phone
311 or outside Calgary 403-268-2489

Fax
403-268-4615

calgary.ca/MDP

19-0003288/ADV-3487

Notice
In some cases, there may be gaps in policy numbering. This is to provide continuity on policy numbering with the previous Municipal Development Plan.

1.1.1 SUSTAINABILITY PRINCIPLES AND KEY DIRECTIONS

In January of 2007, City Council adopted the Sustainability Principles. The Principles were derived from City of Calgary policy direction, well recognized Smart Growth principles, and the direction of the Long Range Urban Sustainability Plan for Calgary (imagineCALGARY).

The Sustainability Principles for Land Use and Mobility are:

1. Create a range of housing opportunities and choices.
2. Create walkable environments.
3. Foster distinctive, attractive communities with a strong sense of place.
4. Provide a variety of transportation options.
5. Preserve open space, agricultural land, natural beauty and critical environmental areas.
6. Mix land uses.
7. Strategically direct and manage redevelopment opportunities within existing areas.
8. Support compact development.
9. Connect people, goods and services locally, regionally and globally.
10. Provide transportation services in a safe, effective, affordable and efficient manner that ensures reasonable accessibility to all areas of the city for all residents.
11. Utilize natural infrastructure and buildings.

In November of 2008, City Council approved eight Key Directions for Land Use and Mobility, for use in the development of the MDP and CTP. The Key Directions represented the strategic moves that needed to be accomplished in order to guide Calgary towards the imagineCALGARY vision and the Sustainability Principles for Land Use and Mobility.

The Key Directions for Land Use and Mobility are:

1. Achieve a balance of growth between established and greenfield communities.
2. Provide more choice within complete communities.
3. Direct land use change within a framework of Activity Centres and Main Streets.
4. Link land use decisions to transit.
5. Increase mobility choices.
6. Develop a Primary Transit Network.
7. Create Complete Streets.
8. Optimize infrastructure.

Each goal of the MDP reference one or more of the relevant key directions that it supports.

SDAB2026-0086

Part 2
City-wide Policies

The city-wide policies presented in this section are the integrated land use and mobility policies of the MDP. They are the policies that guide growth and change across the whole city and speak to the kind of city Calgarians want for the future. The policies also have relevance and provide direction across many specific scales of planning in the city (e.g., implementation guidebooks, local area plans, outline plans, land use amendments and development permits).



2.2 Shaping a More Compact Urban Form

Goal Direct future growth of the city in a way that fosters a more compact efficient use of land, creates complete communities, allows for greater mobility choices and enhances vitality and character in local neighbourhoods.

Supports

Key Direction 1: Achieve a balance of growth between established and greenfield communities.

Key Direction 2: Provide more choice within complete communities.

Key Direction 3: Direct land use change within a framework of nodes and corridors.

Key Direction 4: Link land use decisions to transit.

Key Direction 5: Increase mobility choices.

Key Direction 7: Create Complete Streets.

Key Direction 8: Optimize infrastructure.

Greenfield Areas

Areas of the city that are still under development, or being planned for future development. They include new residential communities, commercial areas and industrial subdivisions.

Developed Areas

Areas of the city that have already been built out. They include residential communities, commercial areas and industrial/business parks.

This section describes the vision for a long-term pattern of growth and development in Calgary over the next 60 years (as shown on Map 1, Urban Structure) and provides policies that will start to create that form of city over the next 30 years. The critical issues of creating a more compact urban form and reducing the rate of outward growth are addressed in this section. These include:

- Developing a future land use framework for Greenfield Areas that will support transit.
- Creating a vibrant Greater Downtown.
- Providing complete communities.
- Directing growth to strategic areas that can support neighbourhood and economic vitality.
- Reinforcing the character, quality and stability of neighbourhoods.
- Balancing growth between Developed and Developing areas of the city.

The objectives and policies below represent the citywide land use framework for creating an urban structure for the city that is livable, healthy and prosperous and will remain so for future generations.

SDAB2026-0086

2.2.1 VIBRANT AND TRANSIT-SUPPORTIVE MIXED-USE, ACTIVITY CENTRES AND MAIN STREETS

Objective

Build and diversify urban activities in Activity Centres and Main Streets.

The MDP proposes a more compact urban form for Calgary by locating a portion of new housing and jobs within higher intensity, mixed-use areas that are well connected to the Primary Transit Network. Such areas define the strategic locations where high-quality transit and a diversity of commercial, residential and service uses currently exist, or where they could be developed over the long term. These locations have the capacity to support future residential and employment intensification in concert with the provision of high-quality urban environments and cohesive community development. Focusing most intensification to defined areas provides more certainty to the development and building industries and makes redevelopment more predictable for existing communities by lessening the impact on stable, low-density areas. Activity Centres and Main Streets will increasingly act as priority locations for:

- Accessible, safe and convenient public transit hubs along the Primary Transit Network.
- A greater variety of housing choices within or near existing residential communities.
- Higher density residential and employment concentrations.
- Local opportunities for employment and daily retail and service needs.
- Walkable destinations and local gathering places for adjacent communities.

What is the Primary Transit Network?

It is a permanent network of high-frequency transit services, regardless of mode, that operates every 10 minutes or better, 15 hours a day, seven days a week.

Activity Centres

Greater Downtown – is Calgary's primary activity centre with the highest concentration of employment and population growth. It is the heart of Calgary and comprised of the Downtown Core and several higher-density neighbourhoods. It is where the transportation system has the highest levels of interconnectivity.

Areas identified as the following future Activity Centres generally have a low-density built form today and an existing employment character to build upon. Their parcel size, location and built form provide the potential for comprehensive, higher-intensity development that can be integrated with the Primary Transit Network as well as with adjacent communities.

Major Activity Centres (MAC) – Major Activity Centres are areas of high job and population growth, located in strategic areas central to larger residential catchment areas and linked city-wide by the Primary Transit Network.

Community Activity Centres (CAC) – Community Activity Centres are areas of moderate job and population growth, near one or more communities and supported by the Primary Transit Network.

Neighbourhood Activity Centres (NAC) – Neighbourhood Activity Centres are smaller mixed-use areas within neighbourhood districts that are appropriate locations for local job and population intensification, in scale with neighbourhood context.

This hierarchy recognizes that all local contexts are different and that varying scales of development opportunity, mix of uses and levels of transit service will be needed to achieve city-wide objectives in a manner sensitive to local communities. Specific land use, transportation and urban design policies and implementation strategies for each Activity Centre are provided in Part 3 of the MDP.

SDAB2026-0086

2.2.4 COMPLETE COMMUNITIES

Objective

Foster distinctive, complete communities with a strong sense of place.

The overarching concept of complete communities is interwoven through the goals and policies of the MDP, CTP and city wide plans and strategies approved by City Council.

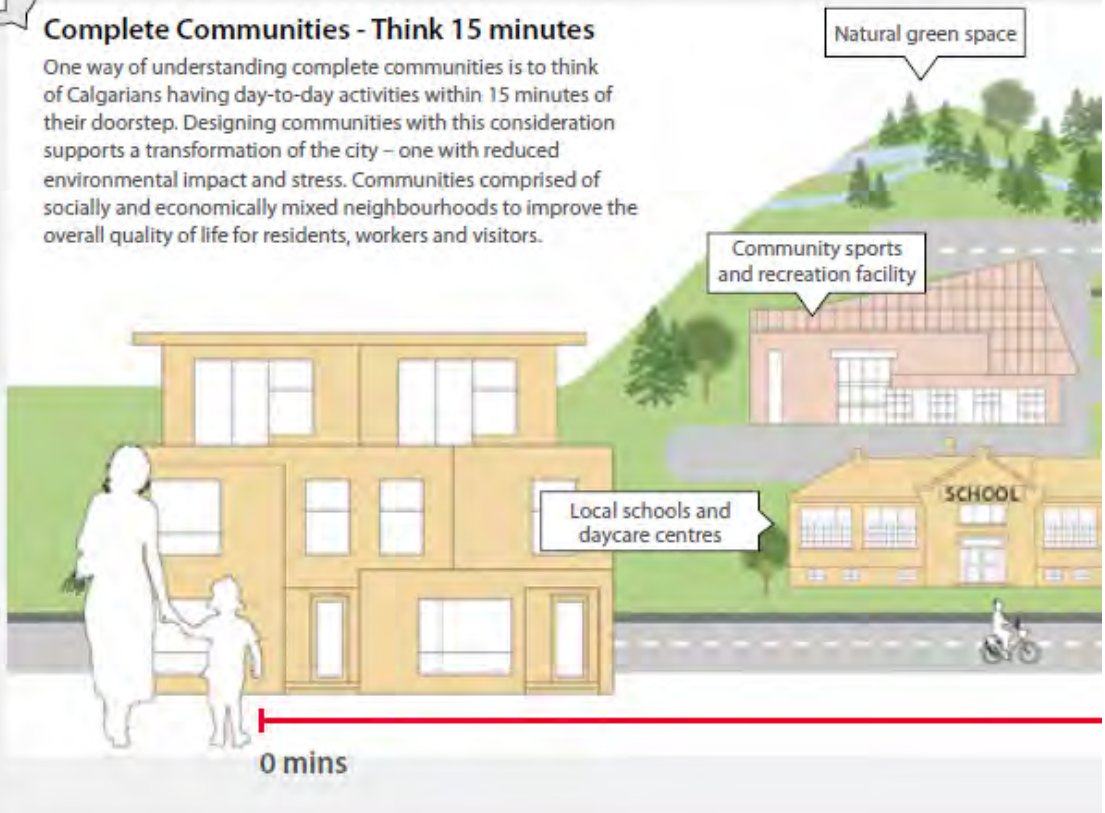
Complete communities are vibrant, green and safe places, where people of all ages, incomes, interests and lifestyles feel comfortable and can choose between a variety of housing types and locations in which to live.

The MDP promotes a city where change is leveraged to augment existing communities through the addition of housing types, services and amenities. Complete communities are achieved over time by accommodating future growth existing and future residents and businesses within communities of varied intensities at appropriate locations throughout the city. New communities should be designed to support the objective of complete communities.

Communities are a collection of neighbourhoods that provide a fuller set of amenities for residents. They are a key component of communities. Within neighbourhoods, daily needs can be met usually within walking distance. At this scale, the diversity within complete communities generates more choice, so that residents have the opportunity to live

Complete Communities - Think 15 minutes

One way of understanding complete communities is to think of Calgarians having day-to-day activities within 15 minutes of their doorstep. Designing communities with this consideration supports a transformation of the city – one with reduced environmental impact and stress. Communities comprised of socially and economically mixed neighbourhoods to improve the overall quality of life for residents, workers and visitors.



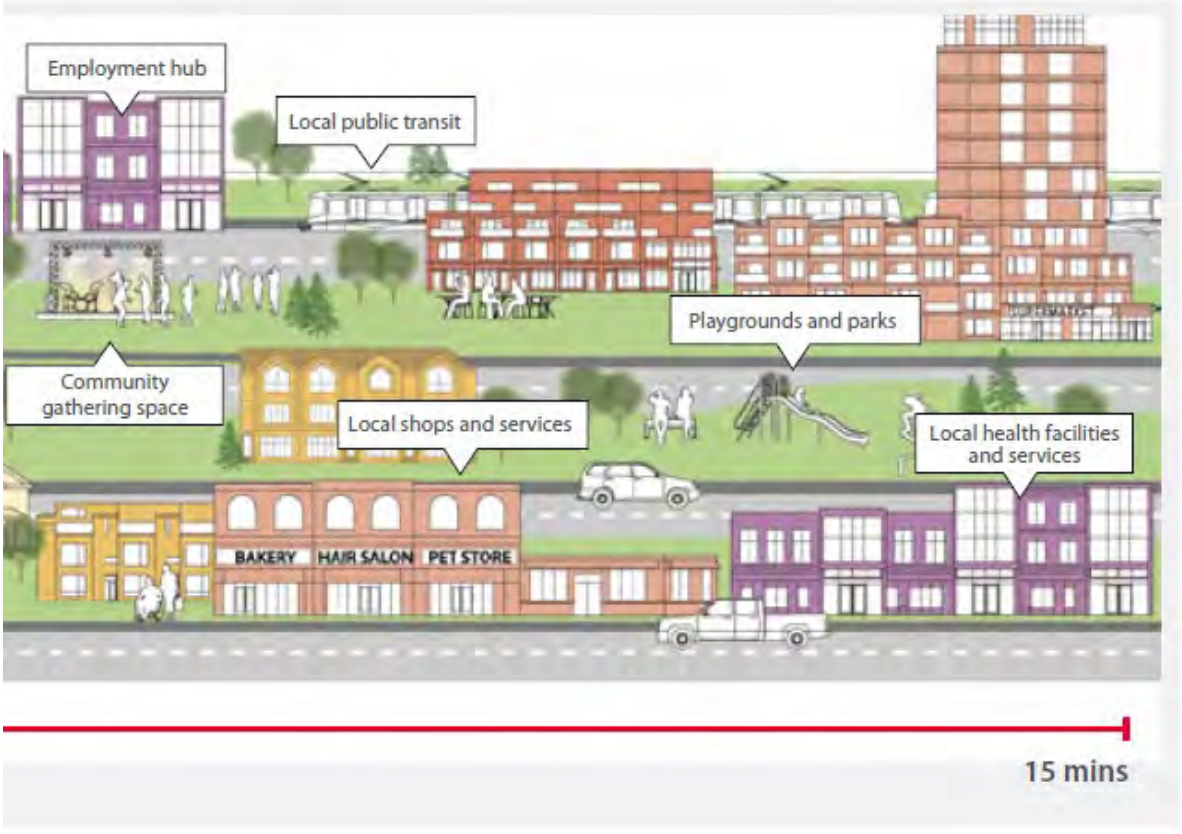
SDAB2026-0086

and remain in their own community as their needs change over their lifetime. It provides viable choices and markets for businesses to locate across the city in communities or in a variety of employment areas accessible to local residential concentrations and quality transit service. Directing future urban growth in a way that fosters more compact and complete communities has benefits for individual neighbourhoods and for Calgary as a whole. Complete communities are often less affected by community demographic lifecycles and can better support business and a vibrant, safe public realm. Directing future urban growth in a way that fosters more compact and complete communities has benefits for individual neighbourhoods and for Calgary as a whole. Complete communities are often less affected by community demographic lifecycles and support meeting the needs of community members at all stages of their lives. They can also better support business and a vibrant, safe public realm. This leads to an ongoing resiliency for communities. At a city wide level, a more compact urban form reduces the cost of service provision.

Policies

Complete communities

a. Support the development of complete communities to ensure a compact and well-designed urban form that efficiently utilizes land and infrastructure, provides housing choices at transit-supportive densities, local services and employment and promotes mobility options.



SDAB2026-0086

b. Communities should be planned according to the following criteria for complete communities and provide:

i. A range of housing choices, covering a mix of built forms and ownership tenures, at densities that support transit viability, local commercial and other services.

ii. Diverse employment opportunities that are integrated into the community or serviced by a number of modes of travel.

iii. Neighbourhood stores, services and public facilities that meet day-to-day needs within walking distance for most residents by providing access to healthy food, care and recreation.

iv. Public transit that is supported by good service and ease of access.

v. Distinctive, resilient and attractive neighbourhoods that feature architectural and natural elements that contribute to a local identity, a strong sense of place and in community pride.

vi. Public spaces, parks and recreation facilities that provide access to nature, cultural events and social gathering areas and support sports, relaxation and outdoor activities.

vii. Spaces for community gardens and local food production, processing, sales and programming.

viii. Local schools, social infrastructure, places of worship and community services.

ix. A connected street and mobility network that promotes comfortable, safe and universally accessible travel.

x. A healthy, sustainable and resilient environment with street trees and greenery, connections to the city's open space system and an integration of local natural systems with an urban development pattern that respects the natural function of the landscape.

xi. Public infrastructure and services that are provided in a timely fashion and sustained over the long term by stable community populations.

xii. Natural infrastructure and sustainable, energy-efficient community design and site planning (see Section 2.6).

Jobs/housing balance

c. Promote a greater balance of residential and employment within communities and across the city by:

i. Increasing residential housing opportunities in areas close to existing employment concentrations.

ii. Increasing employment opportunities in areas close to existing residential concentrations.

iii. Creating better mobility linkages between existing concentrations of residential and employment populations.

d. Locate and plan new communities to ensure adequate access to employment opportunities within the hierarchy of Activity Centre and/or Main Street areas located to serve the new growth areas.

Community

The terms "Community" and "Neighbourhood" are both used within the MDP. The term "Community" is typically used to describe a geographic area of between 5,000 and 20,000 residents, that was planned comprehensively and developed over a period of time. The boundaries of a community are usually used to delineate community associations and statistical data collection boundaries. This term also emphasizes the bonds that link residents to each other and to the neighbourhood they call home, or to a group with which they share a common interest.

Neighbourhood

The term "Neighbourhood" is used to describe a distinct part of a larger community, containing up to 5,000 people. A neighbourhood is typically considered as an area within walking distance of a local commercial area, school, park, transit station, etc. As compact, pedestrian friendly and mixed use areas, the neighbourhood becomes the building block from which enduring settlements are formed.

SDAB2026-0086

2.2.5 STRONG RESIDENTIAL NEIGHBOURHOODS

Objective

Reinforce the stability of Calgary's neighbourhoods and ensure housing quality and vitality of its residential areas.

Residential communities are not static. They evolve over time as demographics shift and buildings age, offering an opportunity to review and accommodate changing community needs. Understanding this community dynamic can help develop plans and strategies to stabilize local population fluctuations, support predictability for the market, guide public reinvestment and ensure long-term viability of local services and facilities.

Outside of the Greater Downtown, Activity Centre and Main Street areas, low to moderate density infill development can be accommodated to support the efficient use of land, infrastructure and services as well as enhance housing choice and affordability. In many cases, public infrastructure and transit service are already in place to support redevelopment. Calgary's older residential areas present some of the best opportunities to accommodate infill development, increasing the range of housing for families and individuals within areas that take advantage of existing infrastructure, transit and existing amenities such as local retail, schools, parks and community services.

Intensification should be accommodated within existing communities in a sensitive manner. In commercial areas, infill and redevelopment can create more cohesive and vibrant neighbourhoods. Integrating new development with existing buildings can enhance or fill in gaps in the street wall to improve the vitality, appearance and security of streets and public spaces.

The City promotes infilling that is sensitive, compatible and complementary to the existing physical patterns and character of neighbourhoods.

Policies

Neighbourhood infill and redevelopment

a. Encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing types such as accessory suites, semi-detached, townhouses, cottage housing, rowhousing and other ground-oriented housing.

b. Support development and redevelopment that provides a broader range of housing choice in local communities to help stabilize population declines and support the demographic needs of communities

c. Encourage higher residential densities in areas of the community that are more extensively served by existing infrastructure, public facilities and transit, appropriate to the specific conditions and character of the neighbourhood.

d. Encourage redevelopment that incorporates natural infrastructure solutions and shared energy efficiencies (See Section 2.6).

SDAB2026-0086

2.3 Creating Great Communities

Goal Create great communities by maintaining high-quality living and working environments, improving housing diversity and choice, enhancing community character and distinctiveness and providing vibrant public places.

Supports

Key Direction 2: Provide more choice within complete communities.

Key Direction 3: Direct land use change within a framework of activity centres and main streets.

Key Direction 4: Link land use decisions to transit.

Key Direction 5: Increase mobility choices.

Key Direction 7: Create Complete Streets.

Key Direction 8: Optimize infrastructure.

This section sets out a framework of policies that focuses on housing, the quality of the physical environment and the amenities and services required for day-to-day, neighbourhood-focused living.

Forecasts indicate that there will be large changes in the coming decades, not only in the total numbers but also in the make-up of Calgary's population profile. Older residents will make up an increasingly larger proportion of the population and Calgary will become more ethnically diverse. Citizens will need different housing types, in different locations and configurations. Future growth will also bring clear challenges to providing affordable and quality housing, community services and wider mobility choices for an increasingly diverse population.

The City will strive to maintain strong communities. This means that future growth is accommodated in a way that respects and enhances what Calgarians value in their neighbourhoods, communities and city as a whole. This includes the built and natural heritage, access to safe and attractive parks and public spaces and overall liveability. Strong communities evolve to support the lives of the people who live there today and welcome new residents as the city grows. Adding to the best qualities in Calgary's neighbourhoods and supplementing them with new, sustainable developments that contribute to new choices and opportunities is a key to Calgary's future growth strategy.

Local context, a diversity of land uses and variation in building densities and scales all have significant implications for neighbourhood liveability and investment in public infrastructure and programs. The concept of "great communities" emphasizes these elements and the bonds that link Calgarians to their communities.

Policies in this section are aimed at promoting individual and community health and promoting a good quality of life by:

- Nurturing vibrant, active, healthy, safe and caring communities.
- Pursuing economic and housing diversification in order to make Calgary a city of variety and choice.
- Recognizing and building upon existing neighbourhood character, heritage and cultural identity.
- Providing quality public spaces, parks and other local amenities and leisure, cultural and recreation activities to all Calgarians.
- Designing communities to encourage increased social capital and health and wellness.
- Providing citizens with opportunities to become involved in decision-making processes and effectively engaged in shaping their local communities.

Policies are also provided on a number of social issues that can have direct links to the built form of a city, including public safety, affordable housing and social inclusion.

SDAB2026-0086

2.3.1 HOUSING

Objective

Ensure a choice of housing forms, tenures and affordability to accommodate the needs of current and future Calgarians and create sustainable local communities.

Access to adequate and affordable housing is a fundamental component of the quality of life in a city. Factors influencing access include price, supply and the distribution of a variety of housing types. The housing market and different levels of government play vital roles in ensuring that housing choice exists for a range of needs and income levels. The City will ensure that the residential planning framework supports the delivery of housing supply in a range of types and tenures to meet current and future community needs, preferences and financial capabilities.

Through setting public land use and transportation policy, The City exercises influence over how and where future housing is provided. Housing policy is addressed on four levels:

- Increasing housing choice across the city.
- Accommodating a mix of dwelling types to meet a full range of housing needs in all communities.
- Facilitating conditions to enable citizens from a wide economic and demographic spectrum to live within a community.
- Minimizing the impact of public decisions on the cost of housing and household mobility.

Neighbourhoods that accommodate a broad range of housing types can be less vulnerable to the consequences of community life cycling (e.g., population gain, peaking, population decline, levelling off). A population base that is relatively stable over the long term helps to ensure that community facilities (e.g., schools, retail and recreational facilities, community associations, public services (e.g., personal and community services, medical services) and businesses are maintained and fully utilized. A limited range of housing choices can result in some residents leaving their community if their housing needs can no longer be met. Given Calgary's projected demographic changes, this becomes increasingly likely as people age or household composition changes and residents are no longer able, or wish to maintain a single-detached home. Existing communities that have the capability to add new housing units and compensate for declining populations tend to retain or regain their vitality, as evidenced in Calgary's inner-city communities. As well, new communities that are planned and built from the outset to include a wider variety of housing choices may avoid future population swings and ensure long term stability.

Policies

Housing diversity and choice

a. Provide for a wide range of housing types, tenures (rental and ownership) and densities to create diverse neighbourhoods that include:
   i. A mix of housing types and tenures, including single detached, ground-oriented (e.g., duplexes, row houses, attached housing, accessory dwelling units and secondary suites), medium- and higher-density and mixed-use residential developments.
   ii. A range of housing choices for all stages of life, in terms of the mix of housing sizes and types to meet affordability, accessibility and lifestyle needs of different people and family types.

b. Promote a broader range of housing choice for all ages, income groups, family types and lifestyles by:
   i. Encouraging housing opportunities for low- and moderate-income households in all communities.
   ii. Promoting innovative housing types, such as co-housing, live/work and cottage and carriage housing and accessory dwelling units, as alternative means of accommodating residential growth and providing affordable housing options.

SDAB2026-0086

iii. Encouraging adaptation of existing housing and the development of new housing to create physically-accessible housing to meet the needs of seniors and people with mobility challenges, especially within walking distance to services and the Primary Transit Network.

iv. Including supportive land use policies and development strategies in the implementation guidebooks and/or in local area plans that encourage the provision of a broader range of housing affordable to all income levels.

c. Ensure a sufficient land supply for residential development in Developed and Developing Areas to accommodate Calgary's share of regional household growth (see Part 5 of the MDP).

d. Promote methods to efficiently use or adapt the city's existing housing stock to enable changing households to remain in the same home or neighbourhood for many years. Strategies may include allowing accessory units in low-density areas and other methods determined through community planning processes.

Increased opportunities for affordable housing

e. Recognize and encourage affordable housing as an integral part of complete communities.

f. Create affordable housing by encouraging:

i. A varied community composition by providing opportunities for affordable housing to locate in all areas of the city with a built-form contextually appropriate to the area.

ii. Affordable housing to locate in all areas of the city, with a focus on locations served by the Primary Transit Network and appropriate services, while avoiding an over-concentration of affordable housing in any one area.

iii. Affordable housing serving families to locate in areas close to parks, schools, recreation facilities and commercial nodes.

iv. New development and redevelopment to incorporate affordable housing that is visually indistinguishable from market housing.

v. Affordable housing units of different sizes and types within market residential developments.

vi. The provision of an adequate supply of rental accommodation across the city that is affordable to low-and moderate-income households.

vii. Partnerships with developers, other orders of government and non-governmental agencies to pursue measures to ensure construction of affordable housing in multi-unit development projects, in new communities and within redevelopment areas.

Special care facilities

g. Accommodate special care facilities within residential and mixed-use communities to provide for a broad range of specialized accommodation and care in order to meet a diverse array of city-wide and community needs, including nursing homes, adult group homes, youth care facilities, rehabilitative homes and transitional facilities.

h. Special care facilities should be small scale in nature and dispersed throughout the city, in a form that fits with local neighbourhood character.

i. Discourage an over-concentration of facilities serving one type of need in any community.

Child care services

j. Encourage child care services in residential and mixed-use communities, commercial areas, Activity Centres and Main Streets.

SDAB2026-0086

2.3.2 RESPECTING AND ENHANCING NEIGHBOURHOOD CHARACTER

Objective

Respect and enhance neighbourhood character and vitality.

The identity and character of a neighbourhood is a function of how people interact with the history, built form, landscape, and visual qualities. This interaction defines how people feel about a neighbourhood as a place. An area's identity and character may include, but does not specifically refer to, heritage resources, which are separately recognized for heritage values and qualities.

The prospect of a more significant portion of future growth being directed to the Developed Areas of the city requires a focus on high-quality urban design and construction that builds upon and adds value to the existing character of communities.

Greater Downtown, Activity Centres, Main Streets and comprehensive redevelopments provide some of the greatest opportunity for positive change. Attention must be paid to ensuring that appropriate local context is considered when planning for intensification and redevelopment.

Respecting neighbourhood character does not mean preventing change. A neighbourhood is not static; it evolves over time as the area ages and redevelops. Some neighbourhoods experience significant changes as a result of demographic, economic conditions, changing preferences in housing and design innovations.

Policies

a. Respect the existing character of low-density residential areas, while still allowing for innovative and creative designs that foster distinctiveness.

b. Ensure an appropriate transition of development intensity, uses and built form between areas of higher and lower intensity, such as low-density residential areas and more intensive multi-residential or commercial areas.

c. Ensure infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern.

d. Ensure that the preparation of local area plans includes community engagement early in the decision making process that identifies and addresses local character, community needs and appropriate development transitions with existing neighbourhoods.

SDAB2026-0086

3.5 Developed Residential Areas

Developed Residential Areas defined on Map 1 include those communities that have been built out and are at various stages of their life cycle, either as stable residential communities or those experiencing moderate redevelopment activity. Two types of Developed Residential Areas are identified – Inner City Area and Established Areas.



SDAB2026-0086

3.5.1 GENERAL POLICIES FOR DEVELOPED RESIDENTIAL AREA

Policies

The following policies apply to all Developed Residential Areas and are general in nature. Policies that are unique to the Inner City Area and the Established Area follow after this section.

Land Use Policies

a. Recognize the predominantly low density residential nature of Developed Residential Areas and support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood. Local commercial development within residential areas, that is of a scale and intensity that supports residents' commercial needs is supported.

b. Redevelopment within predominantly multi-family areas should be compatible with the established pattern of development and will consider the following elements:

   i. Appropriate transitions between adjacent areas.

   ii. A variety of multi-family housing types to meet the diverse needs of present and future populations.

c. Redevelopment should support the revitalization of local communities by adding population and a mix of commercial and service uses.

Mobility Policies

d. For multi-family housing, encourage parking that is well integrated into the residential environment (e.g., consider landscape buffering, smaller lots).

e. When designing new streets or retrofitting existing streets, use the Complete Streets policies in the CTP.

f. Ensure that high-quality pedestrian and cyclist connections and facilities are provided from the Developed Residential Area and linked to adjacent areas of higher intensity development (i.e., Neighbourhood Main Streets and Neighbourhood Activity Centres).

g. Areas beyond the Primary Transit Network will be served with Base Transit Service, with opportunities for enhancing frequency of service as required.

SDAB2026-0086

3.5.2 INNER CITY AREA

The Inner City Area comprises residential communities that were primarily subdivided and developed prior to the 1950s. Key features of these areas are a grid road network, older housing stock in the form of low to moderate housing densities and a finer mix of land uses along many of the edge streets. The Inner City Area has undergone redevelopment in recent years. Much of this intensification has taken place along busier roads and as low density infilling within lower density areas. Intensification and change will continue to occur within the Inner City Area; however, it is important to maintain stable family neighbourhoods.



Typical Inner City Area Development Pattern

Land Use Policies

a. Sites within the Inner City Area may intensify, particularly in transition zones adjacent to areas designated for higher density (i.e., Neighbourhood Main Street), or if the intensification is consistent and compatible with the existing character of the neighbourhood. Transition zones should be identified through a subsequent planning study.

b. A range of intensification strategies should be employed to modestly intensify the Inner City Area, from parcel-by-parcel intensification to larger more comprehensive approaches at the block level or larger area.

c. Maintain and expand, where warranted by increased population, local commercial development that provides retail and service uses in close proximity to residents, especially in the highest density locations.

d. Buildings should maximize front door access to the street and principal public areas to encourage pedestrian activity.

e. Encourage at-grade retail to provide continuous, active, transparent edges to all streets and public spaces.

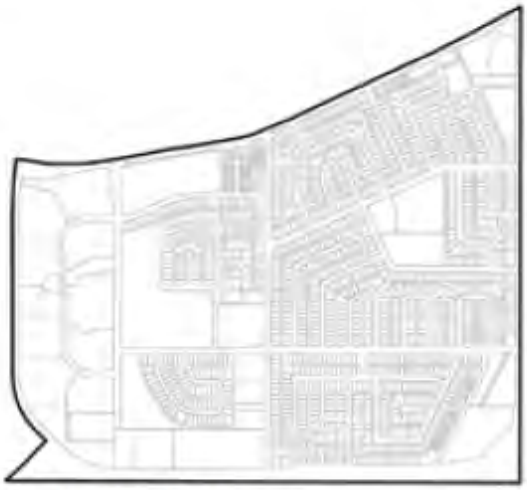
Mobility Policies

f. Transit stops should be easily accessible and, where possible, integrated with adjacent multi-family residential or retail buildings.

SDAB2026-0086

3.5.3 ESTABLISHED AREAS

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



Typical Established Area Pattern

Land Use Policies

a. Encourage modest redevelopment of Established Areas.

b. Redevelopment opportunities should be focused on the Neighbourhood Activity Centres, though changes to other sites may provide opportunities for redevelopment over time.

c. New developments in Established Areas should incorporate appropriate densities, a mix of land uses and a pedestrian-friendly environment to support an enhanced Base or Primary Transit Network.

Mobility Policies

d. Provide opportunities to increase pedestrian, cycling and emergency services connectivity when redevelopment occurs where community support exists.

e. Transit stops should be easily accessible and, where possible, integrated with adjacent multi-family residential or retail buildings.

SDAB2026-0086

MDP - Part 7 Maps

1 Urban Structure



Urban Structure
(By Land Use Typology)

Activity Centres
- Greater Downtown
- Major Activity Centre
- Community Activity Centre

Main Streets
- Urban Main Street
- Neighbourhood Main Street

Developed Residential
- Inner City
- Established

Developing Residential
- Planned Greenfield with Area Structure Plan (ASP)
- Future Greenfield

★ **Development Site**

SDAB2026-0086
DP2026-00577

PRESENTATION BY APPLICANT



40 Glenway Drive SW., CALGARY AB

SITE PHOTOS



VIEW FROM WEST SIDE



VIEW FROM NORTH-WEST SIDE

SITE PHOTOS



VIEW FROM WEST SIDE



VIEW FROM NORTH-WEST SIDE

SITE PHOTOS



EXISTING HOUSE VIEW FROM NORTH PROPERTY LINE



EXISTING HOUSE VIEW FROM NORTH PROPERTY LINE

SITE PHOTOS

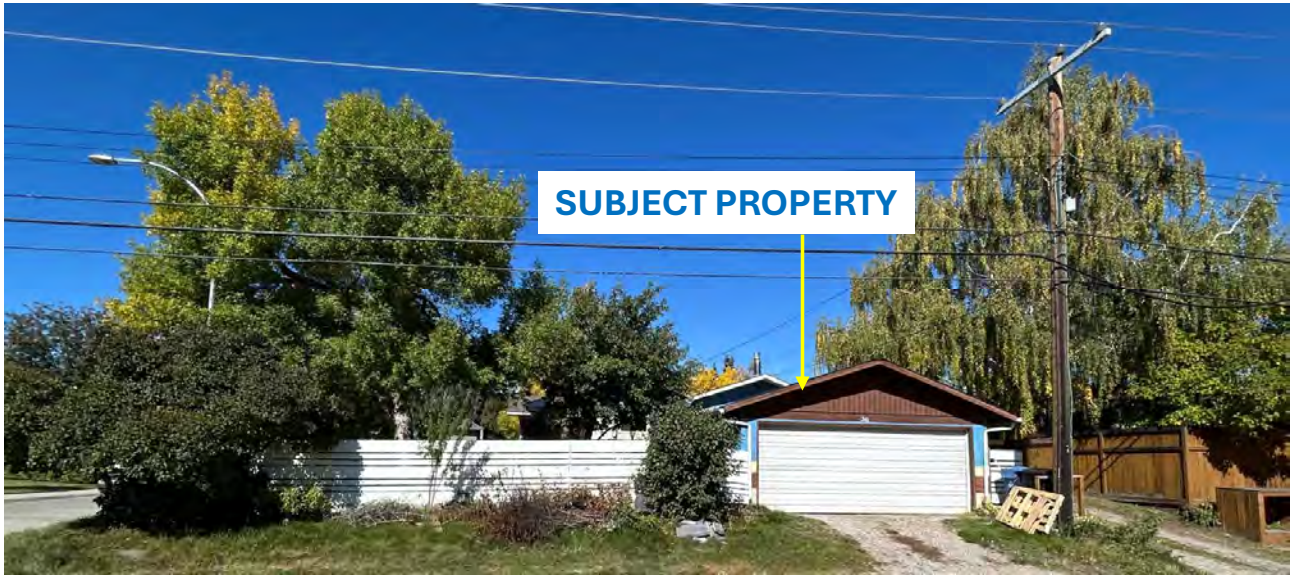


VIEW FROM SOUTH SIDE



VIEW FROM SOUTH-EAST SIDE

SITE PHOTOS



EXISTING GARAGE ACCESS FROM REAR LANE



EXISTING GARAGE ACCESS FROM REAR LANE

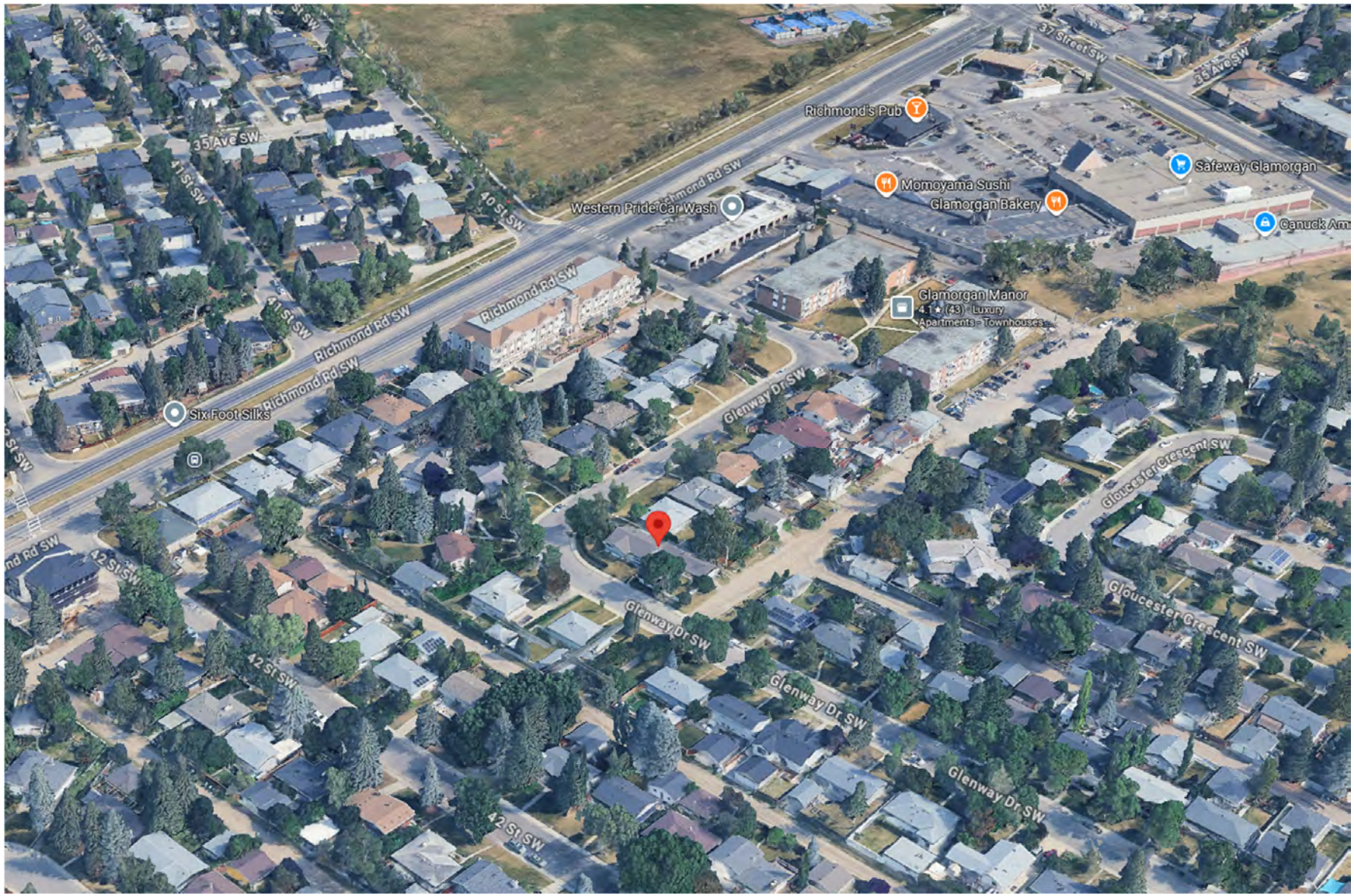
SITE PHOTOS



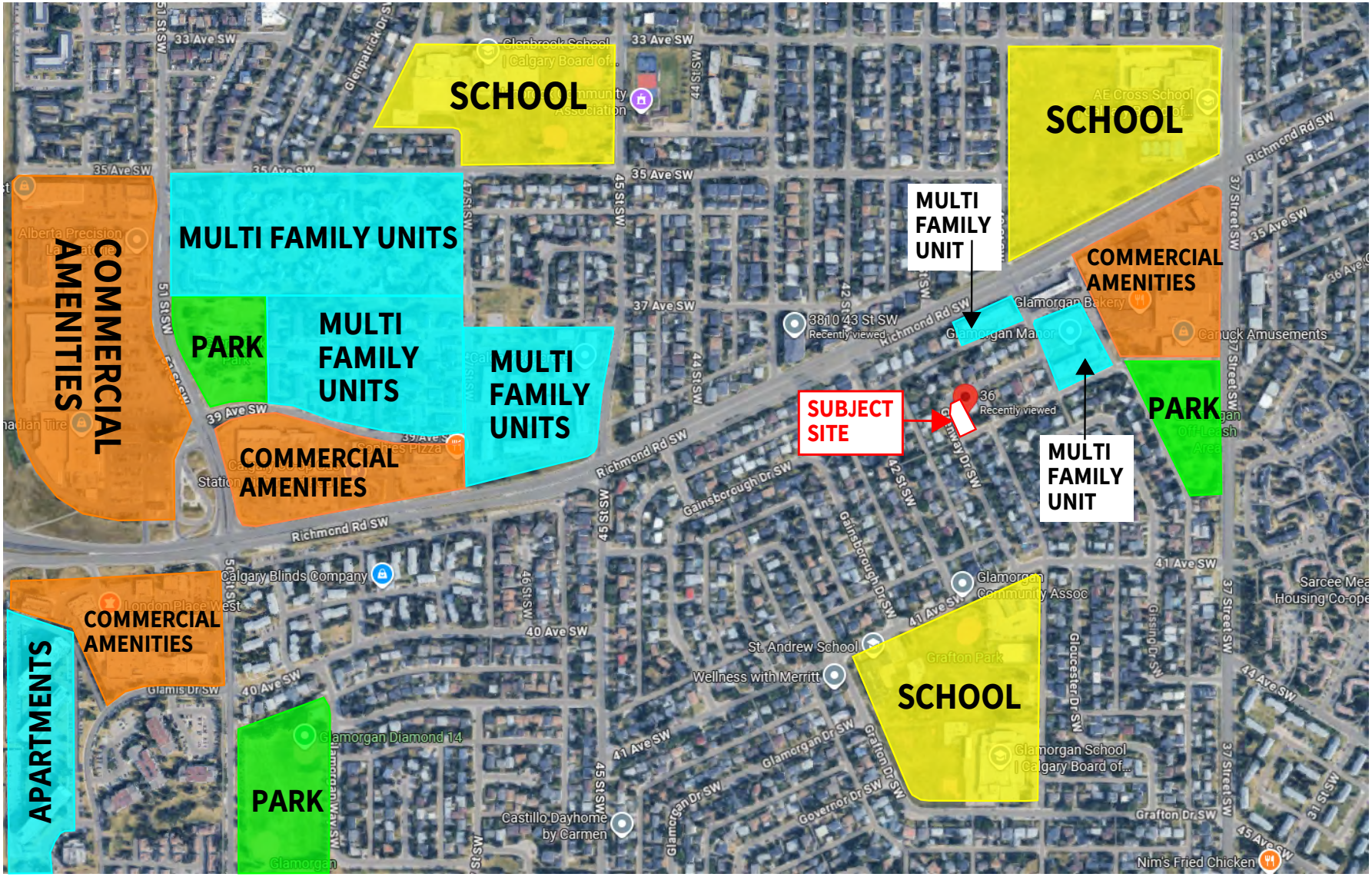
VIEW FROM REAR LANE



AERIAL VIEW


Richmond's Pub
Momoyama Sushi
Glamorgan Bakery
Safeway Glamorgan
Western Pride Car Wash
Glamorgan Manor
4.1 (43) · Luxury Apartments · Townhouses
Six Foot Silks
35 Ave SW
37 Street SW
40 St SW
41 St SW
Richmond Rd SW
Glenway Dr SW
Gloucester Crescent SW
42 St SW

COMMUNITY CONTEXT



LOT ANALYSIS



ORIGINAL SITE SURVEY



SITE PLAN

MUNICIPAL ADDRESS:
36 GLENWAY DRIVE S.W.
CALGARY, ALBERTA

LEGAL DESCRIPTION:
LOT 1
BLOCK 4
PLAN 567 HH

PREPARED FOR: Ravi Varshney

DATE OF SURVEY: December 17th, 2025

0 2 4 8 12 16 20 METRES
SCALE: 1:200

LEGEND:
- Subject Property Line
- Right of Way Line
- Eave Line
- Fence Line
- Sanitary Line
- Storm Line
- Water Line
- Gas Line
- Overhead Wire
- A.G.T Line
- Door
- Second Floor Window
- Main Floor Window
- Basement Floor Window
- Calculation points
- Power Pole
- Power Anchor
- Light Pole
- Manhole
- Catch Basin
- Water Valve
- Gas Valve
- Sign
- Fire Hydrant
- Tree
- Main Building Hatch
- Detached Garage Hatch
- Shed Hatch
- Concrete and Asphalt Hatch
- Wood Hatch
- Roof Hatch

'2F.'–Second Floor
'BC'–Back of Curb
'BW'–Back of Walkway
'Cant.'–Cantilever
'Conc.'–Concrete
'Elev.'–Elevation
'Enc.'–Encroach(es)
'L'–Length of Arc
'LG'–Lip of Gutter
'M.F.'–Main Floor
'MFE'–Main Floor Elevation
'R'–Radius
'R/W'–Right of Way
'Ret.'–Retaining
'RPE'–Roof Peak Elevation
'WB'–Bottom of Wall
'WT'–Top of Wall

NOTE:

1. The basis of this plan is as follows:
   Datum: North American Datum 1983 (original)
   Projection: 3° Transverse Mercator
   Reference Meridian: 114° west longitude
   Combined Scale Factor: 0.999724
2. Distances are in ground and are shown in metres and decimals thereof.
3. Distances along curves are arc distances.
4. Elevations are derived from ASCM 122978
5. Existing spot elevations are shown thus: 1000.00
6. The Certificate of Title 071 588 540 which was Searched on the 16th day of December, 2025 and includes the following instruments:
   No Registrations.
7. The utilities information is acquired from "The City of Calgary Engineering Department" Drawing No. 44, 45, 67 & 204 in Sec.01-Twp.24-Rge.2-W.5M.
   (Horizon Land Surveys Inc. accepts no responsibility for its accuracy. It is the responsibility of the developer and excavator to have all utilities located by Alberta One Call prior to conducting any excavation or ground disturbance.)

TREE SCHEDULE:

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location
T1	Bush	–	2.50	2.00	In Subject Property
T2	Deciduous	0.42	5.50	5.00	In Subject Property
T3	Deciduous	0.12	3.00	3.50	In City Property
T4	Deciduous	0.48	6.00	12.00	In Subject Property
T5	Hedge	–	0.70	1.00	In Subject Property
T6	Hedge	–	0.70	1.00	In City Property
T7	Hedge	–	1.00	1.50	In City Property
T8	Deciduous	0.23	4.00	5.00	In Subject Property
T9	Deciduous	0.68	7.00	11.00	In Subject Property
T10	Bush	–	2.00	2.00	In Subject Property
T11	Bush	–	3.50	3.00	On Property Line
T12	Bush	–	1.20	1.50	In Subject Property
T13	Bush	–	1.50	1.50	On Property Line
T14	Deciduous	0.42	3.00	5.00	In Adjacent Property
T15	Deciduous	0.37	3.00	5.00	In Adjacent Property

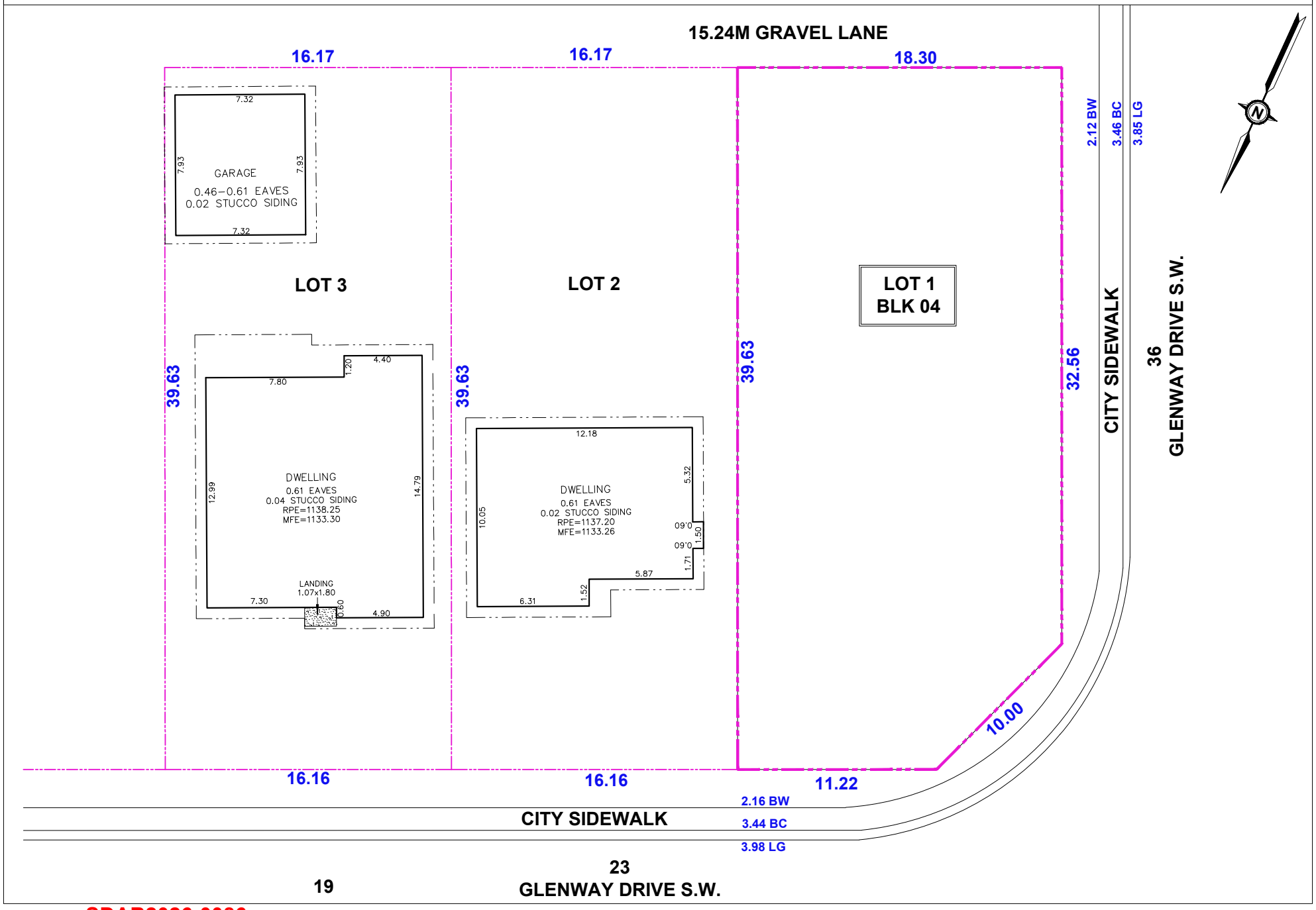
ALBERTA LAND SURVEYORS' ASSOCIATION PERMIT NUMBER P 309 HORIZON LAND SURVEYS INC.

© Copyright Horizon Land Surveys Inc., 2025

File No.: 251535	Date: 20/Dec/2025
Surveyed: TK/YR	Drawn: LZ/EM

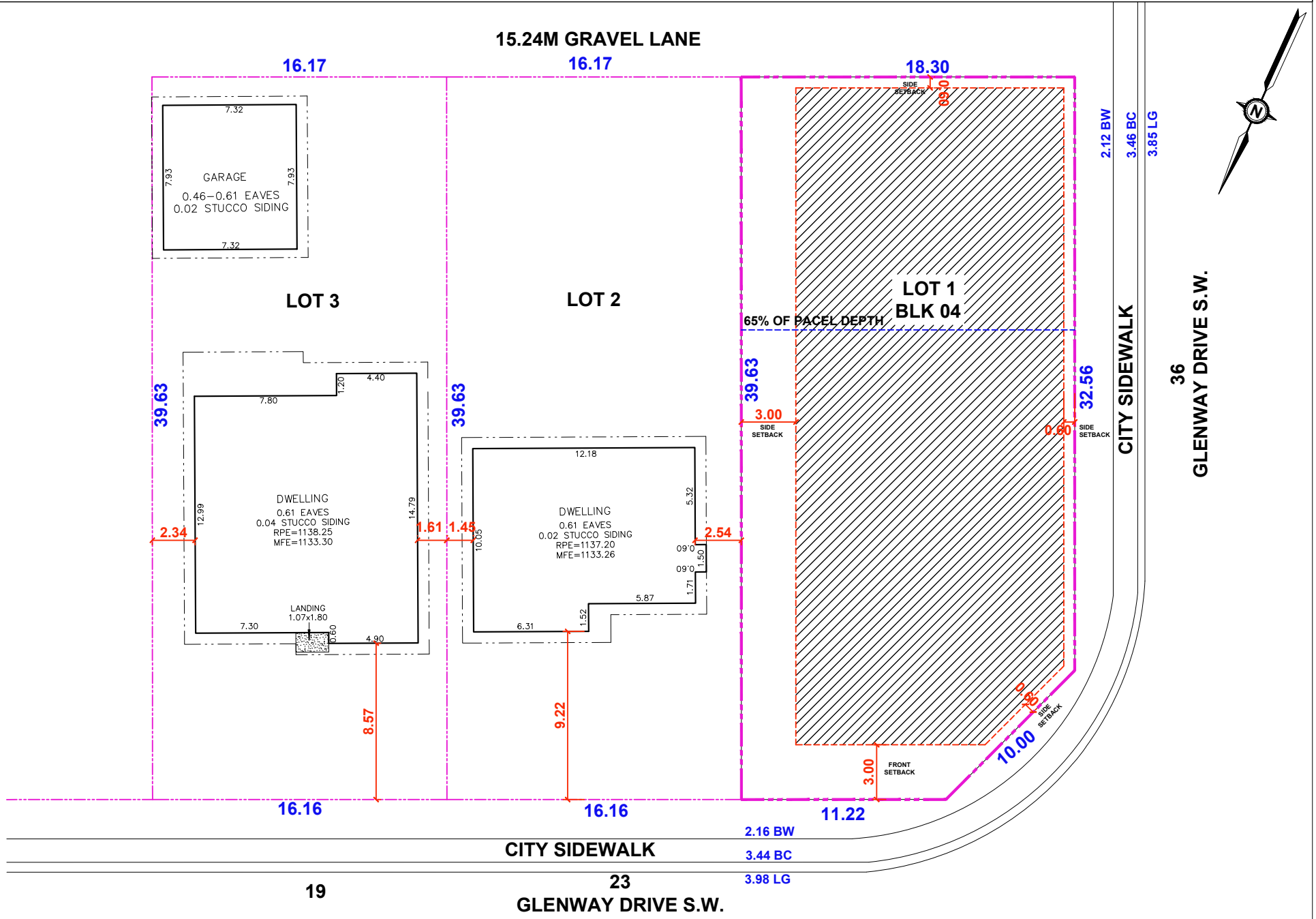
Horizon Land Surveys Inc.
130 Bowness Centre N.W. P. 403-719-0272
Calgary, Alberta, T3B 5M5 F. 403-775-4171

SITE ENVELOPE



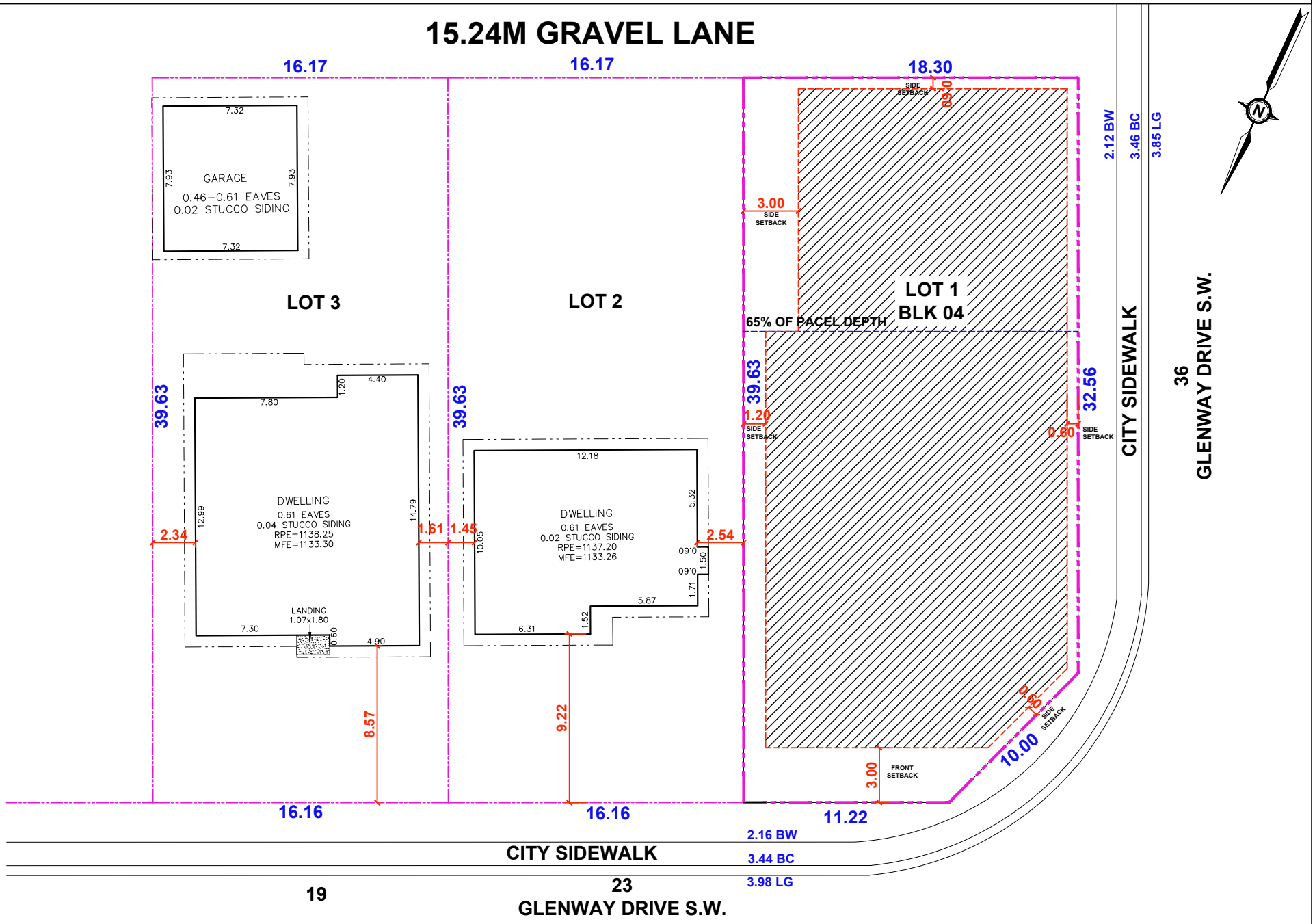
SDAB2026-0086

BUILDING ENVELOPE



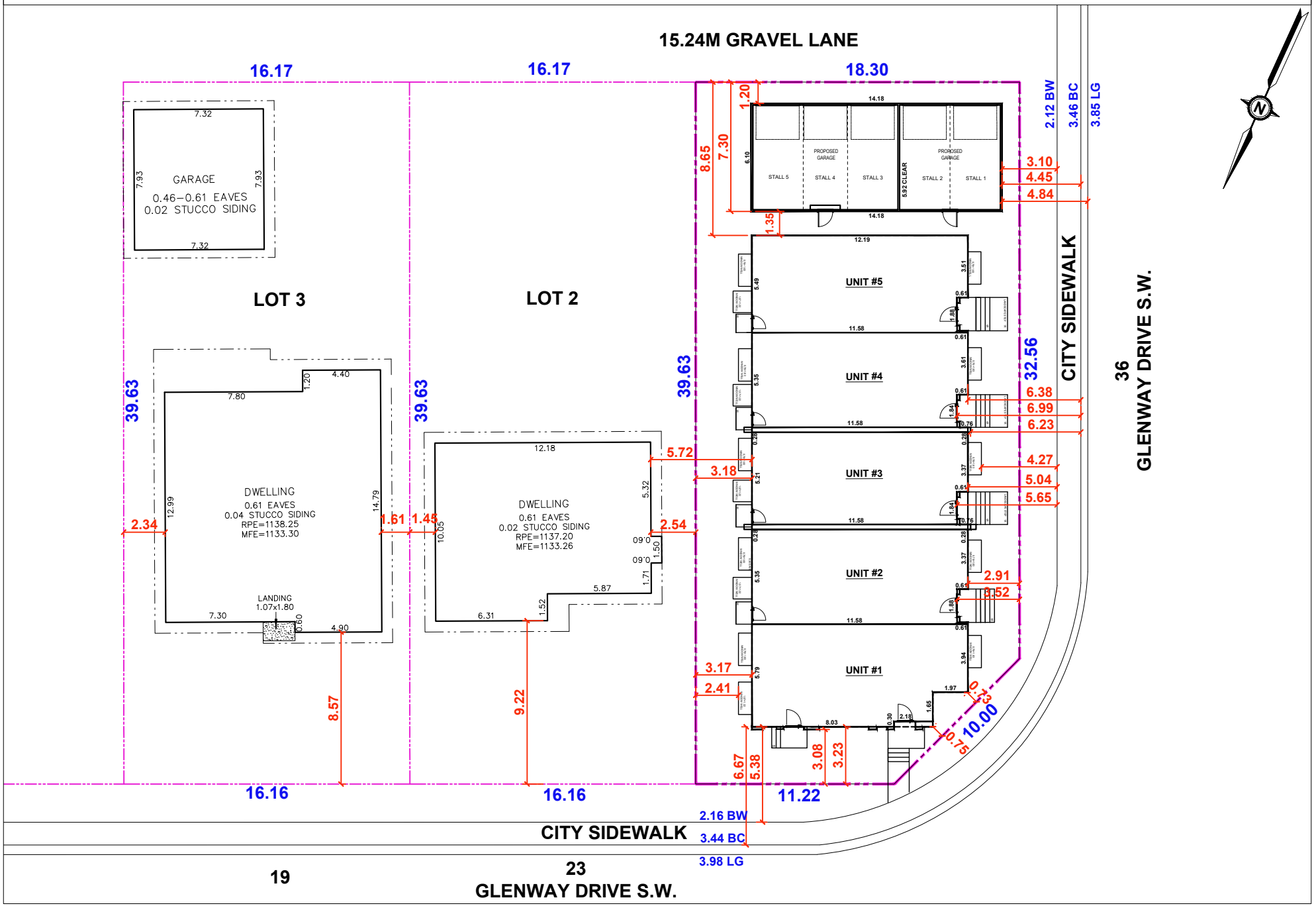
SDAB2026-0086

BUILDING ENVELOPE FOR ROW HOUSE



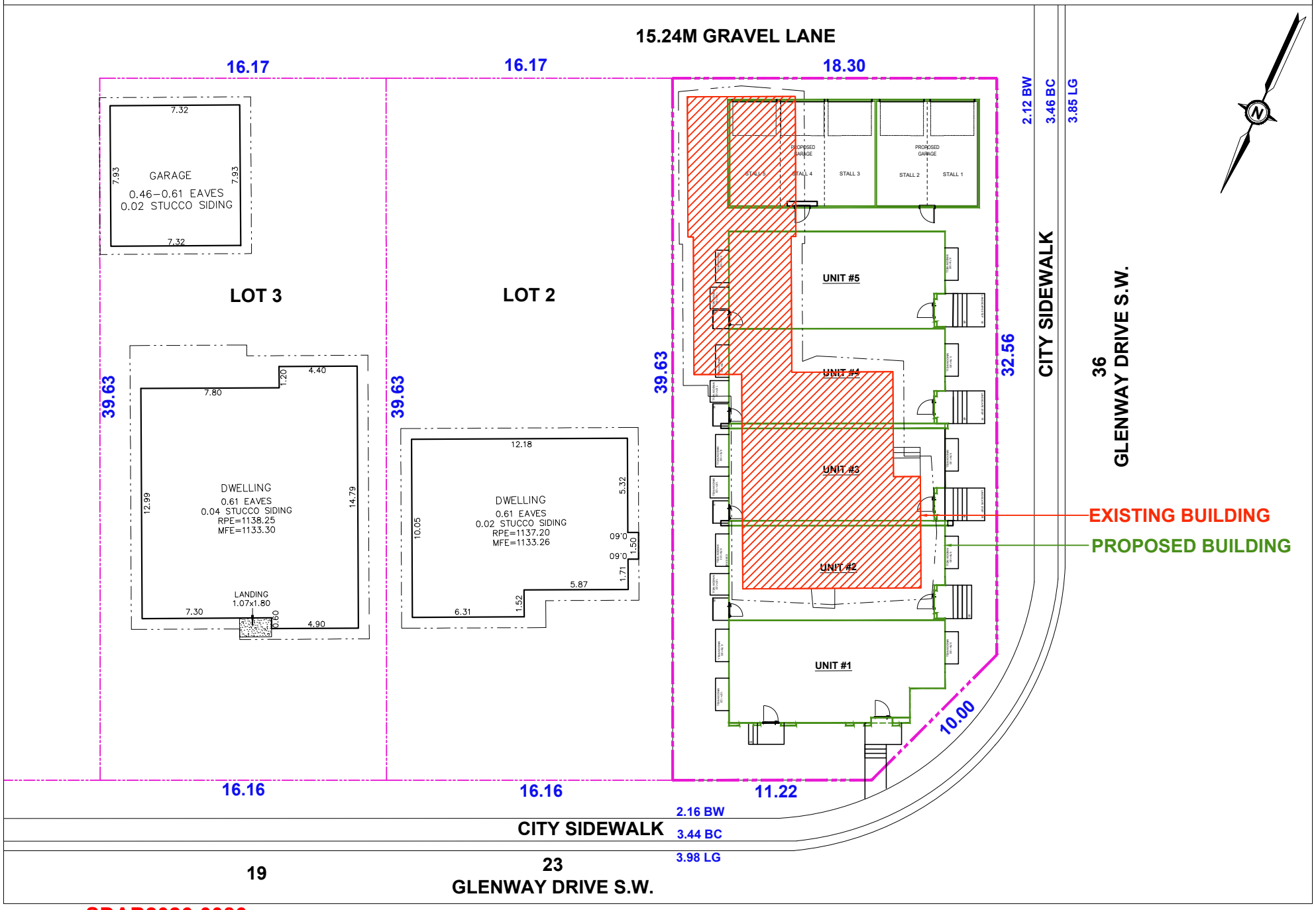
SDAB2026-0086

INITIAL DP DESIGN



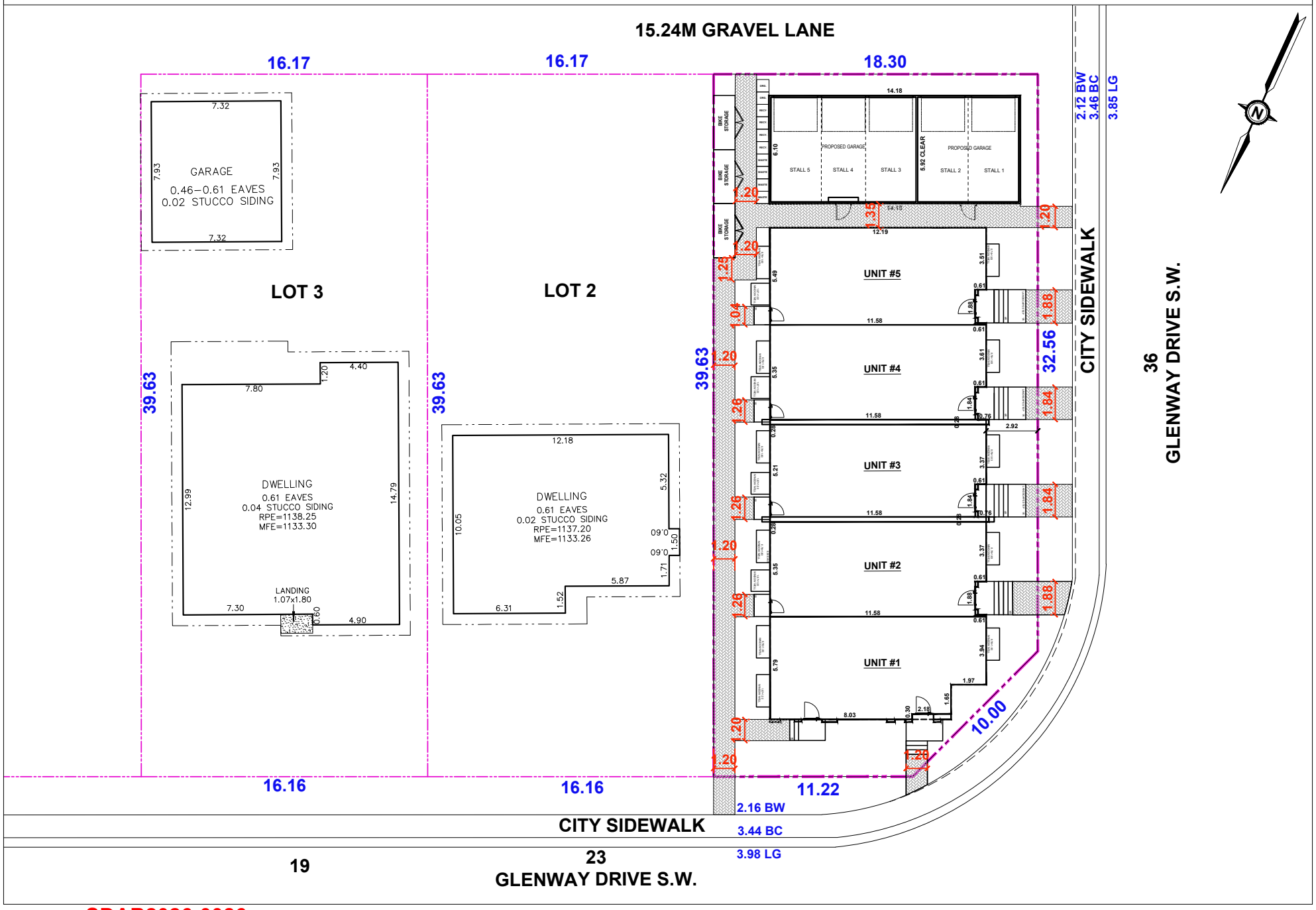
SDAB2026-0086

EXISTING AND PROPOSED DWELLING



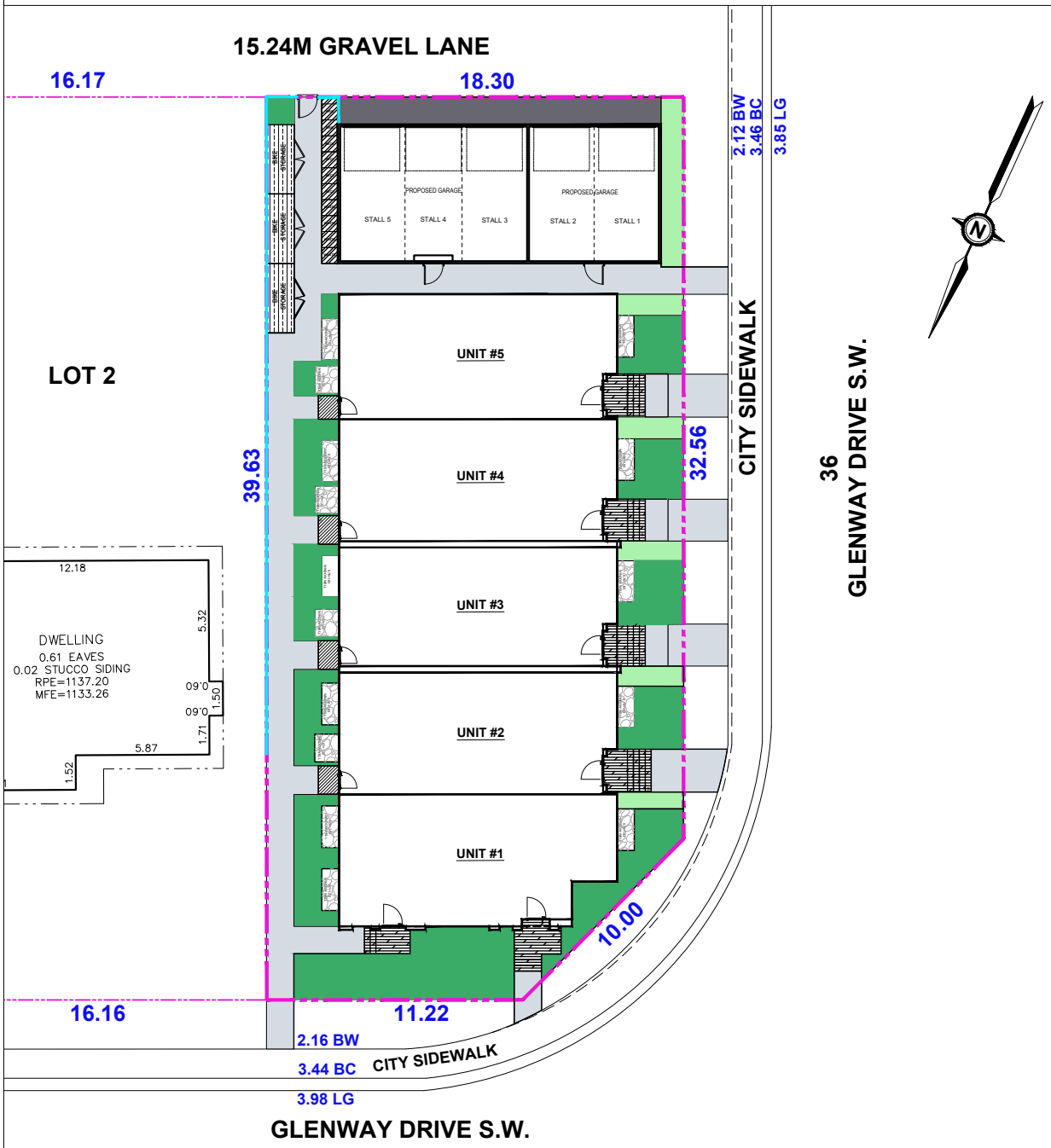
SDAB2026-0086

APPROVED DP DESIGN



SDAB2026-0086

LANDSCAPE PLAN



SITE COVERAGE

- Lot Area= 699.59 Sq m.
- Maximum Coverage (60%) = 419.75 Sq m.
- PROPOSED COVERAGE = 416.83 Sq m. = 59.58%
  - BUILDING AREA = 330.33 Sq m. = 47.22% of Lot area.
  - GARAGE AREA = 86.50 Sq m. = 12.40% of Lot area.

LANDSCAPE CALCULATION

TOTAL LANDSCAPE AREA = 228.77 sq m. (32.70% of Lot area)

- Hard- Landscape= 116.45 Sq m (50.90% of Landscape area)
- Soft - Landscape = 112.32 Sq m (49.09% of Landscape area)

PLANTING REQUIREMENT

1 Tree and 3 Shrubs are required for each 110 Sq m. of parcel area.
= Parcel area / 110 Sq m. = 699.59 / 110 = 6.35 ~ 7 Trees and 20 Shrubs.

- **Proposed no. of trees= 7**
- **Proposed no. of shrubs = 24**

LANDSCAPE LEGENDS

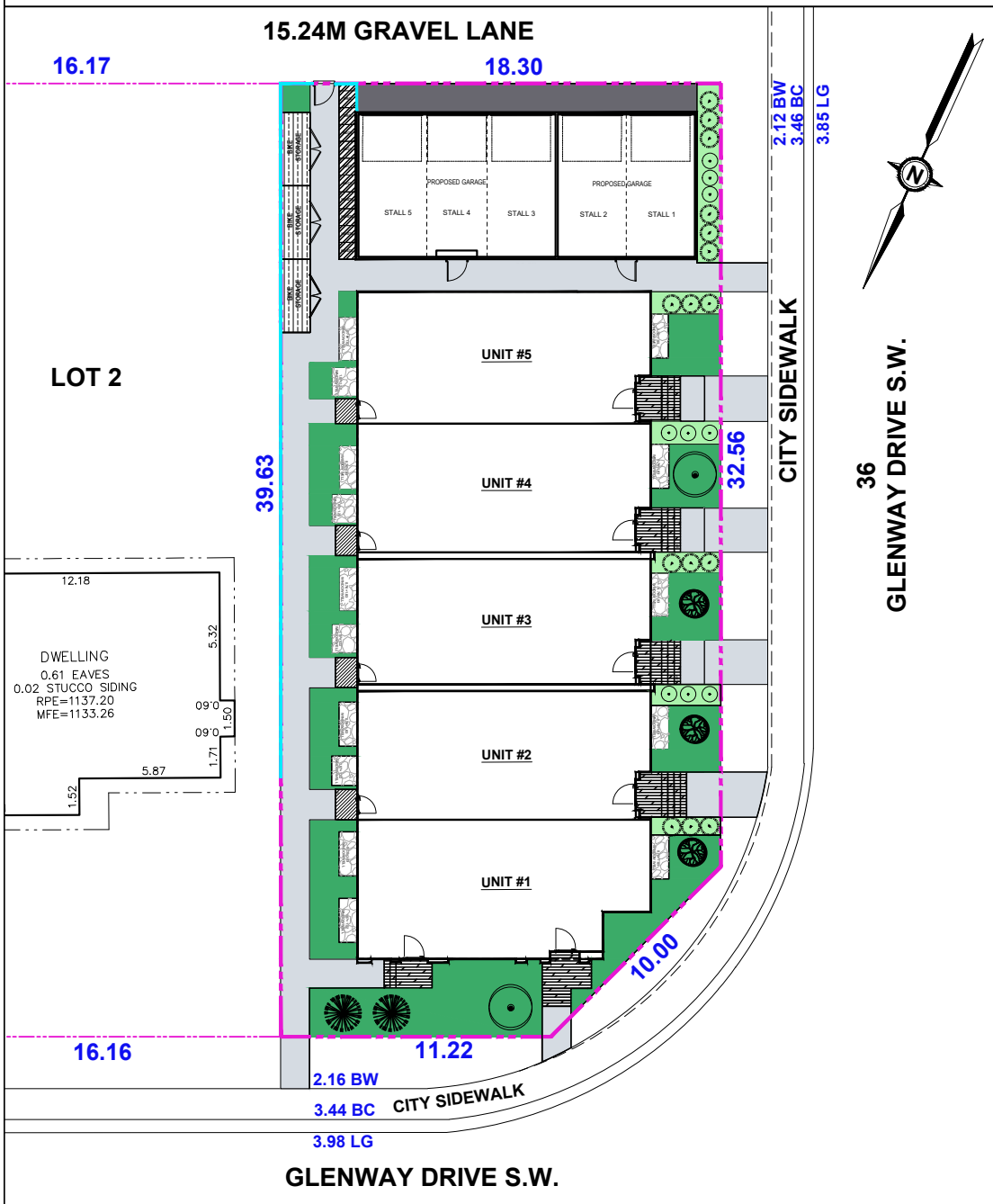
- SOD
- MULCH
- CONC. WALKWAY
- WASTE AND RECYCLING AREA (CONC).
- MOBILITY AND BIKE STORAGE
- ENTRANCE STAIRS
- WOODEN STEPS

NON- LANDSCAPE LEGENDS

- CONC. APRON
- WINDOW WELL

SDAB2026-0086

PLANTING SCHEME



PLANTING REQUIREMENT

1 Tree and 3 Shrubs are required for each 110 Sq m. of parcel area.
= Parcel area / 110 Sq m. = 699.59 / 110 = 6.35 ~ 7 Trees and 20 Shrubs.

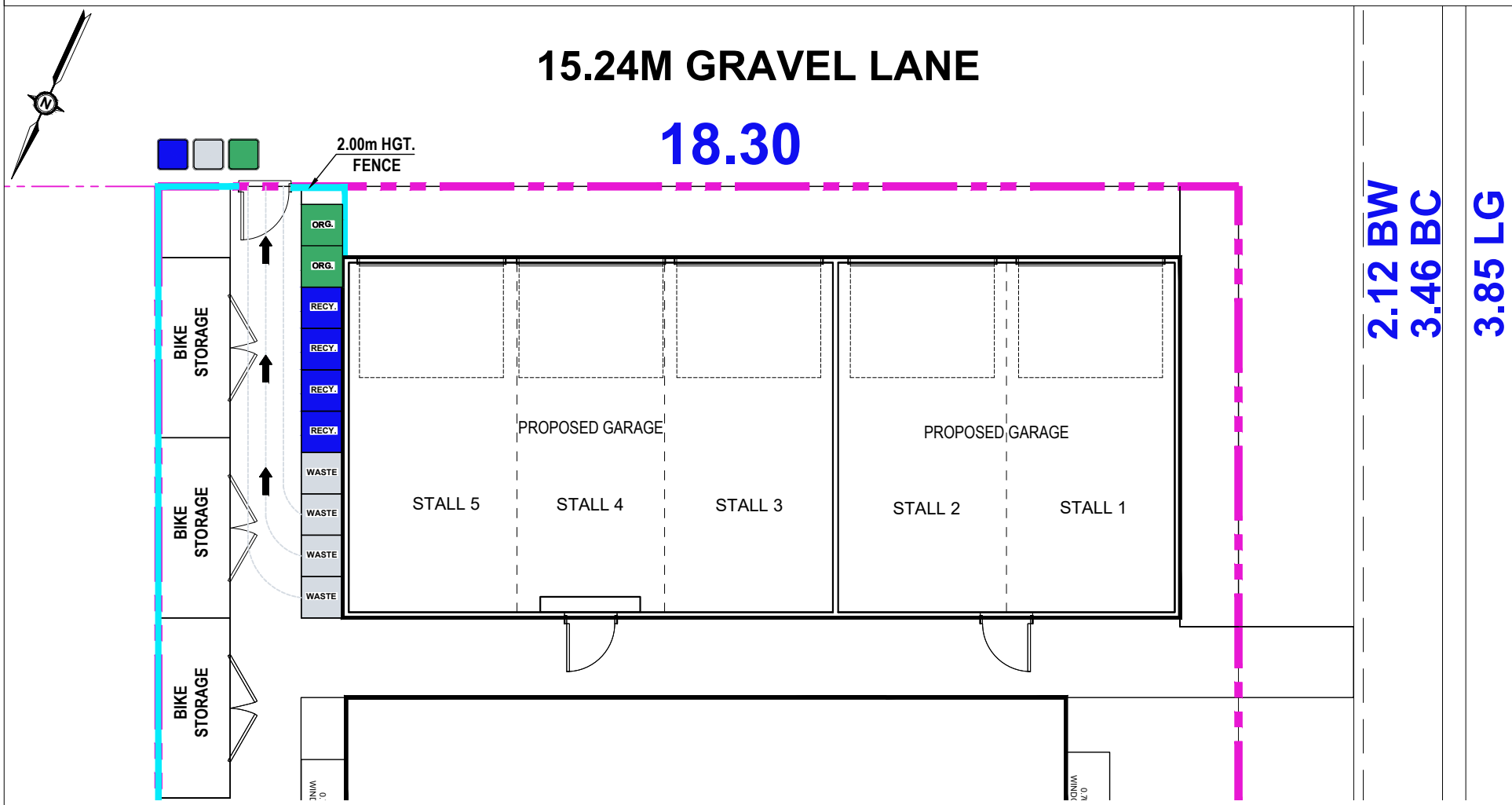
- **Required no. of trees = 7**
- **Required no. of shrubs = 20**

- **Proposed no. of trees= 7**
- **Proposed no. of shrubs = 24**

PLANTING SCHEDULE:

QTY	KEY	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DECIDUOUS TREES						
02	NP		Amur Maple	Acer ginnala	60mm CAL.	
03	S		Chokecherry	Prunus virginiana	80mm CAL.	
CONIFEROUS TREES						
02	CS		Limber Pine	Pinus flexilis	3000MM HGT.	
DECIDUOUS SHURBS						
09	RC		RUBY CAROUSEL JAPANESE BARBERRY	BERBERIS THUNBERGII 'BAILONE'	#05 CONT.	MINIMUM 0.6m HEIGHT OR SPREAD
CONIFEROUS SHRUBS						
15	SJ		SAVIN JUNIPER	JUNIPERUS SABINA	#05 CONT.	MINIMUM 0.6m HEIGHT OR SPREAD

WASTE AND RECYCLING COLLECTION



- **10 Garbage Bins proposed.**
- **Waste collection will be provided through a private service, with pickups occurring 2 to 3 times weekly.**
- **Private collection services will reduce the likelihood of overflowing bins.**

PARKING

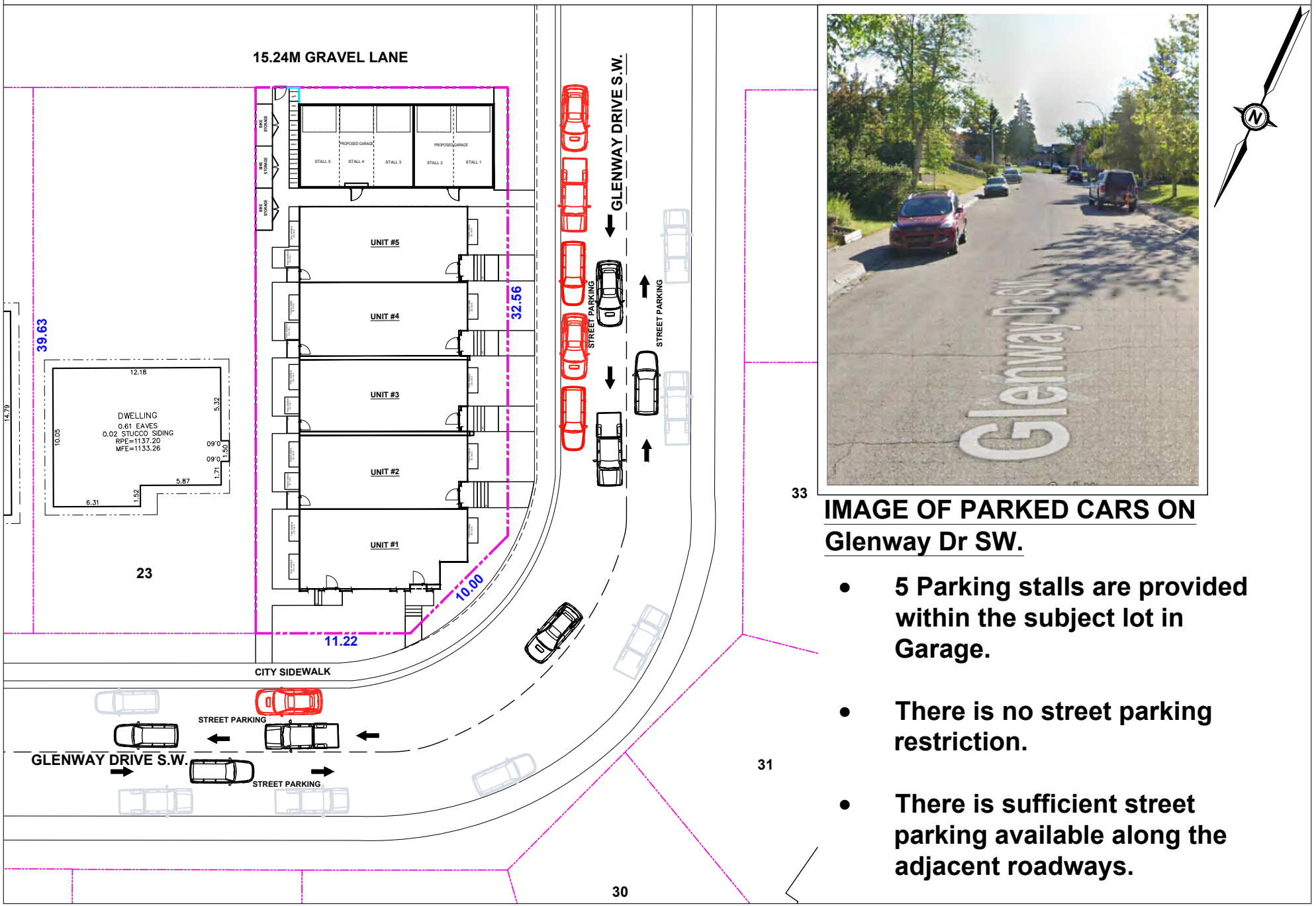
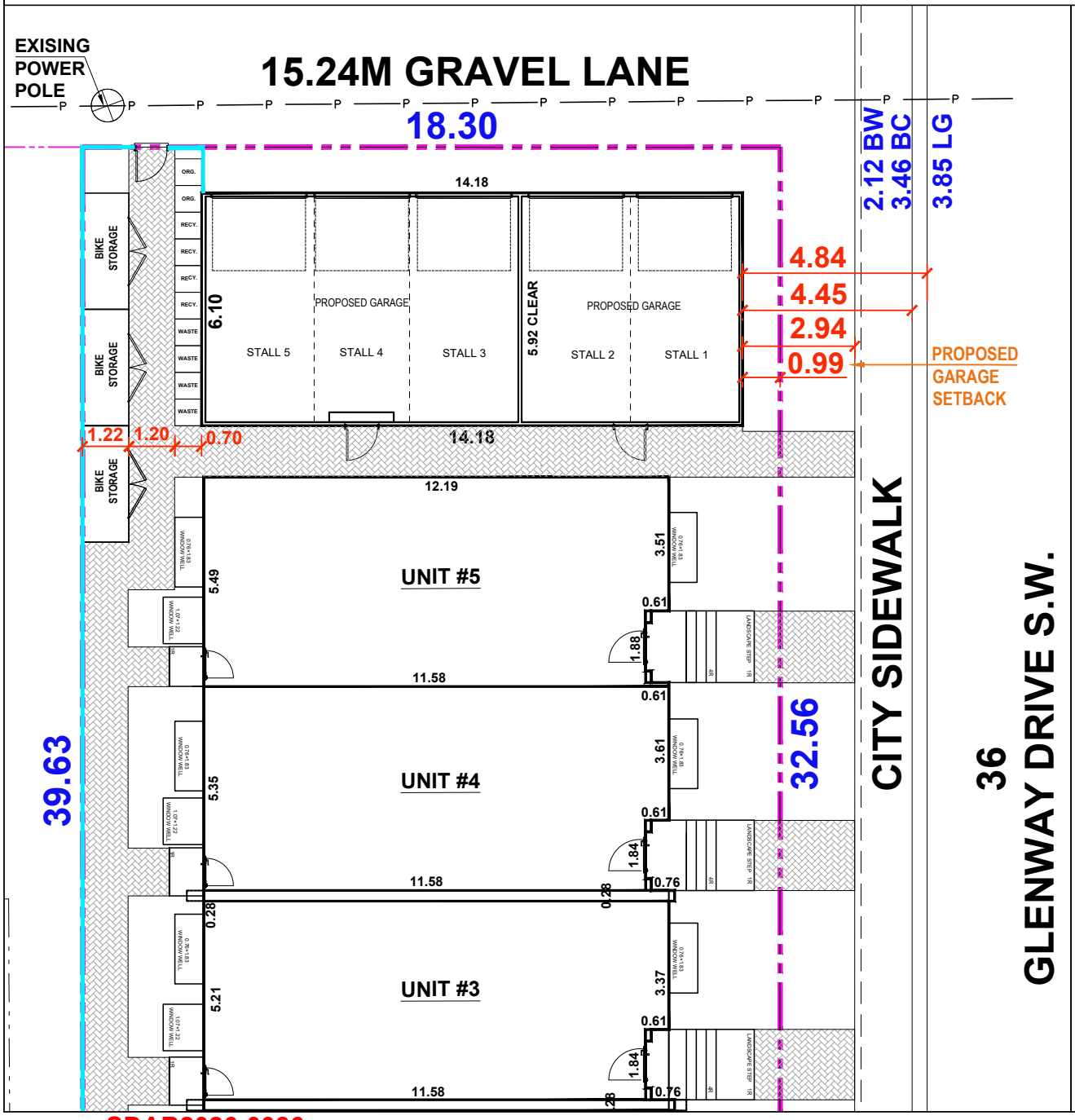


IMAGE OF PARKED CARS ON Glenway Dr SW.

- **5 Parking stalls are provided within the subject lot in Garage.**
- **There is no street parking restriction.**
- **There is sufficient street parking available along the adjacent roadways.**

SDAB2026-0086

REQUESTED SETBACK RELAXATION



- Relaxation was requested for the proposed garage setback from the street.

- Required setback = 1.20m
- Proposed setback = 0.99m

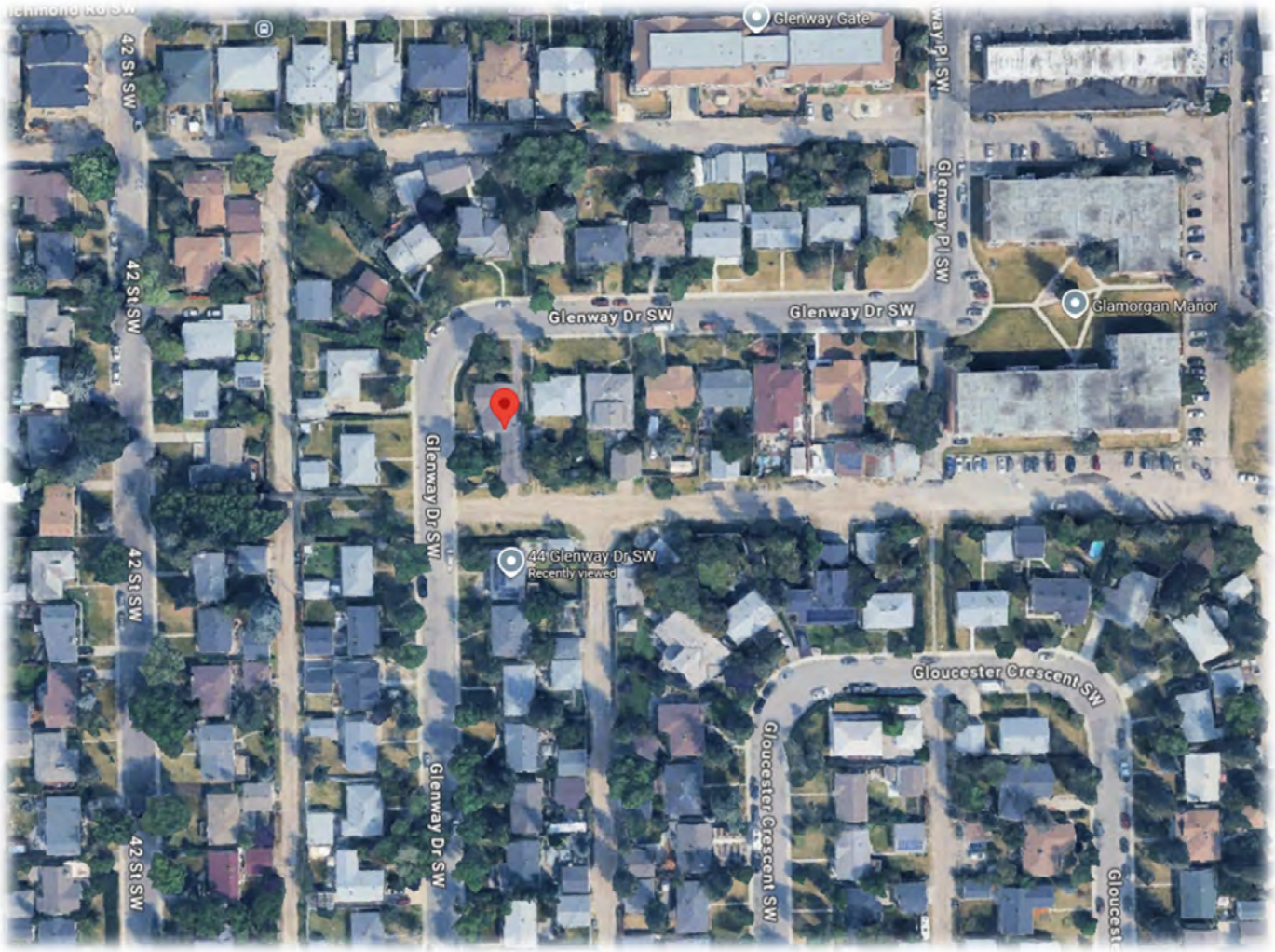
SDAB2026-0086

DEVELOPMENT PERMIT KEY NUMBERS

HEIGHT	DENSITY	PARCEL COVERAGE	PROPOSED DWELLINGS
10.85 m	Density = 5.24 Units (Max. 75 units per hectare).	416.83 SQ M. 59.58 % OF LOT AREA (Max. Coverage= 60%)	5 Main dwelling units

PARKING STALLS	WASTE AND RECYCLING	BIKE STORAGE
5 Parking stalls (Garage).	10 bins proposed in Enclosed area. (Private Collection).	6 Class-1 bike storage lockers provided.

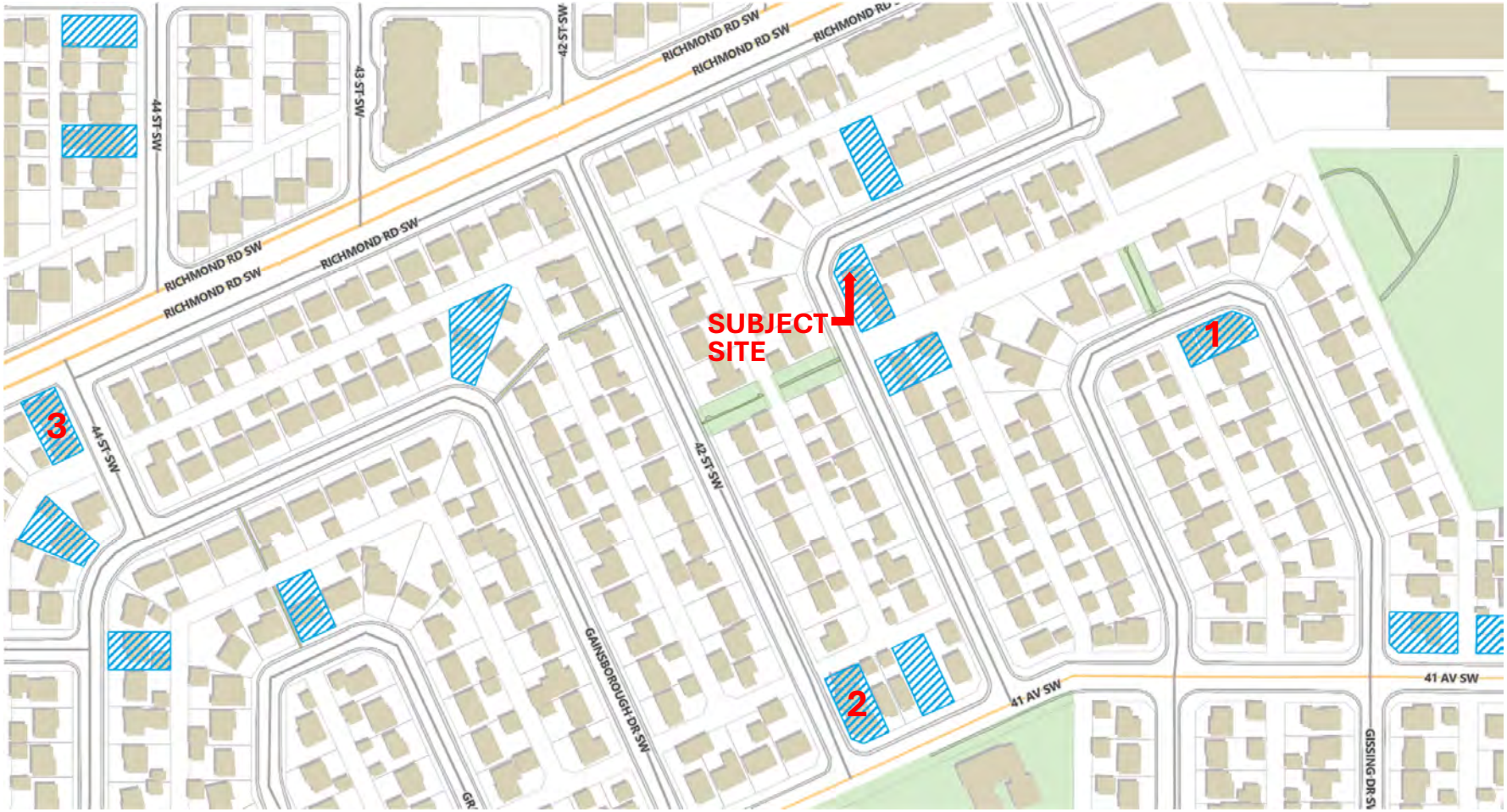
COMMUNITY CONTEXT



SURROUNDING LAND USE



NEW PROPOSALS IN NEIGHBOURHOOD



DP RELEASED 1

Address:

105 GLOUCESTER CR SW

Application Summary:

New: Rowhouse Building (1 building), Secondary Suite (4 Suites), Accessory Residential Building (garage)

DP RELEASED 2

Address:

4160 42 ST SW

Application Summary:

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

DP RELEASED 3

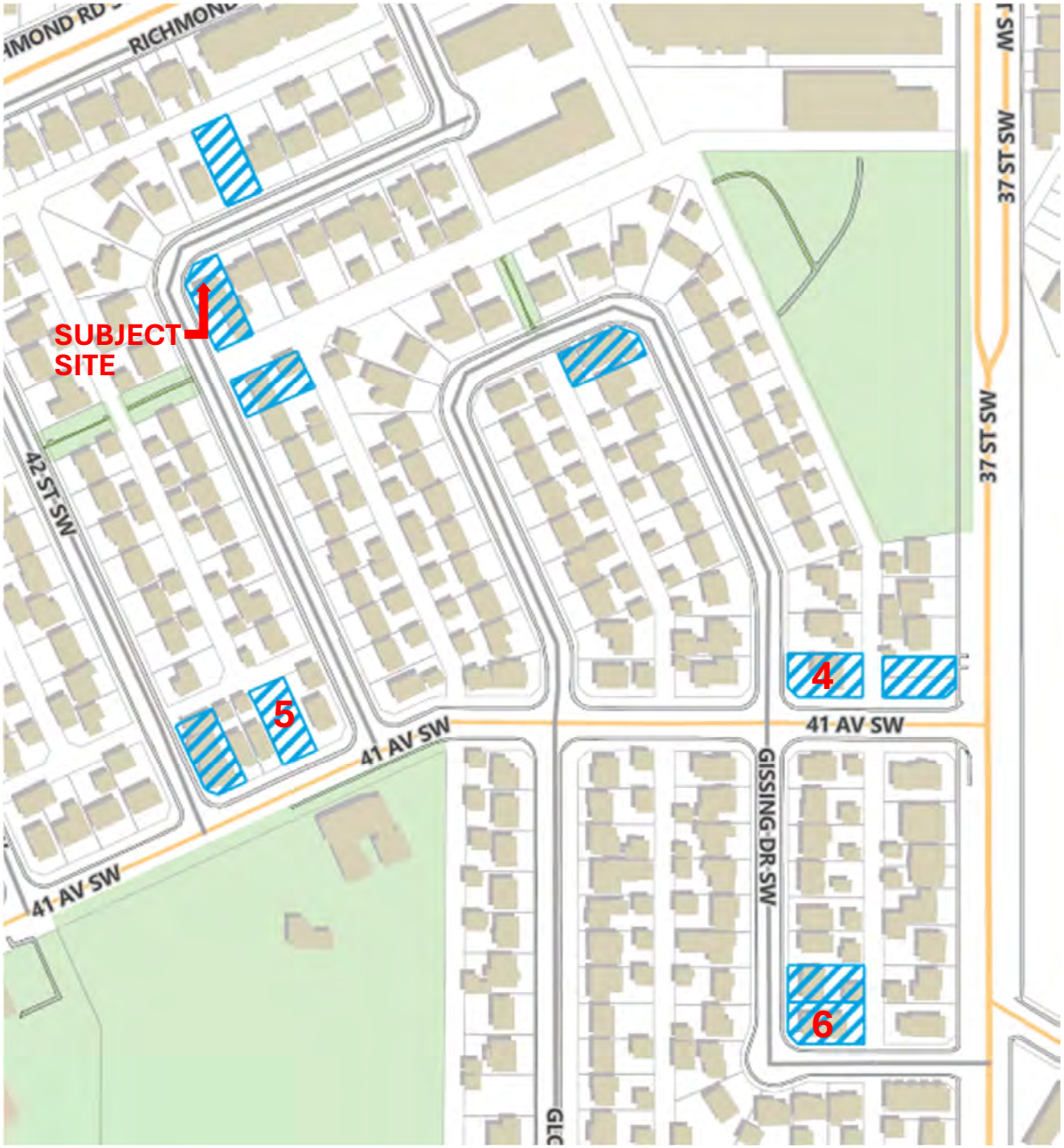
Address:

3909 44 ST SW

Application Summary:

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

NEW PROPOSALS IN NEIGHBOURHOOD



DP APPROVED 4

Address:

3812 41 AV SW

Application Summary:

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

DP RELEASED 5

Address:

4208 41 AV SW

Application Summary:

New: Semi-detached Dwelling (2 buildings), Secondary Suite (4 suites), Accessory Residential Building (garage)

DP APPROVED 6

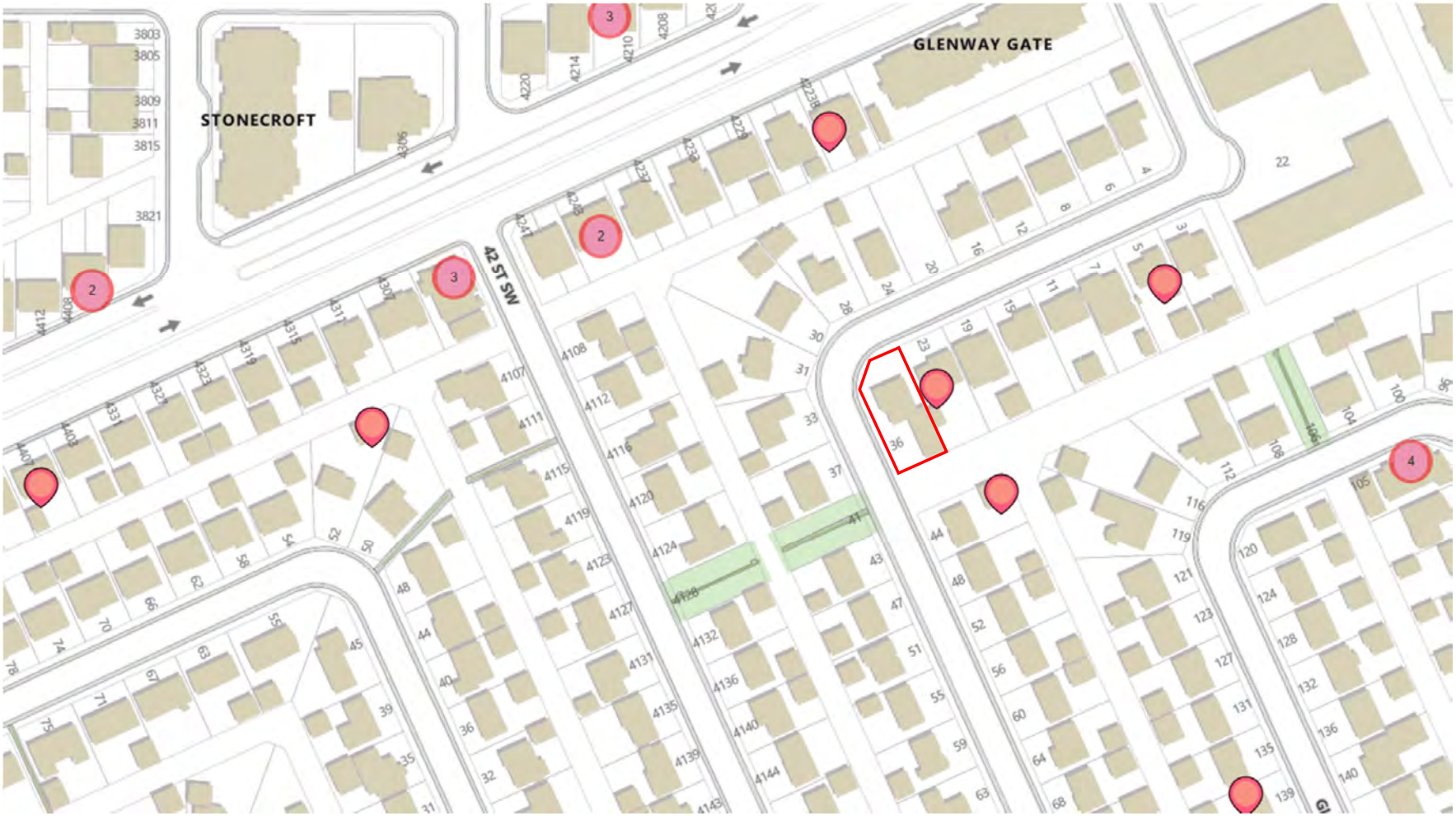
Address:

12 GISSING DR SW

Application Summary:

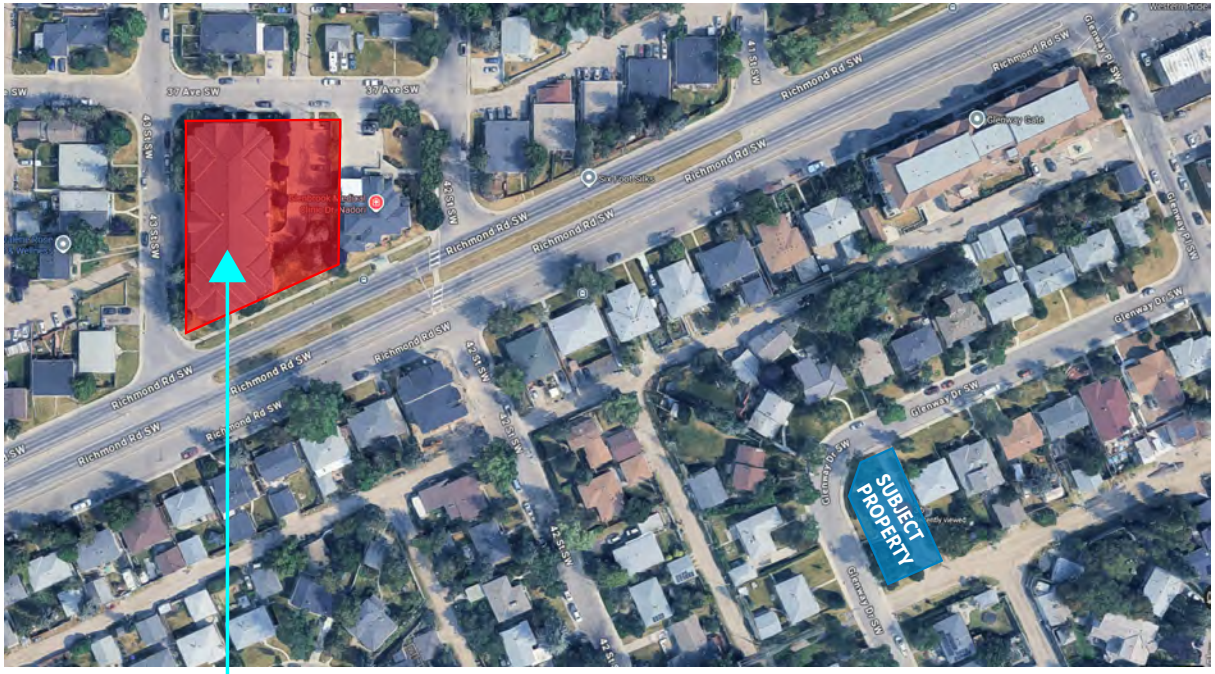
New: Rowhouse Building (1 building), Secondary Suite (4 suites), Accessory Residential Building (garage)

REGISTERED SECONDARY SUITES



SDAB2026-0086

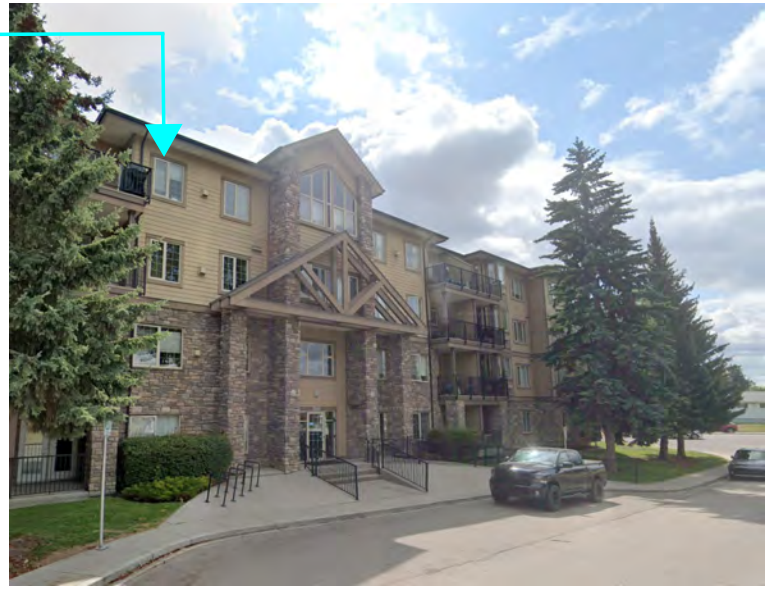
EXISTING MULTIFAMILY UNIT



3810 43 St SW

- EXISTING MULTI-FAMILY IS 650m. AWAY FROM THE SUBJECT PROPERTY.





EXISTING MULTIFAMILY UNIT



4211 Richmond Rd SW.

- EXISTING MULTI-FAMILY IS 850m. AWAY FROM THE SUBJECT PROPERTY.





NEIGHBOURHOOD CONTEXT



- **Boardwalk Glamorgan Manor, 4 Glenway Place SW, multi-family development.**

NEIGHBOURHOOD CONTEXT



- **Backyard Suite at 44 Glenway Dr SW (DP2024-06683), across the lane.**

ROWHOUSE DEVELOPMENT IN THE AREA



- **4105 42 Street SW (DP2023-02289) – New Rowhouse Building with 4 Secondary Suites.**

ROWHOUSE DEVELOPMENT IN THE AREA



4160 42 Street SW – 4-unit Rowhouse Building with 4 Secondary Suites
DP2024-04281, approved per SDAB2025-0024

ROWHOUSE DEVELOPMENT IN THE AREA



12 Gissing Drive SW
Rowhouse Building (4 dwelling units & 4 suites)
DP2025-06554, approved SDAB2026-0075 with parcel coverage of 55%

ROWHOUSE DEVELOPMENT IN THE AREA

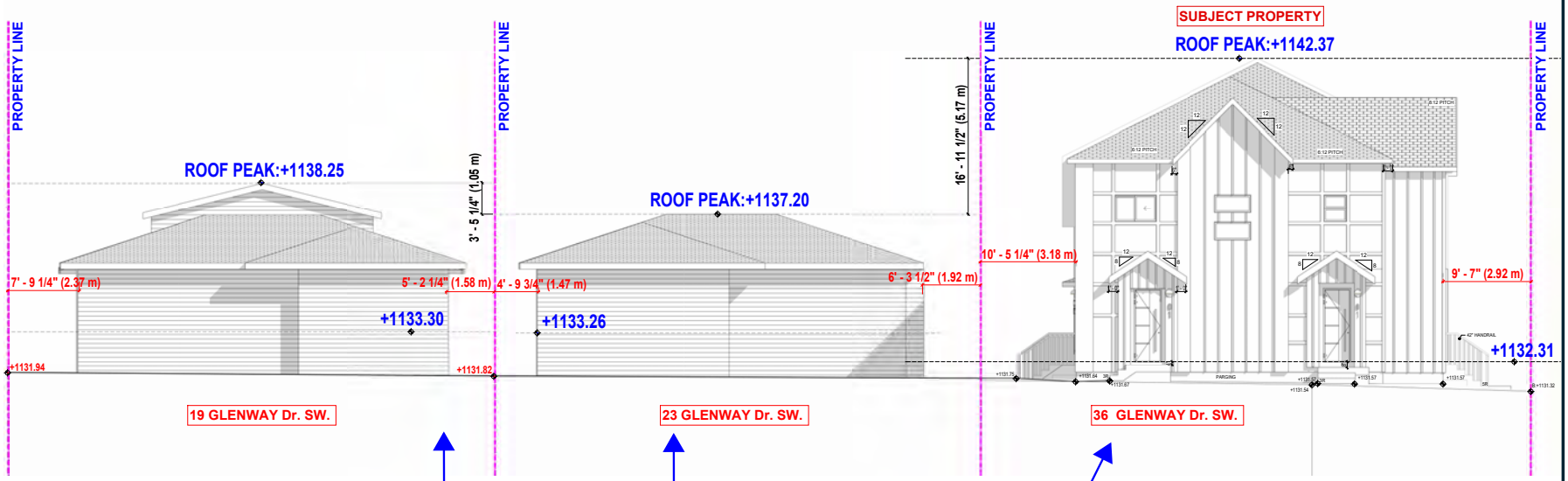


4411 37 Street SW & Gissing Drive SW – New 4-unit Rowhouse Building.

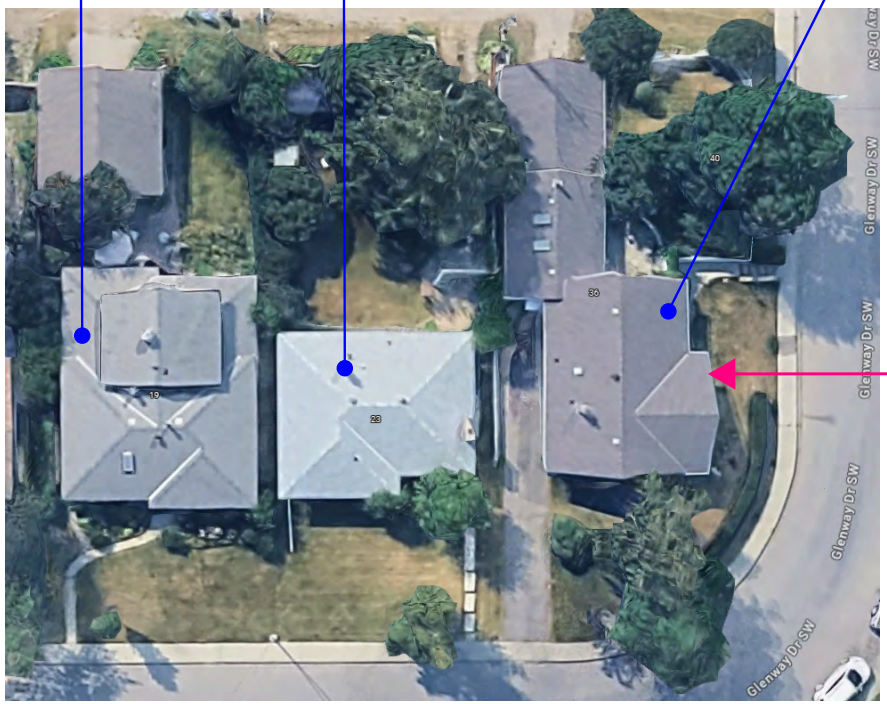
STREETSCAPE



STREETSCAPE

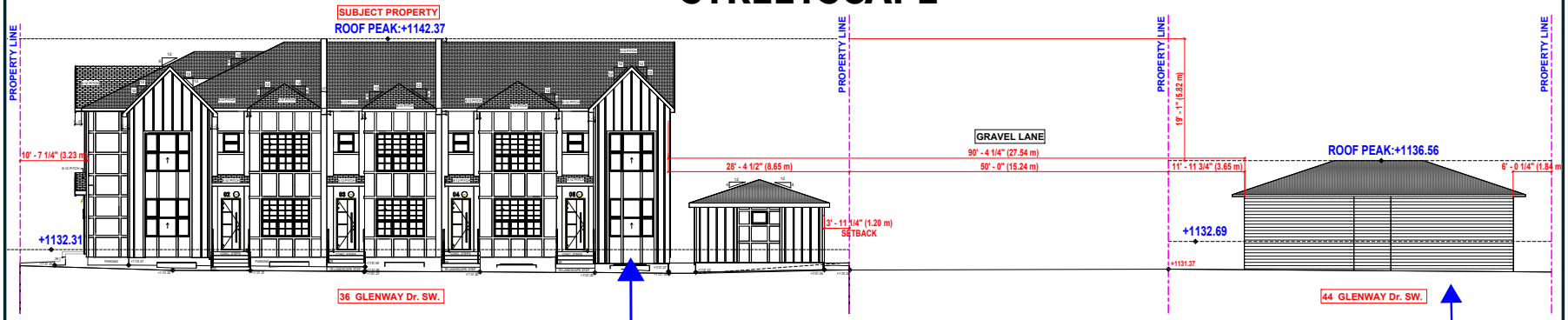


KEY PLAN

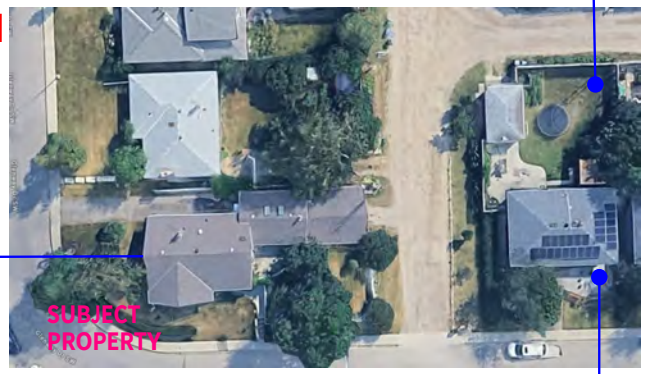


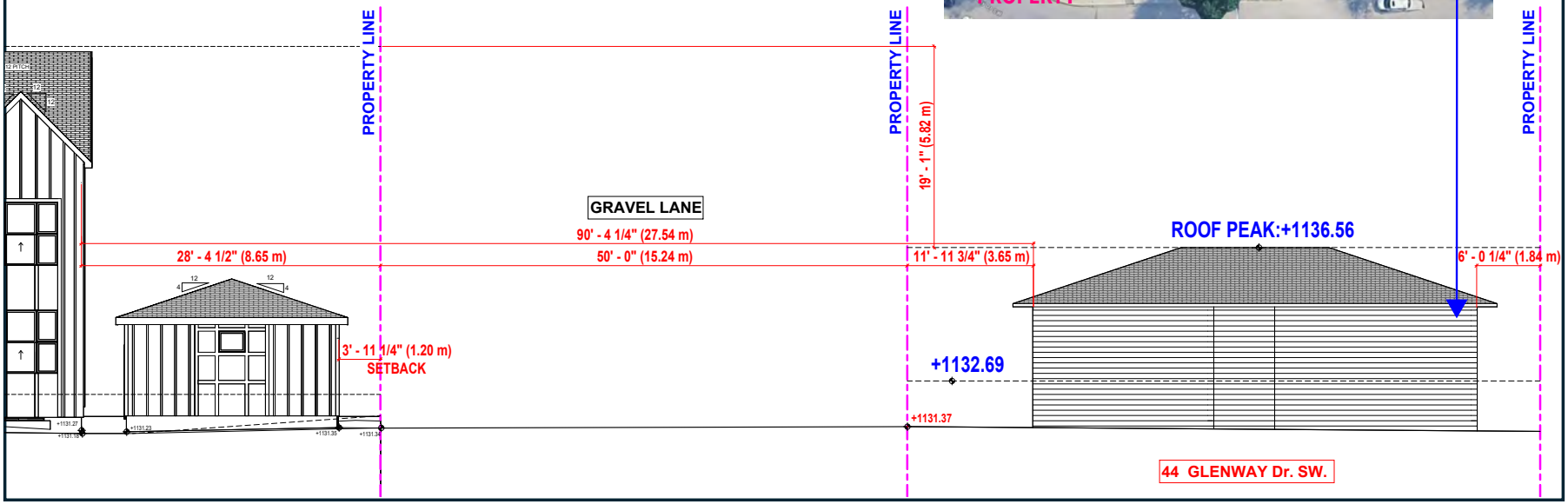
SDAB2026-0086

STREETSCAPE



KEY PLAN





SDAB2026-0086

3D VIEW OF STREETSCAPE



3D VIEW FROM NORTH SIDE



3D VIEW FROM NORTH SIDE

ISOMETRIC VIEW



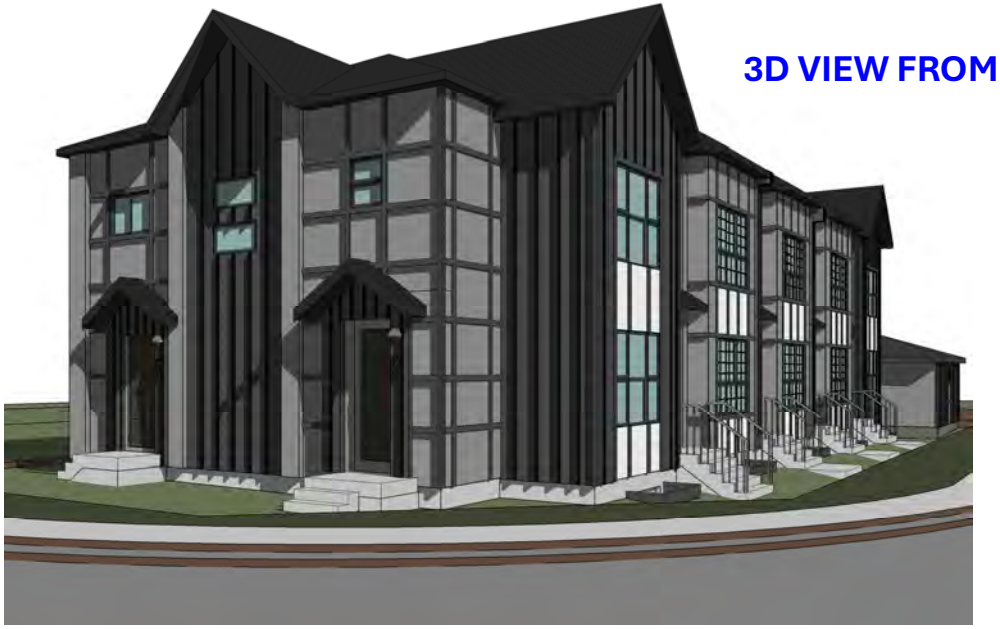
3D VIEW FROM WEST SIDE



3D VIEW FROM SOUTH-WEST SIDE

ISOMETRIC VIEW

3D VIEW FROM NORTH-WEST SIDE





3D VIEW FROM NORTH SIDE

ISOMETRIC VIEW

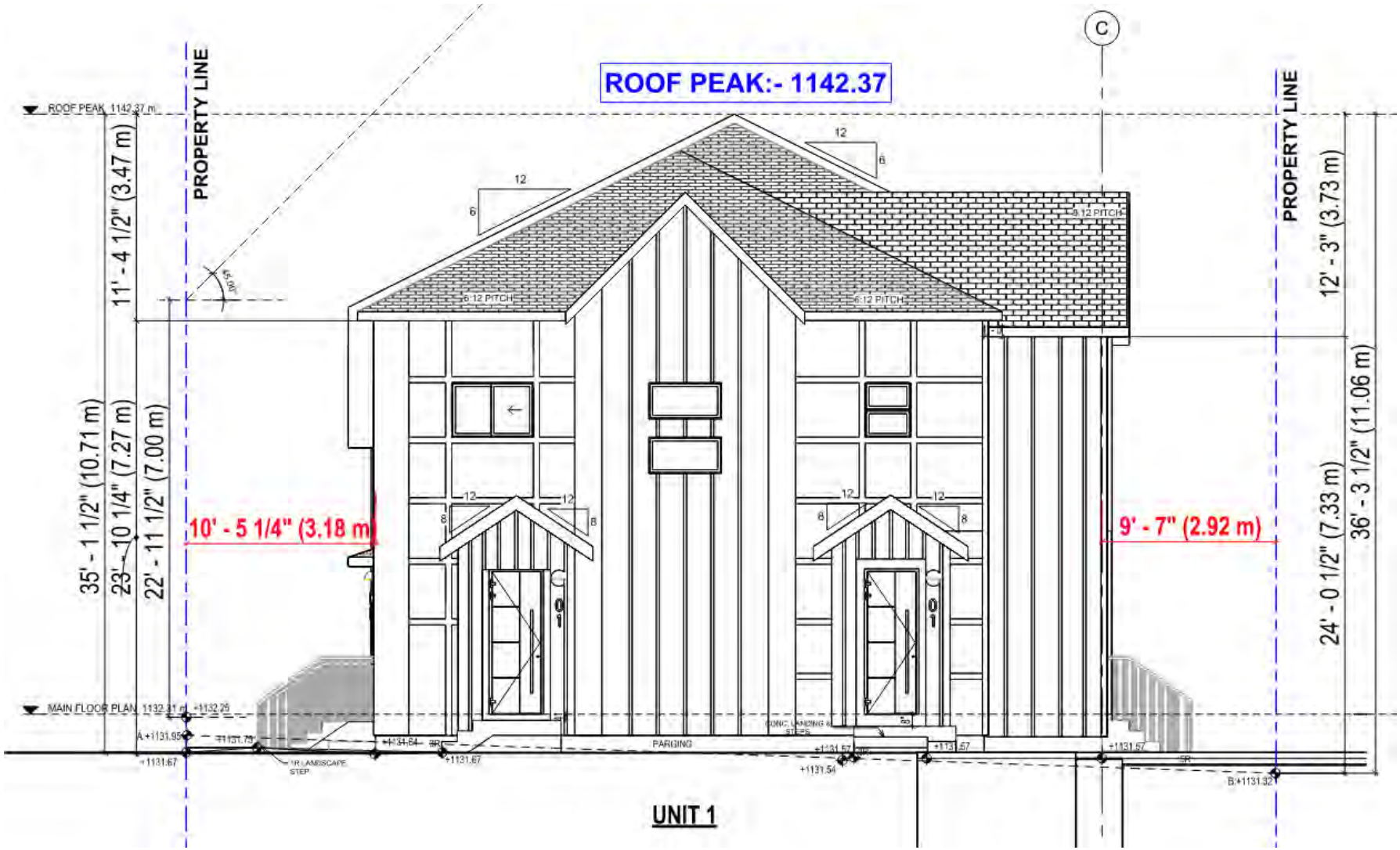


3D VIEW FROM NORTH SIDE

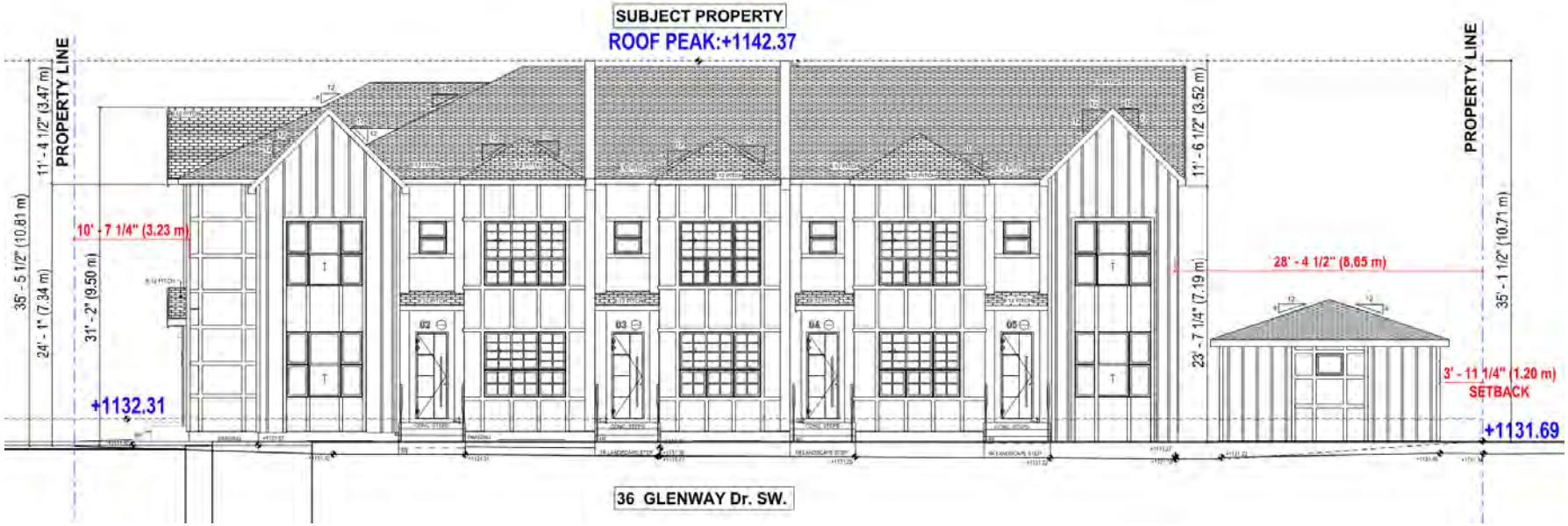


3D VIEW FROM EAST SIDE

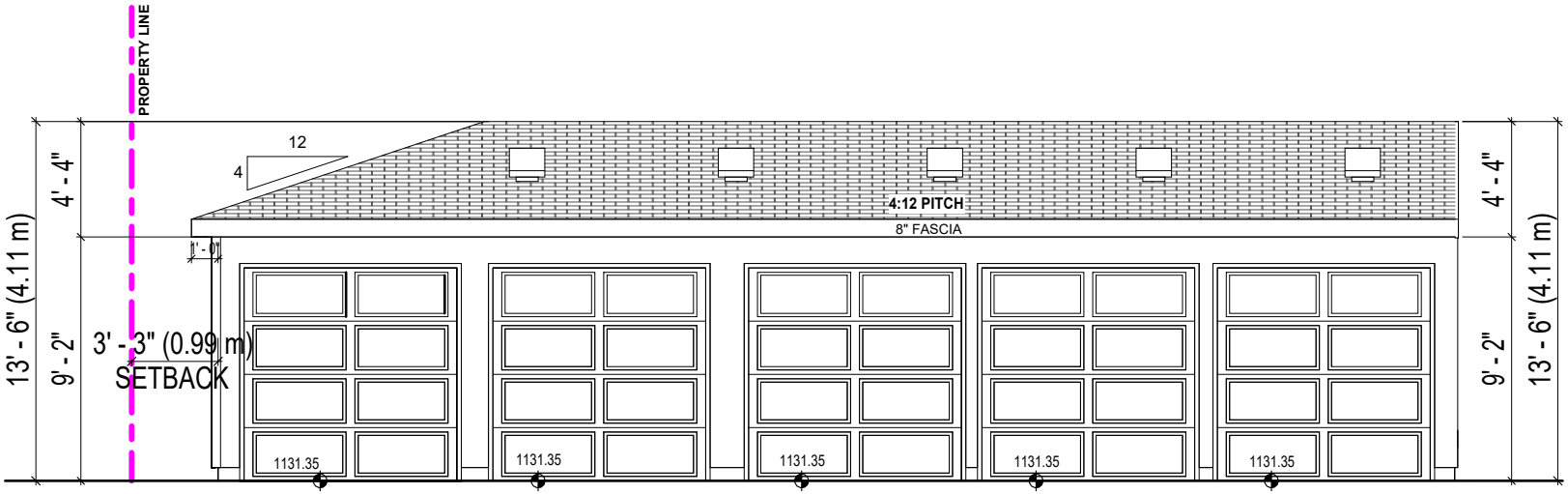
PROPOSED HEIGHT



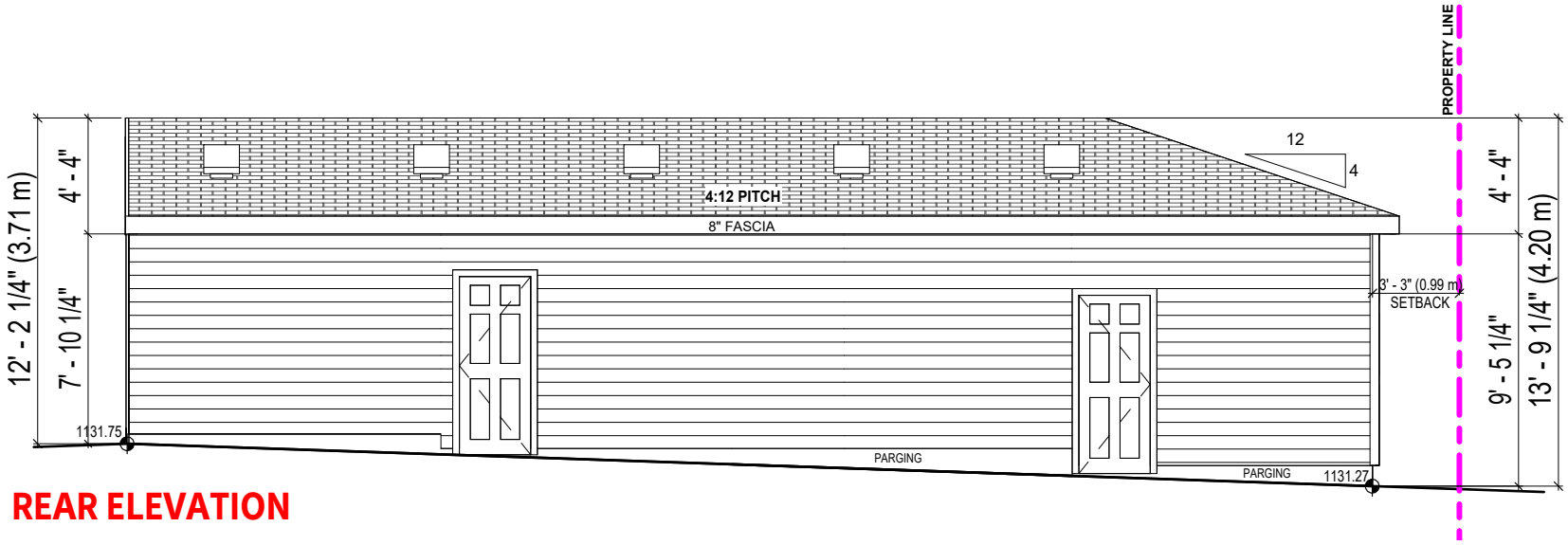
PROPOSED HEIGHT



GARAGE ELEVATIONS



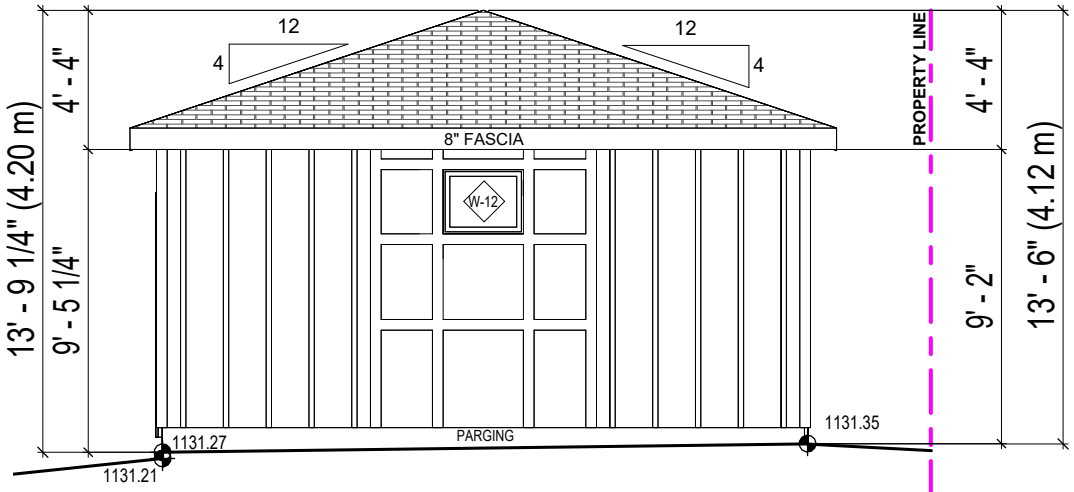
FRONT ELEVATION



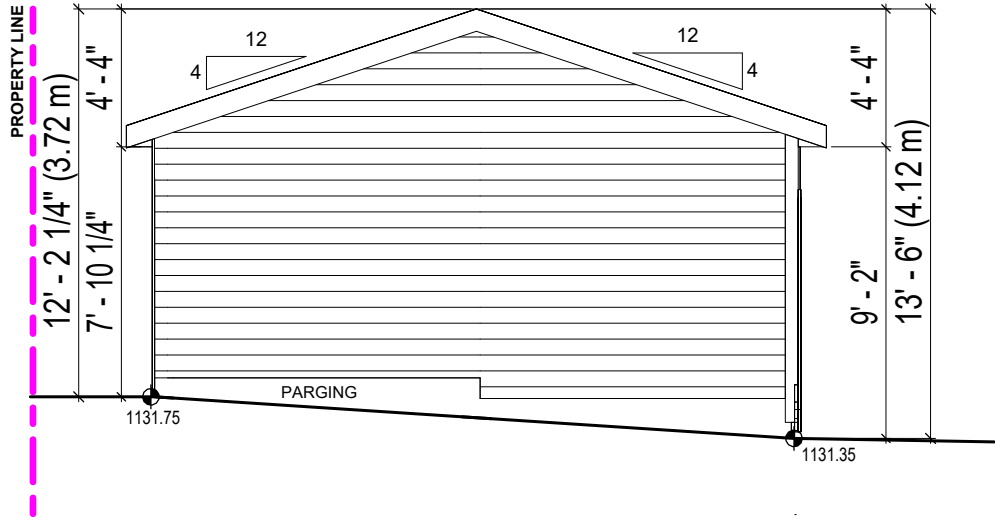
REAR ELEVATION

SDAB2026-0086

GARAGE ELEVATIONS

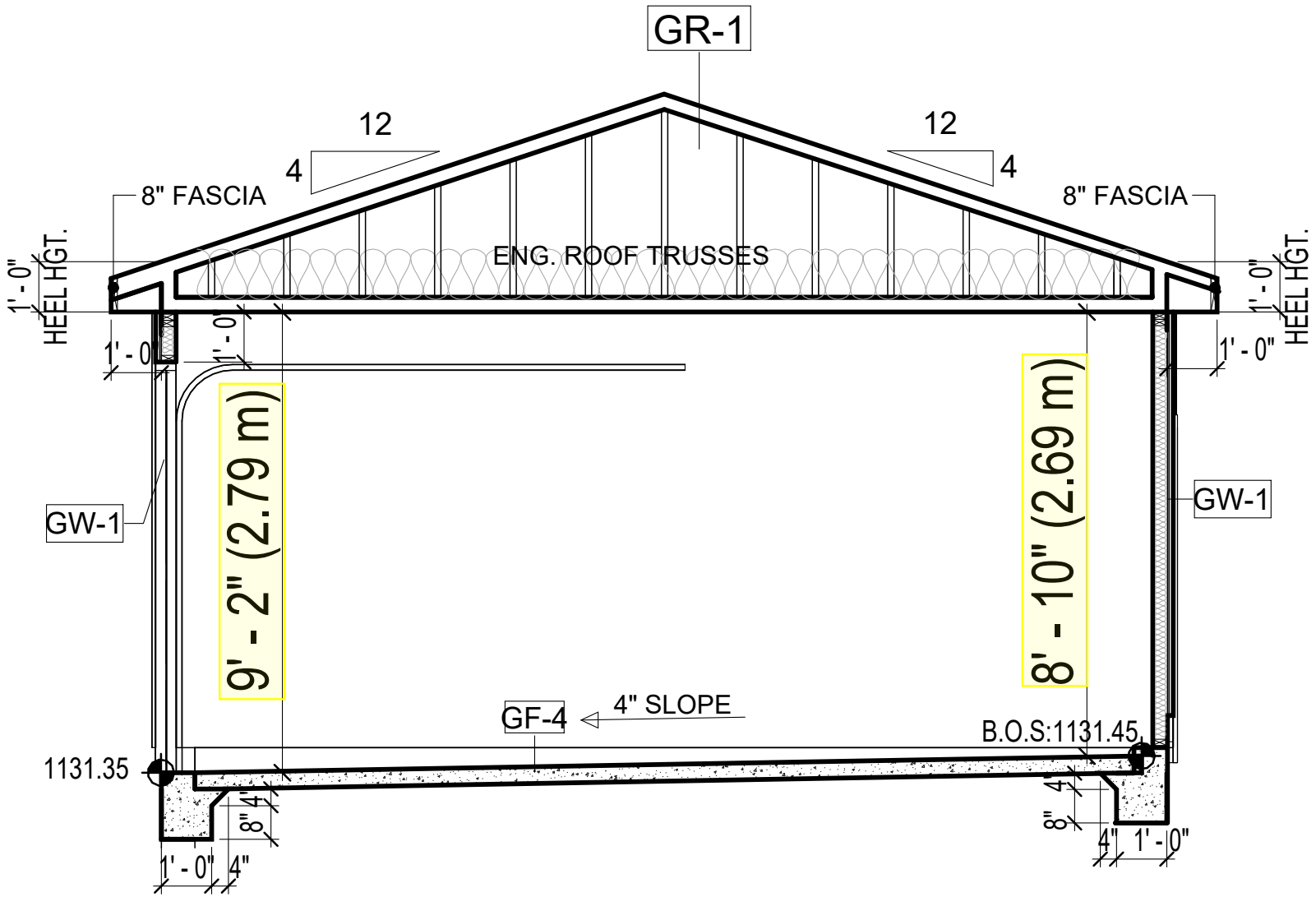


LEFT ELEVATION



RIGHT ELEVATION

GARAGE SECTION

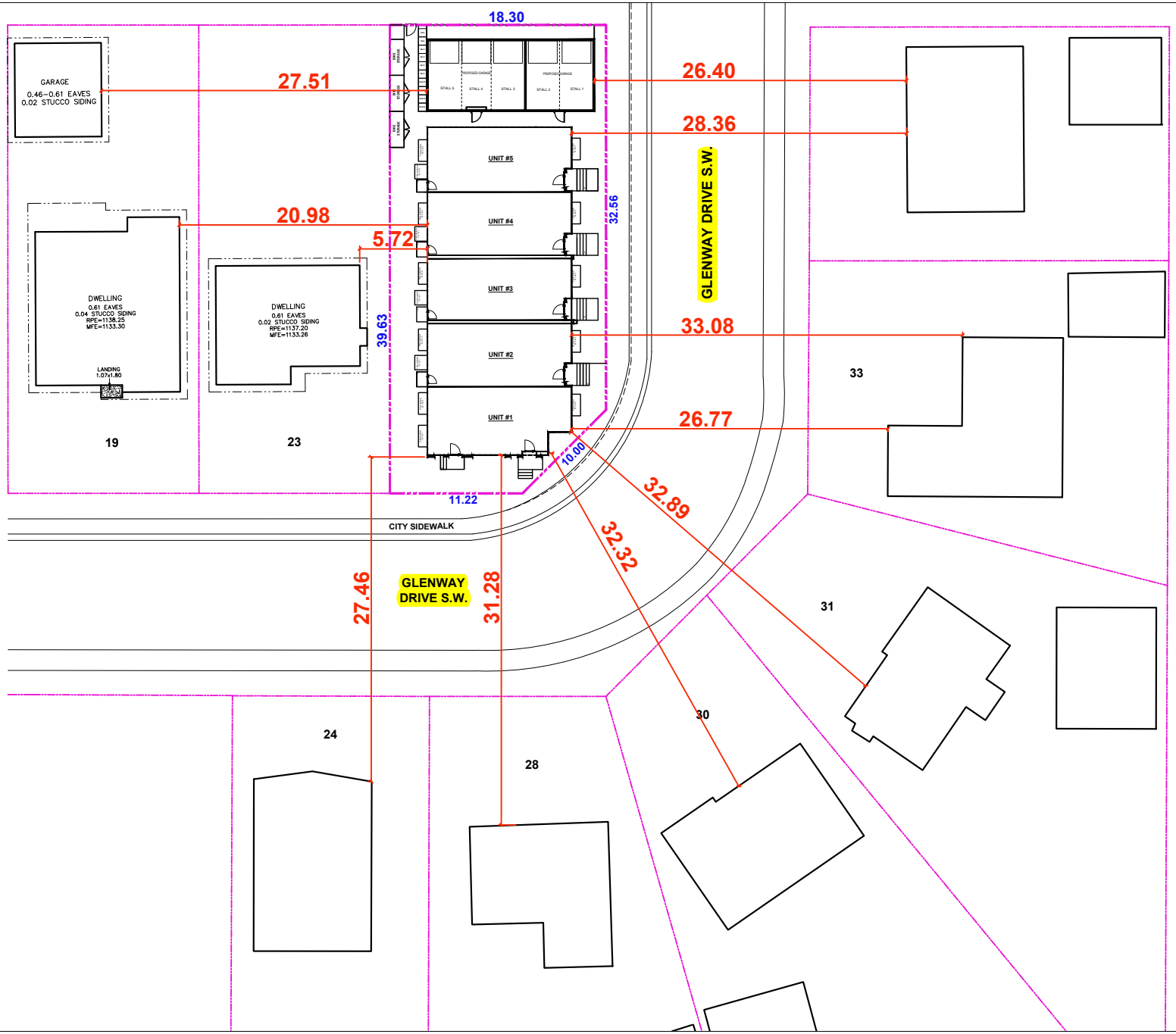


Allowed Garage Height is 3.00m from Eaveline to the finished floor.

PRIVACY

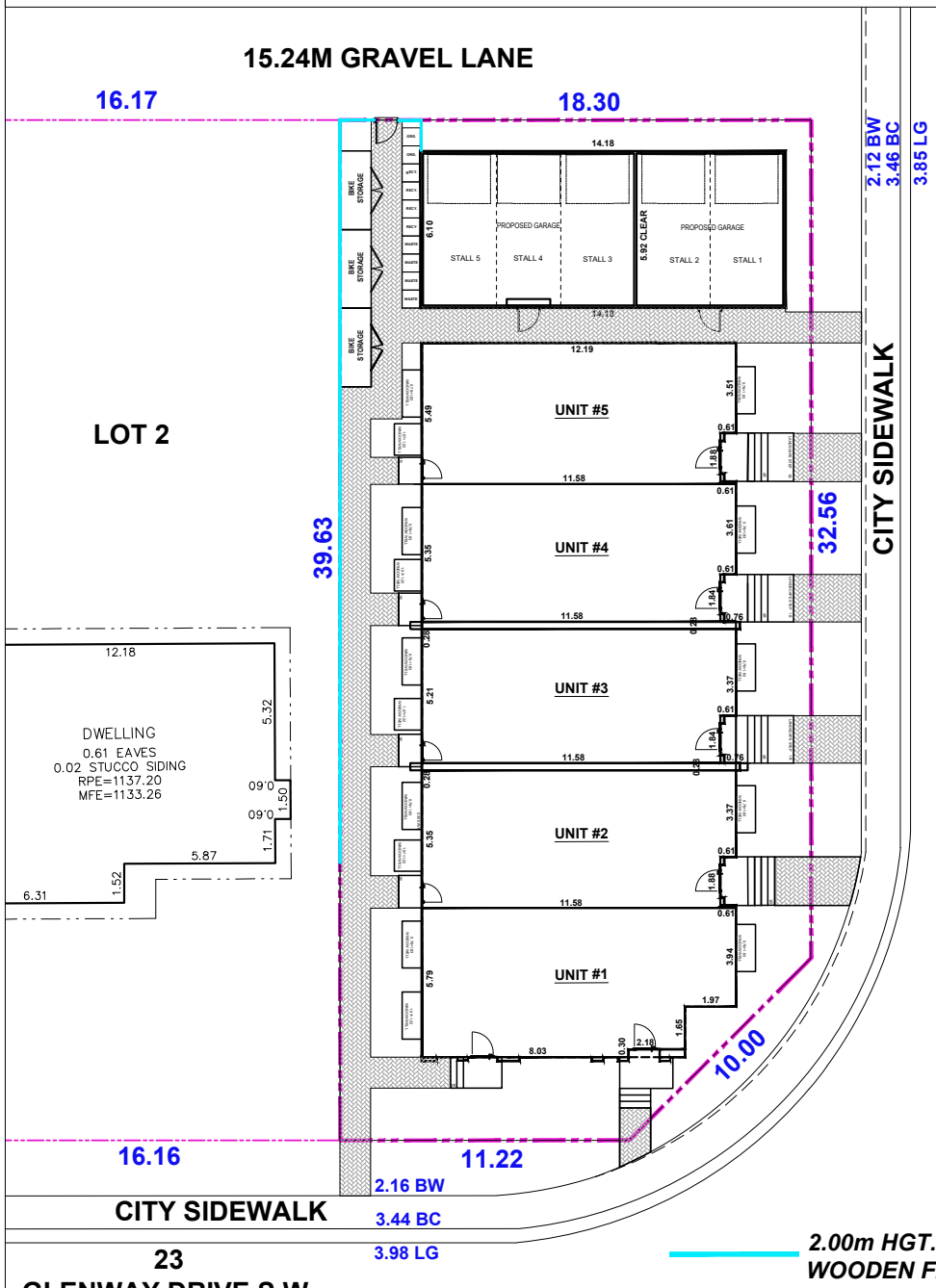


DISTANCE FROM THE NEIGHBOUR'S



SDAB2026-0086

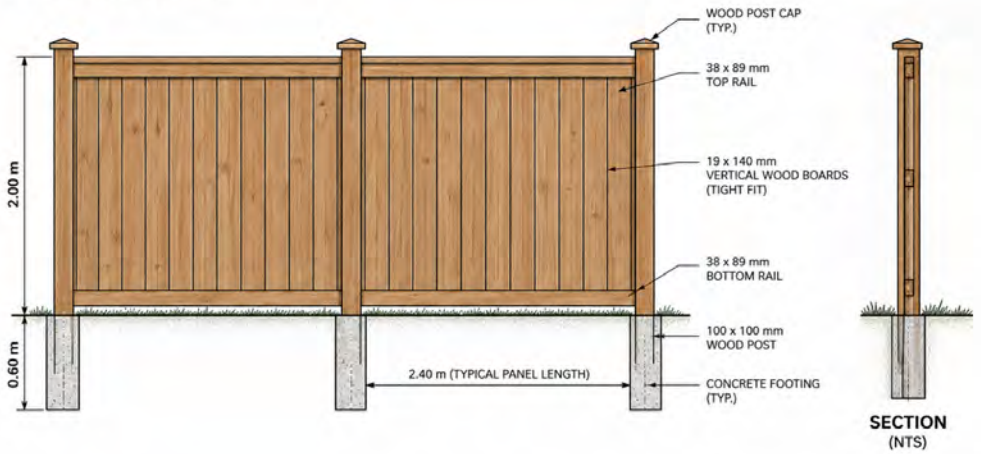
SCREENING



2.00m HGT.
WOODEN FENCE

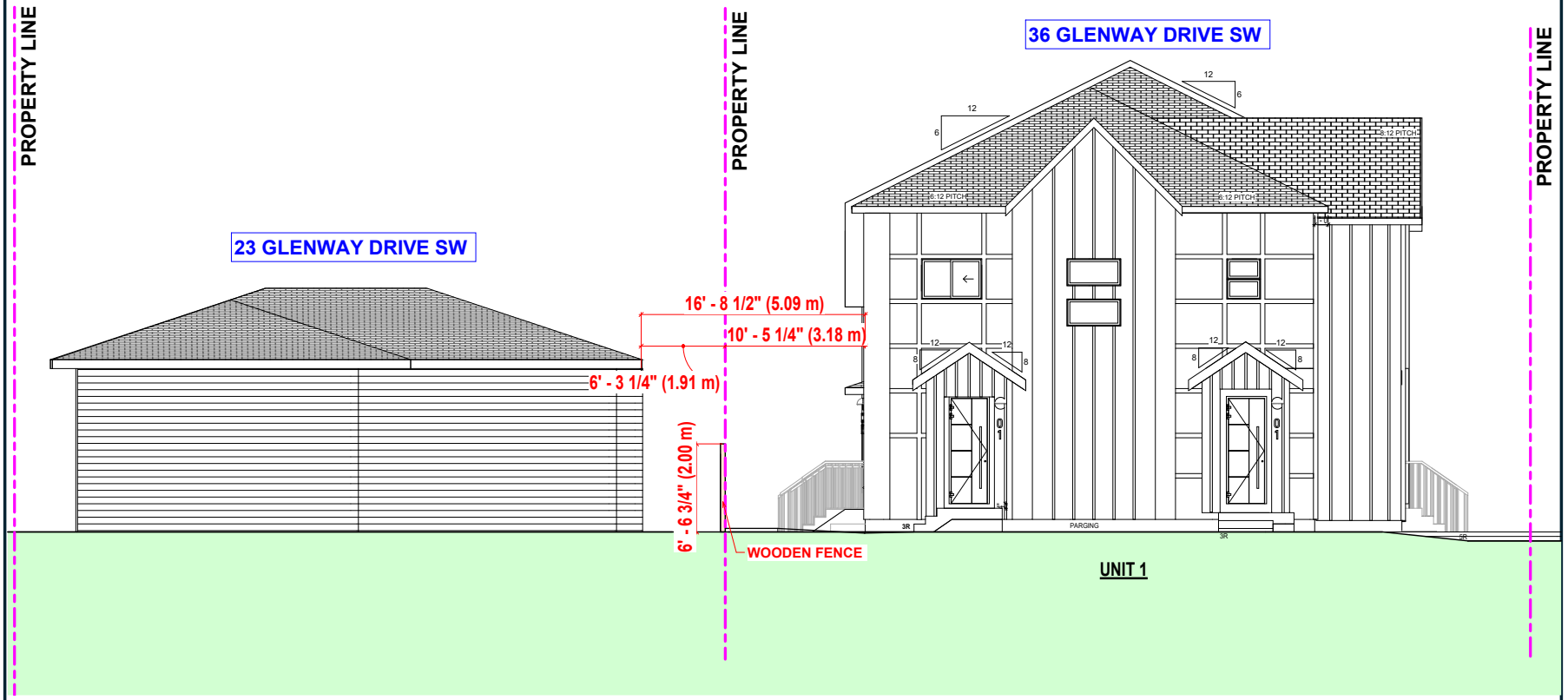
WOODEN FENCE ELEVATION

HEIGHT: 2.00 m (TYPICAL)

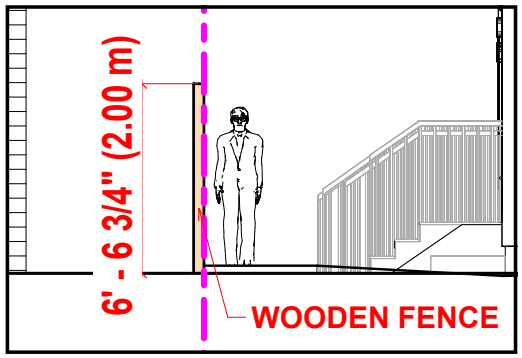


SDAB2026-0086

PRIVACY

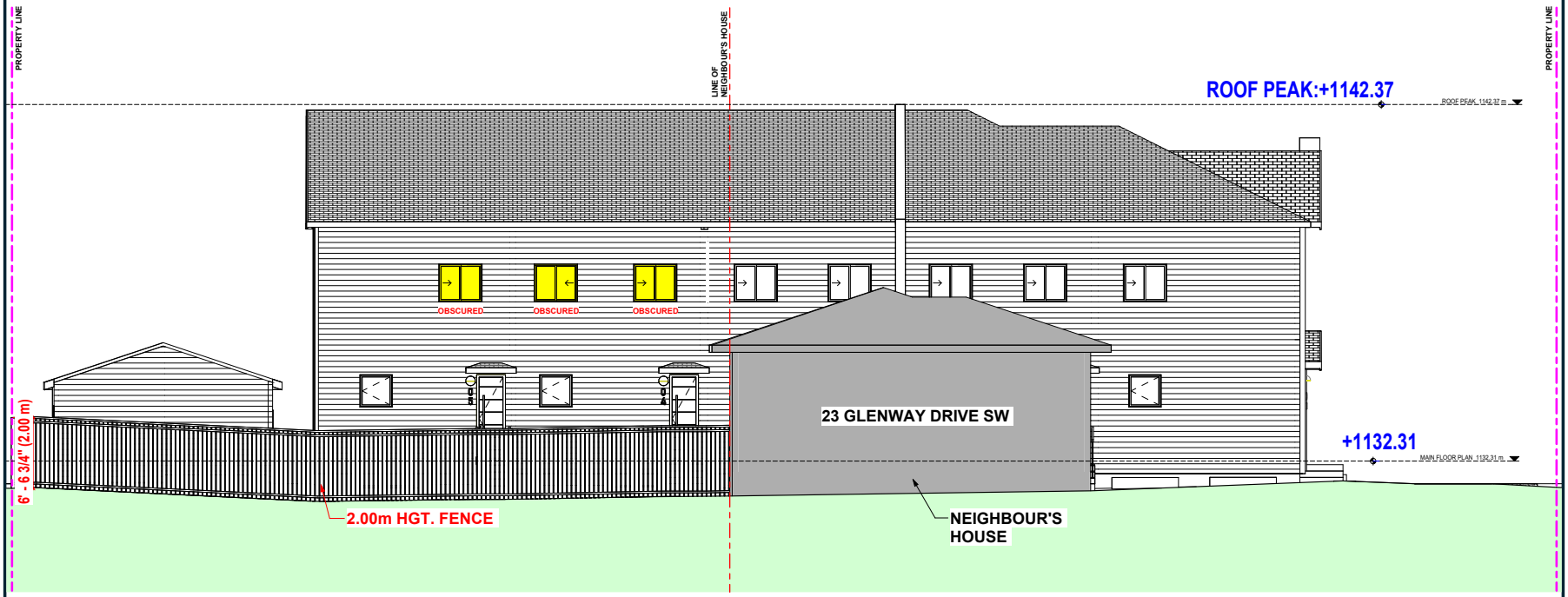


VIEW FROM NORTH PROPERTY LINE



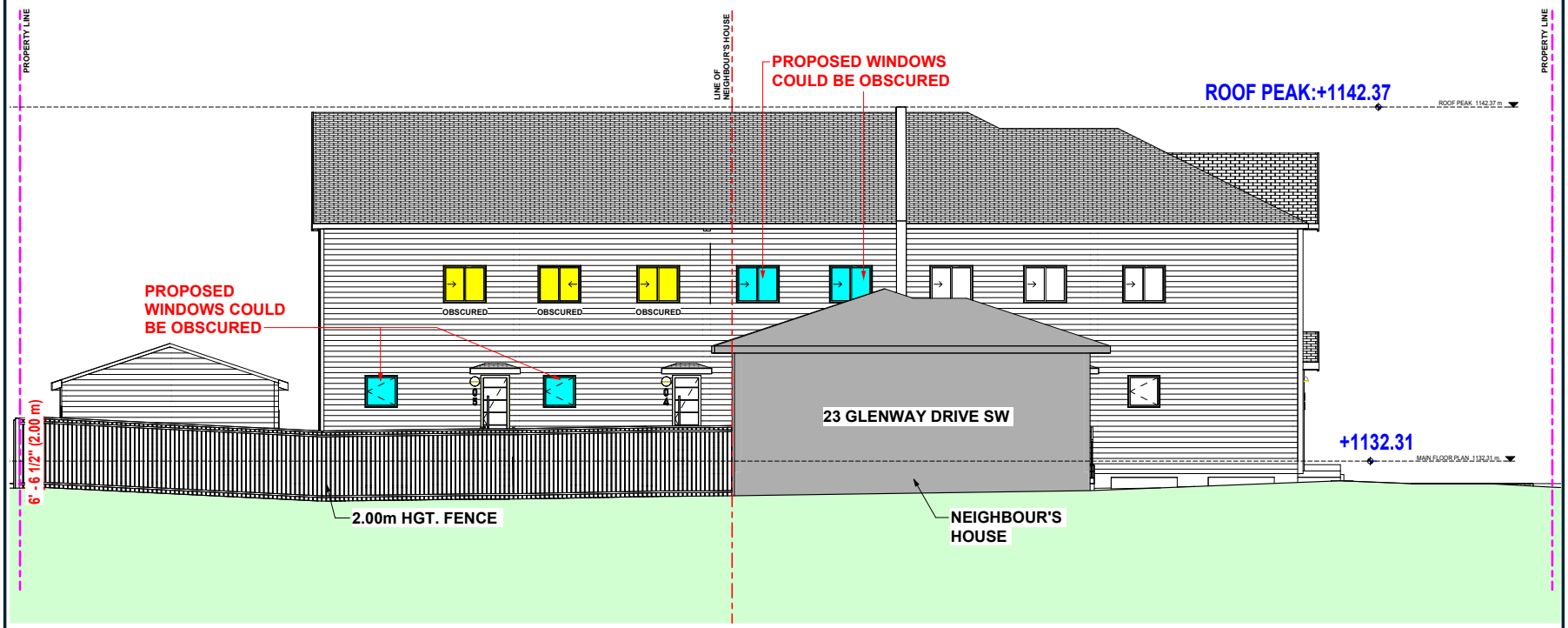
SDAB2026-0086

PRIVACY



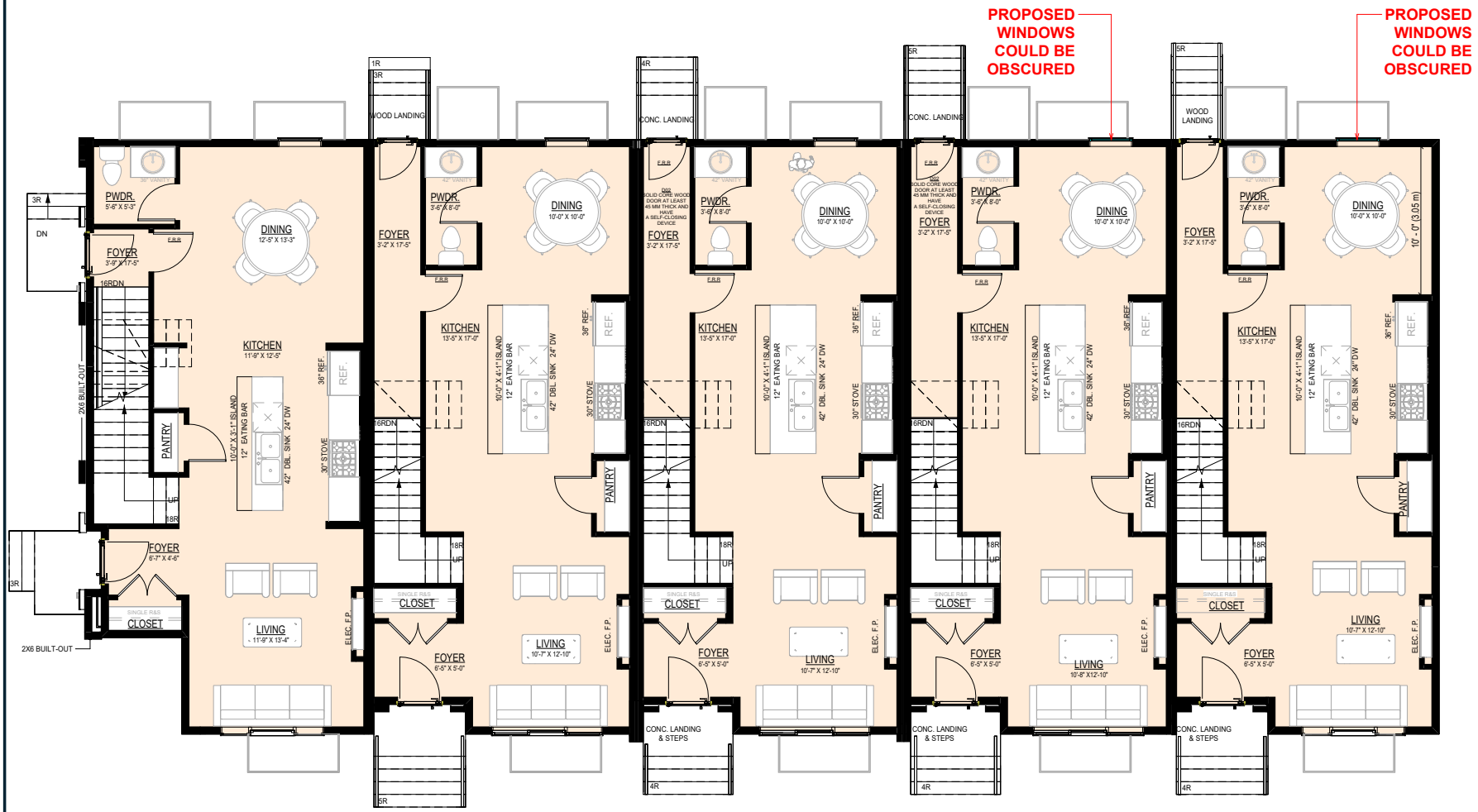
VIEW FROM EAST PROPERTY LINE

PRIVACY



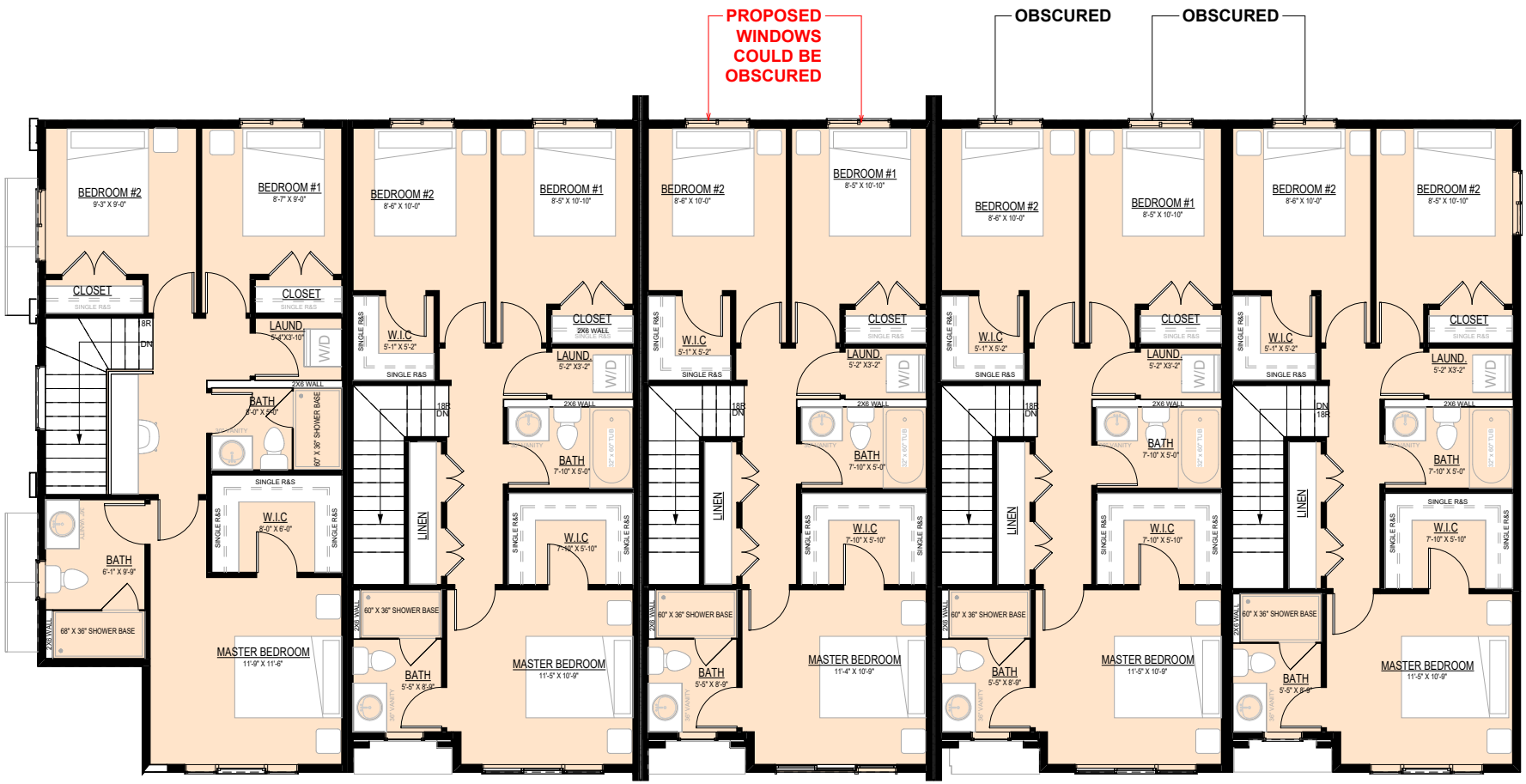
VIEW FROM EAST PROPERTY LINE

MAIN FLOOR PLAN



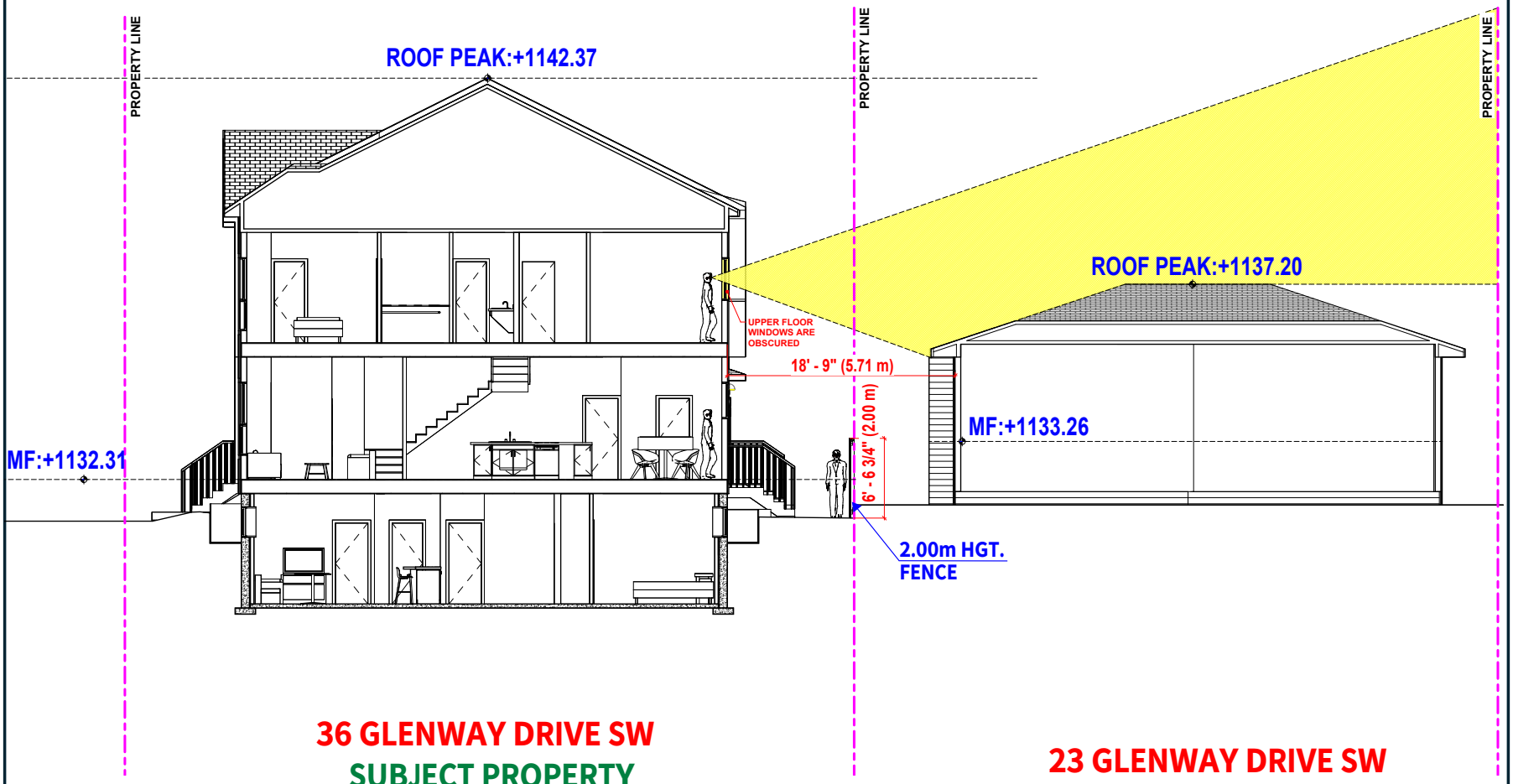
SDAB2026-0086

UPPER FLOOR PLAN



SDAB2026-0086

PRIVACY AND OVERLOOKING

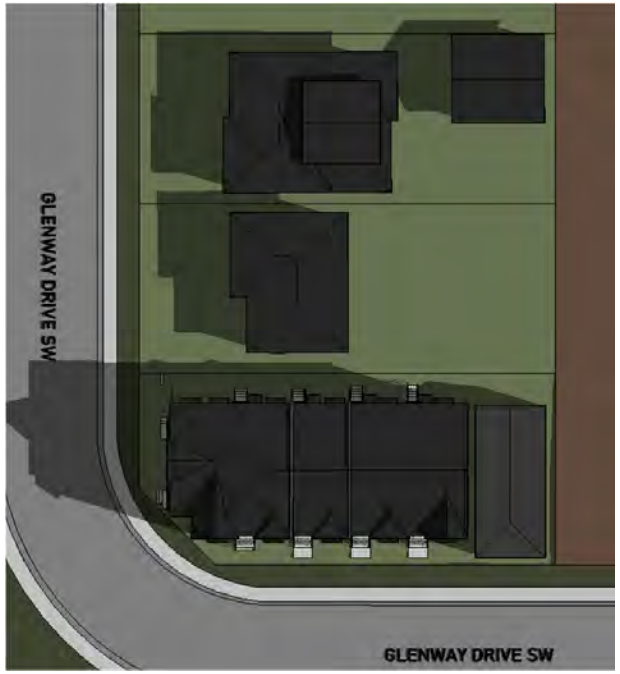


SHADOW STUDY

SHADOW STUDY

MARCH 20TH

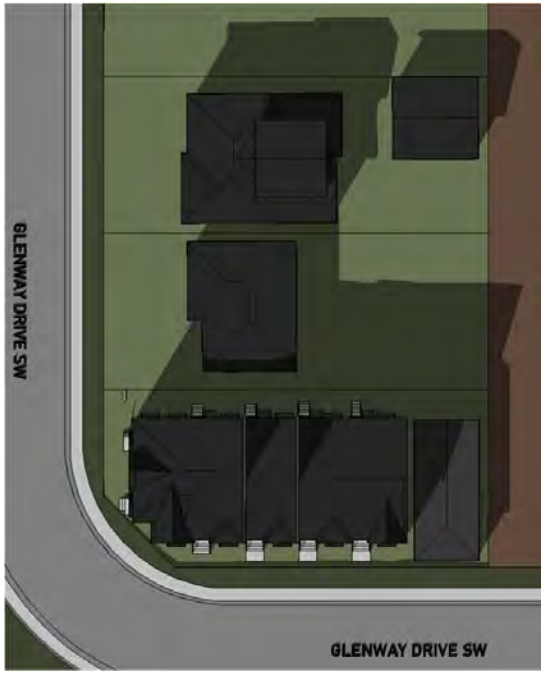
10 AM



1 PM



4 PM



SHADOW STUDY

JUNE 20TH

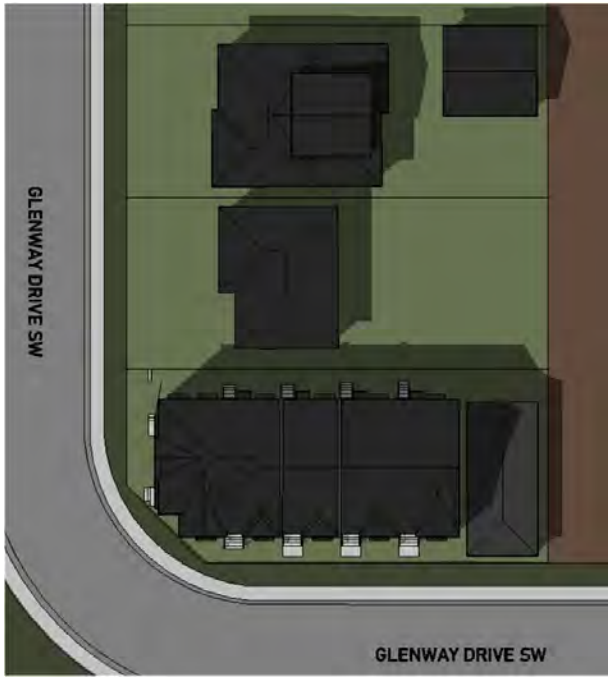
10 AM



1 PM



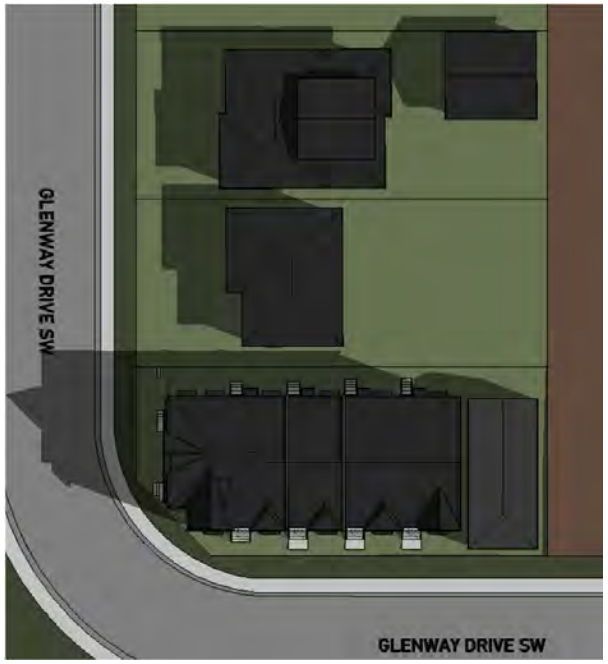
4 PM



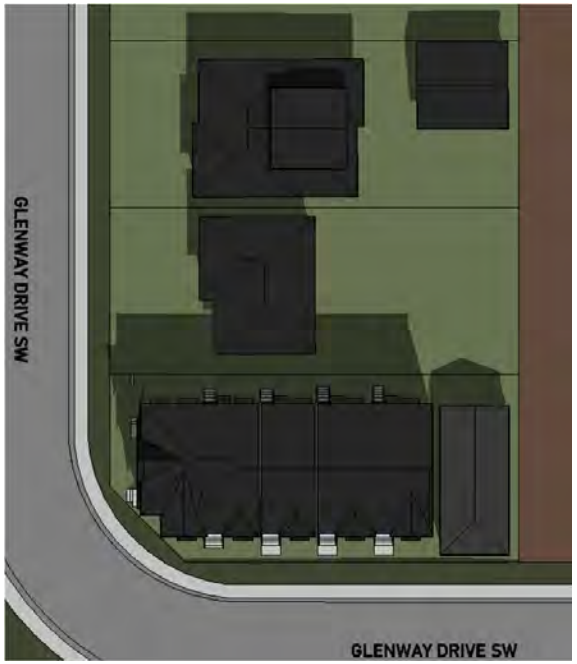
SHADOW STUDY

SEPTEMBER 22ND

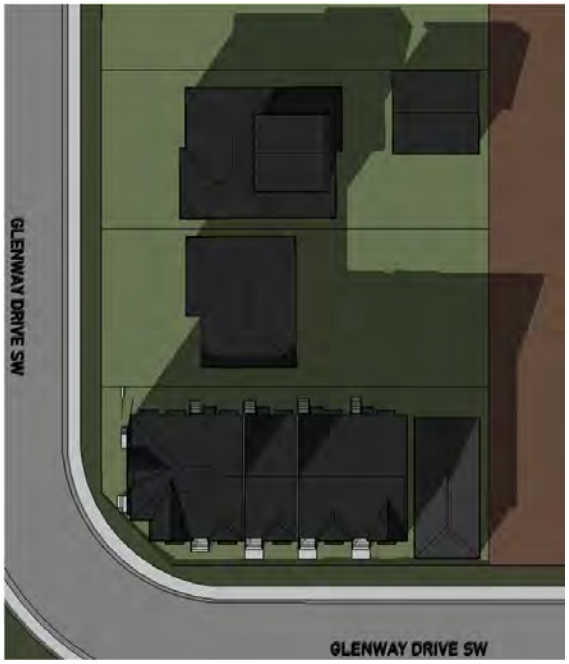
10 AM



1 PM



4 PM



SHADOW STUDY

DECEMBER 21ST

10 AM



1 PM



4 PM



CLIMATE ADAPTATION

The proposed development includes the following climate measures:

(a) Electric-vehicle ready wiring/conduit possible in each garage bay

(b) The project will be able to accommodate future solar photovoltaic (PV) panels

(c) Sod to be irrigated by underground low water irrigation system and draught tolerant gras species to be planted

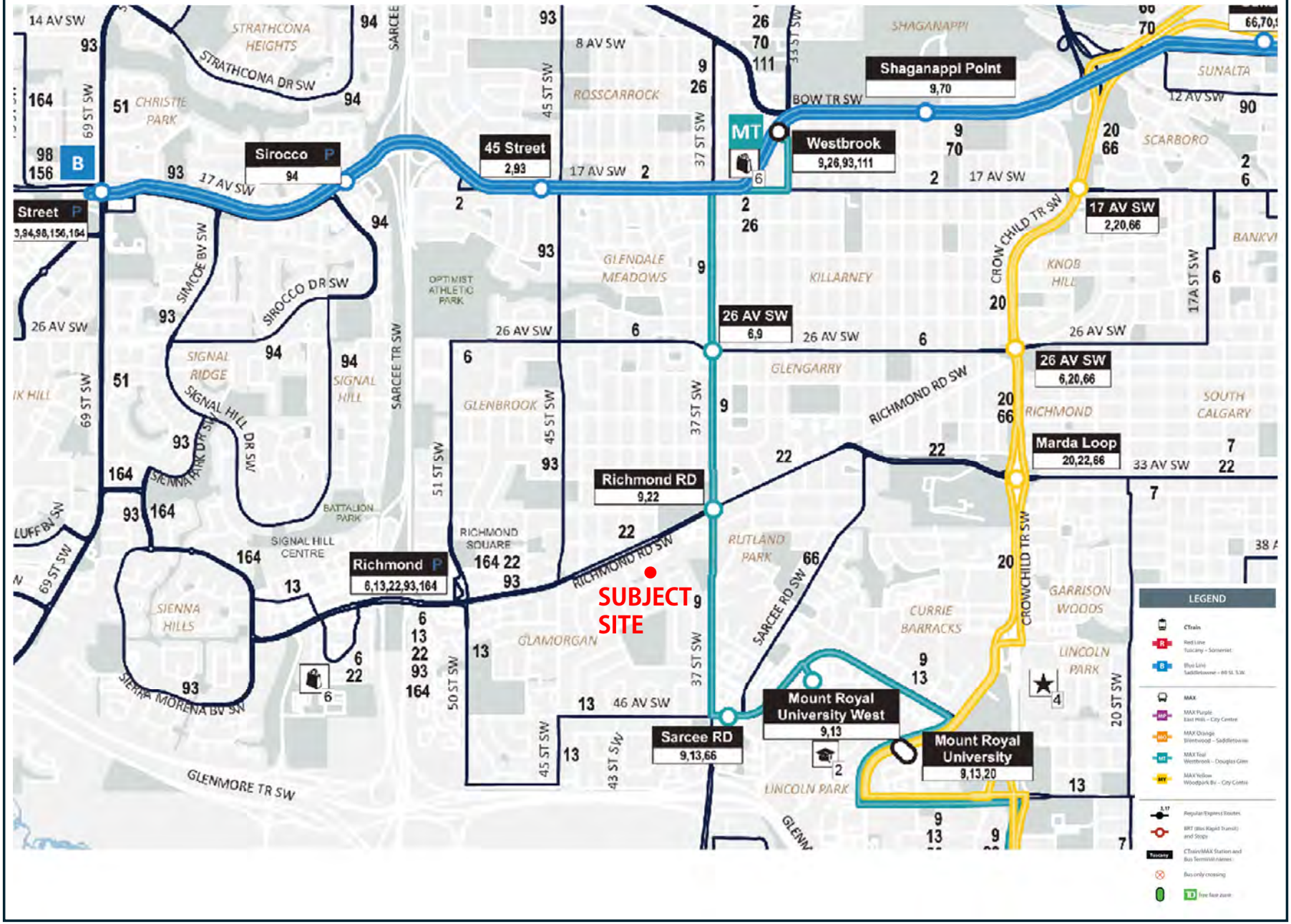
In accordance with section 35(a.1) of the LUB the proposed development aligns with the objectives of the City's *Calgary Climate Strategy* policy.

TRANSPORTATION

TRANSPORTATION

- No Transportation Impact Assessment was required.
- Lane – The proposed garage setback will accommodate parking movements.
- No on-street parking restrictions are currently in place within the immediate vicinity of the site.
- Parking – The motor vehicle and bicycle parking requirements of the Land Use Bylaw are met.

CALGARY TRANSIT ROUTES



NEARBY BUS STOPS



LINE OF 600M RADIUS FROM SUBJECT SITE.

NEARBY BUS STOPS

ROUTE 22 = Richmond Rd SW
Nearby Stop = EB Richmond Rd @ Glenway Dr SW
Location = Very close — right at Glenway Dr

ROUTE 699 = West Springs / Various Schools
Nearby Stop = EB Richmond Rd @ Glenway Dr SW
Location = Very close — right at Glenway Dr

ROUTE 9 = Chinook Station / Dalhousie Station
Nearby Stop = 37 St SW / 41 Ave SW area
Location = Short walk

ROUTE 93 = Coach Hill / Westbrook Station
Nearby Stop = Richmond Rd / 45 St SW area
Location = Short walk

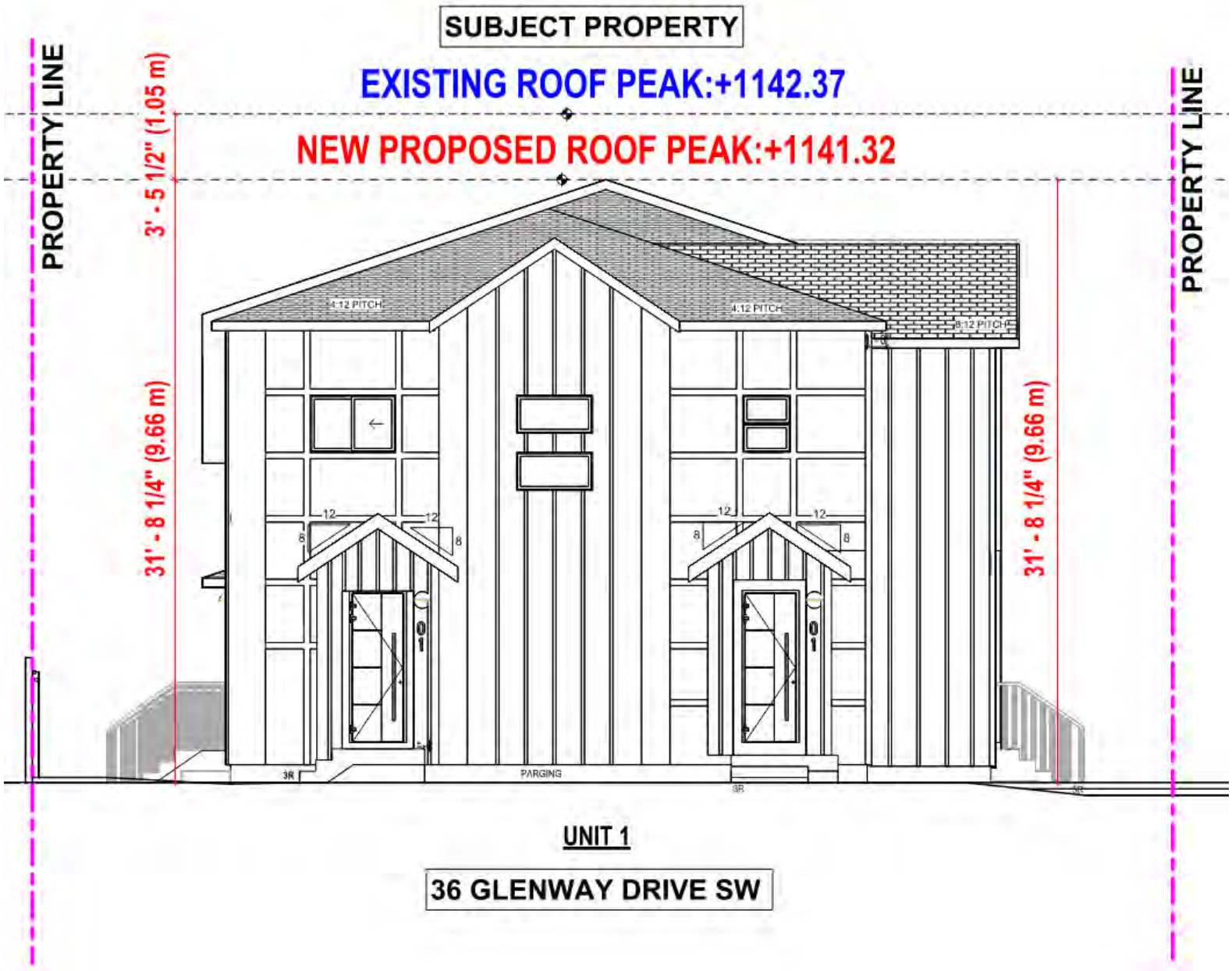
CALGARY ON STREET PARKING MAP



- **There are no on-street parking restrictions in the area.**

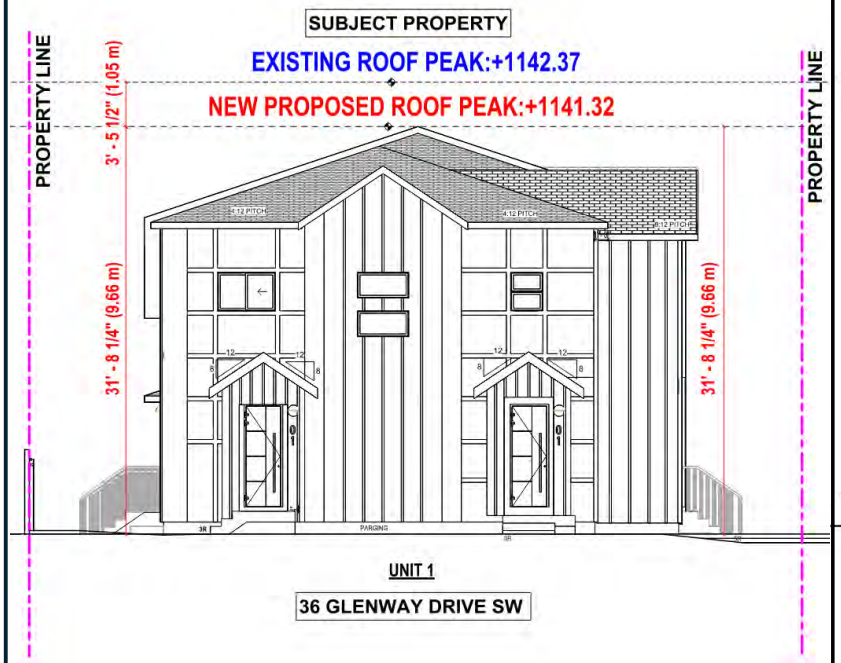
ALTERNATIVE PROPOSAL

ALTERNATIVE HEIGHT PROPOSAL

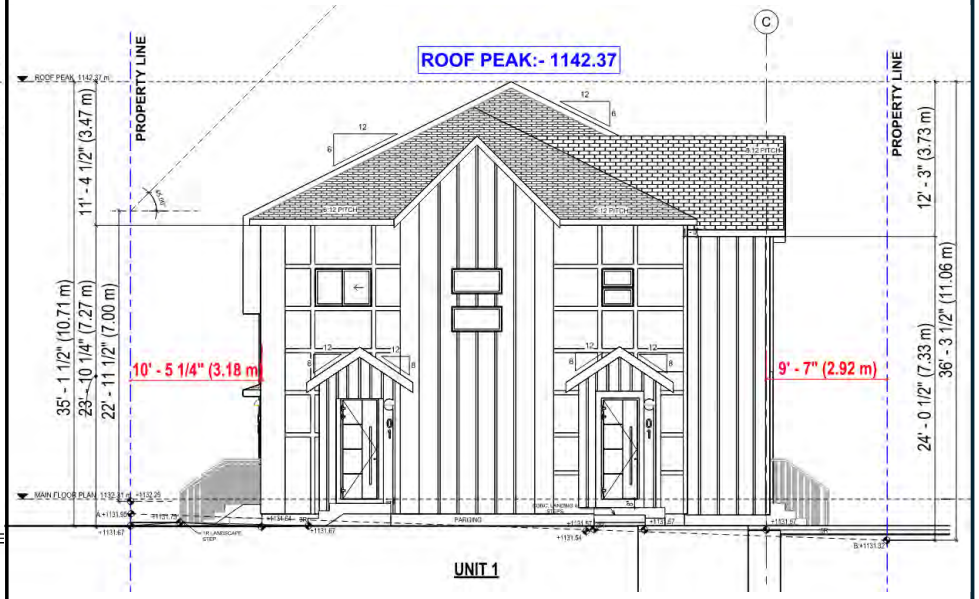


- The slope of the proposed roof is changed from **6:12 to 4:12**, reducing the roof peak by **1.05m .**

ALTERNATIVE HEIGHT PROPOSAL COMPARISON WITH THE APPROVED DP DESIGN



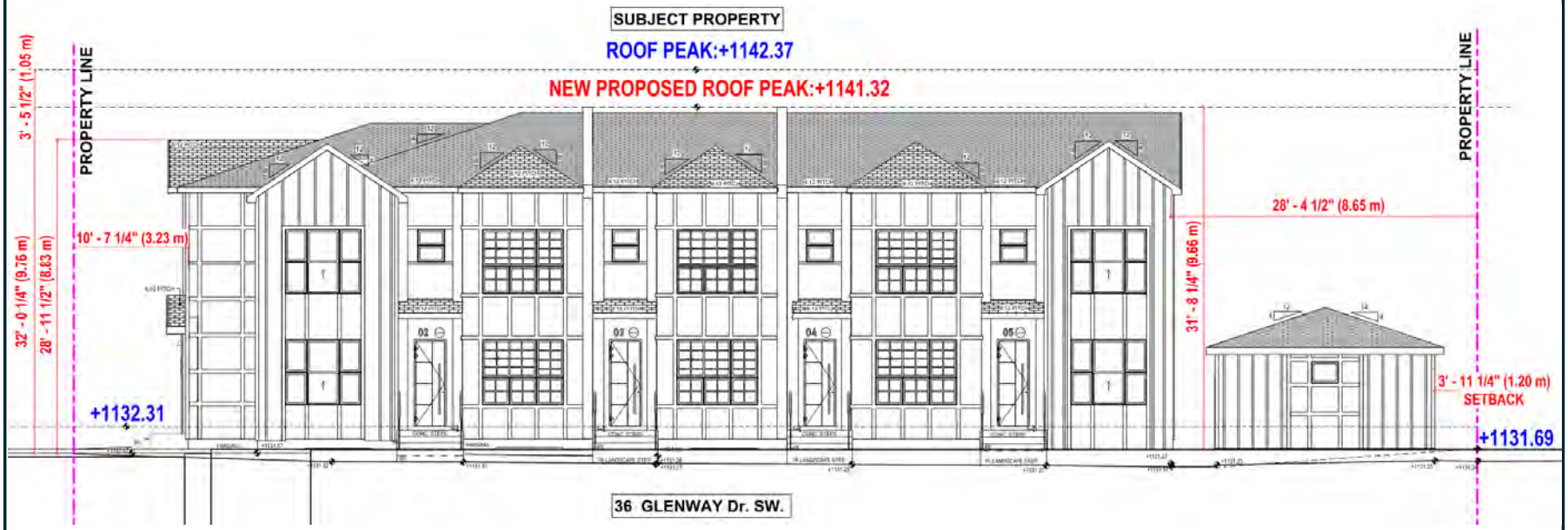
REDUCED HEIGHT PROPOSAL



APPROVED DP DESIGN

SDAB2026-0086

ALTERNATIVE HEIGHT PROPOSAL

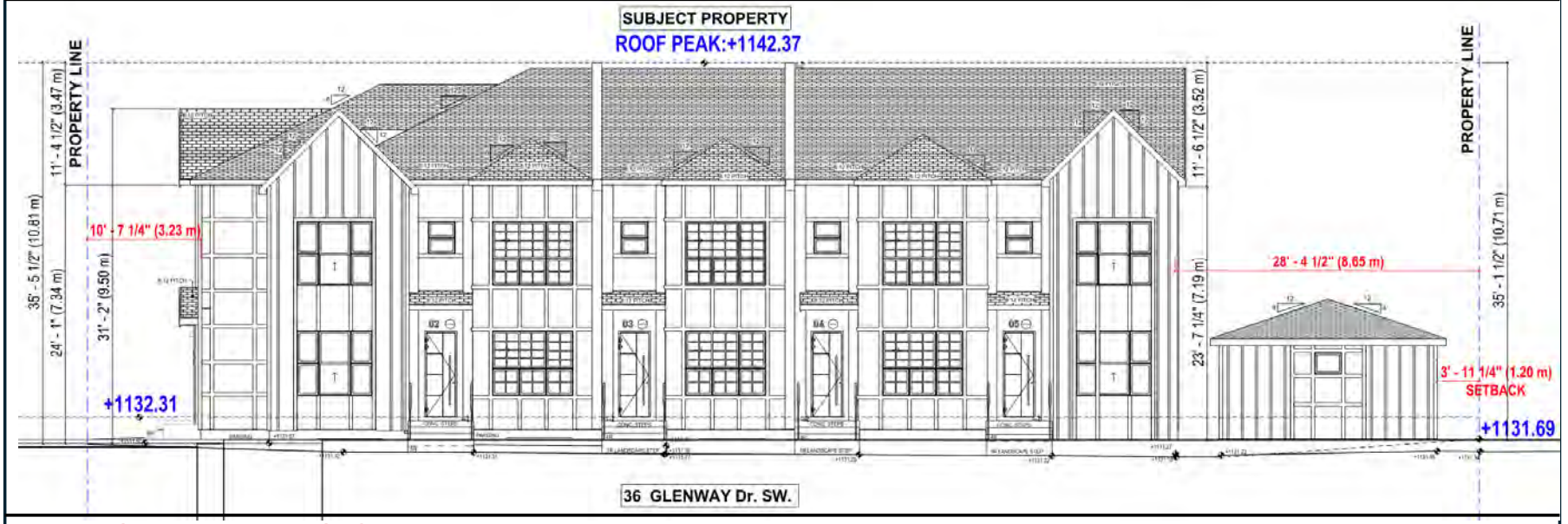


- The slope of the proposed roof is changed from **6:12 to 4:12**, reducing the roof peak by **1.05m .**

ALTERNATIVE HEIGHT PROPOSAL COMPARISON WITH THE APPROVED DP DESIGN



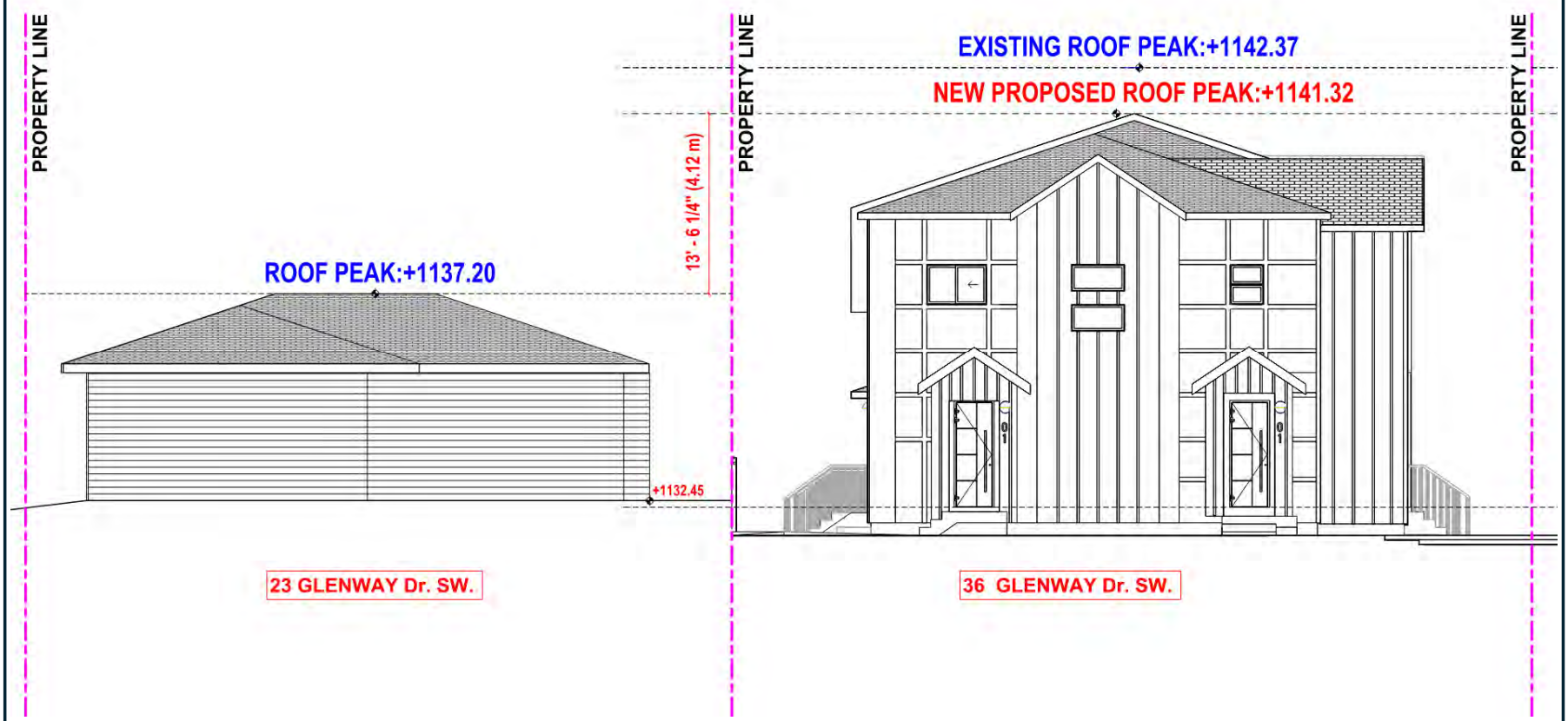
REDUCED HEIGHT PROPOSAL



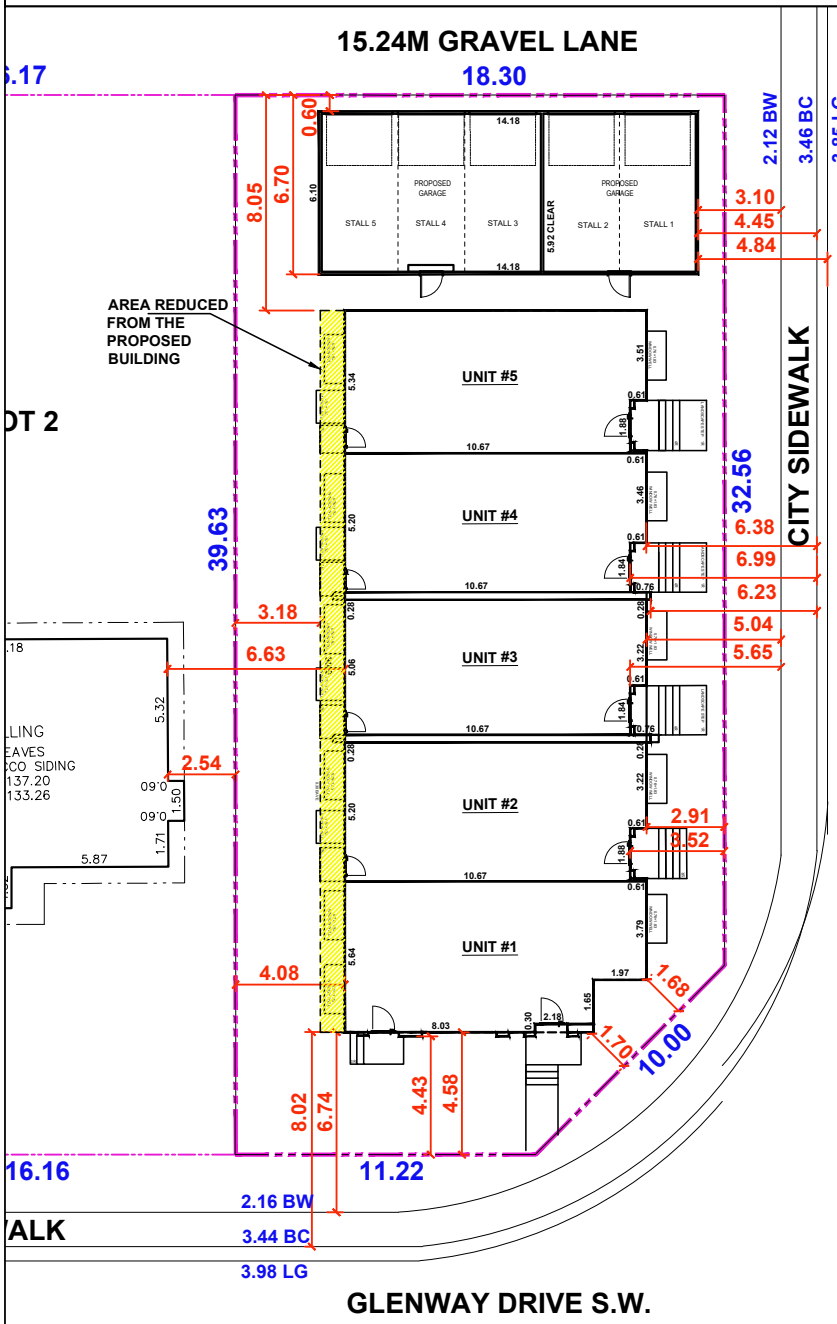
APPROVED DP DESIGN

SDAB2026-0086

STREETSCAPE WITH REDUCED HEIGHT



REDUCTION IN PROPOSED COVERAGE



Lot Area = 699.59 Sqm.
Existing Building area = 330.33 Sqm.

New Building area after reduction = 296.47 Sq m.
(The building is reduced by 3'-0" in depth and 6" in width for each unit.)

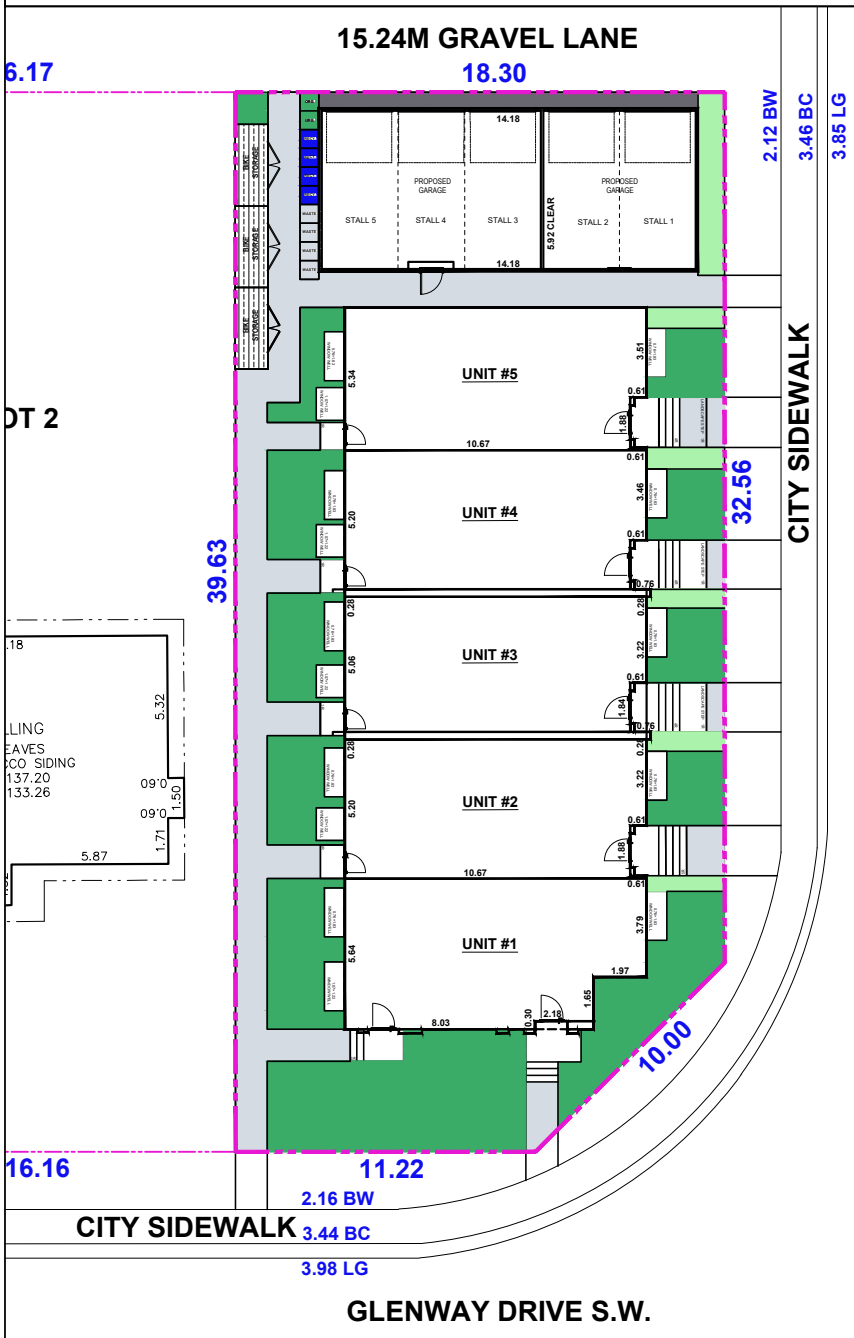
New proposed coverage after reduction = 54.74% of Lot Area.

ADDITIONAL CHANGES:-

- **Garage rear setback is reduced to 0.60m from 1.20m.**
- **Front setback increased by 1.35m after the reduction in width of 6" from each unit.**

SDAB2026-0086

NEW LANDSCAPE AFTER REDUCED COVERAGE



- New Building area after reduction = 296.47 Sq m.
- New proposed coverage after reduction = 54.74% of Lot Area.

TOTAL LANDSCAPE AREA IN APPROVED DP = 228.77 sq m. (32.70% of Lot area)

NEW LANDSCAPE AFTER COVERAGE REDUCTION = 271.11 Sq m. (38.75% of Lot Area)

LANDSCAPE AREA IS INCREASED BY 42.37 Sq m.

SDAB2026-0086

ARTICULATION PROPOSAL



ARTICULATION PROPOSAL



STREETSCAPE AFTER ARTICULATION AND REDUCED HEIGHT





PROPOSALS FOR CONSIDERATION PRIOR TO RELEASE

- Reducing the building coverage to **55%.**
- Reducing the **proposed height by 1.05m** as shown in the proposal.
- Reducing the garage apron from **1.20m to 0.60m** to increase the landscape area.
- Providing additional articulation to the **east side elevation**.
- Adding missing Garage drawings.

SUMMARY

The proposed development:

- Is consistent with the MDP
- Complies with the LUB, subject to Bylaw relaxations.
- The Bylaw relaxations meet the test for relaxation per section 687(3)(d) MGA.
- Aligns with the purpose statement of the applicable land use district (R-CG).
- Is compatible with the adjacent developments and has no undue impact on the neighbouring properties.
- Is appropriate and suitable for the parcel
- Has planning merit and followed sound planning principles

Conclusion:

In reviewing the application and approving the proposed development, the Development Authority correctly applied sections 35 and 36 of the LUB.

THANK YOU

Jinnah, Aly

From: Ananya Das <ananyadas8000@gmail.com>
Sent: Wednesday, September 30, 2026 5:50 PM
To: Calgary SDAB Info
Cc: Ravi Varshney; Ahmed Gouda; rgrol
Subject: [External] SDAB2026-0086 (40 Glenway Dr SW, DP2026-00577)

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

To whom it may concern:

Our company, 2756178 Alberta Ltd., is the registered owner of the property 40 Glenway SW, which is the subject of appeal SDAB2026-0086 and development permit DP2026-00577. Please be advised we have retained Mr. Rick Grol (cc-ed) to represent our company with respect to the appeal and permit application. Mr. Grol is authorized to speak on behalf of our company.

Kind regards,

Dr. Ananya Das,
Director 2756178 Alberta Ltd.

September 30, 2026

Subdivision & Development Appeal Board
P.O. Box 2100, Station M, #8110
Calgary, AB T2P 2M5
Email: info@calgarysdab.ca

Dear Mr. Chair and SDAB Members:

Re: Appeal SDAB2026-0086/DP2026-00577

My name is Ricky Bagga, and I am the owner of the property located at 20 Glenway Drive SW.

I am writing to express my full support for the proposed development at 40 Glenway Drive SW.

As a homeowner in the community, I welcome the investment being made in our neighbourhood. Many of the homes in this area are aging, and I believe it is both natural and beneficial for older properties to be replaced with new, modern homes that reflect current building standards, architectural design, and community expectations. New development helps revitalize the neighbourhood, improves the appearance of the streetscape, and contributes positively to surrounding property values. Additionally, the inclusion of secondary suites in the development provides diverse housing options beyond the standard townhouses, duplexes, and single detached dwellings.

In my view, thoughtful redevelopment is an important part of keeping our community vibrant and desirable. The replacement of older homes with high-quality new residences benefits not only individual property owners but the neighbourhood as a whole.

Furthermore, the proposed development aligns with the objectives and policies of the Municipal Development Plan.

For these reasons, I **strongly support** the proposed development at 40 Glenway Drive SW and encourage its approval. I welcome any comments and can be reached with my information below.

Regards,

Ricky Bagga

20 Glenway Drive SW

4037085563

Outlook

[External] SDAB2026-0086 (40 Glenway Drive SW, DP2026-00577), Merit hearing December 2

From Rick Grol <rgrol@shaw.ca>
Date Mon 11/16/2026 8:49 AM
To Calgary SDAB Info <Info@calgarysdab.ca>
Cc Ahmed Gouda <ahmed@tricordg.ca>; Mike Borkristl <tricormike@outlook.com>; Simr Kaur <simr@tricordg.ca>; Planning Advisory & Coordination <PAC@calgary.ca>; Silot, Joseph A. <Joseph.Silot@calgary.ca>; carolmcclaryconsulting <carolmcclaryconsulting@gmail.com>; Amykara16G@gmail.com <Amykara16G@gmail.com>

This Message Is From an External Sender
This message came from outside your organization.
ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca

Report Suspicious

Hello All,

With respect to appeal SDAB2026-0086, on behalf of Respondent (Applicant), please find the Revised Plans for the merit hearing on December 2, 2026 via dropbox link:
https://www.dropbox.com/t/x5x0RsMgToOsJo5a

Kindly confirm receipt of our submission.

Thank you,

R

Rick Grol
T 403-922-8269
E rgrol@shaw.ca

This email (including attachments) is confidential and may contain privileged information. If you are not an intended recipient, please delete this email and notify us immediately. Any unauthorized use or disclosure is prohibited.

REVISED DP PLANS
DP2026-00577 / SDAB2026-0086

The following changes to the approved DP Plans, as indicated on the plans, have been made:

1. **Density:** Reduced the number of dwelling units and suites to 4 dwelling units and 4 secondary suites.

2. **Building Height:** Lowered the building height to be less than 10.0m;
   Proposed height is **9.98m** (reduced by 1.05m).

3. **Parcel Coverage:** Reduced parcel coverage to **53.69 %.** (reduces by 5.89% of lot area).

4. **Building Footprint Area:** The building footprint has been revised by reducing the number of dwelling units from 5 to 4 and increasing the length of each unit by 2'-0" to provide improved interior living space.

5. **Front Setback**: Increased the front setback to **7.70 m**. (Increased by 4.7m).

6. **Garage Setback**:
   - The garage rear setback is reduced from 1.20 m to 0.60 m to increase the landscaped area on site, taking advantage of the wider 15.24 m lane while maintaining adequate access.
   - The plans have been revised to eliminate the requested garage side setback relaxation.

7. **Landscaping**: Increased the soft landscape area by **48.08 Sq m**.

8. **Parking**: A total of 5 parking stalls is provided for 4 dwelling units, exceeding the minimum parking requirement by 1 stall.

9. **Articulation:** The façade facing the neighbouring property has been articulated with a secondary finishing material and an updated roofline to enhance its visual appeal and architectural character.

10. **Privacy:** All upper-floor windows overlooking the neighbouring property's backyard have been obscured to enhance privacy and minimize overlooking.

4_PLEX
36 GLENWAY DRIVE S.W.
CALGARY, ALBERTA
LOT 1 BLOCK 4 PLAN 567 HH



DEVELOPMENT PERMIT SET

ISSUE DATE : 2026-11-12

TRICOR DESIGN GROUP

#202 - 4216 10TH STREET NE,
CALGARY, AB.
T2E 6K3
P:403.203.1970 F:403.203.1990
info@tricordg.ca
www.tricordesigns.com

LIST OF DRAWINGS:

G-001 GENERAL NOTES
A-001 EXISTING SURVEY
A-002 PROPOSED & EXISTING SITE PLAN
A-003 PROPOSED SITE PLAN
A-004 PROPOSED GRADES
A-005 STREETSCAPE
A-006 PROPOSED LANDSCAPE
A-007 LANDSCAPE ZONES
A-008 LANDSCAPE DETAILS
A-009 CONSTRUCTION ACCESS AREA
A-010 APRON & BOULEVARD SECTIONS
A-101 PROPOSED LEGAL SUITE FLOOR PLAN
A-102 PROPOSED MAIN FLOOR PLAN
A-103 PROPOSED UPPER FLOOR PLAN
A-104 PROPOSED ROOF FLOOR PLAN
A-105 PROPOSED AREA PLANS
A-201 PROPOSED FRONT & REAR ELEVATIONS
A-202 PROPOSED RIGHT & LEFT ELEVATIONS
A-301 BUILDING SECTIONS
A-501 PROPOSED ACCESSORY BUILDING (GARAGE)

UNIT 01

AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	815.95	75.80
	UPPER FLOOR	808.00	75.07
	TOTAL	1623.95	150.87
	LEGAL SUITE FLOOR	671.57	62.39
	GRAND TOTAL	2295.52	213.26
	GARAGE	193.10	17.94

UNIT 02

AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	736.00	68.38
	UPPER FLOOR	753.83	70.03
	TOTAL	1489.83	138.41
	LEGAL SUITE FLOOR	611.7	56.83
	GRAND TOTAL	2101.58	195.24
	GARAGE	190.09	17.66

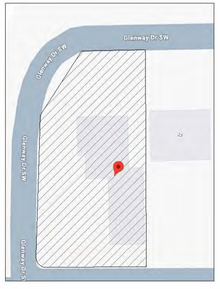
UNIT 03

AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	736.33	68.41
	UPPER FLOOR	754.17	70.06
	TOTAL	1490.50	138.47
	LEGAL SUITE FLOOR	608.95	56.57
	GRAND TOTAL	2099.45	195.05
	GARAGE	190.09	17.66

UNIT 04

AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	743.00	69.03
	UPPER FLOOR	743.00	69.03
	TOTAL	1486.00	138.05
	LEGAL SUITE FLOOR	595.27	55.30
	GRAND TOTAL	2081.27	193.36
	GARAGE	164.15	15.25

KEY PLAN :



PROJECT NO. : 25-01900

SDAB2026-0086

ARCHITECTURAL ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
APPROX	APPROXIMATED
ARCH	ARCHITECTURAL
BLDG	BUILDING
C/W	COMPLETE WITH
CJ	CONTROL JOINT
CL	CENTRE LINE
CLG	CEILING
CLT	CLOSET
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
COORD	COORDINATE
CORR	CORRIDOR
CPT	CARPET
D	DEPTH / DEEP
D/W	DISHWASHER
DN	DOWN
DWG	DRAWING
EA	EACH
ELEC	ELECTRICAL
ELEV	ELEVATION
EQ	EQUAL
F	FRIDGE
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FG	FIBREGLASS
FLR	FLOOR
FRR	FIRE RESISTANCE RATING
GALV	GALVANIZED
GL	GLASS
GWB	GYPSUM WALL BOARD
HT	HEIGHT
INSUL	INSULATION
L	LONG
MAX	MAXIMUM
MC	MEDICINE CABINET
MECH	MECHANICAL
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MTD	MOUNTED
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTRE
OD	OUTSIDE DIAMETER
OH	OVERHEAD
PL	PROPERTY LINE
PT	PAINT / PAINTED
PVC	POLYVINYL CHLORIDE
R	RADIUS OR RISER
R/H	RANGE AND HOOD FAN
RD	ROOF DRAIN
REQD	REQUIRED
REV	REVERSE
RI	RIGID INSULATION
RO	ROUGH OPENING
RWL	RAINWATER LEADER
S	SINK
SIM	SIMILAR
SPEC	SPECIFICATIONS
ST	STEEL
STD	STANDARD
STRUCT	STRUCTURAL
T&G	TONGUE & GROOVE
T/O	TOP OF
TYP	TYPICAL
U/S	UNDERSIDE
USJ	UNDERSIDE OF JOIST
VB	VAPOUR BARRIER
VEST	VESTIBULE
W	WIDTH
W/	WITH
W/D	WASHER AND DRYER
W/O	WALL OVEN
WIC	WALK IN CLOSET

GENERAL NOTES

1. ALL CONSTRUCTION TO COMPLY WITH NATIONAL BUILDING CODE 2023 – ALBERTA EDITION (NBC23AE). REGULATIONS, RULES, AND BY-LAWS SET BY THE AUTHORITY HAVING JURISDICTION.
2. THE GENERAL CONTRACTOR SHALL ARRANGE FOR AND COORDINATE ALL INCOMING AND OUTGOING MECHANICAL AND ELECTRICAL SERVICES FOR THE PROJECT, AND ALL ROAD IMPROVEMENTS ASSOCIATED WITH THE PROJECT.
3. THE GENERAL CONTRACTOR SHALL COORDINATE ALL ACTIVITIES AS REQUIRED TO ENSURE EFFICIENT, CORRECT AND ORDERLY INSTALLATION OF EACH PART OF THE WORK TO AVOID CONFLICT IN THE TRADE WORK AND SCHEDULE.
4. VERIFY ALL CONDITIONS AND DIMENSIONS ON SITE PRIOR TO FABRICATION. PROMPTLY NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS.
5. PROVIDE ALL WARRANTIES, BONDS AND MANUFACTURER'S OPERATING INSTRUCTION AND SERVICE MANUALS AS WELL AS PARTS LISTS AT THE COMPLETION OF THE PROJECT.
6. DIMENSIONS ARE TAKEN TO FACE OF STUD, TO FACE OF CONCRETE AND / OR BLOCK WALLS AND TO FACE OF CONCRETE SLAB.
7. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS SHAPES, SIZES, LOCATION AND REINFORCEMENT.
8. ALL CONSTRUCTION TO COMPLY WITH INDUSTRY TRADE STANDARDS, AS WELL AS MANUFACTURER'S RECOMMENDATIONS, TO THE EXTENT THAT THOSE INSTRUCTIONS AND RECOMMENDATIONS ARE MORE EXPLICIT OR STRINGENT THAN THE REQUIREMENTS CONTAINED IN THESE CONTRACT DOCUMENTS. IN THE CASE OF CONFLICT BETWEEN STANDARDS, THE MOST STRINGENT WILL APPLY

GENERAL NOTES (CONT.)

9. PROVIDE AND MAINTAIN CONTINUOUS FIRE/SMOKE SEPERATIONS. EACH TRADE IS TO FIRE STOP ALL SERVICE PENETRATIONS ASSOCIATED WITH THEIR WORK WITH APPROVED AND ULC LISTED FIREPROOF SYSTEMS. REFER TO AND COMPLY WITH CITY OF CALGARY "FIRE STOPPING SERVICES PENETRATIONS IN BUILDINGS" DOCUMENT. FIRE DAMPERS AT DUCTWORK PENETRATIONS. FIRESTOPPING AT ALL PIPE PENETRATIONS IN FIRE RATES ASSEMBLIES ARE TO BE ANTICIPATED/INCLUDED IN THE SCOPE OF WORK WHETHER INDICATED OR NOT.
10. PROVIDE AND MAINTAIN CONTINUOUS AIR/ VAPOUR BARRIER SYSTEM. CAULK AROUND OPENINGS AND GAPS WITH COMPATIBLE SEALANT TO ACHIEVE A CONTINUOUS BARRIER.
11. PROVIDE AND MAINTAIN CONTINUOUS ACOUSTIC BARRIER SYSTEM. AVOID SOUND TRANSMISSION THROUGH DIRECT CONTACT AT ACOUSTICALLY TREATED SURFACES. COMPLETELY SEAL ALL PENETRATIONS WITH ACOUSTIC SEALANT, TAPE AND INSULATION AS REQUIRED TO PREVENT SOUND TRANSFER AND MAINTAIN THE REQUIRED STC RATINGS OF THE WALL SYSTEMS. PROVIDE APPROVED ISOLATION METHODS TO ALL NOISE GENERATING AND MOVING EQUIPMENT, AND HARD CONNECTIONS AT SERVICES TO STRUCTURE.
12. ALL DOORS AND WINDOWS REFERENCED ON THE PLANS AND SCHEDULES ARE SHOWN NOMINAL SIZE. CONFIRM AND VERIFY ALL ROUGH OPENING SIZE REQUIREMENTS WITH THE SELECTED PRODUCT MANUFACTURER AND SITE CONDITIONS PRIOR TO FABRICATION. REFER TO MANUFACTURERS INSTALLATION MANUAL.
13. ALL INTERIOR DOOR OPENINGS IN STUD FRAMING WALLS TO BE SPACED A MINIMUM OF 4" (102mm) FROM THE ADJACENT WALL, UNLESS NOTED OTHERWISE.
14. ALL INTERIOR DOOR OPENINGS IN CONCRETE OR CONCRETE BLOCK WALLS TO BE 6" (152mm) FROM THE ADJACENT WALL (OR FLUSH WITH FACE OF WALL IN TIGHT CONDITIONS), UNLESS NOTED OTHERWISE.
15. CONFIRM ALL ROUGH OPENING SIZES AND CONNECTION REQUIREMENTS FOR MECHANICAL, ELECTRICAL AND OWNER SUPPLIED EQUIPMENT. ADJUST ROUGH OPENINGS SIZES TO SUIT
16. PROVIDE AND INSTALL SOLID BLOCKING AND BACKING WITHIN THE WALLS FOR ALL WASHROOM AND BATHROOM ACCESSORIES, HANDRAILS, GUARDS, LADDERS, MECHANICAL AND ELECTRICAL FIXTURES AND EQUIPMENT, ETC. AS REQUIRED FOR PROPER ANCHORING
17. INSTALL & CONNECT OWNER SUPPLIED EQUIPMENT OR APPLIANCES AS DIRECTED, CENTERED, LEVEL AND TRUE.
18. EXTERIOR WALL CONSTRUCTION TO COMPLY WITH "ALBERTA WALL & CEILING BUREAU" DETAILS AND REQUIREMENTS.
19. MECHANICAL LINES ARE NOT TO BE IN CONTACT WITH THE STUD WALLS OR CONCRETE WALL OR FLOOR ASSEMBLIES. ISOLATE ALL PIPES TO AVOID SOUND TRANSMISSION. INSTALL NEOPRENE RUBBER PAD ON TOP OF SUBSTRATE SURFACE (BOTTOM PLATE, CONCRETE ETC.) BEFORE ALL MECHANICAL CLAMPS ARE TIGHTENED INTO PLACE.
20. PARKING LINES TO BE 100mm (4") WIDE PAINTED LINES. PARKING STALL NUMBERS TO BE 150mm (6") HIGH SIGNS FASTENDED TO THE WALL OR CHAIN LINK FENCING AT EACH STALL AND MOUNTED AT 915mm (36") A.F.F.. FOR AT GRADE PARKING STALLS, PAINT STALL NUMBERS AT THE FRONTS OF THE STALLS USING THE SAME PAINT AS THE PARKING STALL LINES. THESE NUMBERS SHALL BE 300mm (12") HIGH
21. BARRIER FREE PARKING SYMBOLS TO BE 405mm X 405mm (16" X 16") METAL SIGNS MOUNTED ON THE WALL OR FENCING AT EACH BARRIER FREE PARKING STALL AT 915mm (36") A.F.F.. FOR AT GRADE PARKING STALLS, PAINT THE INTERNATIONAL SYMBOL OF ACCESS ON THE PAVEMENT TO A SIZE OF 600mm X 600mm (24" X 24") AT THE FRONT OF THE PARKING STALL.
22. FOR EXTERIOR VISITOR PARKING STALLS, PROVIDE METAL SIGNAGE 305mm W x 460mm H (12" x 16") ON 915mm (36") HGIH GALVANIZED METAL POSTS. SIGNAGE TO READ "VISITOR PARKING ONLY".

WALL AND PARTATION NOTES

A. ALL WALLS TO U/S OF STRUCTURAL UNLESS NOTED OTHERWISE. ALLOW FOR APPLICABLE FIRESTOPPING INSTALLATION.

B. FOR ALL LOAD BEARING WALLS REFER TO STRUCTURAL DRAWINGS.

C. MECHANICAL LINES TO BE INSULATED, REFER TO MECHANICAL SPECIFICATION.

D. WHERE A WALL IS MADE UP OF DIFFERENT PARTITION TYPES, PROVIDE RESILIENT CHANNEL (IF REQUIRED) AND ADDITIONAL LAYER OF GYPSUM BOARD (IF REQUIRED) SO THAT FINISHED GYPSUM BOARD FACES IN SMOOTH, ALIGN AND CONTINUOUS. AT WASHROOM / TUB / SHOWER INSTALLATIONS AT RATED PARTITIONS, ALLOW FOR GYPSUM BOARD LAYER OVER LIP OF FIXTURE FOR CONTINUOUS WALL FINISH ON ADJACENT WALLS.

E. GRID LINE IS CENTER LINE OF PARTY WALL, TYPICAL FOR ALL SUITES.

F. REFER TO STRUCTURAL DRAWINGS FOR SHEAR WALL REQUIREMENT AND LOCATION.

G. ALL OSB SHEATHING SHALL BE 0-2 GRADE.

H. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS TO INDICATE GENERAL LOCATION AND ROUTE TO BE FOLLOWED BY PIPES AND DUCTS, CONDUITS ETC. INSTALL IN SUCH A WAY AS TO CONSERVE HEADROOM AND INTERFERE AS LITTLE AS POSSIBLE WITH THE FREE USE OF THE SPACE OF THOUGH WHICH THEY PASS. KEEP ALL PIPES, DUCTS, CONDUITS AS TIGHT AS POSSIBLE TO THE BEAM OR OTHER LIMITING MEMBERS WHERE HEADROOM OR SPACE APPEAR INADEQUATE. NOTIFY THE ARCHITECTS BEFORE PROCEEDING WITH FABRICATION AND/OR INSTALLATION. RELOCATE WHERE NECESSARY TO MAINTAIN 2100MM HEADROOM WITHIN PARKING AREA.

ARCHITECTURAL SYMBOLS



LEVEL IN PLAN



LEVEL IN ELEVATION OR SECTION



GRID NUMBERS



PARKING NUMBER



SECTION NUMBER
DRAWING NUMBER WHERE THE SECTION APPEARS

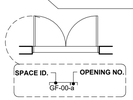


ELEVATION NUMBER
DRAWING NUMBER WHERE THE ELEVATION APPEARS


NORTH DIRECTION

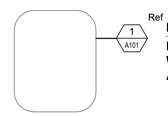


SUSPENDED CEILING TYPE
SUSPENDED CEILING HEIGHT



DOOR OPENING ID

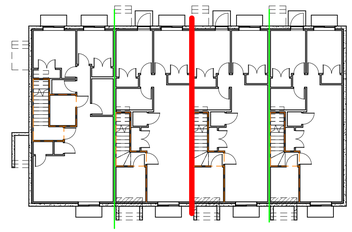
ROOM / SPACE NUMBER



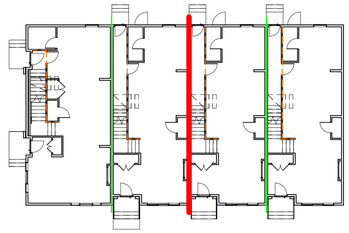
DETAIL NUMBER
DRAWING NUMBER WHERE THE DETAIL APPEARS

FIRE WALL KEY PLANS

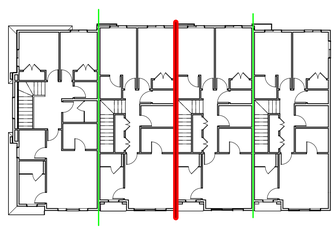
1 HR FRR WALL
1 HR . FRR PARTY WALL
2HR FRR WOOD FIRE WALL



1 PROPOSED LEGAL SUITE FLOOR PLAN -
1/16" = 1'-0"



2 PROPOSED MAIN FLOOR PLAN
1/16" = 1'-0"



3 PROPOSED UPPER FLOOR PLAN
1/16" = 1'-0"

DESIGNED BY:
TRICOR DESIGN GROUP
RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com
#202 - 4216 10 STREET NE, CALGARY, AB. AB T2E 6K3
PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordg.ca

KEY PLAN



NOTES

- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023- ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

- THESE PLANS AND ANY RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF TRICOR DESIGN GROUP INC. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON AND IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION OF TRICOR DESIGN GROUP INC. IS STRICTLY PROHIBITED.

- THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING. DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF ANY STAGE OF CONSTRUCTION AND PRIOR TO ANY RELIANCE BEING MADE ON SAME, AND TRICOR DESIGN GROUP INC. MUST BE PROVIDED WITH A REASONABLE PERIOD OF TIME, IN ITS SOLE AND ABSOLUTE DISCRETION, TO REVIEW SAME AND TO MAKE ANY CORRECTIONS NEEDED. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES, AS THE CASE MAY BE, ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. AS REQUIRED ABOVE,THEN IT SHALL NOT BE RESPONSIBLE OR LIABLE IN ANY WAY FOR ANY USE OF OR RELIANCE UPON THE PLANS.

REVISIONS:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-05-25	DSSP	N.F.	
02				
03				
04				
05				

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-10-22	DEVELOPMENT PERMIT SET	A.S./ E.R. / N.F.	
02				
03				
04				
05				

THE CLIENT :
PRIVATE CLINET

PROJECT :
4_PLEX

ADDRESS:
36 GLENWAY DRIVE S.W.
CALGARY, ALBERTA
LOT 1 BLOCK 4 PLAN 567 HH

DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
GENERAL NOTES

DRAWING NO.
G-001

PROJECT NO. :	CHECKED BY:	DATE:
25-01900	E.Z.	2026-10-22
	DRAWN BY: A.S /E.R./N.F.	SCALE: As indicated



SITE PLAN

MUNICIPAL ADDRESS:
36 GLENWAY DRIVE S.W.
CALGARY, ALBERTA

LEGAL DESCRIPTION:
LOT 1
BLOCK 4
PLAN 567 HH

PREPARED FOR: Ravi Varshney

DATE OF SURVEY: December 17th, 2025

0 2 4 8 12 16 20 METRES

SCALE: 1:200

LEGEND:
- Subject Property Line
- Right of Way Line
- Eave Line
- Fence Line
- Sanitary Line
- Storm Line
- Water Line
- Gas Line
- Overhead Wire
- A.G.T Line
- Door
- Second Floor Window
- Main Floor Window
- Basement Floor Window
- Calculation points
- Power Pole
- Power Anchor
- Light Pole
- Manhole
- Catch Basin
- Water Valve
- Gas Valve
- Sign
- Fire Hydrant
- Tree
- Main Building Hatch
- Detached Garage Hatch
- Shed Hatch
- Concrete and Asphalt Hatch
- Wood Hatch
- Roof Hatch

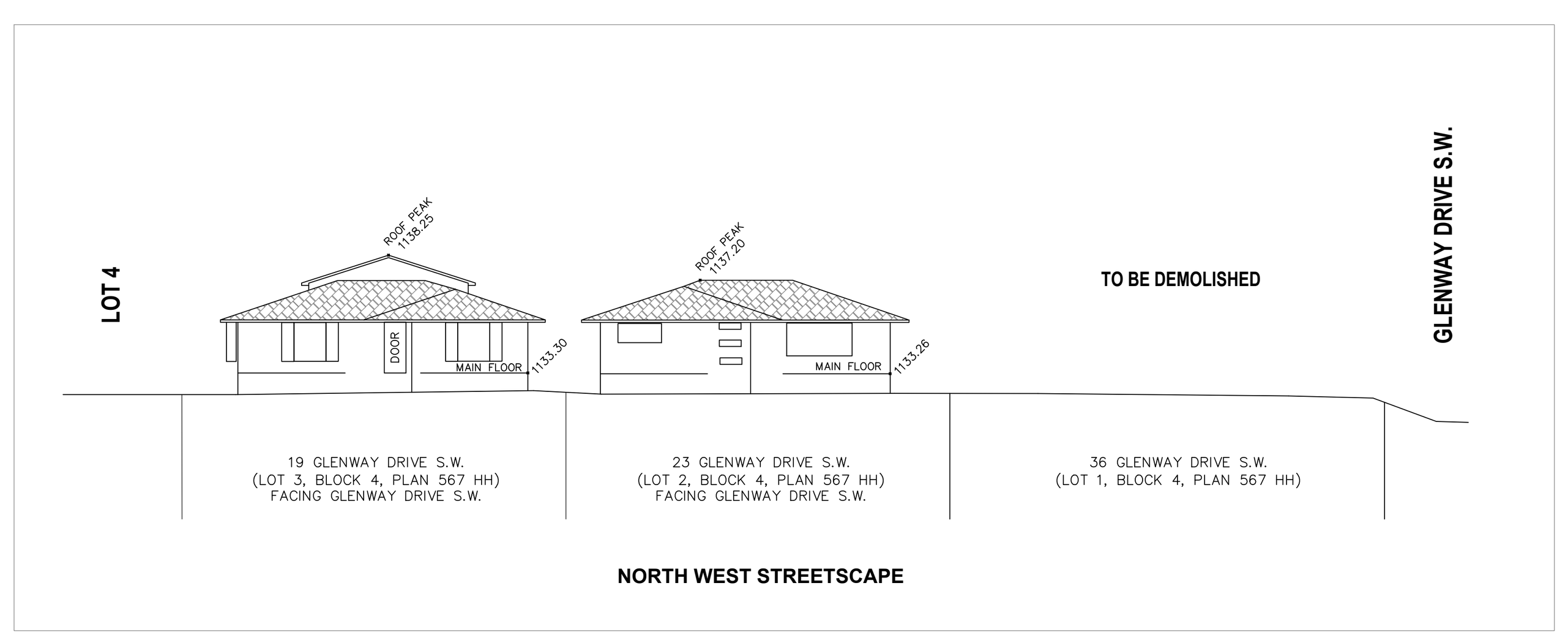
'2F.'–Second Floor
'BC'–Back of Curb
'BW'–Back of Walkway
'Cant.'–Cantilever
'Conc.'–Concrete
'Elev.'–Elevation
'Enc.'–Encroach(es)
'L'–Length of Arc
'LG'–Lip of Gutter
'M.F.'–Main Floor
'MFE'–Main Floor Elevation
'R'–Radius
'R/W'–Right of Way
'Ret.'–Retaining
'RPE'–Roof Peak Elevation
'WB'–Bottom of Wall
'WT'–Top of Wall

NOTE:
1. The basis of this plan is as follows:
   Datum: North American Datum 1983 (original)
   Projection: 3° Transverse Mercator
   Reference Meridian: 114° west longitude
   Combined Scale Factor: 0.999724
2. Distances are in ground and are shown in metres and decimals thereof.
3. Distances along curves are arc distances.
4. Elevations are derived from ASCM 122978.
5. Existing spot elevations are shown thus: 1000.00
6. The Certificate of Title 071 588 540 which was Searched on the 16th day of December, 2025 and includes the following instruments:
   No Registrations.
7. The utilities information is acquired from 'The City of Calgary Engineering Department' Drawing No. 44, 45, 67 & 204 in Sec.01–Twp.24–Rge.2–W.5M.

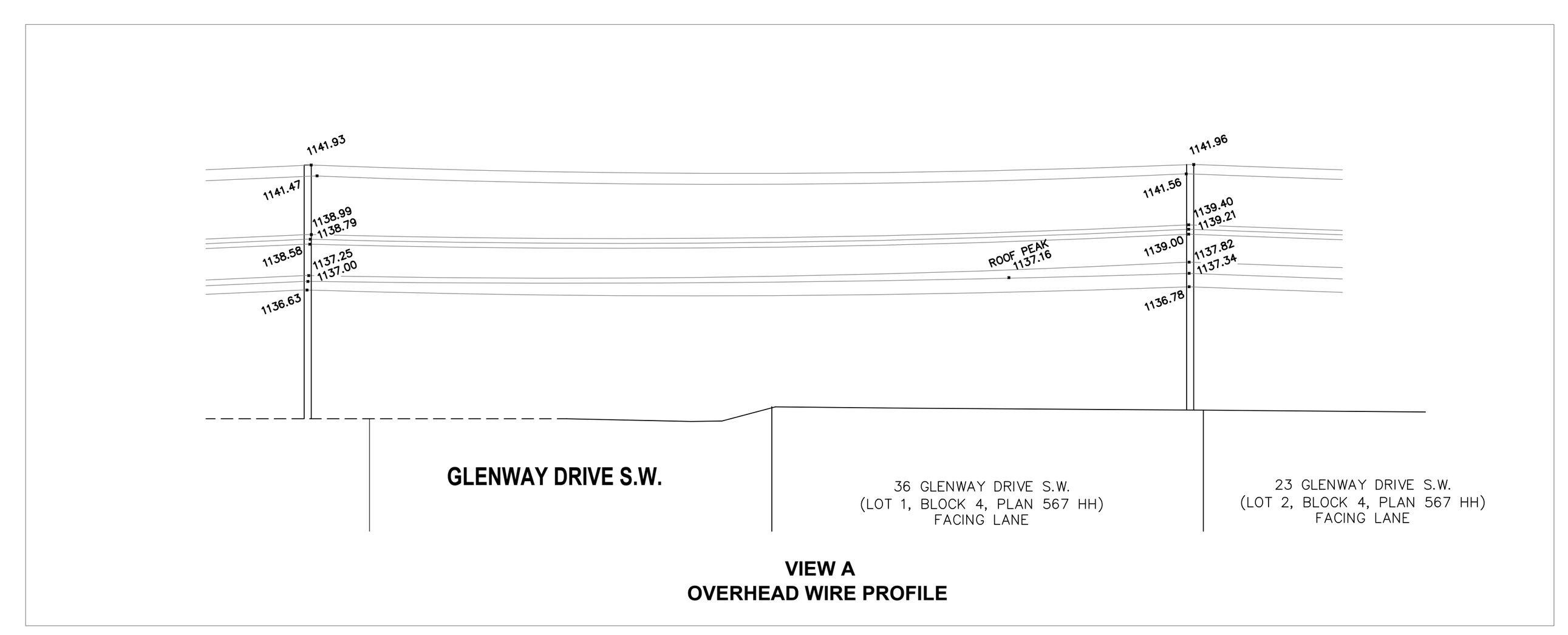
(Horizon Land Surveys Inc. accepts no responsibility for its accuracy. It is the responsibility of the developer and excavator to have all utilities located by Alberta One Call prior to conducting any excavation or ground disturbance.)

TREE SCHEDULE:

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location
T1	Bush	–	2.50	2.00	In Subject Property
T2	Deciduous	0.42	5.50	5.00	In Subject Property
T3	Deciduous	0.12	3.00	3.50	In City Property
T4	Deciduous	0.46	6.00	12.00	In Subject Property
T5	Hedge	–	0.70	1.00	In Subject Property
T6	Hedge	–	0.70	1.00	In City Property
T7	Hedge	–	1.00	1.50	In City Property
T8	Deciduous	0.23	4.00	5.00	In Subject Property
T9	Deciduous	0.68	7.00	11.00	In Subject Property
T10	Bush	–	2.00	2.00	In Subject Property
T11	Bush	–	3.50	3.00	On Property Line
T12	Bush	–	1.20	1.50	In Subject Property
T13	Bush	–	1.50	1.50	On Property Line
T14	Deciduous	0.42	3.00	5.00	In Adjacent Property
T15	Deciduous	0.37	3.00	5.00	In Adjacent Property



NORTH WEST STREETSCAPE



VIEW A
OVERHEAD WIRE PROFILE



SOUTH WEST STREETSCAPE

ALBERTA LAND SURVEYORS' ASSOCIATION PERMIT NUMBER P 309 HORIZON LAND SURVEYS INC.

TOTAL

© Copyright Horizon Land Surveys Inc., 2025

File No.: 251535	Date: 20/Dec/2025
Surveyed: TK/YR	Drawn: LZ/EM

Horizon Land Surveys Inc.
130 Bowness Centre N.W. P. 403–719–0272
Calgary, Alberta, T3B 5M5 F. 403–775–4171

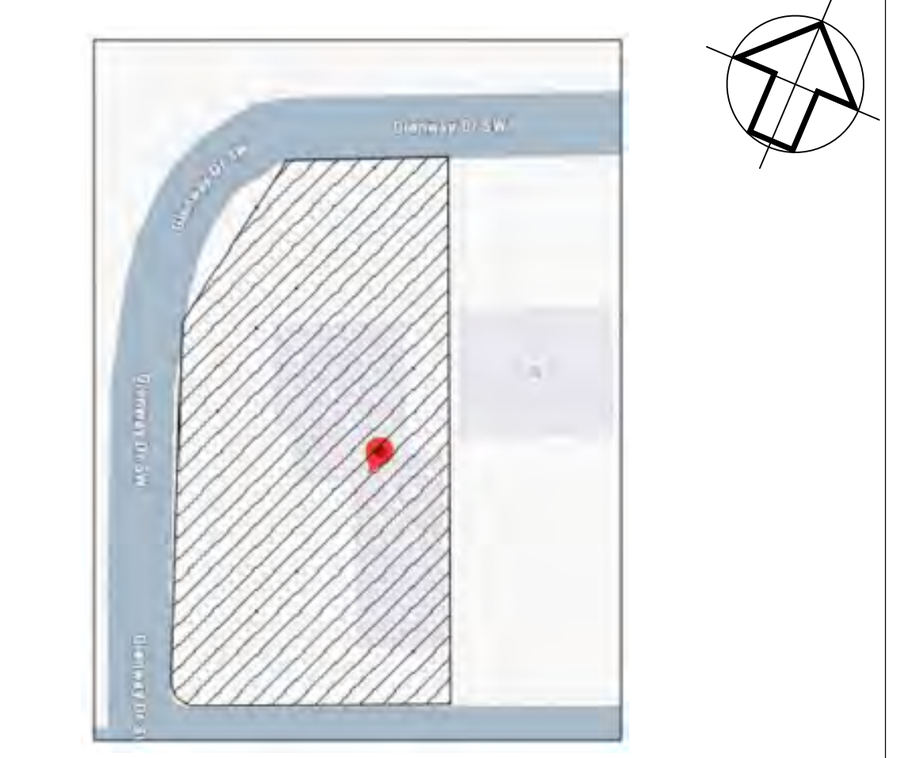
DESIGNED BY:

TRICOR DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com

#202 , 4216 10TH STREET NE
CALGARY, AB.
T2E 6K3
PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordg.ca

KEY PLAN



NOTES
- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023 – ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

-THESE PLANS AND ANY RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF TRICOR DESIGN GROUP INC. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON AND IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION OF TRICOR DESIGN GROUP INC. IS STRICTLY PROHIBITED.

-THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING. DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF ANY STAGE OF CONSTRUCTION AND PRIOR TO ANY RELIANCE BEING MADE ON SAME, AND TRICOR DESIGN GROUP INC. MUST BE PROVIDED WITH A REASONABLE PERIOD OF TIME, IN ITS SOLE AND ABSOLUTE DISCRETION, TO REVIEW SAME AND TO MAKE ANY CORRECTIONS NEEDED. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES, AS THE CASE MAY BE, ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. AS REQUIRED ABOVE,THEN IT SHALL NOT BE RESPONSIBLE OR LIABLE IN ANY WAY FOR ANY USE OF OR RELIANCE UPON THE PLANS,

REVISIONS:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-05-25	DSSP	N.F.	
02				
03				
04				
05				
06				

ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-10-19	DEVELOPMENT PERMIT SET	E.R / T.I / N.F.	
02				
03				
04				
05				

THE CLIENT :
PRIVATE CLIENT

PROJECT :
4_PLEX

ADDRESS:
36 GLENWAY DRIVE S.W.
CALGARY, ALBERTA
LOT 1, BLOCK 4, PLAN 567 HH

DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
EXISTING SURVEY

DRAWING NO.
A-001

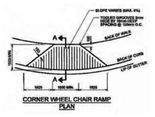
DRAWN BY:	CHECKED BY:	DATE:
E.R / T.I. / N.F		2026-10-19

SCALE: 1:200

SITE - PLAN

SURVEY INFORMATION :-

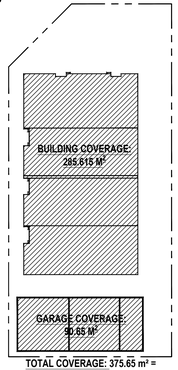
MUNICIPAL ADDRESS:-
36 GLENWAY DRIVE S.W. , CALGARY, ALBERTA
ZONING : R-CG
LEGAL ADDRESS:-
LOT 1 , BLOCK 4 , PLAN 567 HH
NOTES:
Note: Unless otherwise specified, the dimensions shown relate to distances from property boundary to foundation walls only at the date of the survey.Positions of spot elevations are approximate.Distances are in meters and decimals thereof.



COVERAGE CALCULATION:
LOT AREA = 699.59 m²
MAXIMUM COVERAGE (60%) = 419.75 m²
BUILDING COVERAGE = 285.00m²
GARAGE COVERAGE = 90.65 m²
TOTAL COVERAGE = 375.65 m² = 53.69% OF LOT AREA

PROJECT SETBACK REQUIREMENTS:
1. BUILDING SETBACK FROM A FRONT PROPERTY LINE IS 3.0 METRES.
(BAY WINDOWS AND EAVES MAY PROJECT A MAX. OF .6m INTO THE FRONT SETBACK AREA)
2. MINIMUM 1.2 m REAR SETBACK
3. MINIMUM 0.60 m SIDE SETBACK WITH A STREET
4. MINIMUM 1.22 m SIDE SETBACK

NOTE:
- ALL EXISTING STRUCTURES ON SITE, INCLUDING EXISTING FENCE, TO BE REMOVED AS NOTED
- CONSTRUCTION ACCESS TO BE FROM REAR LANE.
- CITY BOULEVARD IS TO REMAIN FREE OF EXCAVATED MATERIAL AND STORAGE OF CONSTRUCTION MATERIAL IS NOT PERMITTED.

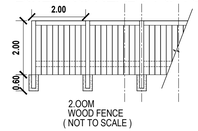


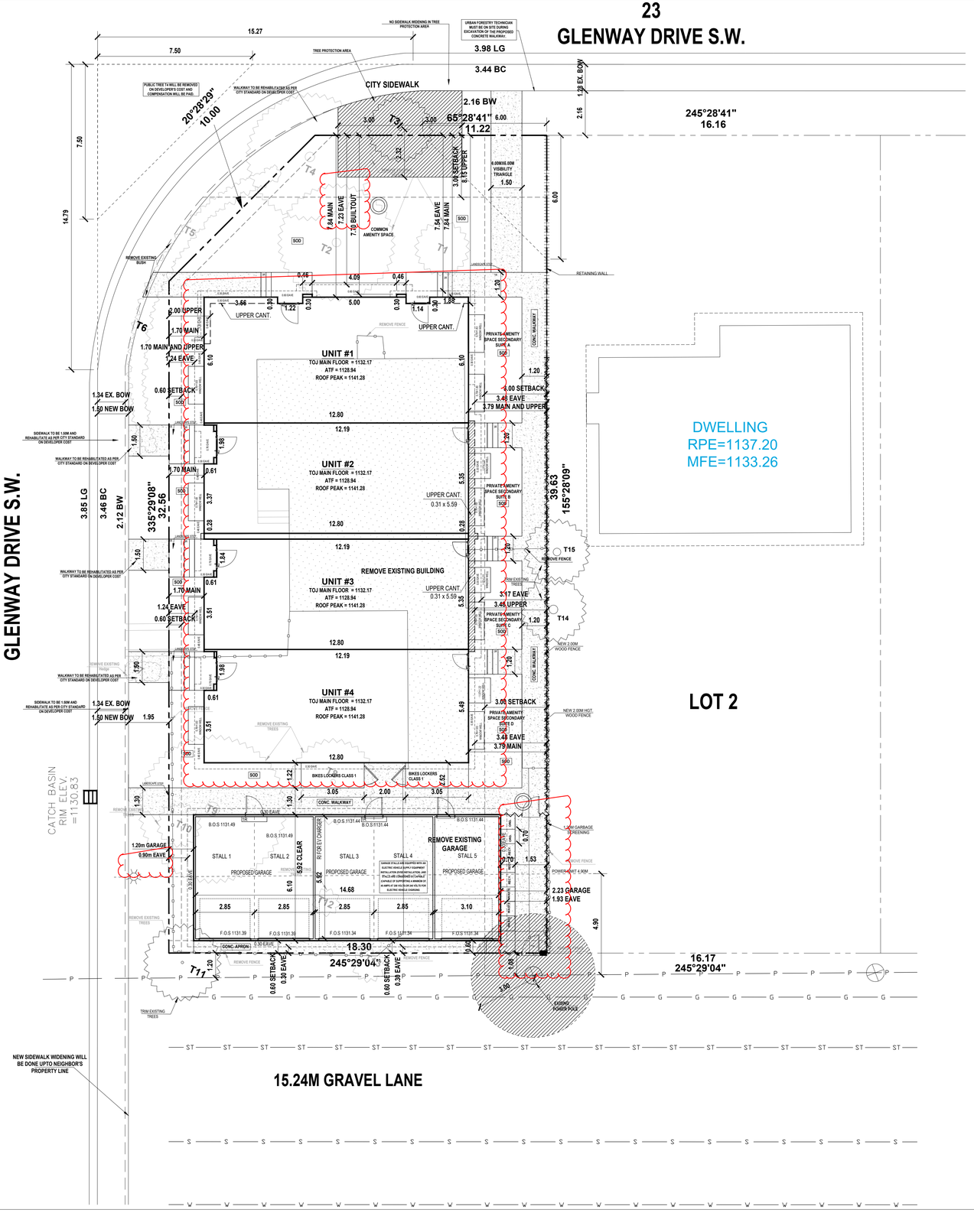
LEGEND		LEGEND		LEGEND	
	NEW FENCE	G	UTILITY LINES GAS		EXISTING GRADES
	PWF LANDSCAPE RETAINING WALL	S	UTILITY LINES SANITARY		CALCULATED GRADES
	CANTILEVERS	ST	STORM LINE		NEED TO TRIM
	SETBACK	W	UTILITY LINES WATER		REMOVE EXISTING TREE
	EAVES		REMOVE FENCE		BULDING REMOVE
P	UTILITY LINES POWER		UPPER CANT		CONCRETE

TREE SCHEDULE:

Tree No.	Variety	Trunk (Ø±)	Canopy (Ø±)	Height (±)	Location	
T1	Bush	-	2.50	2.00	In Subject Property	REMOVED
T2	Deciduous	0.42	5.50	5.00	In Subject Property	REMOVED
T3	CRABAPPLE	0.34	3.00	3.50	In City Property	PROTECTED
T4	GREEN ASH	0.46	6.00	12.00	In City Property	REMOVED
T5	Hedge	-	0.70	1.00	In Subject Property	REMOVED
T6	Hedge	-	0.70	1.00	In City Property	REMOVED
T7	Hedge	-	1.00	1.50	In City Property	REMOVED
T8	Deciduous	0.23	4.00	5.00	In Subject Property	REMOVED
T9	Deciduous	0.68	7.00	11.00	In Subject Property	REMOVED
T10	Bush	-	2.00	2.00	In Subject Property	REMOVED
T11	Bush	-	3.50	3.00	IN GRAVEL LANE	REMAINED
T12	Bush	-	1.20	1.50	In Subject Property	REMOVED
T13	Bush	-	1.50	1.50	On Property Line	REMOVED
T14	Deciduous	0.42	3.00	5.00	In Adjacent Property	REMAINED
T15	Deciduous	0.37	3.00	5.00	In Adjacent Property	REMAINED

NOTE:
-ALL SODDED AREA ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES.
- BUILDING READY FOR SOLAR PANEL INSTALLATION.





DESIGNED BY:
TRICOR DESIGN GROUP
RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com
#202 , 4216 10TH STREET NE
CALGARY, AB.
T2E 6K3
PHONE: (403)203-1970
FAX: (403)353-1990
EMAIL: info@tricordg.ca

KEY PLAN



NOTES
- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023 – ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

-THESE PLANS AND ANY RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF TRICOR DESIGN GROUP INC. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON AND IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION OF TRICOR DESIGN GROUP INC. IS STRICTLY PROHIBITED.

-THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING. DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF ANY STAGE OF CONSTRUCTION AND PRIOR TO ANY RELIANCE BEING MADE ON SAME, AND TRICOR DESIGN GROUP INC. MUST BE PROVIDED WITH A REASONABLE PERIOD OF TIME, IN ITS SOLE AND ABSOLUTE DISCRETION, TO REVIEW SAME AND TO MAKE ANY CORRECTIONS NEEDED. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES, AS THE CASE MAY BE, ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. AS REQUIRED ABOVE,THEN IT SHALL NOT BE RESPONSIBLE OR LIABLE IN ANY WAY FOR ANY USE OF OR RELIANCE UPON THE PLANS.

REVISIONS:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-05-25	DSSP	N.F.	
02				
03				
04				
05				
06				

ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-10-19	DEVELOPMENT PERMIT SET	E.R / T.I. / N.F.	
02				
03				
04				
05				

THE CLIENT :
PRIVATE CLIENT

PROJECT :
4_PLEX

ADDRESS:
36 GLENWAY DRIVE S.W.
CALGARY, ALBERTA
LOT 1, BLOCK 4, PLAN 567 HH

DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
PROPOSED & EXISTING SITE PLAN

DRAWING NO.
A-002

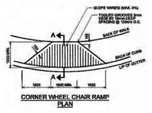
DRAWN BY:	CHECKED BY:	DATE:
E.R / T.I. / N.F.		2026-10-19

SCALE:1:100

SITE - PLAN

SURVEY INFORMATION :-

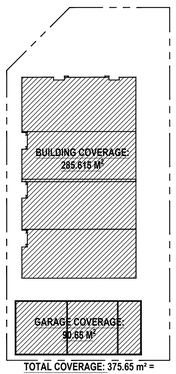
MUNICIPAL ADDRESS:-
36 GLENWAY DRIVE S.W. , CALGARY, ALBERTA
ZONING : R-CG
LEGAL ADDRESS:-
LOT 1 , BLOCK 4 , PLAN 567 HH
NOTES:
Note: Unless otherwise specified, the dimensions shown relate to distances from property boundary to foundation walls only at the date of the survey.Positions of spot elevations are approximate.Distances are in meters and decimals thereof.



COVERAGE CALCULATION:
LOT AREA = 699.59 m²
MAXIMUM COVERAGE (60%) = 419.75 m²
BUILDING COVERAGE = 285.00m²
GARAGE COVERAGE = 90.65 m²
TOTAL COVERAGE = 375.65 m² = 53.69% OF LOT AREA

PROJECT SETBACK REQUIREMENTS:
1. BUILDING SETBACK FROM A FRONT PROPERTY LINE IS 3.0 METRES.
(BAY WINDOWS AND EAVES MAY PROJECT A MAX. OF .6m INTO THE FRONT SETBACK AREA)
2. MINIMUM 1.2 m REAR SETBACK
3. MINIMUM 0.60 m SIDE SETBACK WITH A STREET
4. MINIMUM 1.22 m SIDE SETBACK

NOTE:
- ALL EXISTING STRUCTURES ON SITE, INCLUDING EXISTING FENCE, TO BE REMOVED AS NOTED
- CONSTRUCTION ACCESS TO BE FROM REAR LANE.
- CITY BOULEVARD IS TO REMAIN FREE OF EXCAVATED MATERIAL AND STORAGE OF CONSTRUCTION MATERIAL IS NOT PERMITTED.



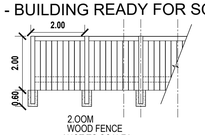
TOTAL COVERAGE: 375.65 m² = 53.69% OF LOT AREA

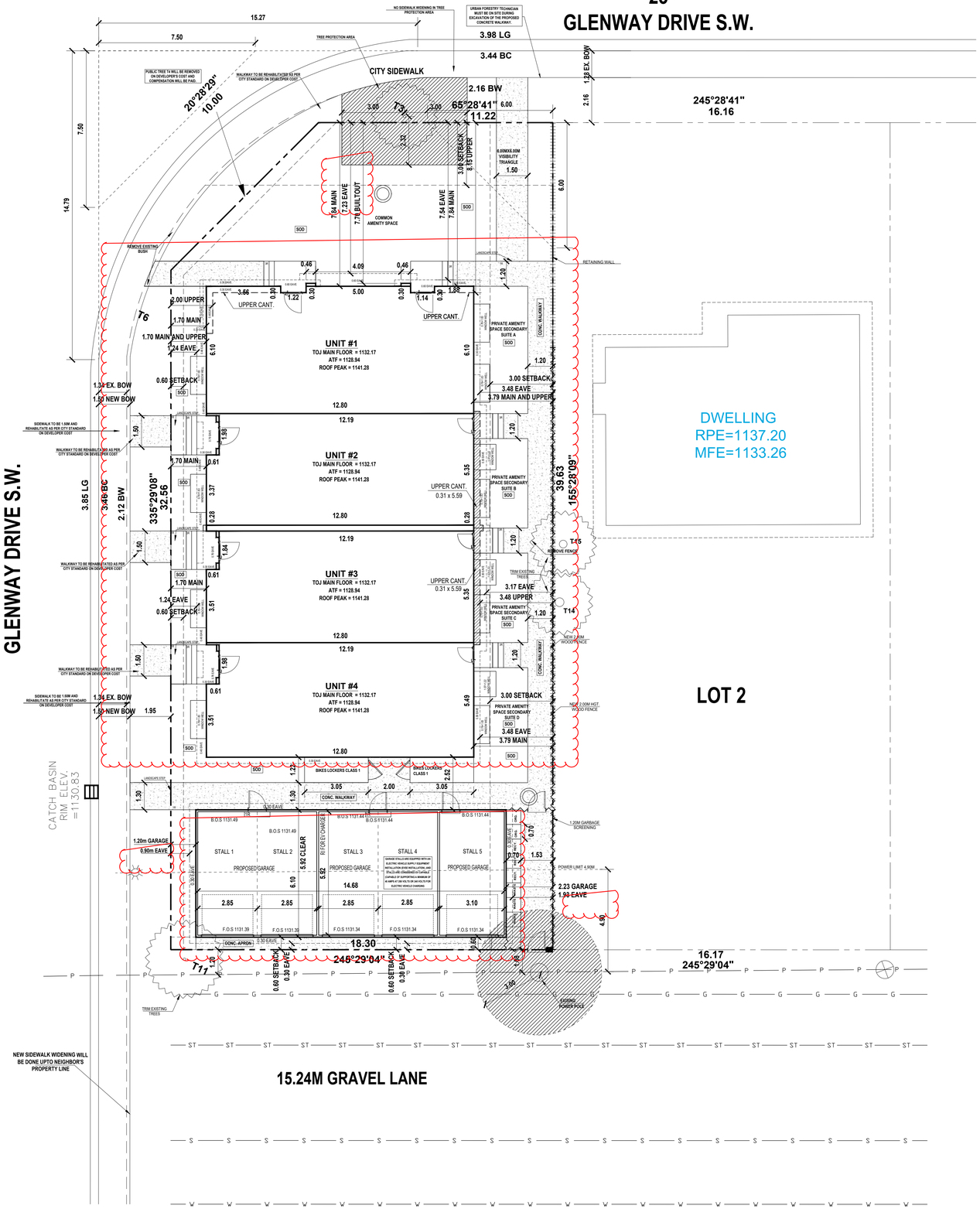
LEGEND		LEGEND		LEGEND	
	NEW FENCE	G	UTILITY LINES GAS		EXISTING GRADES
	PWF LANDSCAPE RETAINING WALL	S	UTILITY LINES SANITARY		CALCULATED GRADES
	CANTILEVERS	ST	STORM LINE		NEED TO TRIM
	SETBACK	W	UTILITY LINES WATER		REMOVE EXISTING TREE
	EAVES		REMOVE FENCE		BULDING REMOVE
P	UTILITY LINES POWER		UPPER CANT		CONCRETE

TREE SCHEDULE:

Tree No.	Variety	Trunk (Ø±)	Canopy (Ø±)	Height (±)	Location	
T1	Bush	-	2.50	2.00	In Subject Property	REMOVED
T2	Deciduous	0.42	5.50	5.00	In Subject Property	REMOVED
T3	CRABAPPLE	0.34	3.00	3.50	In City Property	PROTECTED
T4	GREEN ASH	0.46	6.00	12.00	In City Property	REMOVED
T5	Hedge	-	0.70	1.00	In Subject Property	REMOVED
T6	Hedge	-	0.70	1.00	In City Property	REMOVED
T7	Hedge	-	1.00	1.50	In City Property	REMOVED
T8	Deciduous	0.23	4.00	5.00	In Subject Property	REMOVED
T9	Deciduous	0.68	7.00	11.00	In Subject Property	REMOVED
T10	Bush	-	2.00	2.00	In Subject Property	REMOVED
T11	Bush	-	3.50	3.00	IN GRAVEL LANE	REMAINED
T12	Bush	-	1.20	1.50	In Subject Property	REMOVED
T13	Bush	-	1.50	1.50	On Property Line	REMOVED
T14	Deciduous	0.42	3.00	5.00	In Adjacent Property	REMAINED
T15	Deciduous	0.37	3.00	5.00	In Adjacent Property	REMAINED

NOTE:
-ALL SODDED AREA ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES.
- BUILDING READY FOR SOLAR PANEL INSTALLATION.





DESIGNED BY:
TRICOR DESIGN GROUP
RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com
#202 , 4216 10 TH STREET NE
CALGARY, AB.
T2E 6K3
PHONE: (403)203-1970
FAX: (403)283-1990
EMAIL: info@tricordg.ca

KEY PLAN



NOTES
- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023 – ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

-THESE PLANS AND ANY RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF TRICOR DESIGN GROUP INC. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON AND IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION OF TRICOR DESIGN GROUP INC. IS STRICTLY PROHIBITED.

-THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING. DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF ANY STAGE OF CONSTRUCTION AND PRIOR TO ANY RELIANCE BEING MADE ON SAME, AND TRICOR DESIGN GROUP INC. MUST BE PROVIDED WITH A REASONABLE PERIOD OF TIME, IN ITS SOLE AND ABSOLUTE DISCRETION, TO REVIEW SAME AND TO MAKE ANY CORRECTIONS NEEDED. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES, AS THE CASE MAY BE, ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. AS REQUIRED ABOVE,THEN IT SHALL NOT BE RESPONSIBLE OR LIABLE IN ANY WAY FOR ANY USE OF OR RELIANCE UPON THE PLANS.

REVISIONS:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-05-25	DSSP	N.F.	
02				
03				
04				
05				
06				

ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-10-19	DEVELOPMENT PERMIT SET	E.R / T.I. / N.F.	
02				
03				
04				
05				

THE CLIENT :
PRIVATE CLIENT

PROJECT :
4_PLEX

ADDRESS:
36 GLENWAY DRIVE S.W.
CALGARY, ALBERTA
LOT 1, BLOCK 4, PLAN 567 HH

DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
PROPOSED SITE PLAN

DRAWING NO.
A-003

DRAWN BY:	CHECKED BY:	DATE:
E.R / T.I. / N.F.		2026-10-19

SCALE:1:100

SITE - PLAN

SURVEY INFORMATION :-

MUNICIPAL ADDRESS:-

36 GLENWAY DRIVE S.W. , CALGARY, ALBERTA

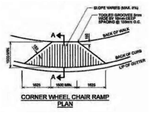
ZONING : R-CG

LEGAL ADDRESS:-

LOT 1 , BLOCK 4 , PLAN 567 HH

NOTES:

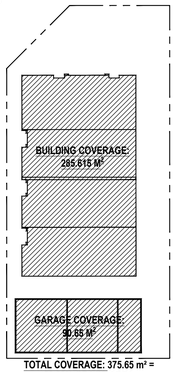
Note: Unless otherwise specified, the dimensions shown relate to distances from property boundary to foundation walls only at the date of the survey.Positions of spot elevations are approximate.Distances are in meters and decimals thereof.



COVERAGE CALCULATION:
LOT AREA = 699.59 m²
MAXIMUM COVERAGE (60%) = 419.75 m²
BUILDING COVERAGE = 285.00m²
GARAGE COVERAGE = 90.65 m²
TOTAL COVERAGE = 375.65 m² = 53.69% OF LOT AREA

PROJECT SETBACK REQUIREMENTS:
1. BUILDING SETBACK FROM A FRONT PROPERTY LINE IS 3.0 METRES.
(BAY WINDOWS AND EAVES MAY PROJECT A MAX. OF .6m INTO THE FRONT SETBACK AREA)
2. MINIMUM 1.2 m REAR SETBACK
3. MINIMUM 0.60 m SIDE SETBACK WITH A STREET
4. MINIMUM 1.22 m SIDE SETBACK

NOTE:
- ALL EXISTING STRUCTURES ON SITE, INCLUDING EXISTING FENCE, TO BE REMOVED AS NOTED
- CONSTRUCTION ACCESS TO BE FROM REAR LANE.
- CITY BOULEVARD IS TO REMAIN FREE OF EXCAVATED MATERIAL AND STORAGE OF CONSTRUCTION MATERIAL IS NOT PERMITTED.

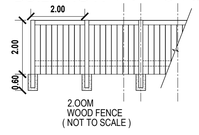


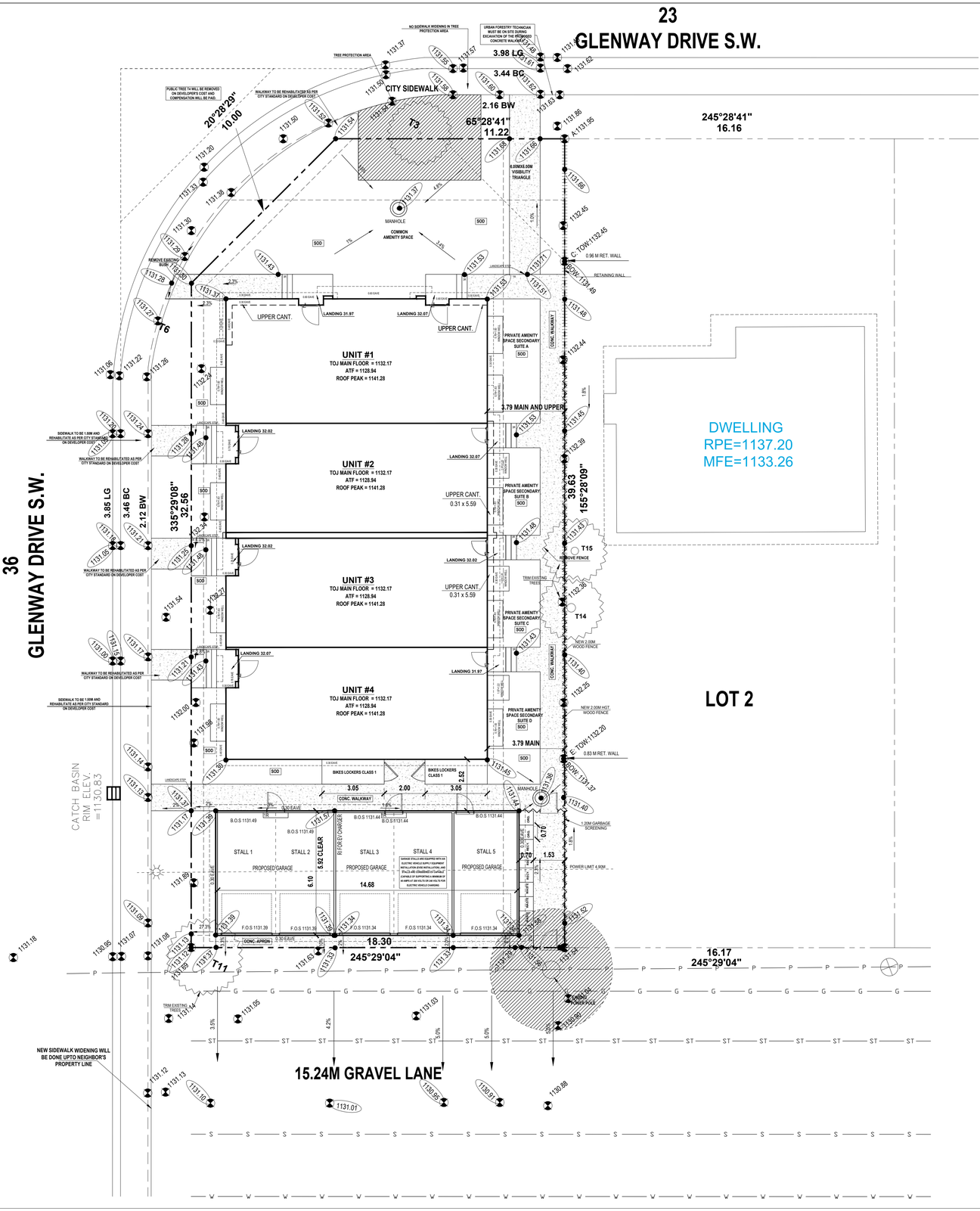
LEGEND		LEGEND		LEGEND	
	NEW FENCE	G	UTILITY LINES GAS		EXISTING GRADES
	PWF LANDSCAPE RETAINING WALL	S	UTILITY LINES SANITARY		CALCULATED GRADES
	CANTILEVERS	ST	STORM LINE		NEED TO TRIM
	SETBACK	W	UTILITY LINES WATER		REMOVE EXISTING TREE
	EAVES		REMOVE FENCE		BULDING REMOVE
P	UTILITY LINES POWER		UPPER CANT		CONCRETE

TREE SCHEDULE:

Tree No.	Variety	Trunk (Ø±)	Canopy (Ø±)	Height (±)	Location	
T1	Bush	-	2.50	2.00	In Subject Property	REMOVED
T2	Deciduous	0.42	5.50	5.00	In Subject Property	REMOVED
T3	CRABAPPLE	0.34	3.00	3.50	In City Property	PROTECTED
T4	GREEN ASH	0.46	6.00	12.00	In City Property	REMOVED
T5	Hedge	-	0.70	1.00	In Subject Property	REMOVED
T6	Hedge	-	0.70	1.00	In City Property	REMOVED
T7	Hedge	-	1.00	1.50	In City Property	REMOVED
T8	Deciduous	0.23	4.00	5.00	In Subject Property	REMOVED
T9	Deciduous	0.68	7.00	11.00	In Subject Property	REMOVED
T10	Bush	-	2.00	2.00	In Subject Property	REMOVED
T11	Bush	-	3.50	3.00	IN GRAVEL LANE	REMAINED
T12	Bush	-	1.20	1.50	In Subject Property	REMOVED
T13	Bush	-	1.50	1.50	On Property Line	REMOVED
T14	Deciduous	0.42	3.00	5.00	In Adjacent Property	REMAINED
T15	Deciduous	0.37	3.00	5.00	In Adjacent Property	REMAINED

NOTE:
-ALL SODDED AREA ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES.
- BUILDING READY FOR SOLAR PANEL INSTALLATION.





DESIGNED BY:

TRICOR DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com

#202 , 4216 10 TH STREET NE
CALGARY, AB.
T2E 6K3
PHONE: (403)203-1970
FAX: (403)253-1990
EMAIL: info@tricordg.ca

KEY PLAN



NOTES
- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023 – ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

-THESE PLANS AND ANY RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF TRICOR DESIGN GROUP INC. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON AND IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION OF TRICOR DESIGN GROUP INC. IS STRICTLY PROHIBITED.

-THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING. DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF ANY STAGE OF CONSTRUCTION AND PRIOR TO ANY RELIANCE BEING MADE ON SAME, AND TRICOR DESIGN GROUP INC. MUST BE PROVIDED WITH A REASONABLE PERIOD OF TIME, IN ITS SOLE AND ABSOLUTE DISCRETION, TO REVIEW SAME AND TO MAKE ANY CORRECTIONS NEEDED. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES, AS THE CASE MAY BE, ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. AS REQUIRED ABOVE,THEN IT SHALL NOT BE RESPONSIBLE OR LIABLE IN ANY WAY FOR ANY USE OF OR RELIANCE UPON THE PLANS.

REVISIONS:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-05-25	DSSP	N.F.	
02				
03				
04				
05				
06				

ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-10-19	DEVELOPMENT PERMIT SET	E.R / T.I / N.F.	
02				
03				
04				
05				

THE CLIENT :
PRIVATE CLIENT

PROJECT :
4_PLEX

ADDRESS:
**36 GLENWAY DRIVE S.W.
CALGARY, ALBERTA
LOT 1, BLOCK 4, PLAN 567 HH**

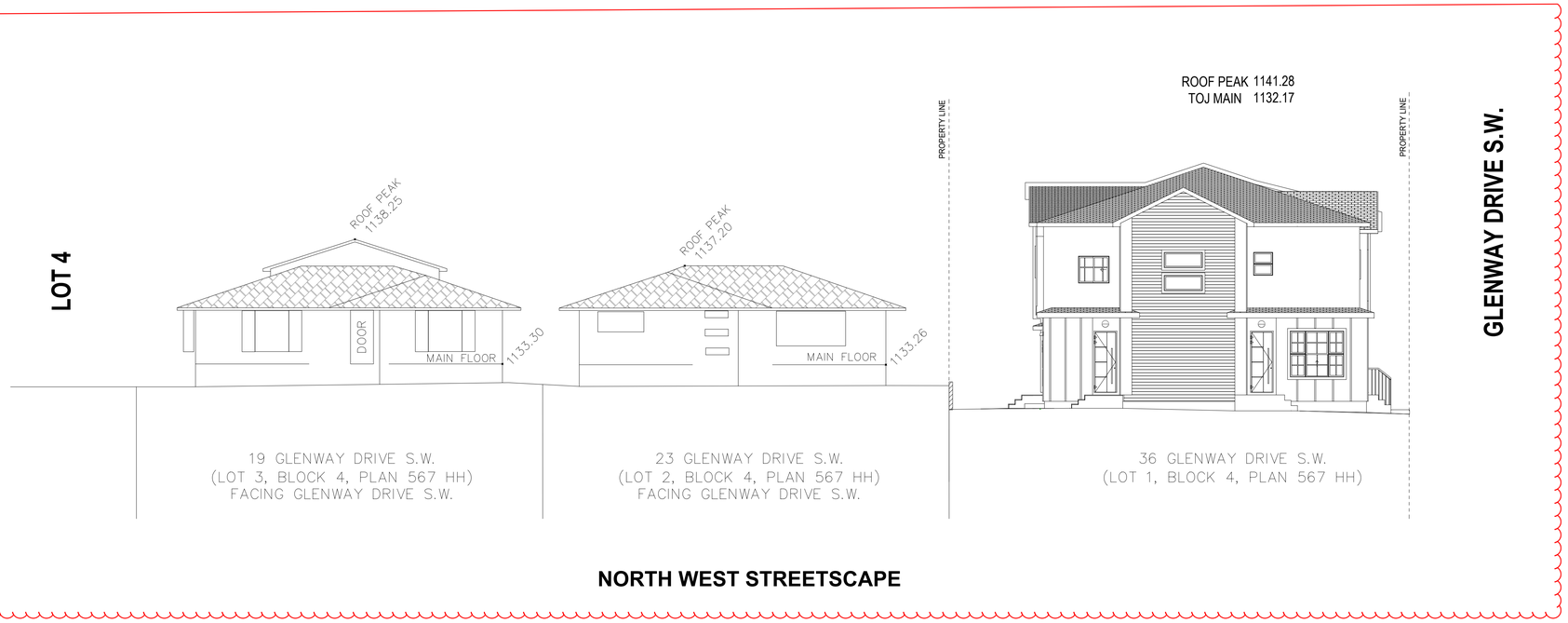
DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
PROPOSED GRADES

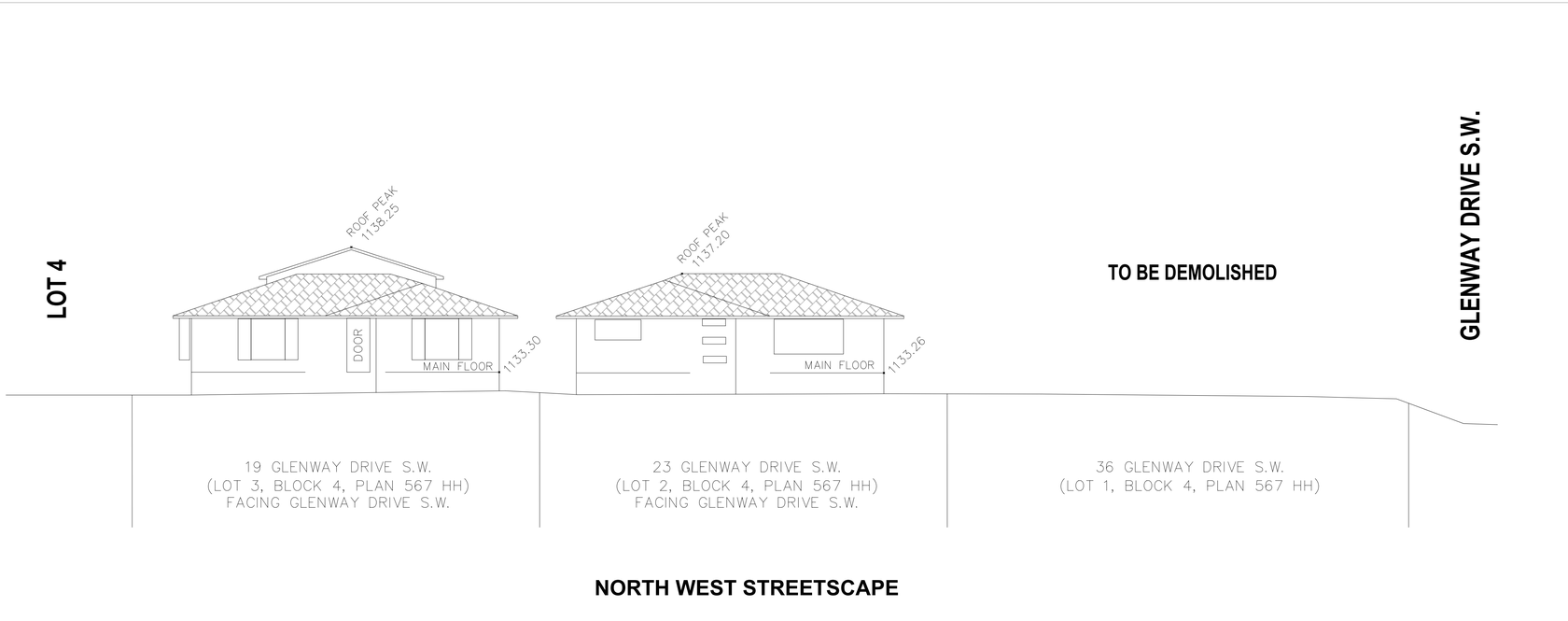
DRAWING NO.
A-004

DRAWN BY:	CHECKED BY:	DATE:
E.R / T.I. / N.F		2026-10-19

SCALE:1:100



NORTH WEST STREETSCAPE



NORTH WEST STREETSCAPE

DESIGNED BY:

TRICOR DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com

#202 , 4216 10TH STREET NE
CALGARY, AB.
T2E 6K3

PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordg.ca

KEY PLAN



NOTES

- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023 – ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

-THESE PLANS AND ANY RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF TRICOR DESIGN GROUP INC. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON AND IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION OF TRICOR DESIGN GROUP INC. IS STRICTLY PROHIBITED.

-THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING. DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF ANY STAGE OF CONSTRUCTION AND PRIOR TO ANY RELIANCE BEING MADE ON SAME, AND TRICOR DESIGN GROUP INC. MUST BE PROVIDED WITH A REASONABLE PERIOD OF TIME, IN ITS SOLE AND ABSOLUTE DISCRETION, TO REVIEW SAME AND TO MAKE ANY CORRECTIONS NEEDED. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES, AS THE CASE MAY BE, ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. AS REQUIRED ABOVE,THEN IT SHALL NOT BE RESPONSIBLE OR LIABLE IN ANY WAY FOR ANY USE OF OR RELIANCE UPON THE PLANS,

REVISIONS:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-05-25	DSSP	N.F.	
02				
03				
04				
05				
06				

ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-10-19	DEVELOPMENT PERMIT SET	E.R / T.I / N.F.	
02				
03				
04				
05				

THE CLIENT :
PRIVATE CLIENT

PROJECT :
4_PLEX

ADDRESS:
36 GLENWAY DRIVE S.W.
CALGARY, ALBERTA
LOT 1, BLOCK 4, PLAN 567 HH

DRAWING SET :
DEVELOPMENT PERMIT SET

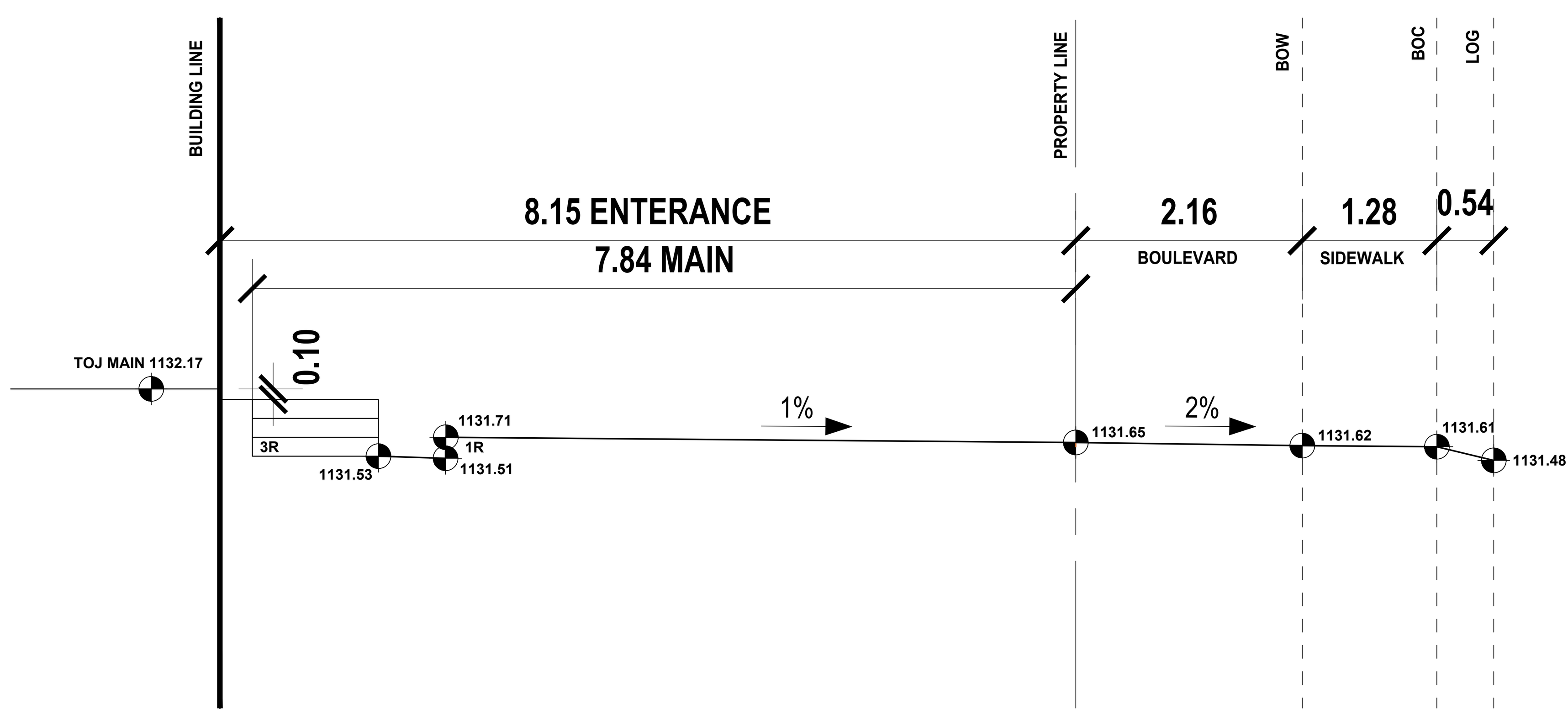
DRAWING TITLE :
STREETSCAPE

DRAWING NO.
A-005

DRAWN BY:	CHECKED BY:	DATE:
E.R / T.I / N.F		2026-10-19

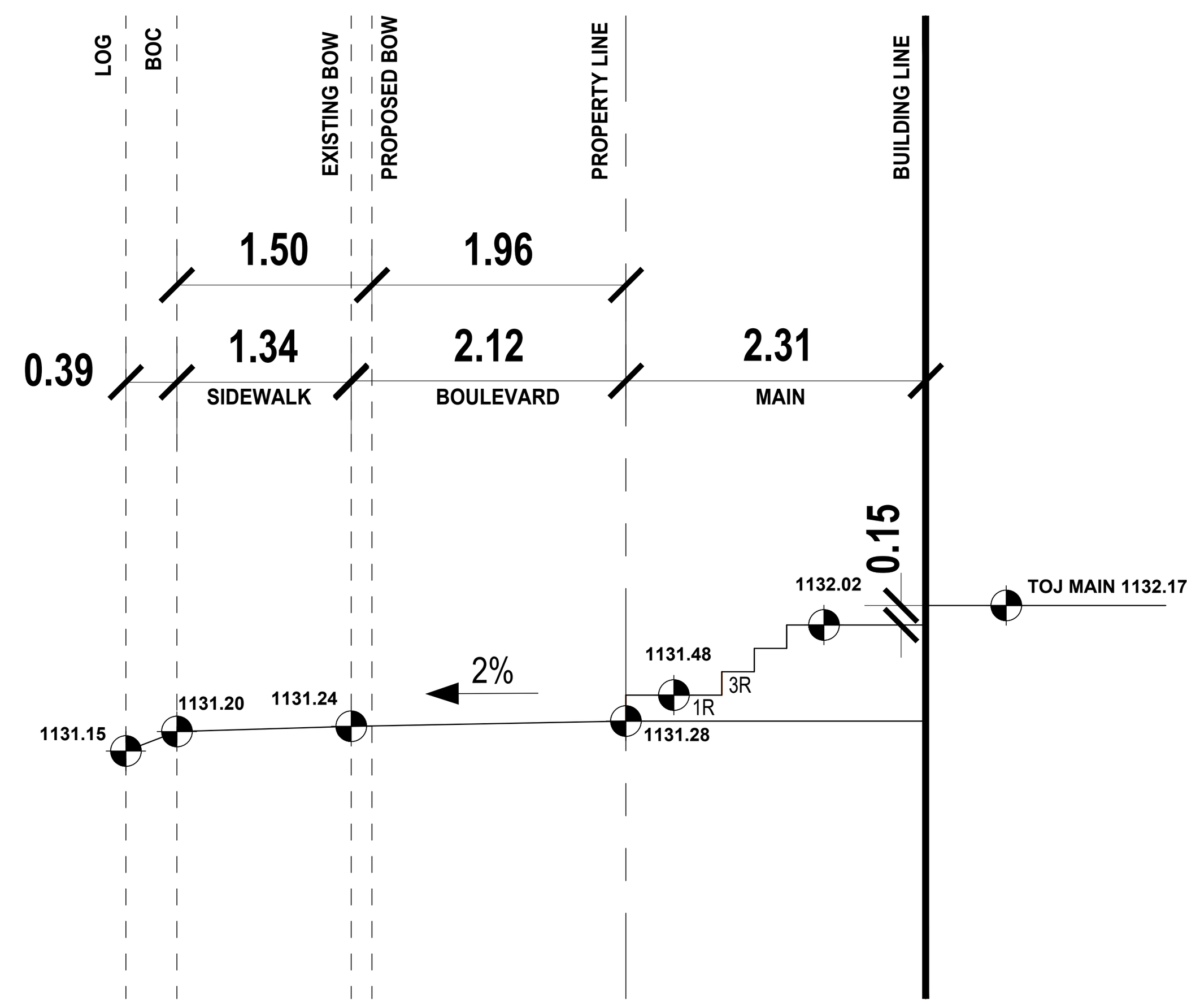
SCALE:1:100

SDAB2026-0086



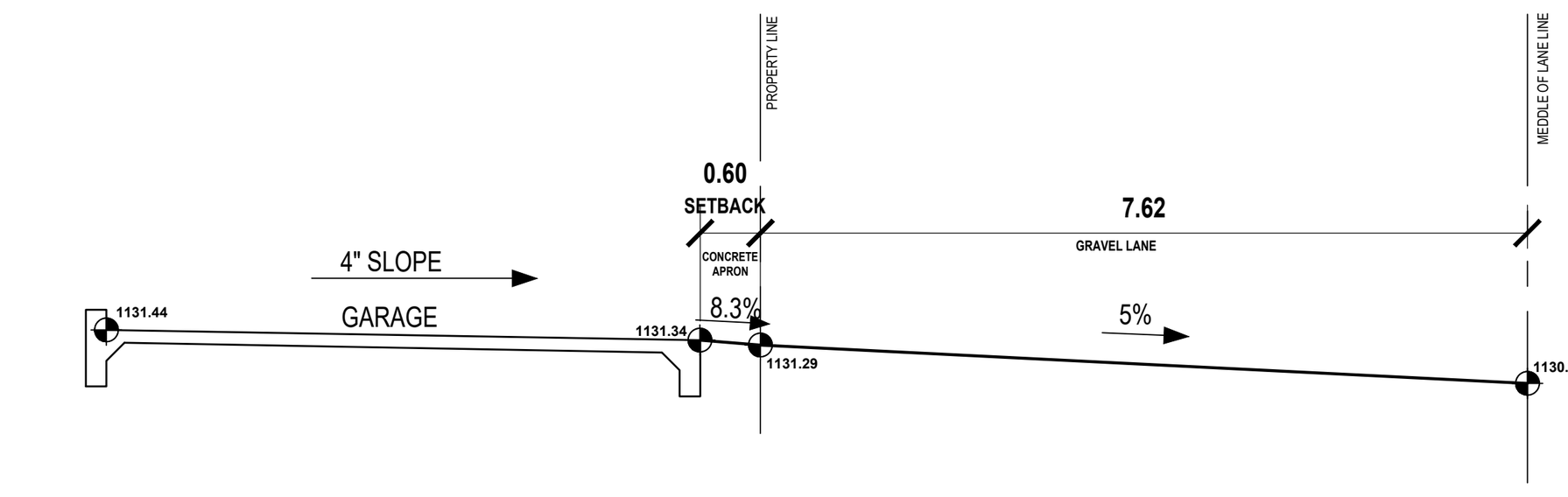
BOULEVARD SECTION 1

SCALE: 1:50



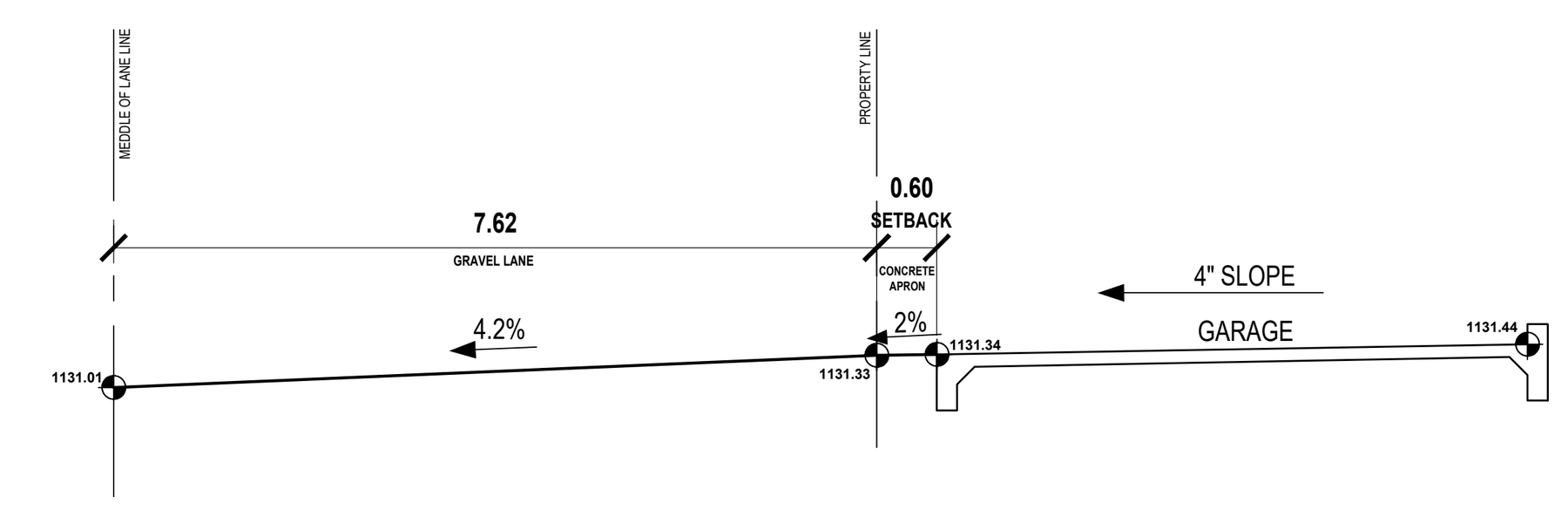
BOULEVARD SECTION 2

SCALE: 1:50



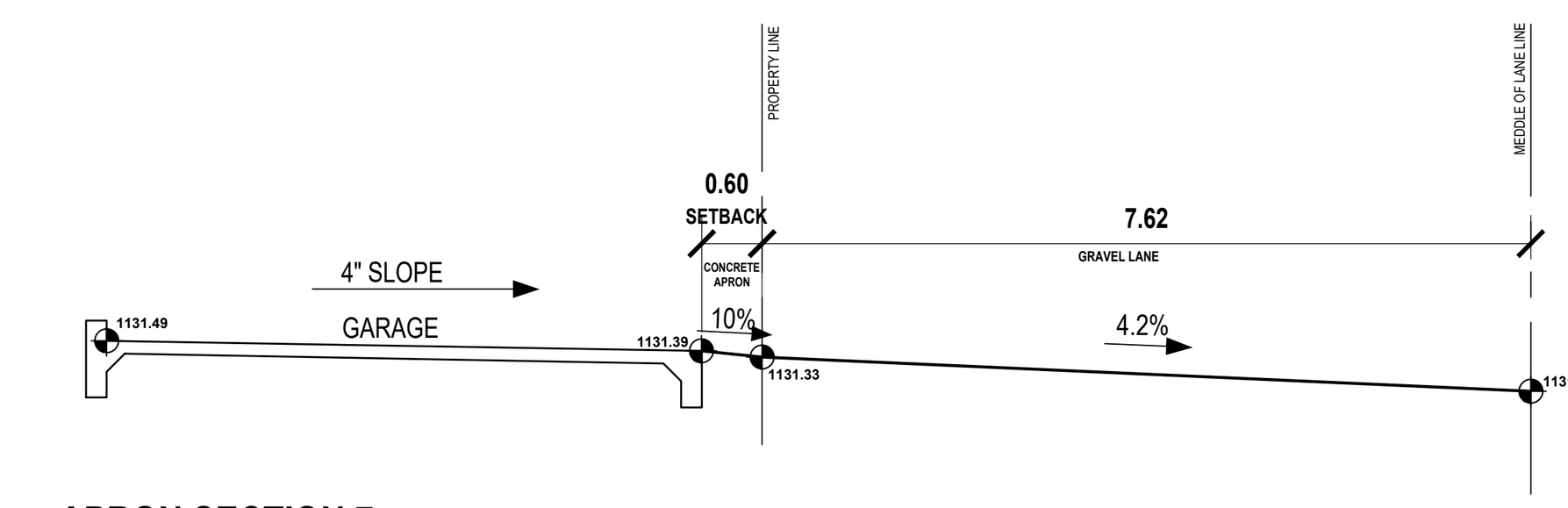
APRON SECTION 5

SCALE: 1:50



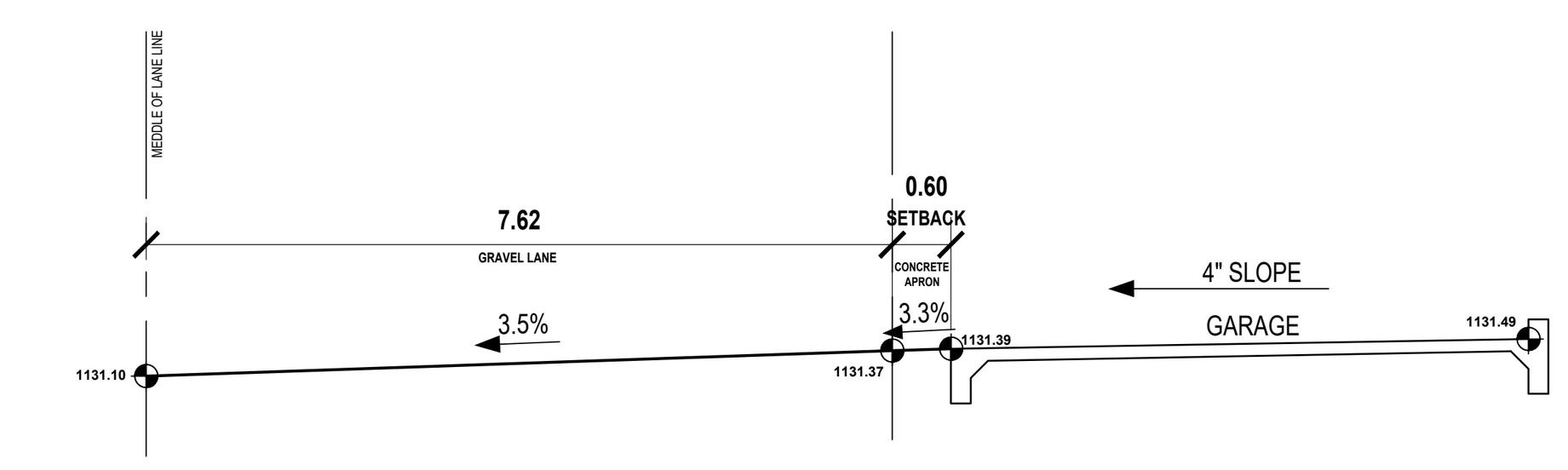
APRON SECTION 6

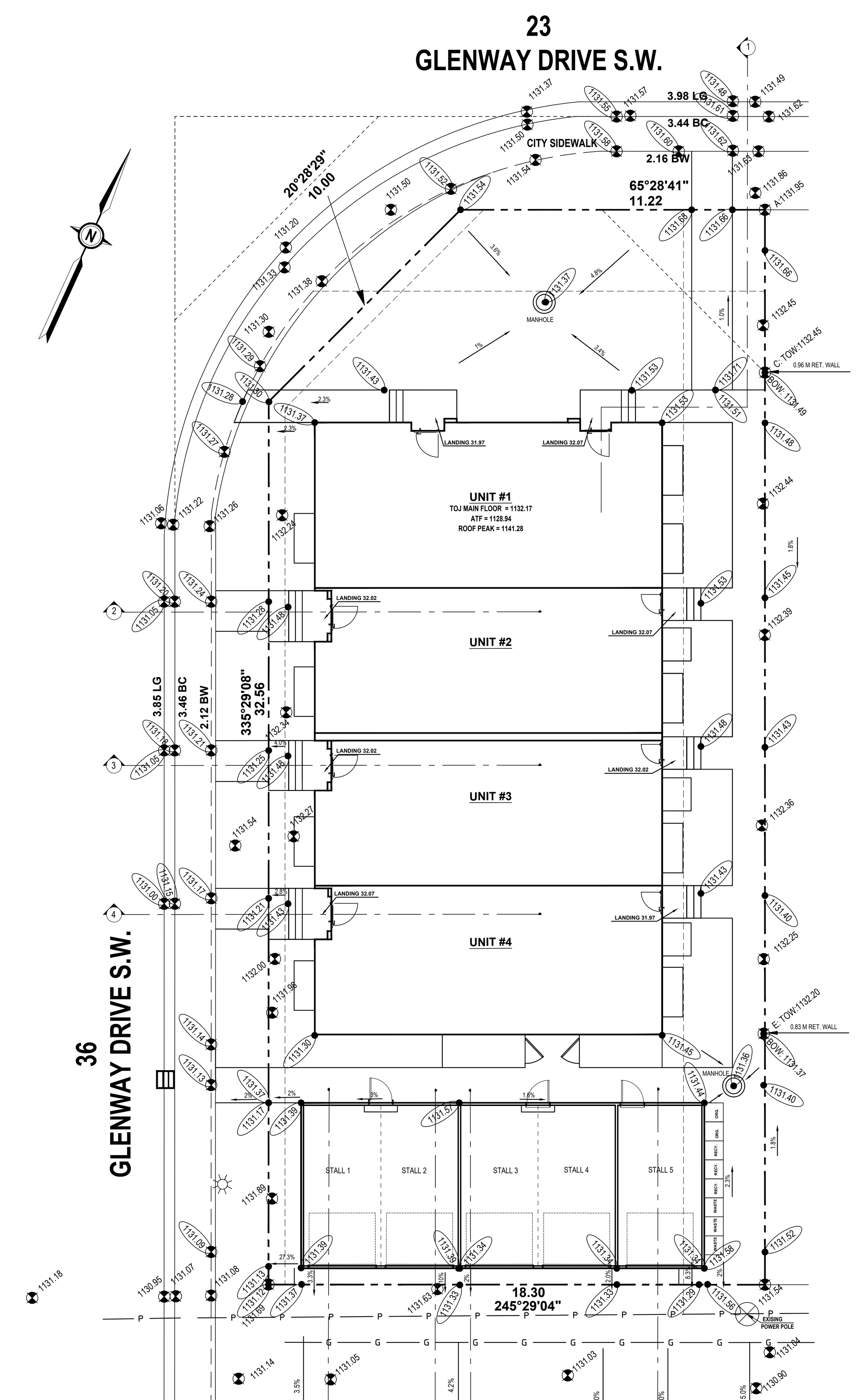
SCALE: 1:50

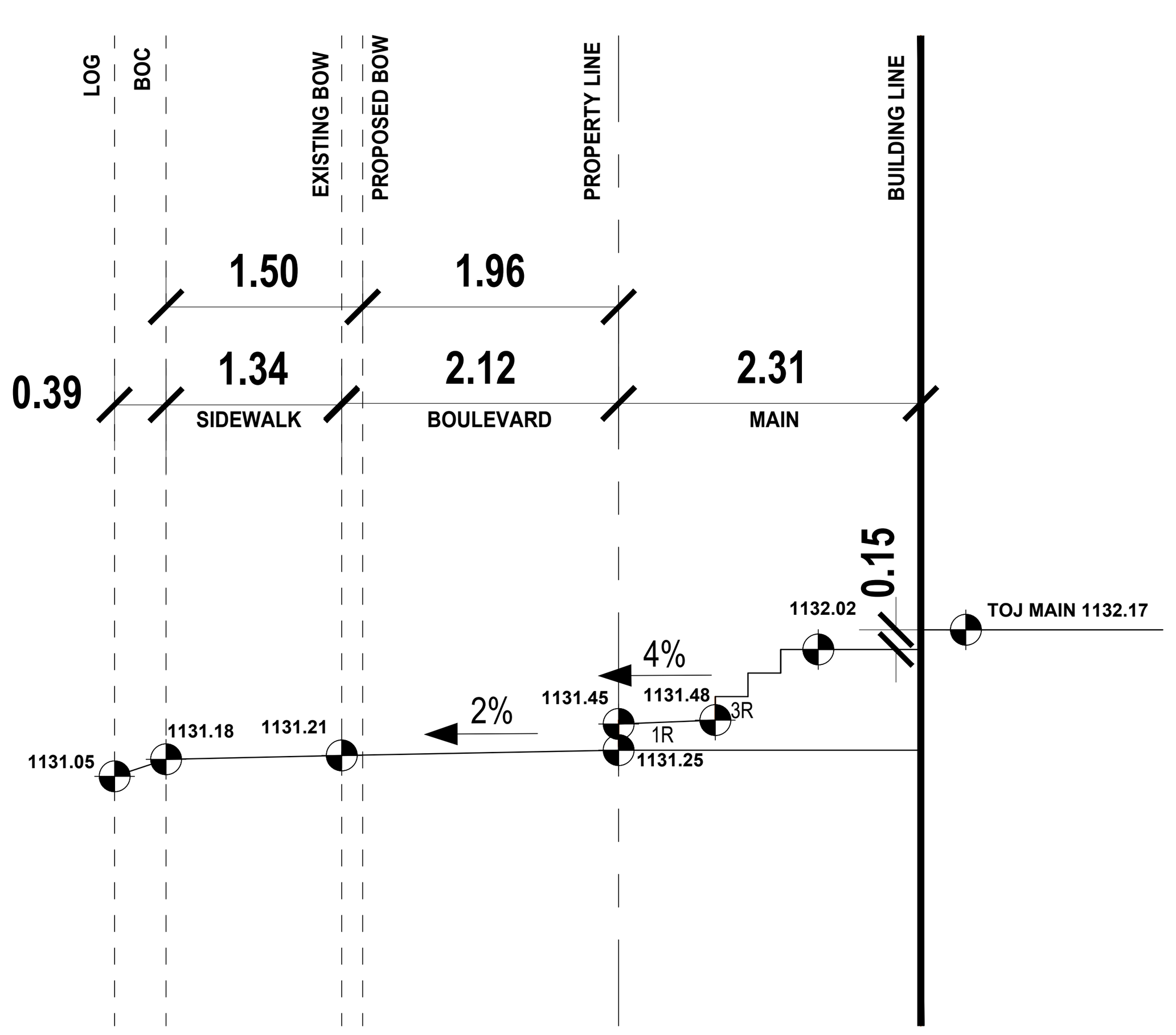


APRON SECTION 7

SCALE: 1:50

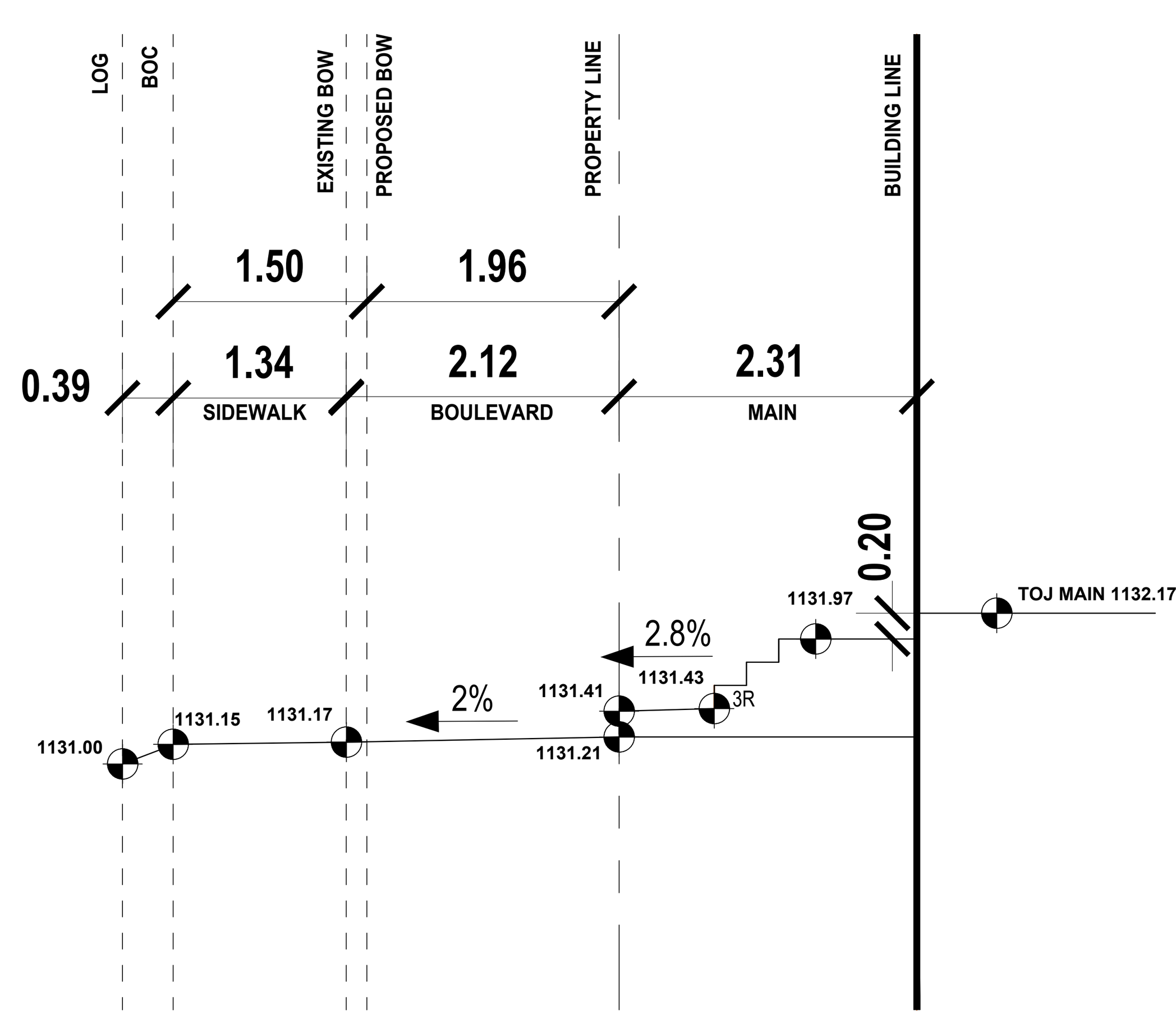






BOULEVARD SECTION 3

SCALE: 1:50



BOULEVARD SECTION 4

SCALE: 1:50

DESIGNED BY:

TRICOR DESIGN GROUP

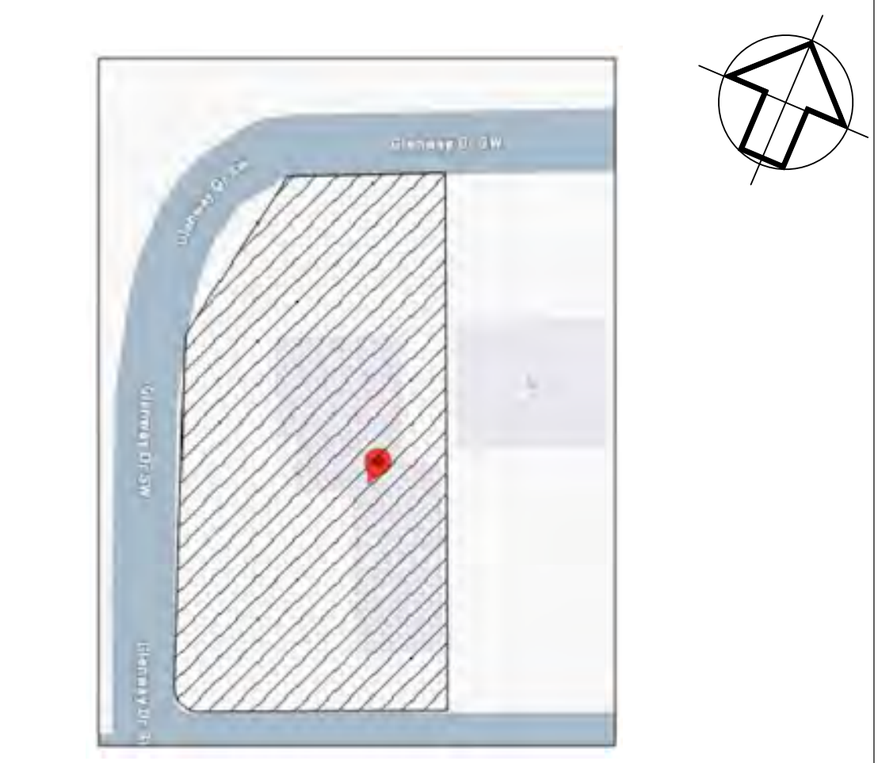
RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

tricordesigns.com

#202 , 4216 10TH STREET NE
CALGARY, AB.
T2E 6K3

PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordg.ca

KEY PLAN



NOTES

- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023 – ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

-THESE PLANS AND ANY RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF TRICOR DESIGN GROUP INC. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON AND IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION OF TRICOR DESIGN GROUP INC. IS STRICTLY PROHIBITED.

-THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING. DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF ANY STAGE OF CONSTRUCTION AND PRIOR TO ANY RELIANCE BEING MADE ON SAME, AND TRICOR DESIGN GROUP INC. MUST BE PROVIDED WITH A REASONABLE PERIOD OF TIME, IN ITS SOLE AND ABSOLUTE DISCRETION, TO REVIEW SAME AND TO MAKE ANY CORRECTIONS NEEDED. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES, AS THE CASE MAY BE, ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. AS REQUIRED ABOVE,THEN IT SHALL NOT BE RESPONSIBLE OR LIABLE IN ANY WAY FOR ANY USE OF OR RELIANCE UPON THE PLANS,

REVISIONS:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-05-25	DSSP	N.F.	
02				
03				
04				
05				
06				

ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-10-19	DEVELOPMENT PERMIT SET	E.R / T.I / N.F.	
02				
03				
04				
05				

THE CLIENT :

PRIVATE CLIENT

PROJECT :

4_PLEX

ADDRESS:

**36 GLENWAY DRIVE S.W.
CALGARY, ALBERTA
LOT 1, BLOCK 4, PLAN 567 HH**

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

APRON & BOULEVARD SECTIONS

DRAWING NO.

A-006

DRAWN BY:	CHECKED BY:	DATE:
E.R / T.I. / N.F		2026-10-19

SCALE: 1:50

552- PLANTING REQUIREMENTS

(1) All plant materials must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association.
(2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0 square meters of parcel area
(3) A minimum of 25.0 per cent of all trees provided must be coniferous.
(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.
(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) Shrubs must be a minimum height or spread of 0.6 metres at the time of planting.
(8) 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 planting beds with shrubs; and
(c) 0.3 metres for all other planting areas.
(9) The soil depths referenced in (7) must cover an area equal to the mature spread of the planting material.

PLANTING CALCULATION:

(AS PER ENHANCED LANDSCAPING AND LOW WATER LANDSCAPING OPTIONS):

1 TREE & 3 SHRUBS / 110 SQ. M. OF LOT AREA PROVIDED
MINIMUM 50% LARGE TO SMALL TREES (DECIDUOUS & CONIFEROUS)
MINIMUM RATIO OF 1/3 CONIFEROUS TO DECIDUOUS TREES
MINIMUM SIZE OF SMALL DECIDUOUS: 65mm
MINIMUM SIZE OF LARGE DECIDUOUS: 85mm
MINIMUM HEIGHT OF SMALL CONIFEROUS: 3.0m OR 10'-0"
MINIMUM HEIGHT OF LARGE CONIFEROUS: 4.0m OR 13'-1"

THEREFORE MINIMUM PLANTING REQUIRED ARE:
699.59 m² / 110 m² = 6.35 = 7 TREES & 21 SHRUBS
BROKEN DOWN AS:
4 DECIDUOUS
3 CONIFEROUS
21 SHRUBS (Shrubs must be a minimum height or spread of 0.6 meters at the time of planting)

PROPOSED PLANTING:
4 DECIDUOUS
3 CONIFEROUS
20 SHRUBS (Shrubs must be a minimum height or spread of 0.6 meters at the time of planting)

QTY	KEY	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DECIDUOUS TREES						
02	NP		Amur Maple	Acer ginnala	60mm CAL.	
02	S		Chokecherry	Prunus virginiana	80mm CAL.	
CONIFEROUS TREES						
03	CS		Limber Pine	Pinus flexilis	3000MM HGT.	
DECIDUOUS SHURBS						
09	RC		RUBY CAROUSEL JAPANESE BARBERRY	BERBERIS THUNBERGII 'BAILONE'	#05 CONT.	MINIMUM 0.6m HEIGHT OR SPREAD
05	CL		CHARISMA LILAC	SYRINGA PRESTONIAE	#05 CONT.	MINIMUM 0.6m HEIGHT OR SPREAD
CONIFEROUS SHRUBS						
06	SJ		SAVIN JUNIPER	JUNIPERUS SABINA	#05 CONT.	MINIMUM 0.6m HEIGHT OR SPREAD

2.00M HGT. WOOD FENCE
1.20M HGT. GARBAGE SCREENING
GARDEN BEDS
MASS PLANTING OF BLUE GRASS
LOG BENCH

LANDSCAPE CALCULATIONS:

LOT AREA: 699.59 m² **LOT ZONING: RCG**

1. COVERAGE= 375.65 m² = 53.69% OF LOT AREA

BUILDING AREA = 285.00 m² or 40.74% OF LOT AREA

GARAGE = 90.65 m² or 12.95% OF LOT AREA

2.NON- LANDSCAPE AREA= 25.46 m² = 3.63% OF LOT AREA

APRON (CONCRETE) = 9.02 m² = 35.42% OF NON-LANDSCAPE AREA

WINDOW WELLS = 16.44m² = 64.57% OF NON-LANDSCAPE AREA

3. LANDSCAPE AREA= 298.62 m² = 42.68% OF LOT AREA

3.1 HARD-LANDSCAPE = 138.22 m² = 45.53% OF LANDSCAPE AREA

WOOD ENTRANCE STEPS = 7.93m² = 5.91% OF HARD-LANDSCAPE AREA

WASTE AND RECYCLING = 4.70 m² = 3.50% OF HARD-LANDSCAPE AREA

CONCRETE ENTRANCE STEPS = 11.83 m² = 8.82% OF HARD-LANDSCAPE AREA

EXPOSED AGGREGATED CONCRETE WALKWAYS = 94.35 m² = 67.28% OF HARD OF L.S

BIKES LOCKERS = 7.44 m² = 5.54% OF HARD-LANDSCAPE AREA

SITTING AREA = 11.97 m² = 8.92% OF HARD-LANDSCAPE AREA

3.2 SOFT-LANDSCAPE = 160.40 m² = 54.46% OF LANDSCAPE AREA

S.O.D. =147.87 m² = 92.18% OF SOFT-LANDSCAPE AREA

MULCH = 12.53 m² = 7.81% OF SOFT-LANDSCAPE AREA

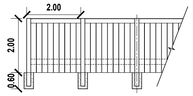
LIGHTING LEGEND:



LED Down light (ON WALL)



PATHWAY LIGHTS

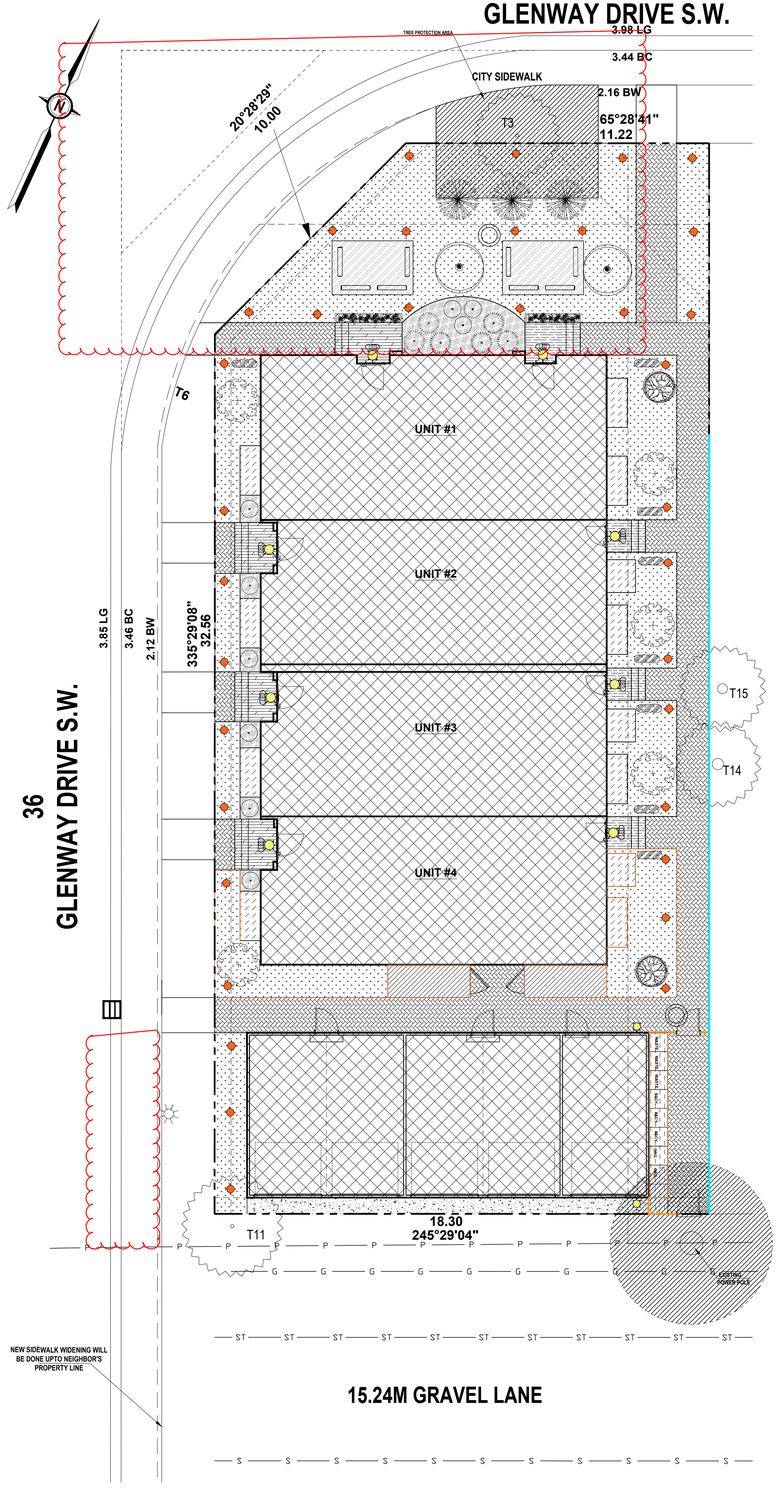


IRRIGATION SYSTEM:

Underground Standard Irrigation System to be used,
which includes:
(a) a rain sensor or a soil moisture sensor.
(b) a flow sensor for leak detection; and
(c) a master valve to secure the system if a leak is detected.

NOTE:-
ALL SOFT SURFACED LANDSCAPED AREA MUST BE IRRIGATED BY AN UNDERGROUND IRRIGATION SYSTEM, UNLESS OTHERWISE PROVIDED BY A LOW WATER IRRIGATION SYSTEM.
- ALL SODDED AREA ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES.

TREE PROTECTION						
T3	CRABAPPLE	0.34	3.00	3.50	In City Property	PROTECTED
T14	DECIDUOUS	0.42	3.00	5.00	In Adjacent Property	REMAINED
T15	DECIDUOUS	0.37	3.00	5.00	In Adjacent Property	REMAINED
T11	BUSH	-	3.50	3.00	IN GRAVEL LANE	REMAINED



DESIGNED BY:

TRICOR DESIGN GROUP

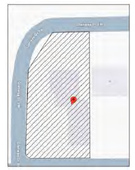
RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIA

tricordesigns.com

#202 , 4216 10TH STREET NE
CALGARY, AB.
T2E 6K3

PHONE: (403)203-197
FAX: (403)203-197
EMAIL: info@tricordg.c

KEY PLAN



NOTES
- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023 - ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

-THESE PLANS AND ANY RELATED MATERIALS ARE PROTECTED BY COPY AND ARE THE PROPERTY OF TRICOR DESIGN GROUP INC. REPRODUCTIO THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND PREPARATION OF DERIVATIVE WORK, FOR ANY REASON AND IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION OF TRICOR DESIGN GROUP STRICTLY PROHIBITED.

-THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TR ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCE LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTI ONE, AND ONLY ONE DWELLING. DRAWINGS ARE NOT TO BE SCALED. AN ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO COMMENCEMENT O STAGE OF CONSTRUCTION AND PRIOR TO ANY RELIANCE BEING MADE O AND TRICOR DESIGN GROUP INC. MUST BE PROVIDED WITH A REASONA PERIOD OF TIME, IN ITS SOLE AND ABSOLUTE DISCRETION, TO REVIEW SA TO MAKE ANY CORRECTIONS NEEDED. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES, AS THE CASE MAY BE, ARE NOT REPORTED TO TRICOR GROUP INC. AS REQUIRED ABOVE,THEN IT SHALL NOT BE RESPONSIBLE LIABLE IN ANY WAY FOR ANY USE OF OR RELIANCE UPON THE PLANS.

REVISIONS:

No.	Date	Description	DRAWN By
01	2026-05-25	DSSP	N.F.
02			
03			
04			
05			
06			

ISSUES:

No.	Date	Description	DRAWN By
01	2026-10-19	DEVELOPMENT PERMIT SET	E.R / T.I / N.F.
02			
03			
04			
05			

THE CLIENT :
PRIVATE CLIENT

PROJECT :
4_PLEX

ADDRESS:
36 GLENWAY DRIVE S.W
CALGARY, ALBERTA
LOT 1, BLOCK 4, PLAN 567 H

DRAWING SET :
DEVELOPMENT PERMIT SE

DRAWING TITLE :
LANDSCAPE PLAN

DRAWING NO.
A-007

DRAWN BY:	CHECKED BY:	DATE:
E.R / T.I. / N.F		2026-10-1

SCALE:1:100

LOT AREA: 699.59 m² **LOT ZONING:** R-CG

PROPOSED BUILDING AREA = 285.00 m² or 40.74% OF LOT AREA

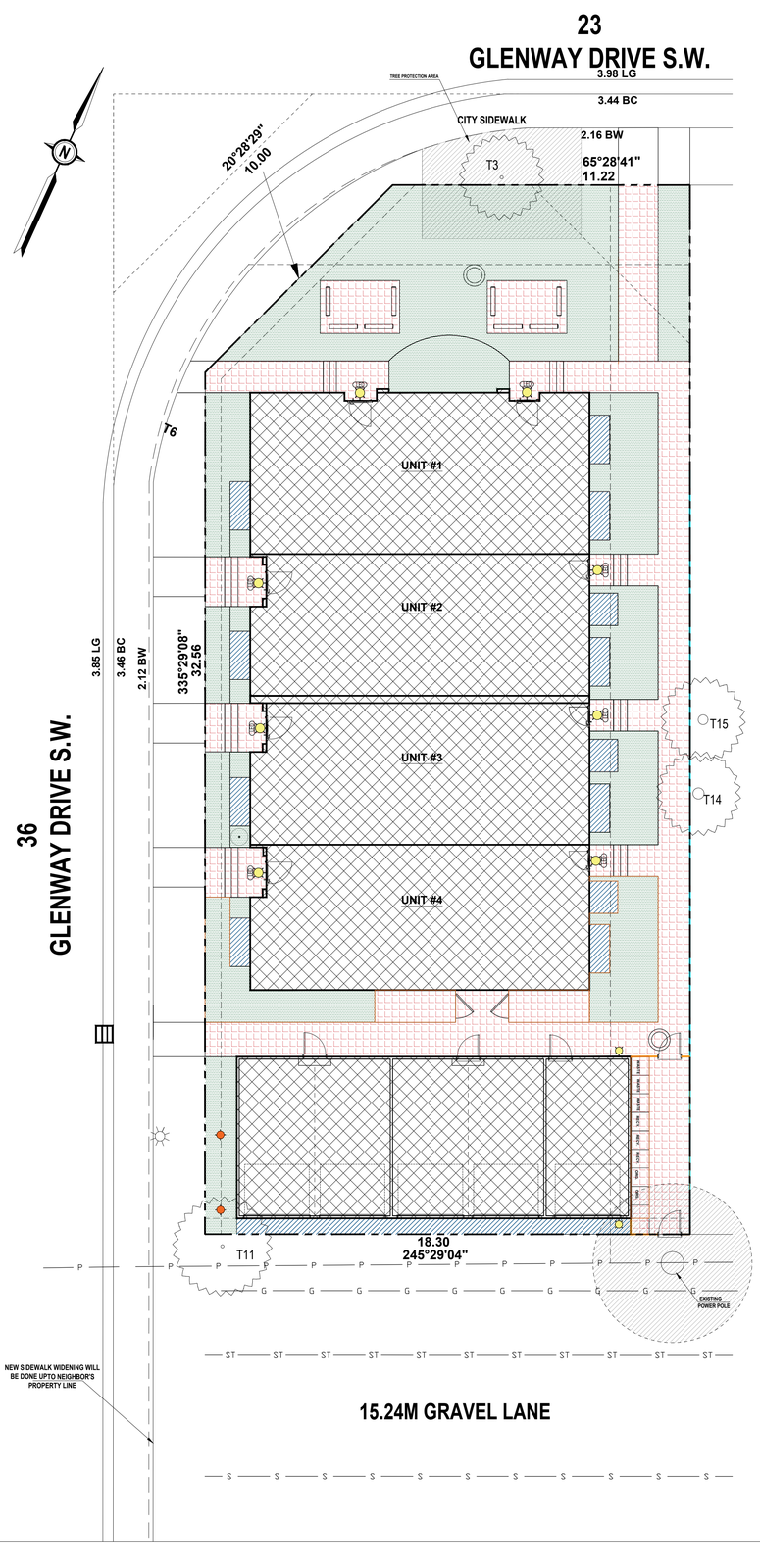
PROPOSED GARAGE = 86.44 m² or 12.35% OF LOT AREA

NON- LANDSCAPE AREA= 25.46 m² = 3.63% OF LOT AREA

LANDSCAPE AREA= 298.62 m² = 42.68% OF LOT AREA

HARD-LANDSCAPE = 138.22 m² = 45.53% OF LANDSCAPE AREA

SOFT-LANDSCAPE = 160.40 m² = 54.46% OF LANDSCAPE AREA



DESIGNED BY:

TRICOR DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

tricordesigns.com

#202 , 4216 10TH STREET NE
CALGARY, AB.
T2E 6K3

PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordg.ca

KEY PLAN

NOTES

- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023 – ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

-THESE PLANS AND ANY RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF TRICOR DESIGN GROUP INC. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON AND IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION OF TRICOR DESIGN GROUP INC. IS STRICTLY PROHIBITED.

-THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING. DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF ANY STAGE OF CONSTRUCTION AND PRIOR TO ANY RELIANCE BEING MADE ON SAME, AND TRICOR DESIGN GROUP INC. MUST BE PROVIDED WITH A REASONABLE PERIOD OF TIME, IN ITS SOLE AND ABSOLUTE DISCRETION, TO REVIEW SAME AND TO MAKE ANY CORRECTIONS NEEDED. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES, AS THE CASE MAY BE, ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. AS REQUIRED ABOVE,THEN IT SHALL NOT BE RESPONSIBLE OR LIABLE IN ANY WAY FOR ANY USE OF OR RELIANCE UPON THE PLANS.

REVISIONS:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-05-25	DSSP	N.F.	
02				
03				
04				
05				
06				

ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-10-19	DEVELOPMENT PERMIT SET	E.R / T.I / N.F.	
02				
03				
04				
05				

THE CLIENT :

PRIVATE CLIENT

PROJECT :

4_PLEX

ADDRESS:

**36 GLENWAY DRIVE S.W.
CALGARY, ALBERTA
LOT 1, BLOCK 4, PLAN 567 HH**

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

LANDSCAPE ZONES

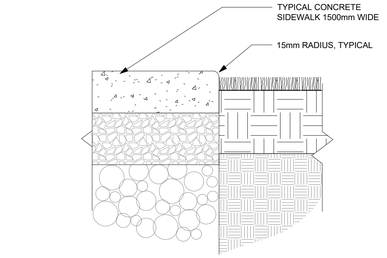
DRAWING NO.

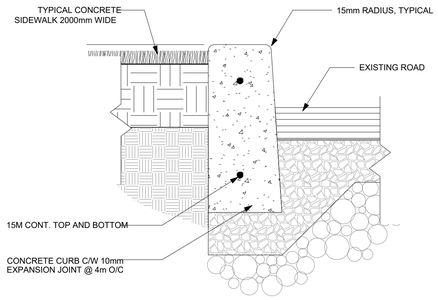
A-008

DRAWN BY:	CHECKED BY:	DATE:
E.R / T.I. / N.F		2026-10-19

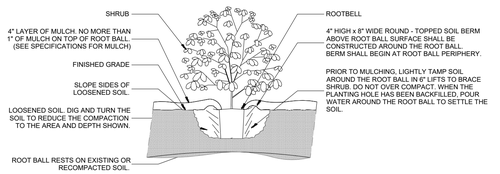
SCALE:1:100

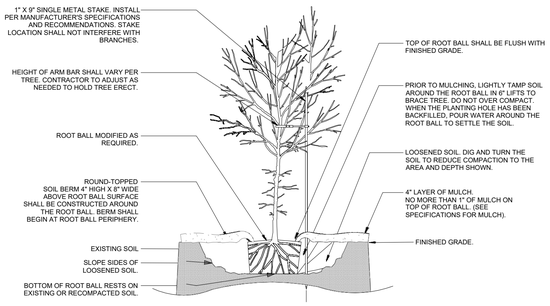
SDAB2026-0086



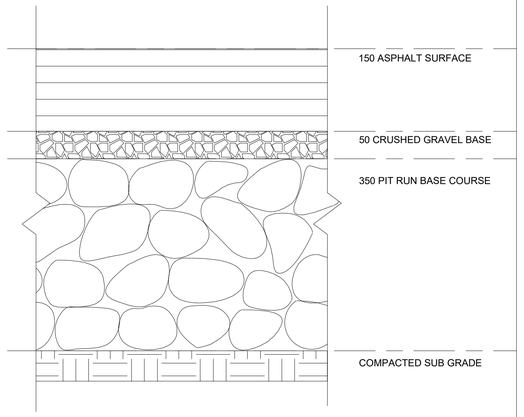


1 CONCRETE CURB





2 PLANTING DETAILS



HEAVY DUTY PAVEMENT DESIGN AS PER GEOTECHNICAL REPORT.
DESIGN BASED ON 'MIXED B-PAVEMENT DESIGN',
CITY OF CALGARY SPECIFICATIONS. MIN. 25,000KG LOAD

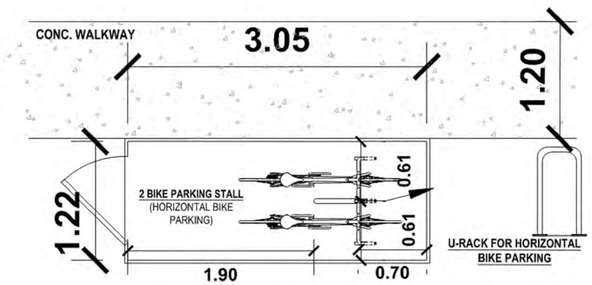
NOTE: ALL GRADING AND ASPHALT WORK SHALL BE
CARRIED OUT IN ACCORDANCE W/ GEOTECHNICAL
CONSULTANTS RECOMMENDATIONS

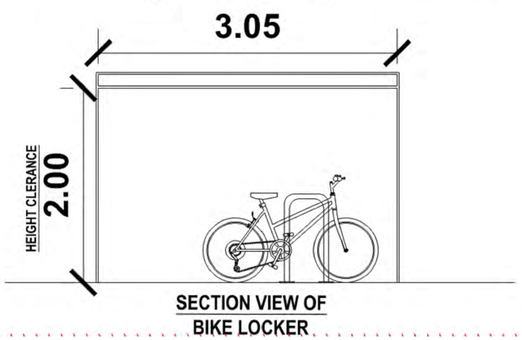
3 CONCRETE BASE



4 WOOD FENCE DETAIL

CLASS 1 BICYCLE ASSEMBLY





5 BIKE STORAGE LOCKERS

DESIGNED BY:
TRICOR DESIGN GROUP
RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com
#202 , 4216 10TH STREET NE
CALGARY, AB.
T2E 6K3
PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordg.ca

KEY PLAN



NOTES

- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023 – ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

-THESE PLANS AND ANY RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF TRICOR DESIGN GROUP INC. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON AND IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION OF TRICOR DESIGN GROUP INC. IS STRICTLY PROHIBITED.

-THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING. DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF ANY STAGE OF CONSTRUCTION AND PRIOR TO ANY RELIANCE BEING MADE ON SAME, AND TRICOR DESIGN GROUP INC. MUST BE PROVIDED WITH A REASONABLE PERIOD OF TIME, IN ITS SOLE AND ABSOLUTE DISCRETION, TO REVIEW SAME AND TO MAKE ANY CORRECTIONS NEEDED. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES, AS THE CASE MAY BE, ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. AS REQUIRED ABOVE,THEN IT SHALL NOT BE RESPONSIBLE OR LIABLE IN ANY WAY FOR ANY USE OF OR RELIANCE UPON THE PLANS.

REVISIONS:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-05-25	DSSP	N.F.	
02				
03				
04				
05				
06				

ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-10-19	DEVELOPMENT PERMIT SET	E.R / T.I / N.F	
02				
03				
04				
05				

THE CLIENT :
PRIVATE CLIENT

PROJECT :
4_PLEX

ADDRESS:
**36 GLENWAY DRIVE S.W.
CALGARY, ALBERTA
LOT 1, BLOCK 4, PLAN 567 HH**

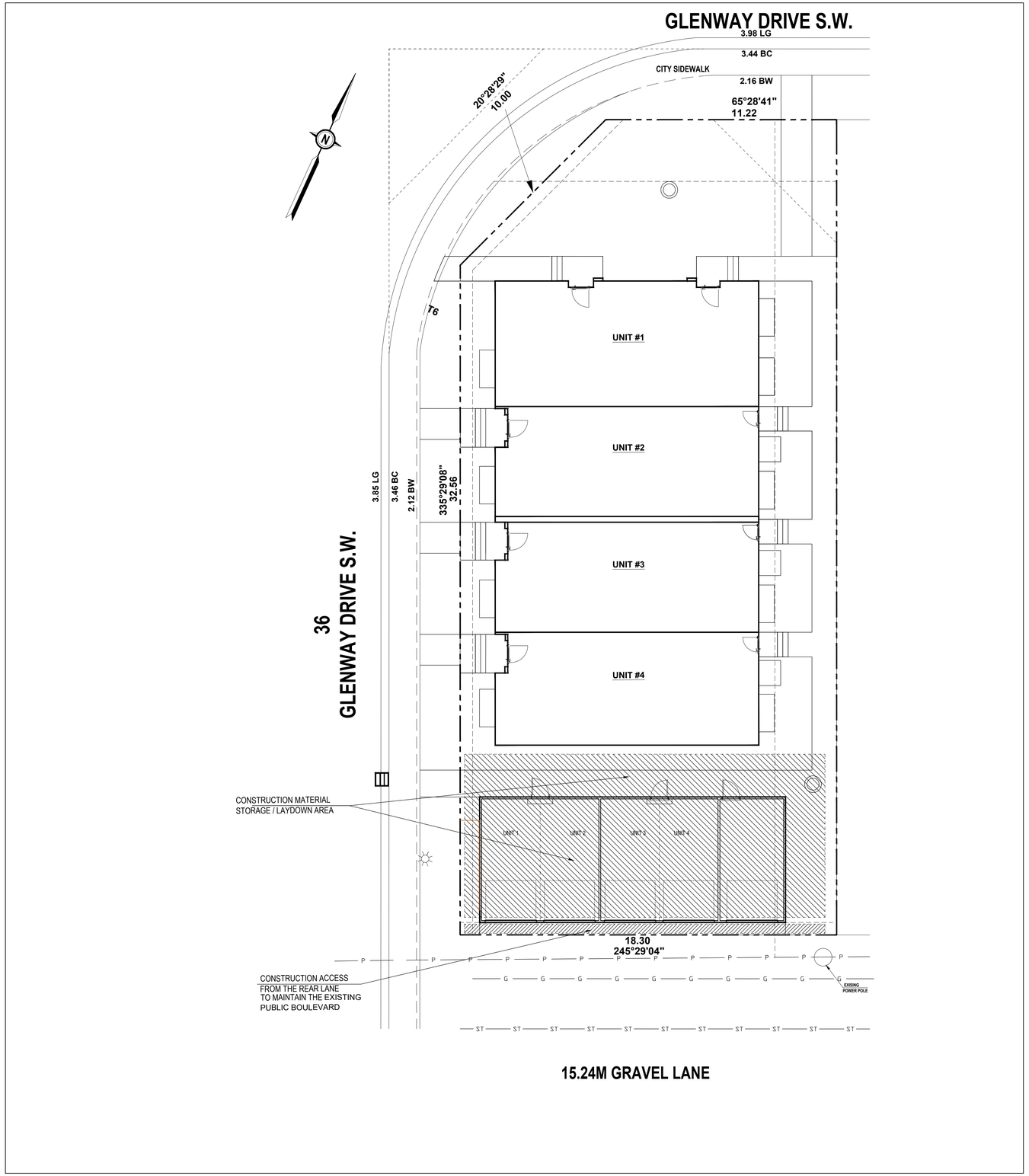
DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
LANDSCAPE DETAILS

DRAWING NO.
A-009

DRAWN BY:	CHECKED BY:	DATE:
E.R / T.I. / N.F		2026-10-19

SCALE:



DESIGNED BY:

TRICOR DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

tricordesigns.com

#202 , 4216 10 TH STREET NE
CALGARY, AB.
T2E 6K3

PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordg.ca

KEY PLAN



NOTES

- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023 – ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

-THESE PLANS AND ANY RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF TRICOR DESIGN GROUP INC. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON AND IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION OF TRICOR DESIGN GROUP INC. IS STRICTLY PROHIBITED.

-THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND, ONLY ONE DWELLING. DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF ANY STAGE OF CONSTRUCTION AND PRIOR TO ANY RELIANCE BEING MADE ON SAME, AND TRICOR DESIGN GROUP INC. MUST BE PROVIDED WITH A REASONABLE PERIOD OF TIME, IN ITS SOLE AND ABSOLUTE DISCRETION, TO REVIEW SAME AND TO MAKE ANY CORRECTIONS NEEDED. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES, AS THE CASE MAY BE, ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. AS REQUIRED ABOVE,THEN IT SHALL NOT BE RESPONSIBLE OR LIABLE IN ANY WAY FOR ANY USE OF OR RELIANCE UPON THE PLANS,

REVISIONS:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-05-25	DSSP	N.F.	
02				
03				
04				
05				
06				

ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-10-19	DEVELOPMENT PERMIT SET	E.R / T.I / N.F.	
02				
03				
04				
05				

THE CLIENT :

PRIVATE CLIENT

PROJECT :

4_PLEX

ADDRESS:

**36 GLENWAY DRIVE S.W.
CALGARY, ALBERTA
LOT 1, BLOCK 4, PLAN 567 HH**

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

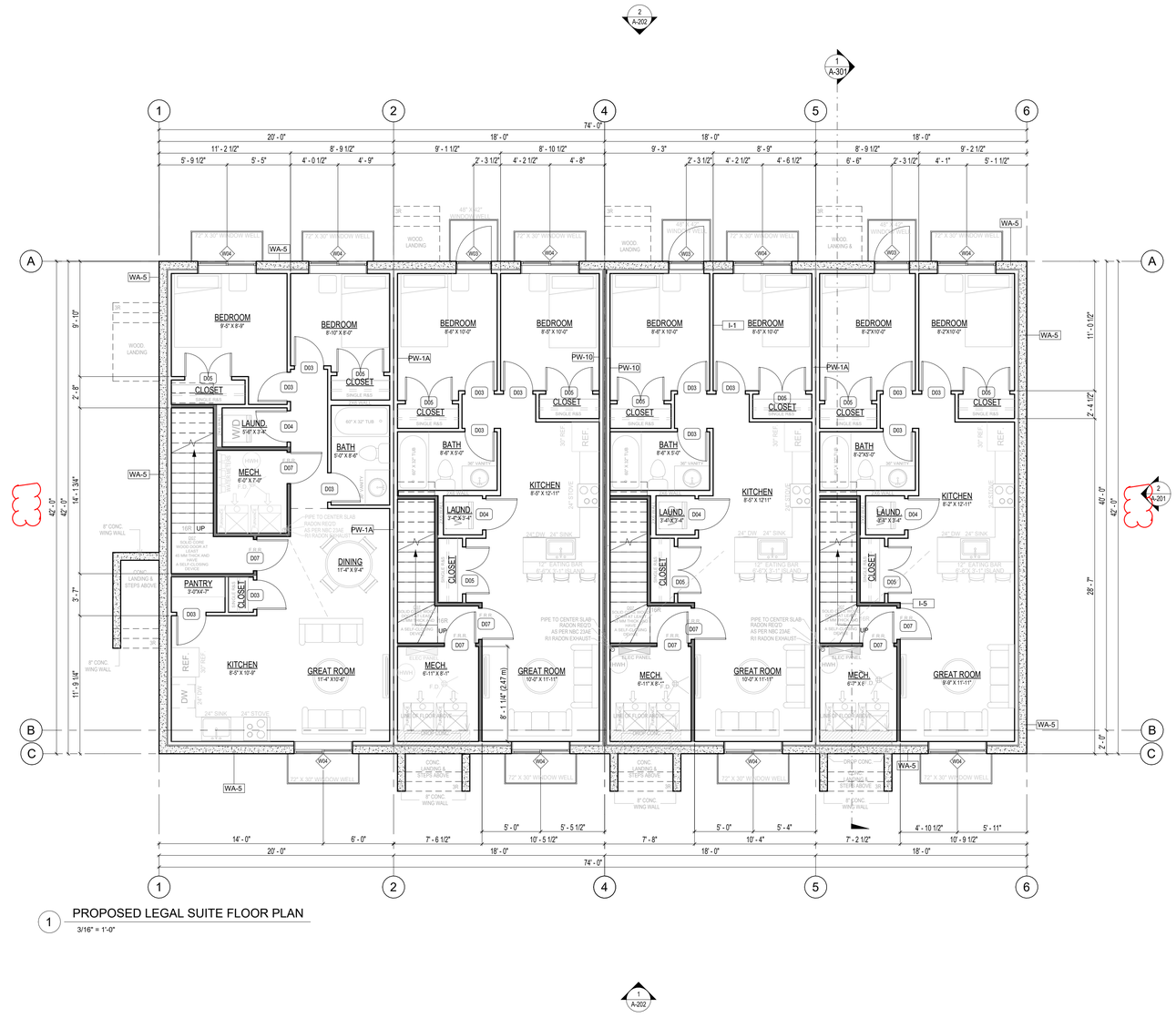
CONSTRUCTION ACCESS AREA

DRAWING NO.

A-010

DRAWN BY:	CHECKED BY:	DATE:
E.R / T.I. / N.F		2026-10-19

SCALE:1:100



1 PROPOSED LEGAL SUITE FLOOR PLAN
3/16" = 1'-0"

SDAB2026-0086

DESIGNED BY:

TRICOR DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

tricordesigns.com

#202 - 4216 10 STREET NE,
CALGARY, AB.
AB T2E 6K3

PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordg.ca

KEY PLAN



NOTES

- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023- ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

- THESE PLANS AND ANY RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF TRICOR DESIGN GROUP INC. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON AND IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION OF TRICOR DESIGN GROUP INC. IS STRICTLY PROHIBITED.

- THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING. DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF ANY STAGE OF CONSTRUCTION AND PRIOR TO ANY RELIANCE BEING MADE ON SAME, AND TRICOR DESIGN GROUP INC. MUST BE PROVIDED WITH A REASONABLE PERIOD OF TIME, IN ITS SOLE AND ABSOLUTE DISCRETION, TO REVIEW SAME AND TO MAKE ANY CORRECTIONS NEEDED. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES, AS THE CASE MAY BE, ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. AS REQUIRED ABOVE,THEN IT SHALL NOT BE RESPONSIBLE OR LIABLE IN ANY WAY FOR ANY USE OF OR RELIANCE UPON THE PLANS.

REVISIONS:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-05-25	DSSP	N.F.	
02				
03				
04				
05				

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-10-22	DEVELOPMENT PERMIT SET	A.S./ E.R. / N.F.	
02				
03				
04				
05				

THE CLIENT :

PRIVATE CLINET

PROJECT :

4_PLEX

ADDRESS:

36 GLENWAY DRIVE S.W.
CALGARY, ALBERTA
LOT 1 BLOCK 4 PLAN 567 HH

DRAWING SET :

DEVELOPMENT PERMIT SET

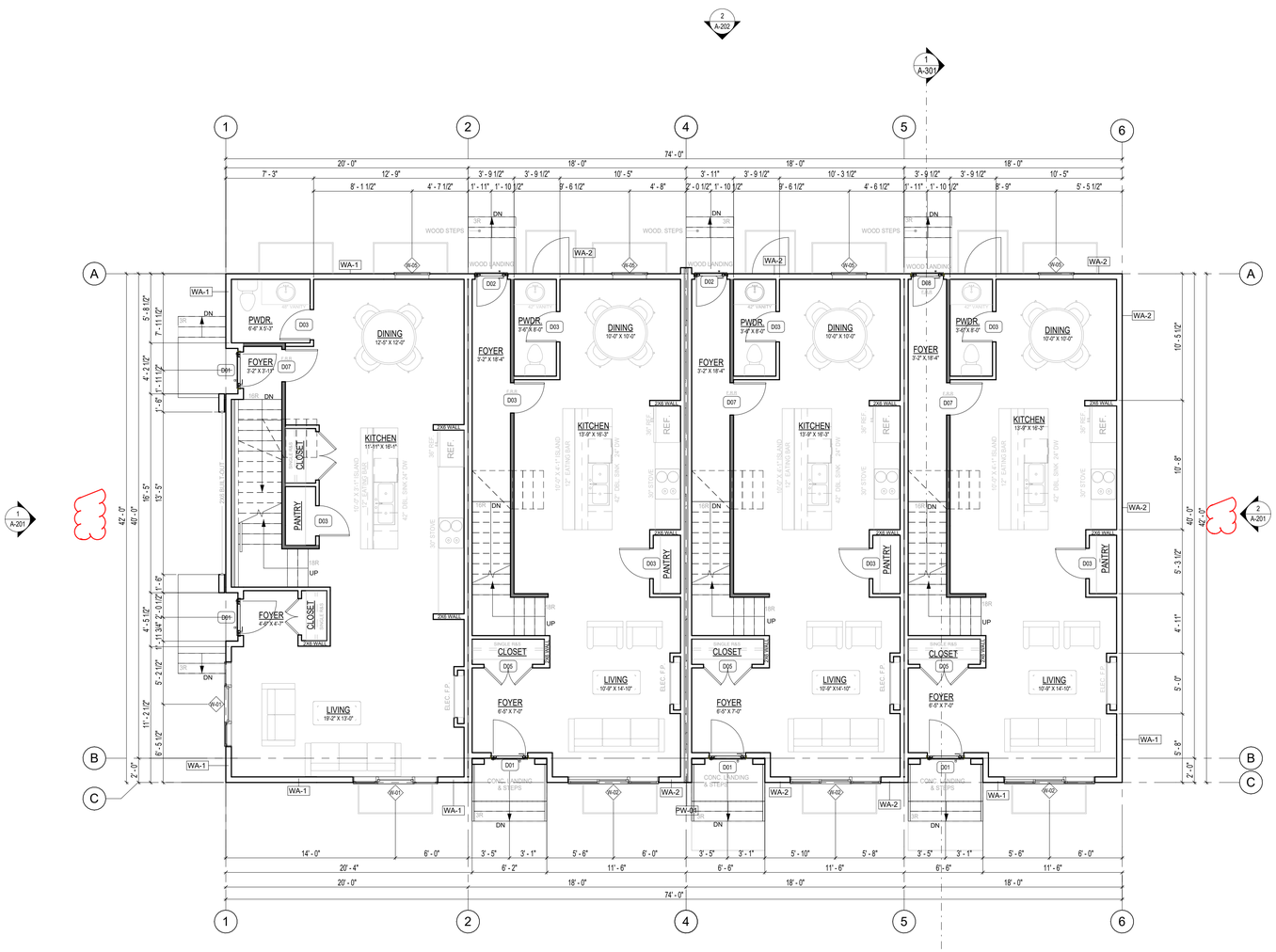
DRAWING TITLE :

PROPOSED LEGAL SUITE FLOOR PLAN

DRAWING NO.

A-101

PROJECT NO. :	CHECKED BY:	DATE:
25-01900	T.I /A.K /E.Z.	2026-10-22
	DRAWN BY: A.S /E.R./N.F.	SCALE: As indicated



1 PROPOSED MAIN FLOOR PLAN

3/16" = 1'-0"

DESIGNED BY:

TRICOR DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

tricordesigns.com

#202 - 4216 10 STREET NE,
CALGARY, AB.
AB T2E 6K3

PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordg.ca

KEY PLAN



NOTES

- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION TN THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023- ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

- THESE PLANS AND ANY RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF TRICOR DESIGN GROUP INC. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON AND IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION OF TRICOR DESIGN GROUP INC. IS STRICTLY PROHIBITED.

- THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING. DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF ANY STAGE OF CONSTRUCTION AND PRIOR TO ANY RELIANCE BEING MADE ON SAME, AND TRICOR DESIGN GROUP INC. MUST BE PROVIDED WITH A REASONABLE PERIOD OF TIME, IN ITS SOLE AND ABSOLUTE DISCRETION, TO REVIEW SAME AND TO MAKE ANY CORRECTIONS NEEDED. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES, AS THE CASE MAY BE, ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. AS REQUIRED ABOVE,THEN IT SHALL NOT BE RESPONSIBLE OR LIABLE IN ANY WAY FOR ANY USE OF OR RELIANCE UPON THE PLANS.

REVISIONS:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-05-25	DSSP	N.F.	
02				
03				
04				
05				

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-10-22	DEVELOPMENT PERMIT SET	A.S./ E.R. / N.F.	
02				
03				
04				
05				

THE CLIENT :

PRIVATE CLINET

PROJECT :

4_PLEX

ADDRESS:

**36 GLENWAY DRIVE S.W.
CALGARY, ALBERTA
LOT 1 BLOCK 4 PLAN 567 HH**

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

PROPOSED MAIN FLOOR PLAN

DRAWING NO.

A-102

PROJECT NO. :	CHECKED BY:	DATE:
25-01900	E.Z.	2026-10-22
	DRAWN BY: A.S /E.R./N.F.	SCALE: 3/16" = 1'-0"

SDAB2026-0086



1 PROPOSED UPPER FLOOR PLAN

3/16" = 1'-0"

DESIGNED BY:

TRICOR DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

tricordesigns.com

#202 - 4216 10 STREET NE,
CALGARY, AB.
AB T2E 6K3

PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordg.ca

KEY PLAN



NOTES

- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023- ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

- THESE PLANS AND ANY RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF TRICOR DESIGN GROUP INC. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON AND IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION OF TRICOR DESIGN GROUP INC. IS STRICTLY PROHIBITED.

- THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING. DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF ANY STAGE OF CONSTRUCTION AND PRIOR TO ANY RELIANCE BEING MADE ON SAME, AND TRICOR DESIGN GROUP INC. MUST BE PROVIDED WITH A REASONABLE PERIOD OF TIME, IN ITS SOLE AND ABSOLUTE DISCRETION, TO REVIEW SAME AND TO MAKE ANY CORRECTIONS NEEDED. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES, AS THE CASE MAY BE, ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. AS REQUIRED ABOVE,THEN IT SHALL NOT BE RESPONSIBLE OR LIABLE IN ANY WAY FOR ANY USE OF OR RELIANCE UPON THE PLANS.

REVISIONS:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-05-25	DSSP	N.F.	
02				
03				
04				
05				

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-10-22	DEVELOPMENT PERMIT SET	A.S./ E.R. / N.F.	
02				
03				
04				
05				

THE CLIENT :

PRIVATE CLINET

PROJECT :

4_PLEX

ADDRESS:

**36 GLENWAY DRIVE S.W.
CALGARY, ALBERTA
LOT 1 BLOCK 4 PLAN 567 HH**

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

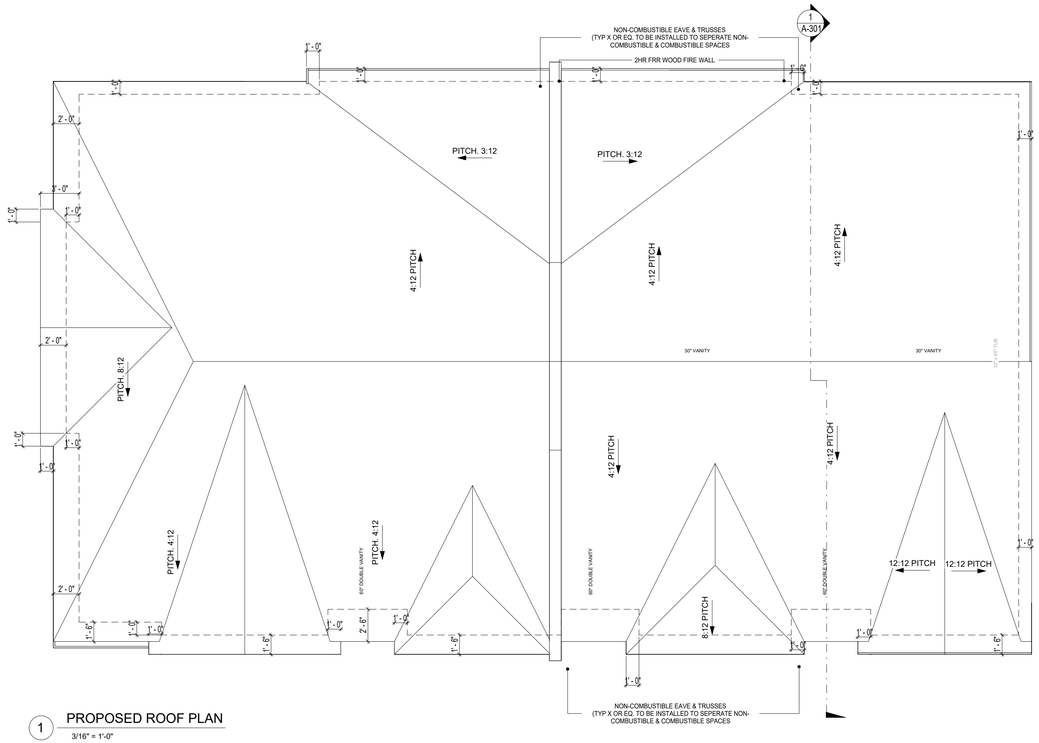
PROPOSED UPPER FLOOR PLAN

DRAWING NO.

A-103

PROJECT NO. :	CHECKED BY:	DATE:
25-01900	E.Z.	2026-10-22
	DRAWN BY: A.S /E.R./N.F.	SCALE: As indicated

SDAB2026-0086



1 PROPOSED ROOF PLAN
3/16" = 1'-0"

DESIGNED BY:

TRICOR DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

tricordesigns.com

#202 - 4216 10 STREET NE,
CALGARY, AB.
AB T2E 6K3

PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordg.ca

KEY PLAN

NOTES

- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023- ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

- THESE PLANS AND ANY RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF TRICOR DESIGN GROUP INC. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON AND IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION OF TRICOR DESIGN GROUP INC. IS STRICTLY PROHIBITED.

- THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING. DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF ANY STAGE OF CONSTRUCTION AND PRIOR TO ANY RELIANCE BEING MADE ON SAME, AND TRICOR DESIGN GROUP INC. MUST BE PROVIDED WITH A REASONABLE PERIOD OF TIME, IN ITS SOLE AND ABSOLUTE DISCRETION, TO REVIEW SAME AND TO MAKE ANY CORRECTIONS NEEDED. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES, AS THE CASE MAY BE, ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. AS REQUIRED ABOVE,THEN IT SHALL NOT BE RESPONSIBLE OR LIABLE IN ANY WAY FOR ANY USE OF OR RELIANCE UPON THE PLANS,

REVISIONS:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-05-25	DSSP	N.F.	
02				
03				
04				
05				

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-10-22	DEVELOPMENT PERMIT SET	A.S./ E.R. / N.F.	
02				
03				
04				
05				

THE CLIENT :

PRIVATE CLINET

PROJECT :

4_PLEX

ADDRESS:

**36 GLENWAY DRIVE S.W.
CALGARY, ALBERTA
LOT 1 BLOCK 4 PLAN 567 HH**

DRAWING SET :

DEVELOPMENT PERMIT SET

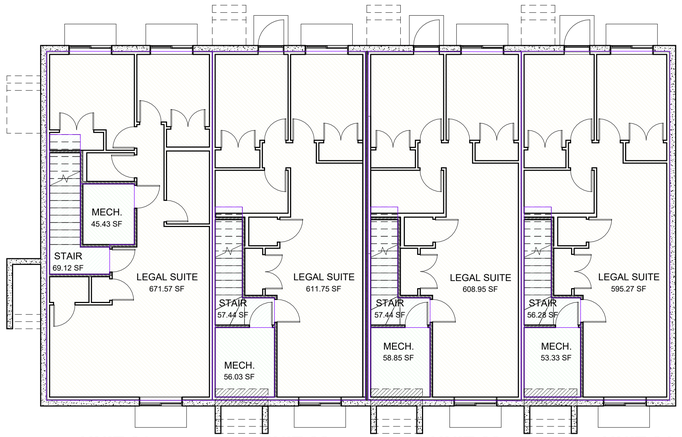
DRAWING TITLE :

PROPOSED ROOF PLAN

DRAWING NO.

A-104

PROJECT NO. :	CHECKED BY:	DATE:
25-01900	E.Z.	2026-10-22
	DRAWN BY:	SCALE:
	A.S /E.R./N.F.	3/16" = 1'-0"



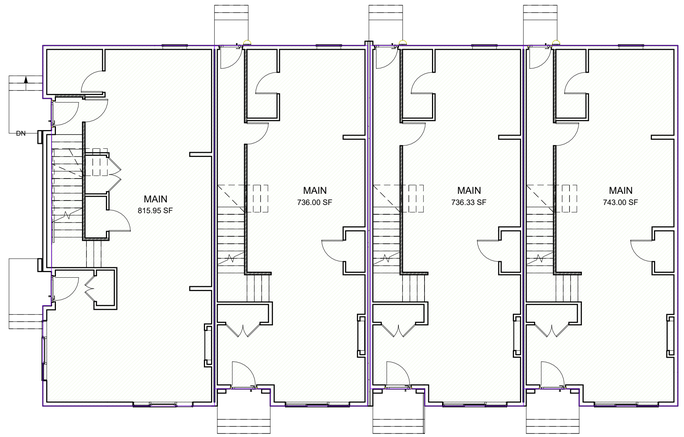
UNIT 01
671.57 SQ.FT.
(NOT INC. STAIRS OR MECH)
9'-1" CEILING HGT.
MECH. AREA= 105.24 SQ.FT.

UNIT 02
611.75
(NOT INC. STAIRS OR MECH)
9'-1" CEILING HGT.
MECH. AREA= 56.48 SQ.FT.

UNIT 03
608.95 SQ.FT.
(NOT INC. STAIRS OR MECH)
9'-1" CEILING HGT.
MECH. AREA= 56.49 SQ.FT.

UNIT 04
595.27 SQ.FT.
(NOT INC. STAIRS OR MECH)
9'-1" CEILING HGT.
MECH. AREA= 51.72 SQ.FT.

1 LEGAL SUITE FLOOR
1/8" = 1'-0"



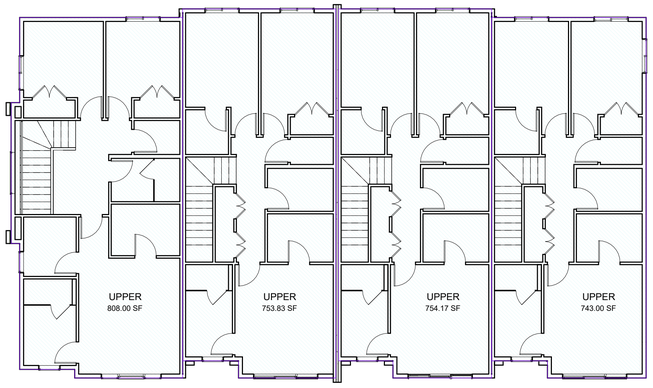
UNIT 01
815.95 SQ.FT.
10'-1" CEILING HGT.

UNIT 02
736.00 SQ.FT.
10'-1" CEILING HGT.

UNIT 03
736.33 SQ.FT.
10'-1" CEILING HGT.

UNIT 04
743.00 SQ.FT.
10'-1" CEILING HGT.

2 MAIN FLOOR PLAN
1/8" = 1'-0"



UNIT 01
808.00 SQ.FT.
9'-1" CEILING HGT.

UNIT 02
753.83 SQ.FT.
9'-1" CEILING HGT.

UNIT 03
754.17 SQ.FT.
9'-1" CEILING HGT.

UNIT 04
743.00 SQ.FT.
9'-1" CEILING HGT.

3 UPPER FLOOR PLAN
1/8" = 1'-0"

AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	815.95	75.80
	UPPER FLOOR	808.00	75.07
	TOTAL	1623.95	150.87
	LEGAL SUITE FLOOR	671.57	62.39
	GRAND TOTAL	2295.52	213.26

UNIT 01

AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	736.00	68.38
	UPPER FLOOR	753.83	70.03
	TOTAL	1489.83	138.41
	LEGAL SUITE FLOOR	611.7 5	56.83
	GRAND TOTAL	2101.58	195.24

UNIT 02

AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	736.33	68.41
	UPPER FLOOR	754.17	70.06
	TOTAL	1490.50	138.47
	LEGAL SUITE FLOOR	608.95	56.57
	GRAND TOTAL	2099.45	195.05

UNIT 03

AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	743.00	69.03
	UPPER FLOOR	743.00	69.03
	TOTAL	1486.00	138.05
	LEGAL SUITE FLOOR	595.27	55.30
	GRAND TOTAL	2081.27	193.36

UNIT 04

DESIGNED BY:
TRICOR DESIGN GROUP
RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com
#202 - 4216 10 STREET NE, CALGARY, AB. AB T2E 6K3
PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordg.ca

KEY PLAN



NOTES

- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023- ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

- THESE PLANS AND ANY RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF TRICOR DESIGN GROUP INC. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON AND IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION OF TRICOR DESIGN GROUP INC. IS STRICTLY PROHIBITED.

- THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING. DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF ANY STAGE OF CONSTRUCTION AND PRIOR TO ANY RELIANCE BEING MADE ON SAME, AND TRICOR DESIGN GROUP INC. MUST BE PROVIDED WITH A REASONABLE PERIOD OF TIME, IN ITS SOLE AND ABSOLUTE DISCRETION, TO REVIEW SAME AND TO MAKE ANY CORRECTIONS NEEDED. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES, AS THE CASE MAY BE, ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. AS REQUIRED ABOVE,THEN IT SHALL NOT BE RESPONSIBLE OR LIABLE IN ANY WAY FOR ANY USE OF OR RELIANCE UPON THE PLANS.

REVISIONS:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-05-25	DSSP	N.F.	
02				
03				
04				
05				

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-10-22	DEVELOPMENT PERMIT SET	A.S./ E.R. / N.F.	
02				
03				
04				
05				

THE CLIENT :
PRIVATE CLINET

PROJECT :
4_PLEX

ADDRESS:
36 GLENWAY DRIVE S.W.
CALGARY, ALBERTA
LOT 1 BLOCK 4 PLAN 567 HH

DRAWING SET :
DEVELOPMENT PERMIT SET

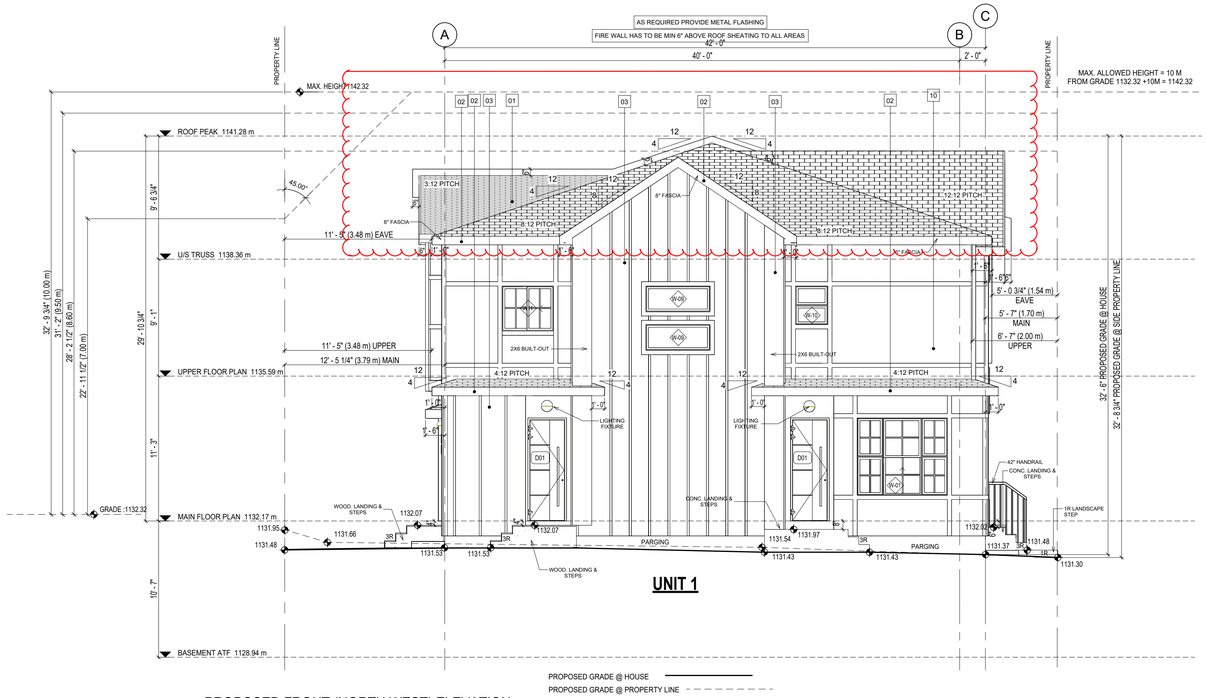
DRAWING TITLE :
PROPOSED AREA PLANS

DRAWING NO.
A-105

PROJECT NO. :	CHECKED BY:	DATE:
25-01900	E.Z.	2026-10-22
	DRAWN BY: A.S /E.R./N.F.	SCALE: 1/8" = 1'-0"

ELEVATIONS FINISHES MATERIAL

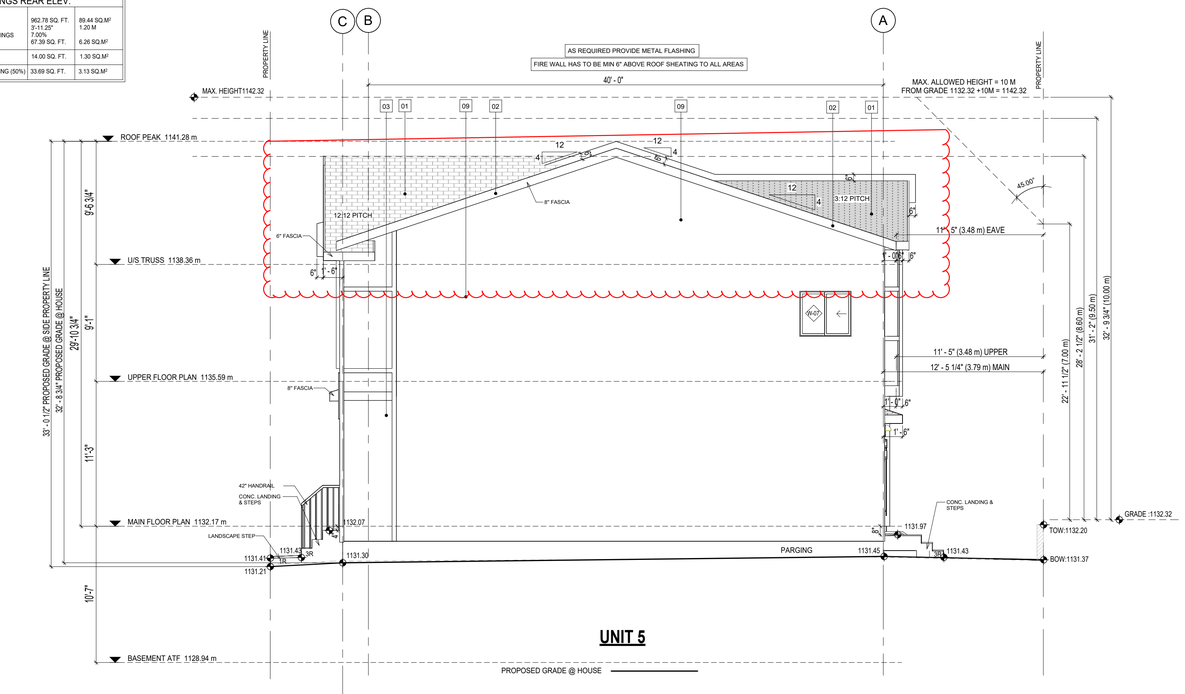
MARK	NAME
01	ASPHALT SHINGLES
02	PRE-FINISHED METAL FASCIA
03	BOARD AND BATTEN
04	SMART BOARD DARK
05	STUCCO DARK GRAY
06	4" TRIM
07	LUX PANEL
08	2" BATTEN
09	STUCCO LIGHT GRAY
10	SMART BOARD LIGHT GRAY
11	CORNER BOARD 4"
13	TRIM - HORIZONTAL /VERTICAL 8"
15	SHADOW BOARD 10"



UNIT 1

1 PROPOSED FRONT (NORTH WEST) ELEVATION
3/16" = 1'-0"

UNPROTECTED OPENINGS REAR ELEV.		
CODE CHECK EXPOSED BUILDING FACE MINIMUM SETBACK PERCENTAGE OF ALLOWED OPENINGS SQ. FTG. OF ALLOWED OPENINGS	962.78 SQ. FT. 3'-11.25" 7.00% 67.39 SQ. FT.	89.44 SQ.M² 1.20 M 6.26 SQ.M²
ACTUAL SQ. FTG. OF OPENINGS	14.00 SQ. FT.	1.30 SQ.M²
MAX SQ. FT. OF INDIVIDUAL OPENING (50%)	33.69 SQ. FT.	3.13 SQ.M²



UNIT 5

2 PROPOSED REAR (SOUTH EAST) ELEVATION
3/16" = 1'-0"

SDAB2026-0086

DESIGNED BY:
TRICOR DESIGN GROUP
RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com
#202 - 4216 10 STREET NE,
CALGARY, AB.
AB T2E 6K3
PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordg.ca

KEY PLAN



NOTES

- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023- ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

- THESE PLANS AND ANY RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF TRICOR DESIGN GROUP INC. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON AND IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION OF TRICOR DESIGN GROUP INC. IS STRICTLY PROHIBITED.

- THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING. DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF ANY STAGE OF CONSTRUCTION AND PRIOR TO ANY RELIANCE BEING MADE ON SAME, AND TRICOR DESIGN GROUP INC. MUST BE PROVIDED WITH A REASONABLE PERIOD OF TIME, IN ITS SOLE AND ABSOLUTE DISCRETION, TO REVIEW SAME AND TO MAKE ANY CORRECTIONS NEEDED. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES, AS THE CASE MAY BE, ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. AS REQUIRED ABOVE,THEN IT SHALL NOT BE RESPONSIBLE OR LIABLE IN ANY WAY FOR ANY USE OF OR RELIANCE UPON THE PLANS.

REVISIONS:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-05-25	DSSP	N.F.	
02				
03				
04				
05				

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-10-22	DEVELOPMENT PERMIT SET	A.S./ E.R. / N.F.	
02				
03				
04				
05				

THE CLIENT :
PRIVATE CLINET

PROJECT :
4_PLEX

ADDRESS:
36 GLENWAY DRIVE S.W.
CALGARY, ALBERTA
LOT 1 BLOCK 4 PLAN 567 HH

DRAWING SET :
DEVELOPMENT PERMIT SET

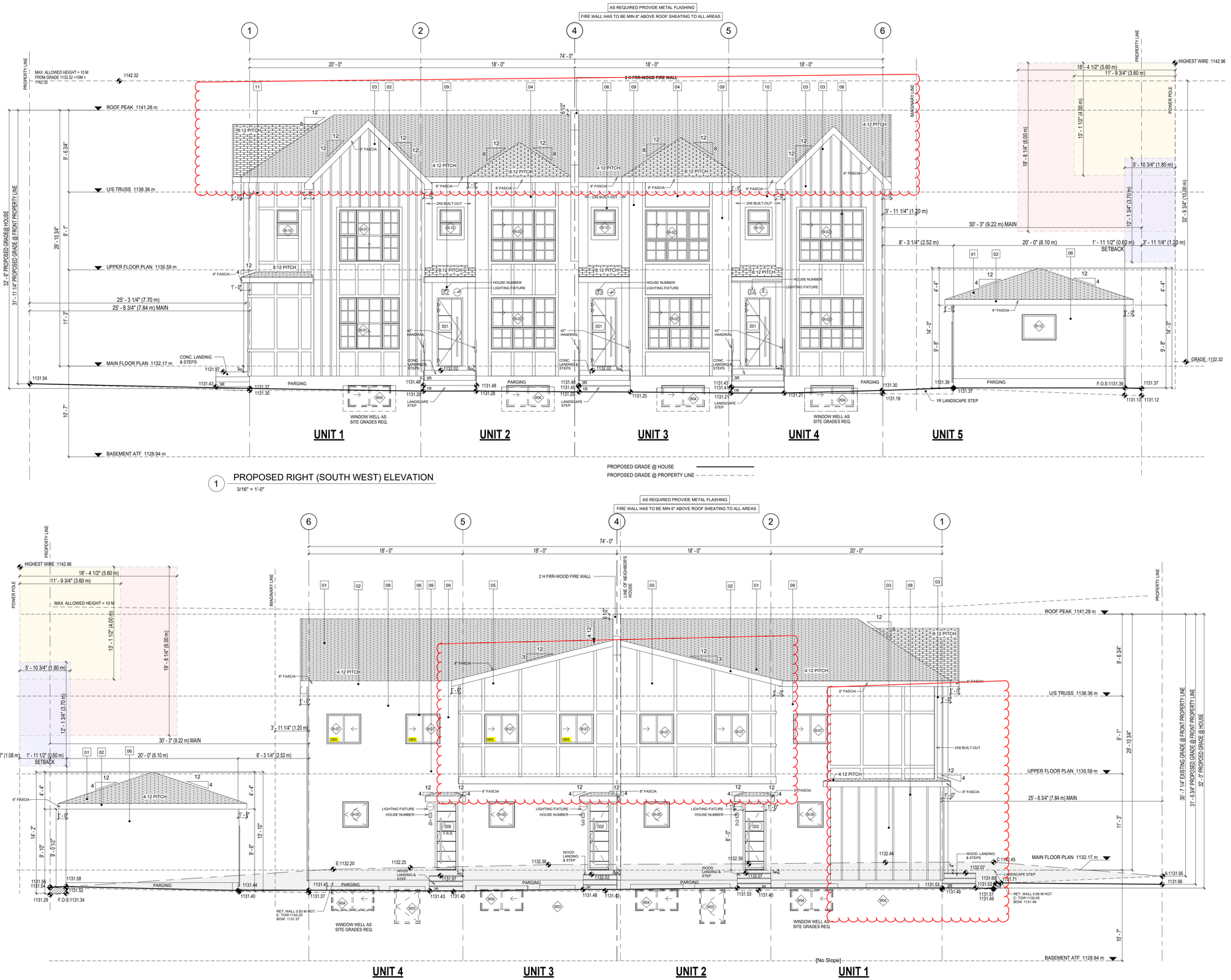
DRAWING TITLE :
PROPOSED FRONT & REAR ELEVATIONS

DRAWING NO.
A-201

PROJECT NO. :	CHECKED BY:	DATE:
25-01900	E.Z.	2026-10-22
	DRAWN BY: A.S /E.R./N.F.	SCALE: 3/16" = 1'-0"

ELEVATIONS FINISHES MATERIAL

MARK	NAME
01	ASPHALT SHINGLES
02	PRE-FINISHED METAL FASCIA
03	BOARD AND BATTEN
04	SMART BOARD DARK
05	STUCCO DARK GRAY
06	4" TRIM
07	LUX PANEL
08	2" BATTEN
09	STUCCO LIGHT GRAY
10	SMART BOARD LIGHT GRAY
11	CORNER BOARD 4"
13	TRIM - HORIZONTAL /VERTICAL 8"
15	SHADOW BOARD 10"



1 PROPOSED RIGHT (SOUTH WEST) ELEVATION
3/16" = 1'-0"

2 PROPOSED LEFT (NORTH EAST) ELEVATION
3/16" = 1'-0"

UNPROTECTED OPENINGS LEFT ELEV. (INC. 2 DOORS)		
CODE CHECK EXPOSED BUILDING FACE MINIMUM SETBACK PERCENTAGE OF ALLOWED OPENINGS SQ. FTG. OF ALLOWED OPENINGS	1669.71 SQ. FT. 11'-0" 10.96% 183.00 SQ. FT.	155.12 SQ.M 3.48 M 17.00 SQ.M
ACTUAL SQ. FTG. OF OPENINGS	176.67 SQ. FT.	16.41 SQ.M
MAX SQ. FT. OF INDIVIDUAL OPENING (50%)	91.50 SQ. FT.	8.50 SQ.M

DESIGNED BY:
TRICOR DESIGN GROUP
RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com
#202 - 4216 10 STREET NE, CALGARY, AB. AB T2E 6K3
PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordg.ca

KEY PLAN



NOTES

- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023- ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

- THESE PLANS AND ANY RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF TRICOR DESIGN GROUP INC. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON AND IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION OF TRICOR DESIGN GROUP INC. IS STRICTLY PROHIBITED.

- THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING. DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF ANY STAGE OF CONSTRUCTION AND PRIOR TO ANY RELIANCE BEING MADE ON SAME, AND TRICOR DESIGN GROUP INC. MUST BE PROVIDED WITH A REASONABLE PERIOD OF TIME, IN ITS SOLE AND ABSOLUTE DISCRETION, TO REVIEW SAME AND TO MAKE ANY CORRECTIONS NEEDED. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES, AS THE CASE MAY BE, ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. AS REQUIRED ABOVE,THEN IT SHALL NOT BE RESPONSIBLE OR LIABLE IN ANY WAY FOR ANY USE OF OR RELIANCE UPON THE PLANS.

REVISIONS:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-05-25	DSSP	N.F.	
02				
03				
04				
05				

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-10-22	DEVELOPMENT PERMIT SET	A.S./E.R. / N.F.	
02				
03				
04				
05				

THE CLIENT :
PRIVATE CLINET

PROJECT :
4_PLEX

ADDRESS:
36 GLENWAY DRIVE S.W.
CALGARY, ALBERTA
LOT 1 BLOCK 4 PLAN 567 HH

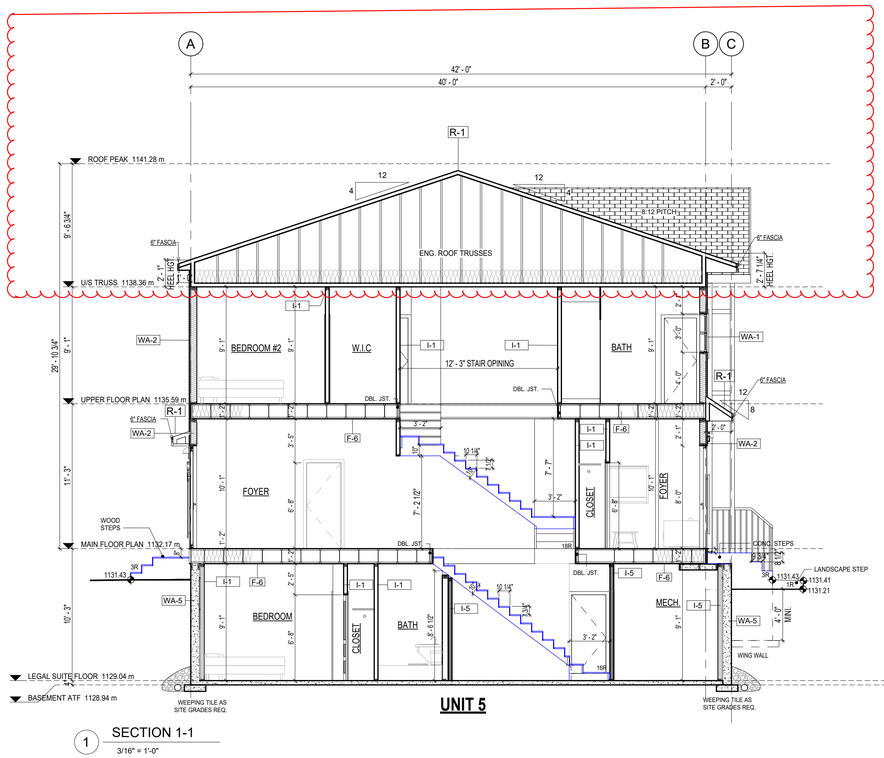
DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
PROPOSED RIGHT & LEFT ELEVATIONS

DRAWING NO.
A-202

PROJECT NO. :	CHECKED BY:	DATE:
25-01900	E.Z.	2026-10-22
	DRAWN BY: A.S /E.R./N.F.	SCALE: 3/16" = 1'-0"

NOTE: FOLLOW ENGINEERING DESIGN FOR SIZES AND SPECS



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

DESIGNED BY:

TRICOR DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

tricordesigns.com

#202 - 4216 10 STREET NE,
CALGARY, AB.
AB T2E 6K3

PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordg.ca

KEY PLAN



NOTES

- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023- ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

- THESE PLANS AND ANY RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF TRICOR DESIGN GROUP INC. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON AND IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION OF TRICOR DESIGN GROUP INC. IS STRICTLY PROHIBITED.

- THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING. DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF ANY STAGE OF CONSTRUCTION AND PRIOR TO ANY RELIANCE BEING MADE ON SAME, AND TRICOR DESIGN GROUP INC. MUST BE PROVIDED WITH A REASONABLE PERIOD OF TIME, IN ITS SOLE AND ABSOLUTE DISCRETION, TO REVIEW SAME AND TO MAKE ANY CORRECTIONS NEEDED. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES, AS THE CASE MAY BE, ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. AS REQUIRED ABOVE,THEN IT SHALL NOT BE RESPONSIBLE OR LIABLE IN ANY WAY FOR ANY USE OF OR RELIANCE UPON THE PLANS.

REVISIONS:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-05-25	DSSP	N.F.	
02				
03				
04				
05				

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-10-22	DEVELOPMENT PERMIT SET	A.S./ E.R. / N.F.	
02				
03				
04				
05				

THE CLIENT :

PRIVATE CLINET

PROJECT :

4_PLEX

ADDRESS:

**36 GLENWAY DRIVE S.W.
CALGARY, ALBERTA
LOT 1 BLOCK 4 PLAN 567 HH**

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

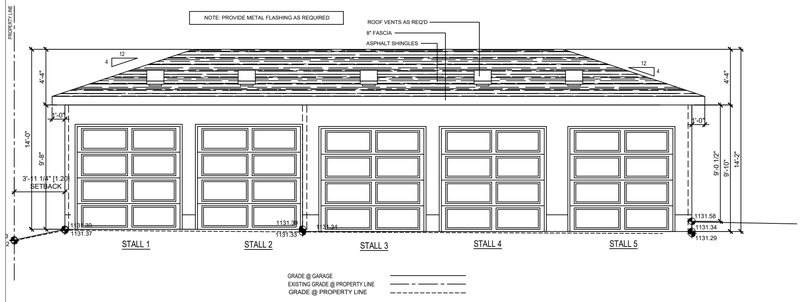
BUILDING SECTION

DRAWING NO.

A-301

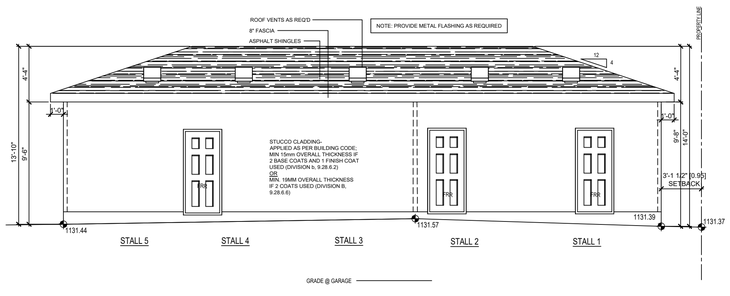
PROJECT NO. :	CHECKED BY:	DATE:
25-01900	E.Z.	2026-10-22
	DRAWN BY: A.S./E.R./N.F.	SCALE: 3/16" = 1'-0"

SDAB2026-0086



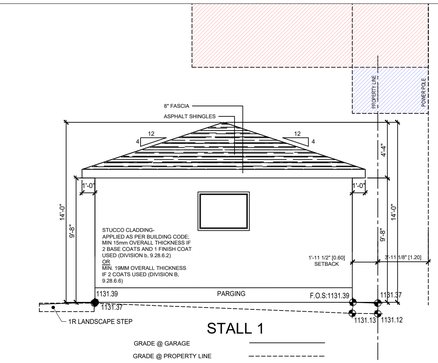
PROPOSED FRONT (SOUTH EAST) ELEVATION

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



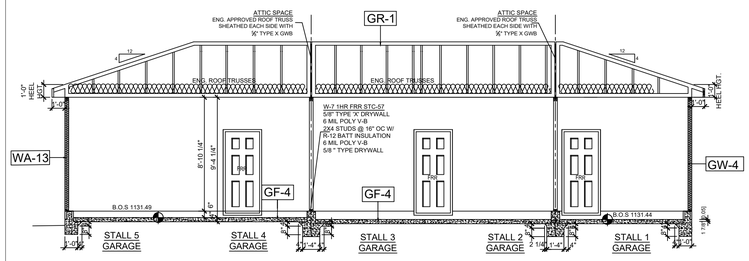
PROPOSED REAR (NORTH WEST) ELEVATION

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



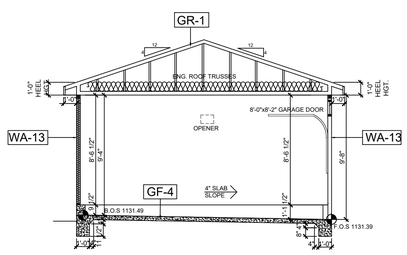
PROPOSED LEFT (SOUTH WEST) ELEVATION

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



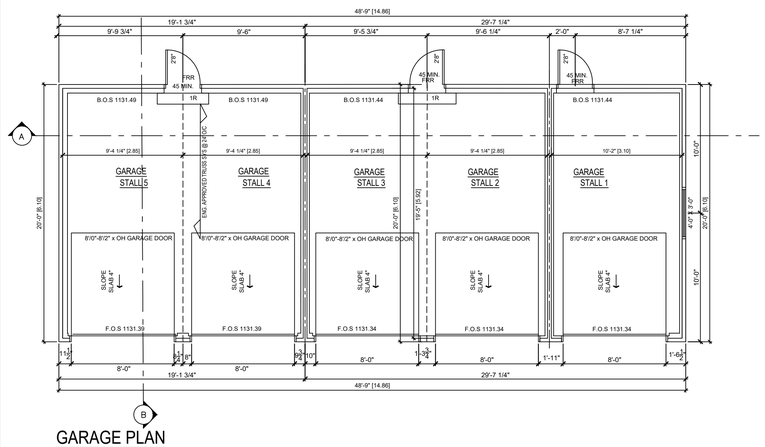
SECTION A-A

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



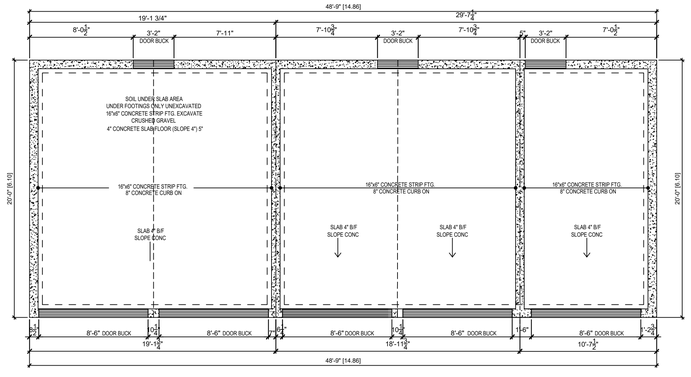
SECTION B-B

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



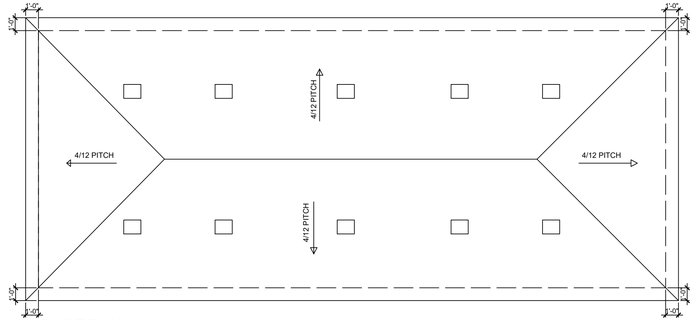
GARAGE PLAN

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



ROOF PLAN

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



NOTE:
GARAGE TO BE BUILT AS PER VARIANCE (SPV-003)

GR-1 ROOF AND CEILINGS AS PER SPV003

- ASPHALT SHINGLE ROOFING AS SPEC'D
- BUILDING PAPER
- 1 LAYER 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT (EXTERIOR SHEATHING)
- APPROVED WOOD TRUSSES @ 24" O/C (EAVE PROTECTION TO EXTEND MIN. 3'-0" UP ROOF SURFACE TO A LINE NOT LESS THAN 12" BEYOND INNER FACE OF EXTERIOR WALL)(2X4 TRUSS BRACING TO OCCUR @ 7'-0" O.C. AT BOTTOM CHORD)
- ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES
- MIN R35 LOOSE FILL/ OR CELLULOSE INSUL.
- VAPOUR BARRIER (6 MIL POLY)
- 5/8" TYPE 'X' DRYWALL

GF-4 GARAGE SLAB

4" DURACRETE CONC. SLAB
5" COMP. GRAVEL (SLOPE 4")
(EXCAVATE UNDER FOOTINGS ONLY UNEXCAVATED SOIL UNDER SLAB AREA)

WA-13 EXTERIOR WALLS

- EXTERIOR WALLS AS PER SPV 003
  UL U465, ULC W415 1-HOUR
  1- LAYER 5/8" (15.9MM) TYPE X EXTERIOR GYPSUM BOARD OR THE EQUIVALENT TO PROVIDE A MINIMUM 45 MIN FIRE RESISTANCE RATING (FRR) WITH ALL VERTICAL JOINTS FULLY SUPPORTED.
  2- SINGLE PLY AIR BARRIER.
  3- MINIMUM 38MM X 89MM (2" X 4") WOOD STUDS AT A MAXIMUM SPACING OF 400MM (16") ON CENTRE.
  4- EXTERIOR WALL STUD CAVITIES TO BE FILLED WITH MINERAL FIBER INSULATION CONFORMING TO CAN/ULCS702, HAVING A MASS NOT LESS THAN 1.22 KG/M2 OF WALL SURFACE.
  5- A SINGLE PLY 6MIL (0.15MM) POLYETHYLENE VAPOUR BARRIER CONFORMING TO CAN/CGSB-51.34M INSTALLED IN ACCORDANCE WITH ARTICLE 9.25.4.3 OF DIVISION B OF THE NBC – AE
  6- INTERIOR SHEATHING TO CONSIST OF 1 LAYER 5/8" (15.9MM) TYPE X GYPSUM BOARD OR EQUIVALENT.

W-7 (W13-A) 1HR FRR STC-57

- 5/8" TYPE 'X' DRYWALL
- 6 MIL POLY V-B
- 2X4 STUDS ON EDGE @ 24" OC
- 6 MIL POLY V-B
- 5/8" TYPE 'X' DRYWALL

NOTE

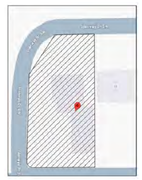
- SOIL BEARING CAPACITY 2000 # FT²

DESIGNED BY:

TRICOR DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com
#202, 4216 10TH STREET NE
CALGARY, AB.
T2E 6K3
PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordesigns.com

KEY PLAN



NOTES

- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE:2023 - ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

-THESE PLANS AND ANY RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF TRICOR DESIGN GROUP INC. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON AND IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION OF TRICOR DESIGN GROUP INC. IS STRICTLY PROHIBITED.

-THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING. DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF ANY STAGE OF CONSTRUCTION AND PRIOR TO ANY RELIANCE BEING MADE ON SAME, AND TRICOR DESIGN GROUP INC. MUST BE PROVIDED WITH A REASONABLE PERIOD OF TIME, IN ITS SOLE AND ABSOLUTE DISCRETION, TO REVIEW SAME AND TO MAKE ANY CORRECTIONS NEEDED. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES, AS THE CASE MAY BE, ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. AS REQUIRED ABOVE,THEN IT SHALL NOT BE RESPONSIBLE OR LIABLE IN ANY WAY FOR ANY USE OF OR RELIANCE UPON THE PLANS.

REVISIONS:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-05-25	DSSP	N.F	
02				
03				
04				
05				
06				

ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-10-19	DEVELOPMENT PERMIT SET	E.R. / N.F.	
02				
03				
04				
05				

THE CLIENT :

PRIVATE CLIENT

PROJECT :

4_PLEX

ADDRESS:

36 GLENWAY DRIVE S.W.
CALGARY, ALBERTA
LOT 1, BLOCK 4 , PLAN 567 HH

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

GARAGE

DRAWING NO.

A-501

PROJECT NO.:	CHECKED BY:	DATE:
25-01900	E.Z	2026-10-19
	DRAWN BY: E.R. /N.F	SCALE: