

REPORT TO THE SUBDIVISION AND
DEVELOPMENT APPEAL BOARD

DATE: July 28, 2026	APPEAL NO.: SDAB2026-0104 FILE NO.: DP2026-00696
APPEAL BY: 1) Appellant A: Kayla Cocco represented by Carol McClary 2) Appellant B: Andrew Spitzer	
FROM A DECISION OF THE DEVELOPMENT AUTHORITY for a New: Semi-Detached Dwelling (west parcel), Backyard Suite (above garage), Accessory Residential Building (garage) was approved at <u>3530 2 Avenue SW.</u>	LAND USE DESIGNATION: R-CG Discretionary
COMMUNITY OF: Spruce Cliff	DATE OF DECISION: June 12, 2026
APPLICANT: Alex Dobrin, Marcel Design Studio	OWNERS: Amarpreet & Harjinder K Singh

Notes:

- Notice has been given of the hearing pursuant to the *Municipal Government Act* and Land Use Bylaw, including notices to parties who may be affected by the appeal. The final determination of whether a party is an “affected person” will be made by the Board if required.
- This Report is provided as a courtesy only. The Board’s record may include additional materials, including notifications to affected parties and correspondence of a procedural or administrative nature. The Board’s record may be viewed at the Appeal Board office at: 4th Floor, 1212 31 Avenue NE, Calgary, Alberta during regular office hours.



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

Municipal Address of Site Under Appeal [required]	3530 2 AVE SW
Development Permit/Subdivision Application/File Number [required]	DP2026-00696
Name of Appellant [required]	Kayla Cocco
Agent Name (if applicable)	Carol McClary
Street Address [required]	3524 2 AVE SW
hdnFullAddress	3524 2 AVE SW Calgary AB T3C0A1
City [required]	Calgary
Province [required]	Alberta
Postal Code [required]	T3C 0A1
Residential Phone # [required]	(226) 234-6722
Business Phone #	
Email Address [required]	kaylacocco3@gmail.com

APPEAL AGAINST

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

Development Permit Approval



I do hereby appeal the decision
of the Subdivision/Development
Authority for the following rea-
sons [required]

See attached document for reasons of appeal.

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

Estimated Presentation Time

1 hr

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

Yes

Do you anticipate any preliminary
issues with your appeal? (i.e.
jurisdiction, parties status as
affected persons, adjournment,
etc.)? [required]

No

If yes, what are the issues?

Do you anticipate bringing any
witnesses/experts to your hear-
ing? [required]

Unknown

If yes, how many will you be
bringing?

I confirm and acknowledge that

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

Submission Date

2026-07-06 21:14:54 MST



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

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

Reasons for Appeal

DP2026-00696

Address: 3530 - 2 Avenue SW

1. The existing parcel located at 3530 – 2 Avenue is a large pie shaped parcel which is proposed to be subdivided in half with a proposed Semi-detached Dwelling, Garage and Backyard Suite (over a second garage) being located on the northwestern portion of the parcel. There is the identical development proposed on the east half of the existing parcel and that permit number is DP2026-00695 and that is the subject of a concurrent appeal.
2. The proposed Semi-detached Dwelling proposed does not sensitively integrate with the existing forms of single detached and semi-detached dwellings on the block and in the neighbourhood. The proposed Semi-detached Dwelling is taller and longer than any other residential homes in the area. The proposed building projects further forward on the parcel and extends further into the parcel than the surrounding homes. All buildings are mirror image.
3. The development proposes two garages on the subject north west parcel. The proposed Backyard Suite is out of character for the community. It is tall, large and will overlook into the adjacent parcels across the rear lane.
4. There is a side door to each side of the Semi-detached Dwelling and we have concerns with the possibility of a Secondary Suite being located in each half of the Semi-detached Dwelling.
5. There is minimal outdoor amenity space for all of the residents of the parcel and there are excessive walkways and hard surfaces placed along the long side property lines and decks located at the rear of the dwelling units. There is no opportunity to plant trees on the parcel.
6. The proposed development is contrary to the many relevant policies that apply to the Community of Spruce Cliff.
7. Any other matters that will arrive after close examination o the development permit and review of the floor plans.

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] 3530 2 AV SW

Development Permit/Subdivision Application/File Number [required] DP2026-00696

Name of Appellant [required] Andrew Spitzer

Agent Name (if applicable)

Street Address [required] 3536 2 Ave SW

hdnFullAddress 3536 2 Ave SW Calgary AB T3C 0A1

City [required] Calgary

Province [required] Alberta

Postal Code [required] T3C 0A1

Residential Phone # [required] (403) 815-5915

Business Phone #

Email Address [required] spitzer.andrew@gmail.com

APPEAL AGAINST

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

Development Permit Approval

I do hereby appeal the decision of the Subdivision/Development Authority for the following reasons [required]

The development plans do not meet the City's own setback requirements of 0.6m from the side property line both with existing neighbors and with the adjacent development that while a separate permit is part of the same development. The splitting of the project is between the same municipal address is a tactic the developer has used to bring this project forward yet again under a different guise. It should also be noted that while the drawings do not show the interior layout, the side access doors on all units and the developer's track record suggest to me that each of the units could have rental suites resulting a in a total of potentially 10 units at 3530 2 Ave SW (between both this and DP2026-00695). The development puts multiple trees on adjacent (my) property at risk by excavation. The development has no precedent in the neighborhood on non-main streets or pie shaped lots. The developer has just signed a long term (1 year) tenant family with an autistic child, who wish to stay in the property as a home, as of July 1st. At that time the developer advertised a 'whole house' being available for rent, the tenants once took possession were informed that they needed to pay extra for the garage and basement suit (previously used by an unregistered business). The track record of this developer is atrocious and the neighborhood will explore all legal avenues to ensure the project as proposed does not proceed.

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

Estimated Presentation Time

10 mins

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

Unknown

Do you anticipate any preliminary issues with your appeal? (i.e. jurisdiction, parties status as affected persons, adjournment, etc.)? [required]

No

If yes, what are the issues?

Do you anticipate bringing any witnesses/experts to your hearing? [required]

Unknown

If yes, how many will you be bringing?



I confirm and acknowledge that

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

Submission Date

2026-07-09 22:08:14 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.

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Website: calgary.ca/sdab

Phone: (403) 268-5312

Email: info@calgarysdab.ca

From: [Fandrich, Jamie](#)
To: [Calgary SDAB Info](#)
Subject: SDAB2026-0104 & 0105 / DP2026-00696 & 00695 - Appeal Response
Date: Friday, July 17, 2026 8:40:26 AM
Attachments: [SDAB2026-0104 & 0105 / DP2026-00696 & 00695 - Appeal Response.pdf](#)
[SDAB2026-0104 & 0105 / DP2026-00696 & 00695 - Appeal Response.pdf](#)

Hello,

Attached is the Appeal Response for SDAB2026-0104 & 0105 / DP2026-00696 & 00695.

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

Thank you,

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

Senior Planning Technician

Development & Subdivision Application Services | Community Planning

Planning and Development Services | The City of Calgary

C 403.651.5029 | jamie.fandrich@calgary.ca



The City of Calgary
Planning & Development Services

Development Authority Appeal Response

Appeal Number: SDAB2026-0104

Development Permit Number: DP2026-00696

Address: 3530 2 AV SW

Description: New: Semi-Detached Dwelling (west parcel), Backyard Suite (above garage), Accessory Residential Building (garage)

Land Use: Residential – Grade-Oriented Infill (R-CG)

Community: Spruce Cliff

Identified Appeal Body:

Subdivision and Development Appeal Board (SDAB)

Development Authority Attendance: No

Use: Discretionary

Notice Posted: Completed as per Bylaw

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

Applicable Planning Policies:

- Westbrook Communities Local Area Plan (the Plan)
- The Low Density Residential Guidelines for Established Communities (Infill Guidelines)
- Backyard Suites How-to Guide (the Guide)
- Policy to Guide Discretion for Secondary Suites and Backyard Suites (the Policy)

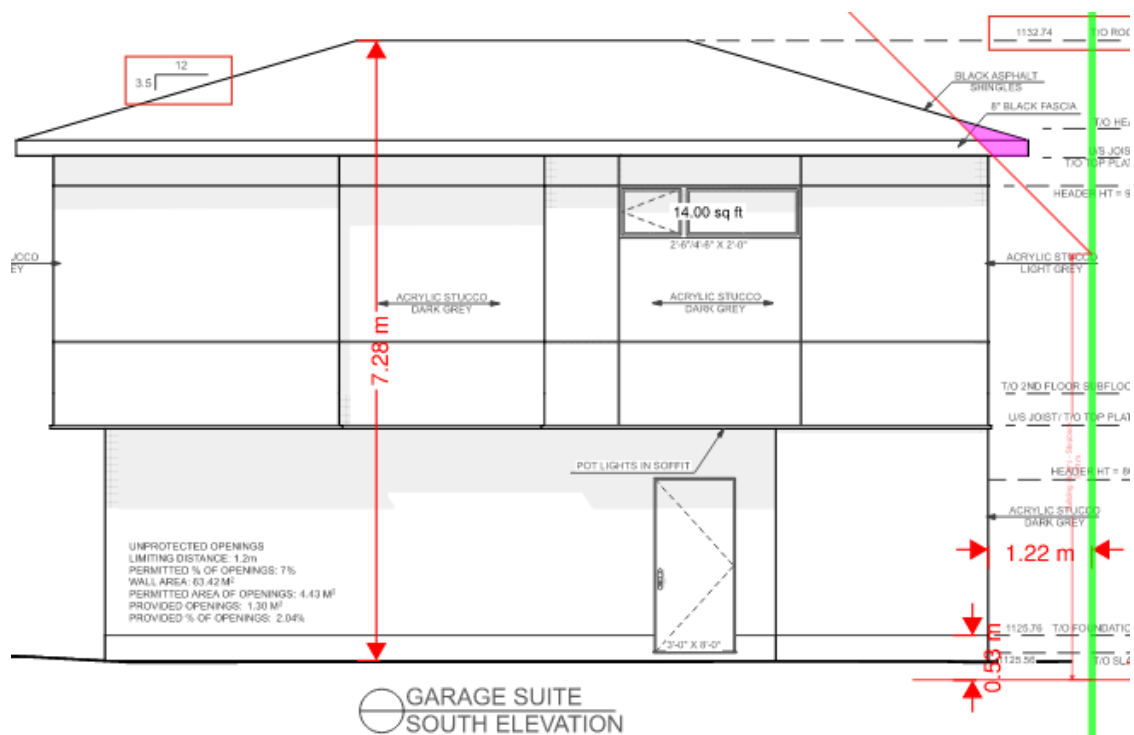
Bylaw Relaxations:

The development requires the following Land Use Bylaw relaxations:

Bylaw Requirement		Provided
337 Projections Into Side Setback Area	(8) Any portion of a building that projects into a side setback area, other than eaves, landings, window wells, ramps and stairs, must not be located closer than 0.9m from the nearest front façade.	Plans indicate the rear upper cantilevers as being 0.00m (-0.90m).
352 Backyard Suite	(4.1) The maximum building height for a Backyard Suite is: (a) 5.0m measured from grade at a side property line shared with a parcel designated with a low density residential district; (c) increases at a 45 degree angle to a maximum of 7.5m at a proportional distance from the shared property line.	Plans indicate the east portion of the backyard suite as being within the height chamfer.

Additional Factors, Considerations, and/or Rationale:

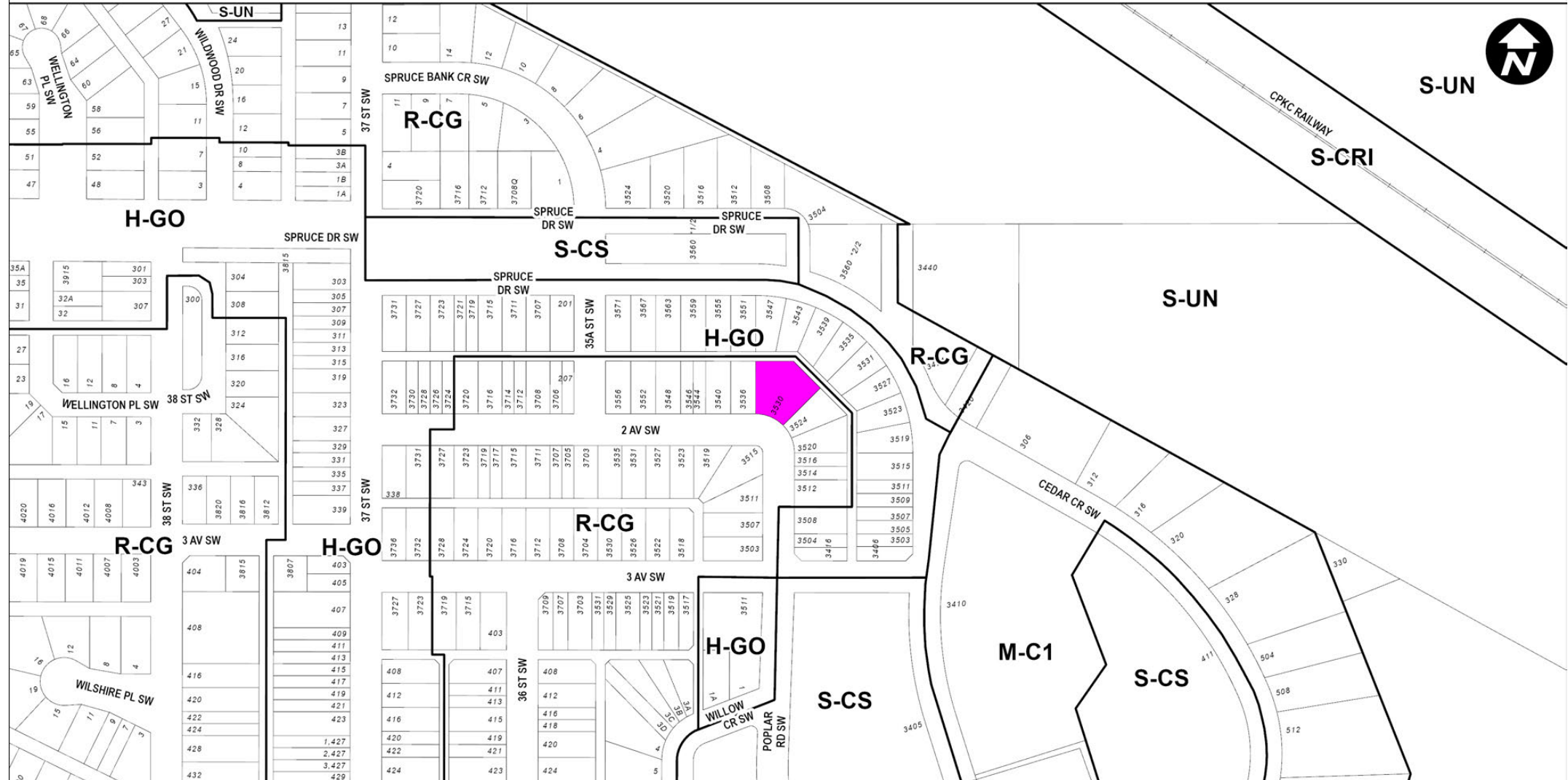
1. Please see the Reasons for Approval.
2. On April 8, 2026, Council approved the Repeal of Blanket Rezoning through Bylaw 9P2026. The bylaw takes force on August 4, 2026, at which point this parcel will have a land use designation of (R-C2). Where hearings are scheduled for after August 4, 2026, the Development Authority will provide the Board with an updated Bylaw Check reflecting applicable rule changes.
3. Visual representation of the relaxation for Section 352, the portion of the building extending into the chamfer is indicated in magenta.



4. The Development Authority may provide additional materials prior to the merits hearing.

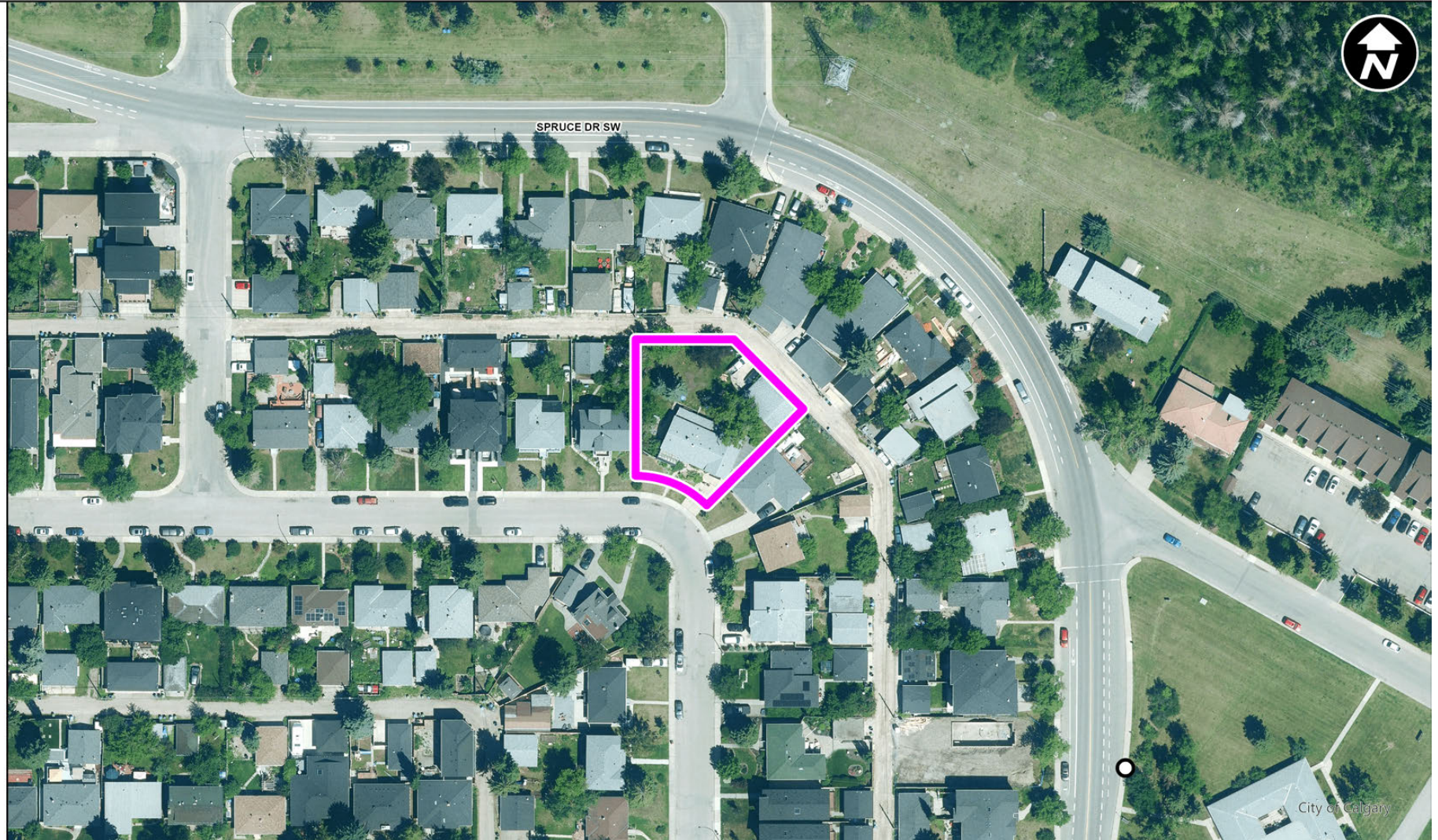


Land Use Districts SDAB2026-0104

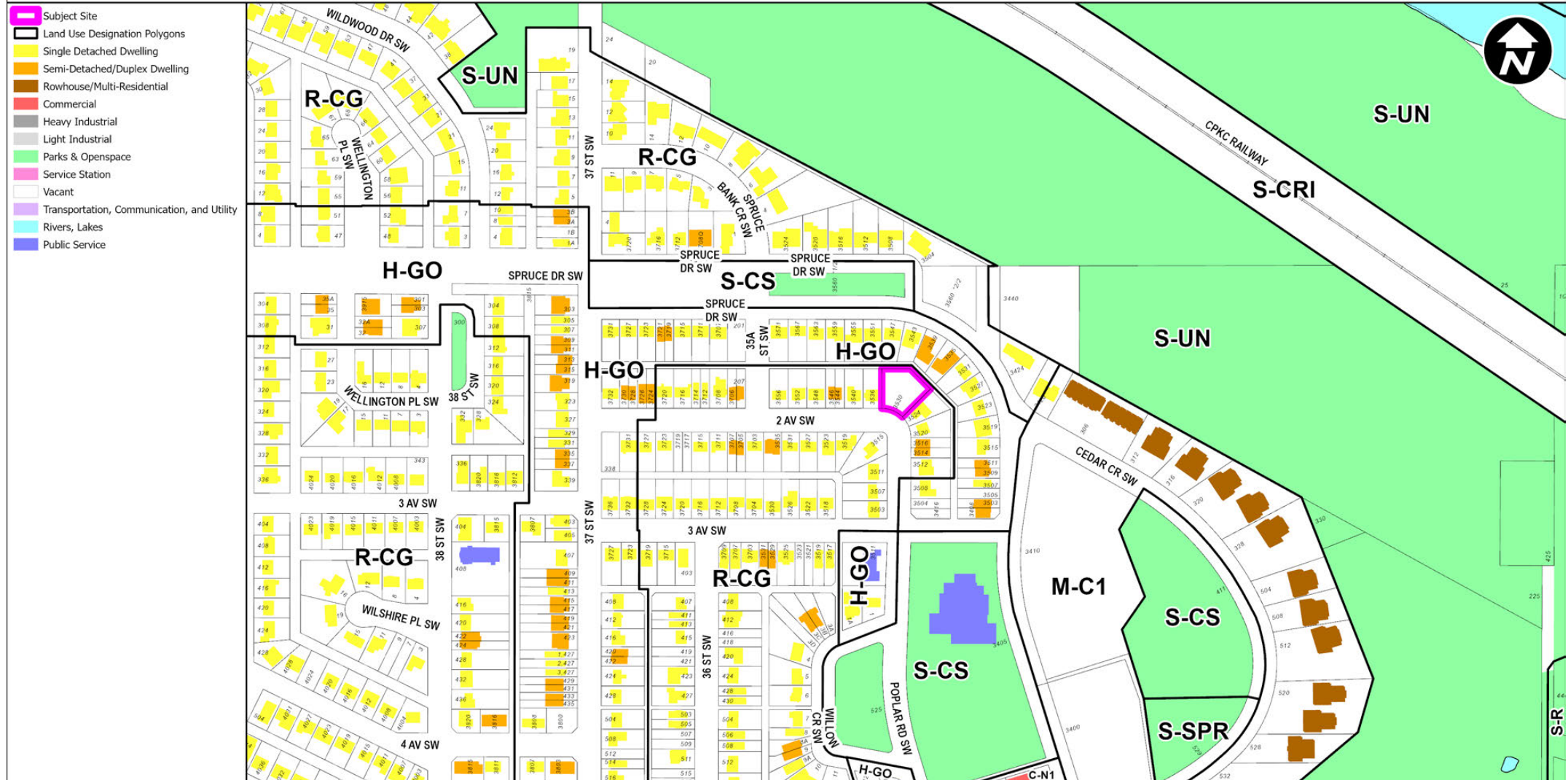


Site Context SDAB2026-0104

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



Surrounding Land Use SDAB2026-0104





June 16, 2026

MARCEL DESIGN STUDIO

Alex Dobrin



Dear Applicant:

RE: Notification of Decision: DP2026-00696

Subject: New: Semi-Detached Dwelling (west parcel), Backyard Suite (above garage), Accessory Residential Building (garage)

Address: 3530 2 AV SW

This is your notification of decision by the Development Authority to approve the above noted application on June 12, 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 June 12, 2028 or the development permit shall cease to be valid. The decision will be advertised beginning June 18, 2026 at www.calgary.ca/publicnotices, which is the start of the mandatory 21-day appeal period. This appeal period will conclude at midnight July 9, 2026. Release of the permit will occur within 2-4 business days following the conclusion of the appeal period and upon receipt of all Prior to Release requirements.

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

Please note that this letter is to advise you of the conditions of approval, the mandatory advertising appeal period and the timeframe in which you may appeal this decision. If no appeals have been filed during the appeal period, and the Prior to Release conditions have been met, your Development Permit will be released. Should you require clarification of the above or further information, please contact me at 403-333-5492 or by email at jeff.martin@calgary.ca and assist me by quoting the Development Permit number.

Yours truly,

Jeff Martin
Senior Planning Technician
Planning and Development
Attachment(s)



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

DP2026-00696

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

3530 2 AV SW

Community: **Spruce Cliff**

L.U.D.:R-CG

and legally described as:

2566GQ;4;25

2566GQ;4;26

(See attachment for complete list of legal desc.)

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

New: Semi-Detached Dwelling (west parcel), Backyard Suite (above garage), 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: **June 12, 2026**

Development Authority: **Melanie D Meadows**

File Manager: **Jeff Martin**

Release Date: _____

This permit will not be valid if development has not commenced by: June 12, 2028

This Development Permit was advertised on: **June 18, 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: **MARCEL DESIGN STUDIO**
Address: **14 Rossburn Cr SW**
City: **Calgary, Alberta, T3C2N5**
Phone: **[REDACTED]**



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

DP2026-00696

Complete Address and Legal Description listing for Development Permit DP2026-00696

Address Type	Address	Legal Description
Building	3530 2 AV SW	
Parcel	3530 2 AV SW	2566GQ;4;25 2566GQ;4;26



Conditions of Approval – Development Permit

Application Number:	DP2026-00696
Application Description:	New: Semi-Detached Dwelling (west parcel), Backyard Suite (above garage), Accessory Residential Building (garage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	3530 2 AV SW
Community:	SPRUCE CLIFF
Applicant:	MARCEL DESIGN STUDIO
Planning:	JEFF MARTIN 403-333-5492 jeff.martin@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. Provide a copy of the new land title and a copy of approved plan of subdivision upon registration of the subdivision.

Engineering

2. After the Development Permit is approved but prior to its release, the landowner shall make payment of off-site levies pursuant to Bylaw 1H2024.

The off-site levy is based on a 2026 development approval date and on the following:

Development Type:
New Semi: 2

Based on the information above, the preliminary estimate is \$16,728.00

Should the landowner wish to defer the payment of the offsite levies to Development Completion Permit (DCP), an Offsite Levy Agreement will be required.

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

Page 1 of 7

To obtain an off-site levy agreement, a final estimate, or for further information, contact the Infrastructure Strategist, Development Commitments at 587-215-6525 or email daniela.paul-gutierrez@calgary.ca

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

Page 2 of 7

Permanent Conditions

The following permanent conditions shall apply:

Planning

3. 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.
4. 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.
5. A Development Completion Permit is required prior to the development being occupied.
6. When the main floor is constructed, submit the surveyed geodetic elevation to Geodetic.Review@Calgary.ca
7. Only one (1) Backyard Suite can be located on the parcel.
8. Private outdoor amenity space must be provided on the parcel for the exclusive use of the Secondary Suite. The amenity space must be a minimum of 7.5 square metres, with no dimension less than 1.5 metres. Direct access from the Secondary Suite to the private outdoor amenity area is required.
9. **Parks**

Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact the Development Inspector Jackie Swartz at 403-620-3216 for an inspection.
10. There shall be no construction access through the adjacent boulevard.
11. 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.
12. No stockpiling or dumping of construction materials is permitted on the adjacent boulevard.

Engineering

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

Page 3 of 7

13. 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.
14. Pursuant to Bylaw 1H2024, off-site levies are applicable.

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

15. The Applicant may appeal the decision of the Development Authority, including any of the conditions of the development permit. If you decide to file an appeal, please refer to the notification of decision letter for the appropriate appeal body and appeal process.
16. 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.
17. 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.
18. 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.
19. All plumbing services including sanitary, storm and water must be verified onsite by the owner and/or builder to ensure the size and location is compliant with the National Plumbing Code of Canada for the number of fixtures being installed. The waterline must be of the size that is indicated on the grade slip, but in no case smaller than 1 in size.
20. A minimum of two trees per unit must be planted on the parcel for a total of four. This may be accomplished by planting new trees or preserving existing trees. The trees must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association. To satisfy the requirement of one tree, the following sizes must be met:
 - a. A deciduous tree with a minimum calliper of 50.0mm; or
 - b. A coniferous tree with a minimum height of 2.0 metres.
 To satisfy the requirement of two trees, the following sizes must be met:
 - a. A deciduous tree with a minimum calliper of 85.0mm; or
 - b. A coniferous tree with a minimum height of 4.0 metres.
 The required trees must be provided on the parcel within 12 months of issuance of the development completion permit (DCP) and maintained for a minimum of 24 months after issuance of the DCP.

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

Page 5 of 7

21. (1) The following non-exhaustive list of bylaws apply to this development: the Street Bylaw 20M88; the Controlled Streets Bylaw 12M80; and the Encroachment Bylaw 9M2020. Accordingly:
- a) Clear visibility to the street/lane must be maintained at all vehicular crossings. Fences, mailboxes, shrubs, etc. are not allowed to extend into the street/boulevard/lane. Please contact 311 (calgary.ca/311.html) to have any trees or bushes on City property trimmed for visibility.
 - b) The developer shall be responsible for the cost of all public works and any damage to City rights-of-way caused during construction. All work performed on public property shall be done in accordance with City standards.
- (2) Prior to commencement of any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas, please consider the following:
- a) An Indemnification Agreement may be required for the purposes of crane operation, shoring, tie-backs, piles, surface improvements, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in the City rights-of-way, bylawed setbacks and corner cut areas must be removed to the satisfaction of the Manager, Development Engineering, at the applicant's expense, upon completion of the foundation. Prior to permission to construct, contact the Indemnification Agreement Coordinator, Roads at roadsia@calgary.ca.
 - b) Street light cables may exist along property lines shared with a street or within utility rights-of-way. Locates must be obtained prior to ANY ground disturbance. Where street light cables are present within 1.0m of any work, the Developer must contact streetlighting@calgary.ca to de-energize the street light cables. Street light de-energization is always required when there is street light cable within or surrounding the property line, and can only be completed by the City of Calgary. Please allow a minimum of five business days for de-energization.
22. The slope of the driveway to be constructed from the property line to a private garage or parking pad must be between 2-10%, with a recommended 3.5-5% crossfall.
23. 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.
24. **Parks**
- 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.

25. 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.
26. 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 **\$11,500**. 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.
27. Services should be shown on the plans in accordance with the Grade Slip granted by the City. If the servicing trench will be located within the dripline of an existing public tree, the applicant shall contact Urban Forestry or contact Development Site Servicing through 311 in attempt to avoid this conflict.



Reasons for Approval for DP2026-00696

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

Scope and Process

Development Scope:

The application is for a discretionary Semi-Detached Dwelling (west parcel), Backyard Suite (above garage), Accessory Residential Building (garage) located at 3530 2 Av SW in the community of Spruce Cliff. The site is located within the R-CG district and is adjacent to low density dwellings toward the north, south, east and west. The parcel is an internal lot located mid-block along 2 Av SW. Primary vehicle access for adjacent dwellings is provided from the rear lane. Vehicle access for the subject parcel is provided from the rear lane.

To date, a subdivision application has not been submitted to subdivide the existing parcel into 2 new lots. DP2026-00696 was applied for in conjunction with DP2026-00695. The focus of DP2026-00696 is for infill development on the west side of the parcel. DP2026-00695 is for infill development on the east side of the parcel.

Circulation and Notice Posting:

The following referees were circulated:

1. Public Infrastructure – Comments provided. Off-site levy required.
2. Parks – Comments provided. Amended drawings resolved Prior-to-Decision requirements.
3. Enmax – Comments provided. No conflict with utilities.
4. Spruce Cliff Community Association – No comment provided.
5. Ward Councillor – No comment provided.
6. As per Land Use Bylaw requirements, the application was notice posted for a 1-week period.

A summary of comments provided includes the following:

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



The City of Calgary
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Technical Planning and Bylaw Review

- Privacy considerations
- Garbage and recycling facility locations
- Site layout
- Signage

These comments were addressed in the following manner:

- A bylaw check confirmed the development complies with all setback and maximum height requirements, as per Land Use Bylaw 1P2007. Compliance works to address the perception of building mass.
- The development provides clear access for both vehicle and pedestrian movement.
- A bylaw check confirmed the development complies with landscape requirements, as per Land Use Bylaw 1P2007.
- Trees located on private property can be removed or retained at the discretion of the property owner. Based on the size of subject parcel, the Land Use Bylaw will require 2 trees / per unit to be planted, for a total of 4 trees. This planting requirement is listed in the Conditions of Approval.
- Minimal windows along the side façade help to mitigate privacy concerns.
- Provision of garbage and recycling facilities is satisfactory.
- The development provides a reasonable site layout with the main residential building toward the front of the parcel and accessory building at the rear of the lot.
- The only signage on site was a Notice Posting which was posted for 1 week.

Comments on Relevant City Planning Policies

Westbrook Communities Local Area Plan:

The subject development falls within:

- Map 1 – Context and Communities, the subject parcel falls within a community captured by this Plan
- Map 3 – Urban Form, the subject parcel falls within the Neighbourhood Local Form Category
- Map 4 – Building Scale, the subject parcel falls within Limited (up to 3 storeys) category.

2.2 Urban Form Categories

2.2.1.6 Neighborhood Local

Neighborhood Local areas are characterized by a range of housing types and home-based businesses. Neighborhood Local areas have developed in a variety of ways with characteristics that shape how these areas change and grow, including when the community was built, existing



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heritage assets, established development pattern and access to parks, open space and other amenities. The public realm may include features such as landscaped boulevards and public street trees.

The Neighborhood Local category is the most common category and is applied to the primarily residential areas of the Local Area Plan.

The development meets the intent of the Local Area Plan by considering the local context, building layout, building separation, building shadowing and the privacy of adjacent dwellings. This proposed housing type is a desirable housing form within Neighbourhood Local area.

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

Section 4.2, Context

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

The subject development proposes a design that identifies with the existing neighbourhood context by proposing a building form that matches the typical pattern of development for the area. The typical built form is a primary building at the front of the parcel with vehicular access from rear portion of the parcel. The proposed development aligns with the precedence set along the existing streetscape.

Section 4.4, Building Mass

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

The proposed development has a building mass that respects the immediate surroundings. The proposed design maintains appropriate scale and proportions which cause the development to find a natural fit within the existing streetscape.



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Land Use Bylaw 1P2007

The existing land use for the site is Residential – Grade Orientated Infill District (R-CG). The R-CG district is intended to accommodate existing residential development and contextually sensitive grade-oriented development.

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

Bylaw Discrepancies – Amended plans submitted May 12, 2026

Regulation	Standard	Provided
337 Projections Into Side Setback Area	(8) Any portion of a building that projects into a side setback area, other than eaves, landings, window wells, ramps and stairs, must not be located closer than 0.9m from the nearest front façade.	Plans indicate the rear upper cantilevers as being 0.00m (-0.90m). Relaxation supported.
352 Backyard Suite	(4.1) The maximum building height for a Backyard Suite is: (a) 5.0m measured from grade at a side property line shared with a parcel designated with a low density residential district; (c) increases at a 45 degree angle to a maximum of 7.5m at a proportional distance from the shared property line.	Plans indicate the east portion of the backyard suite as being within the height chamfer. Relaxation supported.

Planning Review

During the review, the Development Authority considered the land use bylaw rules and the appropriateness of the proposed development within the context of the neighbourhood.

The proposed development will require a relaxation for the *Projection Setback from Front Façade* rule. The stepped building footprint results in a cantilever located near a building corner that is defined as a front façade. The stepped building footprint causes the subject facade to be located a significant distance back from the front elevation. The location of the projection (cantilever) does not overwhelm



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the width of the front façade nor does the projection (cantilever) limit access to the rear yard. The Development Authority determined that the above noted relaxation was acceptable and would not impose a negative impact on the surrounding community.

The proposed development requires a relaxation for the *Chamfer Height Rule*. The chamfer rule relaxation is justified as the portion that projects into the chamfer area is limited to a small portion of the roof overhang. The roof peak is compliant with the maximum building height calculation. The Development Authority determined that the above noted relaxation was acceptable and there will be minimal impact upon the adjacent properties.

The development is sensitive to the local context through building design, building placement, and finishing materials. The design elements noted above respect the intentions of development encouraged by the Local Area Plan, Infill Guidelines and Land Use Bylaw 1P2007, while providing the rationale for approval.



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

650257469-001
Taken By:

Application Date **Feb 9, 2026**

APPLICATION NO DP2026-00696

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

Total Fees: \$0.00

Cart #:

Applicant: **MARCEL DESIGN STUDIO**

Address: **14 Rossburn Cr SW**

City: **Calgary, Alberta, T3C2N5**

Phone: [REDACTED]

Parcel Address: **3530 2 AV SW**

Legal: **2566GQ;4;25**

Building Address: **3530 2 AV SW**

Legal:

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

Community: **SPRUCE CLIFF**

Sec. Number: **18C** Ward: **06**

Description: **New: Semi-Detached Dwelling, Backyard Suite
(garage), Accessory Residential Building (garage)**

Gross Floor Area: 3444 feet -
squared
Dwelling Units: 2

Proposed Development is: **Discretionary**

Proposed Use: **Accessory Residential Building**

Semi-Detached Dwelling

Backyard 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.

SDAB2026-0104



Development Permit - Approved Plans (Approved)

Application Number: DP2026-00696
Description: Semi-Detached Dwelling, Backyard Suite (garage), Accessory Residential Building (garage)
Land Use District: R-CG - Residential - Grade-Oriented Infill
Site Address: 3530 2 AV SW
Applicant: Alex Dobrin (Alex Dobrin MARCEL DESIGN STUDIO)
Senior Planning Technician: JEFF MARTIN

List Of Plans Reviewed				
Approved Files	Doc ID	Document Type	Submitted Date	Approved Date
3530 2nd Ave SW - West - Architectural - DP Drawings - May 12 2026_20260512_123123.pdf	1998469	RESIDENTIAL DRAWINGS	2026/05/12 12:31:23 PM	2026/06/12 12:00:00 AM
3530 2nd Ave SW - West - Site - DP Drawings - May 12 2026_20260512_123101.pdf	1998468	SITE/BLOCK PLAN	2026/05/12 12:31:02 PM	2026/06/12 12:00:00 AM
Legend * Doc ID is specific identification associated to a document located within Livelink. * Date plans submitted is the date which the plans when uploaded into the Request Manager system.				

Samnick, Cyrille

From: Paul-Gutierrez, Daniela
Sent: Monday, June 15, 2026 6:10 PM
To: alex
Cc: Martin, Jeff
Subject: DOE2026-0200 (DP2026-00696 - 3530 2 AV SW)
Attachments: DP2026-00696 Estimate Report.pdf; DP2026-00696 Invoice Request Form.pdf

Hello,

I am contacting you about **DP2026-00696**. I completed a final estimate for the offsite levy, and it was determined that **\$16,728.00** is owing for the treatment plant levy at **3530 2 AV SW**.

As of February 18, 2025 our payment process has changed. Please review the Invoice request form for instructions.

! IMPORTANT NOTES !

1. **Invoices should be requested only when you are planning on making payment within 30 days. Otherwise, the invoice will be forwarded to collections after 30 days.**
2. **Invoices can take up to 3 business days to be produced. Please plan your invoice request submission accordingly.**
3. **Payment will not be accepted without an invoice.**
4. **You will be provided with payment options when you receive your invoice. It is no longer required to pay in-person at the Municipal Building.**

If you choose to pay in-person, you **must bring your invoice and pay at City Cashiers** – turn left after the 3rd floor escalators. Off-site Levy Payment is no longer accepted at the Planning Counter.

If you choose to enter into an offsite levy agreement, payment will not be required until DCP.

Regards,

Daniela Paul-Gutiérrez AT, BA
 Infrastructure Strategist
 Development Commitments
 Development Engineering | Community Planning
 The City of Calgary | Mail Code #8032
 Municipal Building, 800 MacLeod Trail SE
 C 587-215-6525 | E Daniela.Paul-Gutierrez@calgary.ca

COURIER DELIVERIES TO BE SENT TO OUR MAILROOM IN THE MUNICIPAL BUILDING BASEMENT



DEVELOPMENT ENGINEERING - DEVELOPMENT COMMITMENTS
DEVELOPMENT OBLIGATION ESTIMATE OFF-SITE LEVY

INVOICE REQUEST INFORMATION FORM

RE: DEVELOPMENT OBLIGATION ESTIMATE OFF-SITE LEVY (DOE2026-0200)

File:	DP2026-00696	Location:	3530 2 AV SW
Phase:	1	Description:	3530 2 AV SW
OSL Final Amount:	\$16,728.00	Infrastructure Strategist:	DANIELA PAUL-GUTIERREZ

It has been determined that pursuant to Bylaw 1H2024, off-site levies are applicable. A preliminary estimate was provided in your conditions of approval. The current form has the final estimate, based on the DP approval date rates.

To pay the off-site levies, you must request an invoice first.

The payment must be completed prior to the DP release, unless an off-site levy agreement with the City is executed, in which case payment must be completed prior to DCP (Development Completion Permit). Occupancy will not be granted until the levy payment is completed.

To request an invoice, please send an email to: DCinvoicing@calgary.ca and attach this form.

Please provide the following contact information for invoicing purposes:

Company Name:

Individual's Name:

Phone number:

Email address:

Mailing address:

City:

Postal Code:

The payment options will be shown on the last page of the invoice.

Please note, once the invoice is issued, it has to be paid within 30 days, otherwise late charges will be applied.



Developer Obligation Estimate - Phase 1

Date: June 15, 2026 Phase: 1
 File: DP2026-00696 - 3530 2 AV SW Description: 3530 2 AV SW
 Estimate: DOE2026-0200
 Approval Date: June 12, 2026
 Address: 3530 2 AV SW
 Established Area
 Applicant: MARCEL DESIGN STUDIO Landowner: SINGH, AMARPREET
 Mailing: 14 Rosburn Cr SW Mailing: 3530 2 AVE SW
 Calgary, Alberta T3C2N5 CALGARY, AB T3C 0A1
 Landowner: SINGH, HARJINDER K
 Mailing: 3530 2 AVE SW
 CALGARY, AB T3C 0A1
 Area of Site: 0.116 Ha Legal Description: 2566GQ;4;25&2566GQ;4;26

Treatment Plant Levy Calculations

Density Incentive Program

Development Site Density 44.828 EP/Ha
 Levy Estimate Density Incentive Program is not applicable. **\$0.00**

Standard Rate

Residential Unit Type	New Units (Existing)		2026 Levy Rate	Levy Estimate
Single Detached Dwelling	0	X	\$9,328.00	\$0.00
Semi-Detached/Duplex Dwelling	2 (0)	X	\$8,364.00	\$16,728.00
Multi-Residential Grade Oriented	0	X	\$5,791.00	\$0.00
Multi-Residential (2 Bedrooms or more)	0	X	\$4,825.00	\$0.00
Multi-Residential (1 bedroom or less)	0	X	\$3,860.00	\$0.00
Commercial Type / Industrial Type	m2 New (Existing)		2026 Levy Rate	Levy Estimate
Retail / Commercial Square Meters	0	X	\$54.50	\$0.00
Industrial Square Metres	0	X	\$26.16	\$0.00
Total Estimate				\$16,728.00

Levies Due	Standard Rate	\$16,728.00
Total		\$16,728.00

Estimate based on 2026 rates

Office Use:	Amount	Account Code External	Account Code Internal	Fund	DEPID	Activity	Reference
Water Treatment Levy	\$3,011.04	17062	17070	20	10365	234725	WTP_OSL_E
Wastewater Treatment Levy	\$13,716.96	17062	17070	20	10365	230735	WWTP_OSL_E



LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0020 074 399	2566GQ;4;25	231 008 874
0020 074 407	2566GQ;4;26	

LEGAL DESCRIPTION
 PLAN 2566GQ
 BLOCK 4
 LOTS 25 AND 26
 EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
 ATS REFERENCE: 5;1;24;18;NW

MUNICIPALITY: CITY OF CALGARY

REFERENCE NUMBER: 991 355 163

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
231 008 874	11/01/2023	TRANSFER OF LAND	\$850,000	\$850,000

OWNERS

AMARPREET SINGH

AND

HARJINDER K SINGH

BOTH OF:

3530-2 AVE SW

CALGARY

ALBERTA T3C 0A1

AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
231 126 700	27/04/2023	MORTGAGE MORTGAGEE - THE TORONTO DOMINION BANK. 500 EDMONTON CITY CENTRE EAST

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

231 008 874

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS

		EDMONTON
		ALBERTA T5J5E8
		ORIGINAL PRINCIPAL AMOUNT: \$780,000
231 146 231	12/05/2023	CAVEAT
		RE : ENCROACHMENT AGREEMENT PURSUANT TO MUNICIPAL
		GOVERNMENT ACT
		CAVEATOR - THE CITY OF CALGARY.
		OFFICE OF THE DEPUTY CITY MANAGER
		12 FLOOR, MUNICIPAL BUILDING
		800 MACLEOD TRAIL SOUTH EAST
		CALGARY
		ALBERTA T2P2M5
		AGENT - TABATHA HELBERG
TOTAL INSTRUMENTS: 002		
THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN		
ACCURATE REPRODUCTION OF THE CERTIFICATE OF		
TITLE REPRESENTED HEREIN THIS 30 DAY OF		
JANUARY, 2026 AT 12:31 P.M.		
ORDER NUMBER: 56155394		
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).		



**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

231146231

ORDER NUMBER: 52269848

ADVISORY

This electronic image is a reproduction of the original document registered at the Land Titles Office. Please compare the registration number on this coversheet with that on the attached document to ensure that you have received the correct document. Note that Land Titles Staff are not permitted to interpret the contents of this document.

Please contact the Land Titles Office at (780) 422-7874 if the image of the document is not legible.

ENCM

CAVEAT**FORBIDDING REGISTRATION****TO THE REGISTRAR OF THE SOUTH ALBERTA LAND REGISTRATION DISTRICT**

Take Notice that **THE CITY OF CALGARY**
in the Province of Alberta

claims a statutory interest under and by virtue of an Encroachment Agreement made in writing between The City of Calgary and **AMARPREET SINGH AND HARJINDER K SINGH** dated **January 25, 2023** and entered into pursuant to Section 651.2 of the Municipal Government Act (Alberta) (a true copy of which is attached)

PLAN 2566GQ
BLOCK 4
LOTS 25 AND 26
EXCEPTING THEREOUT ALL MINES AND MINERALS

being the benefited lands and standing in the register in the name of **AMARPREET SINGH AND HARJINDER K SINGH**
and

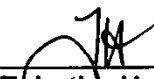
It forbids the registration of any person as transferee or owner of, or of any instrument affecting the said estate or interest unless the instrument or certificate of title, as the case may be, is expressed to be subject to its claim.

It appoints the office of the Deputy City Manager
12 Floor, Municipal Building
800 Macleod Trail South East
Calgary, Alberta T2P 2M5

as the place at which notice and proceedings relating hereto may be served.

DATED on this 15th day of March, 2023, A.D.

By its agent The City of Calgary in
that behalf



Tabatha Helberg
Land Assistant
The City of Calgary

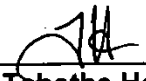
✓

Canada) I, **Tabatha Helberg**, Land Assistant
 Province of Alberta) The City of Calgary
 To Wit:) in the Province of Alberta
) make oath and say:

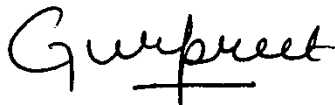
- (1) That I am the agent for the above named Caveator
- (2) That I believe that the said Caveator has a good and valid claim upon the said lands and I say that this Caveat is not being filed for the purpose of delaying or embarrassing any person interested in or proposing to deal therewith.

SWORN at The City of Calgary)
 In the Province of Alberta)

✓


) **Tabatha Helberg**
) Land Assistant
) The City of Calgary

this 15th day of March, 2023, A.D.



Gurpreet Kaur Dhillon
 A Commissioner for Oaths in and for Alberta
 Commission Expires August 28, 2025

=====

**CAVEAT
 FORBIDDING REGISTRATION**

=====

THE CITY OF CALGARY

-AND-

AMARPREET SINGH AND HARJINDER K SINGH

REAL ESTATE & DEVELOPMENT SERVICES FILE NO: LEO804- EA2023-0237-P
 3530 2 AVENUE SW

THIS AGREEMENT made effective 2023 January 25 between:

THE CITY OF CALGARY, a municipal corporation in the Province of Alberta

- and -

AMARPREET SINGH AND HARJINDER K SINGH, of the City of Calgary in the Province of Alberta

ENCROACHMENT AGREEMENT

Definitions

1. In this Agreement:
 - (a) "Agreement" means this encroachment agreement and any amendments, schedules and supplements to it.
 - (b) "City" means the municipal corporation of The City of Calgary.
 - (c) "City Parcel" means the following interest(s) in land as owned by the City:

the road / street right-of-way known as 2 AVENUE SW.
 - (d) "Development" means any structure, building or improvement or repair of a building, constructed or placed on the Owner's Land which extends in, on, over or under the City Parcel.
 - (e) "Encroachment" means that portion of a Development which encroaches in, on, over or under the City Parcel as more particularly dimensioned and further identified by colouring or highlighting or other clear means on the real property report attached to this Agreement.
 - (f) "Owner" means the registered legal owner(s) of the owner's land.

- (g) "Owner's Land" means a freehold interest in a parcel of land registered at the South Alberta Land Registration District office ("Land Titles") in the name of the Owner and legally described as:

PLAN 2566GQ
BLOCK 4
LOTS 25 AND 26
EXCEPTING THEREOUT ALL MINES AND MINERALS

(Municipally described as 3530 2 AVENUE SW)

- (h) "notice" or "notify" means a notice in writing sufficiently given by the City to the Owner if personally delivered to the Owner or an occupant of the Owner's Land or if mailed by single registered mail to the Owner's address noted on the Certificate of Title for the Owner's Land.
- (i) "Real Estate & Development Services, Manager, Land & Asset Management," means such person or delegate employed by the City and holding the office of Real Estate & Development Services, Manager, Land & Asset Management.

Consideration & right
to maintain

2. In consideration of the sum of:

Two hundred ten (\$210.00) dollars

paid to it by **AMARPREET SINGH AND HARJINDER K SINGH** (such sum having been received satisfactorily by the City) and subject to the terms and conditions of this Agreement, the City gives to the Owner the right, licence and privilege to:

continue the Encroachment subject to a determination that the affected area of the City Parcel is not required for public use and subject to the right of the City to give the Owner thirty (30) days notice to remove the Encroachment in accordance with sub-section 13(1)(0) of the Traffic Safety Act, R.S.A. 2000, c. T-6.

Owner's obligation

3. Throughout the continuance of this Agreement, the Owner will, at its sole cost and expense:

- | | | |
|-----------------------------|-----|---|
| Maintain | (a) | keep, maintain and repair the Encroachment in good order and condition commensurate with high quality developments of a similar nature, all to the satisfaction of the Real Estate & Development Services, Manager, Land & Asset Management, acting reasonably. |
| No increase in Encroachment | (b) | ensure that the Encroachment is not enlarged, added to, rebuilt or structurally altered except as may be necessary to make it non-encroaching. |
| Removal | (c) | remove the Encroachment if the Development is damaged, destroyed, requires rebuilding or is re-developed to the extent of more than seventy-five (75%) per cent of the value of the Development above its foundation as valued prior to such damage; destruction or rebuilding, such determination to be made by the Real Estate & Development Services, Manager, Land & Asset Management. |
| Redevelopment | (d) | ensure that any further development built on the Owner's Land will not encroach in, on, over or under the City Parcel. |
| Taxes | (e) | promptly pay when due any additional municipal property taxes (including without limitation local improvement taxes) that are assessed and levied against the Owner's Land by virtue of the Encroachment. The Owner acknowledges and agrees that the municipal assessment and tax records for the Owner's Lands may be amended to include the Encroachment. |
- Owner's Non-performance
4. If the **Owner fails or neglects within thirty (30) days** of the receipt of notice from the Real Estate & Development Services, Manager, Land **to comply with the requirements of this Agreement** for a period of thirty (30) days after notice of non-compliance has been delivered, or without notice in the case of an emergency, the City may (but is not required to):
- (a) perform or cause to be performed the requirements of this Agreement on behalf of and at the Owner's cost and expense. The **Owner will reimburse the City** for all costs, charges, and expenses incurred by the City on behalf of the Owner within ten (10) days of receipt by the Owner of an invoice for them;
- (b) **demolish and remove the Encroachment** on behalf of and at the Owners costs, charges, and expenses and terminate the Owner's rights under this Agreement. The Owner will reimburse the City for all such costs, charges, and expenses incurred by the City for undertaking such work within ten (10) days of receipt by the Owner of an invoice for them;

Indemnity

- (c) pursue any other right or remedy which the City may be entitled to under this Agreement, or in law or equity.

5. Save and except for the negligent act or wilful misconduct of the City **the Owner shall indemnify the City** and save it harmless from and against all claims, actions, damages, liabilities and expenses in connection with losses of life, personal injury, damage to property, or any other damage, loss or injury **which are based upon, or arise out of or are in any way connected with the Encroachment** and the exercise of the rights and privileges contained in this Agreement, including but not limited to the following:

- (a) suffered or incurred by the Owner or those for whom the Owner is in law responsible;
- (b) suffered or incurred by the City or those for whom the City is in law responsible (including without limitation any additional costs and expenses incurred by the City in carrying out work on the City Parcel by reason of the Encroachment);
- (c) damage or expense sustained by the Owner and related to the removal of the Encroachment;
- (d) made, brought or prosecuted by anyone else.

Continuing obligations

6. **Any obligation of the Owner to protect the City shall survive the termination** of this Agreement.

Charge

7. The City shall have a **charge upon the Owner's Land** for any sum that may at any time be payable to the City pursuant to this Agreement and shall be entitled to file a Caveat against the title to the Owner's Land to protect such interest under this Agreement.

Caveat

8. **The City shall be entitled to file a Caveat** against the certificate of title to the Owner's Land to protect its interest under this Agreement in accordance with section 72 of the *Land Titles Act*, R.S.A. 2000, Chapter L-4.

No interest in city parcel

9. Notwithstanding sub-section (b) of section 72 of the *Land Titles Act* and in order to comply with section 16 of the *Traffic Safety Act (Alberta)*, the City and the Owner agree that the registration of this Agreement against title to the Owner's Land **does not constitute an interest in land in the City Parcel**.

Successors

10. The Agreement shall be binding upon and enure to the benefit of the City and its successors, licensees and assigns, and the Owner and its successors and assigns.

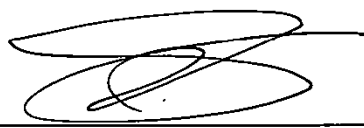
Severability

11. Should part of this Agreement be or become illegal or unenforceable, it will be considered severable from this Agreement and the remainder of this agreement will remain in effect as though the illegal or unenforceable parts had not been included.

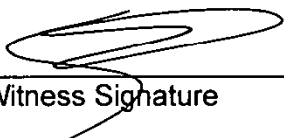
IN WITNESS AND TO CONFIRM THIS AGREEMENT AND AS EVIDENCE OF ITS BINDING CONTRACTUAL NATURE, the parties to this Agreement have signed this Agreement before witnesses effective on the day and year noted on the first page.



Witness Signature



AMARPREET SINGH



Witness Signature



HARJINDER K SINGH

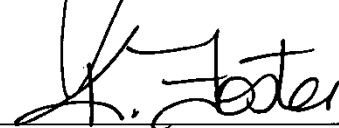
Approved	
Real Estate & Development Services	

THE CITY OF CALGARY

Per:



Manager, Land & Asset Management



witness signature

FORM 31

LAND TITLES ACT
(Sections 151 and 152)

AFFIDAVIT OF EXECUTION

I, Harmut Scholz, of the City of Calgary, in the Province of Alberta make oath and say:

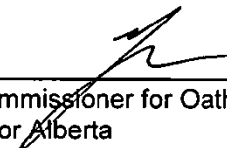
1. ~~I was personally present and did see AMARPREET SINGH AND HARJINDER K SINGH who is known to me to be the person named in the within (or annexed) instrument, duly sign the instrument;~~

or

I was personally present and did see **AMARPREET SINGH AND HARJINDER K SINGH** who, on the basis of the identification provided to me, I believe to be the person named in the within (or annexed) instrument, duly sign the instrument;

2. The instrument was signed at the City of Calgary, in the Province of Alberta and I am the subscribing witness thereto;
3. I believe the person whose signature I witnessed is at least eighteen (18) years of age.

SWORN before me at the City of)
Calgary in the Province of Alberta)
this 6 day of January 2023 A.D.)
March)
)


A Commissioner for Oaths in
and for Alberta


(witness signature)

INWOO YU
My Commission expires
on August 09, 2023

AFFIDAVIT VERIFYING CORPORATE SIGNING AUTHORITY

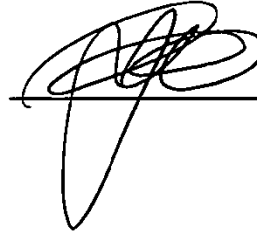
I, Jason Halfyard, of the City of Calgary, in the Province of Alberta make oath and say:

1. I am Manager, Land & Asset Management of The City of Calgary, named in the within or annexed instrument.
2. I am authorized by The City of Calgary to execute the instrument without affixing a corporate seal.

SWORN before me at the City of Calgary,
in the Province of Alberta
this 15 day of March 2023.



Bonnie L. Jarman
A Commissioner for Oaths in and for Alberta
Commission Expires November 28, 2024


AFFIDAVIT OF EXECUTION

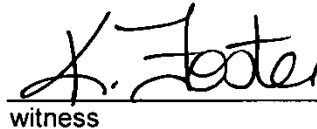
I, Kelly Foster, of the City of Calgary, in the Province of Alberta make oath and say:

1. I was personally present and did see Jason Halfyard who is known to me to be the person named in the within (or annexed) instrument, duly sign the instrument.
2. The instrument was signed at the City of Calgary, in the Province of Alberta and I am the subscribing witness thereto.
3. I believe the person whose signature I witnessed is at least eighteen (18) years of age.

SWORN before me at the City of Calgary,
in the Province of Alberta
this 15 day of March 2023.



Bonnie L. Jarman
A Commissioner for Oaths in and for Alberta
Commission Expires November 28, 2024



witness

Dated: 2023 January 25

BETWEEN:

THE CITY OF CALGARY

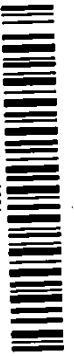
- and -

AMARPREET SINGH
HARJINDER K SINGH

ENCROACHMENT AGREEMENT

THE CITY OF CALGARY
LAW & LEGISLATIVE SERVICES DEPARTMENT
CITY HALL
CALGARY, ALBERTA
T2P 2M5
FAX: (403) 268-4634

REAL ESTATE &
DEVELOPMENT SERVICES
FILE NO.
LEO804-EA2023-0237-P
3530 2 AVENUE SW



23146231

23146231 REGISTERED 2023 05 12
CAVE - CAVEAT
DOC 1 OF 1 DRR#: E002EY3 ADR/CALKHART
LINC/S: 0020074399 +

Harjinder Singh

owner(s)

contact name

3530 2 Ave SW

contact address

contact email

City of Calgary

Planning & Development

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

Calgary, AB, Canada T2P 2M5

To Whom It May Concern,

With regards to 3530 2 Ave SW
property address

Please be advised that I, Amarpreet Singh am:
full name

(select one)

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

Marcel Design Studio

agent or company name

and/or its Alex Dobrin

applicant, consultant, contractor (if applicable)

to apply for any and all Development Permit
permit type

for the above mentioned property.

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

1/30/2026 | 2:56 PM MST

date signed

Signed by:

Harjinder Singh

signature

Amarpreet Singh

name of owner (printed)

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Planning Rational at 3530 2nd Ave S.W., Calgary, AB

This site is in Spruce Cliff. It is located mid-block, at the crescent as 2nd Ave SW turns from north to west. The site is pie shaped being narrower at 2nd Ave SW and wider at the lane. It is a parcel that is relatively flat. The proposed development is shown to have 3 buildings. 1 semi-detached dwelling, 1 detached garage and 1 garage suite. The purpose of the detached garage is to serve the non-suite main unit as this resolves building code issues to eliminate multiple occupancy issues in the garage suite.

Amenity space is provided at the designated areas.

Each main semi-detached has a basement suite with 1 of the semi-detached units also having a garage suite.

There are no known proposed relaxations.

Alex Dobrin
Marcel Design Studio Ltd.















Site Contamination Statement

Application # _____
for office use only

Site Address: 3530 2 Ave SW

Legal Description: LOTS 25 & 26, BLOCK 4, PLAN 2566 GQ

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

You are responsible for the accuracy of the information provided in this statement. The questions must be answered to the best of your knowledge based upon diligent inquiry and the thorough inspection and review of all documents and other information pertaining to the subject property.

Please be aware that further site assessments may be required as part of the review of your application.

1. Are you aware of any environmental investigations (audits, assessments, tests, surveys or studies) for this site?

☐ Yes ☒ No

If yes, please provide copy(s).

2. Are you aware of any environmental requirements associated with any previous planning applications on this site?
(i.e. development permit, land use redesign or subdivision)

☐ Yes ☒ No

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

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

☐ Yes ☒ No

If yes, please provide a brief description:

4. Are you aware of any regulatory actions, past or current, which have been applied to this site?

☐ Yes ☒ No

Examples include (but are not limited to):

- Environmental Protection Orders
- Reclamation Orders or Certificates
- Control / Stop Orders, fines, tickets or prosecutions
- Violations of environmental statutes, regulations and bylaws
- Administrative penalties and warning letters

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

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

☐ Yes ☒ No

If yes, please describe:

6. Has there been contact with Alberta Environment or Calgary Regional Health Authority regarding possible contamination on the site?

☐ Yes ☒ No

If yes, please provided a brief description:

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

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

1/30/2026 | 2:56 PM MST

Date

Signed by:



Applicant Signature

Harjinder Singh

Applicant Name (Please Print)

Company Name (Please Print)

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Public Tree Disclosure Statement

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

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

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

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

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

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

☒ Applicant ☐ Owner ☐ Builder ☐ Other:

If Other: Name: Alex Dobrin Phone: [REDACTED]
Email: [REDACTED]

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

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



Abandoned Well Declaration

Application # _____
for office use only

Site Address: 3530 2nd Ave SW

Legal Description: 2655GQ; 4; 25 & 26

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 Marcel Design Studio Ltd Contact Person Alex Dobrin

Address 14 Rossburn Cres SW

Phone _____ Cell Phone [REDACTED] Email _____

5. Will the development result in construction activity within the setback area?
If you answered 'yes':

☐ Yes ☐ No

- 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.

Jan 30, 2026

Date

Alex Dobrin

Applicant Signature

Alex Dobrin

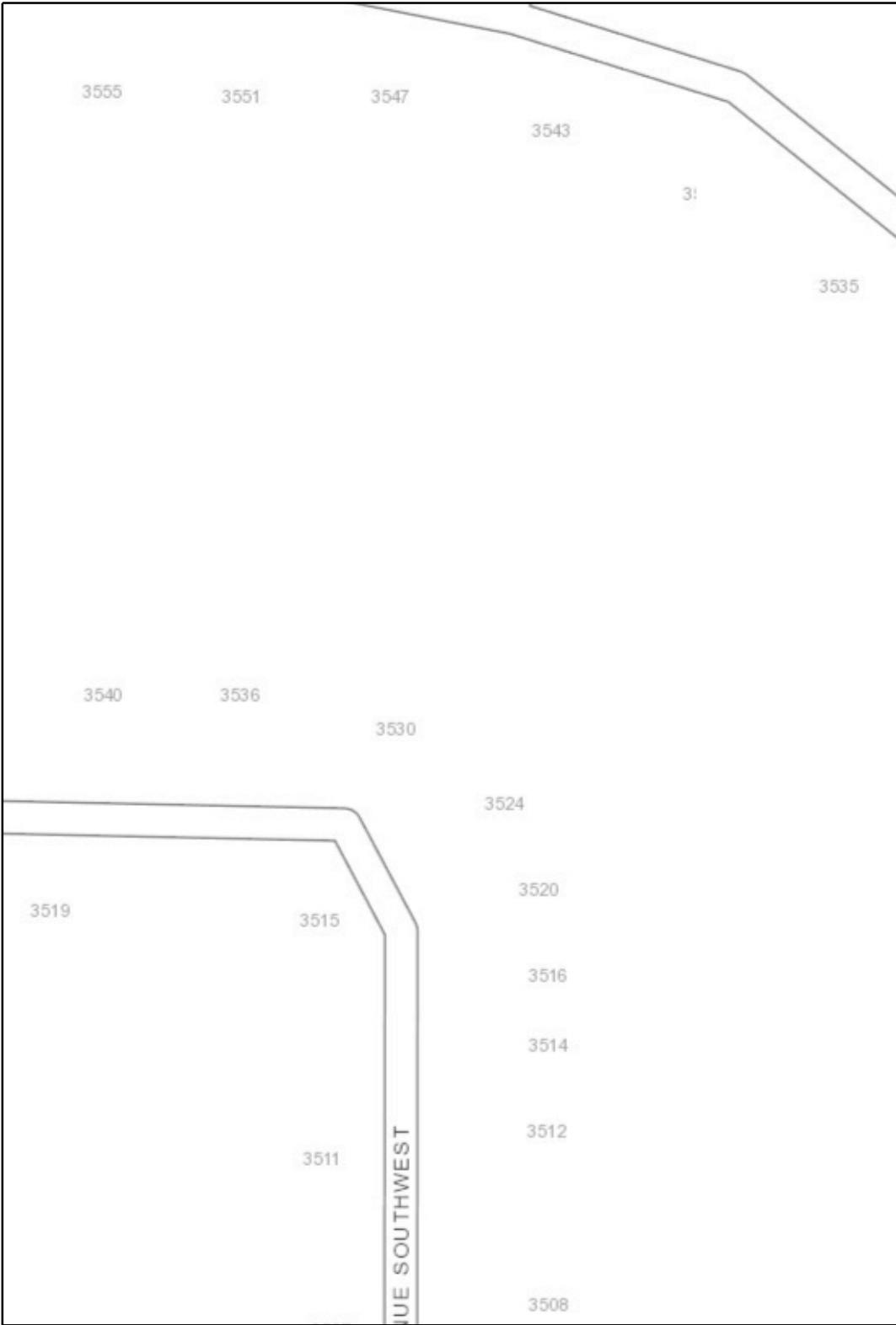
Applicant Name (Please Print)

Marcel Design Studio Ltd

Company Name (Please Print)

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

Map Results



Legend

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

© 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.

Wednesday, November 27, 2024 14:32:19 -07:00



Map Scale: 1: 1,128





CLIMATE RESILIENCE INVENTORY

Additions and New Buildings

Development Permit Number

For a helpful resource to assist in completing this form, please refer to the "[Climate Resilience Inventory User Guide](#)". For assistance contact CPclimate@calgary.ca.

Project Address 3530 2nd Ave SW		Applicant ✓
Applicant Contact Name	Applicant Business Phone [REDACTED]	Signature Alex Dobrin

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 Resilience 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.

Certification

Is the project seeking green building certification?

- ☐ Yes (indicate type and level) _____
- ☒ No (explain why not) Unnecessary/ Expensive

Does energy modelling indicate improved energy performance over energy code minimum?

- ☐ Yes _____

Energy Efficiency and Renewables

Describe any energy efficiency features of the proposed development and/or how renewable energy will be incorporated:

Rough in for EV charging

- ☐ Photovoltaics: _____kW rated output

Electric Vehicles

Describe if and how the proposal will support electric vehicles:

Rough in for EV charging

- ☐ EV charging stations (indicate level, number, and % of total stalls) _____

Green Infrastructure

Describe any LID and other green infrastructure features the proposed development is utilizing:

None

- ☐ Green Roof: _____m² and _____% of building footprint covered by green roof
- ☐ Permeable surfaces: _____m² and _____% permeable area

Flood and Disaster Resilience

Describe any flood and disaster resilience features of the proposed development:

None

☐ Building envelope meets Passive House Standard

Other Features

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

None

Issues

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

None



March 20, 2026

MARCEL DESIGN STUDIO
Dobrin, Alex



Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2026-00696

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

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

This information must be received, in its entirety, no later than April 19, 2026. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at 403-333-5492 or by email at jeff.martin@calgary.ca.

Sincerely,

JEFF MARTIN
Senior Planning Technician



Detailed Review 1 – Development Permit

Application Number:	DP2026-00696
Application Description:	New: Semi-Detached Dwelling (west parcel), Backyard Suite (above garage), Accessory Residential Building (garage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	3530 2 AV SW
Community:	SPRUCE CLIFF
Applicant:	MARCEL DESIGN STUDIO
Date DR Sent:	March 20, 2026
Response Due Date:	April 19, 2026
Planning:	JEFF MARTIN 403-333-5492 jeff.martin@calgary.ca

General Comments

The application is for a discretionary Semi-Detached Dwelling (east parcel), Backyard Suite (above garage), Accessory Residential Building (garage) located at 3530 2 Av SW in the community of Spruce Cliff. The site is located within the R-CG district and is adjacent to low density dwellings toward the north, south, east and west. The parcel is an internal lot located mid-block along 2 Av SW. Primary vehicle access for adjacent dwellings is provided from the rear lane. Vehicle access for the subject parcel is provided from the rear lane.

To date, a subdivision application has not been submitted to subdivide the existing parcel into 2 new lots. DP2026-00696 was applied for in conjunction with DP2026-00695. The focus of DP2026-00696 is for infill development on the west side of the parcel. DP2026-00695 is for infill development on the east side of the parcel.

The proposed development is compatible with the immediate neighbourhood. Revisions are required to cause the proposed single detached dwelling to meet the intent of Land Use Bylaw 1P2007.

In order to proceed with this application:

- a) Amend the application to address the items noted in full, which are identified in the Prior to Decision (PTD) section of this Detailed Review (DR),

Or,

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

- b) Submit in writing (mail or email) to request a cancellation of DP2026-00696. A 25% refund of the application fee will be returned to the applicant.

Or,

- c) Submit in writing (mail or email) to request a refusal of DP2025-00696.

Comments from Parks

Plans for DP2026-00696 were circulated internally to Parks and the following comments were provided:

- Refer to the Prior-to-Decision section of this document.
- Refer to the Permanent Condition section of this document.
- Refer to the Advisory Condition section of this document.

Comments from Enmax

Plans for DP2026-00696 were circulated to Enmax and the following comments were provided:

- No conflict with utilities.

Comments from Ward Councillor

Plans for DP2026-00696 were circulated to the Ward 6 Councillor:

- No comment provided in response to circulation.

Comments from Community Association

Plans for DP2026-00696 were circulated to the Spruce Cliff Community Association

- No comment provided in response to circulation.

Comments from Notice Posting

Following the Land Use Bylaw requirements, DP2025-00696 was Notice Posted for 1 week. A summary of comments received is as follows:

Area of Concern:

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

Comments on Relevant City Policies

Westbrook Communities Local Area Plan:

The subject development falls within:

- Map 1 – Context and Communities, the subject parcel falls within a community captured by this Plan
- Map 3 – Urban Form, the subject parcel falls within the Neighbourhood Local Form Category
- Map 4 – Building Scale, the subject parcel falls within Limited (up to 3 storeys) category.

2.2 Urban Form Categories

2.2.1.6 Neighborhood Local

Neighborhood Local areas are characterized by a range of housing types and home-based businesses. Neighborhood Local areas have developed in a variety of ways with characteristics that shape how these areas change and grow, including when the community was built, existing heritage assets, established development pattern and access to parks, open space and other amenities. The public realm may include features such as landscaped boulevards and public street trees.

The Neighborhood Local category is the most common category and is applied to the primarily residential areas of the Local Area Plan.

The development meets the intent of the Local Area Plan by considering the local context, building layout, building separation, building shadowing and the privacy of adjacent dwellings. This proposed housing type is a desirable housing form within Neighbourhood Local area.

The Low-Density Residential Housing Guidelines for Established Communities (Infill Guidelines)

Section 4.2, Context

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

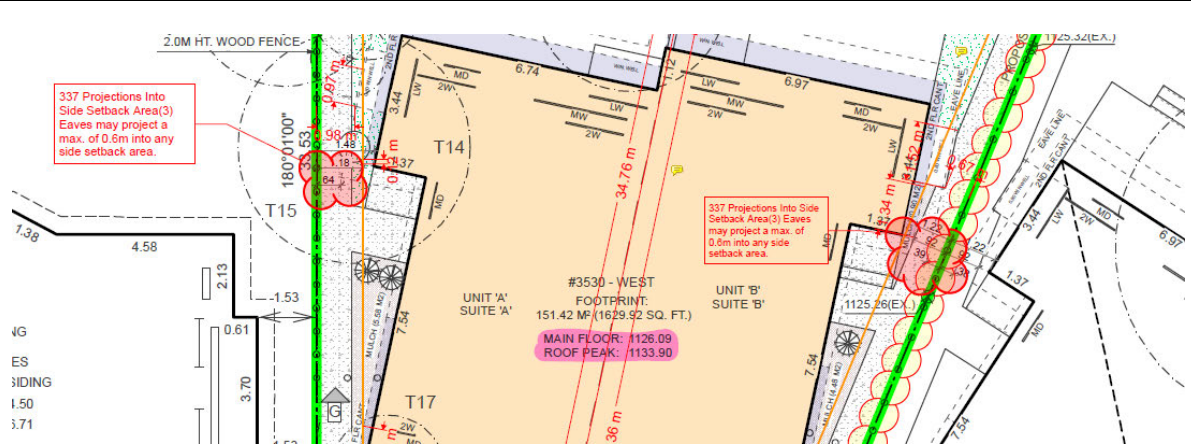
The subject development proposes a design that identifies with the existing neighbourhood context by proposing a building form that matches the typical pattern of development for the area. The typical built form is a primary building the front of the parcel with vehicular access from rear portion of the parcel. The proposed development aligns with the precedence set along the existing streetscape.

Section 4.4, Building Mass

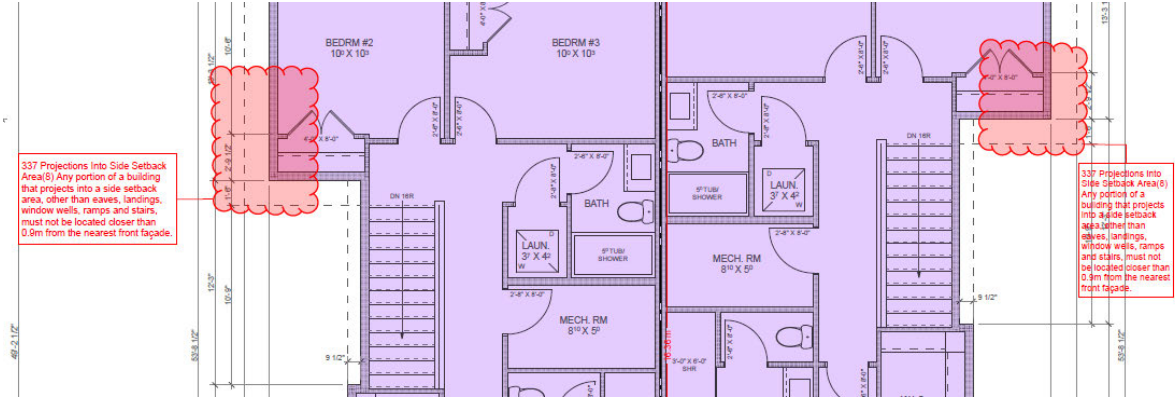
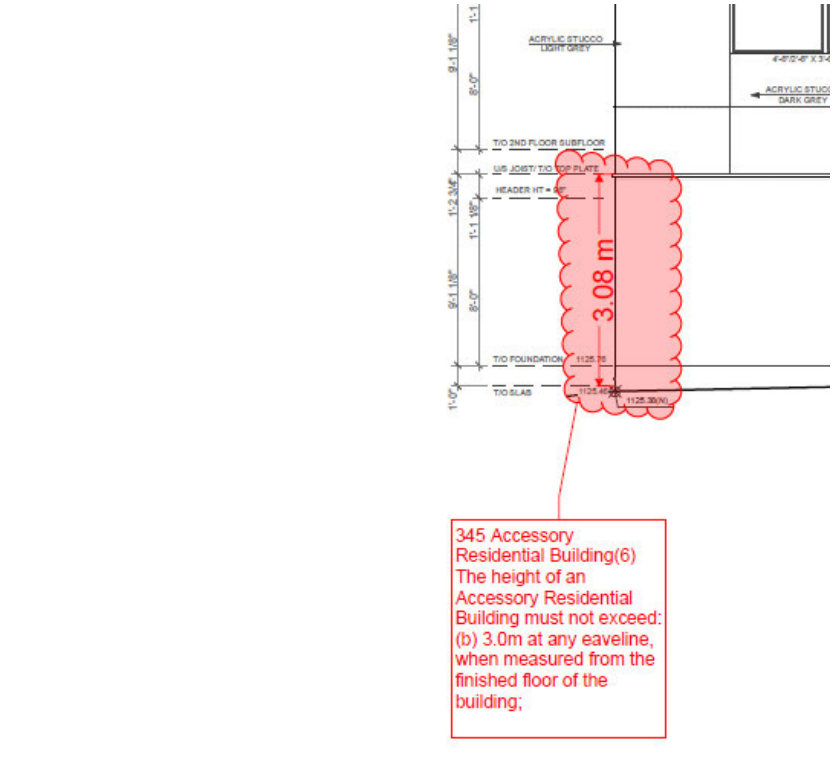
New development should respect the existing scale and massing of its immediate surroundings.

The proposed development has a building mass that respects the immediate surroundings. The proposed design maintains appropriate scale and proportions which cause the development to find a natural fit within the existing streetscape.

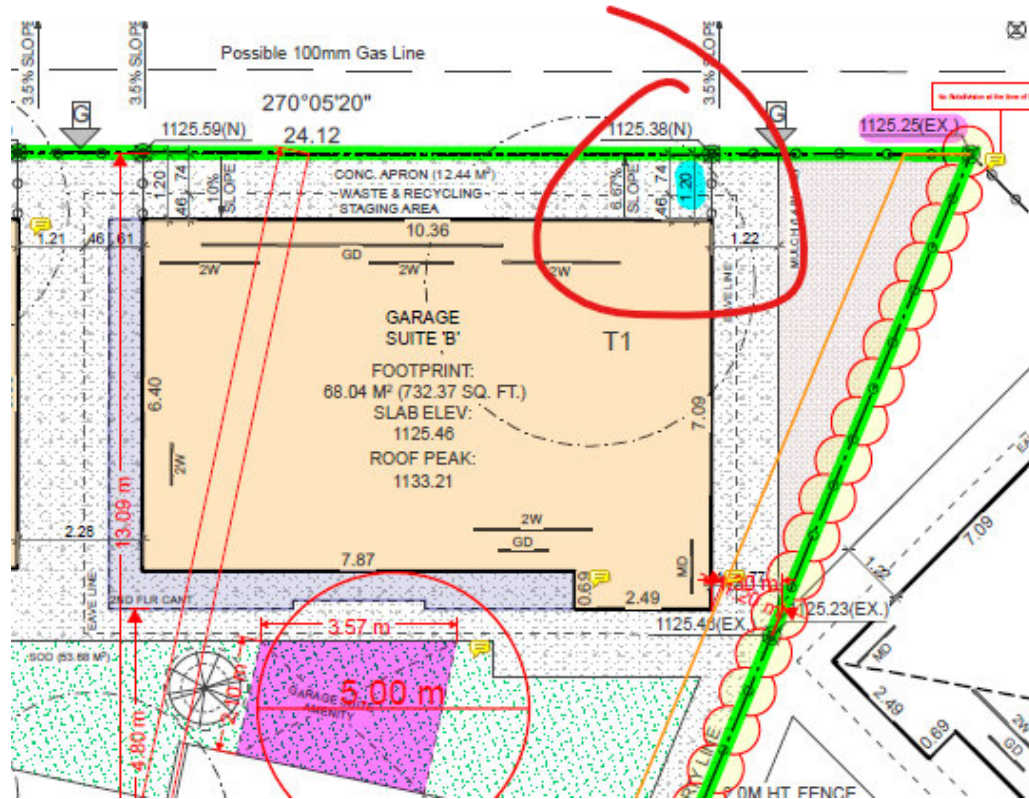
Comments on Land Use Bylaw

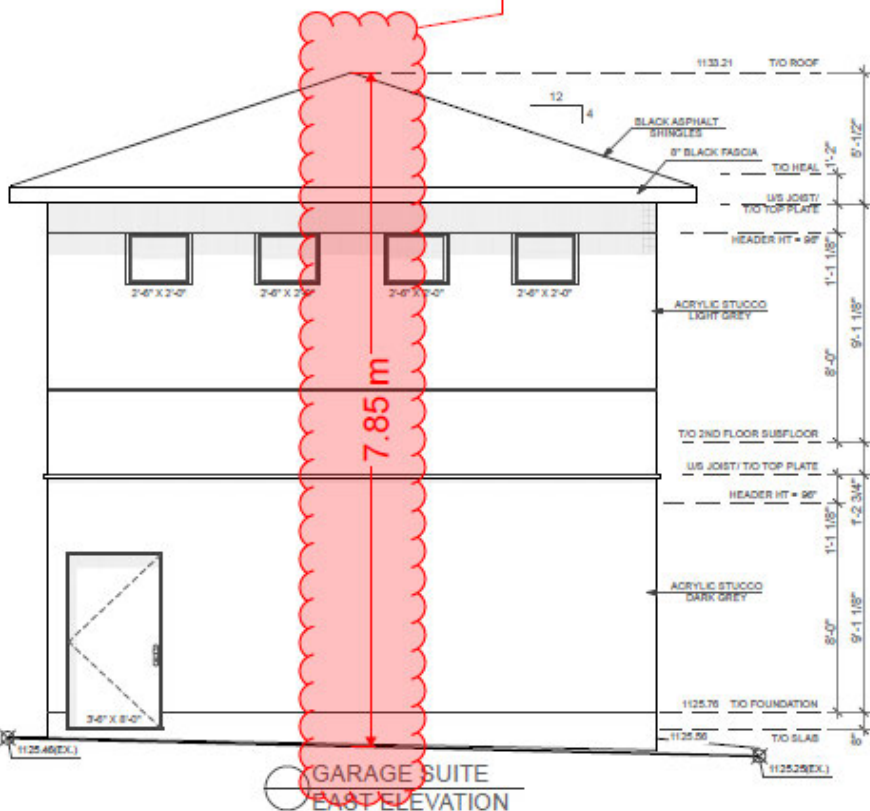
Bylaw Discrepancies		
Regulation	Standard	Provided
337 Projections Into Side Setback Area	(3) Eaves may project a max. of 0.6m into any side setback area.	Plans indicate a portion of the rear east eaves as projecting 0.81m (+0.21m) and the west rear eaves as projecting 0.66m (+0.06m). Revision required to comply with rule
		

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

337 Projections Into Side Setback Area	(8) Any portion of a building that projects into a side setback area, other than eaves, landings, window wells, ramps and stairs, must not be located closer than 0.9m from the nearest front façade.	Plans indicate the rear upper cantilevers as being 0.00m (-0.90m). Revision required to comply with rule
		
345 Accessory Residential Building	(6) The height of an Accessory Residential Building must not exceed: (b) 3.0m at any eaveline, when measured from the finished floor of the building;	Plans indicate the height for the backyard suite / detached garage as being 3.08m (+0.08m). Revision required to comply with rule
		

352 Backyard Suite	(1) For a Backyard Suite, the minimum building setback from a rear property line is: (a) 1.5m for any portion of the building used as a Backyard Suite;	Plans indicate the north setback area as being 1.20m (-0.30m). Revision required to comply with rule
352 Backyard Suite	(4) Unless otherwise referenced in subsection (4.1), the maximum building height for a Backyard Suite is 7.5m.	Plans indicate the height as being 7.85m (+0.35m). Revision required to comply with rule



	352 Backyard Suite(4) Unless otherwise referenced in subsection (4.1), the maximum building height for a Backyard Suite is 7.5m. 	
352 Backyard Suite	(4.1) The maximum building height for a Backyard Suite is: (a) 5.0m measured from grade at a side property line shared with a parcel designated with a low density residential district; (c) increases at a 45 degree angle to a maximum of 7.5m at a proportional distance from the shared property line.	Plans indicate the east portion of the backyard suite as being within the height chamfer. Relaxation supportable

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. Upload a complete set of the amended plans in PDF format, into the ePermit system. The submitted plans must address the requirements listed in this document. Ensure that all plans affected by the revisions are amended accordingly, including all issues outlined in the Bylaw Discrepancies and Relevant City Policies.

2. **Parks**

Plans do not indicate proposed location of all services (ex. water, sanitary, gas, electric, storm).

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

Prior to Release Requirements

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

Planning

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

Engineering

4. After the Development Permit is approved but prior to its release, the landowner shall make payment of off-site levies pursuant to Bylaw 1H2024.

The off-site levy is based on a 2026 development approval date and on the following:

Development Type:
New Semi: 2

Based on the information above, the preliminary estimate is \$16,728.00

Should the landowner wish to defer the payment of the offsite levies to Development Completion Permit (DCP), an Offsite Levy Agreement will be required.

To obtain an off-site levy agreement, a final estimate, or for further information, contact the Infrastructure Strategist, Development Commitments at 587-215-6525 or email daniela.paul-gutierrez@calgary.ca

Permanent Conditions

The following permanent conditions shall apply:

Planning

5. 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.
6. 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.
7. A Development Completion Permit is required prior to the development being occupied.
8. When the main floor is constructed, submit the surveyed geodetic elevation to Geodetic.Review@Calgary.ca
9. Only one (1) Backyard Suite can be located on the parcel.
10. Private outdoor amenity space must be provided on the parcel for the exclusive use of the Secondary Suite. The amenity space must be a minimum of 7.5 square metres, with no dimension less than 1.5 metres. Direct access from the Secondary Suite to the private outdoor amenity area is required.
11. **Parks**

Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact the Development Inspector Jackie Swartz at 403-620-3216 for an inspection.
12. There shall be no construction access through the adjacent boulevard.
13. 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.
14. No stockpiling or dumping of construction materials is permitted on the adjacent boulevard.

Engineering

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

15. 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.
16. Pursuant to Bylaw 1H2024, off-site levies are applicable.

Advisory Comments

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

Planning

17. The Applicant may appeal the decision of the Development Authority, including any of the conditions of the development permit. If you decide to file an appeal, please refer to the notification of decision letter for the appropriate appeal body and appeal process.
18. The approval of this development permit does not limit in any way the application of any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline, nor does it constitute any permit or permission under any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline.
19. 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.
20. 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.
21. All plumbing services including sanitary, storm and water must be verified onsite by the owner and/or builder to ensure the size and location is compliant with the National Plumbing Code of Canada for the number of fixtures being installed. The waterline must be of the size that is indicated on the grade slip, but in no case smaller than 1 in size.
22. A minimum of two trees per unit must be planted on the parcel for a total of four. This may be accomplished by planting new trees or preserving existing trees. The trees must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association. To satisfy the requirement of one tree, the following sizes must be met:
 - a. A deciduous tree with a minimum calliper of 50.0mm; or
 - b. A coniferous tree with a minimum height of 2.0 metres.
 To satisfy the requirement of two trees, the following sizes must be met:
 - a. A deciduous tree with a minimum calliper of 85.0mm; or
 - b. A coniferous tree with a minimum height of 4.0 metres.
 The required trees must be provided on the parcel within 12 months of issuance of the development completion permit (DCP) and maintained for a minimum of 24 months after issuance of the DCP.

23. (1) The following non-exhaustive list of bylaws apply to this development: the Street Bylaw 20M88; the Controlled Streets Bylaw 12M80; and the Encroachment Bylaw 9M2020. Accordingly:
- a) Clear visibility to the street/lane must be maintained at all vehicular crossings. Fences, mailboxes, shrubs, etc. are not allowed to extend into the street/boulevard/lane. Please contact 311 (calgary.ca/311.html) to have any trees or bushes on City property trimmed for visibility.
 - b) The developer shall be responsible for the cost of all public works and any damage to City rights-of-way caused during construction. All work performed on public property shall be done in accordance with City standards.
- (2) Prior to commencement of any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas, please consider the following:
- a) An Indemnification Agreement may be required for the purposes of crane operation, shoring, tie-backs, piles, surface improvements, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in the City rights-of-way, bylawed setbacks and corner cut areas must be removed to the satisfaction of the Manager, Development Engineering, at the applicant's expense, upon completion of the foundation. Prior to permission to construct, contact the Indemnification Agreement Coordinator, Roads at roadsia@calgary.ca.
 - b) Street light cables may exist along property lines shared with a street or within utility rights-of-way. Locates must be obtained prior to ANY ground disturbance. Where street light cables are present within 1.0m of any work, the Developer must contact streetlighting@calgary.ca to de-energize the street light cables. Street light de-energization is always required when there is street light cable within or surrounding the property line, and can only be completed by the City of Calgary. Please allow a minimum of five business days for de-energization.
24. The slope of the driveway to be constructed from the property line to a private garage or parking pad must be between 2-10%, with a recommended 3.5-5% crossfall.
25. 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.
26. **Parks**
- 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.

27. 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.
28. 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 **\$11,500**. 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.
29. Services should be shown on the plans in accordance with the Grade Slip granted by the City. If the servicing trench will be located within the dripline of an existing public tree, the applicant shall contact Urban Forestry or contact Development Site Servicing through 311 in attempt to avoid this conflict.

Detailed Review 1 (WEST) – Development Permit Response

Application Number:	DP2026-00696
Application Description:	New: Semi-Detached Dwelling (west parcel), Backyard Suite (above garage), Accessory Residential Building (garage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	3530 2 AV SW
Community:	SPRUCE CLIFF
Applicant:	MARCEL DESIGN STUDIO
Date DR Sent:	March 20, 2026
Response Due Date:	April 19, 2026
Planning:	JEFF MARTIN 403-333-5492 jeff.martin@calgary.ca

General Comments

The application is for a discretionary Semi-Detached Dwelling (east parcel), Backyard Suite (above garage), Accessory Residential Building (garage) located at 3530 2 Av SW in the community of Spruce Cliff. The site is located within the R-CG district and is adjacent to low density dwellings toward the north, south, east and west. The parcel is an internal lot located mid-block along 2 Av SW. Primary vehicle access for adjacent dwellings is provided from the rear lane. Vehicle access for the subject parcel is provided from the rear lane.

To date, a subdivision application has not been submitted to subdivide the existing parcel into 2 new lots. DP2026-00696 was applied for in conjunction with DP2026-00695. The focus of DP2026-00696 is for infill development on the west side of the parcel. DP2026-00695 is for infill development on the east side of the parcel.

The proposed development is compatible with the immediate neighbourhood. Revisions are required to cause the proposed single detached dwelling to meet the intent of Land Use Bylaw 1P2007.

In order to proceed with this application:

- a) Amend the application to address the items noted in full, which are identified in the Prior to Decision (PTD) section of this Detailed Review (DR),

Or,

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

Detailed Review 1 – Development Permit Response DP2026-00696

- b) Submit in writing (mail or email) to request a cancellation of DP2026-00696. A 25% refund of the application fee will be returned to the applicant.

Or,

- c) Submit in writing (mail or email) to request a refusal of DP2025-00696.

Amendments Provided

Comments from Parks

Plans for DP2026-00696 were circulated internally to Parks and the following comments were provided:

- Refer to the Prior-to-Decision section of this document.
- Refer to the Permanent Condition section of this document.
- Refer to the Advisory Condition section of this document.

Comments from Enmax

Plans for DP2026-00696 were circulated to Enmax and the following comments were provided:

- No conflict with utilities.

Comments from Ward Councillor

Plans for DP2026-00696 were circulated to the Ward 6 Councillor:

- No comment provided in response to circulation.

Comments from Community Association

Plans for DP2026-00696 were circulated to the Spruce Cliff Community Association

- No comment provided in response to circulation.

Comments from Notice Posting

Following the Land Use Bylaw requirements, DP2025-00696 was Notice Posted for 1 week. A summary of comments received is as follows:

This is a semi-detached development.

Area of Concern:

- Building (massing, façade, height, shadowing, etc.) **A 2 story massing is allowed**
- Access/accessibility (vehicle, pedestrian, cycling) **2 garages are provided. A total of 4 stalls provided**
- Parking or loading zones **On site parking is provided**
- Landscaping plans **Trees, Sod, Mulch and Concrete pathways are noted.**
- Environmental preservation **The owner is allowed to remove and plan trees as desired**
- Privacy considerations **There are no overlooking issues**
- Garbage and recycling facility locations **There is a large space between the garages for these**
- Site layout **This is an efficient use of the space for the site**
- Signage **Signage is required for multi-unit developments. This is a semi with a garage suite.**

Comments on Relevant City Policies

Westbrook Communities Local Area Plan:

The subject development falls within:

- Map 1 – Context and Communities, the subject parcel falls within a community captured by this Plan
- Map 3 – Urban Form, the subject parcel falls within the Neighbourhood Local Form Category
- Map 4 – Building Scale, the subject parcel falls within Limited (up to 3 storeys) category.

2.2 Urban Form Categories

2.2.1.6 Neighborhood Local

Neighborhood Local areas are characterized by a range of housing types and home-based businesses. Neighborhood Local areas have developed in a variety of ways with characteristics that shape how these areas change and grow, including when the community was built, existing heritage assets, established development pattern and access to parks, open space and other amenities. The public realm may include features such as landscaped boulevards and public street trees.

The Neighborhood Local category is the most common category and is applied to the primarily residential areas of the Local Area Plan.

The development meets the intent of the Local Area Plan by considering the local context, building layout, building separation, building shadowing and the privacy of adjacent dwellings. This proposed housing type is a desirable housing form within Neighbourhood Local area.

The Low-Density Residential Housing Guidelines for Established Communities (Infill Guidelines)

Section 4.2, Context

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

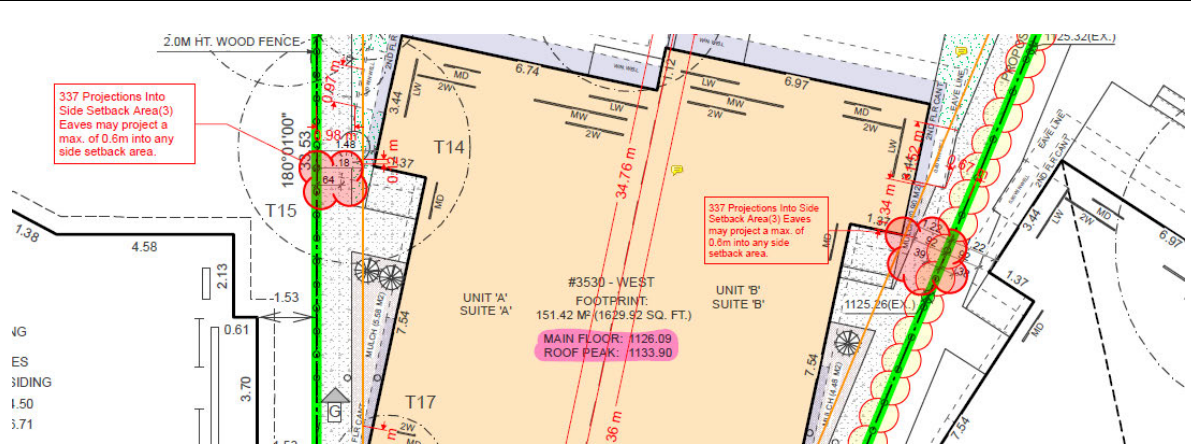
The subject development proposes a design that identifies with the existing neighbourhood context by proposing a building form that matches the typical pattern of development for the area. The typical built form is a primary building the front of the parcel with vehicular access from rear portion of the parcel. The proposed development aligns with the precedence set along the existing streetscape.

Section 4.4, Building Mass

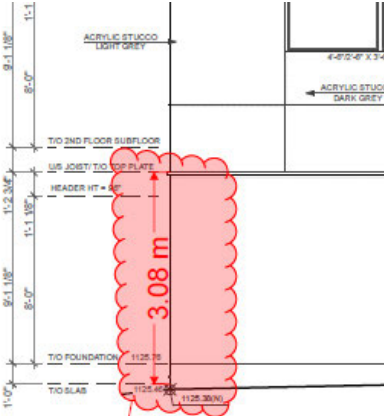
New development should respect the existing scale and massing of its immediate surroundings.

The proposed development has a building mass that respects the immediate surroundings. The proposed design maintains appropriate scale and proportions which cause the development to find a natural fit within the existing streetscape.

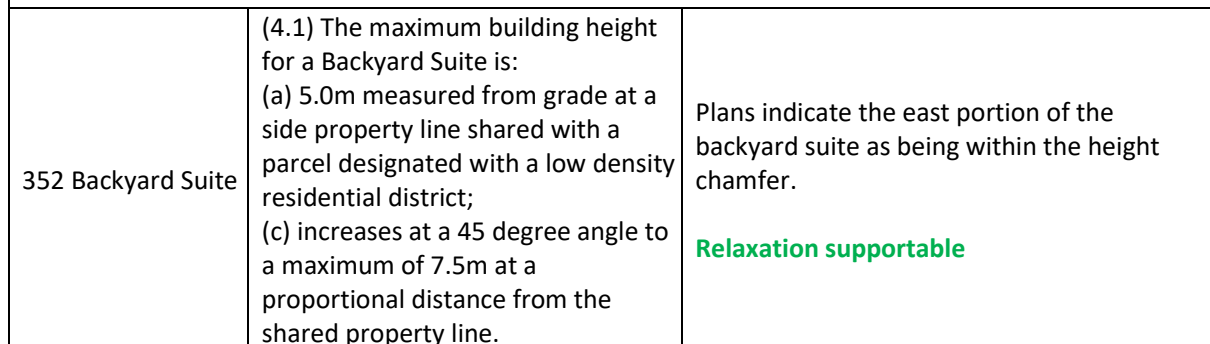
Comments on Land Use Bylaw

Bylaw Discrepancies		
Regulation	Standard	Provided
337 Projections Into Side Setback Area	(3) Eaves may project a max. of 0.6m into any side setback area.	Plans indicate a portion of the rear east eaves as projecting 0.81m (+0.21m) and the west rear eaves as projecting 0.66m (+0.06m). Amended Revision required to comply with rule
		

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

337 Projections Into Side Setback Area	(8) Any portion of a building that projects into a side setback area, other than eaves, landings, window wells, ramps and stairs, must not be located closer than 0.9m from the nearest front façade.	Plans indicate the rear upper cantilevers as being 0.00m (-0.90m). Revision required to comply with rule
I would like to respectfully request a relaxation for this area. - It is toward the rear of the building and is difficult to see from the public realm. - This area provides valuable 2nd floor storage space - It does not negatively impact the use or enjoyment of the adjacent neighbours or of the development it's self. - The material and colour differentiation between the main floor and second floor is intended make these 2 locations look intentionally different.		
345 Accessory Residential Building	(6) The height of an Accessory Residential Building must not exceed: (b) 3.0m at any eaveline, when measured from the finished floor of the building;	Plans indicate the height for the backyard suite / detached garage as being 3.08m (+0.08m). Amended Revision required to comply with rule
 345 Accessory Residential Building(6) The height of an Accessory Residential Building must not exceed: (b) 3.0m at any eaveline, when measured from the finished floor of the building;		

The overall building height has been reduced by 0.30 meters. The overall building height is relaxable as per the note below.



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. Upload a complete set of the amended plans in PDF format, into the ePermit system. The submitted plans must address the requirements listed in this document. Ensure that all plans affected by the revisions are amended accordingly, including all issues outlined in the Bylaw Discrepancies and Relevant City Policies.

2. **Parks**

Plans do not indicate proposed location of all services (ex. water, sanitary, gas, electric, storm).

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

Provided

Prior to Release Requirements

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

Planning

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

Engineering

4. After the Development Permit is approved but prior to its release, the landowner shall make payment of off-site levies pursuant to Bylaw 1H2024.

The off-site levy is based on a 2026 development approval date and on the following:

Development Type:
New Semi: 2

Based on the information above, the preliminary estimate is \$16,728.00

Should the landowner wish to defer the payment of the offsite levies to Development Completion Permit (DCP), an Offsite Levy Agreement will be required.

To obtain an off-site levy agreement, a final estimate, or for further information, contact the Infrastructure Strategist, Development Commitments at 587-215-6525 or email daniela.paul-gutierrez@calgary.ca



May 12, 2026

MARCEL DESIGN STUDIO
Dobrin, Alex



Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2026-00696

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 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 403-333-5492 or by email at jeff.martin@calgary.ca.

Sincerely,

JEFF MARTIN
Senior Planning Technician



Detailed Review 2 – Development Permit

Application Number:	DP2026-00696
Application Description:	New: Semi-Detached Dwelling (west parcel), Backyard Suite (above garage), Accessory Residential Building (garage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	3530 2 AV SW
Community:	SPRUCE CLIFF
Applicant:	MARCEL DESIGN STUDIO
Date DR Sent:	May 12, 2026
Response Due Date:	June 11, 2026
Planning:	JEFF MARTIN 403-333-5492 jeff.martin@calgary.ca

General Comments

The application is for a discretionary Semi-Detached Dwelling (east parcel), Backyard Suite (above garage), Accessory Residential Building (garage) located at 3530 2 Av SW in the community of Spruce Cliff. The site is located within the R-CG district and is adjacent to low density dwellings toward the north, south, east and west. The parcel is an internal lot located mid-block along 2 Av SW. Primary vehicle access for adjacent dwellings is provided from the rear lane. Vehicle access for the subject parcel is provided from the rear lane.

To date, a subdivision application has not been submitted to subdivide the existing parcel into 2 new lots. DP2026-00696 was applied for in conjunction with DP2026-00695. The focus of DP2026-00696 is for infill development on the west side of the parcel. DP2026-00695 is for infill development on the east side of the parcel.

The proposed development is compatible with the immediate neighbourhood. Revisions are required to cause the proposed single detached dwelling to meet the intent of Land Use Bylaw 1P2007.

In order to proceed with this application:

- a) Amend the application to address the items noted in full, which are identified in the Prior to Decision (PTD) section of this Detailed Review (DR),

Or,

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

- b) Submit in writing (mail or email) to request a cancellation of DP2026-00696. A 25% refund of the application fee will be returned to the applicant.
Or,
- c) Submit in writing (mail or email) to request a refusal of DP2025-00696.

Comments from Parks

Plans for DP2026-00696 were circulated internally to Parks and the following comments were provided:

- ~~Refer to the Prior to Decision section of this document.~~
- Refer to the Permanent Condition section of this document.
- Refer to the Advisory Condition section of this document.

Comments from Enmax

Plans for DP2026-00696 were circulated to Enmax and the following comments were provided:

- No conflict with utilities.

Comments from Ward Councillor

Plans for DP2026-00696 were circulated to the Ward 6 Councillor:

- No comment provided in response to circulation.

Comments from Community Association

Plans for DP2026-00696 were circulated to the Spruce Cliff Community Association:

- No comment provided in response to circulation.

Comments from Notice Posting

Following the Land Use Bylaw requirements, DP2025-00696 was Notice Posted for 1 week. A summary of comments received is as follows:

Area of Concern:

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

Comments from on Relevant City Policies

Westbrook Communities Local Area Plan:

The subject development falls within:

- Map 1 – Context and Communities, the subject parcel falls within a community captured by this Plan
- Map 3 – Urban Form, the subject parcel falls within the Neighbourhood Local Form Category
- Map 4 – Building Scale, the subject parcel falls within Limited (up to 3 storeys) category.

2.2 Urban Form Categories

2.2.1.6 Neighborhood Local

Neighborhood Local areas are characterized by a range of housing types and home-based businesses. Neighborhood Local areas have developed in a variety of ways with characteristics that shape how these areas change and grow, including when the community was built, existing heritage assets, established development pattern and access to parks, open space and other amenities. The public realm may include features such as landscaped boulevards and public street trees.

The Neighborhood Local category is the most common category and is applied to the primarily residential areas of the Local Area Plan.

The development meets the intent of the Local Area Plan by considering the local context, building layout, building separation, building shadowing and the privacy of adjacent dwellings. This proposed housing type is a desirable housing form within Neighbourhood Local area.

The Low-Density Residential Housing Guidelines for Established Communities (Infill Guidelines)

Section 4.2, Context

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

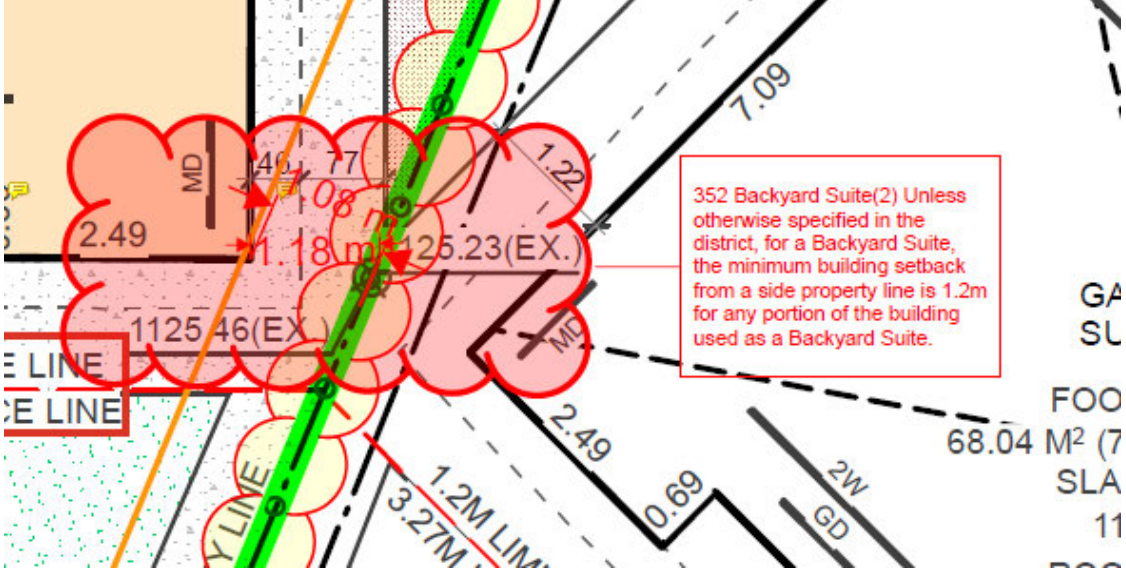
The subject development proposes a design that identifies with the existing neighbourhood context by proposing a building form that matches the typical pattern of development for the area. The typical built form is a primary building the front of the parcel with vehicular access from rear portion of the parcel. The proposed development aligns with the precedence set along the existing streetscape.

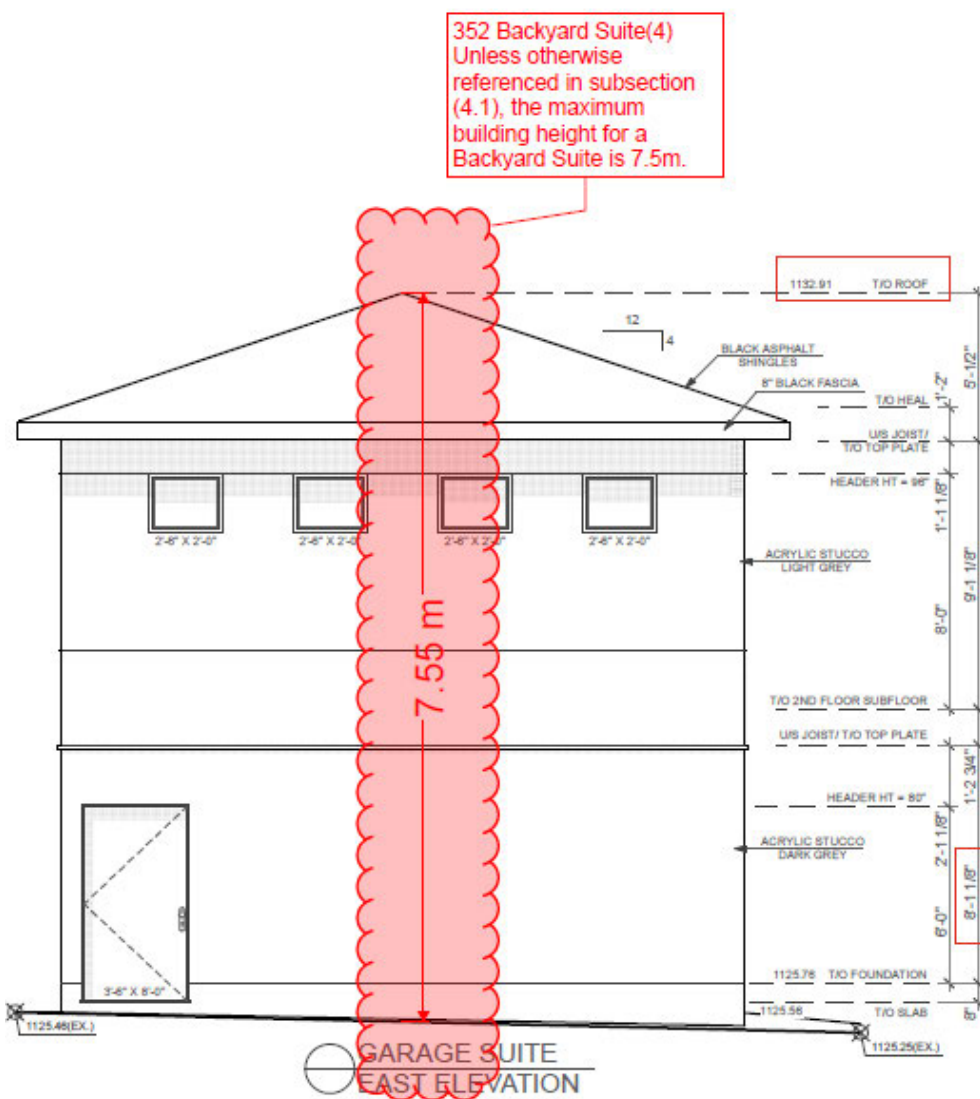
Section 4.4, Building Mass

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

The proposed development has a building mass that respects the immediate surroundings. The proposed design maintains appropriate scale and proportions which cause the development to find a natural fit within the existing streetscape.

Comments on Land Use Bylaw

Bylaw Discrepancies – Amended plans submitted Apr 16, 2026		
Regulation	Standard	Provided
337 Projections Into Side Setback Area	(8) Any portion of a building that projects into a side setback area, other than eaves, landings, window wells, ramps and stairs, must not be located closer than 0.9m from the nearest front façade.	Plans indicate the rear upper cantilevers as being 0.00m (-0.90m). Relaxation supportable
352 Backyard Suite	(2) Unless otherwise specified in the district, for a Backyard Suite, the minimum building setback from a side property line is 1.2m for any portion of the building used as a Backyard Suite.	Plans indicate the east setback area as being 1.08m (-0.12m). Revision required to comply
		
352 Backyard Suite	(4) Unless otherwise referenced in subsection (4.1), the maximum building height for a Backyard Suite is 7.5m.	Plans indicate the height as being 7.55m (+0.05m). Revision required to comply

	352 Backyard Suite(4) Unless otherwise referenced in subsection (4.1), the maximum building height for a Backyard Suite is 7.5m.  7.55 m 1132.91 T/O ROOF 12 4 BLACK ASPHALT SHINGLES 8" BLACK FASCIA T/O HEEL UIS JOIST/ T/O TOP PLATE HEADER HT = 96" ACRYLIC STUCCO LIGHT GREY T/O 2ND FLOOR SUBFLOOR UIS JOIST/ T/O TOP PLATE HEADER HT = 80" ACRYLIC STUCCO DARK GREY 1125.76 T/O FOUNDATION 1125.56 T/O SLAB 1125.25(EX.) 1125.46(EX.) 3'-6" X 6'-0" 2'-6" X 2'-0" 2'-6" X 2'-0" 2'-6" X 2'-0" 2'-6" X 2'-0" 5'-12" 1'-2" 1'-11 1/8" 8'-0" 9'-1 1/8" 1'-2 3/4" 2'-1 1/8" 8'-0" 8'-1 1/8" 8" GARAGE SUITE EAST ELEVATION	
352 Backyard Suite	(4.1) The maximum building height for a Backyard Suite is: (a) 5.0m measured from grade at a side property line shared with a parcel designated with a low density residential district; (c) increases at a 45 degree angle to a maximum of 7.5m at a proportional distance from the shared property line.	Plans indicate the east portion of the backyard suite as being within the height chamfer. Relaxation supportable

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. Upload a complete set of the amended plans in PDF format, into the ePermit system. The submitted plans must address the requirements listed in this document. Ensure that all plans affected by the revisions are amended accordingly, including all issues outlined in the Bylaw Discrepancies and Relevant City Policies.

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

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

Engineering

3. After the Development Permit is approved but prior to its release, the landowner shall make payment of off-site levies pursuant to Bylaw 1H2024.

The off-site levy is based on a 2026 development approval date and on the following:

Development Type:
New Semi: 2

Based on the information above, the preliminary estimate is \$16,728.00

Should the landowner wish to defer the payment of the offsite levies to Development Completion Permit (DCP), an Offsite Levy Agreement will be required.

To obtain an off-site levy agreement, a final estimate, or for further information, contact the Infrastructure Strategist, Development Commitments at 587-215-6525 or email daniela.paul-gutierrez@calgary.ca

Permanent Conditions

The following permanent conditions shall apply:

Planning

4. The development shall be completed in its entirety, in accordance with the approved plans and conditions. The stamped and signed plans are a legal document.
5. No changes to the approved plans shall take place unless authorized by the Development Authority. If changes to the development occur or are proposed, a new development permit or revised plan application may be required.
6. A Development Completion Permit is required prior to the development being occupied.
7. When the main floor is constructed, submit the surveyed geodetic elevation to Geodetic.Review@Calgary.ca
8. Only one (1) Backyard Suite can be located on the parcel.
9. Private outdoor amenity space must be provided on the parcel for the exclusive use of the Secondary Suite. The amenity space must be a minimum of 7.5 square metres, with no dimension less than 1.5 metres. Direct access from the Secondary Suite to the private outdoor amenity area is required.

10. Parks

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

11. There shall be no construction access through the adjacent boulevard.
12. 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.
13. No stockpiling or dumping of construction materials is permitted on the adjacent boulevard.

Engineering

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

14. 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.
15. Pursuant to Bylaw 1H2024, off-site levies are applicable.

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

16. The Applicant may appeal the decision of the Development Authority, including any of the conditions of the development permit. If you decide to file an appeal, please refer to the notification of decision letter for the appropriate appeal body and appeal process.
17. 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.
18. 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.
19. This development permit has not been reviewed for potential issues with the National Building Code - current Alberta Edition. You may require a Building Permit in addition to this development permit in which case compliance with the Code will be assessed through a Building Permit application. Should a Building Permit review require changes to the approved development permit, the changes must be to the satisfaction of the Development Authority and are potentially subject to a new development permit.
20. All plumbing services including sanitary, storm and water must be verified onsite by the owner and/or builder to ensure the size and location is compliant with the National Plumbing Code of Canada for the number of fixtures being installed. The waterline must be of the size that is indicated on the grade slip, but in no case smaller than 1 in size.
21. A minimum of two trees per unit must be planted on the parcel for a total of four. This may be accomplished by planting new trees or preserving existing trees. The trees must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association. To satisfy the requirement of one tree, the following sizes must be met:
 - a. A deciduous tree with a minimum calliper of 50.0mm; or
 - b. A coniferous tree with a minimum height of 2.0 metres.
 To satisfy the requirement of two trees, the following sizes must be met:
 - a. A deciduous tree with a minimum calliper of 85.0mm; or
 - b. A coniferous tree with a minimum height of 4.0 metres.
 The required trees must be provided on the parcel within 12 months of issuance of the development completion permit (DCP) and maintained for a minimum of 24 months after issuance of the DCP.

22. (1) The following non-exhaustive list of bylaws apply to this development: the Street Bylaw 20M88; the Controlled Streets Bylaw 12M80; and the Encroachment Bylaw 9M2020. Accordingly:
- a) Clear visibility to the street/lane must be maintained at all vehicular crossings. Fences, mailboxes, shrubs, etc. are not allowed to extend into the street/boulevard/lane. Please contact 311 (calgary.ca/311.html) to have any trees or bushes on City property trimmed for visibility.
 - b) The developer shall be responsible for the cost of all public works and any damage to City rights-of-way caused during construction. All work performed on public property shall be done in accordance with City standards.
- (2) Prior to commencement of any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas, please consider the following:
- a) An Indemnification Agreement may be required for the purposes of crane operation, shoring, tie-backs, piles, surface improvements, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in the City rights-of-way, bylawed setbacks and corner cut areas must be removed to the satisfaction of the Manager, Development Engineering, at the applicant's expense, upon completion of the foundation. Prior to permission to construct, contact the Indemnification Agreement Coordinator, Roads at roadsia@calgary.ca.
 - b) Street light cables may exist along property lines shared with a street or within utility rights-of-way. Locates must be obtained prior to ANY ground disturbance. Where street light cables are present within 1.0m of any work, the Developer must contact streetlighting@calgary.ca to de-energize the street light cables. Street light de-energization is always required when there is street light cable within or surrounding the property line, and can only be completed by the City of Calgary. Please allow a minimum of five business days for de-energization.
23. The slope of the driveway to be constructed from the property line to a private garage or parking pad must be between 2-10%, with a recommended 3.5-5% crossfall.
24. There are many types of caveats and other agreements that can be registered on the title of the property that can restrict the ability to develop. The City has not reviewed or considered all instruments registered on the title to this property. Property owners must evaluate whether this development is in compliance with any documents registered on title.
25. **Parks**
- The Streets Bylaw (20M88) and the Tree Protection Bylaw (23M2002) contain clauses intended to protect trees growing on Public Land. No person shall remove, move, cut, or prune a Public Tree or cause a Public Tree to be removed, moved, cut or pruned without prior written authorization from the Director, Parks. A copy of the bylaw can be found at www.calgary.ca. Parks does not permit the

removal of public trees to facilitate development unless all options to retain and protect are exhausted.

26. 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.
27. 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 **\$11,500**. 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.
28. Services should be shown on the plans in accordance with the Grade Slip granted by the City. If the servicing trench will be located within the dripline of an existing public tree, the applicant shall contact Urban Forestry or contact Development Site Servicing through 311 in attempt to avoid this conflict.

Detailed Review 2 – Development Permit Response

Application Number:	DP2026-00696
Application Description:	New: Semi-Detached Dwelling (west parcel), Backyard Suite (above garage), Accessory Residential Building (garage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	3530 2 AV SW
Community:	SPRUCE CLIFF
Applicant:	MARCEL DESIGN STUDIO
Date DR Sent:	May 12, 2026
Response Due Date:	June 11, 2026
Planning:	JEFF MARTIN 403-333-5492 jeff.martin@calgary.ca

General Comments

The application is for a discretionary Semi-Detached Dwelling (east parcel), Backyard Suite (above garage), Accessory Residential Building (garage) located at 3530 2 Av SW in the community of Spruce Cliff. The site is located within the R-CG district and is adjacent to low density dwellings toward the north, south, east and west. The parcel is an internal lot located mid-block along 2 Av SW. Primary vehicle access for adjacent dwellings is provided from the rear lane. Vehicle access for the subject parcel is provided from the rear lane.

To date, a subdivision application has not been submitted to subdivide the existing parcel into 2 new lots. DP2026-00696 was applied for in conjunction with DP2026-00695. The focus of DP2026-00696 is for infill development on the west side of the parcel. DP2026-00695 is for infill development on the east side of the parcel.

The proposed development is compatible with the immediate neighbourhood. Revisions are required to cause the proposed single detached dwelling to meet the intent of Land Use Bylaw 1P2007.

In order to proceed with this application:

- a) Amend the application to address the items noted in full, which are identified in the Prior to Decision (PTD) section of this Detailed Review (DR),

Or,

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

- b) Submit in writing (mail or email) to request a cancellation of DP2026-00696. A 25% refund of the application fee will be returned to the applicant.
Or,
- c) Submit in writing (mail or email) to request a refusal of DP2025-00696.

Comments from Parks

Plans for DP2026-00696 were circulated internally to Parks and the following comments were provided:

- ~~Refer to the Prior to Decision section of this document.~~
- Refer to the Permanent Condition section of this document.
- Refer to the Advisory Condition section of this document.

Comments from Enmax

Plans for DP2026-00696 were circulated to Enmax and the following comments were provided:

- No conflict with utilities.

Comments from Ward Councillor

Plans for DP2026-00696 were circulated to the Ward 6 Councillor:

- No comment provided in response to circulation.

Comments from Community Association

Plans for DP2026-00696 were circulated to the Spruce Cliff Community Association:

- No comment provided in response to circulation.

Comments from Notice Posting

Following the Land Use Bylaw requirements, DP2025-00696 was Notice Posted for 1 week. A summary of comments received is as follows:

Area of Concern:

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

Comments from on Relevant City Policies

Westbrook Communities Local Area Plan:

The subject development falls within:

- Map 1 – Context and Communities, the subject parcel falls within a community captured by this Plan
- Map 3 – Urban Form, the subject parcel falls within the Neighbourhood Local Form Category
- Map 4 – Building Scale, the subject parcel falls within Limited (up to 3 storeys) category.

2.2 Urban Form Categories

2.2.1.6 Neighborhood Local

Neighborhood Local areas are characterized by a range of housing types and home-based businesses. Neighborhood Local areas have developed in a variety of ways with characteristics that shape how these areas change and grow, including when the community was built, existing heritage assets, established development pattern and access to parks, open space and other amenities. The public realm may include features such as landscaped boulevards and public street trees.

The Neighborhood Local category is the most common category and is applied to the primarily residential areas of the Local Area Plan.

The development meets the intent of the Local Area Plan by considering the local context, building layout, building separation, building shadowing and the privacy of adjacent dwellings. This proposed housing type is a desirable housing form within Neighbourhood Local area.

The Low-Density Residential Housing Guidelines for Established Communities (Infill Guidelines)Section 4.2, Context

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

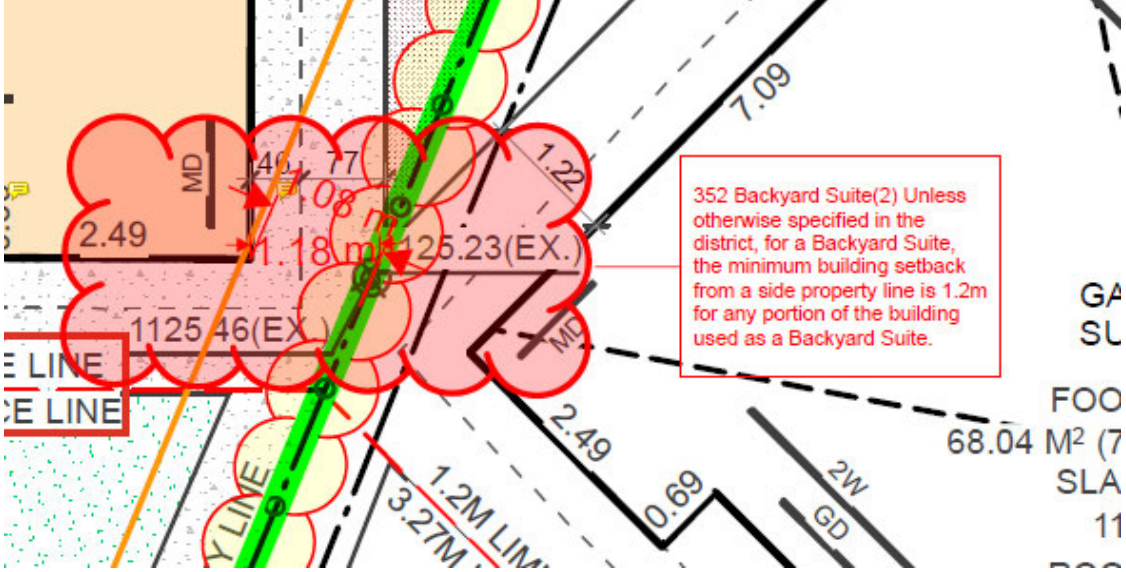
The subject development proposes a design that identifies with the existing neighbourhood context by proposing a building form that matches the typical pattern of development for the area. The typical built form is a primary building the front of the parcel with vehicular access from rear portion of the parcel. The proposed development aligns with the precedence set along the existing streetscape.

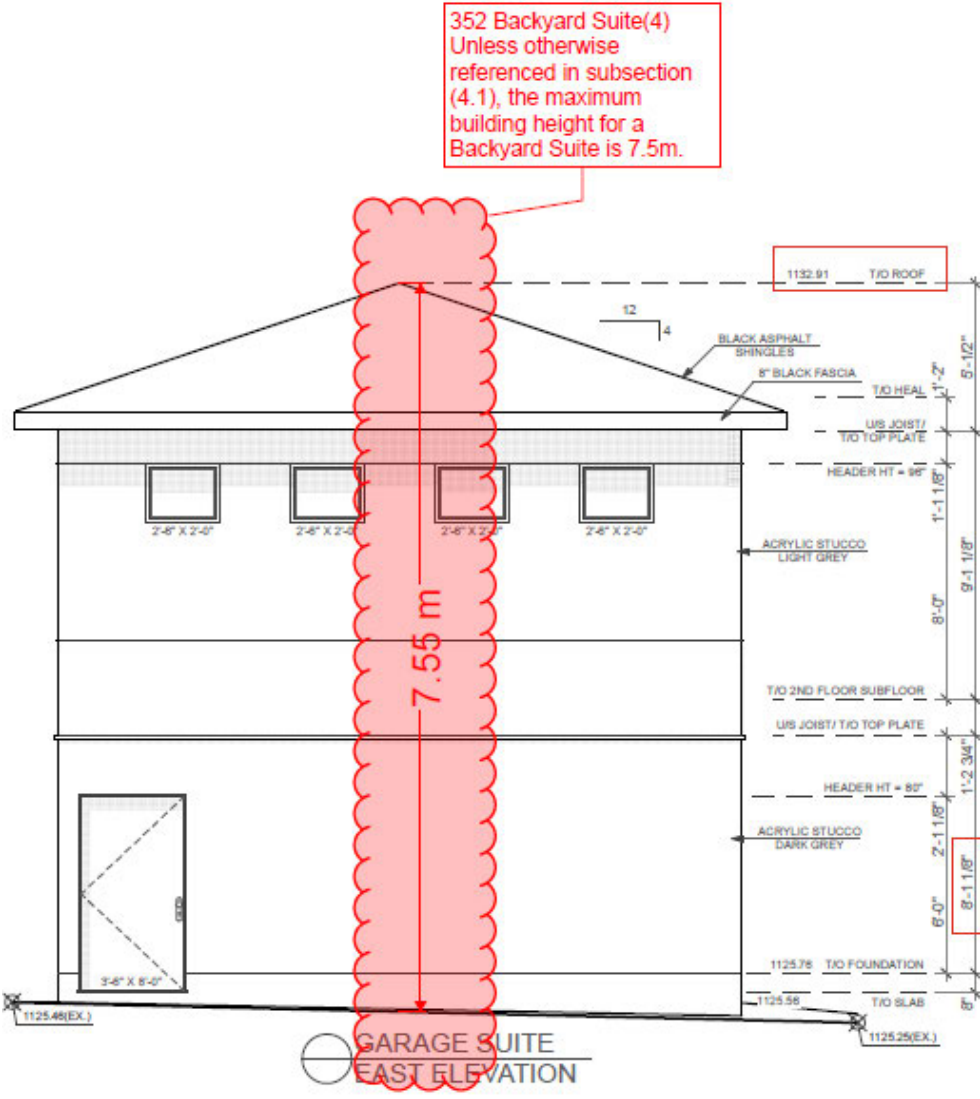
Section 4.4, Building Mass

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

The proposed development has a building mass that respects the immediate surroundings. The proposed design maintains appropriate scale and proportions which cause the development to find a natural fit within the existing streetscape.

Comments on Land Use Bylaw

Bylaw Discrepancies – Amended plans submitted Apr 16, 2026		
Regulation	Standard	Provided
337 Projections Into Side Setback Area	(8) Any portion of a building that projects into a side setback area, other than eaves, landings, window wells, ramps and stairs, must not be located closer than 0.9m from the nearest front façade.	Plans indicate the rear upper cantilevers as being 0.00m (-0.90m). Relaxation supportable Thank you
352 Backyard Suite	(2) Unless otherwise specified in the district, for a Backyard Suite, the minimum building setback from a side property line is 1.2m for any portion of the building used as a Backyard Suite.	Plans indicate the east setback area as being 1.08m (-0.12m). Revision required to comply Amended
		
352 Backyard Suite	(4) Unless otherwise referenced in subsection (4.1), the maximum building height for a Backyard Suite is 7.5m.	Plans indicate the height as being 7.55m (+0.05m). Amended Revision required to comply

	352 Backyard Suite(4) Unless otherwise referenced in subsection (4.1), the maximum building height for a Backyard Suite is 7.5m.  7.55 m Garage Suite East Elevation	Plans indicate the east portion of the backyard suite as being within the height chamfer. Relaxation supportable Thank you
352 Backyard Suite	(4.1) The maximum building height for a Backyard Suite is: (a) 5.0m measured from grade at a side property line shared with a parcel designated with a low density residential district; (c) increases at a 45 degree angle to a maximum of 7.5m at a proportional distance from the shared property line.	

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. Upload a complete set of the amended plans in PDF format, into the ePermit system. The submitted plans must address the requirements listed in this document. Ensure that all plans affected by the revisions are amended accordingly, including all issues outlined in the Bylaw Discrepancies and Relevant City Policies.

Provided

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

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

Engineering

3. After the Development Permit is approved but prior to its release, the landowner shall make payment of off-site levies pursuant to Bylaw 1H2024.

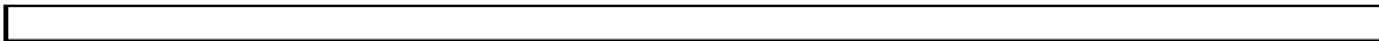
The off-site levy is based on a 2026 development approval date and on the following:

Development Type:
New Semi: 2

Based on the information above, the preliminary estimate is \$16,728.00

Should the landowner wish to defer the payment of the offsite levies to Development Completion Permit (DCP), an Offsite Levy Agreement will be required.

To obtain an off-site levy agreement, a final estimate, or for further information, contact the Infrastructure Strategist, Development Commitments at 587-215-6525 or email daniela.paul-gutierrez@calgary.ca



Part 4 A to Z Use and Use Rules			D.P. # 2026-00696			
Section / Use	Type	Requirements	Evaluation			
153.1 Backyard Suite	Compulsory	(iii) is located in a detached building located behind the front façade of the main residential building;	C	N/C	N/A	N/I
		(vi) Must not be located on the same parcel or bare land unit as either a Rowhouse Building or a Townhouse use;	C	N/C	N/A	N/I
297 Semi-Detached Dwelling	Compulsory	(a) means a use where a building contains two Dwelling Units located side by side and separated by a common party wall extending from foundation to roof;	C	N/C	N/A	N/I

Page 4

Residential - Grade-Oriented Infill (R-CG) District										D.P. #		2026-00696						
Rule	Requirements								Evaluation									
							Notes		Provided/Variance									
Secondary Suites	If applicable please refer to Secondary Suites Form								See Attached	N/A	N/I							
537 Building Setback from Front Property line	The minimum building setback from a front property line is 3.0m																	
							South o upper cant		4.98	1.98								
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 0.6m into the front setback area.								n/a									
	(2) Landings, ramps other than wheelchair ramps and stairs may project into a front setback area provided:								C	N/C	N/A	N/I						
							(a) they provide access to the main floor or lower level of the building; and											
							(b) the area of a landing does not exceed 2.5m²											
	(5) In a Developed Area, a porch may project a maximum of 1.8m into a front setback area where:								n/a									
	(a) it forms an entry to the main floor of a Dwelling Unit of a main residential building;								C	N/C	N/A	N/I						
							(b) the setback of the porch from the front property line is not less than the minimum setback in the district;								C	N/C	N/A	N/I
							(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								Porch Height (m)			
															n/a			
															Landing Area (m²)			
							(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			
															C	N/C	N/A	N/I
(6) Eaves may project an additional 0.6m from a porch into the front setback area, as described in subsection (5).								n/a										
335 Length of Portions of a Building in Setback Areas (Front)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade <i>(Does not apply to decks , eaves, porches, ramps, and stairs)</i>						PROVIDE LENGTH AND % VALUES		%	Length	%	Length						
	1st st			X 40% =				n/a										
	2nd st			X 40% =														
	(2) The max. length of an individual projection into any setback area is 3.1m								n/a									
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		1.21		0.01							
							West		1.26		0.06							
	(2) Subject to subsections (3) through (7), for a laneless parcel, the minimum building setback from any side property line is:								n/a									
									n/a									
	(3) There is no requirement for a building setback from a property line upon which a party wall is located.								Applies		N/A	N/I						
	(4) The minimum building setback from a side property line may be reduced to a zero setback where:								Applies		N/A	N/I						
	(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.								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								n/a									
	(7) The building setback from a side property line of 3.0m required in subsection						(a) where the width of the easement, in combination with the reduced building		n/a									

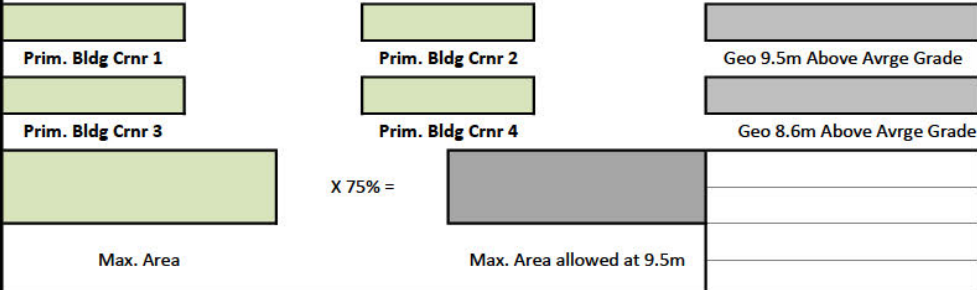
Page 5	2(b) may be reduced to zero metres where the owner of the parcel proposed for development and the owner of the adjacent parcel registers, against both titles, a private access easement:			(b) that provides unrestricted vehicle access to the rear of the parcel.					Applies		N/A		N/I	
(8) Unless 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.							Applies		N/A		N/I			

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.						East 0.28		-0.32						
	(1.2) Portions of a building less than 2.4m above grade may project a maximum of 0.6m,						n/a								
	(a) for a Semi-detached Dwelling, only where the side setback area is on the streets side of a corner parcel; and			C		N/C		N/A		N/I					
	(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 0.53		-0.27						
											West 0.22		-0.58		
	(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.						East 0.81		0.21						
											West 0.66		0.06		
	(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
		(b) the area of a landing does not exceed 2.5m ²						n/a							
		(c) the area of any portion of a landing that projects into the side setback area does not exceed 1.8m ²						n/a							
		(d) they are not located in a 3.0m side setback area required on a laneless parcel; and						C		N/C		N/A		N/I	
	(e) they are not located in a side setback area required to be clear of projections, unless pedestrian access from the front to the rear						C		N/C		N/A		N/I		
(10) Central air conditioning equipment may project a maximum of 1.0m into a side setback area:						n/a									
(8) Any portion of a building that projects into a side setback area, other than eaves, landings, window wells, ramps and stairs, must not be located closer than 0.9m from the nearest front façade.						East 0.92		0.02							
										West 0.92		0.02			
(9) Balconies and decks must not project into any side setback area;						C		N/C						N/A	

335 Length of Portions of a Building in Setback Areas (Side)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade <i>(Does not apply to decks, eaves, porches, ramps, and stairs)</i>				PROVIDE LENGTH AND % VALUES		%		Length		%		Length	
	1st st			X 40% =										
	2nd st		16.36	X 40% =	6.54		15.59	2.55	-24.41	-3.99				
	2nd st		16.36	X 40% =	6.54		6.48	1.06	-33.52	-5.48				
	__st			X 40% =										
	(2) The max. length of an individual projection into any setback area is 3.1m <i>(Includes Window Wells)</i>						East/west WW's 1.52		-1.58					
Max. Cant Length 1.34											-1.76			

540 Building Setback from Rear Property	(1) Unless otherwise referenced in subsection (2) the minimum building setback from a rear property line is 7.5m						n/a			
	(2) On a laned parcel, the minimum building setback from a rear property line is 7.5m									

Line Page 6	(2) On a laned or corner parcel, the minimum building setback from a rear property line is 1.2m				North to upper cant		13.09		11.89		
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;					n/a				
		(b) does not exceed 75.0m ² in gross floor area for each Dwelling Unit located on the parcel.			Unit 1		n/a				
					Unit 2		n/a				
		(c) has no part that is located closer than 0.60m to the rear property line; and					n/a				
	(d) has no eave closer than 0.6m to a side property line.					n/a					
	(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		n/a				
					Side		n/a				
					Side		n/a				
	335 Length of Portions of a Building in Setback Areas (Rear)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade <i>(Does not apply to decks , eaves, porches, ramps, and stairs)</i>				PROVIDE LENGTH AND % VALUES		%		Length	
1st st				X 40% =			n/a				
2nd st				X 40% =							
(2) The max. length of an individual projection into any setback area is 3.1 m.						n/a					
339 Decks	(2) The height of a deck in the Developed Area must not exceed:	(a) 1.5 m above grade at any point, except where the deck is located on the same façade as the at-grade entrance to a walkout basement; and					n/a				
		(b) 0.3m above the main floor level of the closest main residential building on the parcel.					n/a				
	(2.1) Unless otherwise referenced in subsection (3), a privacy wall located on a deck:	(a) must not exceed 2.0m in height when measured from the surface of the deck; and					n/a				
		(b) must not be located between the foremost front façade of the main residential building and the front property line.					C		N/C		
	(3) A deck attached to a Semi-detached Dwelling, Rowhouse or Townhouse within 1.2m of a party wall must have a solid privacy wall that:		(a) is a min. of 2.0m in height;				n/a				
			(b) is a max. of 3.0m in height; and				n/a				
			(c) extends the full depth of the deck.				C		N/C		
	340 Balconies	(1) Unless otherwise referenced in this Part, an open balcony must not project more than 1.85m from the building façade to which it is attached.						n/a			
		(2) Unless otherwise referenced in this Part, the floor area of a recessed balcony must not exceed 10.0m ²						n/a			
(2.1) Unless otherwise referenced in this Part, a privacy wall located on a balcony:		(a) must not exceed 3.0m in height when measured from the surface of the balcony; and					n/a				
		(b) must not be located between the foremost front façade of the main residential building and front property line.					C		N/C		
(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				n/a					
		(c) extends the full depth of the balcony.				C		N/C			
		(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.						Percentage (%)			
								n/a			
							Area (m ²)				
	Area of Storey Below Balcony (m ²)						n/a				
	(2) A balcony attached to a	(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				n/a				
			(ii) where it is on the street side of a corner parcel;				C		N/C		

544 Balconies	Contextual Single Detached Dwelling, Contextual Semi-detached Dwelling, or Rowhouse Building that is a permitted use: <i>Does not apply to Discretionary Uses.</i>	(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;			C	N/C	N/A	N/I
			(ii) a privacy wall is provided where the balcony is facing a side property line shared with a contextually adjacent building; and			C	N/C	N/A	N/I
				Minimum	n/a				
				Maximum	n/a				
			(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.			n/a			
		541 Building Height	(1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum building height is 11.0m measured from grade.			North	8.75		-2.25
South	9.08					-1.92			
East	8.96					-2.04			
West	8.46					-2.54			
(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									
Prim. Bldg Cnr 1	Prim. Bldg Cnr 2		Geo 9.5m Above Avrge Grade						
Prim. Bldg Cnr 3	Prim. Bldg Cnr 4		Geo 8.6m Above Avrge Grade						
	X 75% =								
Max. Area	Max. Area allowed at 9.5m				Percentage (%)				
					n/a				
					Area(m²)				
					n/a				
(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 23.45 m and Rear Property Line					n/a				
15.66	22.03		34.77						
C.A.B. #1	C.A.B. #2		Parcel Depth						
349 Roof Equipment Projection	(2) Mechanical equipment may project a maximum of 0.3m from the surface of a roof on a building.					n/a			
531 Parcel Width	The minimum parcel width is 7.5m for a parcel containing a Duplex Dwelling					n/a			
532 Façade Width	The minimum width of a street facing façade of a unit is 4.2m					6.74	2.54		
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.				Percentage (%)				
					61.43%		-3.57%		
				Building Depth (m)					
				65% x 34.77 Parcel Depth = 22.60 Max Bldg Depth	21.36		-1.24		
529 Density	For parcels designated R-CG use this calculation:								
	The maximum density for parcels designated R-CG District is 75 units per hectare.			Units	2		-2		
	75	582.13	(m2)	4.00					
		0.0582130	(ha)	=	Units	U.P.H		34.36	-40.64
365 Exempt Addition	In order for the exemption in section 25(2)(a) to apply to an exterior alteration or addition to an existing Duplex Dwelling, Semi-detached Dwelling or Single Detached Dwelling: (b) the addition may be a maximum of:								
	(i) 40.0m² in floor area for any portion at a height less than	(A) 7.5m measured from grade where the existing building has a walkout basement; or				n/a			
		(B) 6.0m measured from grade where the existing building does not have a walkout basement; and							

	or equal to:	not have a waikout basement; and							
	(ii) 10.0m ² in floor area for any portion not exceeding the highest point of the existing roof;				n/a				
339.1 Porches <i>(must meet all requirements to be exempt)</i>	In a Developed Area, a porch is exempt from parcel coverage where:	(a) the porch is located between the façade of the main residential building and:	(i) the front property line; or		C	N/C	N/A	N/I	
			(ii) the side property line on the street side of a corner parcel;		C	N/C	N/A	N/I	
		(b) the porch is unenclosed on a minimum of two sides, other than by a railing, balustrade, or privacy walls located on porches between attached units when the porch is at or exceeds the contextual front setback; and			C	N/C	N/A	N/I	
					C	N/C	N/A	N/I	
		(c) there is no enclosed floor area or balcony located directly above the roof of the porch.			C	N/C	N/A	N/I	
534 Parcel Coverage	(2) Unless otherwise referenced in subsection (3), the maximum cumulative building coverage over all the parcels subject to a single development permit containing a Contextual Semi-Detached Dwelling, Contextual Single Detached Dwelling, Cottage Housing Cluster, Rowhouse Building, Semi-Detached Dwelling, Single Detached Dwelling or Townhouse is:		(a) 45.0% of the area of the parcels subject to a single development permit for a development with a density of less than 40 units per hectare;		Applies		Does Not Apply		
			(b) 50.0% of the area of the parcels subject to a single development permit for a development with a density 40 units per hectare or greater and less than 50 units per hectare;		Applies		Does Not Apply		
			(c) 55.0% of the area of the parcels subject to a single development permit for a development with a density of 50 units per hectare or greater and less than 60 units per hectare; or		Applies		Does Not Apply		
			(d) 60.0% of the area of the parcels subject to a single development permit for a development with a density of 60 units per hectare or greater.		Applies		Does Not Apply		
	(3) The maximum parcel coverage referenced in subsections (1) and (2), must be reduced by:		(a) 21.0m ² where one motor vehicle parking stall is required on a parcel that is not located in a private garage; and		Applies		Does Not Apply		
			(b) 19.0m ² for each required motor vehicle parking stall that is not located in a private garage where more than one motor vehicle parking stall is required on a parcel.		Applies		Does Not Apply		
	(4) For all other uses, the maximum parcel coverage is 45.0%				Applies		Does Not Apply		
	Determine correct percentage of parcel coverage and input values below				%		%		
	2		Number of Units	Stalls					
	n/a		Area of Subdivided Parcel		Coverage of Subdivided Parcel		n/a		
	n/a		Area of Subdivided Parcel		Coverage of Subdivided Parcel		n/a		
	45.0%	582.13	minus		=	261.96	32.86%	-12.14%	
	Total Parcel Area		Required Stalls		Max. Coverage				
	Parcel Coverage Totals							m ²	m ²
		House	Proj. > 1.0m	Garage(s)	Other	Total			
	Unit a	75.66		39.99	68.01	183.66	n/a		
	Unit B	75.66				75.66	n/a		
	Total	151.32		39.99		191.31	191.31	-70.65	
	Accessory Building	If applicable please refer to Accessory Residential Building Form				See Attached		N/A	N/I
	341 Driveway	(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			C	N/C	N/A	N/I
(b) a turning space is provided on the parcel to allow all vehicles exiting to face the major street.				C	N/C	N/A	N/I		
(2) A driveway connecting a street to a private garage must:		(a) be a min of 6.0m in length along the intended direction of travel for vehicles measured from:	(i) the back of the public sidewalk to the door of the private garage; or		n/a				
			(ii) a curb where there is no public sidewalk to the door of a private garage, and		n/a				
		(b) contain a rectangular area measuring 6.0m in length and 3.0m in width.			C	N/C	N/A	N/I	
		(3) A driveway connecting a lane to a private garage must be a min of 0.60m in length							

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	along the intended direction of travel for vehicles, measured from the property line shared with the lane to the door of a private garage.				1.20	0.60		
	(5) That portion of a driveway including a motor vehicle parking stall within 6.0m of a public sidewalk, or a curb on a street where there is no public sidewalk, must not exceed a width of:	(a) 6.0m where the parcel width is 9.0m or less; or			n/a			
		(b) 7.0m for parcel width > than 9.0m and < than 15.0m			n/a			
	(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.		Percentage (%)				
				n/a				
			Homes w/ Exst. Driveway					
n/a								
Number of Parcels along Block Face			Existing Driveway No Changes					
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
343 Fences	The height of a fence above grade at any point along a fence line must not exceed:	(a) 1.2 metres for any portion of a fence extending between the foremost front façade of the main residential building and the front property line;			C	N/C	N/A	N/I
		(b) 2.0m in all other cases, and			C	N/C	N/A	N/I
		(c) 2.5m at the highest point of a gate that is not more than 2.5m in length.			C	N/C	N/A	N/I
348 Visibility Setback	Within a corner visibility triangle, buildings, fences, finished grade of a parcel and vegetation must not exceed the lowest elevation of the street by more than 0.75m above lowest elevation of the street.				C	N/C	N/A	N/I
546 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)					
			SPRUCE CLIFF					
	(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					
	5 Number of Units & Suites				4		1	
		Stalls Within a Private Garage	4					
		Stalls provided on Parking Pad	0					
546.2 Bicycle Parking Stalls	(2) Notwithstanding subsection (1), there is no requirement for a bicycle parking stall – class 1 for parcels with two or less Dwelling Units.			Applies		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			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	
	(15) Motor vehicle parking stalls for a Backyard Suite, Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling and Single Detached Dwelling must be: (a) hard surfaced; and (b) located wholly on the subject parcel.			C	N/C	N/A	N/I	

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Accessory Residential Building							D.P. #	2026-00696			
Rule	Requirements						Evaluation				
					Notes		Provided/Variance				
345 Accessory Residential Building	(1) The min. building setback for an Accessory Residential Building is::	(a) 1.2m from a side or rear property line shared with a street; or						n/a			
		(b) 0.6m from a side or rear property line in all other cases.				East to BYS/ARB		1.20	0.60		
						North		1.20	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					C	N/C	N/A	N/I	
		(c) the owner of the adjacent parcel grants a 1.5m private maintenance easement that must:		(i) be registered against the title of the parcel proposed for development and the title of the adjacent parcel; and			C	N/C	N/A	N/I	
				(ii) include a 0.60m eave and footing encroachment easement.			C	N/C	N/A	N/I	
		(3) An Accessory Residential Building must not be located in the actual front setback area.					C	N/C	N/A	N/I	
	(4) A private garage on laneless parcel may be located in required 3.0m side setback, except along street side of a corner parcel.					C	N/C	N/A	N/I		
	(5) The min. distance between any façade of an Accessory Residential Building 10.0m ² or more and a main residential building or a building containing a Secondary Suite is 1.0m					C	N/C	N/A	N/I		
	(6) The height of an Accessory Residential Building must not exceed:	(a) 4.6m, measured from the finished floor of the building;				Common ARB		4.15	-0.45		
						ARB/BYS		n/a			
		(b) 3.0m at any eaveline, when measured from the finished floor of the building; or				Common ARB		2.93	-0.07		
						ARB/BYS		3.08	0.08		
		(c) one storey,				Common ARB	C	N/C	N/A	N/I	
		(c) one storey, which may include an attic space that:		(i) is accessed by a removable ladder;			C	N/C	N/A	N/I	
(ii) does not have windows;					C	N/C	N/A	N/I			
(iv) has a max. height of 1.5m from the attic floor to the underside of any rafter.					n/a						
346 Restrictions on Use of Accessory Residential Building	(1) The finished floor of an Accessory Residential Building, other than a private garage, must not exceed 0.6m above grade.					C	N/C	N/A	N/I		
	(2) An Accessory Residential Building must not be used as a Dwelling Unit, unless a Backyard Suite has been approved.					C	N/C	N/A	N/I		
	(3) An Accessory Residential Building must not have a balcony or rooftop deck.					C	N/C	N/A	N/I		
	(4) The area of a parcel covered by all Accessory Residential Buildings located on a parcel:	(a) must not exceed the less of:		(i) the building coverage of the main residential buildings; or		C	N/C	N/A	N/I		
				(ii) 75.0m ² for each Dwelling Unit located on the parcel; and	Unit 1						
					Unit 2						
					Unit 3						
					Unit 4						
				2	# of Units	≥ Unit 4	101.83	-48.17			

Page 11										D.P. # 2026-00696	
Rule	Requirements							Evaluation			
						Notes		Provided/Variance			
Note: Remember to check any applicable district rules											
351 Secondary Suite	(1) For a Secondary Suite the minimum building setback from a property line, must be equal to or greater than the minimum building setback from a property line for the main residential building.							C	N/C	N/A	N/I
	(2) Except as otherwise stated in subsection (2.1) and (3), the maximum floor area of a Secondary Suite, excluding any area covered by stairways and landings, is 100.0m²:		(a) in the R-C1L, R-C1Ls, R-C1, R-C1s, R-C1N, R-1, R-1s and R-1N District; or					n/a			
			(b) when located on a parcel with a parcel width less than 13.0m.					n/a			
	(2.1) There is no maximum floor area for a Secondary Suite wholly located in a basement. Internal landings and stairways providing access to the basement may be located above grade.							Applies		N/A	N/I
295 Secondary Suite	(c) has a maximum floor area of 100.0 square metres, excluding any area covered by stairways and landings;							n/a			
352 Backyard Suite	(1) For a Backyard Suite, the minimum building setback from a rear property line is:		(a) 1.5m for any portion of the building used as a Backyard Suite; and			North	1.20		-0.30		
			(b) 0.6m for any portion of the building used as a private garage.				1.20		0.60		
	(2) Unless otherwise specified in the district, for a Backyard Suite, the minimum building setback from a side property line is 1.2m for any portion of the building used as a Backyard Suite.					1.20		0.00			
	Note: If zero lot line subdivision and side setback is deficient, add the following note to the discrepancy sheet: FM To check MARW to confirm if Backyard Suites are listed within. If so, then the district 0.00m setback can apply.										
	(3) Unless otherwise referenced in subsections (3.1) and (3.2), a minimum separation of 5.0m is required between the closest facade of the main residential building to the closest façade of a Backyard Suite.					n/a					
	(3.1) The minimum façade separation in subsection (3) may be reduced to 1.5m where amenity space is provided at grade that:					4.80		3.30			
	(a) is adjacent to the main residential building and the Backyard Suite; and					C	N/C	N/A	N/I		
	(b) has no dimension less than 5.0m.					C	N/C	N/A	N/I		
337 Projections Into Side Setback Area	(8) Any portion of a building that projects into a side setback area, other than eaves, landings, window wells, ramps and stairs, must not be located closer than 0.9m from the nearest front façade.					n/a					
337 Projections Into Side Setback Area	(1.1) Portions of a building greater than or equal to 2.4m above grade may project a max of 0.6m into any side setback area.					n/a					
	(1.2) Portions of a building less than 2.4m above grade may project a maximum of 0.6m,					n/a					
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% =		n/a					
	2nd st			X 40% =							
	__st			X 40% =							
	__st			X 40% =							
(2) The max. length of an individual projection into any setback area is 3.1m (Includes Window Wells)					n/a						
	(3.2)(a) Where portions of a Backyard Suite meet the requirements of subsection (b) these portions may project:	(i) into a setback area from a property line shared with a street or a lane to a minimum building setback of 0.6m from the shared property line; and				n/a					
		(ii) 0.6m into a minimum separation area required in subsection (3) or the amenity space required in subsection (3.1);				n/a					
		(i) not exceed 40% of the length of the façade on each storey				%	Len	%	Len		

2	for the total combined length of all projections;					%	gth	%	gth
	1st st		X 40% =						
	2nd st		X 40% =			n/a			
	__st		X 40% =						
	(ii) each contain a window; and					C	N/C	N/A	N/I
	(iii) each have a maximum length of 3.1m					n/a			
(4) Unless otherwise referenced in subsection (4.1), the maximum building height for a Backyard Suite is 7.5m.						7.85		0.35	

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352 Backyard Suite	(4.1) The maximum building height for a Backyard Suite is:	(a) 5.0m measured from grade at a side property line shared with a parcel designated with a low density residential district;	(c) increases at a 45 degree angle to a maximum of 7.5m at a proportional distance from the shared property line.	East	C	N/C	N/A	N/I
		(b) 3.0m measured from grade at a rear property line shared with a parcel designated with a low density residential district; and						
	(5) The maximum floor area of a Backyard Suite, excluding any area covered by stairways and internal landings not exceeding 2.5m ² , is 75m ² .					67.62	-7.38	
	(6) The maximum floor area of a Backyard Suite may be relaxed by the Development Authority to a maximum of 10.0%.							
	Compliant							-14.88
								-9.84%
	(8) A Backyard Suite may include a balcony where the balcony:	(a) projects from a façade that faces a property line shared with a lane or a street; or			C	N/C	N/A	N/I
		(b) includes a privacy wall that screens the balcony from a property line shared with a parcel designated with low density residential district where:	(i) the balcony is setback less than 4.0m from the shared property line; and		C	N/C	N/A	N/I
(ii) the privacy wall is a minimum of 2.0m in height and a maximum of 3.0m in height.								
(9) A balcony attached to a Backyard Suite may project into a required setback area from a property line shared with a street or a lane to a minimum setback of 0.6m from the property line.					n/a			
354 Accessory Suite - Density	(1) There must not be more than one Backyard Suite located on a parcel, except in the R-CG and R-2M Districts where one Backyard Suite may be located on any bare land unit.				C	N/C	N/A	N/I
	(1.1) There must not be more than one Secondary Suite contained within a Dwelling Unit.				C	N/C	N/A	N/I
	(3) A Secondary Suite or a Backyard Suite must not be separated from the main residential use on a parcel by the registration of a condominium or subdivision plan.				C	N/C	N/A	N/I
Additional Notes								

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 8, 2026
Date Received:	May 12, 2026
BLC BY:	Andrew Kjartanson
Review Required:	PARTIAL ▼

D.P. #	2026-00696
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For Internal Distribution Only

Modifier(s):	F.A.R		Height		Density		ALL MODIFIER(S) ARE COMPULSORY (Cannot be relaxed)
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Floodway/Floodfringe/Overland Flow

If applicable Complete Flood Sheet

Heritage Guidelines Area

If Applicable Disregard Contextual Rules

Public Realm Setbacks					
Rd / St / Av		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

[illegible]



Page 3			Residential - Grade-Oriented Infill (R-CG) District		D.P. #	2026-00696
Rule	Requirements		Evaluation			
		Notes	Provided/Variance			
337 Projections Into Side Setback Area	(8) Any portion of a building that projects into a side setback area, other than eaves, landings, window wells, ramps and stairs, must not be located closer than 0.9m from the nearest front façade.	East - 2nd floor	0.00	-0.90		
		West - 2nd floor	0.00	-0.90		

Page 4				D.P. #	2026-00696
Rule	Requirements			Evaluation	
			Notes	Provided/Variance	
Note: Remember to check any applicable district rules					
	(2) Unless otherwise specified in the district, for a Backyard Suite, the minimum building setback from a side property line is 1.2m for any portion of the building used as a Backyard Suite.		East	1.22	0.02
	(4) Unless otherwise referenced in subsection (4.1), the maximum building height for a Backyard Suite is 7.5m.			7.38	-0.12

Page 5 352 Backyard Suite	(4.1) The maximum building height for a Backyard Suite is:	(a) 5.0m measured from grade at a side property line shared with a parcel designated with a low density residential district;	(c) increases at a 45 degree angle to a maximum of 7.5m at a proportional distance from the shared property line.		C	N/C	N/A	N/I				
		(b) 3.0m measured from grade at a rear property line shared with a parcel designated with a low density residential district; and							C	N/C	N/A	N/I
Additional Notes												

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

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

Date:	May 09 2026
Date Received:	April 16 2026
BLC BY:	Kerim Aktug
Review Required:	PARTIAL

D.P. #

2026-00696

For Internal Distribution Only

Modifier(s):	F.A.R		Height		Density		ALL MODIFIER(S) ARE COMPULSORY (Cannot be relaxed)
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Floodway/Floodfringe/Overland Flow

DOES NOT APPLY

****If applicable Complete Flood Sheet****

Heritage Guidelines Area

Not Located within Heritage Guideline Area

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

Public Realm Setbacks					
Rd / St / Av	n/a	Required	n/a	Provided	n/a
Rd / St / Av	n/a	Required	n/a	Provided	n/a
Rd / St / Av	n/a	Required	n/a	Provided	n/a

<i>Main Floor Elevation(S):</i>	<i>Roof Peak Elevation(s):</i>
1126.09	1133.70

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

Notes:

refer to DP2026-00695 for east portion of parcel.

No subdivision has been applied for at the time of this review. For the purpose of this review the proposed property lines indicated by the applicant will be used.

Secondary suites are also located within the basements of both main dwelling units.

Previous discrepancies as per FM

ISC: Protected

~~For Internal Distribution Only~~



Page 3			Residential - Grade-Oriented Infill (R-CG) District			D.P. #		2026-00696			
Rule	Requirements				Evaluation						
			Notes		Provided/Variance						
Secondary Suites	If applicable please refer to Secondary Suites Form				See Attached		N/A		N/I		
337 Projections Into Side Setback Area	(3) Eaves may project a max. of 0.6m into any side setback area.		East		0.51		-0.09				
			West		0.26		-0.34				
	(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.		East		0.92		0.02				
			West		0.92		0.02				
			Rear East/west		0.00		-0.90				
	(9) Balconies and decks must not project into any side setback area;				C		N/C		N/A		N/I

Page 4				Accessory Residential Building		D.P. #	2026-00696
Rule	Requirements			Evaluation			
			Notes	Provided/Variance			
345 Accessory Residential Building	(6) The height of an Accessory Residential Building must not exceed:	(b) 3.0m at any eaveline, when measured from the finished floor of the building; or	Common ARB	2.94	-0.06		
			ARB/BYS	2.78	-0.22		

Page 5

D.P. # 2026-00696

Rule	Requirements			Evaluation			
			Notes	Provided/Variance			
Note: Remember to check any applicable district rules							
352 Backyard Suite	(1) For a Backyard Suite, the minimum building setback from a rear property line is:	(a) 1.5m for any portion of the building used as a Backyard Suite; and	North	1.50	0.00		
		(b) 0.6m for any portion of the building used as a private garage.		1.50	0.90		
	(2) Unless otherwise specified in the district, for a Backyard Suite, the minimum building setback from a side property line is 1.2m for any portion of the building used as a Backyard Suite.		East	1.08	-0.12		
	Note: If zero lot line subdivision and side setback is deficient, add the following note to the discrepancy sheet: <i>FM To check MARW to confirm if Backyard Suites are listed within. If so, then the district 0.00m setback can apply.</i>						
	(3) Unless otherwise referenced in subsections (3.1) and (3.2), a minimum separation of 5.0m is required between the closest façade of the main residential building to the closest façade of a Backyard Suite.			n/a			
	(3.1) The minimum façade separation in subsection (3) may be reduced to 1.5m where amenity space is provided at grade that:			4.80	3.30		
	(a) is adjacent to the main residential building and the Backyard Suite; and			C	N/C	N/A	N/I
	(b) has no dimension less than 5.0m.			C	N/C	N/A	N/I
	(4) Unless otherwise referenced in subsection (4.1), the maximum building height for a Backyard Suite is 7.5m.			7.55	0.05		

Page 6 352 Backyard Suite	(4.1) The maximum building height for a Backyard Suite is:	(a) 5.0m measured from grade at a side property line shared with a parcel designated with a low density residential district;	(c) increases at a 45 degree angle to a maximum of 7.5m at a proportional distance from the shared property line.	East	C	N/C	N/A	N/I
		(b) 3.0m measured from grade at a rear property line shared with a parcel designated with a low density residential district; and						
Additional Notes								

FILE: DP2026-00696

DATE RECEIVED: February 09 2026

Bylaw Discrepancies		
Regulation	Standard	Provided
337 Projections Into Side Setback Area	(3) Eaves may project a max. of 0.6m into any side setback area.	Plans indicate a portion of the rear east eaves as projecting 0.81m (+0.21m) and the west rear eaves as projecting 0.66m (+0.06m).
337 Projections Into Side Setback Area	(8) Any portion of a building that projects into a side setback area, other than eaves, landings, window wells, ramps and stairs, must not be located closer than 0.9m from the nearest front façade.	Plans indicate the rear upper cantilevers as being 0.00m (-0.90m).
345 Accessory Residential Building	(6) The height of an Accessory Residential Building must not exceed: (b) 3.0m at any eaveline, when measured from the finished floor of the building;	Plans indicate the height for the backyard suite / detached garage as being 3.08m (+0.08m).
352 Backyard Suite	(1) For a Backyard Suite, the minimum building setback from a rear property line is: (a) 1.5m for any portion of the building used as a Backyard Suite;	Plans indicate the north setback area as being 1.20m (-0.30m).
352 Backyard Suite	(4) Unless otherwise referenced in subsection (4.1), the maximum building height for a Backyard Suite is 7.5m.	Plans indicate the height as being 7.85m (+0.35m).
352 Backyard Suite	(4.1) The maximum building height for a Backyard Suite is: (a) 5.0m measured from grade at a side property line shared with a parcel designated with a low density residential district; (c) increases at a 45 degree angle to a maximum of 7.5m at a proportional distance from the shared property line.	Plans indicate the east portion of the backyard suite as being within the height chamfer.
Permitted Contextual Use Rules		
Regulation	Standard	Provided
N/A		

FILE: DP2026-00696

DATE RECEIVED: April 16 2026

Bylaw Discrepancies		
Regulation	Standard	Provided
337 Projections Into Side Setback Area	(8) Any portion of a building that projects into a side setback area, other than eaves, landings, window wells, ramps and stairs, must not be located closer than 0.9m from the nearest front façade.	Plans indicate the rear upper cantilevers as being 0.00m (-0.90m).
352 Backyard Suite	(2) Unless otherwise specified in the district, for a Backyard Suite, the minimum building setback from a side property line is 1.2m for any portion of the building used as a Backyard Suite.	Plans indicate the east setback area as being 1.08m (-0.12m).
352 Backyard Suite	(4) Unless otherwise referenced in subsection (4.1), the maximum building height for a Backyard Suite is 7.5m.	Plans indicate the height as being 7.55m (+0.05m).
352 Backyard Suite	(4.1) The maximum building height for a Backyard Suite is: (a) 5.0m measured from grade at a side property line shared with a parcel designated with a low density residential district; (c) increases at a 45 degree angle to a maximum of 7.5m at a proportional distance from the shared property line.	Plans indicate the east portion of the backyard suite as being within the height chamfer.
Permitted Contextual Use Rules		
Regulation	Standard	Provided
N/A		

FILE: DP2026-00696

DATE RECEIVED: May 12, 2026

Bylaw Discrepancies		
Regulation	Standard	Provided
337 Projections Into Side Setback Area	(8) Any portion of a building that projects into a side setback area, other than eaves, landings, window wells, ramps and stairs, must not be located closer than 0.9m from the nearest front façade.	Plans indicate the rear upper cantilevers as being 0.00m (-0.90m).
352 Backyard Suite	(4.1) The maximum building height for a Backyard Suite is: (a) 5.0m measured from grade at a side property line shared with a parcel designated with a low density residential district; (c) increases at a 45 degree angle to a maximum of 7.5m at a proportional distance from the shared property line.	Plans indicate the east portion of the backyard suite as being within the height chamfer.
Permitted Contextual Use Rules		
Regulation	Standard	Provided
NOT CHECKED.		



Re: DP2026-00696 COMPLETENESS REVIEW - 3530 2 AV SW

Dear Applicant,

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

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

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

Please track your application, using your Job Access Code (JAC) DP2026-00696-57469, at www.calgary.ca/vista.

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

Regards,

JEFF MARTIN
Senior Planning Technician
jeff.martin@calgary.ca
403-333-5492
www.calgary.ca/PDMap



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

2026-03-09

File No: DP2026-00696
Location: 3530 2 AV SW

ENMAX Power Corporation (EPC) has reviewed the above permit application dated 2026-02-18 and based on the information provided and as of the above noted date the proposed development does not conflict with ENMAX facilities in respect of the requirements set forth in 10-002 Overhead System (Table 7) and 12-002 Underground Systems of the Alberta Electrical Utility Code (AEUC) under the *Safety Codes Act* (Alberta). This non-conflict letter does not reduce or limit responsibility to comply with all laws and regulations regarding utility facilities and all requirements under the *Alberta Occupational Health & Safety Act* (OHS) (including any code or regulations thereunder)(OHS) and the applicant shall observe all such laws and regulations when commencing any work related to the permit application. If a situation arises where there is a discrepancy between ENMAX required setbacks and the AEUC or the OHS, the stricter set of requirements shall govern. Please refer to ENMAX Ground Disturbance Guidelines while working near ENMAX Facilities.

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

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

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

Sincerely,

Rodel Santiago P.Eng
 Distribution Engineering

QR Code for ENMAX Ground
 Disturbance Guidelines



Comment Summary



Permit #: DP2026-00696
 Address: 3530 2 AV SW
 Job Description: New: Semi-Detached Dwelling (west parcel), Backyard Suite (above garage), Accessory Residential Building (garage)

Name:	Kayla Cocco	Created Date:	February 20, 2026
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	652926663
Address:	3524 2 AVE SW		
Overall:	In opposition of this application		

Area of Concern

Parking or loading zones
 Landscaping plans
 Other

General Comment

We, as direct neighbours to the east of this proposed development, have three pressing concerns with this proposal. Our first concern is the removal of so many mature trees without an adequate replacement plan. This lot has beautiful trees that enhance the tree canopy of the neighbourhood. To take these trees down without a replacement plan would be a shame, and would also go against the cities values of trying to enhance the tree canopy.

Our second concern is the amount of parking that is needed to support a development like this. There is currently only two units on the property with the proposed development and they occupy up to five off-street spaces and we still have been having constant issues with limited parking, causing them to either block our driveway or their own driveway. When we double the amount of units, not including secondary suites, and only add 3 more off street spaces I can't even imagine how limited parking is going to be. The other issue is this property is located on an inside curve which limits the parking even further.

We also have other users in the neighbourhood that utilize our street parking, such as the St. Mary Romanian Orthodox Church and the Spruce Cliff Elementary school and I am concerned that a development this size will impact their ability to use our community.

Lastly, this development proposal is utilizing the fact that this property has two blocks to circumvent the Westbrook Local Area Plan (LAP). Under the LAP this lot was designated as a neighbourhood local limited scale which allows for two units each with a secondary suite and it must be street oriented, if you consider the two proposals together (which they are now, as there is one house on there that is still standing so it is not subdivided as per the City of Calgary Bylaws), this does not fall into the LAP. The LAP is very recent so there has not been significant enough changes to the landscape of the community or the city to warrant this request. The communities around Westbrook came together to envision how we want our community to grow and densify. Most of the community understands we need to change, but that is why we came together to plan how we want it to be done. We as a community had our say on densification and where it makes sense in respect to our community and its amenities. This property does not fall into that plan as the lot stands, so the property owner trying to develop should make changes to be in alignment with the LAP.

Attachments

Name:	Gareth Evans	Created Date:	February 23, 2026
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	653309364
Address:	3507 2 Ave SW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Concerns for parking availability on this street. Already very congested esp with the school and church. The neighborhood is experiencing large degradation of the roads with infills leaving sunken asphalt and bumps in the road. Often not repaired by the city for extended periods of time. Also deterioration of the sidewalks resulting from new water services. This will not be good on the corner of the street for 4 units. We are not happy with garage suites in the neighborhood for alley access. We have people sometimes blocking our garage behind our house that the neighbour has a garage suite for AirBnB rentals.

Public elementary school is already over crowded so adding this many new units and garage suites adds to the problem. There will be less privacy for my home with the added units on the street. This is a partial playground zone that will see increased traffic if permit approved. There are young children living on this street.

Attachments

Name:	Andrew Spitzer	Created Date:	February 26, 2026
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	654100255
Address:	3536 2 Ave SW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Yet again, our neighborhood has to deal with an application on this site.

Similar to the proposal put forth late in 2024, the application has no precedent density within the community. I believe the previous proposal consisted of 8 units across the two lots, now it is 10. If the 8 was deemed inappropriate why would 10 be seen as more? The project has done nothing to alleviate the previous concerns put forth by the community insofar as to the following:

1. No precedent for this density outside of main roads
2. All trees are removed from the subject properties
3. Setbacks are violated
4. Privacy is eliminated
5. Parking is already a concern on the street, this development will only worsen it

It also appears that this application fails to follow even the most basic City of Calgary setbacks. From what I can see, each DP application violates the City's own setback requirements in at least SIX different locations. The proposed development will see buildings 45cm from the property line, even if trees grew quickly in Calgary's climate there is no

reasonable mitigation for privacy concerns. If the City can't follow its own rules, why should I as a taxpayer follow them?

Similar duplex style builds in the neighborhood (see Willow Crescent SW) continue to sit empty 2 years after being built, so the argument that this is needed or wanted is false. There are already many rental units available from private homeowners in the neighborhood and they remain vacant.

All of this at a time when the City is actively debating blanket rezoning to begin with due to public opposition. This seems like a blatant attempt to push a development through before there are changes that would render as proposal such as this completely untenable. During the last attempt to push this through, it had to be brought forward that the owner was running their business out of the house with no licenses etc. Why do the people who have put significant money into improving their homes around this property have to bear the brunt of development impacts while this Ontario based owner makes a quick buck?

Attachments

Name:	Sarah Evans	Created Date:	February 27, 2026
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	654431967
Address:	3507 2nd Ave SW		
Overall:	In opposition of this application		

Area of Concern

Parking or loading zones

Strengths / Challenges

Hello, this development is proposed on a very narrow turn of an already full street. There is not enough space or garages to support the vehicles at this location. Street parking is already currently full. 6 dwellings will replace one home. We do not have room for 12 vehicles. The pipes in wildwood cannot support this development. Our neighbourhood has water problems. Our neighbourhood school cannot support this many more families. Realistically these duplexes will be worth over \$1 million which cannot be afforded. Look at the homes not selling on poplar road.

Property Impact

The increased traffic concerns me as my children walk to school down this street. There is no room for an additional 6-12 vehicles. Carriage houses ruin privacy of backyards.

Community Impact

Limiting to two homes to allow for green space enjoyment seems more reasonable.

Surrounding Impact

We do not have space on our street for more parking. It is already full as we already have so many basement suites. The increased traffic is a concern for the children living on this street. There are too many units.

General Comment

Our street already has so many infills and basement suites that we cannot support 6 dwellings where one currently is. There will absolutely be no parking. Check that every evening parking is already full. That part of the street is already too narrow for two vehicles to pass each other.

Attachments

Name:	Morgan richards	Created Date:	February 27, 2026
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	654453235
Address:	47 Wimbledon Dr SW		
Overall:	In opposition of this application		

Area of Concern

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

Parking or loading zones

Garbage and recycling facility locations

Other

General Comment

Wildwood/sprucecliff does not have the infrastructure to support these massive developments. It also goes against the character of the neighborhood. Strongly opposed to any of these types of developments and densification in this area.

Attachments

Name:	Lori dunsmore	Created Date:	February 27, 2026
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	654455725
Address:	332 wildwood dr sw		
Overall:	In opposition of this application		

Area of Concern

Other

General Comment

There is not enough parking or infrastructure for this development and while the city wide rezoning initiative is under review, developments like this must be halted and not rushed through a back door.

Attachments

Name:	Sandro Moser	Created Date:	March 3, 2026
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	655142471
Address:	3515 2 Ave 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
 Environmental preservation
 Privacy considerations
 Site layout

General Comment

I am not opposed to thoughtful growth or change in our community; however, this proposal to replace a single-family home with 11 residential units is excessive and out of scale with the existing character of the neighbourhood. This area is predominantly made up of single-family character homes that contribute significantly to the charm, streetscape, and overall identity of our community. Introducing a development of this size would represent a dramatic and unprecedented increase in density, with nothing comparable currently existing in the immediate area. In addition, the proposal does not adequately address the practical impacts of adding 11 units, particularly the increased demand for parking in a

neighbourhood that already experiences constraints. Equally concerning is the potential strain on aging infrastructure, including water and sewage systems, which were not designed to accommodate this level of intensification. Responsible development should respect the scale, character, and infrastructure capacity of the surrounding community, and this proposal, in its current form, does not.

Attachments

Name:	Janet Ronsky	Created Date:	March 3, 2026
Phone:	██████████9	Circulation Referee:	N
Email:	████████████████████	Number:	655254157
Address:	12 Spruce Bank Crescent 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

General Comment

I strongly oppose this proposed development. Please see my detailed concerns and comments included in the attached file.

Attachments

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - Sprucecliff_DP2026_00696_feedback.docx](#)

Name:	Daryl Ronsky	Created Date:	March 3, 2026
Phone:	██████████	Circulation Referee:	N
Email:	████████████████████	Number:	655266681
Address:	12 Sprucebank Crescent 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
 Other

Strengths / Challenges

This is another application for development far in excess of the Cities desire to rationally increase density and a blatant attempt to manipulate the City of Calgary's intent and neighbourhood wishes. The development proposal has tried to circumvent issues raised in their previous failed proposal by subdividing a single lot into 2 lots. Ultimately the separated lots and developed units will put 10 housing units where there is currently 1 housing unit.

Property Impact

Increased density puts additional stress on existing infrastructure particularly water and wastewater systems which in this 70+ year old neighbourhood are already beyond end of life. Additional cars in the neighbourhood introduce safety issues is simple parking and in navigating already at capacity streets.

Community Impact

Positive that density on this lot is being increased however it is being proposed at a factor of 10:1. This is not reasonable or consistent in this neighbourhood where ratios are more like a maximum of 2 or 4:1. This is not good urban design but clear attempt at exploitation of over zealous and soon to be repealed city guidelines if alderman follow thru on election promises.

Surrounding Impact

The development is in excess of current neighbourhood density by a significant factor with a potential of over 40 people plus cars living in a single family community where there are currently typically 4 people. Building height and look and feel does not fit the street particularly the historic and heritage farm house immediately next door.

General Comment

Access to units is particularly limited and no provisions are identified for people with mobility issues. Emergency access and egress will be difficult.

Parking for these units will be a nightmare and will have knock on effect for an entire neighbourhood that already has church and school parking on the street with congestion even at off hours.

Regarding the environment, over 20 existing healthy trees will be eliminated by the massing of the buildings.

The water and sewer systems in the area are already over 70 years old and have difficulties keeping up to existing use...they will not withstand additional capacity without failure.

Waste and Recycling containers for 10 units are not provided for in any way and will be a nightmare in the back alley.

Attachments

Name:	ENMAX Power	Created Date:	March 9, 2026
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]@enmax.com	Number:	656302249
Address:	141-50 Ave SE, Calgary, AB, T2G 4S7		
Overall:	In support of this application		

Area of Concern

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

Site layout

General Comment

No conflict

Attachments

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2026-00696-Reply Letter-2026-03-09.pdf](#)

Name:	Wes young	Created Date:	March 9, 2026
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	656349340
Address:	3547 sruce drive sw		
Overall:	In opposition of this application		

Area of Concern

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

Parking or loading zones

Landscaping plans

Environmental preservation

Privacy considerations

Garbage and recycling facility locations

Site layout

Signage

Strengths / Challenges

There are no strengths to this current design.
It is a over build of the lot

Property Impact

Yes, this project will affect the use and enjoyment of my property in the following ways:
It will cast a shadow over my whole backyard, affecting my ability to grow my garden.
It will be a invasion on my privacy, and quiet enjoyment of my backyard

Community Impact

This project does not the cities goals.
It does the opposite of greening the city, as every tree on the property I to be removed.
It will directly negatively affect the property value of the six properties, that share a property line or laneway
It is a very extreme growth change for the community

Surrounding Impact

This affects my quality of life, peaceful quiet enjoyment of my backyard.
The build height will cast a shadow of my entire yard.
It will have a negative effect on parking

General Comment

This s a residential community, where people like to enjoy their back yards.
The removal of every tree on the lot is not good, there will be zero yard for this project

Attachments

Name:	Wes young	Created Date:	March 17, 2026
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	658364129
Address:	3543 spruce dr s.w		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

The proposed development is too high density for the area. It will greatly affect MANY surrounding lots negatively in the ways listed above.

Attachments

Name:	Martin Korns	Created Date:	March 31, 2026
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	661458937
Address:	339 Woodridge Place SW		
Overall:	In opposition of this application		

Area of Concern

Parking or loading zones
Landscaping plans
Garbage and recycling facility locations

General Comment

1. Current residents already struggle with limited on-street parking. Adding multiple new residences to a single lot that provides only one front parking spot will significantly worsen parking for their neighbors .

2. The proposed development also includes virtually no green space. This directly effects drainage.

Key Concerns : Improper Drainage , No paved lane . No storm sewer. Old buildings have no weeping tile. Never did.

3. New projects must comply with the National Building Code (NBC), which requires weeping tile to be directed into a storm sewer system. However, Spruce Cliff was built in 1950 and only has sanitary sewers, which the City of Calgary (COC) explicitly forbids for foundation drainage. Who will pay for this necessary neighbourhood infrastructure upgrade?

Additional Drainage Concerns:

Approving this project would grant consent to a raised-grade development with three times the roof area of the existing structures. Under COC drainage requirements, roof runoff from the new building will be directed to the back lane, while the front buildings will drain sideways onto neighbouring lower-elevation lots. This appears to be a bylaw infraction. The gravel back lane has no Storm drainage system and sits at a higher grade than most backyards. As a result, I foresee the property at 3530 being flooded from both the back and the sides. Could the COC please comment on who will take responsibility for the flooding that 3530 will face as a direct result of this development? I also request that the back lane be surveyed to address this concern.

4. Garbage cans: Each unit will require three garbage cans. COC bylaws state that all garbage cans must be removed from City property before and after pickup. This development leaves no physical space to store or stage all of these cans. How can the COC take responsibility and still approve this? You will receive numerous complaints, and it will stem from the City's own negligence. For everyone's sake, I suggest that multi-family dwellings be separately classified and required to use private trash enclosures or containers.

The City of Calgary needs to understand that community members should not be forced to bear the cost or consequences of infrastructure upgrades directly triggered by oversized new builds in older neighbourhoods. Engineering needs to replace wishful thinking with proper planning. Perhaps the City could utilize the more than 300 engineers already on staff to ensure responsible development.

Attachments

Name:	Martin Korns	Created Date:	April 1, 2026
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	661706963
Address:	339 Woodridge Place SW		
Overall:	In opposition of this application		

Area of Concern

Environmental preservation
Site layout
Other

General Comment

Concerns Regarding Drainage, Redevelopment Standards, and Protection of 3520 2 Ave SW, Calgary Prepared for the City of Calgary (COC)

Subject: Incompatibility of New Building Codes with Legacy Infrastructure in Old Neighborhoods (e.g., Spruce Cliff) I am writing to formally raise serious concerns about how current redevelopment practices in mature neighborhoods are ignoring established drainage engineering standards. These practices threaten existing homes and violate the spirit (and potentially the letter) of City bylaws. My primary goal is to protect the property at 3520 2 Ave SW, which relies entirely on the original 1950s drainage design.

1. Historical Engineering Standards in Old Neighborhoods (1950s and Earlier) Old neighborhoods such as Spruce Cliff were deliberately engineered with the following standards, which successfully managed drainage for decades:

- Maximum 45% parcel coverage (building footprint) was required to ensure adequate surface drainage on each lot.

No weeping tile was installed or required.

Houses had no storm sewer connections.

Back lanes had no storm sewer infrastructure and were not engineered for controlled grading or drainage (none was needed under the 45% rule).

These standards were not arbitrary; they were proven, effective, and formed the basis for the entire neighborhood's hydrology.

2. Current Building Code Requirements for New Construction Modern codes impose much stricter (and very different) standards:

- Weeping tile is now mandatory for all residences (this is law).

New builds must be graded 4% higher than the lot to guarantee positive drainage.

Where no storm sewer connection exists, the COC permits sump pumps for each living space (these require separate permits).

Surface drainage from roofs, driveways, and weeping-tile discharge is directed onto the ground.

3. Specific Impacts on 3520 2 Ave SW from the Proposed Build at 3530 2 Ave SW The new construction at 3530 2 Ave SW will create direct harm to the neighboring property at 3520 due to the mismatch between old and new standards:

- 3520 has no weeping tile and no storm sewer connection.

The new build at 3530 will sit higher than 3520 both front and back.

All drainage from 3530 (roofs + mandatory weeping tile) will discharge at ground level.

This water will flow sideways directly onto the lot at 3520.

The back lane (which also has no storm sewer) sits higher than 3520 at the northeast corner of the property. Water from the lane will also sheet-flow onto 3520.

Result: Increased flooding risk, erosion, and potential structural damage to 3520.

The City's own back lane grading at the northeast corner of 3520 must be corrected immediately to prevent ongoing drainage onto the property.

4. Broader Policy Concerns and Recommendations The City of Calgary is currently applying new-neighborhood drainage rules to old neighborhoods that were never designed for them. This approach is unsustainable:

- The weeping tile work-arounds (sump pumps discharging to grade) break the intent of the original bylaws and the 45% coverage rule.

Old infrastructure cannot accommodate the increased runoff from higher-grade new builds, larger footprints, and mandatory subsurface drainage.

New construction is still a minority in these areas; the system is currently saved by the bell. As redevelopment accelerates, flooding and drainage failures will become widespread.

Surface drainage must continue to respect the original 45% building footprint standard in legacy neighborhoods.

Recommendation:

Redevelopment rules in old neighborhoods (pre-1960s) must be wholly scrutinized and revised. New builds should be required to:

- Maintain the original 45% maximum parcel coverage, or

Provide engineered solutions that do not export additional water onto neighboring legacy properties.

I respectfully request that the City of Calgary:

- Immediately review and halt any grading or construction at 3530 2 Ave SW that would violate the drainage protection

Attachments

Mar 2, 2026

Re: Development Permit Application – DP2026-00696 (3530 2 Ave. S.W., Calgary) Feedback and Comments

As a longtime resident of Spruce Cliff, I am writing to express my strong opposition to the proposed development. The scope and size proposed is ridiculously oversized and against the character of the existing neighborhood. In the following text I have included specific details to address the categories that I have marked in the online comment reply. Please note that I anticipate that the overall proposed development will be submitted for review: “West” lot at present and “East” lot in near future. Consequently, the comments provided address the overall proposal in entirety (entire current lot proposed to be subdivided in “West” and “East”), as well as the individual details submitted for the “West” lot.

Lot – this latest proposal is to subdivide the current lot into two smaller pie shaped lots. These lots are extremely narrow in the front. Given the information provided on the drawings (R and L for the curvature in the front on 2 Ave.), it is not clear whether these lots meet the minimum width criteria for residential lots. However, the front yard width would be very small relative to other properties in this neighbourhood and along this street. The request to subdivide the lot appears to be a strategy employed by the developers to get around the previous concerns raised by neighbours and community members about too many units on a single property. I trust that the City of Calgary development review committee is very cognizant of this strategy and will duly consider the negative consequences of such an approach.

While the current application is for only one of the two subdivided lots, the overall proposed development is included in page 1 of the submitted drawings. This overall development plan proposes: 3 buildings on each of the 2 subdivided lots, including a main building with 2 units and 2 suites each, as well as two garages on each lot, with a suite above one of the garages. This results in 6 buildings on the same lot that currently has 1 building. To be clear, the proposed development is requesting to change the current configuration of one single dwelling on a single lot into a development with 4 main “units”, 4 “suites”, 2 garage “suites” for a total of 10 suites. There are also 2 additional garages (without suites) proposed on the same overall property. Clearly, the overall proposal needs to be considered in this review process. I strongly oppose the proposed subdivision of this lot as the resulting proposed density of buildings is excessive and substantially higher than the typical 1-2 buildings currently on lots in this neighbourhood and on this street.

Building – the “West” subdivided lot development proposes 2 main units plus 3 secondary suites for a total of 5 units. Similarly, the “East” subdivided lot development proposes 2 main units plus 3 secondary suites for a total of 5 units. In total there are 10 units proposed: 4 main units and 6 suites. Additionally, each subdivided lot proposes 2 garages, with a total of 4 garages proposed for the entire original lot. The sheer number and size of these buildings is excessive and is not in keeping with the look and feel of the surrounding houses adjacent to the proposed new units, as well as those across the street and those backing onto the shared alley.

It is not entirely clear how the access to the secondary suites is made and safe entrance/exit is ensured, especially from the garage suites. It appears that there is only one entrance/exit to the garage suite on the main floor, and none from the second floor. In the case of fire or the need for an emergency exit, this does not appear to be safe. The details of the first floor of the garage with suite are not provided. Consequently, it is not possible to determine whether the garage space is entirely open and accessible for emergency exit by the garage suite occupant.

The proposed units are surrounded primarily by single family homes, with one recent build nearby with 2 units and 2 secondary suites. The established neighborhood consists primarily of single houses or units with 2 attached. The proposed 2 story height of the garage suites will shade the neighboring houses, negatively impact privacy and increase light pollution. The garage height is at least one story higher than any garages nearby. The proposed development is essentially two small apartment complexes forced into a residential neighborhood with predominantly single houses. The neighbouring lots are reasonably sized with mature trees and a substantial amount of green space relative to the total building footprint on the lot. The neighbouring properties typically have much smaller percent coverage (total building footprint divided by lot area) than the proposed development. The proposed design percent coverage is close to the maximum permitted. This building design and massing is in sharp contrast to and inconsistent with other dwellings in close proximity.

Access – only two small single entrances from the back alley are proposed for 5 units. If there are 2-4 people per unit this equates to 10 - 20 people. Considering the overall proposal for 10 units, this equates to 20 – 40 people!! This number of individuals could pose a serious safety hazard if there are blockages or issues with egress to the front or back of the development as in the case of a fire. Potential emergency exit issues with the garage suite have also been identified. No accommodation for any individual with mobility issues is provided or planned.

There is extremely limited space proposed between the side fence/property line and the main building on both West and East sides. This will present an issue with snow clearance and lack of space for piling of removed snow. Consequently, the design and building layout will present additional increased safety hazards for access to the various units during the Fall/Winter/Spring months (e.g. significant portion of year). Given the configuration of the proposed walkways and the 2 Ave roadway, access from the road to at least one of the two walkways in each subdivided lot (and perhaps both) will be blocked by any car parked in front of the main building(s).

Parking - the proposed development will create a very significant parking problem for residents of the units and the existing neighbours on the street. The front of these lots facing 2 Ave. are on the concave side of the road curve, resulting in a very small amount of lawn and road in front of the proposed buildings (S side). It is currently difficult to park more than one car in front of the existing original (un-subdivided lot). Even with the proposed removal of the concrete driveway, it will be challenging to safely park more than one car in front of the combined two subdivided lots.

The number of parking spaces provided in the garage is not specified. However, it appears that the “Common Garage A” could accommodate 1-2 cars. Similarly, the “Garage Suite B” can likely accommodate 2 cars. Thus, the total parking proposed for each subdivided lot is 3-4 cars. The proposed garage dimensions could accommodate most vehicles except for some larger pickup trucks. The length available between the garage and the back alley is 1.2m. The average car length ranges from 3.8 m (small/compact car) to 4.4 m (medium SUV), and up to 6.0m or more (pickup trucks). There is clearly not sufficient room for

parking vehicles between the garage and the alley, without going beyond the property line and blocking part of the alley.

With the reasonable possibility of 2 adults per unit (10 at each subdivided lot, 20 total) and conservatively assuming 1.5 - 2 cars per unit, this equates to roughly 7.5 - 10 cars per subdivided lot or 15 - 20 total for the two subdivided lots combined. There are 4 parking spaces in the proposed garage for each subdivided lot exiting into the back alley, with 8 parking spaces for the combined lots. The other back-alley space is for waste and recycling bins with no possibility for parking. Thus, there are likely 7 - 12 extra vehicles that will need to find parking on the street. Based on the shape of the lot facing the street, there is only parking space for 1-2 cars. The remaining 5 - 11 cars will be parked along the street in front of other dwellings and across the street from the units, severely and negatively impacting neighbours.

There is no visitor parking proposed, thus exacerbating the parking issue. Further, no loading zone is proposed. With 5 + 5 units, there will be a substantial number of deliveries, as well as vehicles required for moves into and out of the units. If there are no parking spaces available then the delivery vehicles will be required to park far away, or more realistically will park in the middle of the street in front of the complex. This situation will create safety and traffic issues. Emergency vehicles as well as building service and maintenance vehicles will require access to the front and back of the buildings. Vehicles required for service and maintenance of the garage suites will require access via the back alley and may block through passage to other neighbouring residents requiring garage entrance or exit.

Existing residents on the street purchased their homes with known parking available in front of their homes and available access to their garages via the back alley. These individuals have a very reasonable expectation to be able to continue with the current situation where they have parking for their families and guests in front of their homes, as well as access for delivery, emergency, service and moving vehicles to service their homes. This new development will put the current situation for access and safety to neighbours at considerable risk and thus constitutes an unreasonable penalty/damage to quality of life and property value for existing residents. These tax paying property owners have purposely chosen to live in this neighbourhood with larger lots, established trees and vegetation, and with available parking. It is not reasonable or equitable to put these individuals at an increased risk for safety and reduced quality of life for the sake of excessive density development.

Landscaping – Over 20 healthy mature trees and shrubs are impacted by the proposed development. These trees on the current and adjacent lots provide important wildlife habitat, environmental and air quality benefits, as well as shade year-round. In the Calgary climate, these trees take well over 50 growing years to achieve this height and status. The proposed development will tragically remove most of these beautiful trees and replace them a substantially reduced number of immature trees (4) and small shrubs (3). The view from the street and the back alley will be very unattractive including mainly buildings/walls with a few sprinkles of shrubs and short trees. The amount of land available for landscaping on the subdivided lots is substantially reduced from that available with the original intact property. The proposed “landscaping” includes only 50% of “soft” landscaping, with the remainder covered by “hard” materials (e.g. concrete). Again, this look is very inconsistent with the houses within close proximity.

Environmental preservation - the proposed plan to cut down over twenty mature trees and destroy the associated established habitat, as well as most of the existing grass, will have a negative impact on the environment. This action directly impacts the adjacent neighbours who also benefited from these trees and habitats. This approach of destroying nature and wildlife habitat is counter to current municipal and more

global initiatives to protect existing trees and habitat to preserve the environment. The new buildings will necessarily include many windows and new lighting. This new lighting will alter the night environment and provide new increased light pollution to the neighbourhood.

Privacy - the addition of 2 two-story buildings on each subdivided lot (4 two story buildings total) will distinctly compromise the privacy of immediate neighbours adjacent to the proposed units, across the street from the units and across the back alley from the units. These residents will no longer enjoy privacy in their backyards or in existing bedrooms and living spaces on second floors. The close proximity of entrances and exits of the proposed buildings to the property fence of existing adjacent houses will expose the neighbours to increased noise and disruption. The removal of many trees that provide a natural noise buffer zone will exacerbate the noise situation. The current original house has a large backyard that provides privacy and has been used by occupants for personal recreational activities. The plan proposes to redesignate the subdivided shared small front lawn space as an “amenity” for Suite “A” and “B” dwellers. Re-designating this front space for use by occupants impacts the privacy of those immediately adjacent to and across from the subdivided lots. The proposed development with 2 subdivided lots would assign these two small front lawn spaces to occupants of 4 suites. Activities and potentially loud interactions of several occupants in this small front lawn area could significantly alter the environment and nature of outdoor experiences in this peaceful and quiet neighbourhood.

Furthermore, the current design provides minimal to no privacy for the proposed occupants. The proposed “amenity” for the occupants of Suite “A” and Suite “B” is a shared front lawn space. These occupants will not have privacy as this space is open to the public who are walking or driving on the street in front. This space is adjacent to the front main walkway entrance of the occupants of Units “A” and “B” and directly in front of the main windows, thus impacting the privacy of these occupants as well. There are small individual decks proposed as an “amenity” for each Unit “A” and “B”. There is a small shared sod area between these decks and the concrete walkway for the garage access. On a part of the small shared sod area, directly between the deck of Unit “B” and the “Garage Suite B”, there is a space allocation for “Garage Suite Amenity”. This small partially shared space will remove privacy for any of the occupants of Unit “A”, Unit “B” or “Garage Suite B”. The location of windows in the garage suite will also negatively impact privacy in the backyards of the proposed development as well as adjacent properties.

Garbage and recycling – the proposed plan does not provide sufficient details regarding the number and storage location of garbage, recycling and compost bins to allow satisfactory assessment of the plan. It is not clear whether the proposed plan for garbage, recycling and compost bins is appropriately sized and adequate for 5 units. I have related concerns about overflow of additional waste, recycling and compost from the new units into the alley or other residential bins nearby. This issue needs to be addressed.

Site layout - the proposed development requests subdivision of the existing lot. The development proposes to erect a large 4 unit building, and 2 garages (one containing an additional suite) on each of the subdivided lots. The current ratio of “green lawn” space to building coverage is drastically reduced in the proposed plan. In fact, the view from the street is a solid 2 story wall extending the width of the property. This effect is essentially duplicated on the alley side. The proposed location and design will shade the properties immediately to the East and West, as well as to the North.

The proposed site layout with subdivision of the current lot into two smaller lots results in a development that is overly crowded with several large buildings and includes insufficient green space and trees to fit

within the existing look and feel of the neighbourhood. The proposed development significantly compromises and negatively changes the environment and nature of the neighborhood.

Other - water supply and sewer system capacity - The infrastructure for water supply and sewers in this neighbourhood was built in early 1950s. It is at least 70 years old. Over the 35 years that I have lived in this neighbourhood, I have experienced an increased number of issues with decreasing water supply pressure as the surrounding density increases. The number of bathrooms and utilities using water for the proposed development was not specified. However, the increases in water supply volume and pressure created by the 10 new units certainly poses substantial new demand on an already stressed infrastructure. Additionally, the waste from 10 units will further stress the aging sewer system that needs repair. I have personal experience with this ageing system. In front of our house nearby, underground tree roots have infiltrated the portion of the sewer line on city property. The solution from the City of Calgary is to regularly clean out the line between our house and the main sewer, as this option is less expensive than the pipe replacement option. The addition of 10 new units will further stress the already struggling sewer system. As evidenced by the recent water pipe breaks in 2024 and 2025, the system is in need of maintenance and repairs or replacement. Without any plans by the City of Calgary for water system supply and sewer system upgrades in this neighbourhood, I have considerable concerns about the capacity of the water supply and sewers to accommodate this new very high demand on the water system without negative consequences for existing residents.

In summary, for these many reasons, I cannot support this application for re-development as proposed.

Janet Ronsky

Samnick, Cyrille

From: Martin, Jeff
Sent: Monday, March 9, 2026 8:30 AM
To: 'Janet Ronsky'
Cc: [REDACTED]
Subject: RE: [External] Challenges in identifying DP2026-00695 from DMap system

Good Day Janet and Daryl,

This is a response for DP2026-00696.

Thank you for taking the time to provide us with comments relating to this development proposal in your neighbourhood. Your feedback will be included in the file and will form part of the application review.

If you would like to learn more about this application, please refer to the following information.

The application review

In addition to your comments, several other factors will be taken into account including the Land Use Bylaw rules; applicable planning policies; circulation comments from external and internal referees (for example, the Community Association and City departments); and all relevant planning considerations. When a thorough review of the application has been completed, a decision will be recommended to the approving authority.

Where to obtain application status updates

For internet access to general information including the Development Permit status, please visit our website and view the Development Map: <https://dmap.calgary.ca/>. Currently, this map displays recent planning applications on each parcel within the City.

If you are unable to access the internet, general status information about this application may also be obtained by calling the Planning Services Centre at 403-268-5311 or by contacting me (at the phone number below).

How do I view the application plans and available information?

For your convenience, while the application is under review, we're offering online viewings of permit drawings and documents using Microsoft OneDrive. If you'd like to schedule a digital viewing, please complete our [Viewing Authorization Form](#). You can then send an email to PropertyResearch@calgary.ca attaching the filled out form and providing a date (Monday – Friday) you'd like to view the Development Permit, allowing for 1 business days' notice. The plans will be available on your appointment day from 9AM to 4PM. Please note these documents are copyright-protected and you may not download them during the viewing.

If you have a Microsoft 365 account, please book your viewing using the email address

associated with your account. You must log in with your Microsoft credentials to view the files. We'll email you to confirm your appointment after we've verified your form and date.

If your preference is to view the permit drawings and documents from a Surface Pro at the Municipal Building (3rd Level, 800 Macleod Trail S.E.) please also email PropertyResearch@calgary.ca and provide a date (Monday – Friday) you'd like to view the Development Permit, allowing for 1 business days' notice. We'll email you to confirm your appointment after we've verified the availability of you date.

Notification of Decision

If the Development Authority approves the application, the decision will be advertised on the Public Notice section of our website the following Thursday. For a listing of Development Permits that have been approved and advertised, please visit our website at www.calgary.ca/publicnotices.

Please note that, in keeping with Land Use Bylaw 1P2007, the official notification of the decision to approve the application is by the Public Notice advertisement. **No other public notification process will be initiated and the File Manager is not required to notify you directly.**

Appealing the decision

An appeal against the Development Authority's decision to approve the Development Permit application may be made within 21 days after the [Public Notice advertisement](#). The public notice advertisement will identify the body to which an appeal must be filed.

How Are Your Comments Used?

Your comments assist City staff in reviewing and making a decision on this application and it is the City's practice to keep your comments confidential.

However, if the decision on the application is appealed, all information in our file is disclosed and will become a part of the public record. In such a case, your comments will no longer be confidential.

FOIP Statement

The Personal Information on Submissions made regarding this development permit application is collected under the authority of the Alberta Freedom of Information and Protection of Privacy Act, Section 33(c) and the Calgary Land Use Bylaw 1P2007, Part 1, Section 27 and subsequent versions of the Act and Bylaw. The submission may be included in the public meeting agenda of either, or both, the Calgary Planning Commission or the Subdivision and Development Appeal Board and as such the personal information included in the submission will be publicly available, in accordance with Section 40(1) of the FOIP Act. If you have any questions regarding the collection of this information please contact 403-268-5311 for the FOIP Program Administrator, Planning & Development Department, PO Box 2100, Stn 'M', Calgary, AB T2P 2M5.

Regards,

Jeff Martin, AT

Senior Planning Technician

Development & Subdivision Application Services | Community Planning

Planning and Development Services

City of Calgary

T 403.333-5492 | E jeff.martin@calgary.ca

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

From: Janet Ronsky [REDACTED]
Sent: Wednesday, March 4, 2026 3:48 PM
To: Martin, Jeff <Jeff.Martin@calgary.ca>
Cc: Daryl Ronsky [REDACTED]
Subject: [External] Challenges in identifying DP2026-00695 from DMap system

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Hi Jeff:

I understand that you are the file manager who is responsible for development permit applications:

DP2026-00695

DP2026-00696

I would like to raise a concern about the information provided in the DMap about these applications. When clicking on the location in DMap the entire existing lot is highlighted. Once you select the lot, then you are directed to a red bar "Learn more about this project". When you select this option, the details for DP2026-00696 pop up. It is very unclear that there is another permit application embedded in this "pop up" from the DMap. I completely missed it. I submitted comments about DP2026-00696 and indicated that the entire development for West and East should be considered. I anticipated that the "East" subdivided lot development permit would be submitted at some time in the future.

However, after several sessions on DMap reviewing the permit information, my husband inadvertently clicked on an arrow at the bottom of the DMap popup. We were surprised to learn that there was actually an accompanying development permit for the "East" subdivided lot DP2026-00695 under review and available for comment.

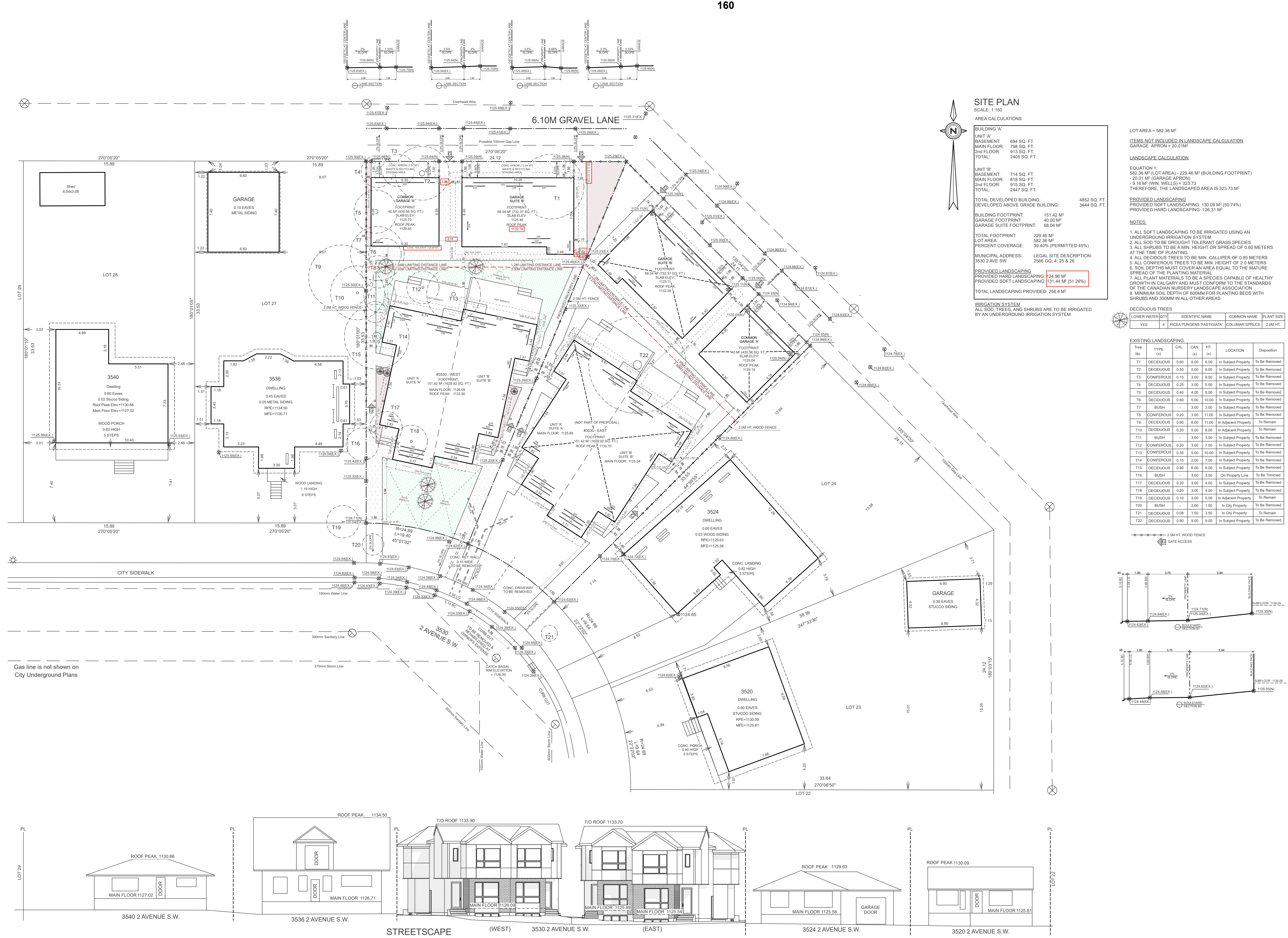
So, the first of my concerns is the challenge created with the DMap system to obtain complete information about an application. I am relatively confident that I am not the first individual to miss important information that is embedded within the system and not clearly marked. Hopefully this can be addressed so others who are trying to provide feedback on developments are not further compromised.

My second concern is more substantial and relates to the strong probability that individuals who provided comments on the DP2026-00696 application will not have been aware of the second related application DP2026-00695. My request is that you, as the file manager for both of these applications, will take this distinct possibility into consideration. It is reasonable that if individuals provided comments on the DP2026-00696 application, that they also are pertinent and similar for the DP2026-00695 application.

Thanks in advance for your consideration and for the work that you are doing on this file.

Regards,

Janet Ronsky, PhD., P. Eng. FCAE



TERMS OF POSSESSION OF THESE DRAWINGS & GENERAL NOTES:

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6. ANY CHANGES DURING CONSTRUCTION SHALL BE REPORTED BY THE BUILDER TO THE DESIGNER PRIOR TO MAKING THAT CHANGE.

PROJECT:

MARCEL
DESIGN STUDIO LTD.

OFFICE: 403.880.6065

ADDRESS:

3520 2ND AVENUE SW
CALGARY, AB
(WEST LOT)

DP:

REVISIONS:

DWG. TITLE:

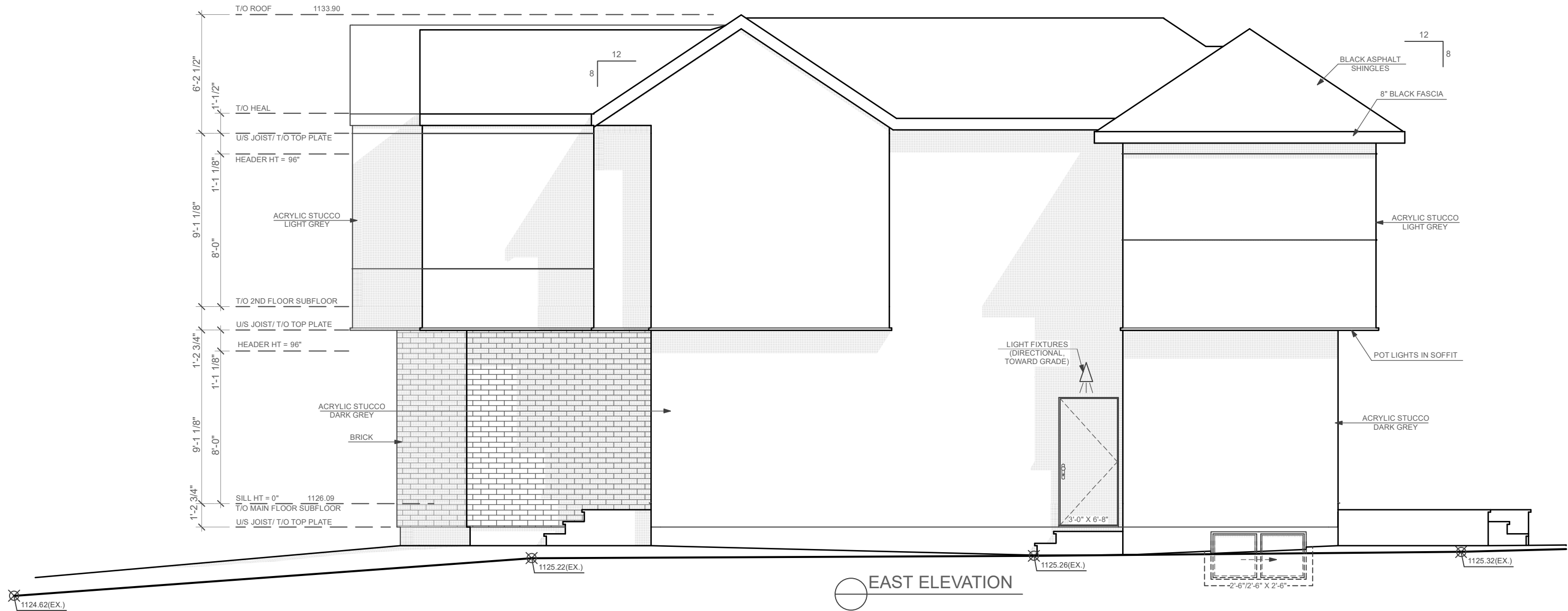
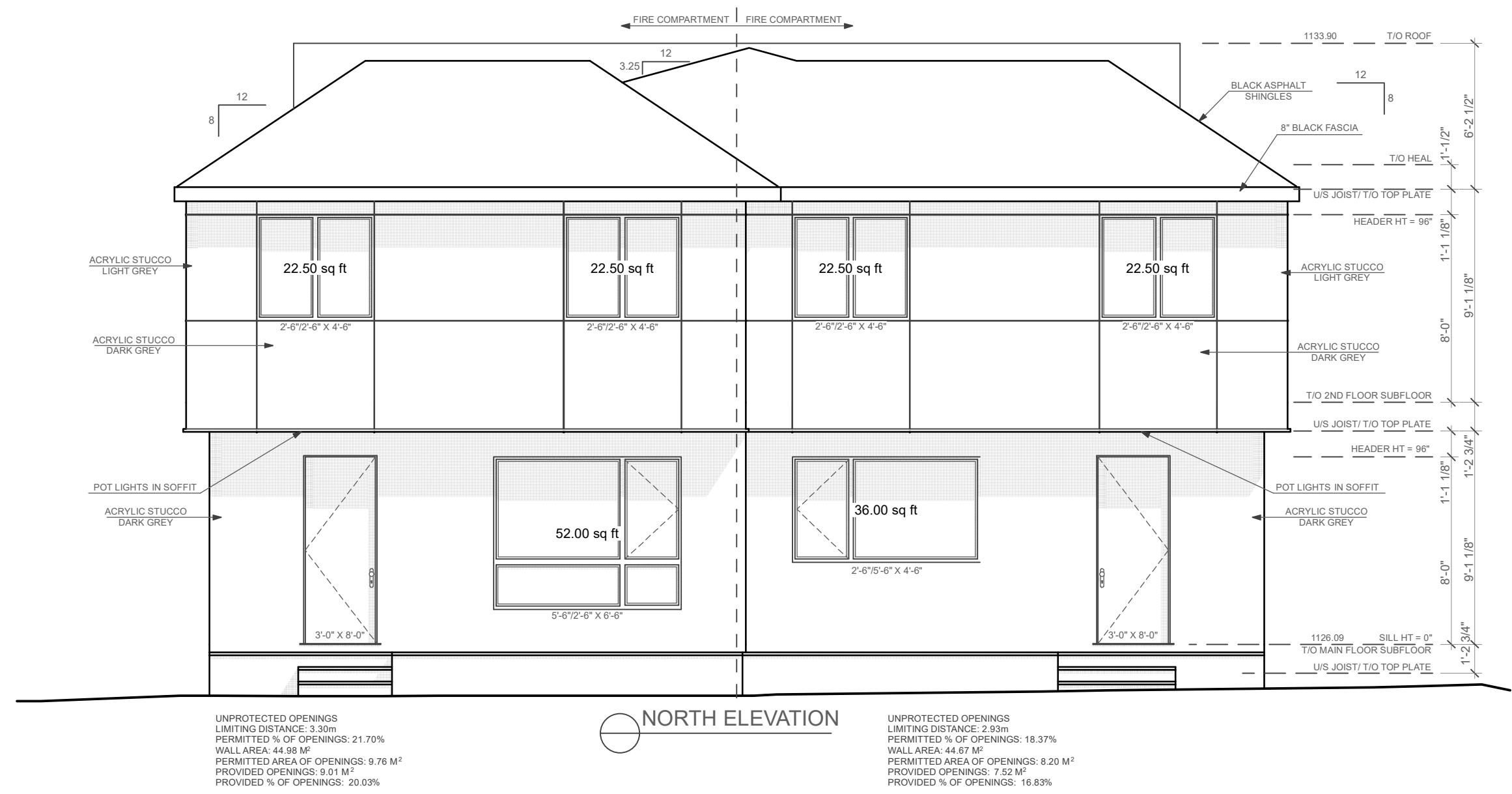
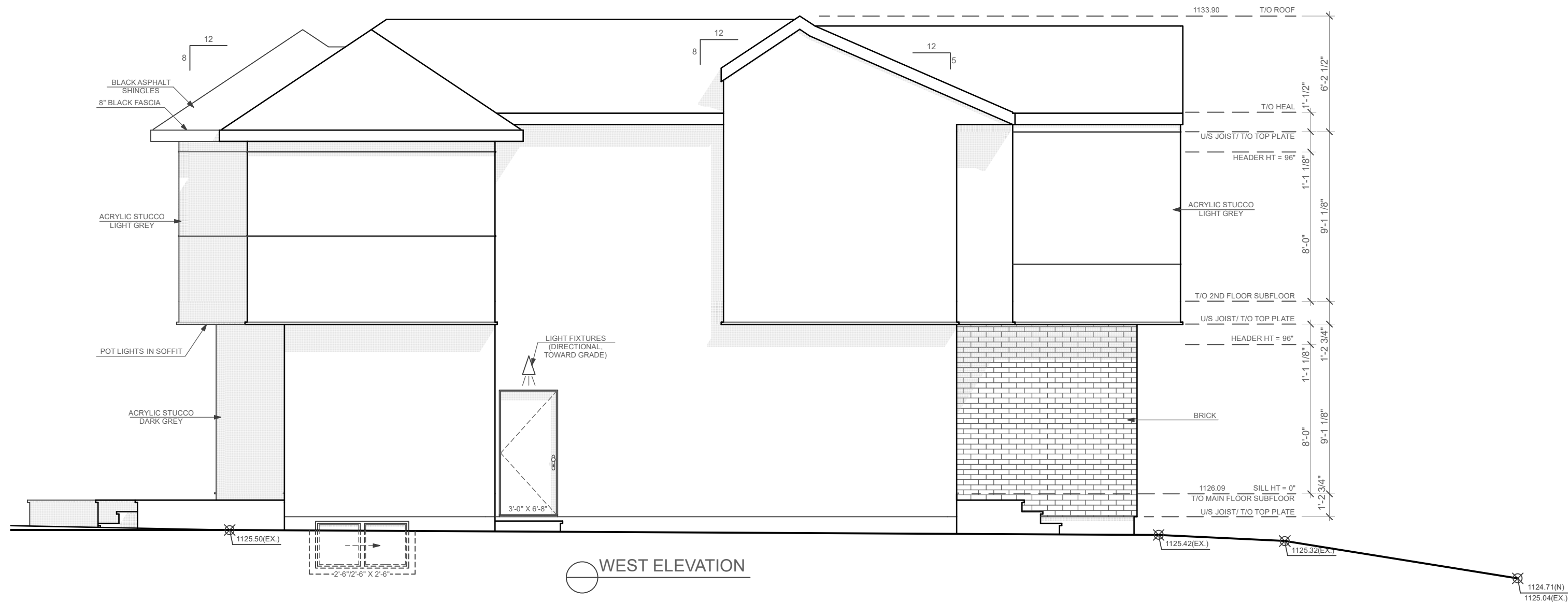
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SCALE:
1:150

DATE:
MAY 12, 2026

DRAWN BY:
A.D.

SHEET NO.:



ADDRESS:

3530 2 AVENUE SW
CALGARY, AB
(WEST LOT)

DWG. TITLE:

BUILDING
ELEVATIONS

REVISIONS:

SCALE:

3/16" = 1'-0"

DATE:

MAY 12, 2026

DRAWN BY:

AD

SHEET NO.:

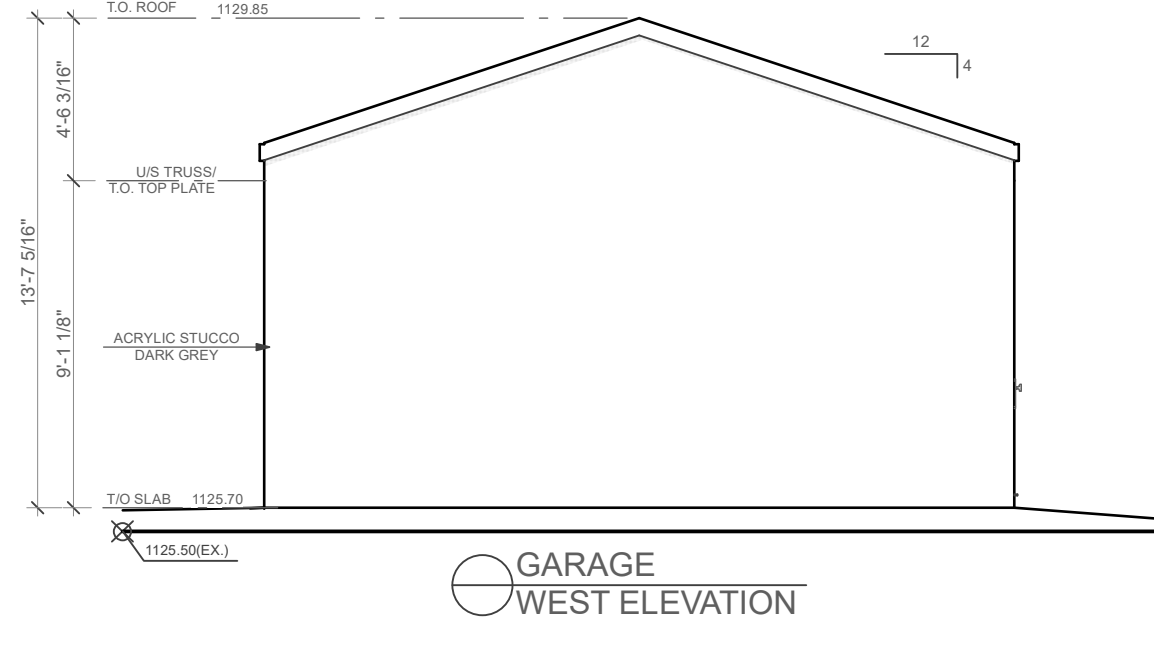
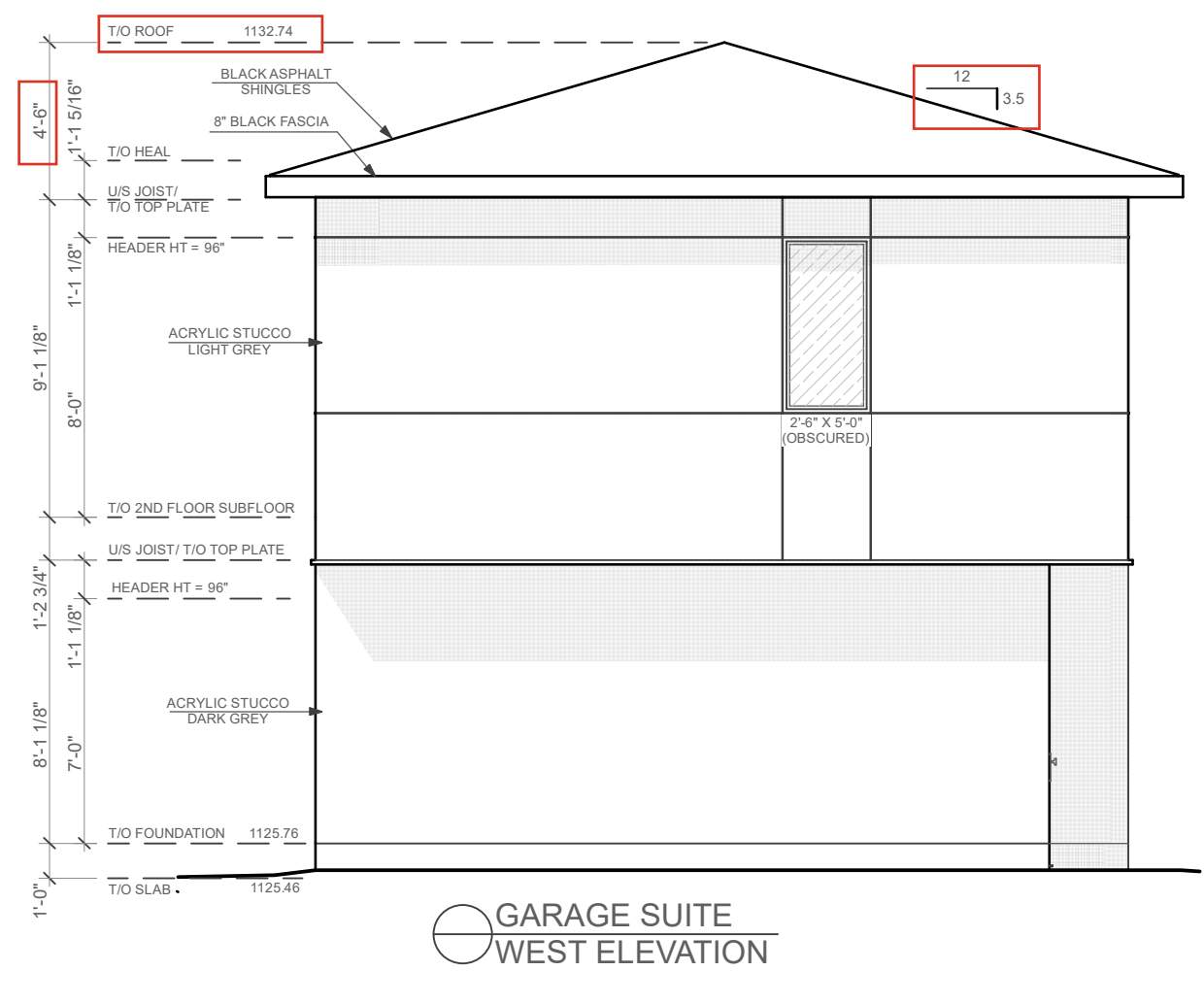
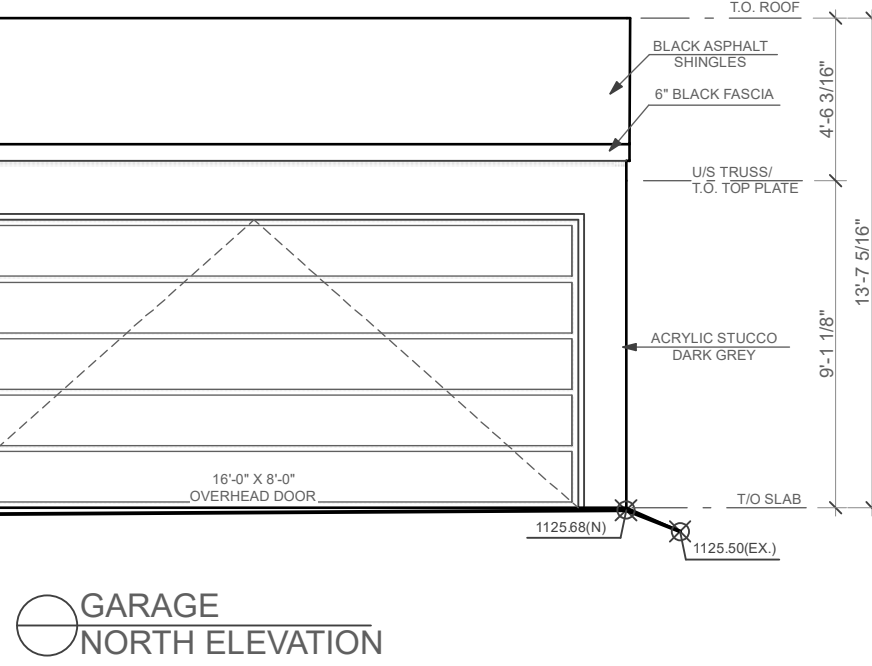
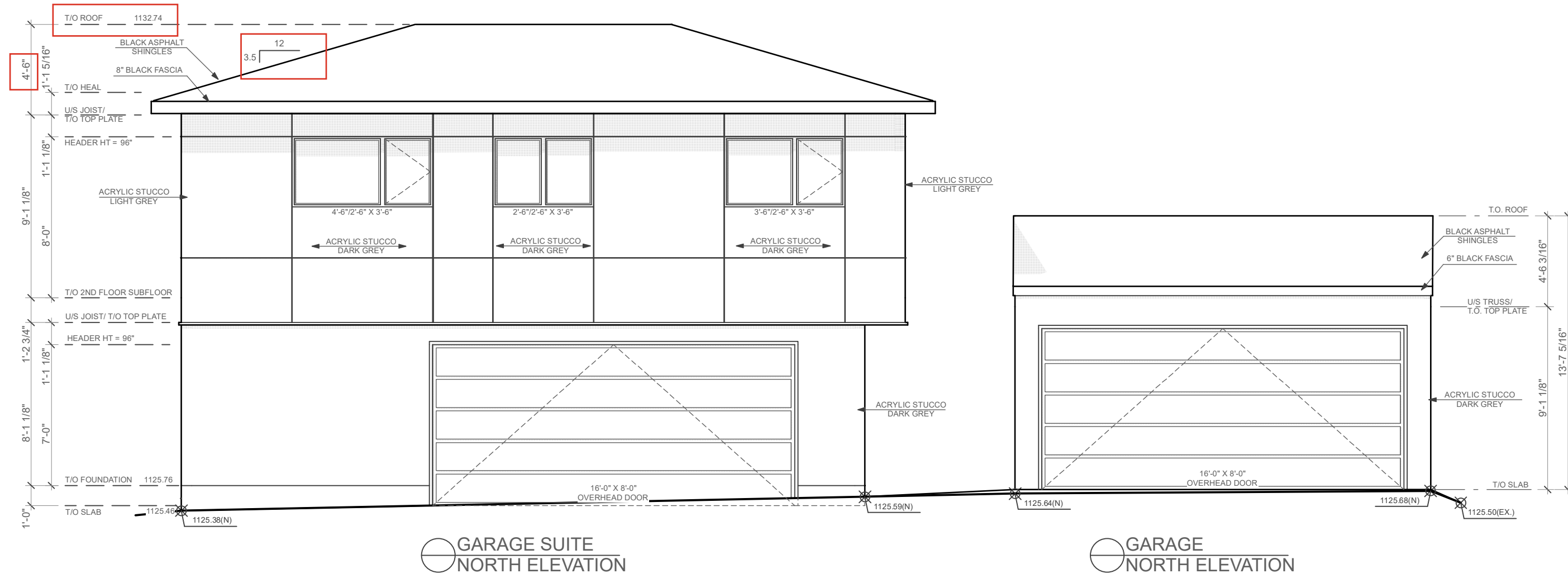
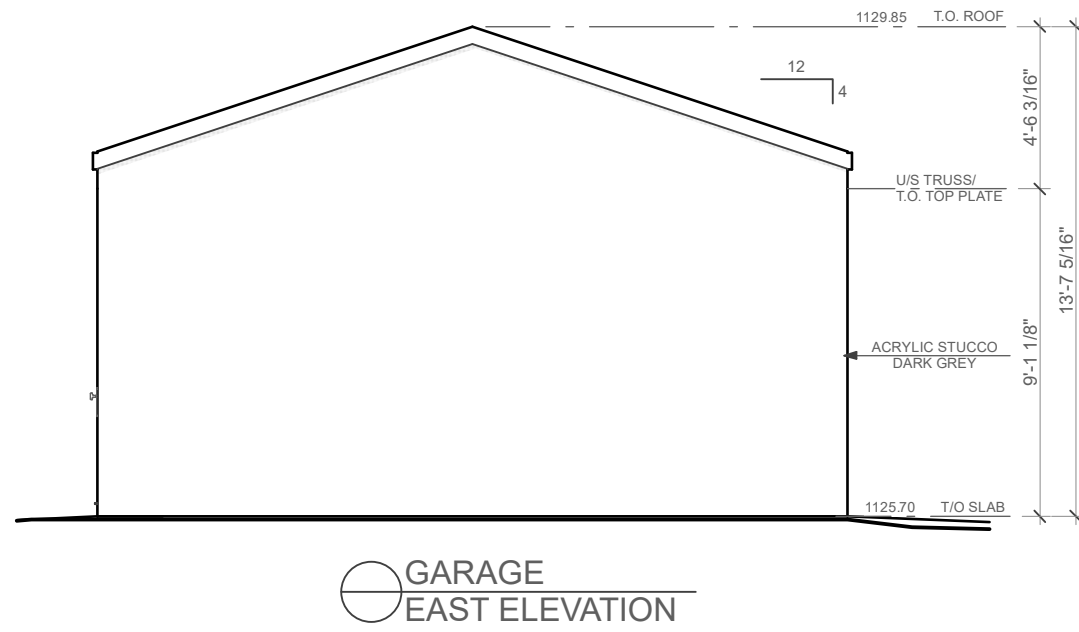
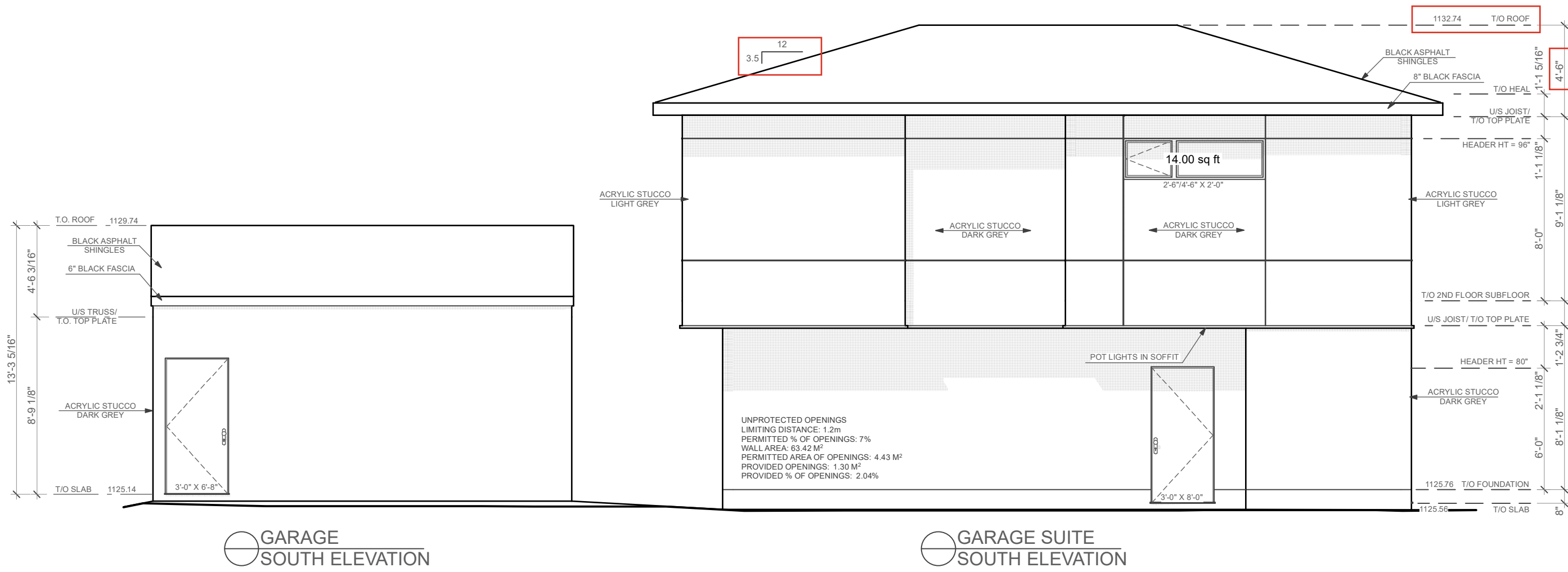
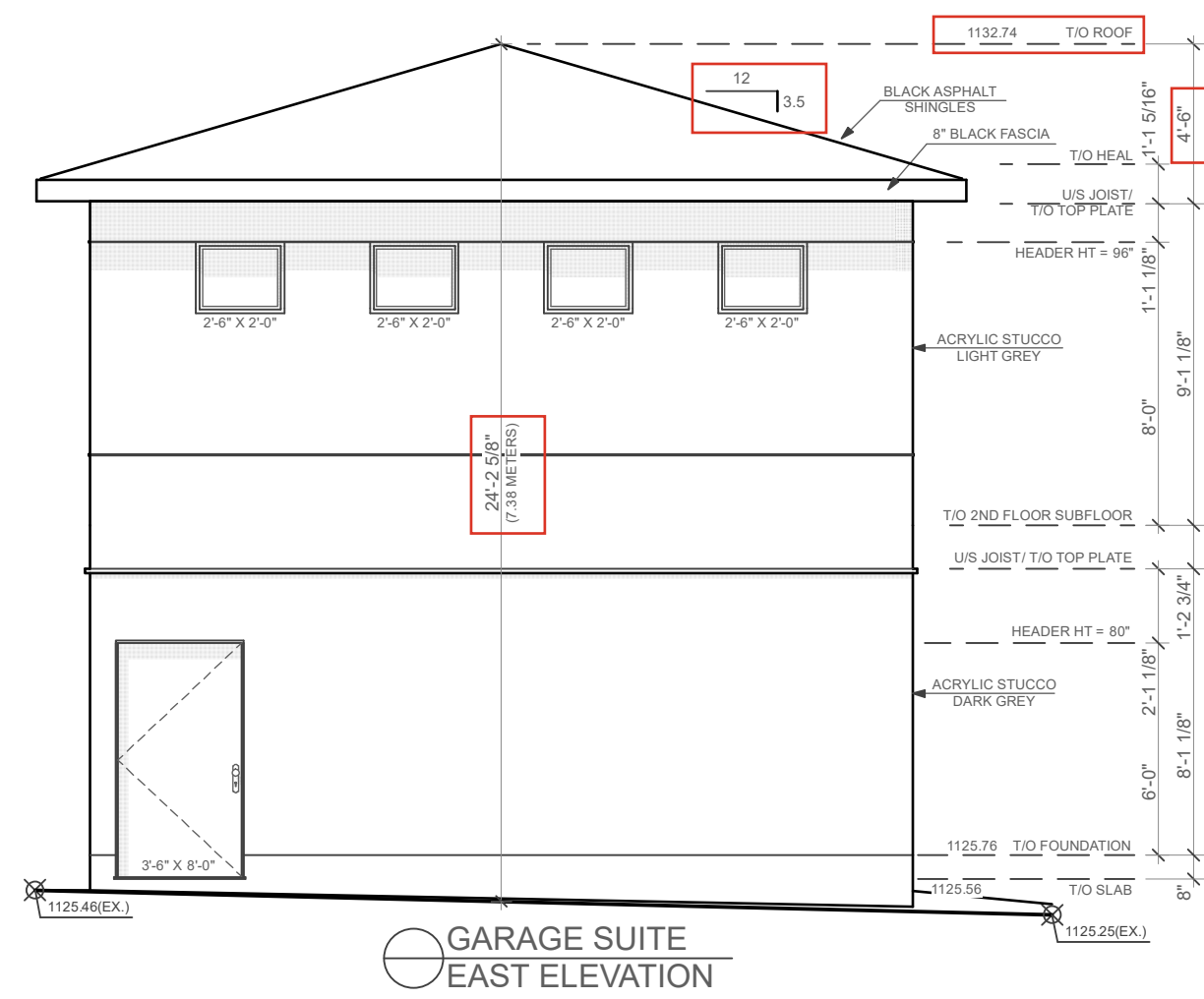
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MARCEL
DESIGN STUDIO LTD.

OFFICE: 403.880.6065



ADDRESS:

3530 2 AVENUE SW
CALGARY, AB
(WEST LOT)

DWG. TITLE:

BUILDING
ELEVATIONS

REVISIONS:

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3/16" = 1'-0"

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MAY 12, 2026

DRAWN BY:

AD

SHEET NO.:

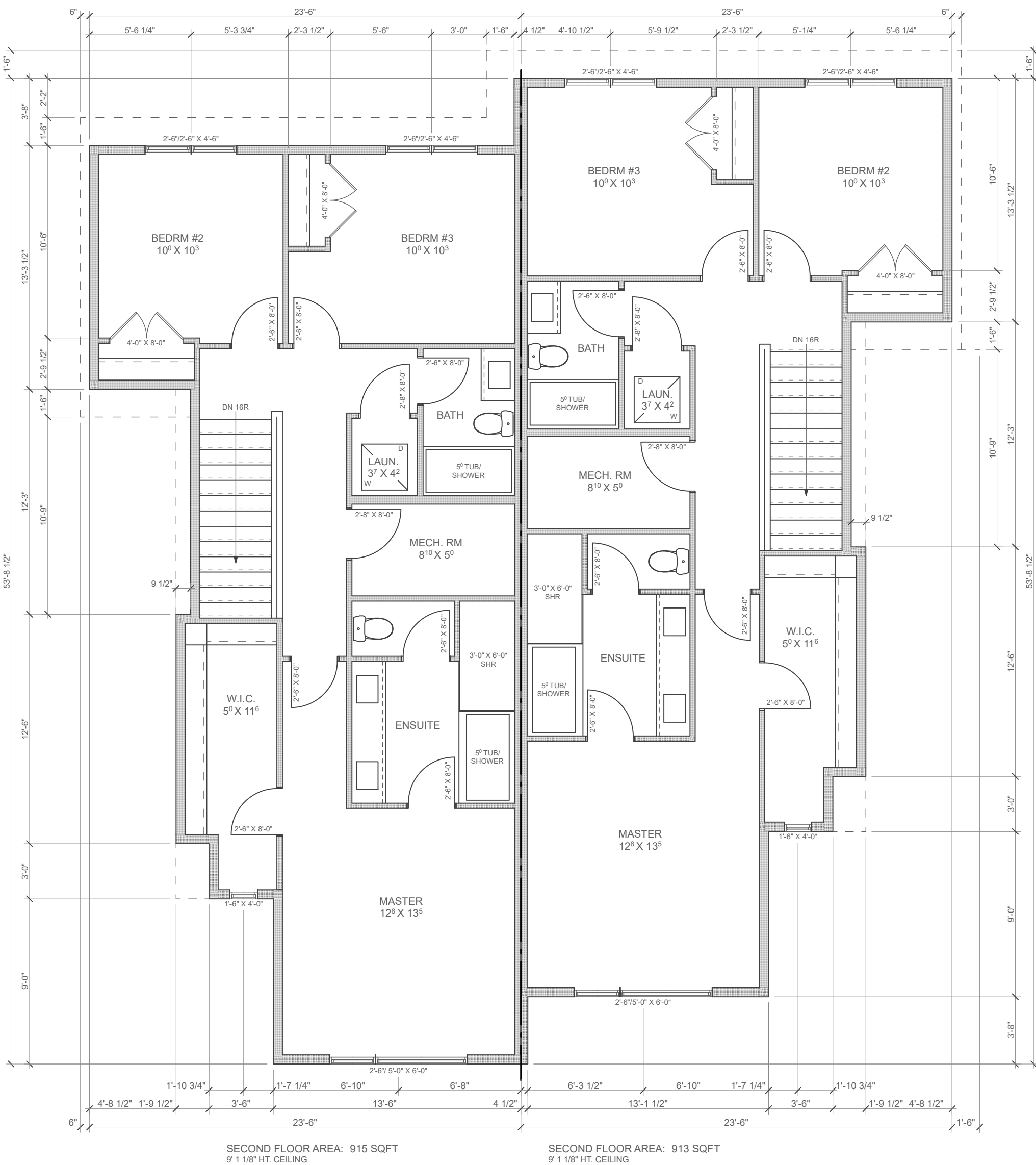
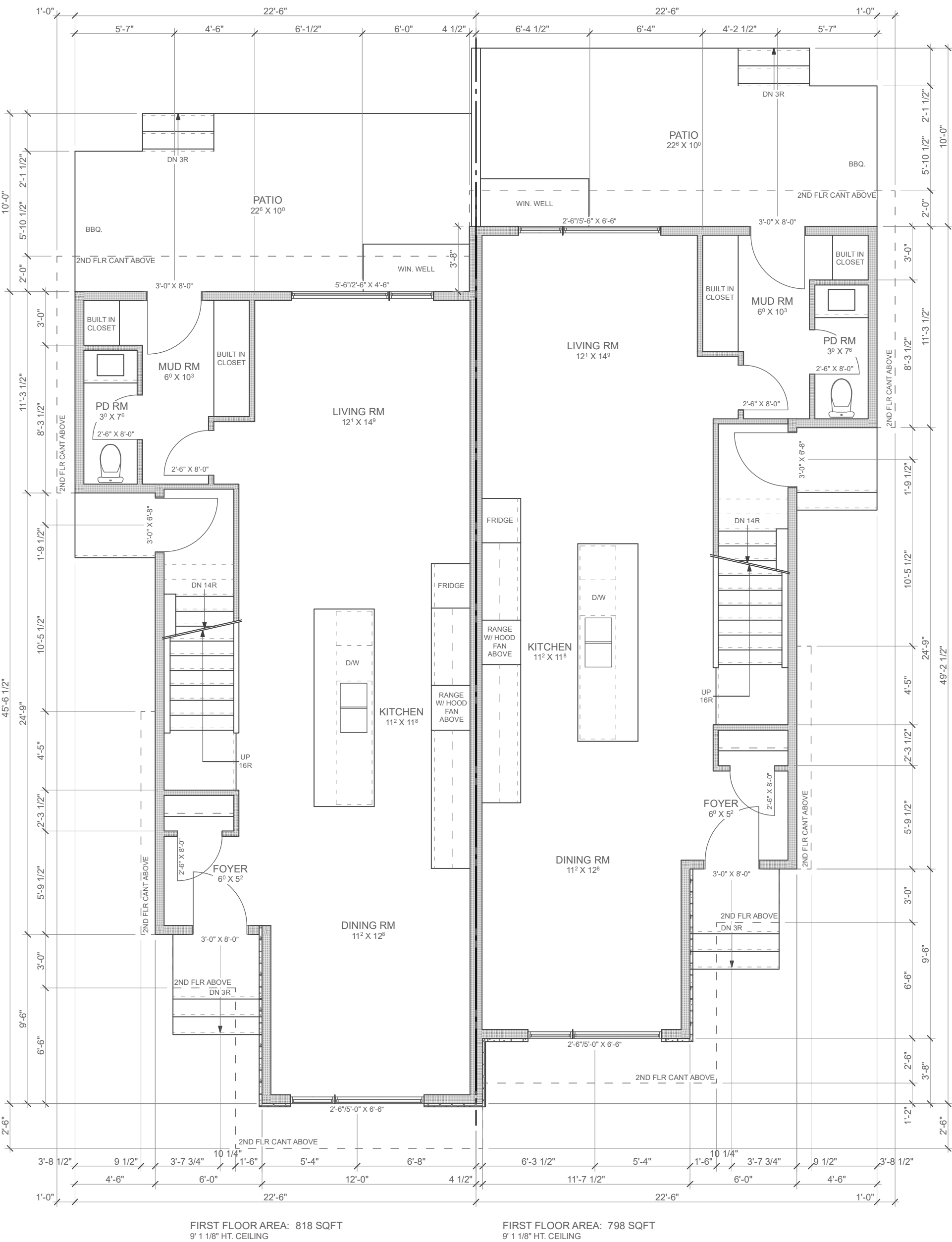
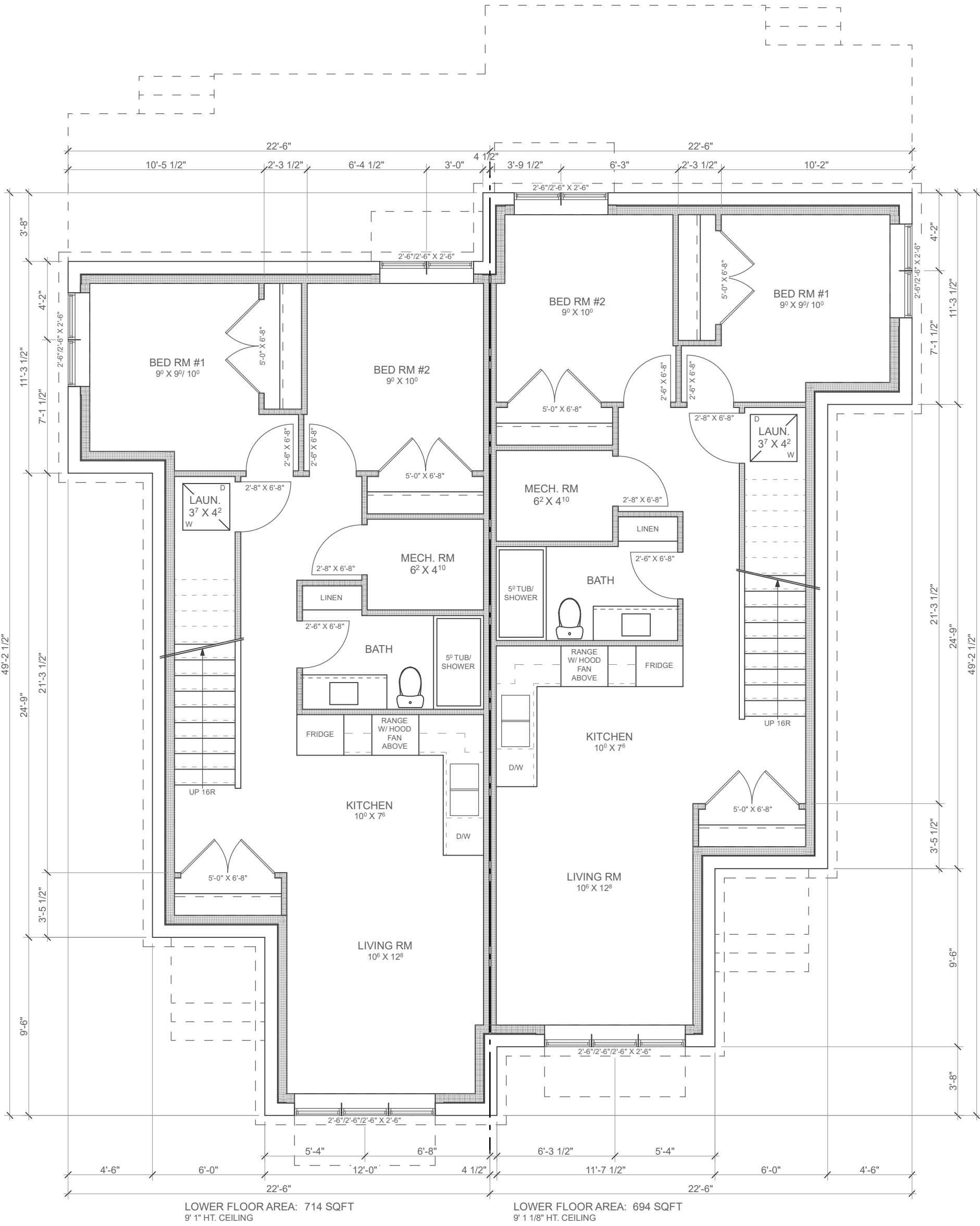
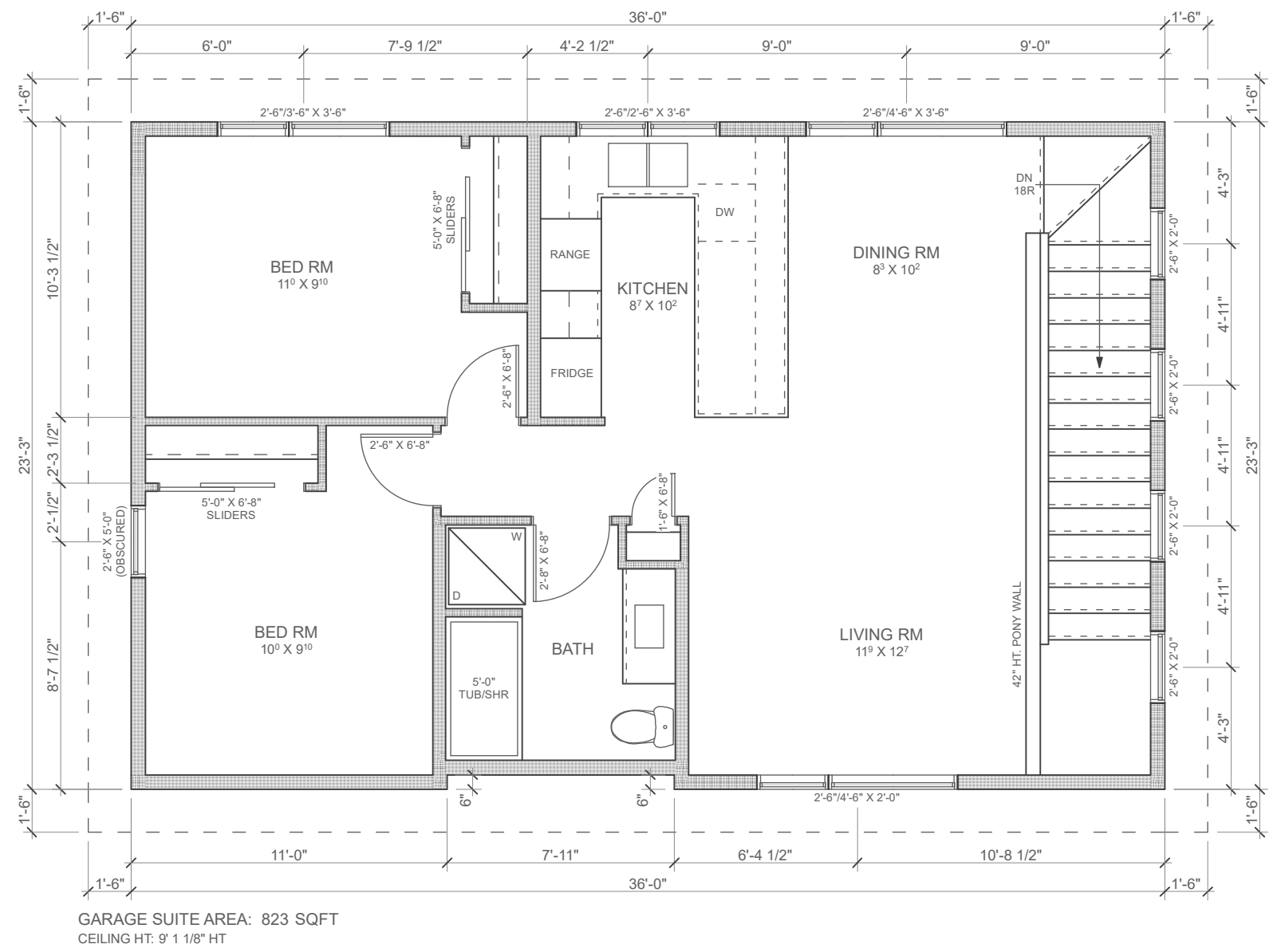
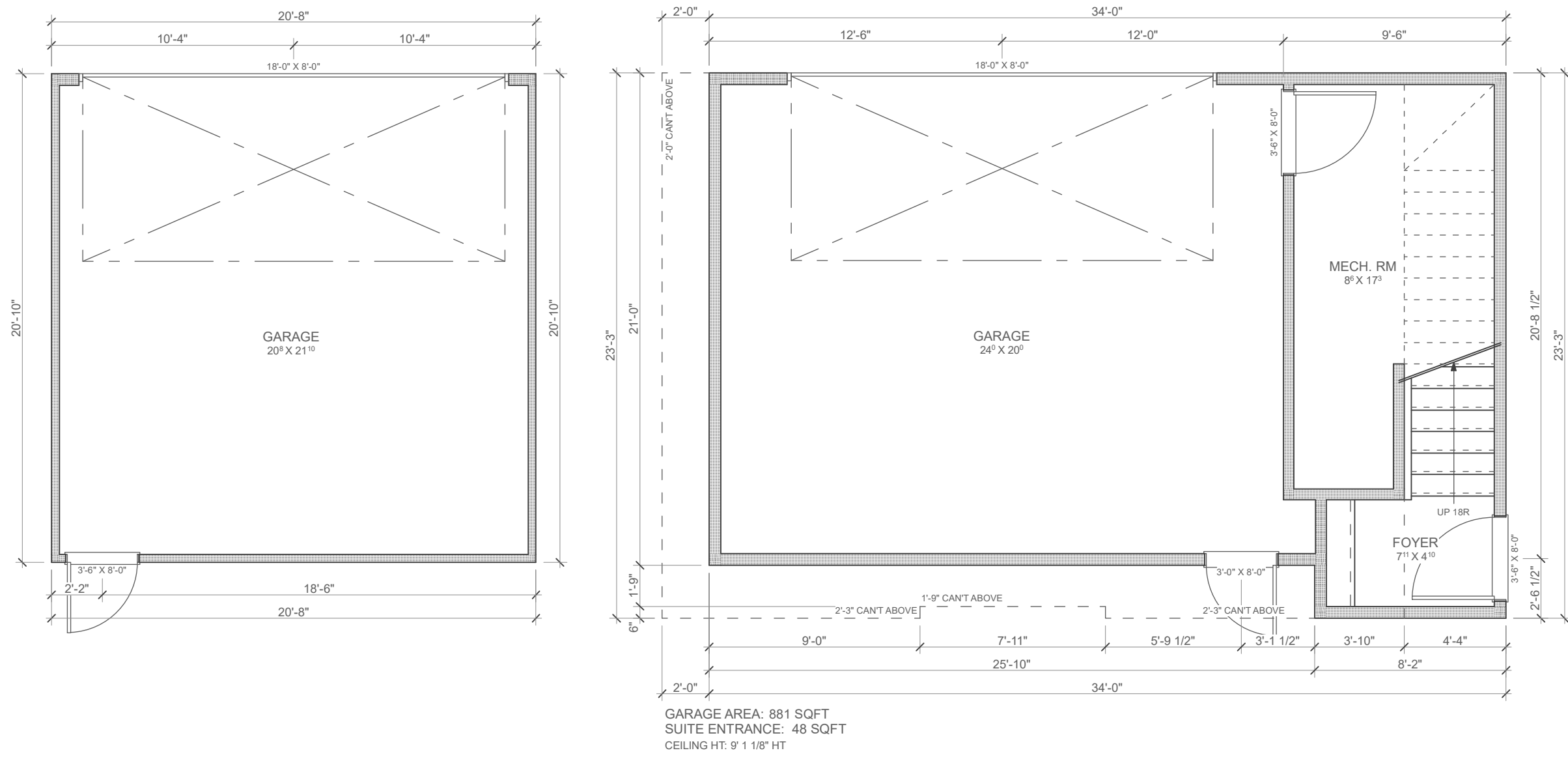
3

TERMS OF POSSESSION OF THESE DRAWINGS & GENERAL NOTES:

1. TERMS OF POSSESSION OF THESE DRAWINGS & GENERAL NOTES MUST BE READ PRIOR TO REVIEWING THESE DRAWINGS.
2. DO NOT SCALE DRAWINGS.
3. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH CURRENT NATIONAL BUILDING CODE - ALBERTA EDITION.
4. THE MUNICIPAL AUTHORITY, BUILDER, TRADES, ENGINEER(S) OR ANY PROFESSIONAL OR NON PROFESSIONAL IN POSSESSION OF THESE DRAWINGS SHALL REVIEW EACH PAGE AND REPORT ANY ERRORS OR DISCREPANCIES TO THE DESIGNER PRIOR TO START OF CONSTRUCTION.
5. THE DESIGNER IS NOT RESPONSIBLE FOR ANY ERRORS OR DISCREPANCIES THAT ARE NOT REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION. THEY ARE THE RESPONSIBILITY OF THE BUILDER.
6. ANY CHANGES DURING CONSTRUCTION SHALL BE REPORTED BY THE BUILDER TO THE DESIGNER PRIOR TO MAKING THAT CHANGE.

MARCEL
DESIGN STUDIO LTD.

OFFICE: 403.880.6065



ADDRESS: DWG. TITLE: REVISIONS: SCALE:

3530 2 AVENUE SW
CALGARY, AB
(WEST LOT)

FLOOR PLANS

3/16" = 1'-0"

DATE:

MAY 12, 2026

DRAWN BY:

AD

SHEET NO.:

4

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