REPORT TO THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD

DATE: September 15, 2026	**APPEAL NO.: SDAB2026-0147** **FILE NO.: DP2026-01591**
APPEAL BY: Noelle Leemburg	
FROM A DECISION OF THE DEVELOPMENT AUTHORITY where a **New: Rowhouse Building (1 building), Secondary Suite (5 suites), Accessory Residential Building (Bicycle Storage)** **was approved at 3026 46 Street NW (Formerly: 4648 29 Avenue NW).**	**LAND USE DESIGNATION: R-CG** **Discretionary**
COMMUNITY OF: Montgomery	**DATE OF DECISION: July 21, 2026**
APPLICANT: Ahmed Gouda, Tricor Design Group	**OWNER: Sandeep Suri**

Notes:

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

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

Subdivision & Development APPEAL BOARD

Subdivision and Development Appeal Board - Notice of Appeal

CC 821 (R2023-03)

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

Municipal Address of Site Under Appeal [required]	4648 29th Ave NW Calgary, AB
Development Permit/Subdivision Application/File Number [required]	DP2026-01591
Name of Appellant [required]	Noelle Leemburg
Agent Name (if applicable)	
Street Address [required]	3019 46 St NW
hdnFullAddress	3019 46 St NW Calgary AB T3B 1B4
City [required]	Calgary
Province [required]	Alberta
Postal Code [required]	T3B 1B4
Residential Phone # [required]	(403) 399-8874
Business Phone #	(403) 399-8874
Email Address [required]	noelleleemburg@gmail.com

APPEAL AGAINST

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

Development Permit Approval

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Aug 19, 2026

11:52:00 AM

SDAB2026-0147

Subdivision & Development APPEAL BOARD

Subdivision and Development Appeal Board - Notice of Appeal

CC 821 (R2023-03)

I do hereby appeal the decision of the Subdivision/Development Authority for the following reasons [required]	Reasons for Appeal 1. The subject development of a 5-unit Rowhouse Building with five Secondary Suites is not appropriate on the subject corner parcel because it is located in the heart of our community on a quiet neighbourhood street. 2. The subject development permit application is out of character with the existing streetscape, located further forward and taller than any other home on the block and the proposed development does not sensitively integrate or is respectful to the existing development on the block. 3. There will be overlooking from the windows of the second and third floors units into the rear amenity spaces of all of the properties to the southeast on the same block. There will be overlooking from the third-floor balconies into the houses across the street to the northwest. 4. Access to the Secondary Suites will be along the northeast elevation creating extra activity, noise and associated lighting adjacent to the neighbour. 5. The mobility and storage lockers will be located along the shared property line and there is no indication that the rear of the lockers will use the shared fence or will be a free-standing structure.

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

Estimated Presentation Time	Unknown
Will you be using an agent/legal counsel? [required]	No
Do you anticipate any preliminary issues with your appeal? (i.e. jurisdiction, parties status as affected persons, adjournment, etc.)? [required]	Unknown
If yes, what are the issues?	
Do you anticipate bringing any witnesses/experts to your hearing? [required]	Yes
If yes, how many will you be bringing?	85

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Aug 19, 2026

11:52:00 AM

SDAB2026-0147

Subdivision & Development APPEAL BOARD

Subdivision and Development Appeal Board - Notice of Appeal

CC 821 (R2023-03)

I confirm and acknowledge that

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

Submission Date 2026-08-19 11:46:43 MST

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

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

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SDAB2026-0147

Appeal 4648 - Appellants & Co-Appellants

Appellants & Co-Appellants	Address	Phone	E-mail Address
Alec Munn	4708 Montana DR T3B1G1	587-987-0380	alec.munn@shaw.ca
Ann Quinney	4739 Montana Cr NW T3B1E6	403-540-8623	
Archie Henderson	4763 Montana Cres NW T3B 1E6	403-606-8151	capman918@aol.com
Astrid Montes	4708 Montalban Drive NW T3B 1E5	403-863-1564	astridvanessamontes@gmail.com
Barry MacDonnell	4804 Montana Dr T3B1G1	403-247-5361	
Bev Frizzell	4760 Montalban Drive NW T3B 1E5	403-660-5232	bev.f@telus.net
Carol McCullough	4735 Montana Cr T3B1E6	403-801-9784	cmccullough@gmail.com
Chelsey Wickens	4727 Montana Cres NW T3B 1E6	403-671-3509	chelsey.wickens@gmail.com
Cheryl Rozema & Derrick Rozema	4636 29 Ave NW T3B0J2	403-286-1315	clrozema@shaw.ca
Clayton Stewart	4808 Montana Cres NW T3B 1E8	403-397-7980	ccsgroup@telus.net
Curtis Kuntz	4708 Montana DR T3B1G1	368-299-6622	curtis.m@shaw.ca
Darcy Dean	4603 29th Ave NW T3B 0J1	587-888-3887	deltaxray@nucleus.com
David Moldough	4819 Montana DR NW T3B1G3	403-608-6298	
Debbie Shaw	4628 Montana Drive NW T3B 1G1	403-998-6350	debbieshaw@shaw.ca
Dennis & Brenda Robinson	4815 Montana Drive NW T3B 1G3	403-286-7327	bjrrobi@gmail.com
Don and Marla Belsheim	4736 Montalban Drive T3B 1E5	587 572 3736	don.belsheim@gmail.com
Don Henderson	4763 Montana Cres NW T3B 1E6	403-246-6483	lines91@aol.com
Don Shaw	4628 Montana Drive NW T3B 1G1	403-9904488	
Don Smaniotto	4823 Montana Drive NW T3B 1G3	403-288-9143	
Eleanor Heinrichs	4719 Montana Drive NW T3B 1G2	403-286-9257	janhein@telus.net
Elsa Munn	4708 Montana DR T3B1G1	403-973-0380	elsa.munn@shaw.ca
Eric Pelletier	4827 Montana Drive NW T3B 1G3	403-608-9103	ericpelletier13@gmail.com
Ernest Scherer	4627 Montana Dr NW T3B 1E9	403-860-6956	ehscherer42@gmail.com
Evin Munn	4708 Montana DR T3B1G1	587-968-5452	evin.munn@shaw.ca
Gerry & Laurel Karst	4811 Montana Cres NW T3B 1E7	403-312-4925	gerrykarst@icloud.com
Gerry Cross	4828 Montana Cres NW T3B 1E8	403-401-2846	gcross@mtroyal.ca
Grant Smillie	3019 46 ST NW T3B1B4	403-804-0999	grantsmillie1@gmail.com
Gwen Poffenroth	4735 Montana Cr T3B1E6	587-889-4654	gwen.poffenroth@gmail.com
Heather Turkington	4812 Montana Drive NW T3B 1G1	403-288-0276	
Ian Munn	4708 Montana DR T3B1G1	403-860-5433	imunn@shaw.ca
Jane Durango	4760 Montalban Drive NW T3B 1E5	403-370-5544	janeadurango@gmail.com
Jane Rotnem	4812, 4816 and 4820 Montana Cres NW T3B 1E8	403-608-1356	mjanerotnem@telus.net
Jeanette Addington (daughter to Paul Kuelker)	59 Cheyanne Meadows Way T3R1B6	403-242-2727	jeanettea@shaw.ca

Appellants & Co-Appellants	Address	Phone	E-mail Address
Jim Wickens	4727 Montana Cres NW T3B 1E6	403-801-4908	jim.b.wickens@gmail.com
Jo Ann Wickens	4727 Montana Cres NW T3B 1E6	403-681-8133	jvjwickens@gmail.com
Joe Morin	4828 Montalban Ave NW T3B 1G4	403-850-7028	joe.morin@shaw.ca
John Demmers	4720 Montana Dr NW T3B 1G1	403-2884360	
John Janssen	4719 Montana Dr NW T3B 1G2	403-286-9257	janssen@ucalgary.ca
Judy Klincker	4635 Montana Drive NW T3B 1E9	403-479-6813	judyklincker@gmail.com
Judy Smaniotto	4823 Montana Drive NW T3B 1G3	403-288-9143	smanioto@telus.net
Karen Laird	4811 Montana Dr NW T3B1G3	403-807-0295	rkjhlaird@telus.net
Kevin Watson	4616 29 Ave NW T3B0J2	403-816-0615	watsonkc.kw@gmail.com
Leo Bosma	4712 Montana Dr NW T3B1G1	825-736-2241	leobosma@hotmail.com
Lila Mickelson	4607 Montana Drive NW T3B 1E9	403-247-2479	bemickelson@gmail.com
Lilli Heinrichs	4715 Montana Drive NW T3B 1G2	403-998-0986	lilli.heinrichs@gmail.com
Lisa Arsenault	4831 Montana Drive NW T3B 1G3	403-969-2761	lisadarsenault@gmail.com
Malcolm Williamson	4739 Montana Cr NW T3B1E6	403-512-1949	mdcwilli@gmail.com
Malik & Malika Valliani	4807 Montana Dr NW T3B1G3	403-472-5228	malik.valliani@gmail.com
Marguerite McVicar	4759 Montana Cres NW T3B 1E6	403-651-2360	mcchow@shaw.ca
Maria Saley & Mike Saley	4668 Montalban Dr NW T3B 1E4	403-660-6719	msaley@telus.net
Marianna Veal	4828 Montalban Ave NW T3B 1G4	403-862-4099	mveal@shaw.ca
Megan Franklin	4827 Montana Drive NW T3B 1G3	403-608-9103	see Eric
Mike & Victoria Biersteker	4720 Montalban Drive NW T3B 1E5	403-651-7117	mike.biersteker@gmail.com
Milan & Katarina Pitsch	4643 29 Ave NW T3B0J1	403-202-3630	amuh@shaw.ca
Nathaniel Wagenaar	4807 Montana Cres NW T3B 1E7	403-998-6283	nathaniel.wagenaar@gmail.com
Ovide Huberdean	4811 Montana Dr NW T3B1G3	403-651-4155	ovidejfn@gmail.com
Paul Kuelker	4808 Montana Drive NW T3B1G1	4032887867	paulku@shaw.ca
Penelope Shrive	4611 Montana DR T3B1E9	403-617-3933	plshrive@gmail.com
Phil Arsenault	4831 Montana Drive NW T3B 1G3	403-660-1793	onlinephil@me.com
Philip Cross & Susan Hull	4752 Montalban Drive NW T3B 1E5	403-247-0347	pcross4752@gmail.com
Phillip & Mary Hereema	4603 Montana Dr NW T3B 1E9	403-863-6393	hereema.mary@gmail.com
Rae Ann Demmers	4720 Montana Dr NW T3B 1G1	403-465-4360	raeanndemmers@shaw.ca
Robert Chapman	4724 Montana Drive NW T3B 1G1	403-473-7687	rjchapman24601@gmail.com
Robert Kerr	3023 46 ST NW T3B 1B4	403-971-7627	robstoys@outlook.com
Roland Kieken	4615 Montana DR T3B1E9	403-998-3765	
Ron Leitch	4831 Waverley Dr SW T3C 2P5	403-808-6362	ronleit1111@gmail.com
Rose Leitch	4644 29 Ave. NW T3B 0J2	403-200-9435	rtakacs@outlook.com
Sabina Munn	4708 Montana DR T3B1G1	403-585-0003	semunn@shaw.ca
Sachiko Ito	4828 Montana Cres NW T3B 1E8	403-247-2599	sito4828@gmail.com

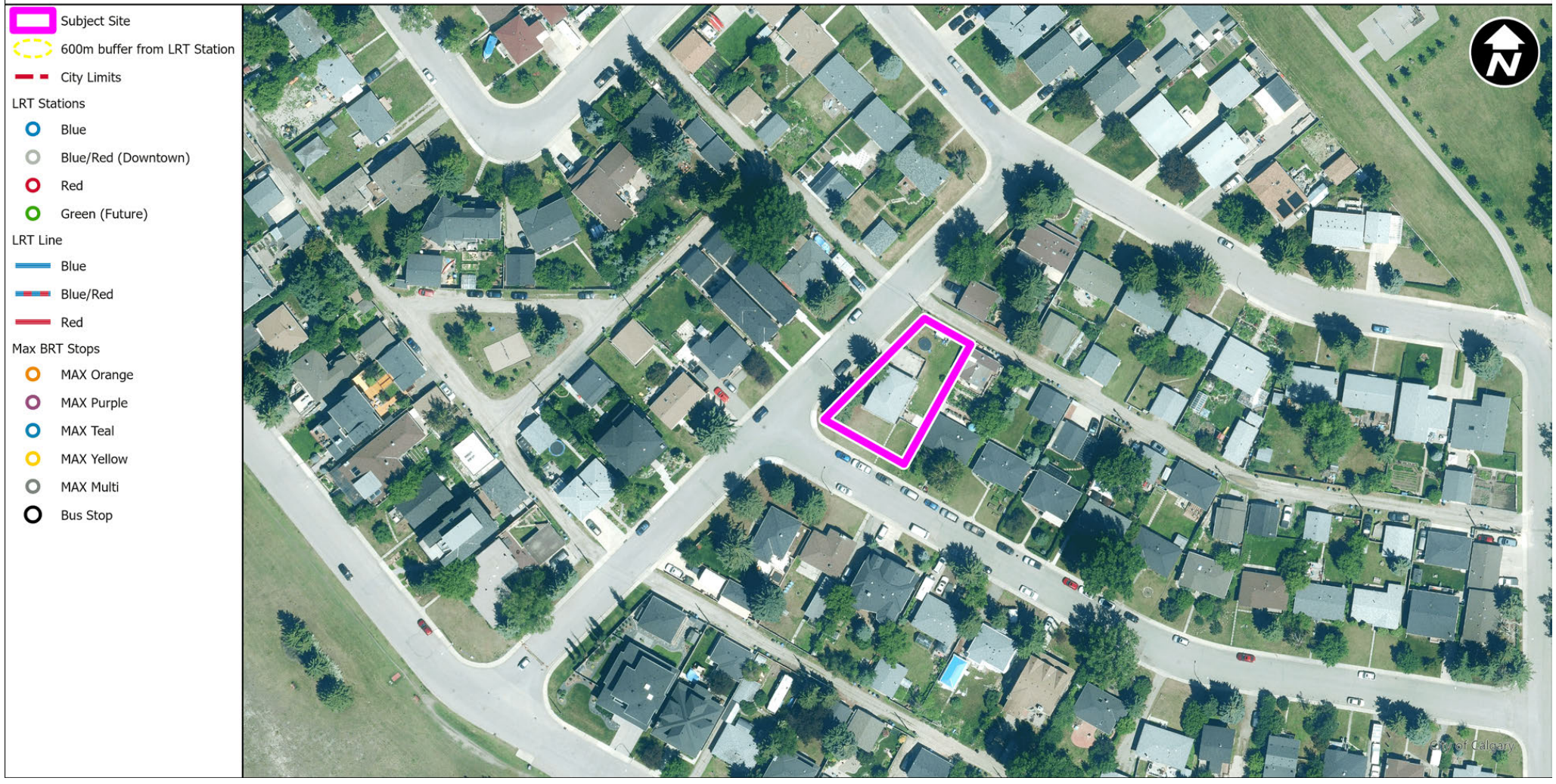
Appellants & Co-Appellants	Address	Phone	E-mail Address
Sandra & Scott Hall	4755 Montana Cres NW T3B 1E6	403-585-9722	sandrahall@me.com
Sangjin Kim & Courtney Canfield	4832 Montana Cres NW T3B 1E8	403-689-4140	sangjinkimdesigns@gmail.com
Sarah Poffenroth	4735 Montana Cr T3B1E6	403-816-0315	sarah.poffenroth@gamil.com
Stephanie Kerr	3023 46 ST NW T3B 1B4	403-818-2810	skerr@shaw.ca
Susan Hull	4752 Montalban Drive NW T3B 1E5	403-512-8769	
Susan Kuntz	4708 Montana DR T3B1G1	403-286-6808	curtisk@shaw.ca
Terry and Debbie McKague	3007 46 St NW T3B 1B4	403-547-9520	damckague@gmail.com
Tilly Stewart	4808 Montana Cres NW T3B 1E8	403-860-6712	wiwaxi@telus.net
Trevor MacPhee	4708 Montalban Drive NW T3B 1E5	403-863-1564	trevormacphee@yahoo.ca
Trevor Poffenroth	4735 Montana Cr T3B1E6	403-607-2277	trevor.poffenroth@gmail.com
Viktor Schoeggl	4716 Montana DR T3B1G1	403-286-5517	
Warren Fields	4639 29 Ave NW T3B 0J1	403-852-6934	
Wendy Fogleman	4652 Montalban Drive NW T3B 1E4	403-700-9795	wendyfog@shaw.ca
Wendy Goldman			
William (Bill) D'Wetto	4623 Montana DR NW T3B1E9	403-288-8836	
Willie Pitstra	4619, 4724 Montana Drive NW T3B 1E9, T3B 1G1	403-202-2241	wcpitstra@gmail.com

Community Context SDAB2026-0147

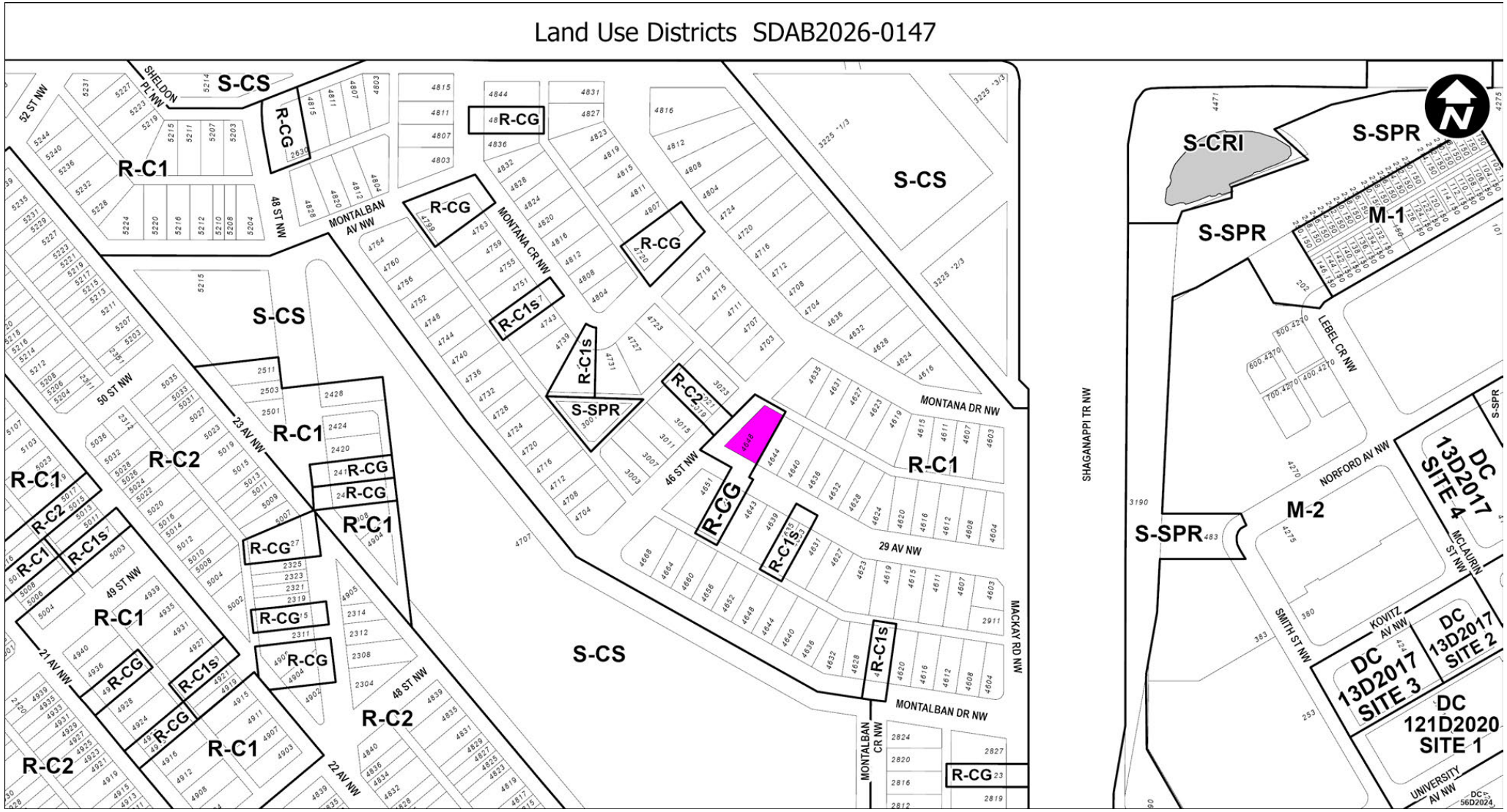


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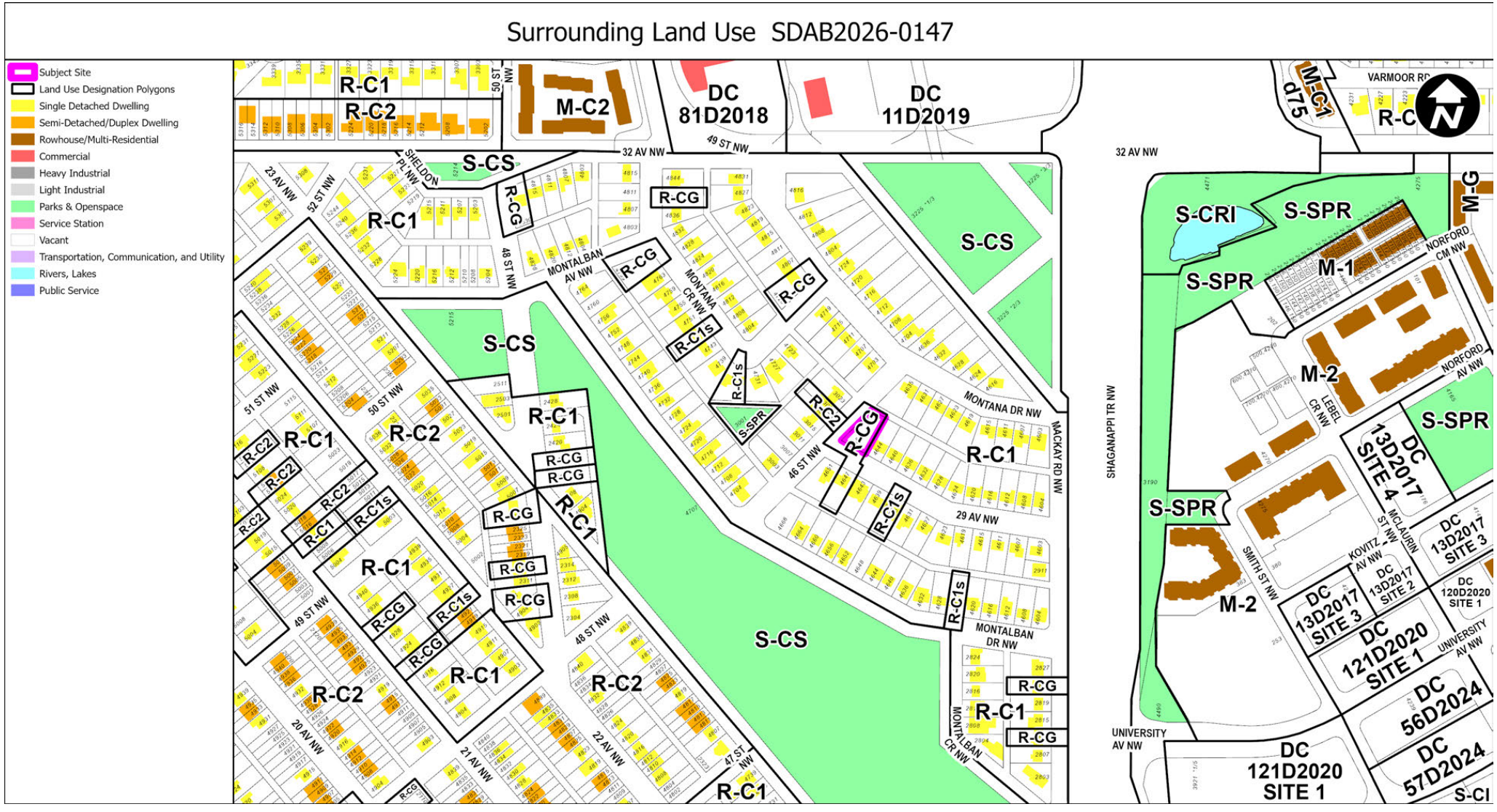
Site Context SDAB2026-0147



SDAB2026-0147



SDAB2026-0147



SDAB2026-0147

July 21, 2026

TRICOR DESIGN GROUP
Ahmed Gouda
[redacted]

Dear Applicant:

RE: Notification of Decision: DP2026-01591
Subject: New: Rowhouse Building (1 building), Secondary Suite (5 suites), Accessory Residential Building (Bicycle Storage)
Address: 4648 29 AV NW

This is your notification of decision by the Development Authority to approve the above noted application on July 21, 2026.

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

Development approved by this permit must commence by July 21, 2028 or the development permit shall cease to be valid. The decision will be advertised beginning July 30, 2026 at www.calgary.ca/publicnotices, which is the start of the mandatory 21-day appeal period. This appeal period will conclude at midnight August 20, 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 (587) 891-3895 or by email at Reza.Bacchus@calgary.ca and assist me by quoting the Development Permit number.

Yours truly,

Reza Bacchus
Planner 1
Planning and Development
Attachment(s)

DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

DP2026-01591

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

4648 29 AV NW

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

and legally described as:

485GR;1;10

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

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

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

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

Decision By: **Development Authority**

Date of Decision: **July 21, 2026**

Development Authority: **Matt A. Rockley**

File Manager: **Reza Bacchus** Release Date: _____

This permit will not be valid if development has not commenced by: July 21, 2028

This Development Permit was advertised on: **July 30, 2026**

This is NOT a Building Permit

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

WARNING

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

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

SDAB2026-0147

DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

DP2026-01591

Complete Address and Legal Description listing for Development Permit DP2026-01591

Address Type	Address	Legal Description
Parcel	4648 29 AV NW	**485GR;1;10**

SDAB2026-0147

Conditions of Approval – Development Permit

Application Number:	**DP2026-01591**
Application Description:	New: Rowhouse Building (1 building), Secondary Suite (5 suites), Accessory Residential Building (Bicycle Storage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	4648 29 AV NW
Community:	MONTGOMERY
Applicant:	TRICOR DESIGN GROUP
Development Applications Review Team	
Planning:	REZA BACCHUS (587) 891-3895 Reza.Bacchus@calgary.ca
Utility Engineering:	BRAD O'KEEFE (403) 966-6846 Brad.O'keefe@calgary.ca
Mobility Engineering:	NABILA HAQUE Nabila.Haque@calgary.ca

Prior to Release Requirements

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

Planning

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

2. Amend plans to illustrate the walkway between Unit 4 and the parking stalls connecting to the public sidewalk along 46 Street NW.

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Utility Engineering

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

   Development Site Servicing Plan Webpage
   https://www.calgary.ca/uep/water/specifications/water-development-resources/development-site-servicing-plans.html

   Development Site Servicing Plans CARL (requirement list)
   http://www.calgary.ca/PDA/pd/Pages/Permits/carl-building-development-permit-search.aspx

4. The subject property requires a storm sewer connection (main extension) and is within the storm re-development levy area. As the parcel is larger than 700m2 the applicant has the following options:

   1.
   a. Enter into Indemnification Agreement for the storm sewer extension.
   b. Provide documentation that extension is completed and the storm redevelopment fee ($84 / m frontage) will be waived.
   c. The subject property is required to control the stormwater to the specified release rate and volume targets.

   OR

   2.
   a. Conduct a percolation test and provide results to Utility Specialists for review and approval (contact Utility Specialists for testing protocols 403-268-6449).
   b. If the percolation test confirms that a drywell system is adequate to service the site in the interim a drywell design is to be provided at the Development Site Servicing Plan (DSSP) stage and must be sized to store the 1:100 year 24 hr storm event in the gravel drainage rock. The volume must be restored within 72 hrs through infiltration and/or re-use.
   c. Submit storm re-development levy payment ($84 / m frontage) at the DSSP stage, and
   d. Provide block profiles that conform to the Standard Block Profile Specifications for CAD and Manual Formats for the proposed storm sewer extension as a part of the DSSP submission for approval by Utility Specialists. Onsite storm service must be stubbed by the Developer at the property line adjacent to the proposed main extension. The main extension and service to the stub will be done by the City of Calgary using the re-development levy funds.
   e. If the percolation test proves that a drywell system is inadequate to service the site in the interim, the storm main extension must be done at the applicants expense or a water reuse system for toilet flushing, irrigation or other forms of low impact developments may be used to restore 1:100-year storage volume. Details are to be provided at the DSSP stage, and are subject to approval by Utility Specialists.

5. After the Development Permit is approved but prior to its release, the landowner shall make payment of off-site levies pursuant to Bylaw 1H2024.
The off-site levy is based on a 2026 development approval date and on the following:

Phase	Description	Unit(s)
1	4648 29 AV NW	Existing Single: 1/New Grade: 5

Based on the information above, the preliminary estimate is $19,627.00
Final estimate and payment instructions will be sent via email upon Development Permit approval.
Should the landowner wish to defer the payment of the offsite levies to Development Completion Permit (DCP), an Offsite Levy Agreement will be required.

To obtain an off-site levy agreement or for further information, contact the Infrastructure Strategist (DANIELA PAUL-GUTIERREZ at 587-215-6255 or daniela.paul-gutierrez@calgary.ca).

Mobility Engineering

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

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

Roads
a. Removal of existing sidewalk and construction of a new monolithic sidewalk (1.5m) on 46 Street NW, including new Curb and Gutter. (Please note that for 1.5m monolithic sidewalk with standard curb the actual sidewalk width is 1.61m)
b. Removal of existing sidewalk and construction of a new monolithic sidewalk (1.5m) on 29 Street NW, including new Curb and Gutter. (Please note that for 1.5 m monolithic sidewalk with standard curb the actual sidewalk width is 1.61m)
c. Construction of a new wheelchair ramp at the north-east corner of the intersection of 46 Street NW and 29 Avenue NW.
d. Closure and removal of existing driveway on 46 Street NW and rehabilitation of the boulevard.
e. Construction of new driveway crossings on 46 Street NW (lane access),
f. Rehabilitation of existing driveway crossings, sidewalks, tree trenches, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.

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

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

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

Permanent Conditions

The following permanent conditions shall apply:

Planning

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

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

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

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

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

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

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

14. 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.

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

16. In order to ensure the integrity of existing public trees and roots, there shall be a minimum 3 metre separation, ideally the full length of the canopy, between the trunk and any new/proposed structures, (i.e. driveways and walkways).

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

Utility Engineering

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

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

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

19. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
    a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment and Protected Areas and The City of Calgary (311).
    b. on City of Calgary lands or utility corridors, The City of Calgary, Climate and Environment (Contaminated Sites Section) must be immediately notified (311).

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

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

22. 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.

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

Mobility Engineering

24. No direct vehicular access is permitted to or from either 46 Street NW or 29 Avenue NW.

25. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Development Engineering. All work performed on public property shall be done in accordance with City standards.

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

Advisory Comments

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

Planning

27. 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.

28. 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.

29. 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.

30. 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.

31. 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.

32. 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.

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

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

35. 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.

36. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. The Public Tree(s) adjacent to this development is/are valued at **$0.00**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.

    Tree ID #T-32404018 is a co-owned tree.

37. 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.

38. No stockpiling or dumping of construction materials is permitted on the adjacent park / escarpment / boulevard.

Utility Engineering

39. The developer is responsible for ensuring that:

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

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

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

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

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

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

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

40. A new water connection is required to service the development and is available from 46 ST NW or 29 AV NW.

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

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

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

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

45. Each unit must be individually metered.

46. Ensure that the water service separation from the foundation wall or piles is:
a. 4.0m (100mm service or larger), or
b. 3.0m (50mm service or smaller), or
c. 2.0m when the foundation wall or piles extends vertically a minimum of 2.0m below the invert of the water pipe.

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

48. A new sanitary connection is required to service the development and is available from 46 ST NW or 29 AV NW.

49. Storm sewers are unavailable for connection.

50. It has been determined that a stormwater main extension is required to service the subject proposal. The work is to be constructed by the developer and will be 100% at the developer's expense, subject to the terms and conditions of the Indemnification Agreement, to the satisfaction of the Coordinator, Development Commitments. Potential reimbursement from the Stormwater Incentive Program may be available. This program provides the potential for the repayment of the costs associated with construction of these types of extensions. The Stormwater Main Extension Pilot project uses funds from the Housing Accelerator Fund to fund extensions to residential developments. For more information and to apply please contact Stormwater@calgary.ca.
Please refer to the Stormwater Incentive Program website for more information.

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

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

53. The applicant is encouraged to explore and adopt stormwater volume control options for this development.

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

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

56. Storm Redevelopment Fees ($84 / m frontage) will be required at the service connection stage.

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

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

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

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

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

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

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

    OR

    Contact the Waste & Recycling Services Specialist/Development Engineering Generalist at 403-268-8445 for further site specific details.

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

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

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

Mobility Engineering

67. The development site is located within a residential parking zone as defined by the City of Calgary Traffic By-law and, as such, no long term non-residential parking is permitted on-street.

68. The applicant is advised that the site is located approximately 150m south of an existing regional pathway running parallel to Montana Drive NW and about 100m north of an on-street bikeway on Montalban Drive NW. The applicant is encouraged to incorporate enhanced bicycle parking facility in the proposed development to support and facilitate the residents in accessing the surrounding

bicycle infrastructure and to provide a reasonable and viable alternative mode of transportation.

FILE: **DP 2026-01591**

DATE RECEIVED: June 25, 2026

Final Bylaw Relaxations		
Regulation	**Standard**	**Provided**
NONE NOTED		

APPLICATION FOR A DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

659214379-001
Taken By: BDG

Application Date **Mar 20, 2026**

APPLICATION NO DP2026-01591

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

Total Fees: $1,293.00

Cart #:

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

Contact: **Gouda, Ahmed**
Phone: [redacted]
Fax: ( )

Parcel Address: **4648 29 AV NW**
Legal: **485GR;1;10**

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

Community: **MONTGOMERY**
Sec. Number: **25W** Ward: **07**

Description: **New: Townhouse (1 building), Secondary Suite (5 suites), Accessory Residential Building (Bicycle Storage)**
5 Plex Townhomes

Gross Floor Area: 9372 feet - squared\r\nDwelling Units: 5

Proposed Development is: **Discretionary**

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

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

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

Applicant / Agent Signature: _____ Date: _____

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

Track your application on-line with **VISTA** Go to: **www.calgary.ca/vista** and enter your JOB ACCESS CODE (JAC)**DP2026-01591** [redacted]
or call our Planning Support Centre at (403)268-5311.

Development Permit Complete Application Requirement List

Addition or New Multi-Residential Building:

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

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

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

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

Processing Times and Deemed Refusals

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

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

SECTION 1: Applicant Details

❑ Property Owner ☑ Representing Owner

Applicant's Name:	Company Name (if applicable):
Ahmed Gouda	Tricor Design Group Inc.
Applicant's Email:	Applicant's Phone Number (during business hours):
info@tricordg.ca	[redacted]

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

SECTION 2: Project Details

Project Address: 4648 29 AV NW

Cumulative gross floor area:	❑ Addition ☑ New Building	9,372	☑ ft² ❑ m²
New dwelling units created:	☑ Yes ❑ No	If yes, number of new dwelling units:	5

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

Supporting Documents

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

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D.	**Colour Photographs** (minimum of four different views, label and identify each photographs) ▪ Site from front and rear ▪ Two adjoining parcels on either side ▪ Unique features and aspects of significance to development of the parcel ▪ Details of curbs, driveways, sidewalks, waste enclosures and overhead poles ▪ Indicate on a key plan or the site plan, the direction and location of photos
E.	Development Permit fee (Fee Schedule)
F.	Completed Site Contamination Statement
G.	Completed Public Tree Disclosure Statement If public trees are identified one additional site plan may be required
H.	Completed Abandoned Well Declaration
I.	Completed Use Questionnaire *This is only required if there is a Commercial Use being proposed within the building or addition
J.	Completed Climate Resilience Inventory form
K.	**Applicant's Submission Planning Analysis (recommended)** The purpose of the Planning Analysis is to provide key information about the project; information that cannot be communicated in a set of plans (i.e. the thought process behind the proposal). This information will reduce the number of conditions in the first Detailed Team Review form and speed up the application processing time. Where relevant, the Planning Analysis will be circulated to the Community Association for comment as part of the development permit circulation process. While this is **not a mandatory requirement**, we strongly encourage applicants to provide this key information. ▪ Provide an explanation of the proposal/project and how it fits with the surrounding context ▪ Describe how the landscaped areas and amenity spaces are configured and programmed. For small residential developments refer to the Landscape Design Guide for Small Residential Sites ▪ Identify and provide rationale for any variation from the relevant City of Calgary policies ▪ identify and provide rationale for any proposed relaxations to the Land Use Bylaw
Renderings	
L.	**Rendering or Elevation for Notice Posting**
At least one (1) **rendering** matching the specifications below, **OR** one (1) elevation of the proposed development **Note:** the purpose of this is to include a visual for the notice posting and is encouraged. This is discretionary upon discussions between the file manager and the applicant.	

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

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

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

Plans (preferred scale is Metric 1:100 or Imperial ¼" = 1'0")	
NOTE: Plans must be uploaded as one complete drawing set. Plans should not be uploaded as separate documents.	
M.	One (1) copy of a **Site Plan**
Your **Site Plan** should include the following:	
1.	**North arrow**, pointing to top or left of page
2.	**Municipal address** (i.e. street address) and legal address (i.e. plan/block/lot)
3.	All elements of plan labelled as **existing** or **proposed**
4.	**Plot and dimension property lines:** ▪ Label existing and proposed ▪ Label parcel area in square meters
5.	**Easements, Utility Rights-Of-Way:** ▪ Dimension (width, depth and location) ▪ Label type of easement and registration number)
6.	**Utilities on and adjoining the parcel (deep, shallow and overhead):** ▪ Water, storm and sanitary sewer ▪ Gas ▪ Electrical ▪ Cable, telephone
7.	**If an abandoned gas or oil well is identified on the site,** indicate the necessary setback area for each well
8.	**Plot Rights-of-Way setback lines required in Section 53, Table 1:** ▪ Dimension depth of Rights-of-Way ▪ Dimension distance from Rights-of-Way to building
9.	**Floodway, Flood Fringe and Overland Flow:** ▪ Indicated on the Floodway/Flood Fringe maps [Section 3 (c) & (d)] ▪ Dimension distance to buildings and structures
10.	**Adjacent to parcel:** ▪ City streets, label street names ▪ Sidewalks, City and public paths (Regional Pathway System) ▪ Curb cuts, medians and breaks in medians ▪ Existing and proposed pedestrian crosswalks ▪ Bus zones and bus shelters (including signage & route number) ▪ Light standards, utility poles, street signage, street furniture ▪ Paid parking equipment (parking meters, ticket dispensers, Pay-and-Display)
11.	**Provide Land Use Designation of adjacent parcels** (Land Use Designation can be found at calgary.ca/myproperty)
12.	**Dimension to property line:** ▪ Back of sidewalk and curb ▪ Lip of gutter ▪ Width of sidewalk and public paths (Regional Pathway System)
13.	**Parcel Setbacks:** ▪ Dimension front, side and rear building setbacks from property lines ▪ Draw, label and dimension required setback areas (as prescribed in the Land Use Bylaw)
14.	**Parcel and building coverage:** ▪ Calculate area of each building (include all covered structures)
15.	**Location of all:** ▪ Catch basins ▪ Utility poles ▪ Guy wires/pole anchors ▪ Hydrants, utility fixtures or boxes ▪ At-grade mechanical equipment (parkade vents, air conditioning)
16.	**Corner parcels only:** ▪ Outline and dimension corner visibility triangle
17.	**Geodetic datum points/contours:**

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

18. Outline and dimension buildings:

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

19. Gross Floor Areas (GFA is the total area of all above-grade floors) of:

- Proposed and existing buildings
- Each distinct use area in buildings (tenant location)
- Calculate Floor Area Ratio (FAR) (GFA divided by Parcel Area)

20. Density:

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

21. Parking areas, drive aisles and circulation roads:

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

22. Waste and collection and loading areas:

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

23. Firefighting Access

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

24. Motor vehicle parking stalls:

- Label as Commercial, Dwelling, Live/Work or Visitor
- Total each type of motor vehicle parking stall by use
- Dimension width and depth
- Dimension overhead clearance
- Dimension column size and distance between columns
- Dimension angle or parking stall (if less than 90 degrees)
- Location and size of wheel stop (provide next to sidewalk)
- Provide calculations for motor vehicle parking stall requirement by use

25. Driveways:

- Label proposed or existing

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

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

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

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

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

30. Retaining walls:
- Label height (provide height of fences on top of wall)
- Provide geodetic datum points at top and bottom of wall
- Cross reference to elevation (for each wall)
- If one metre in height or higher, provide engineered, stamped structural design drawings, including cross-sections
- Provide geodetic datum points of grade on each side of the wall

NOTE: height of retaining wall measured as the vertical difference between the ground levels on each side of the wall)

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

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

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

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

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

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

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

1. **North arrow**, pointing to top or left of page

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

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

4.	**Plot and dimension property lines**
5.	**Draw, label and dimension required setbacks**
6.	**Easements, Utility Rights-Of-Way:** ▪ Dimension (width, depth and location) on or abutting the parcel ▪ Label type of easement and registration number)
7.	**Utilities on and adjoining the parcel (deep, shallow and overhead):** ▪ Water, storm and sanitary sewer ▪ Gas ▪ Electrical ▪ Cable, telephone
8.	**Corner parcels only:** ▪ Outline and dimension corner visibility triangle
9.	**Geodetic datum points/contours:** ▪ All the corners of the parcel ▪ At the back of sidewalk or curb ▪ At primary corners of the building ▪ Geodetic contours at 0.5 metres intervals including berming for site ▪ Label existing and proposed geodetic datum points
10.	**Outline and dimension buildings:** ▪ Include projections and structures (bay windows, cantilevers, deck, window wells) ▪ Include detached buildings and structures (sheds, garages) ▪ Include mechanical equipment (parkade vents, air conditioners) ▪ Label existing and proposed buildings (or portions of buildings)
11.	**Outline and dimension all at grade amenity spaces (including courtyards):** ▪ Label amenity space as private or common ▪ Indicate the associated unit and/or suite for each private amenity space ▪ Indicate access to amenity spaces ▪ Indicate surface treatment or surface materials ▪ Indicate how the common amenity spaces will be used (seating, dining areas, play areas, urban agriculture, etc.)
12.	**Plot and label:** ▪ Fencing, retaining walls, sidewalks (dimension width) ▪ Waste storage areas and screening
13.	**Trees and shrubs** ▪ Plot location of trees by symbol (each symbol should be unique to size and type of tree) ▪ Plot shrubbed areas ▪ Label number of shrubs in each shrubbed area (only include shrubs greater than 0.6 metres in height or spread) ▪ Indicate trees and shrubs to be added, removed or retained
14.	**Landscape legend:** ▪ Label by symbol (each symbol should be unique to size and type of tree and shrub) ▪ Provide species ▪ Provide caliper of deciduous trees ▪ Provide height of coniferous trees ▪ Provide height and spread of shrubs (greater than 0.6 metres) ▪ Provide total of each type of tree and shrub (by height and size)
15.	**Landscaped area:** ▪ Surface treatment of all soft surfaced landscaped areas (e.g. grass, plant cover) ▪ Surface treatment of all hard surfaced landscaped areas (e.g. decorative pavers, brick, stamped concrete) ▪ Label surface material of bicycle parking area ▪ Curb details to separate landscaping ▪ Label new landscaped areas and areas to be retained
16.	**Irrigation:** ▪ Method of irrigation (specify if using Low Water Irrigation System) ▪ Label all soft surface landscaping to be irrigated or plot specific areas (zones)
17.	**Provide Land Use Designation of adjacent parcels** (Land Use Designation can be found at calgary.ca/myproperty)
18.	**If a landscape area reduction, listed in Section 553 of the Bylaw, is being requested,** clearly indicate which reduction is being applied for and provide any additional information required by Part 6 of the Bylaw.

19.	**If trees are existing on public lands adjacent to thesite:** ▪ Specify the species of each tree (e.g. Green Ash, Colorado blue spruce, American Elm). Note that identification of deciduous or coniferous is not sufficient. If you require assistance in identifying the species of a tree, call 311 to obtain additional information. ▪ Diameter of each tree, measured at a height of 1.4 metres above the ground ▪ Estimated mature height of each tree (e.g. less than 3 metres, 3-6 metres, 6-9 metres, etc.) ▪ Location of the centre point of the trunk of each tree ▪ Outline of the "drip line" of each tree (i.e. the outline of the outer reach of the branches of the tree)
O.	On **M-CG, M-C1 and M-C2** designated parcels, provide one (1) copy of **Block Plan(s)** (block and site plans may be combined provided all elements are clear and legible)
Your **block plans** should include the following:	
1.	**North arrow**, pointing to top or left of page
2.	**Municipal address** (i.e. street address) and legal address (i.e. plan/block/lot)
3.	All elements of plan labelled as **existing** or **proposed**
4.	**Plot and dimension property lines**
5.	**Outline** subject parcel
6.	**Draw, label and dimension required setbacks**
7.	**Outline and dimension all buildings:** ▪ Eaves, porches, projections and exterior walls ▪ Plot location of exterior openings (windows, doors, overhead doors) ▪ Label geodetic datum of roof peak of adjacent buildings
8.	**Adjacent parcels:** ▪ Indicate two parcels on either side of the subject parcel that are located on the same block face (total of four parcels) ▪ If there are fewer than two parcels on either side of the subject parcel, provide all the parcels on the block face ▪ Where a building is on a corner parcel, the block plan should extend to include the parcels on both streets within the block. ▪ If there are no buildings located on the parcels adjoining the subject parcel, plot all parcels to the closest two parcels with buildings contained in the block face (including the parcels containing the buildings)
9.	**Provide Land Use Designation of adjacent parcels** (Land Use Designation can be found at calgary.ca/myproperty)
P.	One (1) copy of **Floor Plan(s)**
Your **floor plans** should include the following:	
1.	**Municipal address** (i.e. street address) and legal address (i.e. plan/block/lot)
2.	All elements of plan labelled as **existing** or **proposed**
3.	**Outline and dimension walls:** ▪ Include exterior dimensions (dimension to centre line of common walls) ▪ Plot location of interior and exterior openings (windows, doors, overhead doors) ▪ Internal motor vehicle, bicycle parking, mobility storage, loading and waste collection facilities (see site plan requirements) ▪ Label use in each use area (tenant space) ▪ Label the purpose of spaces (e.g. Kitchen, living room, bathroom, interior/exterior stairways, mechanical rooms, meter room, corridors, washrooms, laundry facilities) ▪ Label private and common amenity spaces on balconies and rooftop terraces ▪ Label existing and proposed rooms and portions of the building ▪ Label units as dwelling units, live/work units or secondary suites
Q.	One (1) copy of **Elevation(s)**
Your **elevations** should include the following:	
1.	Municipal address (i.e. street address) and legal address (i.e. plan/block/lot)
2.	All elements of plan labelled as **existing** or **proposed**

3.	**Include elevations for:** ▪ Buildings ▪ Fences ▪ Retaining walls (over 0.6 metres in height) ▪ Waste collection facilities ▪ Screening (e.g. Service meters, privacy screens, mechanical equipment) ▪ Additional walls or structures (e.g. Exhaust fan shed) ▪ Cross reference with other plans, where applicable
4.	**Include on elevations:** ▪ Doors, windows, overhead doors ▪ Projections, service meters, decorative elements, rooftop equipment ▪ Screening (e.g. Service meters, rooftop equipment, privacy screens) ▪ Dimension all doors, windows and overhead doors
5.	**Label finishing materials:** ▪ Exterior materials (brick, stucco, vinyl siding, metal siding) ▪ Roof materials (asphalt, cedar shakes, concrete tile) ▪ Colours of all major exterior materials
6.	**Lighting:** ▪ Plot location of light fixtures ▪ Dimension height of fixtures from grade to bottom of fixture
7.	**Grade:** ▪ Plot existing and proposed grade extending to property lines ▪ Plot property lines (extending vertically) ▪ Plot all geodetic datum points required on site plan
8.	**Building height (indicate on all elevations):** ▪ Plot line for main floor ▪ Plot line for roof when concealed by parapet ▪ Dimension height of building from existing and proposed grade ▪ Dimension height of main floor from existing and proposed grade ▪ Dimension height of structures (fences, retaining walls) from existing and proposed grade
9.	**Signage (where appropriate, provide separate sign elevation):** ▪ Label materials, lettering details, copy and colours ▪ Dimension sign and signable area ▪ Dimension distance from grade to bottom of sign ▪ Label means of supporting sign (structures, guy wires, brackets, bracing) ▪ Label physical form of sign (cabinet, box, individual letters) ▪ Provide details on exterior lighting, label if internally illuminated
R.	One (1) copy of **Cross-sections**
Your **cross-sections** should include the following:	
1.	If the parcel is designated M-CG, M-C1 or M-C2, provide two (2) horizontal cross-sections at the distances above average grade prescribed by the Building Height Rule.
2.	**Label width** of any roof structure, mechanical rooms, projections
3.	**Dimension** to outermost limits of the cross-section
4.	**Calculate the area** of the cross-section, including all elements of buildings
5.	**For landscaped areas with building below (e.g. parkade):** ▪ Detail location of underlying slabs and abutting walls ▪ Dimension depth of the growing medium for each planting area ▪ Detail the waterproofing membranes, protection board, insulation and drainage layer
6.	**Cross-section of sloping driveways and parkade ramps** ▪ Indicate slope and include transition lengths ▪ Provide geodetic datum points at transition points in ramp (including top and bottom) ▪ Dimension overhead clearance
7.	**Cross-sections may be required if there are retaining walls on the parcel that are 1.2 metre or higher, or to provide more information on the impact of the proposed building on the adjacent properties, showing:** ▪ Existing and proposed grade of parcel

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

SECTION 4: Supporting Information

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

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

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

❑ Yes, this application is being submitted concurrently with a Land Use Amendment, LOC20___ -_____

❑ No, this application is not being submitted concurrently with a Land Use Amendment

D. **Slope Stability Report where:**

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

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

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

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

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

G. **Off-site Levy Bylaw**

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

H. **Energy Code Compliance Declaration**

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

SDAB2026-0147

SECTION 5: Use Application Requirement Lists

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

Proposed or Existing Use(s):
*If the use being proposed is listed below, a completed additional information form is required at the time of application.

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

SECTION 6: Applicant's Declaration

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

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

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

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

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

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

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

SDAB2026-0147

LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0020 812 160	485GR;1;10	241 098 051

LEGAL DESCRIPTION
PLAN 485GR
BLOCK 1
LOT 10
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;2;24;25;NW

MUNICIPALITY: CITY OF CALGARY

REFERENCE NUMBER: 241 090 984

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
241 098 051	18/04/2024	TRANSFER OF LAND	$801,000	ESTATE

OWNERS

SANDEEP SURI
OF 141 VALLEYVIEW COURT SE
CALGARY
ALBERTA T2B 0K6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
241 098 052	18/04/2024	MORTGAGE MORTGAGEE - BANK OF MONTREAL. 2465 ARGENTIA RD, 8TH FLR MISSISSAUGA ONTARIO L5N0B4 ORIGINAL PRINCIPAL AMOUNT: $640,800
241 185 898	18/07/2024	CAVEAT RE : ENCROACHMENT AGREEMENT PURSUANT TO MUNICIPAL

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
241 098 051

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS

GOVERNMENT ACT
CAVEATOR - THE CITY OF CALGARY.
THE OFFICE OF THE DEPUTY CITY MANAGER
12 FLR, MUNICIPAL BUILDING
800 MACLEOD TRAIL SE
CALGARY
ALBERTA T2P2M5
AGENT - JENNIFER PARKS

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 17 DAY OF MARCH, 2026 AT 01:06 P.M.

ORDER NUMBER: 56584058

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:

241185898

ORDER NUMBER: 56584295

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.

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 **SANDEEP SURI** dated **May 01, 2024** and entered into pursuant to Section 651.2 of the Municipal Government Act (Alberta) (a true copy of which is attached)

PLAN 485GR
BLOCK 1
LOT 10
EXCEPTING THEREOUT ALL MINES AND MINERALS

being the benefited lands and standing in the register in the name of **SANDEEP SURI**
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 20th day of June, 2024, A.D.

By its agent The City of Calgary in that behalf

Jennifer Parks
Encroachment Administrator
The City of Calgary

Canada	)	I, **Jennifer Parks,** Encroachment Administrator
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)
) **Jennifer Parks**
) Encroachment Administrator
) The City of Calgary

this 20th day of June, 2024, A.D.

Kelly M. Foster
A Commissioner for Oaths in and for Alberta
Commission Expires February 27, 2027

==========

CAVEAT
FORBIDDING REGISTRATION

==========

THE CITY OF CALGARY

-AND-

SANDEEP SURI

REAL ESTATE & DEVELOPMENT SERVICES FILE NO: LEO804- EA2024-0729
4648 29 AVENUE NW

THIS AGREEMENT made effective 2024 May 01 between:

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

- and -

SANDEEP SURI, 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 46 STREET NW.

   (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 485GR
BLOCK 1
LOT 10
EXCEPTING THEREOUT ALL MINES AND MINERALS

(Municipally described as 4648 29 AVENUE NW)

(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 **SANDEEP SURI** (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 & Asset Management **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;

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

Indemnity

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

SANDEEP SURI

Approved	
Real Estate & Development Services	

THE CITY OF CALGARY
Per:

Coordinator, Land Administration

witness signature

FORM 31

LAND TITLES ACT
(Sections 151 and 152)

AFFIDAVIT OF EXECUTION

I, Amant Sidhu, of the City of Calgary, in the Province of Alberta make oath and say:

1. I was personally present and did see **SANDEEP SURI** 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 **SANDEEP SURI** 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 10 day of May 2024 A.D.
June

A Commissioner for Oaths in and for Alberta

(witness signature)

SIMRAN NAHAL
A COMMISSIONER OF OATHS
IN AND FOR ALBERTA
MY COMMISSION EXPIRES
DECEMBER 09, 2026

AFFIDAVIT VERIFYING CORPORATE SIGNING AUTHORITY

I, Kenneth Tran, of the City of Calgary, in the Province of Alberta make oath and say:

1. I am the Coordinator, Land Administration 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 20 day of June 2024.

Gurpreet

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

AFFIDAVIT OF EXECUTION

I, Bonnie Jarmain, of the City of Calgary, in the Province of Alberta make oath and say:

1. I was personally present and did see Kenneth Tran 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 20 day of June 2024.

Gurpreet

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

witness

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

SCHEDULE "A"

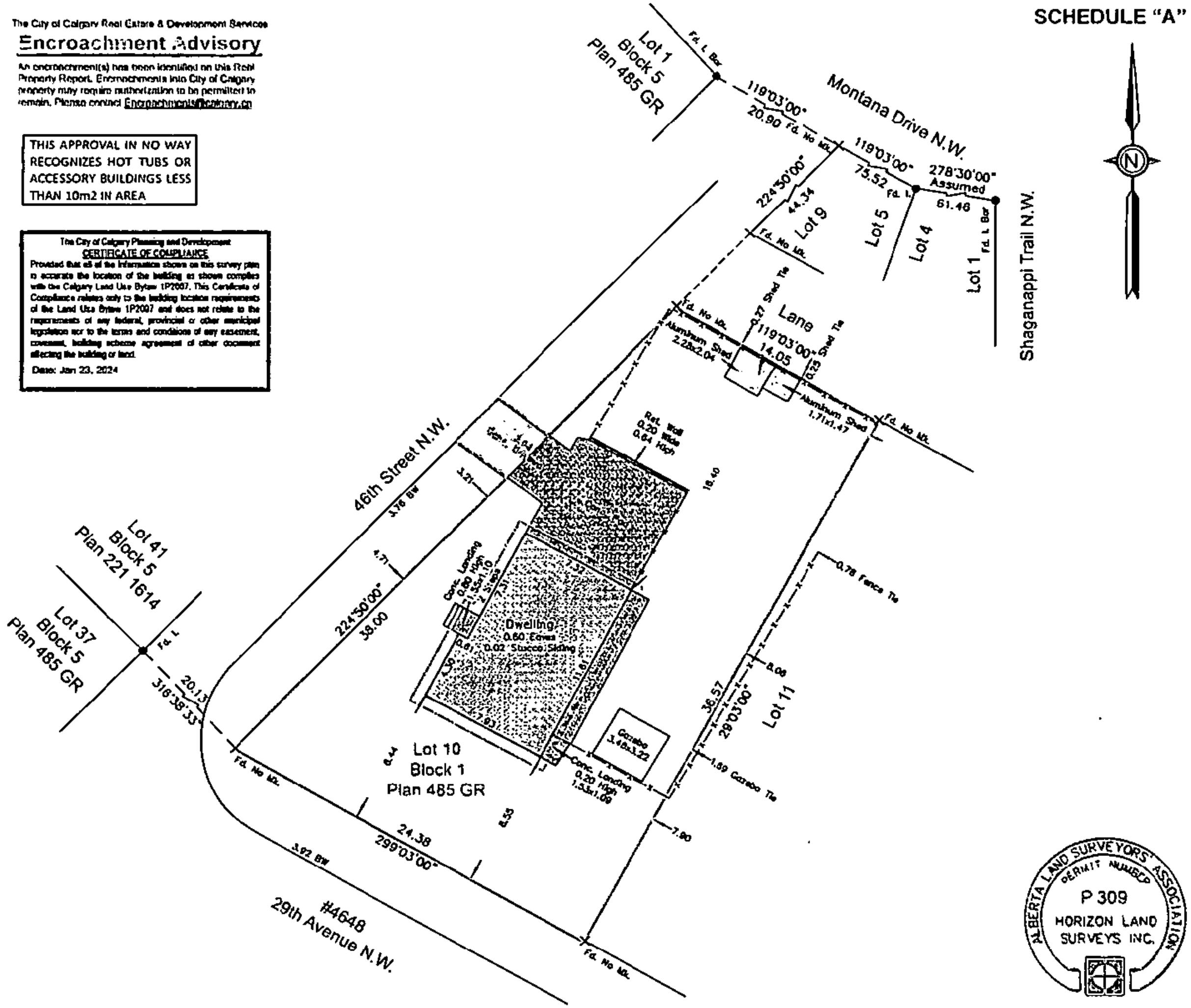
The City of Calgary Real Estate & Development Services

Encroachment Advisory

An encroachment(s) has been identified on this Real Property Report. Encroachments into City of Calgary property may require authorization to be permitted to remain. Please contact Encroachments@calgary.ca

THIS APPROVAL IN NO WAY RECOGNIZES HOT TUBS OR ACCESSORY BUILDINGS LESS THAN 10m2 IN AREA

The City of Calgary Planning and Development
CERTIFICATE OF COMPLIANCE
Provided that all of the information shown on this survey plan is accurate the location of the building as shown complies with the Calgary Land Use Bylaw 1P2007. This Certificate of Compliance relates only to the building location requirements of the Land Use Bylaw 1P2007 and does not relate to the requirements of any federal, provincial or other municipal legislation nor to the terms and conditions of any easement, covenant, building scheme agreement of other document affecting the building or land.
Date: Jan 23, 2024



Horizon Land Surveys Inc.
130 Bowness Centre N.W. P. 403-719-0272
Calgary, Alberta, T3B 5M5 F. 403-775-4171

LEGAL DESCRIPTION:
Lot 10
Block 1
Plan 485 GR

MUNICIPAL ADDRESS:
4648 29th Avenue N.W.
Calgary, Alberta

SCALE: 1:250

DATE OF SURVEY: January 16th, 2024

LEGEND:

- Property Line
- Right of Way Line
- Eave Line
- Fence Line
- Statutory Iron Post
- Drill Hole
- Iron Bar
- Calculation point
- Main Building Hatch
- Detached Garage Hatch
- Shed Hatch
- Concrete and Asphalt Hatch
- Wood Hatch

'A'–Length of Arc; 'A/C'–Air Conditioner; 'AGL'–Above Ground Level; 'BC'–Back of Curb; 'BW'–Back of Walkway; 'C.'–Certificate; 'Calc.'–Calculated; 'Cant.'–Cantilever; 'Conc.'–Concrete; 'C.S.'–Countersunk; 'D.H.'–Drill Hole; 'Enc.'–Encroach(es); 'Fd.'–Found; 'I.'–Statutory Iron Post; 'Mk.'–Mark; 'R.'–Radius of Arc; 'Ret.'–Retaining; 'R/W'–Right of Way; 'T.'–Title

CERTIFICATION:

I, Xianglei Wang, Alberto Land Surveyor do hereby certify that this Report and related survey, was prepared and performed under my supervision, direction and control and in accordance with standards and rules for the practice of surveying prescribed by the Alberta Land Surveyors' Association. Accordingly, within those standards and as of the date of this Report, I am of the opinion that:

1. The Plan illustrates the boundaries to the Property, the improvements as defined in Part C, Section 6.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, registered easements and rights-of-way affecting the extent of the title of the property.
2. The improvements are entirely within the boundaries of the property.
3. No visible encroachments exist on the Property from any improvement situated on an adjacent property.
4. No visible encroachments exist on registered easements or rights-of-way affecting the extent of the property.
5. Title information is based on a title search dated December 29th, 2023, C. of T. No. 881 164 233, and is subject to the following instruments:
   Mortgage No. 881 124 621
6. Unless otherwise specified, the dimensions shown relate to distances from Property boundaries to foundation walls at time of survey.
7. Distances are in metres and decimals thereof;
   Lineworks and dimensions outside of the Property are not to scale;
   Main exterior finishing material extends 0.02 metres beyond foundation unless otherwise noted;
   All eaves are measured from foundation to fascia unless otherwise noted;
   All fences are within 0.20 metres of the property lines unless otherwise shown.
8. Purpose: This Report has been prepared for the benefit of the Property owner, subsequent owners and any of their agents for the purpose of a real estate transaction. Copying is permitted only for the benefit of these parties. Where applicable, registered easements and utility rights of way affecting the extent of the property have been shown on the plan. Unless shown otherwise, property corner markers have not been placed during the survey for this report. The plan should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user. The information on this Real Property Report reflects the status of this property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.
9. This document is not valid unless it bears an original signature or digital signature of an Alberta Land Surveyor and a Horizon Land Surveys Inc. permit stamp (in red ink).

Dated this 18th day of January, 2024.

ALBERTA LAND SURVEYORS' ASSOCIATION PERMIT NUMBER P 309 HORIZON LAND SURVEYS INC.

Xianglei (Lei) Wang, A.L.S.

© Copyright Horizon Land Surveys Inc., 2024

Prepared for: Jinny Jin	
File No.: 240030	Date: 18/Jan/2024
Surveyed: RM/HL	Drawn: LZ

241185898 REGISTERED 2024 07 18
CAVE - CAVEAT
DOC 1 OF 1 DRR#: F007MFX ADR/OEZOEM
LINC/S: 0020812160

Dated: 2024 May 01

BETWEEN:

THE CITY OF CALGARY

- and -

SANDEEP SURI

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. LEO8O4-EA2024-0729
4648 29 AVENUE NW

Sandeep Suri
owner(s)
Sandeep Suri
contact name
141 valleyview court S.E. Calgary, AB
contact address
[redacted]

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

To Whom It May Concern,

With regards to 4648 29 AV NW
property address

Please be advised that I, Sandeep Suri (full name) am:

(select one)

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

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

to apply for any and all Development, Building and Demolition Permits (permit type)

for the above mentioned property.

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

03/16/26
date signed

signature of owner

Sandeep Suri
name of owner (printed)

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

Scanned with CamScanner

Updated 2016 July 15

Abandoned Well Declaration

Application # _____
for office use only

Site Address: 4648 29 AV NW

Legal Description: Plan:485GR;Block:1;Lot:10

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

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

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

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

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

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

   Licensee Company Name_____ Licensee Contact _____

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

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

   ☐ Applicant ☐ Owner ☑ Builder ☐ Other _____

   Company Name _____ Contact Person_____

   Address

   _____

   Phone _____ Cell Phone _____ Email Info@tricordg.ca

SDAB2026-0147

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

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

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

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

March 10,2026
Date

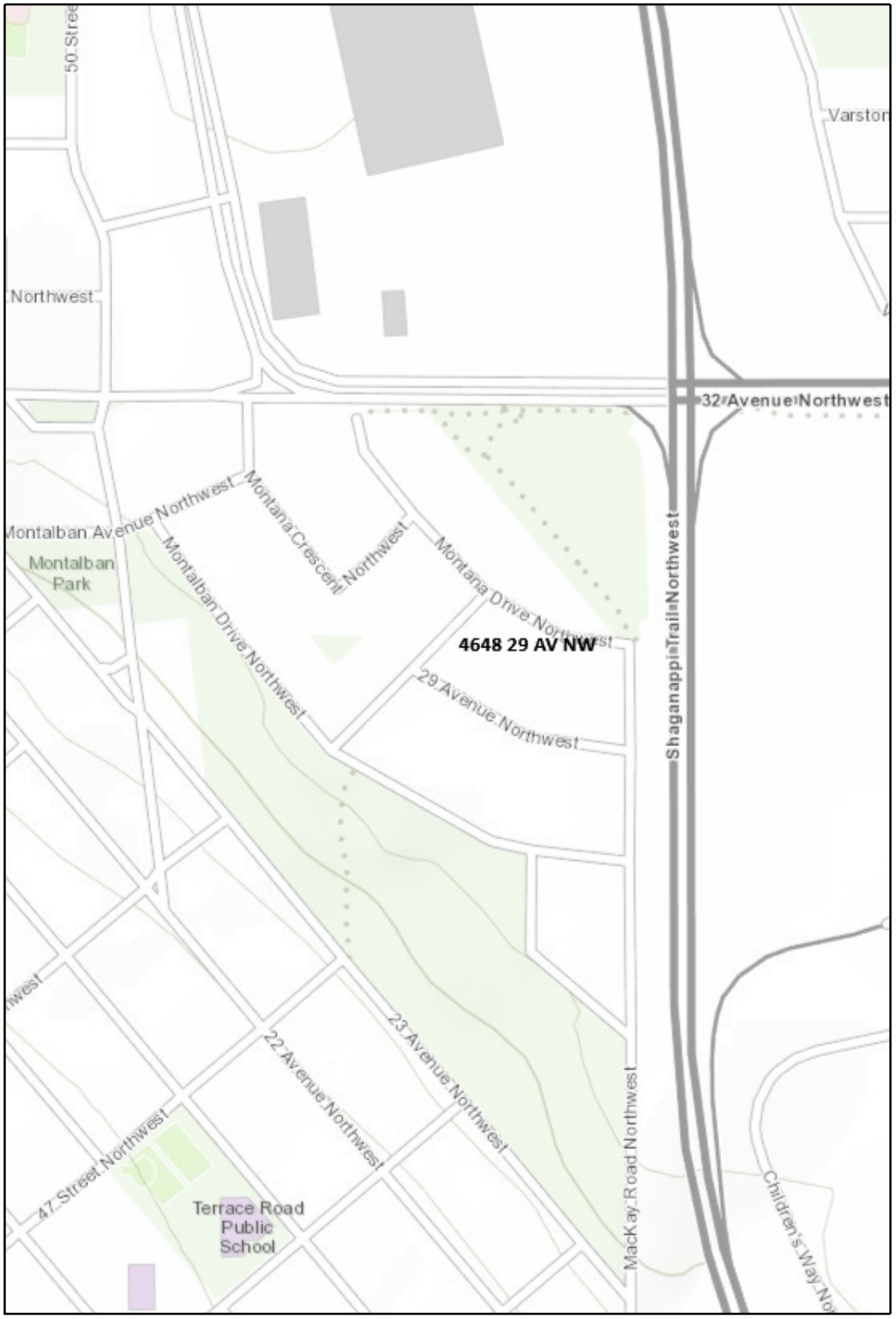
Ahmed Gouda
Applicant Signature

Ahmed Gouda
Applicant Name (Please Print)

Tricor Design Group Inc.
Company Name (Please Print)

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Map Results



Legend

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

© Government of Alberta

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

Monday, March 16, 2026 16:30:36 -06:00

0.5 0 0.23 0.5 Kilometers

Map Scale: 1: 9,028

Alberta Government GeoDiscover Alberta

SDAB2026-0147

Updated 2016 June 15

Site Contamination Statement

Application # _____
for office use only

Site Address: 4648 29 AV NW

Legal Description: Plan:485GR;Block:1;Lot:10

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

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

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

   If yes, please provide copy(s).

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

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

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

   If yes, please provide a brief description:

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

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

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

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

   If yes, please describe:

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

   If yes, please provided a brief description:

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

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

March 10,2026
Date

Applicant Signature

Ahmed Gouda
Applicant Name (Please Print)

Tricor Design Group Inc.
Company Name (Please Print)

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Public Tree Disclosure Statement

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

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

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

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

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

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

○ Applicant ○ Owner ○ Builder ○ Other:

If Other: Name: _____ Phone: _____

Email: _____

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

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Calgary

Climate Resilience Inventory
Additions and new buildings

Purpose

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

SECTION 1: Application information

Applicant name: Ahmed Gouda	Company name (if applicable): Tricor Design Group Inc.
Email: Info@tricordg.ca	Phone number (during business hours): [redacted]
Applicant signature: Ahmed Gouda	

Correspondence will be sent to only the applicant

SECTION 2: Certification

Is the project seeking green building certification?

◯ Yes, indicate type and level:

◯ No, explain why not: Client does not wish to participate at this time.

Does the energy modelling indicate improved energy performance over energy code minimum? If yes, provide details on improved energy performance: ☐ Yes ☐ No

SECTION 3: Energy efficiency and renewables

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

☐ Photovoltaics:	kW rated output

SDAB2026-0147

SECTION 4: Low carbon mobility

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

☐ EV charging stations	Level of EV charging stations	Number of stalls	% of total stalls

SECTION 5: Green infrastructure

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

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

SECTION 6: Flood and Disaster Resilience

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

☐ Building envelope meets Passive House Standard

SECTION 7: Other features

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

SDAB2026-0147

SECTION 8: Issues

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

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

SDAB2026-0147

Re: DP2026-01591 COMPLETENESS REVIEW - 4648 29 AV NW

Dear Applicant,

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

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

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

Please track your application, using your Job Access Code (JAC) DP2026-01591-14379, at www.calgary.ca/vista.

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

Regards,

REZA BACCHUS
Planner 1
Reza.Bacchus@calgary.ca
(587) 891-3895
www.calgary.ca/PDMap

Detailed Review 1

April 27, 2026

TRICOR DESIGN GROUP
Gouda, Ahmed
info@tricordg.ca
([redacted]

Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2026-01591

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 26, 2026. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at (587) 891-3895 or by email at Reza.Bacchus@calgary.ca.

Sincerely,

REZA BACCHUS
Planner 1

Detailed Review 1

DP2026-01591

Detailed Review 1 – Development Permit

Application Number:	**DP2026-01591**
Application Description:	New: Townhouse (1 building), Secondary Suite (5 suites), Accessory Residential Building (Bicycle Storage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	4648 29 AV NW
Community:	MONTGOMERY
Applicant:	TRICOR DESIGN GROUP
Date DR Sent:	April 27, 2026
Response Due Date:	June 26, 2026
Development Applications Review Team	
Planning:	REZA BACCHUS (587) 891-3895 Reza.Bacchus@calgary.ca
Utility Engineering:	BRAD O'KEEFE (403) 966-6846 Brad.O'keefe@calgary.ca
Mobility Engineering:	NABILA HAQUE Nabila.Haque@calgary.ca

General Comments

This application proposes a new Rowhouse Building development at 4648 29 AV NW in the community of Montgomery. The proposed development consists of one Rowhouse Building with four dwelling units and four secondary suites, and a concrete parking pad to accommodate five parking stalls.

The subject corner parcel is within a Residential – Grade-Oriented Infill (R-CG) District, located This is a Discretionary Use as per Land Use Bylaw 1P2007.

SDAB2026-0147

Detailed Review 1

DP2026-01591

At the time of issuing this Detailed Review, **30 submissions in opposition** have been received from the public. Planning concerns focus on potential:

- worsening of traffic/ pedestrian/ cyclist safety due to on-street parking congestion and increased vehicle traffic
- worsening of on-street parking congestion
- insensitivity towards existing on-street parking capacity
- contextually inappropriate character
- insensitivity towards the community's character and integrity
- negative impact on the function and character of the rear lane due to excessive waste and recycle bins, and potential unruly organization of these bins
- incompatibility between the proposed development and lane access and the turning radius within the lane
- negative impact on the green spaces and tree canopy within the immediate surroundings, and the environmental services of those green spaces and trees
- worsening of the immediate area's conditions that make it prone to flooding
- negative impact on the quality of life for residents, wildlife, within the neighbourhood
- incompatibility with existing residents' initial property investment rationale
- negative impact on existing water and sewage infrastructure due to inappropriate scale and density of proposed development

The applicant is strongly encouraged to engage with the community to discuss these concerns.

Comments on Relevant City Policies

Municipal Development Plan (MDP) (Statutory – 2009)
According to the MDP's Urban Structure Map 1 (p.160), the subject parcel is located within the Developed Residential **Inner City** land use typology. Policies relevant to this proposed development include:
Land Use Policy 3.5.2.a.
Sites within the Inner City Area may intensify, particularly in transition zones adjacent to areas designated for higher density (i.e., Neighbourhood Main Street), or if the intensification is consistent and compatible with the existing character of the neighbourhood. Transition zones should be identified through a subsequent planning study.

Land Use Policy 3.5.2.b.
A range of intensification strategies should be employed to modestly intensify the Inner City Area, from parcel-by-parcel intensification to larger more comprehensive approaches at the block level or larger area.

Land Use Policy 3.5.2.d.
Buildings should maximize front door access to the street and principal public areas to encourage pedestrian activity.

South Shaganappi Communities Local Area Plan (Statutory – 2025)
The subject parcel is located within a **Neighbourhood Local** Urban Form Category (Map 3: Urban Form), with a Limited (up to 3 storeys) Building Scale (Map 4: Building Scale).
The following LAP policies are relevant to the applicant's proposed development:
Land Use Policy 2.2.1.4.a.
Development in Neighbourhood Connector and Neighbourhood Local areas should:

i. be primarily residential uses; and,
ii. support a broad range and mix of housing types, unit structures, and forms.

Site, Building, and Landscape Design Policy 2.2.1.4.c.
Development in Neighbourhood Connector and Neighbourhood Local areas should:

i. consider the local built form context;
ii. be oriented towards the street;
iii. consider shadowing impacts on neighbouring properties and parks; and,
iv. provide access to off-street parking and loading areas from the lane.

Site, Building, and Landscape Design Policy 2.2.1.4.e.
Where units are located on the ground floor along lower activity streets or lanes, development should be designed to:

i. locate amenity spaces along the lane;
ii. provide on-site pedestrian routes along lanes to minimize conflicts with vehicles, particularly near access and service areas; and,
iii. provide windows with views to the street or lane.

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Bylaw Discrepancies		
Regulation	**Standard**	**Provided**
340 Balconies	(3) A balcony attached to a Contextual Semi-detached Dwelling, Semi-detached Dwelling, Rowhouse Building or Townhouse within 1.2m of a party wall must have a privacy wall that: (a) is a min. of 2.0m in height; (b) is a max. of 3.0m in height; and (c) extends the full depth of the balcony.	Plans do not indicate privacy walls on the third storey balconies between units 1 and 2 and between units 2 and 3.
541 Building Height	(1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum building height is 11.0m measured from grade.	Plans indicate a building height of 11.55m (+0.55m).
	(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: (ii) 7.0m from grade; measured at the shared property line; and	Plans indicate portions of the roof are located above the maximum building height chamfer established from the East side property lines.
535 Building Depth and Separation	(3) For a main residential building that is located on a corner parcel there is no maximum building depth where the minimum building setback from the side property line shared with another parcel is 3.0m for any portion of the building located between the rear property line and: (a) 50.0 per cent parcel depth; or	Plans indicate a building setback of 2.79m (-0.21m).
546.2 Bicycle Parking Stalls	(1) The minimum number of bicycle parking stalls – class 1 is calculated based on the sum of all units and suites at a rate of 1.0 stall per unit or suite where a unit or suite is not provided a motor vehicle parking stall located in a private garage.	Plans indicate 3 (-7) class 1 bicycle stalls.

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Prior to Decision Requirements

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

Planning

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

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

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

2. General:
Complete and submit a copy of the Community Outreach Assessment Tool to determine the approach and tactics for applicant-led public outreach. The City of Calgary recommends outreach to reduce potential conflict and surprises in order to save time and mitigate unanticipated costs. More information is available at the Applicant Outreach Toolkit website.

3. General:
Amend plans to address the bylaw discrepancies noted on page 5 of this document. Alternatively, provide planning rationale in a written submission supporting any proposed relaxations to address the bylaw discrepancies noted on page 5 of this document.

4. General:
Amend plans to include two streetscape elevations of the proposed development:
1. along 29 Avenue NW;
2. along 46 Street NW.

5. General:
Amend the plans to include a North arrow on all floor plans.

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6. General:
Amend plans to show site navigation routes for how residents will navigate within the site including to and from their units/ suites to the waste collection, bicycle lockers, parking pad, amenity spaces, and public sidewalk. Include details of the door swing radius for proposed garbage screening, mobility storage lockers, and bicycle storage lockers.

7. General:
Amend plans to correctly label suites on relevant floor plans. Please label suites as "suites" and not "units".

8. Planning:
Amend plans to relocate amenity spaces from the front setback to the rear of the parcel, as per South Shaganappi Communities LAP policy 2.2.1.4.e. (i).

9. Planning:
Amend plans to reconfigure the location and positioning of the waste bins so that the waste bins are consolidated and screened in one area, closer to the lane but away from the public sidewalk along 46 Street NW.

Currently with the bins unscreened, lined up along the SE property line, not consolidated in a dedicated space, and a good distance from the lane, there is a risk that these bins will tend to be left in an unruly arrangement in the lane.

10. Landscaping - Amenity Spaces:
The proposed amenity spaces include open BBQ stands designed for burning firewood or charcoal briquettes. There are 3 of these proposed amenity spaces throughout the site. These constitute a serious fire hazard.

Fire pits must be at least two metres away from your property line, house, garage or fence. Fire pits must not be under any trees, branches, plants or other materials that can catch fire. All fires in your fire pit must be kept to a reasonable size; 1 metre high and wide.

11. Urban Design - Architecture:
Amend plans to raise the (basement) windows of all the Secondary Suites, partially or entirely above grade to improve the amount of natural light entering the secondary suites, thus improving the livability of those units.

12. Urban Design - Architecture:
Amend plans to architecturally enhance the NW façade of Unit 5, along 46 Street NW, with a more articulated façade and fenestration.

Corner units shall address both street-facing facades with elements such as unit entries, window openings, patios, etc. Building side elevations must not interpreted as secondary or of lesser importance.

13. Parks:
The Public Tree Disclosure Statement Form inaccurately states no to public trees. Resubmit this updated form to your FM with your amended plans stating "YES" there are public trees within 6.0m of the proposed development.

14. Parks:
The Tree Schedule lists trees as bush or coniferous. We require additional information. Amend the plans to list the below missing information for all public trees within 6.0m of the proposed development. As per the Public Tree Protection Bylaw, Complete Application Requirement List, and the Parks' *Development Guidelines and Standard Specifications - Landscape Construction (current edition)*, provide the following information:

a. Tree/shrub species (Example: Paper Birch Tree, or Lilac Bush);
b. Caliper of tree trunk (dbh);
c. Height of tree.

Refer to The City Urban Forestry Public Tree Map:

https://mapgallery.calgary.ca/apps/9178b2fdddba48acaafc62d19081717c/explore

15. Parks:
Proposed deep site servicing is not indicated. This is required at this stage to problem solve any issues with a public tree. Deep servicing (water and sanitary) tie in near Unit #1 would be suitable. Alternatively, 2.0m West of East Property Line along 29 Av NW would be suitable.

Amend the plans to indicate and label the deep services with tie-ins on the proposed site plan with one of the above locations.

Utility Engineering

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

WA-ResourcesDevelopmentApprovals@calgary.ca.

The City public water network can provide 5,000 LPM (single-hydrant flow) fire flow with 15 m residual pressure under normal operating conditions. The internal system needs to be designed accordingly in order to ensure adequate water supply and fire protection. If the Required Fire Flow (RFF) (based on FUS guideline) is more than 5,000 LPM (single-hydrant flow) please contact The City of Calgary for further discussion.

If a fire sprinkler/standpipe system is to be installed, please provide the design flow/pressure requirement in the required Fire Flow Letter, so it can be evaluated if the existing public system can support the fire sprinkler/standpipe system design.

17. Amend the plans to:

Waste & Recycling Services - General

a. Provide metric dimensions and scale on all drawings for waste facilities. Standard cart size is 0.7m wide and front to back is 0.8m.

Mobility Engineering

18. The site plans correctly identify the required sidewalk widening along 46 Street NW and 29 Avenue NW to meet the 1.5m Residential Street standard. However, please note that for 1.5m monolithic sidewalks with standard curb, the actual sidewalk width is **1.61m**. Dimension the back of walk accordingly. Refer to 2021 Roads Construction Standard Specifications, Figure 37, File No 454.1013.009. Include the label that says "Removal and replacement of the sidewalk will be constructed at the full expense of the developer." for each street.

    - Extend sidewalk replacements across any adjacent lanes (driveway crossing for lane access).

    Note: Where significant trees are to be retained, existing sidewalk width can remain within the drip line and transition to new width clear of the drip line.

19. Amend the plans to provide the boulevard cross-sections along both 46 Street NW and 29 Avenue NW, with the required sidewalk widening. The cross sections shall demonstrate how the site will tie-into approved road and boulevard grades. Grades and elevations must comply with the City of Calgary design standards, ensuring a 2.0% slope upward from the top of the curb to the property line.
    - Provide minimum 3 cross-sections along 46 Street NW and minimum 2 along 29 Avenue NW.
    - Each cross-section will clearly indicate the existing and proposed dimensions, elevations, and slopes at the following key points: lip of gutter, top of curb, back of sidewalk, property line, and main floor.
    - Boulevard grades ranging from 2.0% to 10.0% are acceptable in order to accommodate existing trees and the associated tree/root protection zones on portion of the adjacent boulevard, where grading limitations exist.
    - The portion of the city boulevard where there are no existing constraints in meeting the required boulevard and property grades, the developer is expected to grade the City boulevards/road right-of-way to achieve the standard 2% slope.
    - No retaining walls will be permitted within City right-of-way.

20. Amend the plans to designate 4.5m X 4.5m corner cut area at 46 Street NW and 29 Avenue NW, which is to be kept free of obstructions and permanent structures (particularly at grade). The area is to be measured from the property line to property line and is intended for pedestrian accumulation and gathering, as well as to accommodate signal poles, signal cabinets and both aboveground and underground utilities.

    Note: The corner cut land must comply with the City's specifications, maintaining a 2.0% grade on the city boulevard from the top of the curb/back of the monolithic sidewalk to ultimate corner cut property line.

21. Amend the plans to indicate on the drawings the locations of any existing, curb cuts, including any unused driveway.

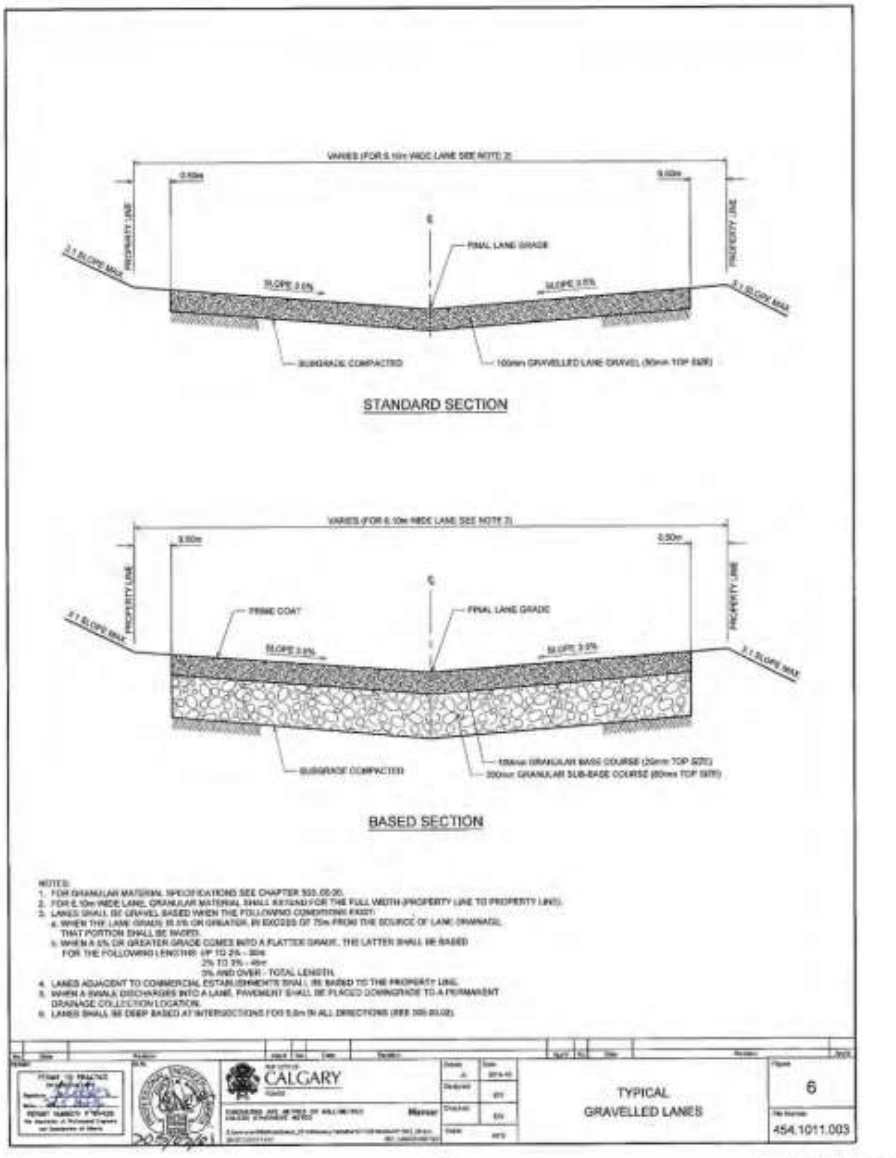
- At the existing driveway curb cut on 46 Street NW, add a label that says "Existing curb cut to be closed and rehabilitated at the developer's expense."

22. Amend the plans to include the width of the lane in the lane label.

23. Amend the site plans to provide a minimum of 3 cross sections through the full width of the lane at key low points or high points. Full grading information is required to confirm if the lane will drain adequately. Survey information should be provided at a minimum of 5.0m intervals. If drainage issues exist that may result in flooding of the lane or adjacent lots, regrading of the lane may be required. Ensure that the existing lane grades provide positive drainage toward the centre of the lane.

    Note: As per the Road Specifications for the gravel lane the cross-fall grade is required to be between 3.5% and 5%. See below image:

Figure 6: TYPICAL GRAVELLED LANES (454.1011.003)



260 2021 ISC: UNRESTRICTED

24. Amend the plans to revise the width of the proposed 90-degree parking stalls to 2.60m, in accordance with the requirements of the Land Use Bylaw (except for the stall abutting the east fence, which is correctly shown as 2.85m wide).

25. Amend the plans to provide a detailed cross-sections for each of the proposed parking stalls. Each section to show existing and proposed dimensions and elevations at the following points: adjacent property line, centerline of the lane, and the front and rear of the parking stalls.

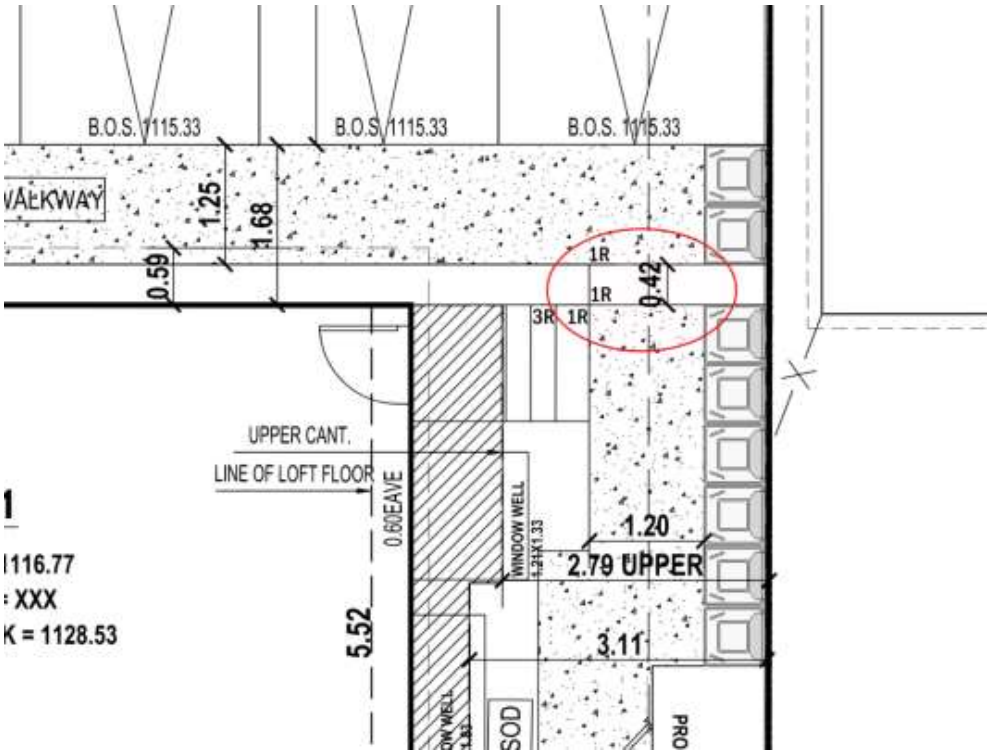
- Ensure that the maximum slope of a motor vehicle parking stall is 4.0% in any direction.

26. Amend the plans to provide wheel stops for each of the parking stalls and ensure they comply with the following requirements of the the Land Use Bylaw:
a. must have a maximum height of 0.10 metres;
b. must be placed perpendicular to the motor vehicle parking stall depth; and
c. must be a minimum of 0.60 metres from the front of the motor vehicle parking stall.

27. Amend the site plans to provide a minimum unobstructed width of 1.5m for all internal walkways (including the ones connecting to the public sidewalk) to support two-way pedestrian traffic. Common walkways should be universally accessible and barrier-free, providing sufficient pathway width for comfortable use by people with mobility aids, bicycles, strollers and groceries. This is particularly important given that the primary access to most of the secondary suites is located at the rear of the proposed building, where these pathways will function as the main pedestrian routes.

- Please ensure continuous hard-surface paving is provided along the internal walkway near the northeast corner of the site (see the image below) to support uninterrupted pedestrian circulation and the movement of W&R carts.

Note: Internal pedestrian walkways, also known as pedestrian paths, are designed to provide a safe and clearly designated route for pedestrians to move between buildings, parking areas, and other spaces within the site.



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28. Please remove the image of the vertical bicycle parking racks from Drawing No. A-008, as it conflicts with the proposed bicycle parking design. Mobility supports the use of enclosed, at-grade Class-1 bicycle parking with racks securely anchored to the ground, as this configuration provides the safest and most accessible accommodation for users of all ages, abilities, and bicycle types. Stacked or vertically mounted bicycle parking systems do not align with the 5A Policy (Always Available for All Ages and Abilities) and also may not adequately accommodate the range of bicycles commonly seen in Calgary.

29. Amend plans to show that lighting is provided at the doors of all three Class 1 Bicycle Parking shed as per the Land Use Bylaw - Section 125 - (11), "The area where bicycle parking stalls are located must be illuminated." Lighting assists with access and supports CPTED measures.

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

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

Utility Engineering

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

    Development Site Servicing Plan Webpage
    https://www.calgary.ca/uep/water/specifications/water-development-resources/development-site-servicing-plans.html

    Development Site Servicing Plans CARL (requirement list)
    http://www.calgary.ca/PDA/pd/Pages/Permits/carl-building-development-permit-search.aspx

32. The subject property requires a storm sewer connection (main extension) and is within the storm re-development levy area. As the parcel is larger than 700m2 the applicant has the following options:

    1.
    a. Enter into Indemnification Agreement for the storm sewer extension.
    b. Provide documentation that extension is completed and the storm redevelopment fee ($84 / m frontage) will be waived.
    c. The subject property is required to control the stormwater to the specified release rate and volume targets.

    OR

    2.
    a. Conduct a percolation test and provide results to Utility Specialists for review and approval (contact Utility Specialists for testing protocols 403-268-6449).
    b. If the percolation test confirms that a drywell system is adequate to service the site in the interim a drywell design is to be provided at the Development Site Servicing Plan (DSSP) stage and must be sized to store the 1:100 year 24 hr storm event in the gravel drainage rock. The volume must be restored within 72 hrs through infiltration and/or re-use.
    c. Submit storm re-development levy payment ($84 / m frontage) at the DSSP stage, and

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d. Provide block profiles that conform to the Standard Block Profile Specifications for CAD and Manual Formats for the proposed storm sewer extension as a part of the DSSP submission for approval by Utility Specialists. Onsite storm service must be stubbed by the Developer at the property line adjacent to the proposed main extension. The main extension and service to the stub will be done by the City of Calgary using the re-development levy funds.
e. If the percolation test proves that a drywell system is inadequate to service the site in the interim, the storm main extension must be done at the applicants expense or a water reuse system for toilet flushing, irrigation or other forms of low impact developments may be used to restore 1:100-year storage volume. Details are to be provided at the DSSP stage, and are subject to approval by Utility Specialists.

33. 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:

Phase	Description	Unit(s)
1	4648 29 AV NW	Existing Single: 1/New Grade: 5

Based on the information above, the preliminary estimate is $19,627.00
Final estimate and payment instructions will be sent via email upon Development Permit approval.
Should the landowner wish to defer the payment of the offsite levies to Development Completion Permit (DCP), an Offsite Levy Agreement will be required.

To obtain an off-site levy agreement or for further information, contact the Infrastructure Strategist (DANIELA PAUL-GUTIERREZ at 587-215-6255 or daniela.paul-gutierrez@calgary.ca).

Mobility Engineering

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

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

Roads
a. Removal of existing sidewalk and construction of a new monolithic sidewalk (1.5m) on 46 Street NW, including new Curb and Gutter. (Please note that for 1.5m monolithic sidewalk with standard curb the actual sidewalk width is 1.61m)
b. Removal of existing sidewalk and construction of a new monolithic sidewalk (1.5m) on 29 Street NW, including new Curb and Gutter. (Please note that for 1.5 m monolithic sidewalk with standard curb the actual sidewalk width is 1.61m)
c. Construction of a new wheelchair ramp at the north-east corner of the intersection of 46 Street NW and 29 Avenue NW.

d. Closure and removal of existing driveway on 46 Street NW and rehabilitation of the boulevard.
e. Construction of new driveway crossings on 46 Street NW (lane access),
f. Rehabilitation of existing driveway crossings, sidewalks, tree trenches, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.

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

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

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

Permanent Conditions

The following permanent conditions shall apply:

Planning

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

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

38. 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.

39. 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.

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

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

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

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

43. 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.

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

45. In order to ensure the integrity of existing public trees and roots, there shall be a minimum 3 metre separation, ideally the full length of the canopy, between the trunk and any new/proposed structures, (i.e. driveways and walkways).

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

Utility Engineering

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

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

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

48. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment and Protected Areas and The City of Calgary (311).
b. on City of Calgary lands or utility corridors, The City of Calgary, Climate and Environment (Contaminated Sites Section) must be immediately notified (311).

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

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

51. 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.

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

Mobility Engineering

53. No direct vehicular access is permitted to or from either 46 Street NW or 29 Avenue NW.

54. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Development Engineering. All work performed on public property shall be done in accordance with City standards.

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

Advisory Comments

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

Planning

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

57. 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.

58. 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.

59. 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.

60. 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.

61. 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.

62. 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.

63. If clearance pruning of public trees is required, Urban Forestry must be notified (minimum two business days notice) and an indemnified contractor must be used

at the applicant's expense. Please contact Urban Forestry at 311 for more information.

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

65. 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.

66. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. The Public Tree(s) adjacent to this development is/are valued at **$0.00**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.

Tree ID #T-32404018 is a co-owned tree.

67. 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.

68. No stockpiling or dumping of construction materials is permitted on the adjacent park / escarpment / boulevard.

Utility Engineering

69. The developer is responsible for ensuring that:

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

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

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

d. All reports are prepared by a qualified professional in accordance with accepted guidelines, practices and procedures that include but are not limited to

those in the most recent versions of the Canadian Standards Association and City of Calgary Phase I & II Environmental Site Assessment Terms of Reference.

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

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

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

70. A new water connection is required to service the development and is available from 46 ST NW or 29 AV NW.

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

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

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

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

75. Each unit must be individually metered.

76. Ensure that the water service separation from the foundation wall or piles is:
a. 4.0m (100mm service or larger), or
b. 3.0m (50mm service or smaller), or
c. 2.0m when the foundation wall or piles extends vertically a minimum of 2.0m below the invert of the water pipe.

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

78. A new sanitary connection is required to service the development and is available from 46 ST NW or 29 AV NW.

79. Storm sewers are unavailable for connection.

80. It has been determined that a stormwater main extension is required to service the subject proposal. The work is to be constructed by the developer and will be 100% at the developer's expense, subject to the terms and conditions of the Indemnification Agreement, to the satisfaction of the Coordinator, Development Commitments. Potential reimbursement from the Stormwater Incentive Program may be available. This program provides the potential for the repayment of the costs associated with construction of these types of extensions. The Stormwater Main Extension Pilot project uses funds from the Housing Accelerator Fund to fund extensions to residential developments. For more information and to apply please contact Stormwater@calgary.ca.
Please refer to the Stormwater Incentive Program website for more information.

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

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

83. The applicant is encouraged to explore and adopt stormwater volume control options for this development.

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

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

86. Storm Redevelopment Fees ($84 / m frontage) will be required at the service connection stage.

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

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

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

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

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

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

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

OR

Contact the Waste & Recycling Services Specialist/Development Engineering Generalist at 403-268-8445 for further site specific details.

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

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

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

Mobility Engineering

97. The development site is located within a residential parking zone as defined by the City of Calgary Traffic By-law and, as such, no long term non-residential parking is permitted on-street.

98. The applicant is advised that the site is located approximately 150m south of an existing regional pathway running parallel to Montana Drive NW and about 100m north of an on-street bikeway on Montalban Drive NW. The applicant is encouraged to incorporate enhanced bicycle parking facility in the proposed

development to support and facilitate the residents in accessing the surrounding bicycle infrastructure and to provide a reasonable and viable alternative mode of transportation.

TRICOR DESIGN GROUP

Designing For You Since 1985

MAY 26, 2026

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

SUBJECT: **DTR#1 Response / Development Permit DP2026-01591**

PROJECT: New: Townhouse (1 building), Secondary Suite (5 suites), Accessory Residential Building (Bicycle Storage)

LOCATION: 4648 29 AV NW, CALGARY, ALBERTA

Hi REZA BACCHUS,

In response to received DTR1 of our Development Permit **DP2026-01591**, please find below our response on received comments as following:

Bylaw Discrepancies:

Regulation	Comment by City	Action by Applicant
340 Balconies	Plans do not indicate privacy walls on the third storey balconies between units 1 and 2 and between units 2 and 3.	**Amended plans to Comply** (Please Refer to Sheet #A-104&A-202)
541 Building Height	-Plans indicate a building height of 11.55m (+0.55m). -Plans indicate portions of the roof are located above the maximum building height chamfer established from the East side property lines.	**Amended plans to Comply** (Please Refer to Sheet #A-201&A-202)
535 Building Depth and Separation	Plans indicate a building setback of 2.79m (-0.21m).	**Amended plans to Comply** (Please Refer to Sheet #A-003&A-202)
546.2 Bicycle Parking Stalls	Plans indicate 3 (-7) class 1 bicycle stalls.	**Amended plans to Comply** (Please Refer to Sheet #A-003&A-006&A-008) (Considered That Proposed Class-1 Bike Locker includes 2 Bikes Stalls)

[redacted]

Prior to Decision Requirements:

Planning		
Regulation	Comment by City	Action by Applicant
1.	General: Submit a complete digital set of the amended plans in PDF format and a separate PDF response letter that provides a point-by-point explanation as to how each of the Prior to Decision conditions were addressed and/or resolved……	**Considered**
2.	General: Complete and submit a copy of the Community Outreach Assessment Tool to determine the approach and tactics for applicant-led public outreach. The City of Calgary recommends outreach to reduce potential conflict and surprises in order to save time and mitigate unanticipated costs. More information is available at……..	**Provided with submission.**
3.	General: Amend plans to address the bylaw discrepancies noted on page 5 of this document. Alternatively, provide planning rationale in a written submission supporting any proposed relaxations to address the bylaw discrepancies noted on page 5 of this document.	**Considered**
4.	General: Amend plans to include two streetscape elevations of the proposed development: 1. along 29 Avenue NW; 2. along 46 Street NW.	**Amended plans to Comply** (Please Refer to Sheet #A-005)
5.	General: Amend the plans to include a North arrow on all floor plans. Garbage screening, mobility storage lockers, and bicycle storage lockers.	**Amended plans to Comply**
6.	Amend plans to show site navigation routes for how residents will navigate within the site including to and from their units/ suites to the waste collection, bicycle lockers, parking pad, amenity spaces, and public sidewalk. Include details of the door swing radius for proposed garbage screening, mobility storage lockers, and bicycle storage lockers.	**Amended plans to Comply** (Please Refer to Sheet A-011)
7.	General: Amend plans to correctly label suites on relevant floor plans. Please label suites as "suites" and not "units".	**Amended plans to Comply** (Please Refer to Sheet #A-101)

8.	Planning: Amend plans to relocate amenity spaces from the front setback to the rear of the parcel, as per South Shaganappi Communities LAP policy 2.2.1.4.e. (i).	**Amended plans to Comply** (Please Refer to Sheet #A-003&A-006)
9.	Planning: Amend plans to reconfigure the location and positioning of the waste bins so that the waste bins are consolidated and screened in one area, closer to the lane but away from the public sidewalk along 46 Street NW……..	**Amended plans to Comply** (Please Refer to Sheets #A-003)
10.	Landscaping - Amenity Spaces: The proposed amenity spaces include open BBQ stands designed for burning firewood or charcoal briquettes. There are 3 of these proposed amenity spaces throughout the site. These constitute a serious fire hazard. Fire pits must be at least two metres away from…	**Amended plans to Comply** (Please Refer to Sheets #A-006) (OPEN BBQ STANDS REMOVED).
11.	Urban Design - Architecture: Amend plans to raise the (basement) windows of all the Secondary Suites, partially or entirely above grade to improve the amount of natural light entering the secondary suites, thus improving the livability of those units.	We cannot raise the building due to building code fire exit requirement.
12.	Urban Design - Architecture: Amend plans to architecturally enhance the NW façade of Unit 5, along 46 Street NW, with a more articulated façade and fenestration. Corner units shall address both street-facing facades with elements such as unit entries, window openings, patios, etc. Building side elevations must not interpreted as secondary or of lesser importance.	**Amended plans to Comply** (Please Refer to Sheet #A-201&A-202)
13.	Parks: The Public Tree Disclosure Statement Form inaccurately states no to public trees. Resubmit this updated form to your FM with your amended plans stating "YES" there are public trees within 6.0m of the proposed development.	**Updated form attached with the submission.**
14.	Parks: The Tree Schedule lists trees as bush or coniferous. We require additional information. Amend the plans to list the below missing information for all public trees within 6.0m of the proposed development. As per the Public Tree…….	**Considered & Removed** (Please Refer to Sheet #A-002)

15.	Parks: Proposed deep site servicing is not indicated. This is required at this stage to problem solve any issues with a public tree. Deep servicing (water and sanitary) tie in near Unit #1 would be suitable. Alternatively, 2.0m West of East Property Line along 29 Av NW would be suitable. Amend the plans to indicate and label the deep services with tie-ins on the proposed site plan with one of the above locations. principles…….	**Amended plans to Comply** (Please Refer to Sheet #A-003)
Utility Engineering		
Regulation	Comment by City	Action by Applicant
16.	Submit a fire flow letter, prepared by a qualified professional engineer under seal and permit to practice stamp to the satisfaction of Development Engineering, Utility Specialists. The fire flow letter shall identify the type of the development, address of the development, DP application and the fire flow required for the developing property using the Fire underwriters Survey Calculations (FUS)…….	**Attached with the Submission.**
17.	Amend the plans to: Waste & Recycling Services - General a. Provide metric dimensions and scale on all drawings for waste facilities. Standard cart size is 0.7m wide and front to back is 0.8m.	**Amended plans to Comply** (Please Refer to Sheet #A-003)

Mobility Engineering		
Regulation	Comment by City	Action by Applicant
18.	The site plans correctly identify the required sidewalk widening along 46 Street NW and 29 Avenue NW to meet the 1.5m Residential Street standard. However, please note that for 1.5m monolithic sidewalks with standard curb, the actual sidewalk width is **1.61m**. Dimension the back of walk accordingly. Refer to 2021 Roads Construction Standard Specifications, Figure 37, File No 454.1013.009. Include the label that says "Removal and replacement of the sidewalk will be constructed at the full expense of the developer." for each street. - Extend sidewalk replacements across any adjacent lanes (driveway crossing for lane access).	**Amended plans to Comply** (Please Refer to Sheet #A-002)

19	Amend the plans to provide the boulevard cross-sections along both 46 Street NW and 29 Avenue NW, with the required sidewalk widening. The cross sections shall demonstrate how the site will tie-into approved road and boulevard grades……	**Amended plans to Comply** (Please Refer to Sheet #A-010)
20	Amend the plans to designate 4.5m X 4.5m corner cut area at 46 Street NW and 29 Avenue NW, which is to be kept free of obstructions and permanent structures (particularly at grade). The area is to be measured from the property line to property line and is intended for pedestrian accumulation and gathering, as well as to accommodate signal poles, signal cabinets and both aboveground and underground utilities. Note: The corner cut land must comply with the City's specifications, maintaining a 2.0% grade on the city boulevard from the top of the curb/back of the monolithic sidewalk to ultimate corner cut property line.	**Amended plans to Comply** (Please Refer to Sheet #A-003)
21	Amend the plans to indicate on the drawings the locations of any existing, curb cuts, including any unused driveway. - At the existing driveway curb cut on 46 Street NW, add a label that says "Existing curb cut to be closed and rehabilitated at the developer's expense."	**Amended plans to Comply** (Please Refer to Sheet #A-003)
22	Amend the plans to include the width of the lane in the lane label.	**Amended plans to Comply** (Please Refer to Sheet #A-003)
23	Amend the site plans to provide a minimum of 3 cross sections through the full width of the lane at key low points or high points. Full grading information is required to confirm if the lane will drain adequately. Survey information should be provided at a minimum of 5.0m intervals. If drainage issues exist that may result in flooding of the lane or adjacent lots, regrading of the lane may be required. Ensure that the existing lane grades provide positive drainage toward the centre of the lane. Note: As per the Road Specifications for the gravel lane the cross-fall grade is required to be between 3.5% and 5%.	**Amended plans to Comply** (Please Refer to Sheet #A-010).

24	Amend the plans to revise the width of the proposed 90-degree parking stalls to 2.60m, in accordance with the requirements of the Land Use Bylaw (except for the stall abutting the east fence, which is correctly shown as 2.85m wide).	**Amended plans to Comply** (Please Refer to Sheet #A-003)
25	Amend the plans to provide a detailed cross-sections for each of the proposed parking stalls. Each section to show existing and proposed dimensions and elevations at the following points: adjacent property line, centerline of the lane, and the front and rear of the parking stalls. - Ensure that the maximum slope of a motor vehicle parking stall is 4.0% in any direction.	**Amended plans to Comply** (Please Refer to Sheet #A-010)
26	Amend the plans to provide wheel stops for each of the parking stalls and ensure they comply with the following requirements of the the Land Use Bylaw: a. must have a maximum height of 0.10 metres; b. must be placed perpendicular to the motor vehicle parking stall depth; and c. must be a minimum of 0.60 metres from the front of the motor vehicle parking stall.	**Amended plans to Comply** (Please Refer to Sheets #A-003).
27	Amend the site plans to provide a minimum unobstructed width of 1.5m for all internal walkways (including the ones connecting to the public sidewalk) to support two-way pedestrian traffic. Common walkways should be universally accessible and barrier-free, providing sufficient pathway width for comfortable use by people with mobility aids, bicycles, strollers and groceries…….	**Relaxation Required** Ref. to rationale below.
28	Please remove the image of the vertical bicycle parking racks from Drawing No. A-008, as it conflicts with the proposed bicycle parking design. Mobility supports the use of enclosed, at-grade Class-1 bicycle parking with racks securely…….	**Amended plans to Comply** (Please Refer to Sheets #A-008)
29	Amend plans to show that lighting is provided at the doors of all three Class 1 Bicycle Parking shed as per the Land Use Bylaw - Section 125 - (11), "The area where bicycle parking stalls are located must be illuminated." Lighting assists with access and supports CPTED measures.	**Lightning provided for bike lockers.** Ref to sheet A-006.

TH

[redacted]

Prior to Release Requirements:

Planning		
Regulation	Comment by City	Action by Applicant
30	The Prior to Release Requirements will be finalized at the time of Development Authority decision.	**Info**
Utility Engineering		
Regulation	Comment by City	Action by Applicant
31	Submit a Development Site Servicing Plan for review and acceptance from Utility Specialists, as required by Section 5 (2) of the Utility Site Servicing Bylaw 33M2005. Contact Utility Specialists for additional details. For further information, refer to the following……	**In progress**
32	The subject property requires a storm sewer connection (main extension) and is within the storm re-development levy area. As the parcel is larger than 700m2 the applicant has the following options…….	**In progress**
33	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…….	**In progress**
Mobility Engineering		
Regulation	Comment by City	Action by Applicant
34	Remit a performance security deposit (certified cheque, bank draft, letter of credit) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Unit. The amount of the deposit is calculated by Roads and is based on 100% of the estimated cost of construction…….	**In progress**
35	Remit payment (certified cheque, bank draft) for the proposed street light upgrades adjacent to the subject site within the public right-of-way to address the requirements of the Roads Business Unit. The amount is calculated by Roads…….	**In progress**

Rationale: -

PTD#27: -The proposed sidewalk width of 1.20 m, where 1.50 m is typically required, is considered appropriate and functional for the intended use of the development. The sidewalk serves as a one-way internal pedestrian connection and is not intended to accommodate high volumes of pedestrian traffic. A width of 1.20 m provides sufficient space for safe and comfortable pedestrian movement while maintaining clear and unobstructed access throughout the site.

The reduced width is a result of site-specific constraints and the need to balance pedestrian circulation with the overall building placement, landscaping, and site design. Increasing the sidewalk width to 1.50 m would significantly impact the site layout and reduce the efficiency and functionality of the proposed development without providing substantial additional benefit for the anticipated pedestrian use.
The proposed design continues to support safe pedestrian connectivity, maintains adequate separation from adjacent site features, and achieves the intent of providing functional pedestrian access within the development. As such, the requested relaxation is minor in nature and will not negatively impact the usability, safety, or overall functionality of the site.

Regards,

Simran Kaur

Tricor Design Group Inc.

[redacted]

Detailed Review 2

April 27, 2026

TRICOR DESIGN GROUP

[redacted]

Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2026-01591

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 26, 2026. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at (587) 891-3895 or by email at Reza.Bacchus@calgary.ca.

Sincerely,

REZA BACCHUS
Planner 1

SDAB2026-0147

Detailed Review 2

DP2026-01591

Detailed Review 1 – Development Permit

Application Number:	**DP2026-01591**
Application Description:	New: Townhouse (1 building), Secondary Suite (5 suites), Accessory Residential Building (Bicycle Storage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	4648 29 AV NW
Community:	MONTGOMERY
Applicant:	TRICOR DESIGN GROUP
Date DR Sent:	April 27, 2026
Response Due Date:	June 26, 2026
Development Applications Review Team	
Planning:	REZA BACCHUS (587) 891-3895 Reza.Bacchus@calgary.ca
Utility Engineering:	BRAD O'KEEFE (403) 966-6846 Brad.O'keefe@calgary.ca
Mobility Engineering:	NABILA HAQUE Nabila.Haque@calgary.ca

General Comments

This application proposes a new Rowhouse Building development at 4648 29 AV NW in the community of Montgomery. The proposed development consists of one Rowhouse Building with four dwelling units and four secondary suites, and a concrete parking pad to accommodate five parking stalls.

The subject corner parcel is within a Residential – Grade-Oriented Infill (R-CG) District, located This is a Discretionary Use as per Land Use Bylaw 1P2007.

SDAB2026-0147

Detailed Review 2

DP2026-01591

At the time of issuing this Detailed Review, **30 submissions in opposition** have been received from the public. Planning concerns focus on potential:

- worsening of traffic/ pedestrian/ cyclist safety due to on-street parking congestion and increased vehicle traffic
- worsening of on-street parking congestion
- insensitivity towards existing on-street parking capacity
- contextually inappropriate character
- insensitivity towards the community's character and integrity
- negative impact on the function and character of the rear lane due to excessive waste and recycle bins, and potential unruly organization of these bins
- incompatibility between the proposed development and lane access and the turning radius within the lane
- negative impact on the green spaces and tree canopy within the immediate surroundings, and the environmental services of those green spaces and trees
- worsening of the immediate area's conditions that make it prone to flooding
- negative impact on the quality of life for residents, wildlife, within the neighbourhood
- incompatibility with existing residents' initial property investment rationale
- negative impact on existing water and sewage infrastructure due to inappropriate scale and density of proposed development

The applicant is strongly encouraged to engage with the community to discuss these concerns.

Comments on Relevant City Policies

Municipal Development Plan (MDP) (Statutory – 2009)
According to the MDP's Urban Structure Map 1 (p.160), the subject parcel is located within the Developed Residential **Inner City** land use typology. Policies relevant to this proposed development include:

Land Use Policy 3.5.2.a.
Sites within the Inner City Area may intensify, particularly in transition zones adjacent to areas designated for higher density (i.e., Neighbourhood Main Street), or if the intensification is consistent and compatible with the existing character of the neighbourhood. Transition zones should be identified through a subsequent planning study.

Land Use Policy 3.5.2.b.
A range of intensification strategies should be employed to modestly intensify the Inner City Area, from parcel-by-parcel intensification to larger more comprehensive approaches at the block level or larger area.

Land Use Policy 3.5.2.d.
Buildings should maximize front door access to the street and principal public areas to encourage pedestrian activity.

South Shaganappi Communities Local Area Plan (Statutory – 2025)
The subject parcel is located within a **Neighbourhood Local** Urban Form Category (Map 3: Urban Form), with a Limited (up to 3 storeys) Building Scale (Map 4: Building Scale).
The following LAP policies are relevant to the applicant's proposed development:

Land Use Policy 2.2.1.4.a.
Development in Neighbourhood Connector and Neighbourhood Local areas should:
i. be primarily residential uses; and,
ii. support a broad range and mix of housing types, unit structures, and forms.

Site, Building, and Landscape Design Policy 2.2.1.4.c.
Development in Neighbourhood Connector and Neighbourhood Local areas should:
i. consider the local built form context;
ii. be oriented towards the street;
iii. consider shadowing impacts on neighbouring properties and parks; and,
iv. provide access to off-street parking and loading areas from the lane.

Site, Building, and Landscape Design Policy 2.2.1.4.e.
Where units are located on the ground floor along lower activity streets or lanes, development should be designed to:
i. locate amenity spaces along the lane;
ii. provide on-site pedestrian routes along lanes to minimize conflicts with vehicles, particularly near access and service areas; and,
iii. provide windows with views to the street or lane.

Detailed Review 2

DP2026-01591

Bylaw Discrepancies		
Regulation	**Standard**	**Provided**
340 Balconies	(3) A balcony attached to a Contextual Semi-detached Dwelling, Semi-detached Dwelling, Rowhouse Building or Townhouse within 1.2m of a party wall must have a privacy wall that: (a) is a min. of 2.0m in height; (b) is a max. of 3.0m in height; and (c) extends the full depth of the balcony.	Plans do not indicate privacy walls on the third storey balconies between units 1 and 2 and between units 2 and 3. **Resolved.**
541 Building Height	(1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum building height is 11.0m measured from grade.	Plans indicate a building height of 11.55m (+0.55m). **Resolved.**
	(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: (ii) 7.0m from grade; measured at the shared property line; and	Plans indicate portions of the roof are located above the maximum building height chamfer established from the East side property lines. **Resolved.**
535 Building Depth and Separation	(3) For a main residential building that is located on a corner parcel there is no maximum building depth where the minimum building setback from the side property line shared with another parcel is 3.0m for any portion of the building located between the rear property line and: (a) 50.0 per cent parcel depth; or	Plans indicate a building setback of 2.79m (-0.21m). **Resolved.**
546.2 Bicycle Parking Stalls	(1) The minimum number of bicycle parking stalls – class 1 is calculated based on the sum of all units and suites at a rate of 1.0 stall per unit or suite where a unit or suite is not provided a motor vehicle parking stall located in a private garage.	Plans indicate 3 (-7) class 1 bicycle stalls. **Resolved.**

Detailed Review 2

DP2026-01591

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. **DR 2 Update:** General
Submit a complete digital set of the amended plans in PDF format and a separate PDF response letter that provides a point-by-point explanation as to how each of the Prior to Decision conditions were addressed and/or resolved. If Prior to Release conditions have been addressed in the amended plans, include a point-by-point explanation for these items as well. The submitted plans must comprehensively address the Prior to Decision conditions as specified in the DTR document. Ensure that all plans affected by the revisions are amended accordingly. To arrange the digital submission, please contact the File Manager directly.

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

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

2. DR 1: General
Amend plans to show site navigation routes for how residents will navigate within the site including to and from their units/ suites to the waste collection, bicycle lockers, parking pad, amenity spaces, and public sidewalk. Include details of the door swing radius for proposed garbage screening, mobility storage lockers, and bicycle storage lockers.

   DR 2 Update: General
The amended plans (sheet A-011) show a pedestrian route along the western and southern edges of the parcel where there is no walkway. If this is the intended route, amend plans to provide a 1.5m wide walkway to support this.

   If this is not the intended route, please revise the route to accurately indicate where residents of the units (along 46 ST NW and 29 Ave NW) will have to walk in order to access the bike lockers, waste bins, and parking stalls.

   Clearly label all unit and suite entrances and waste bins on this drawing. This is to accurately communicate all relevant navigation information, (e.g., routes, destinations).

SDAB2026-0147

3. DR 1: Planning
Amend plans to relocate amenity spaces from the front setback to the rear of the parcel, as per South Shaganappi Communities LAP policy 2.2.1.4.e. (i).

DR 2 Update: Planning
Clearly label amenity spaces on the Landscape Plan. Clearly identify what the symbols, indicated within the amenity spaces along the rear of the building, are. If these are meant to be architectural or landscape features, provide architectural details for these features, (e.g., elevation drawings).

4. **DR 2 Update:** Planning - CPTED and Site Circulation
Amend plans to align all Class 1 Bicycle Parking Stalls along the eastern edge of the parcel and provide a straight, direct walkway along the rear of the building.

This is to improve accessibility and circulation, and lessen CPTED (Crime Prevention Through Environmental Design) concerns, (e.g., hiding spots around corners).

5. **DR 2 Update:** Urban Design - Architecture
Amend plans to architecturally enhance the NW façade of Unit 5, along 46 Street NW, with a more articulated façade and fenestration.

Corner units shall address both street-facing facades with elements such as unit entries, window openings, patios, etc. Building side elevations must not interpreted as secondary or of lesser importance.

Mobility Engineering

6. The site plans correctly identify the required sidewalk widening along 46 Street NW and 29 Avenue NW to meet the 1.5m Residential Street standard. However, please note that for 1.5m monolithic sidewalks with standard curb, the actual sidewalk width is **1.61m**. Dimension the back of walk accordingly. Refer to 2021 Roads Construction Standard Specifications, Figure 37, File No 454.1013.009. Include the label that says "Removal and replacement of the sidewalk will be constructed at the full expense of the developer." for each street.

- Extend sidewalk replacements across any adjacent lanes (driveway crossing for lane access).

Note: Where significant trees are to be retained, existing sidewalk width can remain within the drip line and transition to new width clear of the drip line.

DR2 Update
Amended plans, dated May 27, 2026, identifies Tree No.2 to be protected and retained. Revise the proposed sidewalk widening to maintain the existing sidewalk width within the drip line of the tree, with widening to occur only outside of the drip line, consistent with the initial review comments.

Please also extend sidewalk replacements across any adjacent lanes (driveway crossing for lane access), as per the initial comment.

7. Amend the plans to provide the boulevard cross-sections along both 46 Street NW and 29 Avenue NW, with the required sidewalk widening. The cross sections shall demonstrate how the site will tie-into approved road and boulevard grades. Grades and elevations must comply with the City of Calgary design standards, ensuring a 2.0% slope upward from the top of the curb to the property line.
- Provide minimum 3 cross-sections along 46 Street NW and minimum 2 along 29 Avenue NW.
- Each cross-section will clearly indicate the existing and proposed dimensions, elevations, and slopes at the following key points: lip of gutter, top of curb, back of sidewalk, property line, and main floor.
- Boulevard grades ranging from 2.0% to 10.0% are acceptable in order to accommodate existing trees and the associated tree/root protection zones on portion of the adjacent boulevard, where grading limitations exist.
- The portion of the city boulevard where there are no existing constraints in meeting the required boulevard and property grades, the developer is expected to grade the City boulevards/road right-of-way to achieve the standard 2% slope.
- No retaining walls will be permitted within City right-of-way.

DR2 Update
Amend the drawing to ensure boulevards are maintaining 2% slope all through from top of the curb to property line, including through sidewalks, except where constrained by existing conditions (e.g., trees). Currently, Boulevard Sections for Units 1 and 4 indicate sidewalk cross slopes exceeding this requirement. Please also complete and clarify all grading information for Boulevard Section - Unit 5.

8. Amend the site plans to provide a minimum unobstructed width of 1.5m for all internal walkways (including the ones connecting to the public sidewalk) to support two-way pedestrian traffic. Common walkways should be universally accessible and barrier-free, providing sufficient pathway width for comfortable use by people with mobility aids, bicycles, strollers and groceries. This is particularly important given that the primary access to most of the secondary suites is located at the rear of the proposed building, where these pathways will function as the main pedestrian routes.

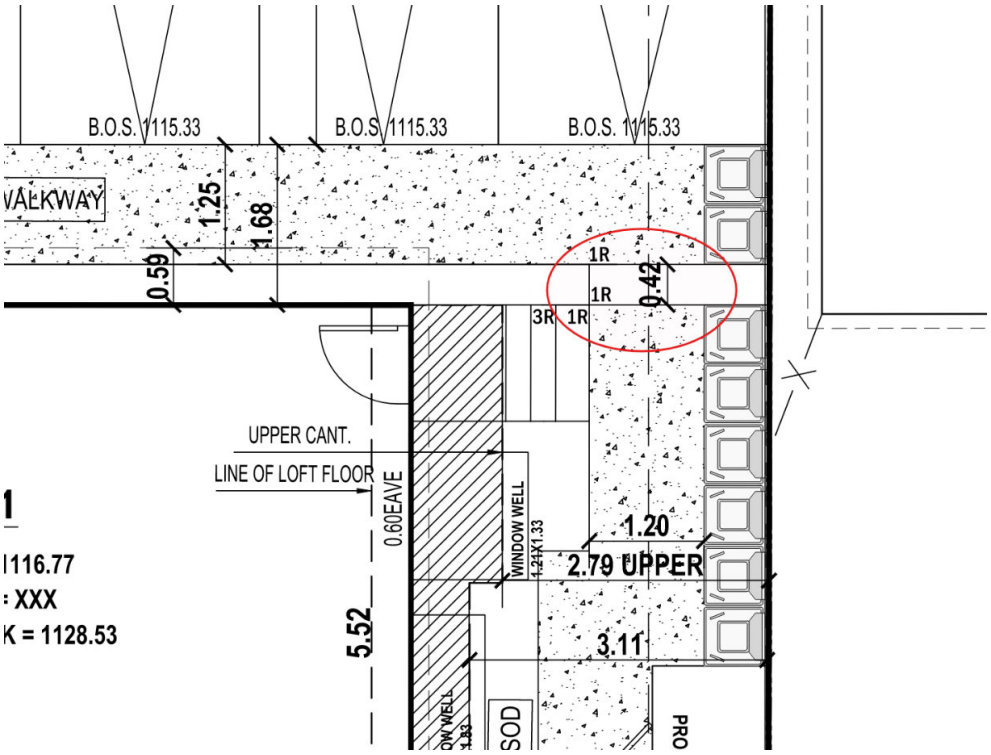
- Please ensure continuous hard-surface paving is provided along the internal walkway near the northeast corner of the site (see the image below) to support uninterrupted pedestrian circulation and the movement of W&R carts.

Note: Internal pedestrian walkways, also known as pedestrian paths, are designed to provide a safe and clearly designated route for pedestrians to move between buildings, parking areas, and other spaces within the site.

DR2 Update
Consider reducing the number of stairs within the internal walkways at the rear of the property, by incorporating ramped access along that side. This will improve accessibility and continuity of circulation, especially to support convenient bicycle movement to and from the lockers.

Detailed Review 2

DP2026-01591



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

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

Utility Engineering

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

    Development Site Servicing Plan Webpage
    https://www.calgary.ca/uep/water/specifications/water-development-resources/development-site-servicing-plans.html

    Development Site Servicing Plans CARL (requirement list)
    http://www.calgary.ca/PDA/pd/Pages/Permits/carl-building-development-permit-search.aspx

11. The subject property requires a storm sewer connection (main extension) and is within the storm re-development levy area. As the parcel is larger than 700m2 the applicant has the following options:

    1.
    a. Enter into Indemnification Agreement for the storm sewer extension.
    b. Provide documentation that extension is completed and the storm redevelopment fee ($84 / m frontage) will be waived.
    c. The subject property is required to control the stormwater to the specified release rate and volume targets.

    OR

    2.
    a. Conduct a percolation test and provide results to Utility Specialists for review and approval (contact Utility Specialists for testing protocols 403-268-6449).
    b. If the percolation test confirms that a drywell system is adequate to service the site in the interim a drywell design is to be provided at the Development Site Servicing Plan (DSSP) stage and must be sized to store the 1:100 year 24 hr storm event in the gravel drainage rock. The volume must be restored within 72 hrs through infiltration and/or re-use.
    c. Submit storm re-development levy payment ($84 / m frontage) at the DSSP stage, and

SDAB2026-0147

d. Provide block profiles that conform to the Standard Block Profile Specifications for CAD and Manual Formats for the proposed storm sewer extension as a part of the DSSP submission for approval by Utility Specialists. Onsite storm service must be stubbed by the Developer at the property line adjacent to the proposed main extension. The main extension and service to the stub will be done by the City of Calgary using the re-development levy funds.
e. If the percolation test proves that a drywell system is inadequate to service the site in the interim, the storm main extension must be done at the applicants expense or a water reuse system for toilet flushing, irrigation or other forms of low impact developments may be used to restore 1:100-year storage volume. Details are to be provided at the DSSP stage, and are subject to approval by Utility Specialists.

12. 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:

Phase	Description	Unit(s)
1	4648 29 AV NW	Existing Single: 1/New Grade: 5

Based on the information above, the preliminary estimate is $19,627.00
Final estimate and payment instructions will be sent via email upon Development Permit approval.
Should the landowner wish to defer the payment of the offsite levies to Development Completion Permit (DCP), an Offsite Levy Agreement will be required.

To obtain an off-site levy agreement or for further information, contact the Infrastructure Strategist (DANIELA PAUL-GUTIERREZ at 587-215-6255 or daniela.paul-gutierrez@calgary.ca).

Mobility Engineering

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

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

Roads
a. Removal of existing sidewalk and construction of a new monolithic sidewalk (1.5m) on 46 Street NW, including new Curb and Gutter. (Please note that for 1.5m monolithic sidewalk with standard curb the actual sidewalk width is 1.61m)
b. Removal of existing sidewalk and construction of a new monolithic sidewalk (1.5m) on 29 Street NW, including new Curb and Gutter. (Please note that for 1.5 m monolithic sidewalk with standard curb the actual sidewalk width is 1.61m)
c. Construction of a new wheelchair ramp at the north-east corner of the intersection of 46 Street NW and 29 Avenue NW.

d. Closure and removal of existing driveway on 46 Street NW and rehabilitation of the boulevard.
e. Construction of new driveway crossings on 46 Street NW (lane access),
f. Rehabilitation of existing driveway crossings, sidewalks, tree trenches, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.

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

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

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

Permanent Conditions

The following permanent conditions shall apply:

Planning

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

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

17. 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.

18. 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.

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

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

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

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

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

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

24. In order to ensure the integrity of existing public trees and roots, there shall be a minimum 3 metre separation, ideally the full length of the canopy, between the trunk and any new/proposed structures, (i.e. driveways and walkways).

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

Utility Engineering

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

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

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

27. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
    a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment and Protected Areas and The City of Calgary (311).
    b. on City of Calgary lands or utility corridors, The City of Calgary, Climate and Environment (Contaminated Sites Section) must be immediately notified (311).

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

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

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

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

Mobility Engineering

32. No direct vehicular access is permitted to or from either 46 Street NW or 29 Avenue NW.

33. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Development Engineering. All work performed on public property shall be done in accordance with City standards.

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

Advisory Comments

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

Planning

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

36. The Applicant may appeal the decision of the Development Authority, including any of the conditions of the development permit. If you decide to file an appeal, please refer to the notification of decision letter for the appropriate appeal body and appeal process.

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

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

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

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

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

42. If clearance pruning of public trees is required, Urban Forestry must be notified (minimum two business days notice) and an indemnified contractor must be used

at the applicant's expense. Please contact Urban Forestry at 311 for more information.

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

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

45. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. The Public Tree(s) adjacent to this development is/are valued at **$0.00**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.

    Tree ID #T-32404018 is a co-owned tree.

46. 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.

47. No stockpiling or dumping of construction materials is permitted on the adjacent park / escarpment / boulevard.

Utility Engineering

48. The developer is responsible for ensuring that:

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

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

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

    d. All reports are prepared by a qualified professional in accordance with accepted guidelines, practices and procedures that include but are not limited to

those in the most recent versions of the Canadian Standards Association and City of Calgary Phase I & II Environmental Site Assessment Terms of Reference.

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

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

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

49. A new water connection is required to service the development and is available from 46 ST NW or 29 AV NW.

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

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

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

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

54. Each unit must be individually metered.

55. Ensure that the water service separation from the foundation wall or piles is:
a. 4.0m (100mm service or larger), or
b. 3.0m (50mm service or smaller), or
c. 2.0m when the foundation wall or piles extends vertically a minimum of 2.0m below the invert of the water pipe.

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

57. A new sanitary connection is required to service the development and is available from 46 ST NW or 29 AV NW.

58. Storm sewers are unavailable for connection.

59. It has been determined that a stormwater main extension is required to service the subject proposal. The work is to be constructed by the developer and will be 100% at the developer's expense, subject to the terms and conditions of the Indemnification Agreement, to the satisfaction of the Coordinator, Development Commitments. Potential reimbursement from the Stormwater Incentive Program may be available. This program provides the potential for the repayment of the costs associated with construction of these types of extensions. The Stormwater Main Extension Pilot project uses funds from the Housing Accelerator Fund to fund extensions to residential developments. For more information and to apply please contact Stormwater@calgary.ca.
Please refer to the Stormwater Incentive Program website for more information.

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

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

62. The applicant is encouraged to explore and adopt stormwater volume control options for this development.

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

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

65. Storm Redevelopment Fees ($84 / m frontage) will be required at the service connection stage.

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

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

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

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

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

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

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

    OR

    Contact the Waste & Recycling Services Specialist/Development Engineering Generalist at 403-268-8445 for further site specific details.

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

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

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

Mobility Engineering

76. The development site is located within a residential parking zone as defined by the City of Calgary Traffic By-law and, as such, no long term non-residential parking is permitted on-street.

77. The applicant is advised that the site is located approximately 150m south of an existing regional pathway running parallel to Montana Drive NW and about 100m north of an on-street bikeway on Montalban Drive NW. The applicant is encouraged to incorporate enhanced bicycle parking facility in the proposed

development to support and facilitate the residents in accessing the surrounding bicycle infrastructure and to provide a reasonable and viable alternative mode of transportation.

TRICOR DESIGN GROUP

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JUNE 24, 2026

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

SUBJECT: **DTR#2 Response / Development Permit DP2026-01591**

PROJECT: New: Townhouse (1 building), Secondary Suite (5 suites), Accessory Residential Building (Bicycle Storage)

LOCATION: 4648 29 AV NW, CALGARY, ALBERTA

Hi REZA BACCHUS,

In response to received DTR2 of our Development Permit **DP2026-01591**, please find below our response on received comments as following:

Prior to Decision Requirements:

Planning		
Regulation	Comment by City	Action by Applicant
1.	DR2 Update: Submit a complete digital set of the amended plans in PDF format and a separate PDF response letter that provides a point by point explanation as to how each of the Prior to Decision were addressed…….	**Considered**
2.	DR2 Update The amended plans (sheet A-011) show a pedestrian route along the western and southern edges of the parcel where there is no walkway. If this is the intended route, amend plans to provide a 1.5m wide walkway to support this. If this is not the intended route, please revise the route to accurately indicate where residents of the units (along 46 ST NW and 29 Ave NW) will have to walk in order to access the bike lockers, waste bins, and parking stalls. Clearly label all unit and suite entrances and waste bins on this drawing. This is to accurately communicate all relevant navigation information, (e.g., routes, destinations)	**Updated on sheet A-011.** **Amended plans submitted to comply.**

TH

[redacted]

3.	DR2 Update Clearly label amenity spaces on the Landscape Plan. Clearly identify what the symbols, indicated within the amenity spaces along the rear of the building, are. If these are meant to be architectural or landscape features, provide architectural details for these features, (e.g., elevation drawings).	**Amended plans to Comply** (Please Refer to Sheet #A-006)
4.	DR2 Update Amend plans to align all Class 1 Bicycle Parking Stalls along the eastern edge of the parcel and provide a straight, direct walkway along the rear of the building.This is to improve accessibility and circulation, and lessen CPTED (Crime Prevention Through Environmental Design) concerns, (e.g., hiding spots around corners).	The placement of the bike lockers is updated to be placed in straight line and provides straight walkway. **Amended plans to Comply**
5.	DR 2 Update: Urban Design - Architecture Amend plans to architecturally enhance the NW façade of Unit 5, along 46 Street NW, with a more articulated façade and fenestration. Corner units shall address both street-facing facades with elements such as unit entries, window openings, patios, etc. Building side elevations must not interpreted as secondary or of lesser importance	The exterior finishes have been refined to strengthen the corner condition and improve the overall architectural expression. Varied finishing materials and ample window openings have been provided to enhance visual interest, natural light, and the overall appearance of the building. **Amended plans to Comply**
Mobility Engineering		
6.	DR2 Update Amended plans, dated May 27, 2026, identifies Tree No.2 to be protected and retained. Revise the proposed sidewalk widening to maintain the existing sidewalk width within the drip line of the tree, with widening to occur only outside of the drip line, consistent with the initial review comments.Please also extend sidewalk replacements across any adjacent lanes (driveway crossing for lane access), as per the initial comment.	**Amended plans to Comply** (Please Refer to Sheet #A-003)
7.	DR2 Update Amend the drawing to ensure boulevards are maintaining 2% slope all through from top of the curb to property line, including through sidewalks, except where constrained by existing conditions (e.g., trees). Currently, Boulevard Sections for Units 1 and 4 indicate sidewalk cross slopes exceeding this requirement. Please also complete and clarify all grading information for Boulevard Section - Unit 5.	**Amended plans to Comply** (Please Refer to Sheet # A-006)

Prior to Release Requirements:

Planning		
Regulation	Comment by City	Action by Applicant
9	The Prior to Release Requirements will be finalized at the time of Development Authority decision.	**Info**
Utility Engineering		
Regulation	Comment by City	Action by Applicant
10	Submit a Development Site Servicing Plan for review and acceptance from Utility Specialists, as required by Section 5 (2) of the Utility Site Servicing Bylaw 33M2005. Contact Utility Specialists for additional details. For further information, refer to the following……	**In progress**
11	The subject property requires a storm sewer connection (main extension) and is within the storm re-development levy area. As the parcel is larger than 700m2 the applicant has the following options:	**In progress**
12	After the Development Permit is approved but prior to its release, the landowner shall make payment of off-site levies pursuant to Bylaw 1H2024.	
Mobility Engineering		
Regulation	Comment by City	Action by Applicant
13	Remit a performance security deposit (certified cheque, bank draft, letter of credit) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Unit. The amount of the deposit is calculated by Roads and is based on 100% of the estimated cost of construction…….	**In progress**
14	Remit payment (certified cheque, bank draft) for the proposed street light upgrades adjacent to the subject site within the public right-of-way to address the requirements of the Roads Business Unit. The amount is calculated by Roads…….	**In progress**

Regards,

Simran Kaur

Tricor Design Group Inc.

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

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

Date:	April 22, 2026
Date Received:	March 24, 2026
BLC BY:	**Alex Trinh**
Review Required:	
COMPLETE	

D.P. #	**2026-01591**

For Internal Distribution Only

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

Floodway/Floodfringe/Overland Flow

DOES NOT APPLY

If applicable Complete Flood Sheet*

Hertiage Guidelines Area

Not Located within Heritage Guideline Area

If Applicable Disregard Contextual Rules*

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

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

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

Notes:

Plans show details for horizontal/ground-mounted stalls and also vertical/wall-mounted stalls. Unable to determine where and how many of each are proposed. Also, with the orientation of the horizontal/ground-mounted device, only one stall is counted as access to the back stall may be limited.

SDAB2026-0147

Part 4 A to Z Use and Use Rules			D.P. # 2026-01591			
Section / Use	Type	Requirements	Evaluation			
153.1 Backyard Suite	Compulsory	(iii) is located in a detached building located behind the front façade of the main residential building;	C	N/C	N/A	N/I
		(vi) Must not be located on the same parcel or bare land unit as either a Rowhouse Building or a Townhouse use;	C	N/C	N/A	N/I
170.2 Contextual Semi-detached Dwelling	Compulsory	(i) contains two Dwelling Units located side by side and separated by a common party wall extending from foundation to roof;	C	N/C	N/A	N/I
171 Contextual Single Detached Dwelling	Compulsory	(i) meets all of the rules specified for the use in a district;	C	N/C	N/A	N/I
		(ii) may contain a Secondary Suite in a district where a Secondary Suite is a listed use and conforms with the rules of the district;	C	N/C	N/A	N/I
187 Duplex Dwelling	Compulsory	(a) means a building which contains two Dwelling Units, one located above the other, with each having a separate entrance;	C	N/C	N/A	N/I
287 Rowhouse	Compulsory	(i) contains three or more Dwelling Units, located side by side and separated by common party walls extending from foundation to roof;	C	N/C	N/A	N/I
		(ii) where one façade of each Dwelling Unit directly faces a public street;	C	N/C	N/A	N/I
		(iii) where no intervening building is located between the street facing façade of each Dwelling Unit and the adjacent public street;	C	N/C	N/A	N/I
		(iv) where each Dwelling Unit has a separate direct entry from grade to an adjacent public sidewalk or an adjacent public street;	C	N/C	N/A	N/I
		(v) where no Dwelling Unit is located wholly or partially above another Dwelling Unit; and	C	N/C	N/A	N/I
		(vi) may contain a Secondary Suite within a Dwelling Unit in a district where a Secondary Suite is a listed use and conforms with the rules of the district;	C	N/C	N/A	N/I
295 Secondary Suite	Compulsory	(i) contains two or more rooms used or designed to be used as a residence by one or more persons;	C	N/C	N/A	N/I
		(ii) contains a kitchen, living, sleeping and sanitary facilities;	C	N/C	N/A	N/I
		(iii) is self-contained and located within a Dwelling Unit;	C	N/C	N/A	N/I
		(iv) must not be located in a Dwelling Unit where another Dwelling Unit is located wholly or partially above or below the Dwelling Unit containing the Secondary Suite; and	C	N/C	N/A	N/I
		(v) is considered part of and secondary to a Dwelling Unit;	C	N/C	N/A	N/I
297 Semi-Detached Dwelling	Compulsory	(a) means a use where a building contains two Dwelling Units located side by side and separated by a common party wall extending from foundation to roof;	C	N/C	N/A	N/I
319 Townhouse	Compulsory	(i) comprising three or more Dwelling Units;	C	N/C	N/A	N/I
		(ii) where each Dwelling Unit has a separate direct entry from grade;	C	N/C	N/A	N/I
		(iii) where no Dwelling Unit is located wholly or partially above another Dwelling Unit; and	C	N/C	N/A	N/I
		(iv) that does not include a Rowhouse Building;	C	N/C	N/A	N/I

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

D.P. # 2026-01591

Rule	Requirements	Notes	Evaluation: Provided/Variance			
Secondary Suites	If applicable please refer to Secondary Suites Form		See Attached	N/A	N/I	
537 Building Setback from Front Property line	The minimum building setback from a front property line is 3.0m	South	3.31	0.31		
334 Projections into Setback Areas	(3) Portions of a building below the surface of the ground may extend without any limits into a setback area, with the exception of the required front setback area.		C	N/C	N/A	N/I
336 Projections Into Front Setback Area	(1) Unless otherwise referenced in subsection (6), bay windows and eaves may project a max. of 0.6 m into the front setback area.	South	0.30		-0.30	
	(2) Landings, ramps other than wheelchair ramps and stairs may project into a front setback area provided: (a) they provide access to the main floor or lower level of the building; and		N/A			
	(2) Landings, ramps other than wheelchair ramps and stairs may project into a front setback area provided: (b) the area of a landing does not exceed 2.5m²					
	(5) In a Developed Area, a porch may project a maximum of 1.8m into a front setback area where:					
	(a) it forms an entry to the main floor of a Dwelling Unit of a main residential building;					
	(b) the setback of the porch from the front property line is not less than the minimum setback in the district;					
	(c) the maximum height of the porch platform is 1.2m measured from grade, excluding stairs and a landing area not exceeding 2.5m²; and					
	(d) the portion of the porch that projects into a front setback area is unenclosed, other than by a railing, balustrade or privacy walls located on porches between attached units.					
	(6) Eaves may project an additional 0.6m from a porch into the front setback area, as described in subsection (5).					
335 Length of Portions of a Building in Setback Areas (Front)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade *(Does not apply to decks , eaves, porches, ramps, and stairs)*	PROVIDE LENGTH AND % VALUES	%	Length	%	Length
	1st st ____ X 40% = ____		N/A			
	2nd st ____ X 40% = ____					
	(2) The max. length of an individual projection into any setback area is 3.1m					
538 Block Face Requirements	(1) A minimum building setback of 1.2m is required from a side property line at least every 60.0m along the entire length of a block face. **Block Face (Property Line) Length (m):**		N/A			
	(2) Where subsection (1) applies, the side setback area must be clear of all air conditioning units, window wells and portions of a building measured from grade to a height of 2.4m					
	(1) Subject to subsections (3) through (9), the minimum building setback from any side property line is 1.2m	East	2.79		1.59	
	(2) Subject to subsections (3) through (7), for a laneless parcel, the minimum building setback from any side property line is: (a) 1.2m; or		N/A			
	(2) Subject to subsections (3) through (7), for a laneless parcel, the minimum building setback from any side property line is: (b) 3.0m on one side of the parcel when no provision is made for a private garage on the front or side of a building.					
	(3) There is no requirement for a building setback from a property line upon which a party wall is located.		Applies	N/A	N/I	
	(4) The minimum building setback from a side property line may be reduced to a zero setback where: (a) the owner of the parcel proposed for development and the owner of the adjacent parcel register, against both titles, a 1.2m private maintenance easement.		N/A			

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539 Building Setback from Side Property Line	(5) The minimum building setback from a side property line may be reduced to a zero setback where the main residential building on the adjoining parcel has a zero setback.						
	(6) For a corner parcel, the minimum building setback from a side property line shared with a street is 0.6m				West	1.16	0.56
	(7) The building setback from a side property line of 3.0m required in subsection 2(b) may be reduced to zero metres where the owner of the parcel proposed for development and the owner of the adjacent parcel registers, against both titles, a private access easement:	(a) where the width of the easement, in combination with the reduced building setback, must be at least 3.0 metres;				N/A	
		(b) that provides unrestricted vehicle access to the rear of the parcel.					
	(8) Unless otherwise referenced in subsection (9), on a laned parcel the minimum building setback from a side property line for a private garage attached to a main residential building is 0.6m						
	(9) On a laned parcel, the minimum building setback for a private garage attached to a main residential building that does not share a side or rear property line with a street may be reduced to zero metres where the wall of the portion of the building that contains the private garage is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel.						
337 Projections Into Side Setback Area	(1.1) Portions of a building greater than or equal to 2.4m above grade may project a max of 0.6m into any side setback area.					N/A	
	(1.2) Portions of a building less than 2.4m above grade may project a maximum of 0.6m,						
	(1.2) (b) for all other uses:	(i) when located on a corner parcel;					
		(ii) where at least one side setback area is clear of all portions of the building measured from grade to a height of 2.4m; or					
		(iii) where the side setback area contains a private maintenance easement required by this Bylaw and no portion of the building projects into the required private maintenance easement.					
	(1.3) Window wells may project a maximum of 0.8m into any side setback area.						
	(2) Window wells and portions of a building, other than eaves, must not project into a 3.0m setback required on a laneless parcel.						
	(3) Eaves may project a max. of 0.6m into any side setback area.						
	(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;					
		(b) the area of a landing does not exceed 2.5m^2					
		(c) the area of any portion of a landing that projects into the side setback area does not exceed 1.8m^2					
		(d) they are not located in a 3.0m side setback area required on a laneless parcel; and					
		(e) they are not located in a side setback area required to be clear of projections, unless pedestrian access from the front to the rear					
	(10) Central air conditioning equipment may project a maximum of 1.0m into a side setback area:						
	(8) Any portion of a building that projects into a side setback area, other than eaves, landings, window wells, ramps and stairs, must not be located closer than 0.9m from the nearest front façade.						
	(9) Balconies and decks must not project into any side setback area;					C	N/C	N/A	N/I
335 Length of Portions of a Building in Setback Areas (Side)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade *(Does not apply to decks , eaves, porches, ramps, and stairs)*				PROVIDE LENGTH AND % VALUES	%	Length	%	Length
	1st st			X 40% =			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)*								

Page 5 **540 Building Setback from Rear Property Line**	(1) Unless otherwise referenced in subsection (2) the minimum building setback from a rear property line is 7.5m				N/A		
	(2) On a laned or corner parcel, the minimum building setback from a rear property line is 1.2m		North		8.81		7.61
338 Projections Into Rear Setback Area	(2) Awnings, balconies, bay windows, canopies, chimneys, decks, eaves, fireplaces, fire escapes, landings, porches, and ramps other than wheelchair ramps may project a max of 1.5m into any rear setback area.				N/A		
	(3) A private garage attached to a building may project without limits into a rear setback area provided it:	(a) does not exceed 4.6m in height, measured from the finished floor of the private garage;					
		(b) does not exceed 75.0m^2 in gross floor area for each Dwelling Unit located on the parcel.	Unit 1 Unit 2 Unit 3 Unit 4				
		(c) has no part that is located closer than 0.60m to the rear property line; and					
		(d) has no eave closer than 0.6m to a side property line.					
	(4) When an attached private garage has a balcony or deck, the balcony or deck must not be located within 6.0m of a rear property line or 1.2m of a side property line.		Rear Side Side				
335 Length of Portions of a Building in Setback Areas (Rear)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade *(Does not apply to decks , eaves, porches, ramps, and stairs)*		PROVIDE LENGTH AND % VALUES		%	Length	% Length
	1st st		X 40% =				N/A
	2nd st		X 40% =				
	(2) The max. length of an individual projection into any setback area is 3.1m						
339 Decks	(2) The height of a deck in the Developed Area must not exceed:	(a) 1.5m above grade at any point, except where the deck is located on the same façade as the at-grade entrance to a walkout basement; and			N/A		
		(b) 0.3m above the main floor level of the closest main residential building on the parcel.					
	(2.1) Unless otherwise referenced in subsection (3), a privacy wall located on a deck:	(a) must not exceed 2.0m in height when measured from the surface of the deck; and					
		(b) must not be located between the foremost front façade of the main residential building and the front property line.					
	(3) A deck attached to a Semi-detached Dwelling, Rowhouse or Townhouse within 1.2m of a party wall must have a solid privacy wall that:	(a) is a min. of 2.0m in height;					
		(b) is a max. of 3.0m in height; and					
		(c) extends the full depth of the deck.					
340 Balconies	(1) Unless otherwise referenced in this Part, an open balcony must not project more than 1.85 metres from the building façade to which it is attached.				N/A		
	(2) Unless otherwise referenced in this Part, the floor area of a recessed balcony must not exceed 10.0m^2		Unit 4 Unit 5		3.28 3.29		-6.72 -6.71
	(2.1) Unless otherwise referenced in this Part, a privacy wall located on a balcony:	(a) must not exceed 3.0m in height when measured from the surface of the balcony; and			N/A		
		(b) must not be located between the foremost front façade of the main residential building and front property line.					
	(3) A balcony attached to a Contextual Semi-detached Dwelling, Semi-detached Dwelling, Rowhouse Building or Townhouse within 1.2m of a party wall must have a privacy wall that:	(a) is a min. of 2.0m in height;			N/I		#VALUE!
		(b) is a max. of 3.0m in height; and			N/I		#VALUE!
		(c) extends the full depth of the balcony.			C	N/C	N/A N/I
	(1) Where a balcony is located on the roof of the first or second storey of a main residential building and does not overhang any façade of the storey below, the balcony may have a maximum floor area that equals 50.0 per cent of the horizontal cross section of the storey below. Area of Storey Below Balcony (m^2)				Complies Well below 50%		
		(i) where it forms part of the front façade					

544 Balconies	(2) A balcony attached to a Contextual Single Detached Dwelling, Contextual Semi-detached Dwelling, or Rowhouse Building that is a permitted use: *Does not apply to Discretionary Uses.*	(a) may be located on a side façade of a building:	and is not recessed back more than 4.5m from the front façade; or		N/A			
			(ii) where it is on the street side of a corner parcel;					
		(b) may be located on a rear façade of a building where:	(i) it does not form part of the side façade unless the side façade is on the street side of a corner parcel;					
			(ii) a privacy wall is provided where the balcony is facing a side property line shared with a contextually adjacent building; and					
			(iii) the privacy wall is a minimum of 2.0m in height and a maximum of 3.0m in height; and	Minimum				
				Maximum				
		(c) must not have a balcony on the rear façade with a height greater than 6.0m, when measured vertically at any point from grade to the platform of the balcony.						
543 Amenity Space	(1) For developments of three units or more, each unit and suite must have amenity space that is located outdoors and is labelled on the required landscape plan.				F/M Discretion		N/A	N/I
	(2) Amenity space may be provided as common amenity space, private amenity space or a combination of both.				Applies		N/A	N/I
533 At Grade Orientation of Units	(1) All units must provide individual, separate, direct access to grade.				C	N/C	N/A	N/I
	(2) Units with an exterior wall facing a street must provide:	(a) an entrance that is visible from the street; and			C	N/C	N/A	N/I
		(b) sidewalks that provide direct exterior access to the unit.			C	N/C	N/A	N/I
541 Building Height	(1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum building height is 11.0m measured from grade.				11.55		0.55	
	(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	East	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							
	117.23 Prim Bldg Crnr 1		117.18 Prim Bldg Crnr 2		126.03 Geo 9.5m Abve Avrge Grade			
	116.03 Prim Bldg Crnr 3		115.69 Prim Bldg Crnr 4		125.13 Geo 8.6m Abve Avrge Grade			
	320.42 Max. Area		X 75% = 240.32 Max. Area allowed at 9.5m				Percentage: 66.52% / -8.48%; Area (m²): 213.14 / -27.18	
	(4) Where not located on a corner parcel, the maximum building height is 8.6m for any portion of a main residential building located between the rear property line and 60.0% parcel depth or the contextual building depth average, whichever is greater.						N/A Corner Parcel	
	Height Required Beyond ____ m and Rear Property Line							
	C.A.B. #1	C.A.B. #2	Parcel Depth					
349 Roof Equipment Projection	(2) Mechanical equipment may project a maximum of 0.3m from the surface of a roof on a building.				N/A			
532 Façade Width	The minimum width of a street facing façade of a unit is 4.2m				5.50		1.30	
	(1) Unless otherwise referenced in subsections (2) and (3) the maximum building depth is 65.0% of the parcel depth for a building containing a unit.				N/A Subsection (3) Applies			
	65% x 36.92 = 24.00							

Page 7	65% x	Parcel Depth	Max Bldg Depth					
535 Building Depth and Separation	(2) On a laned parcel, there is no maximum building depth for a main residential building wholly contained to the rear of 40.0% parcel depth where: *Note: The Main Residential Building exempt from Building Depth must be **WHOLLY** contained within rear 60.0%; otherwise see subsection (1).*	(a) there is more than one main residential building on the parcel; (b) 50.0% or more of the units on the parcel are contained in main residential buildings located within the first 60.0% of the parcel depth; and						N/A
				Parcel Depth (m)				
				40% / 60.0% Parcel Depth (m)				
				Total Number of Units				
				Required Number of Units in Front 60.0%				
		(c) where the minimum separation distance of the main residential buildings on the front portion of the parcel and the main residential buildings contained on the rear portion of the parcel is 6.5m						
	(3) For a main residential building that is located on a corner parcel there is no maximum building depth where the minimum building setback from the side property line shared with another parcel is 3.0m for any portion of the building located between the rear property line and:	(a) 50.0 per cent parcel depth; or					**Side Setback Dimension (m)**	
		36.92	**Parcel Depth**				**2.79**	**-0.21**
		(b) the building depth of the main residential building on the adjoining parcel;						
		15.47	**C.A.B. Building Depth**					
		whichever is closer to the rear property line.						
		3.0m Building Side Setback Required beyond						
		18.46	**m** and the rear property line				**Subsection (a) Applies**	
529 Density	The maximum density for parcels designated R-CG District is 75 units per hectare.					Units	**5.00**	**0.00**
	75 U.P.H	**703.44** **0.0703440**	**(m^2)** **(ha)**	=	**5.00** **Units**	U.P.H	**71.08**	**-3.92**
339.1 Porches *(must meet all requirements to be exempt)*	In a Developed Area, a porch is exempt from parcel coverage where:	(a) the porch is located between the façade of the main residential building and:	(i) the front property line; or				**C** **N/C** **N/A** **N/I**	
			(ii) the side property line on the street side of a corner parcel;				**C** **N/C** **N/A** **N/I**	
		(b) the porch is unenclosed on a minimum of two sides, other than by a railing, balustrade, or privacy walls located on porches between attached units when the porch is at or exceeds the contextual front setback; and					**C** **N/C** **N/A** **N/I**	
		(c) there is no enclosed floor area or balcony located directly above the roof of the porch.					**C** **N/C** **N/A** **N/I**	
534 Parcel Coverage	(2) Unless otherwise referenced in subsection (3), the maximum cumulative building coverage over all the parcels subject to a single development permit containing a Contextual Semi-Detached Dwelling, Contextual Single Detached Dwelling, Cottage Housing Cluster, Rowhouse Building, Semi-Detached Dwelling, Single Detached Dwelling or Townhouse is:	(a) 45.0% of the area of the parcels subject to a single development permit for a development with a density of less than 40 units per hectare;					**Applies**	**Does Not Apply**
		(b) 50.0% of the area of the parcels subject to a single development permit for a development with a density 40 units per hectare or greater and less than 50 units per hectare;					**Applies**	**Does Not Apply**
		(c) 55.0% of the area of the parcels subject to a single development permit for a development with a density of 50 units per hectare or greater and less than 60 units per hectare; or					**Applies**	**Does Not Apply**
		(d) 60.0% of the area of the parcels subject to a single development permit for a development with a density of 60 units per hectare or greater.					**Applies**	**Does Not Apply**
	(3) The maximum parcel coverage referenced in subsections (1) and (2), must be reduced by:	(a) 21.0m^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**

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	(4) For all other uses, the maximum parcel coverage is 45.0%						Applies		Does Not Apply	
	Determine correct percentage of parcel coverage and input values below						%		%	
	5 Number of Units									
	60.0%	703.44 Parcel Area (m^2)	minus	19 Required Stalls	5.00	=	327.06 Max. Coverage	43.53%		-2.96%
	Parcel Coverage Totals									
	House	Proj. > 1.0m	Garage(s)	Other	Total		m^2		m^2	
	306.21				306.21		306.21		-20.85	
Accessory Building	If applicable please refer to Accessory Residential Building Form						See Attached		N/A	N/I
542 Landscaping Requirements	(3) All areas of a parcel, except for those portions specifically required for motor vehicle access, motor vehicle parking stalls, loading stalls, garbage facilities, or any purpose allowed by the Development Authority, must be a landscaped area.						C	N/C	N/A	N/I
	(4) All setback areas adjacent to a street, except for those portions specifically required for motor vehicle access, must be a landscaped area.						C	N/C	N/A	N/I
	(5) Amenity space provided outdoors at grade must be included in the calculation of a landscaped area.						C	N/C	N/A	N/I
	(6) Any part of the parcel used for motor vehicle access, motor vehicle parking stalls, loading stalls and garbage or recycling facilities must not be included in the calculation of a landscaped area.						C	N/C	N/A	N/I
	(7) A minimum of 30.0% of the landscaped area must be covered with soft surfaced landscaping.						Percentage (%)			
							62.31%		32.31%	
	268.88 Landscaped Area (m^2)						Area (m^2)			
							167.53		86.87	
	(8) All soft surfaced landscaped area must be irrigated by an underground irrigation system, unless otherwise provided by a low water irrigation system.						C	N/C	Low H20 Irrig.	N/I
	(9) Mechanical systems or equipment that are located outside of a building must be screened.						C	N/C	N/A	N/I
542.2 Planting Requirements	(4) The requirement for the provision of 1.0 tree is met where:	(a) a deciduous tree has a minimum calliper of 60mm;					Calliper (mm)			
		3 # Provided					70.00		10.00	
		(b) a coniferous tree has a minimum height of 2.0m					Height (m)			
		2 # Provided					3.00		1.00	
	(5) The requirement for the provision of 2.0 trees is met where:	(a) a deciduous tree has a minimum calliper of 85mm;					Calliper (mm)			
		2 # Provided					85.00		0.00	
		(b) a coniferous tree has a minimum height of 4.0m					Height (m)			
		0 # Provided					N/A			
	(6) The requirement for the provision of 3.0 trees is met where an existing deciduous tree with a calliper greater than 100mm is preserved.						Calliper (mm)			
	0 # Provided						N/A			
	(2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0m^2 of parcel area.						# of Trees			
							9		2	
	7 Required Trees				703.44		# of Shrubs			
	20 Required Shrubs				Parcel Area (m^2)		20		0	
	(3) Shrubs must be a minimum height or spread of 0.6m at the time of planting.						0.60		0.00	
	(7) For landscaped areas with a building below, planting areas must have the following minimum soil depths:	(a) 1.2m for trees;					N/A			
		(b) 0.6m for shrubs; an								
		(c) 0.3m for all other planting areas.								
	(8) The soil depths referenced in (7) must cover an area equal to the mature spread of the planting material.									
	(1) A driveway must not have direct access to a major street unless:	(a) there is no practical alternative method of vehicular access to the parcel; and								
		(b) a turning space is provided on the parcel to allow all vehicles exiting to face the major street.								

Page 9								
341 Driveways	(2) A driveway connecting a street to a private garage must:	(a) be a min of 6.0m in length along the intended direction of travel for vehicles measured from:	(i) the back of the public sidewalk to the door of the private garage; or					N/A
			(ii) a curb where there is no public sidewalk to the door of a private garage, and					
		(b) contain a rectangular area measuring 6.0m in length and 3.0m in width.						
	(3) A driveway connecting a lane to a private garage must be a min of 0.60m in length along the intended direction of travel for vehicles, measured from the property line shared with the lane to the door of a private garage.							
	(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					
			(b) 7.0m for parcel width > than 9.0m and < than 15.0m					
	(6) In the developed area a driveway accessing a street must not be constructed, altered or replaced except where:		(a) located on a laneless parcel; (b) located on a laned parcel and 50.0% or more parcels on same block face have an existing driveway accessing a street; or (c) legally existing driveway not being relocated or widened. Number of Parcels along Block Face					
546 Motor Vehicle Parking Stalls	(1) The minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 1.0 stalls per unit or suite.			**Community (select below)**				
				MONTGOMERY				
	(2) Notwithstanding subsection (1), the minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 0.5 stalls per unit or suite for the area listed in Table 2.1 below.			Parking Rate: 0.50 Stall per Unit & Suite				
	10 Number of Units & Suites Stalls Within a Private Garage 0 Stalls provided on Parking Pad 5				5		0	
546.2 Bicycle Parking Stalls	(2) Notwithstanding subsection (1), there is no requirement for a bicycle parking stall – class 1 for parcels with two or less Dwelling Units.				Applies		N/A	N/I
	(1) The minimum number of bicycle parking stalls – class 1 is calculated based on the sum of all units and suites at a rate of 1.0 stall per unit or suite where a unit or suite is not provided a motor vehicle parking stall located in a private garage. 10 Number of Units & Suites				3		-7	
342 Retaining Walls	(1) A retaining wall must be less than 1.2m in height when measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall.				C	N/C	N/A	N/I
	(2) A min horizontal separation of 1.0m must be maintained between retaining walls on the same parcel.				C	N/C	N/A	N/I
338.1 Patios	(1) Unless otherwise referenced in subsections (2) and (3), a privacy wall may be located on a patio, provided it does not exceed a height of 2.0m from the surface of the patio.				C	N/C	N/A	N/I
	(2) A privacy wall located on a patio must not exceed 2.0m in height, when measured from grade and when the privacy wall is located within: (a) a side setback area; or (b) 6.0m of a rear property line.				C	N/C	N/A	N/I
	(3) A privacy wall located on a patio must not exceed 1.2m in height when measured from grade when the privacy wall is located between the foremost front façade of the main residential building and the front property line.				C	N/C	N/A	N/I
540.1 Fences *Note: Only apply fence rules to proposed fences*	For a Rowhouse Building, the height of a fence above grade at any point along a fence line must not exceed:	(a) 1.2 metres for any portion of a fence extending between the foremost front façade of the immediately adjacent main residential building and the front property line;				C	N/C	N/A	N/I
		(b) 2.0 metres in all other cases; and				C	N/C	N/A	N/I
		(c) 2.5 metres at the highest point of a gate that is not more than 2.5 metres in length.				C	N/C	N/A	N/I
348 Visibility Setback	Within a corner visibility triangle, buildings, fences, finished grade of a parcel and vegetation must not exceed the lowest elevation of the street by more than 0.75m above lowest elevation of the street.				C	N/C	N/A	N/I
546.3 Waste,								

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

Page 19 Secondary Suite - R-CG				D.P. # 2026-01591			
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.					
	(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 Section 351(2.1) Applies**			

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

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:	July 8, 2026
Date Received:	June 25, 2026
BLC BY:	**Alex Trinh**
Review Required:	
PARTIAL	

D.P. #	**2026-01591**

For Internal Distribution Only

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

Floodway/Floodfringe/Overland Flow

DOES NOT APPLY

If applicable Complete Flood Sheet*

Hertiage Guidelines Area

Not Located within Heritage Guideline Area

If Applicable Disregard Contextual Rules*

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

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

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

Notes:

Partial check on previous discrepancies as per F/M. Checked landscaping & coverage as well as changes were made.

ISC: Protected

For Internal Distribution Only

SDAB2026-0147

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

D.P. # 2026-01591

Rule	Requirements	Notes	Evaluation: Provided/Variance
340 Balconies	(1) Unless otherwise referenced in this Part, an open balcony must not project more than 1.85 metres from the building façade to which it is attached.		N/A
	(2) Unless otherwise referenced in this Part, the floor area of a recessed balcony must not exceed 10.0m²	Unit 4 & 5 - Floor 2	3.29 / -6.71
		Unit 4 & 5 - Floor 3	4.48 / -5.52
	(2.1) Unless otherwise referenced in this Part, a privacy wall located on a balcony: (a) must not exceed 3.0m in height when measured from the surface of the balcony; and (b) must not be located between the foremost front façade of the main residential building and front property line.		N/A
	(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;		2.00 / 0.00
	(b) is a max. of 3.0m in height; and		2.00 / -1.00
	(c) extends the full depth of the balcony.		C / N/C / N/A / N/I
541 Building Height	(1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum building height is 11.0m measured from grade.	Tallest Elevation	10.67 / -0.33
	(2) Where a building setback is required from a property line shared with another parcel designated with a low density residential district, the M-CG District or H-GO District, the max building height: (a) is the greater of: (i) the highest geodetic elevation of a main residential building on the adjoining parcel; or (ii) 7.0m from grade; measured at the shared property line; and (b) increases at a 45 degree angle to a max of 11.0m measured from grade.		C / N/C / N/A / N/I
535 Building Depth and Separation	(3) For a main residential building that is located on a corner parcel there is no maximum building depth where the minimum building setback from the side property line shared with another parcel is 3.0m for any portion of the building located between the rear property line and: (a) 50.0 per cent parcel depth; or		Side Setback Dimension (m)
	36.92 Parcel Depth		3.00 / 0.00
	(b) the building depth of the main residential building on the adjoining parcel;		
	15.47 C.A.B. Building Depth		
	whichever is closer to the rear property line.		
	3.0m Building Side Setback Required beyond 18.46 m and the rear property line		Subsection (a) Applies
339.1 Porches *(must meet all requirements to be exempt)*	In a Developed Area, a porch is exempt from parcel coverage where: (a) the porch is located between the façade of the main residential building and: (i) the front property line; or		C / N/C / N/A / N/I
	(ii) the side property line on the street side of a corner parcel;		C / N/C / N/A / N/I
	(b) the porch is unenclosed on a minimum of two sides, other than by a railing, balustrade, or privacy walls located on porches between attached units when the porch is at or exceeds the contextual front setback; and		C / N/C / N/A / N/I
	(c) there is no enclosed floor area or balcony located directly above the roof of the porch.		C / N/C / N/A / N/I
	(2) Unless otherwise referenced in subsection (3), the maximum cumulative building coverage 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

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534 Parcel Coverage		(d) 60.0% of the area of the parcels subject to a single development permit for a development with a density of 60 units per hectare or greater.				**Applies**		**Does Not Apply**	
	(3) The maximum parcel coverage referenced in subsections (1) and (2), must be reduced by:	(a) 21.0m² where one motor vehicle parking stall is required on a parcel that is not located in a private garage; and				**Applies**		**Does Not Apply**	
		(b) 19.0m² for each required motor vehicle parking stall that is not located in a private garage where more than one motor vehicle parking stall is required on a parcel.				**Applies**		**Does Not Apply**	
	(4) For all other uses, the maximum parcel coverage is 45.0%					**Applies**		**Does Not Apply**	
	Determine correct percentage of parcel coverage and input values below					%		%	
	60.0%	703.44 Parcel Area (m²)	minus	5 Number of Units / Required Stalls	19.00 =	327.06 Max. Coverage		45.12%	-1.37%
	Parcel Coverage Totals					m²		m²	
	House	Proj. > 1.0m	Garage(s)	Other	Total				
	306.21			11.16	317.37	317.37		-9.69	
542 Landscaping Requirements	(3) All areas of a parcel, except for those portions specifically required for motor vehicle access, motor vehicle parking stalls, loading stalls, garbage facilities, or any purpose allowed by the Development Authority, must be a landscaped area.					C	N/C	N/A	N/I
	(4) All setback areas adjacent to a street, except for those portions specifically required for motor vehicle access, must be a landscaped area.					C	N/C	N/A	N/I
	(5) Amenity space provided outdoors at grade must be included in the calculation of a landscaped area.					C	N/C	N/A	N/I
	(6) Any part of the parcel used for motor vehicle access, motor vehicle parking stalls, loading stalls and garbage or recycling facilities must not be included in the calculation of a landscaped area.					C	N/C	N/A	N/I
	(7) A minimum of 30.0% of the landscaped area must be covered with soft surfaced landscaping.					Percentage (%)			
						57.77%		27.77%	
	257.70 Landscaped Area (m²)					Area (m²)			
						148.88		71.57	
	(8) All soft surfaced landscaped area must be irrigated by an underground irrigation system, unless otherwise provided by a low water irrigation system.					C	N/C	Low H20 Irrig.	N/I
	(9) Mechanical systems or equipment that are located outside of a building must be screened.					C	N/C	N/A	N/I
542.2 Planting Requirements	(4) The requirement for the provision of 1.0 tree is met where:	(a) a deciduous tree has a minimum calliper of 60mm;				Calliper (mm)			
		3 # Provided				70.00		10.00	
		(b) a coniferous tree has a minimum height of 2.0m				Height (m)			
		1 # Provided				3.00		1.00	
	(5) The requirement for the provision of 2.0 trees is met where:	(a) a deciduous tree has a minimum calliper of 85mm;				Calliper (mm)			
		2 # Provided				85.00		0.00	
		(b) a coniferous tree has a minimum height of 4.0m				Height (m)			
		1 # Provided				4.00		0.00	
	(6) The requirement for the provision of 3.0 trees is met where an existing deciduous tree with a calliper greater than 100mm is preserved.					Calliper (mm)			
		0 # Provided				N/A			
	(2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0m² of parcel area.					# of Trees			
						10		3	
	7 Required Trees			703.44 Parcel Area (m²)		# of Shrubs			
	20 Required Shrubs					21		1	
	(3) Shrubs must be a minimum height or spread of 0.6m at the time of planting.					0.60		0.00	
	(7) For landscaped areas with a building below, planting areas must have the following minimum soil depths:	(a) 1.2m for trees;				N/A			
		(b) 0.6m for shrubs; an							
		(c) 0.3m for all other planting areas							

Page 4	(c) 0.3m for all other planting areas.					
	(8) The soil depths referenced in (7) must cover an area equal to the mature spread of the planting material.					
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)** *MONTGOMERY*				
	(2) Notwithstanding subsection (1), the minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 0.5 stalls per unit or suite for the area listed in Table 2.1 below.	Parking Rate: **0.50** Stall per Unit & Suite				
	10 **Number of Units & Suites** **Stalls Within a Private Garage** **0** **Stalls provided on Parking Pad** **5**		**5**		**0**	
546.2 Bicycle Parking Stalls	(2) Notwithstanding subsection (1), there is no requirement for a bicycle parking stall – class 1 for parcels with two or less Dwelling Units.		**Applies**		**N/A**	**N/I**
	(1) The minimum number of bicycle parking stalls – class 1 is calculated based on the sum of all units and suites at a rate of 1.0 stall per unit or suite where a unit or suite is not provided a motor vehicle parking stall located in a private garage. **10** **Number of Units & Suites**		**10**		**0**	
546.3 Waste, Recycling and Organics	For developments of three or more units, garbage, recycling, and organics must be stored in a screened location approved by the Development Authority.		**C**	**N/C**	**N/A**	**N/I**

FILE: DP 2026-01591

DATE RECEIVED: March 24, 2026

Bylaw Discrepancies

Regulation	Standard	Provided
340 Balconies	(3) A balcony attached to a Contextual Semi-detached Dwelling, Semi-detached Dwelling, Rowhouse Building or Townhouse within 1.2m of a party wall must have a privacy wall that: (a) is a min. of 2.0m in height; (b) is a max. of 3.0m in height; and (c) extends the full depth of the balcony.	Plans do not indicate privacy walls on the third storey balconies between units 1 and 2 and between units 2 and 3.
541 Building Height	(1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum building height is 11.0m measured from grade.	Plans indicate a building height of 11.55m (+0.55m).
	(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: (ii) 7.0m from grade; measured at the shared property line; and	Plans indicate portions of the roof are located above the maximum building height chamfer established from the East side property lines.
535 Building Depth and Separation	(3) For a main residential building that is located on a corner parcel there is no maximum building depth where the minimum building setback from the side property line shared with another parcel is 3.0m for any portion of the building located between the rear property line and: (a) 50.0 per cent parcel depth; or	Plans indicate a building setback of 2.79m (-0.21m).
546.2 Bicycle Parking Stalls	(1) The minimum number of bicycle parking stalls – class 1 is calculated based on the sum of all units and suites at a rate of 1.0 stall per unit or suite where a unit or suite is not provided a motor vehicle parking stall located in a private garage.	Plans indicate 3 (-7) class 1 bicycle stalls.

FILE: **DP 2026-01591**

DATE RECEIVED: June 25, 2026

Bylaw Discrepancies		
Regulation	**Standard**	**Provided**
NONE NOTED		

Community Outreach Assessment Tool

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

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

COMMUNITY IMPACT	1 Point	2 Points	3 Points	Enter Values
How similar is your project to what already exists in the community?	Similar projects exist in the community and is a low level of change for community.	Community is not that familiar with this project type and will be a moderate change.	Major change or redevelopment being proposed and likely a big change for the community.	1
What is the duration of your project (to occupancy)?	Under 2 years	3 - 5 years	5 + years	1
How broadly will this project impact the surrounding community?	Likely to affect immediate neighbours.	Could have an impact within a few blocks.	Likely to have an impact community - wide.	1
How common is redevelopment within the community?	Redevelopment is common in community.	Moderate redevelopment has occurred.	Little to no redevelopment has occurred.	1
TOTAL				4
COMMUNITY COMPLEXITY	**1 Point**	**2 Points**	**3 Points**	**Enter Values**
How do you anticipate the community will react to this project?	Little attention - project unlikely to be a public issue.	Anticipate there will be some attention. Disagreement or differing opinions are expected.	Anticipate this to be a highly sensitive issue.	1
How inclined will the community be to accept this project?	Likely minimal to no issues anticipated.	Some issues anticipated.	Many issues are anticipated.	1
What level of influence does the community have over project decisions?	No decisions open for input, willing to inform the community of project details.	Willing to listen to community and learn about their ideas and respond where possible	Willing to collect input to influence specific project decisions.	1
TOTAL				3

IMPACT SCORE

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

COMPLEXITY SCORE

3 to 5	A
6 to 9	B

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

Your Project's Score: 1 A

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

19-00155896

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

calgary.ca/planningoutreach

SDAB2026-0147

Richview *Engineering Inc.*
Unit 130, 201 38Ave NE
Calgary AB T2E2M3 Tel: (403)230-3218

May 12, 2026 Our file#: 2661

City of Calgary

Attn To Who May Concern

Re: Fire Flow Letter for DP2026-01591 .

We provide the following summary of the Required Fire Flow (RFF) for the above referenced project. In accordance with the City of Calgary's instructions, the fire flow demand has been calculated based on the Fire Underwriters Survey (FUS) guideline for Water Supply for Public Fire Protection (2020).

DP Number : DP2026-01591

Project Address : 4648 29 AV NW

Type of Building : 1 three-story Residential building without Sprinkler System.

Unit 3 is separated on both the south and north sides by 2-hour fire-resistance-rated fire walls.

Available Fire Flow provided from City of Calgary : 5,000 LPM

Required Fire Flow calculated : 6,400LPM

The required fire flow is greater than the available fire flow provided by City.

Should you have any concern or question, please feel free to contact myself @ 403-230-3218
Yours truly,



Robin Li
Richview Engineering Inc

SITE - PLAN

SURVEY INFORMATION :-

MUNICIPAL ADDRESS:-
4648 29 AVENUE N.W. , CALGARY, ALBERTA
ZONING : R-CG
LEGAL ADDRESS:-
PLAN 485 GR,BLOCK 1, LOT 10

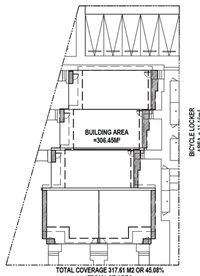
NOTES:
Note: Unless otherwise specified, the dimensions shown relate to distances from property boundary to foundation walls only at the date of the survey.Positions of spot elevations are approximate.
Distances are in meters and decimals thereof.

PROPOSED COVERAGE CALCULATION:
LOT AREA = 703.44 m²
THE MAXIMUM COVERAGE AREA (60%) = 421.88
MAXIMUM ALLOWABLE COVERAGE 421.88-105 =316.88 M²
PROPOSED BUILDING COVERAGE =306.45 m²
PROPOSED BICYCLE LOCKER COVERAGE = 11.16m²

TOTAL PROPOSED COVERAGE = 317.61 M2 OR 45.08% FROM LOT AREA

PROJECT SETBACK REQUIREMENTS:
1. BUILDING SETBACK FROM A FRONT PROPERTY LINE IS 3.0 METRES.
   (WINDOW WELLS AND EAVES MAY PROJECT A MAX. OF 0.80M & 0.60m IN ORDER INTO ANY SETBACK AREA)
2. MINIMUM SETBACK FROM A PROPERTY LINE SHARED WITH A LANE IS 1.2 METRES.
3. MINIMUM SETBACK FROM A PROPERTY LINE SHARED WITH ANOTHER PARCEL IS 1.2 METRES.

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

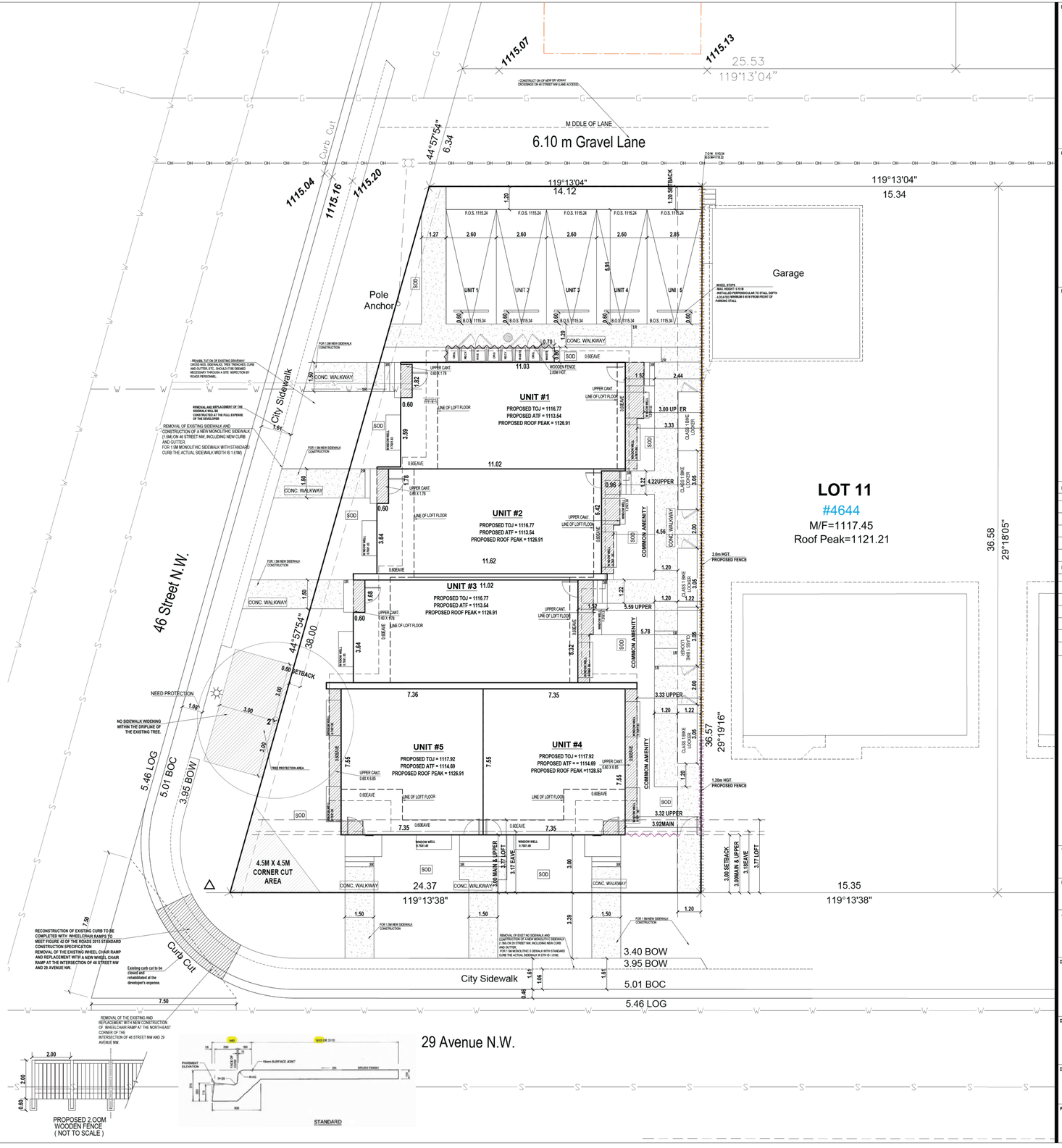


LEGEND		LEGEND		LEGEND	
	PROPOSED NEW FENCE	G	UTILITY LINES GAS		EXISTING GRADES
	PWF LANDSCAPE RETAINING WALL	S	UTILITY LINES SANITARY		CALCULATED GRADES
	CANTILEVERS	ST	STORM LINE		NEED TO TRIM
	SETBACK	W	UTILITY LINES WATER		REMOVE EXISTING TREE
	EAVES		REMOVE FENCE		BULDING REMOVE
	UTILITY LINES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

TREE SCHEDULE:

Tree No.	Tree Type	Location	Trunk Dia.	Canopy Dia	Height	CASE
1	Coniferous	In Subject Property	0.45	8.00	12.00	REMOVED
2	WHITE SPRUCE	In City Property	0.50	8.00	11.00	RETAINED
3	Coniferous	In Subject Property	0.60	8.00	13.00	REMOVED
4	Bush	In Subject Property	---	1.50	1.50	REMOVED

NOTES:
- BUILDING READY FOR SOLAR PANEL INSTALLATION .
- BUILDING WILL BE 'SOLAR READY' AND ABLE TO ACCOMMODATE SOLAR PHOTOVOLTAIC (PV) PANELS TO GENERATE ELECTRICITY.
- FOR SOLAR PV AT LEAST 2.5 CM (1") NOMINAL DIAMETER CONSTRUCTED OF RIGID OR FLEXIBLE METAL CONDUIT, RIGID PVC CONDUIT, LIQUID TIGHT FLEXIBLE CONDUIT OR ELECTRICAL METALLIC TUBING (AS PER SECTION 12 OF THE CANADIAN ELECTRICAL CODE PART 1 CONCERNING "RACEWAYS") SHOULD BE INSTALLED.
- EXISTING, UNUSED DRIVEWAY / SIDEWALK CROSSINGS AND CURB CUTS ARE TO BE "CLOSED, REMOVED AND REHABILITATED AS PER THE CITY OF CALGARY 2021 ROADS CONSTRUCTION STANDARD SPECIFICATIONS, AT THE EXPENSE OF THE DEVELOPER.
-ALL SODDED AREA ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES.
- A MINIMUM DEPTH OF 300MM TOPSOIL FOR ALL SODDED AREAS AND 600MM FOR SHRUB AND TREE BEDS IS TO BE USED.
- ALL AREAS OF SOFT LANDSCAPING MUST BE IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM.



DESIGNED BY:

TRICOR DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com

#202 , 4216 10TH STREET NE
CALGARY, AB.
T2E 6K3
PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricorng.ca

KEY PLAN



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

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

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

REVISIONS:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-05-24	DTR	N.F	T.I
02				
03				
04				
05				

ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-03-18	DEVELOPMENT PERMIT SET	S.A/R.N/A.M	
02				
03				
04				
05				

THE CLIENT :

PROJECT :
5- PLEX BUILDING

ADDRESS:
4648 29 Avenue N.W.
CALGARY, ALBERTA
Plan 485 GR,Block 1, Lot 10

DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
PROPOSED SITE PLAN

DRAWING NO.
A-003

PROJECT NO. :	CHECKED BY:	DATE:
26-1037	T.I	2026-05-25
	DRAWN BY: N.F	SCALE: 1:100

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

April 20, 2026

To: The City of Calgary

Development Permit Application

File No.: DP2026-01591

Applicant: Tricor Design Group

Location: 4648 29 AV NW

Development Permit – No Conflict Letter

ENMAX Power Corporation ("**EPC**") received an Application Notice, dated March 30, 2026, and later revised on April 20, 2026, from The City of Calgary (the "**City**") requesting EPC's review of the above noted Development Permit Application ("**Application**").

No Conflict

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

Terms and Conditions

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

g) any other laws and regulations regarding utility facilities,

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

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

3. The Applicant must contact:

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

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

   c) EPC lineinspection@enmax.com or call (403) 514-3117 prior to the commencement of any construction where any workers or equipment will be within 7 metres of any EPC overhead facility.

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

4. This No Conflict Letter does not:

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

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

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

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

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

7. Any reference in this No Conflict Letter to:

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

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

If the City requires any additional information regarding this No Conflict Letter, please contact the Project Administrator at **EPC_Permits@enmax.com**.

Sincerely,

ENMAX Power Corporation

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

June 15, 2026

To: The City of Calgary

Development Permit Application

File No.: DP2026-01591

Applicant: Tricor Design Group

Location: 4648 29 AV NW

Development Permit – No Conflict Letter

ENMAX Power Corporation ("**EPC**") received an Application Notice, dated June 1, 2026, and later revised on June 15, 2026, from The City of Calgary (the "**City**") requesting EPC's review of the above noted Development Permit Application ("**Application**").

No Conflict

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

Terms and Conditions

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

g) any other laws and regulations regarding utility facilities,

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

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

3. The Applicant must contact:

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

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

   c) EPC lineinspection@enmax.com or call (403) 514-3117 prior to the commencement of any construction where any workers or equipment will be within 7 metres of any EPC overhead facility.

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

4. This No Conflict Letter does not:

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

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

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

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

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

7. Any reference in this No Conflict Letter to:

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

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

If the City requires any additional information regarding this No Conflict Letter, please contact the Project Administrator at **EPC_Permits@enmax.com**.

Sincerely,

ENMAX Power Corporation

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

July 13, 2026

To: The City of Calgary

Development Permit Application

File No.: DP2026-01591

Applicant: Tricor Design Group

Location: 4648 29 AV NW

Development Permit – Conflict Letter

ENMAX Power Corporation ("**EPC**") received an Application Notice, dated Jun 29, 2026, and later revised on July 13, 2026, from The City of Calgary (the "**City**") requesting EPC's review of the above noted Development Permit Application ("**Application**").

Conflict

1. Based upon the information provided to EPC in the Application Notice, EPC has identified the following conflict(s) between the Application's proposed development ("**Proposed Development**") and sections 2 (General Rules), 10 (Overhead Systems) and 12 (Underground Systems) of the Alberta Electrical Utility Code, 6th Edition and/or other EPC requirements (the "**Conflict**"):
    1. The proposed concrete walkway is located within 2.0 m of the existing ENMAX anchor guy. Please confirm that all work will be completed in accordance with the ENMAX Ground Disturbance Guidelines and that pole/anchor support will be provided by an ENMAX-approved contractor prior to commencing any excavation within 2.0 m of the existing pole or anchor guy.

2. Until the Applicant addresses the Conflict by:
    a) Provide written confirmation to EPC confirming that the requirements above will be met, the Application's Proposed Development is not acceptable to EPC.

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

Sincerely,

ENMAX Power Corporation

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

August 18, 2026

To: The City of Calgary

Development Permit Application

File No.: DP2026-01591

Applicant: Tricor Design Group

Location: 4648 29 AV NW

Development Permit – Conflict Release Letter

ENMAX Power Corporation ("**EPC**") received an Application Notice, dated June 29, 2026, and later revised on July 13, 2026, from The City of Calgary (the "**City**") requesting EPC's review of the above noted Development Permit Application ("**Application**"). In response, EPC provided the City with a conflict letter, dated July 13, 2026 (the "**Conflict Letter**"), notifying the City that EPC identified conflict(s) between the Application's proposed development ("**Proposed Development**") and the Alberta Electrical Utility Code, 6th Edition, ("**AEUC**") and/or other EPC requirements (the "**Conflict**").

Subsequently, the Applicant provided confirmation to EPC that all work will be completed in accordance with the ENMAX Ground Disturbance Guidelines and that pole/anchor support will be provided by an ENMAX-approved contractor prior to commencing any excavation within 2.0 m of the existing pole or anchor.

Conflict Release

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

Terms and Conditions

2. During the design and construction of the Proposed Development, the Applicant must comply with:
    a) the AEUC, including sections 2 (General Rules), 10 (Overhead Systems) and 12 (Underground Systems);
    b) CSA C22.1-24 Canadian Electrical Code (26th Edition), Part 1;
    c) the *Safety Codes Act*, RSA 2000, c S-1 ("***SCA***");

d) the *Occupational Health and Safety Act*, SA 2020, c 0-2.2 ("***OHSA***"), the Occupational Health and Safety Code, Alta Reg 191/2021, and the Occupation Health and Safety Code, including requirements for working near overhead powerlines and maintaining safe limits of approach;

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

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

g) any other laws and regulations regarding utility facilities,

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

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

3. The Applicant must contact:

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

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

c) EPC lineinspection@enmax.com or call (403) 514-3117 prior to the commencement of any construction where any workers or equipment will be within 7 metres of any EPC overhead facility.

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

4. This Conflict Release Letter does not:

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

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

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

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

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

7. Any reference in this Conflict Release Letter to:

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

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

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

Sincerely,

ENMAX Power Corporation

Comment Summary

Permit #: DP2026-01591

Address: 4648 29 AV NW

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

Name:	Jane Durango	Created Date:	April 2, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	661846273
Address:	4760 Montalban Dr NW		
Overall:	In opposition of this application		

Area of Concern

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

Strengths / Challenges

From a builder's standpoint, low slope roofs are challenging in Calgary's freeze/thaw cycles. Tricor designs almost always build low slope roofs to acheive their clients min standards, maximum unit count on every lot. This application includes all low slope roofs and two single slopes into a wall- they indicate saddles will be provided but this is very difficult to do well. There is a Tricor- low slope to flat (so they would fit under the height restrictions) behind my house, and there are already ice dams in the buildings first winter.

Unit size is a concern for me, the liveability of these proposed units is not possible with such layout and minimum square footage. My concern is that people will not be able to live in these units for any length of time, and that turnover will not contribute to the community. And with so many of these Units being added there community will have a much larger transient population, rather than longer community building members.

Property Impact

Montgomery has a proud history of long term renters who have built our community. There are many traffic and parking concerns this proposal is at the same time as a mid block 8 and another 10 unit within 100m. At least the parking pads may be used, rather than other developments with undersized garages. The downside of the parking pad is that the bins and mess will be visible. The impact to me is congestion on the street and single lane traffic, harder for emergency vehicles, less visibility for pedestrians, dogs and children.

Community Impact

helps with compact city and "managing" growth and change. I do think this is not thoughtful growth and change. I think areas with density as part of the plan manage the potential problems better- University District, even the redevelopment at Brentwood and Northland mall are good approaches to necessary transient smaller dwelling units. I do not agree that 10 units with possibly 20 people/cars on 50' makes sense.

Surrounding Impact

It changes light, shadows, tree canopy, drainage- and it burdens aging infrastructure.

General Comment

Not only do I not supports 10 units I do not support bad design principle (low slope) cheap windows and poor building materials and practices. Many Building code violations and because we build with engineered wood- and engineers stamp gets it by the city. I implore the city to start toughening up on their granting Occupancy to barely built structures, and I fear that in 15 years there are going to be tremendous structural flaw and renovations required. It is a complete waste of materials and an unfair burden to the tenants or owners.

Attachments

Name:	Linda Tamkee	Created Date:	April 3, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	662113818

SDAB2026-0147

Address:	77 Aspen Ridge Cres 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
Site layout

General Comment
I am opposed to this proposed development for the following reasons:

1) A 10-plex on 4767 Montana Cres. is already under construction in this area. It is a complete eyesore and is out of character in this neighbourhold. The building envelope takes up almost the entirety of the property, with parking provided to only 5 of the 10 units. Also there is no allowance for storage of the black/blue/green bins for the units. It has been on the market for $4.9M (after a price reduction) for over 8 months and is still unsold. Clearly, this type of build has NOT found a market in this area. Below, I have included a picture of this 10-plex.
2) The current DP application will be very similar to the one described above.
3). The height, massing of the structure will be too big, causing shadowing onto neighbours.
3) It will be in the middle of an established low density neighbourhood, making it completely out of character with existing homes.
4) There will be inadequate parking provided to on-site residents, causing parking to be spilled onto residential streets.
5) There will be inadequate allowance for storage of black/blue/green bins, causing unsightliness in the neighbourhood.

For these reasons, I respectfully request the City to turn down this proposal and keep future developments to single, skinny single or duplex homes.

Attachments
SUPPORTING DOCUMENT - CIRCULATION COMMENTS - 5F053536-ACD1-4C5B-B168-511BC7EECB7F.png

Name:	Robert Fawcett	Created Date:	April 4, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	662125326
Address:	5221 23rd street		
Overall:	In opposition of this application		

Area of Concern
Other

Strengths / Challenges
Building this density of housing in this area is madness and not required. The city has approved 8 and 10 plex units with no parking and the access to any public transport is very limited. This will devalue property in the area. University district is already designated high density. If these units are to be built the must accommodate parking on the property. Bicycle storage is NOT parking and challenged the city on allowing this as acceptable permitting practice.

Property Impact
The traffic, parking and general feel of the area will be destroyed with a high volume of rental vs owned property result and is busy destroying a great community. Building should be limited to duplex units. The roads are NOT wide enough or build for the street parking and traffic flow.

Community Impact
This type of POOR city planning is done with no thought to congestion, parking and good urban design. It fails to meet most of the above objectives with the exception of a compact city and treat resident like lab rats rather than people.

Surrounding Impact
Parking, traffic congestion and effectively change the sensor of community from proud home owners, diluting it to high density rented units without the same connection, ownership, pride and sense of community care.

General Comment

The city is busy destroying a thriving community through poor planning and greed. The current approach is build whatever you want, we don¿t care approach is extremely concerning. These application approvals are irresponsible, negligent they continue warrants class action legal intervention if the city is unable to self regulate this madness.

Attachments

Name:	Mike Biersteker	Created Date:	April 4, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	662129081
Address:	4720 Montalban Dr NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

We cannot keep accepting and approving these plans that are negatively affecting neighborhoods, especially during this time where the whole zoning bylaw process is being reassessed currently in Calgary. These buildings are not low income housing, they completely block neighbors beside them and will decrease neighboring property values. These projects lack parking for cars and will push cars onto the streets affecting area residents and making the streets unsafe. There is no greening going on and these projects generally lack any concern for residents around them. This project, like the others in Montgomery will be an eyesore and it does not fit in with the overall fabric of the community. These properties end up trying to sell for $~5MM which is just a money grab by developers, they are not trying to fill a housing need, they are just trying to capitalize on the Calgary housing situation. The recent project built on the corner of Montalban Ave and Montana Ave is horrible. It is a complete mess, has obstructed neighboring properties and is going to negatively affect pedestrians and cars trying to get through to 32nd ave and someone is going to get hurt. Our water system is aging, our internet is already horrible (no fiber installed), traffic and parking mayhem, loss of green canopy, invasion of privacy, loss of sunlight, and is in violation of area development plans. Please stop accepting and approving these developments!

Attachments

Name:	Ronald Leitch	Created Date:	April 5, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	662208330
Address:	4831 Waverley Drive SW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Hello,
I'm writing in with concerns voiced through the neighbors of this dwellings proposition, along with myself - the son of the resident/owner of 4644 29 ave NW, located next to the proposed development.
The development is currently proposed to be 3 stories, largely overshadowing my mother's dwelling in the lot next door. With 10 units proposed, this type of build within a well established community with many families, some multiple generational will affect the neighborhoods integrity for a variety of reasons;
- Not only this property, but the multiple others in the process of being built, or in proposed with a few block radius will add 60 new units to the few block community. This small area with an current estimated number of 125 already existing dwellings, will increase the total to close to 190 residences.
- Without determining the additional dwellings in lower Montgomery in progress or proposal, two large projects in the University District(270 units) & another along Bowness Road(176 units), adding 446 more within a 1 km radius. As someone who works within the housing development industry, I bare witness to large volumes of half full buildings where renters can not be obtained due to the current rental numbers and also lack of sales for units other then single family dwellings. When all these proposals that Upper Montgomery currently faces are multi-family dwellings. Upper Montgomery is an attractive area due to lot sizes, but such proposals will change the face of this unique area.
- These developments are always about maximizing the profitability of the investor(s), with little consideration of how such projects downgrade the neighborhoods and affect their integrity. This proposal along with another directly across from my mother resident at 4644 29 ave will add 18 units to the currently existing 2. Although garages will be provided individually for the upper suites, it still leave 9 potential vehicles added to street parking - granted new residents are limited to a vehicle each, but which could still be higher.
- With speaking with my mother's neighbors, not one is in support of these proposals, with one neighbor saying if the plans are not changed him & his family will move, creating a further snowball effect of proposed developments. These proposals are only about profitability for said investors, with little to none with consideration of the current residents of the community.
- The amount of overshadowing this 3 story proposal will cast on my mother single story dwelling is not only unnecessary, but will overshadow all other dwellings in the vicinity - which are only 1 or 2 story dwellings.
- Is there truly a need for such a large development to be squished for maximizing investor profitably, or could something more sensible be proposed to fit the aesthetic of the neighborhood.

With great concern, I hope you'll hear my and others concerns and I hope the fast track processes that happen and are rarely listened to are heard and this and other developments in Upper Montgomery face heavier considerations, to match the current aesthetics of the neighborhood.

Regards,
Ron Leitch

Attachments

Name:	Lila Mickelson	Created Date:	April 6, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	662215973
Address:	4607 Montana Drive NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

This building is oversized and the design is out of context for the area and nearby residences.
I am especially concerned about the densification on this street when 4 more units and 4 suites are also being proposed across the street - we need thoughtful planning in such a small community area as "upper" Montgomery that includes community input.
As well, a lot was already divided and 2 townhomes were built across the street on 46th Street - incorporating significant feedback from neighbouring residents. This should serve as a model of what is more acceptable in this area.
There is already limited parking on 29th Avenue, and this building will have significant negative impact on the safety and usability of our streets as parking is woefully inadequate for the number of units/suites. The size of the structure and distance from the sidewalk will create a blind corner, given the downward grade of 46th Street. This is a safety issue.

Attachments

Name:	Xiaohang Fang	Created Date:	April 6, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	662258845
Address:	3021 46st NW		
Overall:	In opposition of this application		

Area of Concern

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

Strengths / Challenges

I see very few strengths in this proposal. Any benefit from additional housing is outweighed here by the excessive scale and intensity for this block. A 5-plex with 5 basement suites, combined with the nearby proposed 4-plex and basement suites, would create an overconcentration of units on one small residential stretch. The main challenges are overdevelopment, loss of neighbourhood character, added traffic, parking overflow, infrastructure strain, reduced privacy, and cumulative impact from multiple similar projects in the immediate area. This does not read as modest infill; it reads as a high-density investor-driven build that is out of scale with the surrounding context.

Property Impact

Yes. This project will negatively affect the use and enjoyment of nearby properties. A development of this intensity will increase on-street parking pressure, traffic, noise, garbage, alley congestion, and overall activity well beyond what this block was designed to absorb. It will also reduce privacy for neighbours through additional windows, entrances, and constant turnover associated with multiple units and basement suites. The cumulative effect of this proposal together with nearby similar applications is especially concerning. Residents should not be expected to accept a street being transformed from a low-density residential area into what is effectively a multi-building high-intensity rental cluster.

Community Impact

This project is a poor fit with the city¿s stated goals when looked at in a real neighbourhood context. It may claim to support a compact city, but compact growth should still be balanced, planned, and compatible with infrastructure and community character. Pushing too many units onto one block does not create a great community, good urban design, or well-managed growth. It undermines them. A better fit would be lower-intensity development with fewer units, fewer or no basement suites, more on-site parking, stronger landscaping, and a form that respects the scale of existing homes. Growth should be distributed fairly across the city, not concentrated so heavily on a few streets in older communities.

Surrounding Impact

The immediate impact will be negative. The number of units proposed for this site, especially when considered alongside nearby similar developments, is simply too much for the block. It will increase parking spillover, traffic movements, noise, waste, and pressure on alleys and local infrastructure. The building mass and intensity are not consistent with the established pattern of the area and will erode the quiet residential feel that current residents rely on. Even if technically allowable, the practical planning impact is overloading one small area with too many dwellings too quickly. The city should consider the cumulative impact of adjacent and nearby applications, not review this project in isolation.

General Comment

I strongly oppose DP2026-01591 at 4648 29 Ave NW. This application represents overdevelopment of the site and should be refused. A 5-plex with 5 basement suites is already excessive, and when combined with the nearby proposed 4-plex and its basement suites, the cumulative number of units becomes unreasonable for this part of Montgomery. Residents are being asked to absorb major change in parking, traffic, privacy, noise, and neighbourhood character without

meaningful mitigation. This is not thoughtful planning. It is density pushed too far, too fast, on one block. I ask the City to reject this application or require a substantially reduced form of development that better respects the surrounding community.

Attachments

Name:	Zheqing Zhu	Created Date:	April 6, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	662261303
Address:	3021 46st NW		
Overall:	In opposition of this application		

Area of Concern

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

Strengths / Challenges

I do not see meaningful strengths in this proposal. The scale is excessive for this location and the cumulative impact is unacceptable. Within roughly 40 metres, these nearby proposals would result in about 18 units concentrated in one very small residential area. That is not reasonable planning. It is overdevelopment. The challenges are obvious: too much density on one block, too many units, too much pressure on parking, traffic, alley access, garbage collection, privacy, and neighbourhood character. This proposal is not a modest fit for the area. It is an aggressive intensification that ignores the lived reality of the people already here.

Property Impact

Yes, absolutely. This project will directly reduce the use and enjoyment of nearby homes. A concentration of this many units in such a short distance will create constant parking overflow, more traffic, more noise, more garbage, more alley congestion, and less privacy. The neighbourhood will feel more crowded, more transient, and less residential. It is unfair to expect existing residents to absorb this level of disruption simply so one site can be pushed to maximum density. This is not a minor change. It would materially alter daily life for surrounding neighbours.

Community Impact

This proposal is a poor match for the city¿s goals when those goals are applied responsibly. Density should be thoughtful, balanced, and context-sensitive. Putting approximately 18 units within 40 metres is not thoughtful planning; it is excessive concentration. That does not create a great community, good urban design, or well-managed growth. It creates conflict and undermines confidence in the planning process. A better fit would be a substantially reduced form of development with fewer units, no basement suite overloading, better setbacks, more landscaping, and a scale that actually respects the surrounding homes.

Surrounding Impact

The impact on the immediate surroundings will be strongly negative. The proposal adds too many units to a block that is already facing multiple similar developments. The result will be more parking demand, more traffic, more strain on infrastructure, reduced privacy, increased overlook, and a clear erosion of the existing residential character. The city should not assess this site in isolation. The cumulative effect matters. Roughly 18 units within 40 metres is simply too much. No reasonable person would look at that concentration and conclude it is a good fit for a quiet residential street.

General Comment

I strongly oppose DP2026-01591 at 4648 29 Ave NW. This proposal is far too intense for the site and should be rejected. Allowing a 5-plex with basement suites, together with the nearby 4-plex and basement suites, would place about 18 units within roughly 40 metres. That is absurd overdevelopment for this block. It will damage parking availability, traffic flow, privacy, quiet enjoyment, and the overall character of the neighbourhood. This is not balanced growth. It is density pushed to an unreasonable extreme. The City should refuse this application and require a much smaller development that respects the surrounding community.

Attachments

Name:	Dongye Chen	Created Date:	April 6, 2026
Phone:	[redacted]	Circulation Referee:	N

Email:	[redacted]	Number:	662267918
Address:	3021 46st NW		
Overall:	In opposition of this application		

Area of Concern

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

Strengths / Challenges

I do not see meaningful strengths in this proposal as presented. The main issue is that the scale is excessive for this location. A townhouse with 5 secondary suites, combined with the nearby similar proposal, would concentrate roughly 18 units within about 40 metres. That is not balanced growth; it is overdevelopment of a small residential area. The challenges are serious: parking spillover, increased traffic, alley congestion, servicing pressure, garbage, reduced privacy, and loss of neighbourhood character. This proposal appears designed to maximize unit count rather than fit appropriately within the existing context of Montgomery.

Property Impact

Yes. This project will negatively affect the use and enjoyment of nearby properties. The number of units being concentrated in such a short distance will increase noise, activity, parking demand, traffic movements, and pressure on shared streets and alleys. It will also reduce privacy for neighbouring homes and change the feel of the block from a residential street into an overly intensified cluster of rental-style units. Residents should not be expected to absorb this level of disruption without meaningful regard for the cumulative impact on daily life, quiet enjoyment, and the character of the surrounding area.

Community Impact

This proposal does not match the city¿s goals in a balanced or thoughtful way. A compact city does not mean pushing excessive density onto one block without regard to context, infrastructure, or cumulative impact. Good urban design and managing growth and change should mean development that is proportionate, compatible, and fair to existing residents. This application does not achieve that. A better fit would be a much smaller-scale development with fewer units, fewer or no secondary suites, better site design, stronger landscaping, and sufficient on-site parking to reduce pressure on the street and alley.

Surrounding Impact

The impact on the immediate surroundings will be negative. The proposed number of units is too high for this site, especially when considered together with nearby similar applications. The result will be greater parking shortages, more vehicle traffic, more congestion in the alley, more noise, more garbage, reduced privacy, and increased pressure on local infrastructure. It will also further weaken the established residential character of this part of Montgomery. The City should not assess this proposal in isolation. The cumulative effect of multiple high-intensity projects on the same block matters, and in this case that cumulative effect is clearly excessive.

General Comment

I strongly oppose DP2026-01591 at 4648 29 Ave NW. This application represents overdevelopment and should be refused. A townhouse with 5 secondary suites is already too intense for this site, and when viewed together with the nearby proposed 4-plex and suites, the total concentration of units becomes unreasonable. Roughly 18 units within about 40 metres is far too much for one small residential area. This is not careful planning. It is excessive intensification that will harm parking, privacy, traffic flow, neighbourhood character, and residents¿ quality of life. The City should reject this application or require a major reduction in scale.

Attachments

Name:	Dan Zhu	Created Date:	April 6, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	662277065
Address:	3021 46st NW		
Overall:	In opposition of this application		

Area of Concern

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

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

Strengths / Challenges

I do not see meaningful strengths in this proposal. The clear problem is that it places too many units on one site and adds too much pressure to an already constrained residential street. Parking is a major concern. A townhouse with 5 secondary suites, combined with nearby similar projects, will create serious on-street parking overflow and alley congestion. This block was not designed to absorb this level of intensity. The challenges include parking shortages, increased traffic, reduced safety, servicing pressure, garbage, loss of privacy, and erosion of neighbourhood character. This feels like overdevelopment aimed at maximizing unit count, not a development designed to fit responsibly into Montgomery.

Property Impact

Yes. Parking alone will significantly reduce the use and enjoyment of nearby properties. With this many units concentrated on one site, surrounding streets will become harder for residents and visitors to use. Overflow parking will crowd the block, increase competition for limited spaces, and create more alley obstruction, noise, and traffic. This will affect daily life, including access to homes, convenience for families and guests, and the overall quiet enjoyment of the area. Combined with reduced privacy and a more crowded streetscape, this proposal will materially change the residential character of the block in a negative way.

Community Impact

This proposal does not fit the city¿s goals in a balanced or responsible way. Managing growth and change should include realistic consideration of parking, traffic, infrastructure, and neighbourhood context. A compact city does not mean forcing excessive density onto one small site without proper regard for street capacity and cumulative impact. Good urban design should work for both new and existing residents. A better fit would be a smaller-scale development with fewer units, fewer or no secondary suites, better site design, and enough on-site parking to avoid pushing the burden onto neighbours and surrounding streets.

Surrounding Impact

The immediate impact will be negative, especially on parking. This proposal will increase demand for on-street parking well beyond what the block can reasonably handle. That will create spillover onto neighbouring properties, more congestion, more traffic movements, and more conflict between residents competing for limited parking. Alley access may also become more difficult due to increased activity and vehicle pressure. In addition, the number of units proposed will increase noise, garbage, overlook, and general intensity on the block. When combined with nearby similar applications, the cumulative effect is clearly too much for this area.

General Comment

I strongly oppose DP2026-01591 at 4648 29 Ave NW. This proposal is too intense for the site and should be refused. One of the biggest concerns is parking. The City should not approve developments that rely on surrounding neighbours to absorb parking demand created by an excessive number of units. A townhouse with 5 secondary suites, particularly when combined with nearby similar developments, will create clear parking overflow, increased traffic, alley congestion, and loss of residential livability. This is not thoughtful or balanced planning. It is overdevelopment, and the burden will fall directly on the existing community.

Attachments

Name:	Wilhelmina Pitstra	Created Date:	April 6, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	662374382
Address:	4724 Montana Dr NW		
Overall:	In opposition of this application		

Area of Concern

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

Site layout
Signage

General Comment

Please see attached letter.
I have been a resident of Montana Dr for over 50 years. I own two homes on the street, my principal residence as well as this home which I bought for my children because we love the area. Please reject this application and keep our community great.

Attachments

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - Development Opposition Letter 2026-04.pdf

Name:	Wilhelmina Pitstra	Created Date:	April 6, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	662376739
Address:	4619 Montana Dr NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Please see attached letter.

Attachments

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - Development Opposition Letter 2026-04.pdf

Name:	Karen Howarth	Created Date:	April 6, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	662382086
Address:	4615 29 Ave NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment
Please see attached letter.

Attachments
SUPPORTING DOCUMENT - CIRCULATION COMMENTS - Development Permit Opposition.docx

Name:	Mike and Maria Saley	Created Date:	April 6, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	662390965
Address:	4668 Montalban Dr NW T3B 1E4		
Overall:	In opposition of this application		

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

General Comment
Totally inappropriate. Going from 1 unit to 10 - causing great stress due to intrusion, safety issues, loss of privacy, sunlight, parking, vegetation. (See attachment for more details) Another 8 plex planned across the street from this one. Older infrastructure not designed for multiplexes. Developers are just rushing in to make profits before rezoning is repealed and hopefully goes back to RC-1 that it was before 2024. No thought for residents. Houses are reverting to lot value instead of value as a home. There is no need for these multiplexes since CREB data now shows a glut of multifamily homes in Calgary and Lower Montgomery already has a large number of row houses being completed this year.

Attachments
SUPPORTING DOCUMENT - CIRCULATION COMMENTS - Comments DP2026-1591.pdf

Name:	Michael Biersteker	Created Date:	April 7, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	662514211
Address:	4720 Montalban Dr NW		
Overall:	In opposition of this application		

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

General Comment

Please, please stop accepting and approving this neighborhood destroying projects. People in upper Montgomery are getting very disheartened by the onslaught of applications for this massive structures that do not fit in with the fabric of the neighborhood. You are letting developers control the situation and capitalize on projects that are wrecking the neighborhood. People are going to put their homes up for sale and leave this beautiful neighborhood that will soon be filled with these massive structures occupying a full city lot with zero tree canopy, parking forced to the street, no upgrades to water, internet, etc. There is no planning, no strategy, nothing to help guide these developers cashing in on Calgary's thoughtless process. You are essentially letting them do whatever they want. If you want to develop high density residences, don't do it in a neighborhood like this. The city should be in control, not developers. Plan it out, buy up a street and put in a big building, allocate specific areas that are high density.....plan for it, make developers put in underground parking, make them pay for upgraded services in the area for the influx of new residents relying on 50+yr old services.....don't just put a monstrosity beside a single family home and block their light, their privacy, their property value. It's horrible what the city is allowing. Nothing our Montgomery community has raised as concern for these developments changes anything, we are seeing these developments get approved one after another, so what is the point of providing comments? It does nothing. Again, please stop these approvals. How you have allowed developers to continue with these applications while the city is discussing changes to the zoning bylaw blows my mind. What you are allowing will forever ruin this neighborhood.

Attachments

Name:	Gerald Karst	Created Date:	April 8, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	663143861
Address:	4811 Montana Cr NW Calgary		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

The views of Calgarians submitting written and in person presentations to Council at the 2024 public hearing, coupled with the results of the recent municipal election, confirm that Calgarians are overwhelmingly against the blanket up-zoning being excercised by the subject DP proposal. Mayoral candidates Jeromy Farkas, Sonya Sharp and Jeff Davison all campaigned on repealing blanket up-zoning, receiving collectively 228,984 votes of a total of 348,865 votes cast - 66% Calgarians have clearly spoken!
I find that the proposed develop permit DP2026-01591 has the following problems that I urge the City to address:
- The up-zoning being proposed doesn¿t require affordable units
- The up-zoning being proposed increases land costs
- This entry-level home is being replaced by a higher-priced build
- Families must compete against these commercial buyers
- Justification for the up-zoning being proposed is declining because decreased immigration has reduced housing demand
- Justification for the up-zoning being proposed is declining because CREB reports housing prices and rents are declining

- Justification for the up-zoning being proposed is declining because Calgary is exceeding housing targets
- The existing neighbourhood wasn¿t built for a drastic increase in density
- Availability of water, sewer, electrical, roads and school infrastructure is not being accommodated by the up-zoning being proposed
- Upgrades are being delayed or completely underfunded as a result of the up-zoning being proposed
- This one-size-fits-all zoning ignores neighbourhood context
I recommend the following:
1. Since a hearing is underway to appeal he 2024 blanket up-zoning bylaw, i is not good planning and not good transitional management to consider development permit proposals on the basis of a bylaw that is being appealled. Proper planning given the support from Calgarians for repeal would be to pause applications pending the outcome of the expected March 2026 public Council meeting.
2. Since there are continuing appeals of the 2024 blanket up-zoning bylaw that result in potential City legal exposure, should those appeals be successful the City may be exposed for every single permit it has approved under the 2024 blanket up-zoning bylaw. Considering development permits in light of ongoing appeals, continues the ever-mounting increase in the potential exposure. Pausing or deferring applications pending the repeal of the blanket rezoning bylaw may reduce the City's potential legal exposure.
- I am advocating that the City should self-impose its own political moratorium on land use redesignation approvals in all areas that were previously R-C1 and R-C2 until the repeal bylaw is in place

Attachments

Name:	Darcy Dean	Created Date:	April 9, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	663154947
Address:	4603 29th Avenue NW		
Overall:	In opposition of this application		

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

General Comment
Please refer to my document labelled DP2026-01591 4648 29 Ave NW in File attachment that I downloaded.

Thanks,

Darcy Dean

Attachments
SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2026-01591 4648 29 Ave NW.doc

Name:	Ronald Leitch	Created Date:	April 9, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	663318000
Address:	4831 Waverley Drive SW		
Overall:	In opposition of this application		

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

Signage

General Comment

Hello,
I am sending an additional comment to the previous emails I've sent it but also in conjunction with a petition formulated by a community resident, along with many letters formulated by other community members.

DP2026-01129,
DP2026-01591,
DP2026-01534
Are all proposed developments that will greatly alter this traditional single family neighborhood of Upper Montgomery.

With the new repeal decision being brought forth by City Council, do the words of concern by community members get ignored and allow these monstrosities to go forward, forever altering this neighborhood for its integrity, aesthetics before proper reveals can go through?

The parking, the landscape, the single family dynamic, the unneeded densification for a community surrounded my plenty of developments to meet the needs for housing will forever alter a peaceful neighborhood all in the want of profitability by investors whom do not live within this unique community.

A simple search of abundance of available rentals totaling close to 8000 through the Rentfaster app, to the drop in real estate sales through the city, to the upcoming new developments underway within a 1 km radius exceeding 500 new units - is there truly a need to alter this community?

My mother who lives at 4644 29 ave NW will be one of the residents most greatly impacted, along with her neighbors want to move due to what seems to be an impossible fight to repeal these development in this neighborhood.

I hope great consideration will be made in the repeal and opposition of these developments. We deserve to be heard and I hope for the sake of our community we will be!

Thank you,
Ron

Attachments

Name:	Jo Ann Wickens	Created Date:	April 9, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	663404641
Address:	4727 Montana Cres NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

This designers Tricor provided the permits and was responsible for the development on the corner of Montana Cres and Montalban Ave.
This was a terrible experience for the neighborhood
They were terrible Hundreds of complaints
Garage blowing all over
Fencing down many times
Sidewalk impassable
Safety hundred if infractions

This one developer was so bad and had hundreds of infractions that many of our neighbors called bylaw and 311 hundreds of times and I am not exaggerating - it was terrible . Bylaw was out so many times. Building supervisors - It should have been shut down. But the planning dept, bylaw and building superintendents don¿t have the right to do that. And I also believe developers are hiding behind builder designers as they are getting them to permit the sites and therefore designers should responsible for the site as well as their developers as their name is on the permit.

Now that the decision was made to go back to original zoning please do not accept this application and reject it.

We have not had a proper plan for our area like University City. Before all this there had been thousand of hours of planning with the city and community people. Making a plan we all agreed to They ignored all advice.

We appealed the last two developments and we did not win. As stakeholders we are not being Listened to. We do matter. These are not affordable housing. These are making developers and investors from other regions of Canada like Toronto and Vancouver money very rich.

The lot is too small for so many units. We have learned in Edmonton that when unit sizes are too small or mid block that people don¿t want to live in them long term so now they have gone to nightly rentals. This is not what we want in our area. Also our area has been subjected to more permits than other areas.
You do have the power to say no as the community is overwhelming against this development.

Please take our side this time.

Don¿t make us go through the appeal process again.

Kind regards
Jo Ann Wickens

Attachments

Name:	Christopher Kuzma	Created Date:	April 11, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	663701382
Address:	4624 29 AV NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

This type of structure has no place in an already established single-family residential neighborhood; it negatively impacts parking which is already stressed with existing residents and overflow from staff at the Children's Hospital. Its size also has a negative impact on privacy, height, shadowing, neighborhood environment. I am not against building these types of homes, but they should be planned for and not thrown into the middle of an established existing single-family neighborhood.

Attachments

Name:	Rose Leitch	Created Date:	April 12, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	663722002
Address:	4644 29 ave NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Hello City of Calgary,

As a long time resident of Upper Montgomery, living next door to this proposal for 60 years this June I am strongly opposed to this development. Its not that I don't want to see development in my neighborhood but the enormity of this proposal for one doesn't fit this neighborhood, but was not thought out when considering the neighbors of this development.

Me and husband raised a family in the house at 4644 and its still a big part of our extended family as we host events throughout the year, have grown a garden in both our front and back yards, enjoy the slow pace this traditional single family neighborhood. A place where the neighbors are there for each other and many residents have known each other for up to 40 years plus, a place that's safe for kids to play freely and for residents to keep an eye on them.

This proposal development of this investment property feels like its seeded in greed and doesn't consider those who currently live here. Why are areas like Varsity not having such developments arise, as this area should be zoned in a similar manner as its different from Lower Montgomery for lot size and it should have been zoned differently. Not only this development but directly across the street, 4647 29 ave NW, has had a proposal I hope will also be opposed. This two proposals will greatly affect me more than any other residents if they go through as we'll go from have two(2) neighborhoods to eighteen(18), which feels absolutely ridiculous, unneeded and lacks total consideration. Why can't a two unit side by side be considered; which is tasteful, considers neighbors, leaving room for parking, won't take away my backyard privacy, won't steal the late day natural light for the garden I've grown which are a larbor of love for me and won't be an unsightly monstrosity in a neighborhood with mostly 1 story bungalows. And its gone so far as one of my neighbors and his family listing their house for sale, due to these two proposals happening and I honestly hope I don't lose my neighbor because of this all, and possibly more because many residents think this will ruin this neighborhood. No one wants this to happen!! Please don't let this happen!!!

I hope this development along with the one across the street and the one on Montana Drive will not go through and something that makes sense for this neighborhood will be considered. It feels like these proposals were attempted to be pushed through prior to the new decision of repeal. Please don't ruin my neighborhood with the lack of insight of your part in letting these changes happen in 2024, without full educated decisions and zero community feedback.

Best regards,

Rose Leitch - Concerned Montgomery Resident

Attachments

Name:	Enmax	Created Date:	April 20, 2026
Phone:		Circulation Referee:	Y
Email:	EPC_permits@enmax.com	Number:	665418370
Address:	Circulation Referee No Address		
Overall:	Neither in support nor in opposition of this application		

Area of Concern
Site layout

General Comment
See the attached response letter

Attachments
SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2026-01591_Response Letter.pdf

Name:	Robert Kerr	Created Date:	July 8, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	683008230
Address:	3023 46th Street NW		
Overall:	In opposition of this application		

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

General Comment
Final decisions on this Development Application should be paused pending the upcoming Public Hearing on August 04, 2026. The rezoning policy under which of this property is currently being reviewed may be subject to repeal under the approved Bylaw 9P2026. After Council's review of exemptions at the Public Hearing the developer is free to apply for individual, site-by-site rezoning.

Attachments
SUPPORTING DOCUMENT - CIRCULATION COMMENTS - Submission re DP2026-01591.docx

Name:	LEI Investment Limited	Created Date:	April 23, 2026
Phone:	4035420679	Circulation Referee:	N
Email:	lei@horizonsurveys.ca	Number:	666684747
Address:	4651 29 Ave NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

I own a property cross the road. The proposal at this corner lot is excessive density. The area remains most single detached with two new skinny singles developed after blanket rezoning. Those skinny singles still fit into the context of the community. However those 5 units with 5 basement suites is very excessive density which will cause huge parking, access, garbage collection, shadowing, etc. issues to the community.

During community meeting, the residents have made it clear that we are strong aginst this application every step of the way including appeal to SDAB if needed. Also it becomes clear to residents that the builder is not interested in enaging with the community. No one receives any posts, letters or emails from this project. Our new councillors and mayor has emphasized the importance of reaching out to residents. However it is still being ignored here. We ask the file manager to please enforce this.

Attachments

Name:	Jo Ann Wickens	Created Date:	April 30, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	668294053
Address:	4727 Montana Cres NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

This permit holder application Tricor has been responsible for the corner of Montana Cres and Montalban Avenue - this building was under the permit of Tricor. The amount of bylaw infractions were incredible. No one could get this permit holder to have a safe consistent site.
Please do not allow this company to build anymore buildings in our area. We realize this is not the builder but the permit holder for the builder should also be responsible for such poor working conditions. If you look at the record of that other site it is shameful.

Please consider dismissing this plan period

Kind regards

Attachments

Name:	Jeff Grieder	Created Date:	May 15, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	671844868
Address:	4919 22 Ave NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

These standard City lots, streets, and infrastructure were never designed to support the increased density permitted under changes made by the previous City Administration. The current Administration has since repealed those changes, recognizing the challenges and impacts they create.
We respectfully request that you delay or deny this application and require it to be resubmitted after August 4, 2026, when zoning regulations return to a more reasonable level that better aligns with what the community can support.
If approved, the primary beneficiary of this application will be the developer. Meanwhile, community residents and the City will be left to manage the long-term consequences, including potential safety concerns and a diminished quality of life resulting from this development.

Attachments

Name:	Ronald Leitch	Created Date:	June 13, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	677442482
Address:	Circulation Referee No Address		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

The height and size of this proposal is still much to large and does not consider parking, height overshadow into the property to the north or east. This is and always has been a single family neighborhood and adding ten new residents to a current single family dwelling is not fair or feasible to the residents of this neighborhood.
This is just a continuation of greedy developments overtaking a neighborhood that doesn't make sense for the existing

aesthetics of the neighborhood. How can a three story ten dwellings monstrosity be proposed to be built beside a single story dwelling? Its absolutely ridiculous that such a building would even be considered!! This neighborhood should be keep to live with its continued charming homes not this unneeded monstrosity. Such places should be built in neighborhoods that need it, as there are plenty of other areas in need of such developments like lower Montgomery. Some true insight needs to be drawn in this and other projects in Upper Montgomery

Attachments

Name:	ENMAX	Created Date:	June 15, 2026
Phone:		Circulation Referee:	Y
Email:	EPC_permits@enmax.com	Number:	677683858
Address:	Circulation Referee No Address		
Overall:	Neither in support nor in opposition of this application		

Area of Concern

Site layout

General Comment

See the attached document.

Attachments

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2026-01591_Response Letter.pdf

Name:	Ronald Leitch	Created Date:	June 20, 2026
Phone:	[redacted]	[redacted]	
[redacted]	[redacted]	Number:	679167296
Address:	Circulation Referee No Address		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

This neighborhood is a traditionally a single family home designation. This and other propositions going through the system currently are going to change the face and aesthetics of this neighborhood.
- Privacy will greatly impacted with the overwhelming size of these proposals, set at three stories in a neighborhood with mostly single story dwellings.
- Parking will be greatly impacted as on the single corner of 29 Ave and 46 street, 18 new dwellings will require parking, minus the 9 garages being built, this being said and which could greater depending on the amount of persons who would require parking.
- The loss of natural light with the overshadowing of these proposals over the current single story dwellings.

Why could duplexes not be built in place of these proposals? To reduce the impact of many factors that would be forced upon residents.

I work within the building industry and see vast about of vacant & for sale mulli & single family homes that are just not being occupied. Yes the incredible amount of new homes built have helped with the past lack of dwellings for renters and prospective home buyers, but one thing this push to create new housing has fallen short was providing affordable housing. These new homes being proposed will not be an affordable option for renters with the high costs that the builders will need to try to recover and the affordability for new home buyers when many other areas have thousands of vacant for sale home. The builder I work for added 5000 new units to the market in 2025/26 alone, with a sales team struggling to sell those homes.
Advocates for adding new builds to the current market come across with a gaslighted ideology, trying to convince Calgary as a whole that there is still a need to transform neighborhoods into their misguided ideology.

Serious consideration needs to be shown when you are will and pushing to change the demographics, aesthetics and personality of Calgary's neighborhoods. Hope some honest thought is put into how much this program is effecting Calgarians, because looking at how its been handled feels very misguided.

Thank you

Attachments

4615 29th Ave NW
Calgary, T3B 0J1

April 6, 2026

RE: Opposition to the following development permits in Upper Montgomery

DP2026-01534 - 4647 29th Ave NW (Melanie Robinson, City Planner)
DP2026-01591 - 4648 29th Ave NW (Reza Buccus, City Planner)
DP2026-01129 - 4803 Montana Dr NW (Nida Hasan, City Planner)

To Whom It May Concern,

In 2016, I bought a 1946 home in Upper Montgomery. It is now home for myself, my husband, our daughter and dog. We love Upper Montgomery. It is close to off-leash dog parks, playgrounds, the Bow River, river pathways and downtown. It is friendly, safe, quiet, and we have wonderful neighbours. It is also home to mature trees, birds, and other wildlife. We have extensively renovated our "Forever Home" as featured on Property Brothers: Forever Home in 2021. Unfortunately, Upper Montgomery is changing rapidly and we are opposed to the disruption and development that has and continues to take place despite strong opposition from the community. We understand the need for affordable housing and densification in Calgary; however, this should be thoughtful, planned, and respectful of the needs of the current community.

Montgomery, Ward 7, is one of the smallest wards in Calgary; however, it is seeing a huge influx of development permits from the City of Calgary compared to other wards. We are concerned that Upper Montgomery's infrastructure was not planned or developed to handle the increased demand of higher-density housing.

We are currently seeing:

- loss of mature trees and greenery
- loss of privacy with 3 storey complexes
- loss of sunlight with 2-3 storey builds
- congested streets with increased parked vehicles and traffic
- new developments do not provide affordable housing
- disheartened neighbours, feeling sad that our community is changing despite opposition, feeling forced to consider moving from a community and neighbourhood that they love and call home

We are opposed to ongoing multiple-unit housing developments in Upper Montgomery. Please take action to keep Upper Montgomery a single-family community.

If ongoing multiple-unit housing developments continue, we will likely move, an echo of thoughts from our neighbours. A sad reality that could and can be changed. Please listen and act. Thank you in advance.

Please consider this letter a formal opposition to the above development permits.

Sincerely,

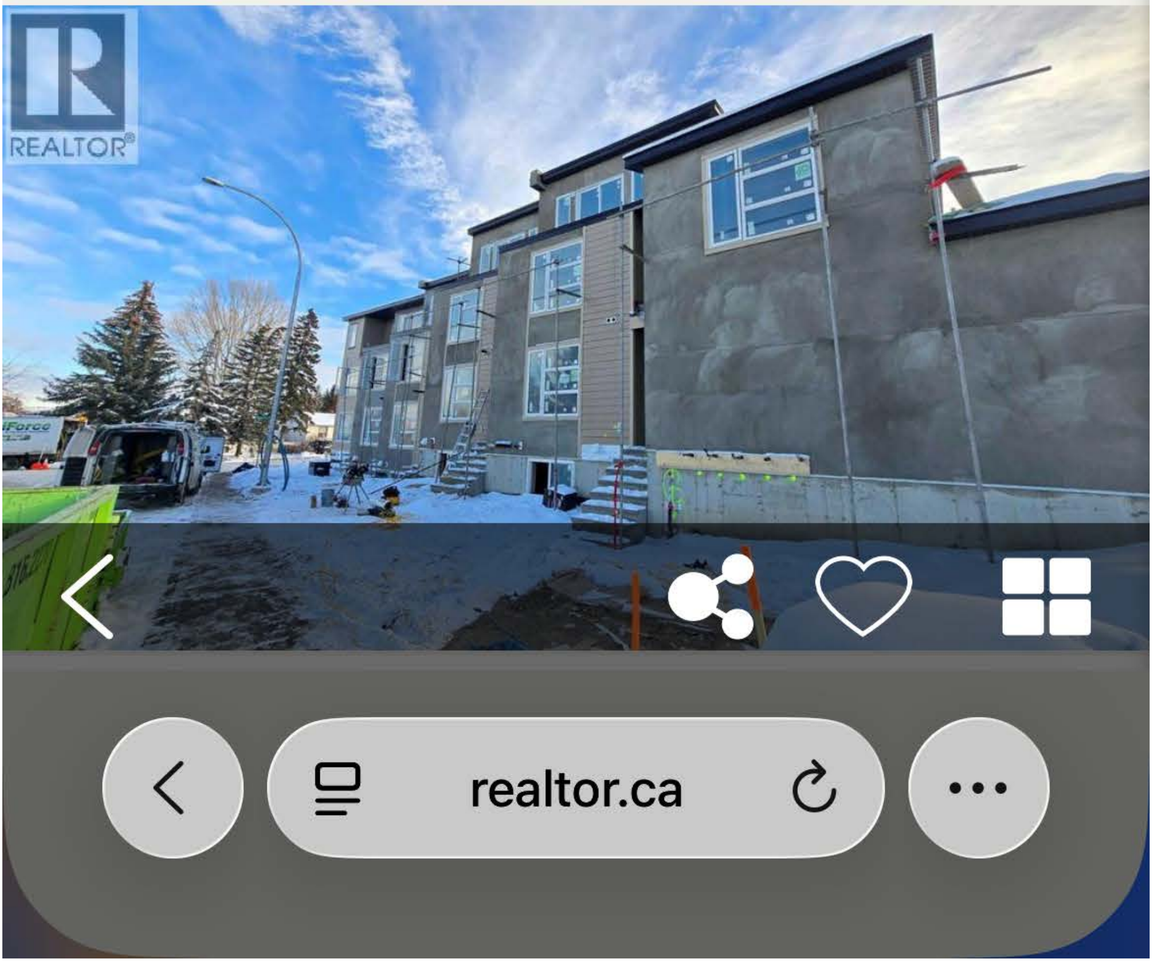
Karen Howarth, Mark Soares
Residents of Upper Montgomery



Dec 1 front Pic



Dec 1 front Pic



Friday, April 3, 2026

Resident Comments for DP2026-01591

A few days ago, while walking in our neighbourhood, we happened to notice that the City placed a development application sign placed on the property with the address 4648 29Av NW. This application is in close proximity to our property. Even if it wasn't, we would have the same comments.

Upon review on the online information provided by the City, we have two words that sum up our (and most of our neighbours) position: TOTALLY INAPPROPRIATE! This development is way over the line in terms of density and massing. The fact that the City has the audacity to even accept this proposal, let alone advertise it in our community is disgusting. It shows no respect to us or our community. We're not against development but this is outrageous!

This proposed development is another example of the FAILED blanket rezoning fiasco that has harmed many legitimate residents within established communities like ours. Just before the blanket rezoning was passed by the previous council, this community (in collaboration with the City) had completed a legitimate planning process with proper engagement of the citizens who lived within the community. It balanced the needs of development, growth and needs of the citizens who actually live in and help build the community. With Council about to rescind/revise the blanket rezoning (R-CG) and bring some sanity and balance back to the development process, applications like this one are being crammed through at the last minute. If approved, this application will permanently and negatively alter the positive nature of our area within Montgomery.

There are many elements of this that are inappropriate. We list some of them below. We would be happy to talk directly with the City rep.(s) and discuss them in detail. The fact that the City does not provide the courtesy of **directly** notifying and contacting adjacent residents about significant developments is just another indication of the City prioritizing development over the needs of the existing residents and community. The City's attitude seems to be "I don't live there, not my problem". They put up a development notice sign in the yard and hope no one notices. How about getting into the 21 century and provide a digital notice to all residents in the community? That way all residents can be notified instead of those that happen to walk by the property and see the notice sign.

ISSUES:

1. **Density.** Density of the proposed development is too high. You propose going from 1 single family to effectively 10 units (including suites) is appropriate. It is not.

It never will be. a single family development or an infill development (like the new ones directly across the street) are much more appropriate for this specific location,

2. **Parking.** People still drive vehicles in Calgary. The average household has approx. 1.75 vehicles. While increasing bicycle usage is a noble goal it does not reflect Calgary's current use of vehicles. If each of the 10 units is occupied, there could be at least 1 vehicle per unit (total 10) and as many as 1.75 per unit (total 18). The plan shows bicycle storage (that's fine) but only 5 single car garages off the lane. This is completely inadequate compared to the real world vehicle ownership and usage in Calgary. The proposal doesn't reflect the real world parking that will be needed. That will cascade into the rest of street and community. Why is the City allowing/ endorsing the creation of parking problems for our community?
3. **Building Massing.** There is too much building on too little lot (overbuilt). The building would be intrusive to adjacent properties, provides little yard, and does not fit the context of the existing homes and yards. The application abandons any respect or considerations of adjacent neighbours. This proposal is THREE stories high and will loom over the streetscape and adjacent single family lots, block sun to the neighbours and significantly reduce much valued privacy of single family homes. These are important factors that the planning department used to care about and they still should. The max. height should be two stories or less. That's what reflects the character and built form of our neighbourhood.
4. **Infrastructure**. The water, sewer, roads, etc. The infrastructure in this area was not, and is not, designed for this type of density. If this housing density is permitted to perpetuate, it will incrementally cause the current infrastructure to fail. Ultimately it will result in catastrophic failure (such as evidenced by the Bearspaw Feedermain failures). The repair is on the backs of the taxpayer not the City and Developers who caused it. Simple suggestion: build the higher densities in NEW communities where the infrastructure can be built to properly and safely support it. We want a traffic assessment study to be done before developments like these are permitted. Due to a significant jump in density and therefore traffic, the residents (and City) must be afforded the ability to assess the impact. This needs to be done before the development and not try to offer inadequate bandaid solutions after the fact.
5. **Timing.** These type of applications are being rushed through the City development application process before the Council changes the blanket rezoning back to something more reasonable. Due to the significant and permanent negative impact this development would have on our area within Montgomery, this application should be held in abeyance until Council makes its rezoning decisions (planned for May 2026). The City website on this topic (calgary.ca/rezoning) currently indicates the City is proposing to change the zoning of this lot (and the surrounding area) back to R-C1. Why would the City continue to approve developments that are incongruent with that notice and intent? Please show some respect to the significant majority of residents of the area who oppose this development and not approve something that will not be permitted in a month or so.
6. **Environmental.** The building lot coverage being proposed by the application is ridiculous. Residential lot coverage for the current single family house is a max of

45% of the lot. That allows for outdoor amenity on the lot, ground area for rainwater infiltration, planting and growth of large mature trees and planting of gardens. Most of the lot is now proposed to be covered with the main building, detached garage, bike sheds and concrete walkways and steps/landings. This appears to be over 70% coverage of impermeable areas. This is ridiculous. If these types of coverages are permitted it will incrementally increase the overland flow to the catch basin, then into the storm sewers. The storm sewers in this area are not designed for the additional concentrated flows. It is likely that the additional storm water flows from the cumulative effect of the incremental approval of these types of developments will cause storm sewer overloading/failure and cause flooding downstream of the development.

7. **Trees.** The application does not address this issue of 2 of 3 large coniferous trees on the west side of the lot . One of these very large trees is identified as being protected. The other two are presumably being allowed to be cut down by the developer. These trees are mature, very large and healthy (est. 35' plus in height) and relatively close to the property lines. These 2 trees should not be permitted to be cut down. The carbon sink and biomass that these trees provide cannot be replaced by the token vegetation proposed. Small trees and shrubs cannot replace the large spruce trees that provide shelter and homes for many types of birds and as well as squirrels. The City has an Urban Forestry Plan which says that the goal is to plant more trees and maintain existing mature trees. Our tree canopy will be reduced to the detriment of the community. The City doesn't even respect the community enough to require that the developer replace those two trees with two large caliper trees in the boulevard.
8. **Overhead Electrical Service.** It seems the proposed electrical service for this development is overhead not underground. The service should be installed underground to minimize the visual pollution. ALL new residential subdivisions apply this standard. Our community should be afforded the same standard.
9. **Development Standards.** It is highly disappointing that the City forces local residents to respond to such outrageous applications. It should be (in part) the responsibility of the City to have standards that prioritize the local community's and local home owners' wishes. Instead it is clear that City prioritizes the come and go developers over those who live in 'and make the community what it is. Density at all costs in mature neighbourhoods is a failed policy. Stuffing residents replies/ concerns into a file without addressing those concerns is not community engagement or development success.
10. **Incrementalism.** In recent years and months there have been multiple applications in our area, forcing individual residents to respond to each DP application (often resulting in the same types of concerns from existing residents). The general community and resident responses have been the same: **we do not support indiscriminate overdevelopment**. The City's response has been the same as well: "Meh, too bad, development approved". These continued incremental developments are changing our community for the worse and will have long lasting negative impacts. The original community plan that was completed prior to the blanket rezoning nonsense provided a plan that residents could accept,

trust and make life altering decisions on. Please respect the residents, change your approach and use the previous community planning approach that had been successful for many decades. Several of the developments that have been approved and are pending to be approved are DP2026-01534, DP2026-01591, DP2026-01129, DP2023-08762. NONE of them should be approved or should have been approved as they were/are incongruent with our community. You keep asking the residents for their opinion with each application and then summarily ignoring their concerns. This approach has a growing negative impact on our community.

11. **Masters of Policy.** Last fall Calgarians (including us) voted in a Council and Mayor that stated they are going to repeal and/or revise the current development chaos when it comes to blanket rezoning (R-CG). True to their word, they have taken steps to make sure that happens. The next significant step is planned for May when they plan to rescind/revise blanket rezoning (R-CG). As you have asked us to comment on this application and Council is planning to revise/repeal blanket rezoning, please pass on our comments on to Council, the Mayor and any other senior policy makers in the City. It is important that they hear our perspective and concerns on this specific application as they are representative of our overall policy requests/expectations Our voice (as a Community and individuals in that community) must be heard and respected. We would be happy to directly to talk with ANY planner, senior manager, Councillor and/or Mayor to directly discuss these issues.

Concerned Montgomery Residents,
Mike and Maria Saley (4668 Montalban Drive NW)

Formal Opposition to Development Permits
Montgomery
DP2026-01129
DP2026-01534
DP2026-01591

April 5, 2026

Dear City of Calgary, Calgary Planning, Appeal Board, Councilors, and whomever it may concern,

I am writing to confirm my opposition to the following proposed developments:

DP2026-01129 - 4803 Montana Dr NW
DP2026-01534 - 4647 29 Ave NW
DP2026-01591 - 4648 29 Ave NW

Montgomery is a unique community in our wonderful city and needs to be valued and protected. As a community, Montgomery embraces the need for increased density in the city. We have thoughtfully and carefully, after extensive consultations, created community plans to support this initiative. While not being thrilled with it, we accepted development permits on the edges of the community where they would be able to function. However, to preserve the character of our community, the wellbeing of our residents, and the health of our city, we also need to maintain some areas of low density.

While higher density in Calgary is important, the densification of older, well established communities needs to be done with due care and attention to existing neighborhoods; wisely and only in the right places. Upper Montgomery has always been designated to be lower density with executive, single family homes. People have invested their money, heart, and soul into creating the community that now exists. The City needs to respect the rights and wishes of residents as opposed to prioritizing profits for developers.

Some of my concerns include but are not limited to:

Traffic - Our area is suffering from an increase in traffic from University District, redevelopment in lower Montgomery, the Foundations for the Future High School, Children's Hospital, and the changes to traffic flow in other parts of the community. Our area is no longer safe. I live in a playground zone and vehicles regularly speed through. We had a truck destroyed in a hit and run when it was parked in front of my home (in a playground zone). I have had my fence driven into numerous times. The roads and intersections are dangerous already. Add extra vehicles and it will be deadly. I don't want my kids, or any other kids or residents, to become a statistic to prove the hazard.

The increase in street parking that the community already is experiencing has made it dangerous for local kids to be out walking or on their bikes. It's just not safe. The parked vehicles hamper visibility, the roads are narrow, and vehicles do not respect space for oncoming vehicles or cyclists. We don't have the space for the extra vehicles that these developments would entail since these roads were designed without on-street parking in mind.

Parking - The proximity to Market Mall and more recent developments such as the University District, University of Calgary, Children's Hospital, and Foothills Hospital have already put a significant strain on parking in our community. It especially impacts young families and seniors with regards to access and safety. The health and safety of our valued seniors is jeopardized when they cannot be picked up in front of their homes due to a lack of parking. Street safety has already become a significant concern with increased on-street parking and traffic, and Fire and Emergency access is being compromised. Speaking with the Fire Department, they have stated that our concerns are legitimate and that they share our concerns. They hate knowing that they will be compromised in providing essential services to our area with added development. We have seen a significant increase in collisions and (fortunately to date) near-misses with our children.

There are approximately new 80 units at various stages of proposal and development at the top of the hill, which is a small area of approximately 7 square blocks. There is not space for an additional 80 vehicles, let alone the minimum 120 vehicles that a conservative 1.5 vehicle/unit rate would add. With such small living units, any garages that are provided generally are needed for storage and cannot be assumed to house vehicles.

Character - The proposed design does not fit into the area. Developments should be executive homes, not condos with cheap finishing. These buildings have their purpose and place, but they should be keep in areas of like buildings, not scattered randomly at the whim of profit-seeking developers. This has always been the expensive part of Montgomery. Let's keep all development high-end.

Refuse - There is not space for condos worth of bins. There is not enough space to park that many bins and there is no space in the back alley to line up all the bins. Even with limited bins, the proposals have the alley lined with garage doors so there would be nowhere to place bins except by encroaching into the neighbors' space. That should absolutely not be permitted. Our alleys are already challenging to navigate on collection days due to their narrow size.

Access - The alleyway is narrow and with utility poles, residents already have a challenge accessing their set-back garages. These proposals have the garages built right to the property line which will make access for everyone a nightmare.

Environmental Impact – After years of densification, in Europe they now realize how critical it is to maintain open space and limit building footprint in strategic areas. It is essential to have large garden spaces, trees, and limited site coverage not only for water management, but for temperature control. Europe has found that offsetting high density areas with low density areas vastly improves temperature regulation. The City of Calgary needs to be proactive and not reactive like European cities, and maintain communities like Upper Montgomery. It is essential to the wellbeing of our city and our climate. Should the proposed developments be approved, Calgary would lose this important heat sink. The development of University District makes Upper Montgomery a critical area for local climate control.

This area of Montgomery takes the role of urban gardening and environmental stewardship very seriously. We make the most of the available space and sunlight and work very hard to provide habitat for birds, bees, butterflies, and other wildlife. Allowing these developments would put this in jeopardy. Gardens throughout the city are suffering from a lack of pollinators. It is essential for our environment that areas of the city are maintained with low density, high biodiversity.

It has been noted that Calgary is losing its tree canopy and has fewer trees than most cities. The proposed developments would see the elimination of mature, healthy trees and not leave enough land to meet the City of Calgary's goal for any trees, let alone increasing our tree canopy. There is not realistically enough space for trees to grow and thrive with these developments. Any trees required to pass City rules would be planted and die.

Flooding - During storm events, water from 46 St and Montana Cres. flows onto Montana Dr., where there are only 2 storm drains. Water regularly overwhelms the roads and storm sewers and floods onto properties, often flooding all the way into backyards. Without upgraded catchment, we cannot increase runoff and lose the catchment that yard space provides. These developments would pose a serious flood risk for existing properties.

Whose Rights Matter - The neighborhood does not want these development. We have spent many, many years developing a special place to call home. People come here to build their dream homes because of how special this area is. We have some wonderful new developments, including multi-million dollar homes. The developers of these proposals are looking to maximize profits without regards to the lives of the local taxpayers. Residents paid a premium for single family zoning in Upper Montgomery, in my case double what a comparable house in RC-2 would have cost. I put a lot of work and sacrifice into funding my choice to live in low density and feel my rights are being violated. I ask that the City ensure that any development done be in character to the community and respectful of the investment of both passion and money that people have made to this wonderful area.

Infrastructure - As multiple councils have stated, Calgary is in an infrastructure crisis. We are still suffering in the water crisis that started back in June 2023. The failures and hotspots in Montgomery clearly demonstrate how our aging infrastructure is not up to the increased demand of our growing city.

Montgomery's infrastructure is old. Period. The fact that we were not allowed to use water in our yards for most of the summer of 2024 and the ongoing water breaks demonstrates it. Upper Montgomery's infrastructure was designed for single family bungalows. It needs major upgrading before any more density can be added. The water issues that the city is still experiencing is one thing, but that is minor in relation to what will inevitably come should these developments be approved.

Since the addition of secondary suites, we have noticed increasing issues with sewage performance. Besides being disgusting, messy, and costly to clean up, sewage back-up poses a serious health threat. Our sewage system was designed for a neighborhood of simple single family bungalows. As with the water pipe that burst in our community of Montgomery, the sewer pipes are aging. After approximately 60 years, those pipes are gunked up. We're already noticing the difference.

I am a professional engineer and specialize in pipelines and slurry handling. Slurries settle. Sewage is a slurry. Settled slurries block pipes. Aging pipes lose effectiveness and capacity. Even when critical velocities are maintained, aged pipes just don't work as well. While water awareness and conservation is a good thing, it means that there is less velocity in the pipelines and the design conditions are not being met. The result is more settling and again lower effectiveness of the pipeline. People praise low flow toilets, but slurry needs a certain velocity, known as critical velocity, or it settles. With less water in every flush, the sewage settles as opposed to being swept through the pipe. In new builds, low flow toilets are (rightly) being installed. Since these pipes were designed for simple bungalow capacity and high flow toilets, an increase of toilet numbers with low flow would be a double whammy to the n-th degree. It will not work.

Quite simply, our current infrastructure is not capable of handling the increased density that these applications represent. This is not unknown, as we often have crews in the neighborhood dealing with the sewers. The City needs to upgrade the infrastructure in Upper Montgomery prior to considering development and increased density. The City needs to ensure and prove to residents that the infrastructure can handle significant increase in density before more developments are considered. I am certain that our settled, dirty pipes are way below the original design capacity. We notice it already. The current infrastructure design is to accommodate single family bungalows; not condo units. It is being stressed with intermittent secondary suites and aging. If it can't get through the pipe, it'll be coming up into our basements. It is inevitable and going to happen. That is an unacceptable health risk and a burden that the citizens of Calgary should not be forced to face.

Construction Issues - Recent construction at 4799 Montalban Ave NW has been an ongoing nightmare. Water lines were broken, construction debris is scattered around the site and community. It has been a hazard to anyone driving by with construction items swinging into the road. People have gotten flat tires from nails, screws, and debris on the road. These are issues that should not exist in established neighborhoods.

No One Wants Them - The property at 4799 Montalban Ave NW has been listed for over half a year, dropped nearly a quarter million dollars, and hasn't sold. No one wants developments like this. High density infills are not desirable homes. No one wants to live in a box. Toronto and Edmonton are prime examples of cities that tried this approach to housing and it has failed miserably. The value of developments like these proposals has plummeted.

Mental Health - Low density neighborhoods are an essential choice. Not everyone can live in high density without adverse mental health effects. Some people need low density. It's not just a choice; it's a necessity for mental, and consequently physical, health. Calgary needs to maintain areas of low density like this section of Montgomery.

Don't Drive Away Calgarians – Many people have stated that if these proposals go ahead, they will have to leave since Upper Montgomery will no longer be the home they want and need. These are the people who have paid taxes for years and who invest their time, energy, and passion into making the City of Calgary great. Please respect the people that are the heart of the city and let them continue to live the community they built.

Better Alternatives to Accessible Housing - Some may argue that we need sweeping zoning redesignations and development to respond to the current housing shortages in the city. I believe that the current housing crisis in Calgary can be better addressed by having government and insurance companies work together so that residents can share their existing homes. There are university students who would benefit greatly from living in this area, but current insurance rules make it impossible for home owners to accommodate them. It is difficult and often impossible to get insurance for unrelated individuals to share accommodations. I would like to see the City work to make this change. There are a lot of spaces available, but they cannot be offered up without losing insurance coverage. The various levels of government need to work together to make changes in the insurance industry. We can then accommodate those in need of housing without rezoning and altering the essence of our communities.

Senior Rights and Safety - As a community, we value all of our citizens and take extra pride in our seniors. They established our community and were instrumental in making it what it is today. Our seniors deserve to live out their retirement in the community they developed; a community of the character that the citizens created. Their community's spirit should not be stolen for a developer's profits, and our seniors should not have to live their retirement in a construction zone. The stress of recent developments has already put some of our seniors in hospital. Let our seniors live in peace: reject these proposed developments.

If redevelopment is to be done in the area, it has to be done right, starting with infrastructure and progressing with a cohesive plan for the entire area.

In summary, I am strongly opposed to the proposed developments identified above.

Regards,

Wilhelmina (Willie) Pitstra MSc BSc PEng

5_PLEX
4648 - 29 Avenue N.W.,
CALGARY, ALBERTA
Plan 485 GR, Block 1, Lot 10



SDAB2026-DT-47

DEVELOPMENT PERMIT SET

ISSUE DATE : 2026-03-19
REVISON DATE : 2026-07-07

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

TRICOR DESIGN GROUP
#202 - 4216 10TH STREET NE,
CALGARY, AB.
T2E 6K3
P:403.203.1970 F:403.203.1990
info@tricordg.ca
www.tricordesigns.com

LIST OF DRAWINGS:

G-001 : GENERAL NOTES
G-002 : 3D SHOTS
A-001 : EXISTING SURVEY
A-002 : PROPOSED & EXISTING SITE PLAN
A-003 : PROPOSED SITE PLAN
A-004 : PROPOSED GRADES
A-005 : STREETSCAPE
A-006 : PROPOSED LANDSCAPE
A-007 : LANDSCAPE ZONES
A-008 : LANDSCAPE DETAILS
A-009 : CONSTRUCTION ACCESS AREA
A-010 : BOULEVARD&APRON SECTIONS
A-011 : MOVEMENT ROUTES
A-101 : PROPOSED LEGAL SUITE FLOOR PLAN
A-102 : PROPOSED MAIN FLOOR PLAN
A-103 : PROPOSED UPPER FLOOR PLAN
A-104 : PROPOSED LOFT FLOOR PLAN
A-105 : PROPOSED ROOF FLOOR
A-106 : PROPOSED AREA PLANS
A-201 : PROPOSED FRONT & REAR ELEVATIONS
A-202 : PROPOSED RIGHT & LEFT ELEVATIONS
A-301 : PROPOSED BUILDING SECTIONS

UNIT 1

AREA SCHEDULE

FLOOR PLANS	SQ. FT.	SQ. M.
MAIN FLOOR	681.51	63.31
UPPER FLOOR	734.21	68.21
LOFT FLOOR	552.69	51.35
TOTAL	1968.41	182.87
LEGAL SUITE FLOOR	531.86	49.41
GRAND TOTAL	2500.27	232.28

UNIT 2

AREA SCHEDULE

FLOOR PLANS	SQ. FT.	SQ. M.
MAIN FLOOR	689.87	64.07
UPPER FLOOR	743.53	69.08
LOFT FLOOR	580.32	53.07
TOTAL	1960.72	185.22
LEGAL SUITE FLOOR	589.38	51.97
GRAND TOTAL	2053.10	237.19

UNIT 3

AREA SCHEDULE

FLOOR PLANS	SQ. FT.	SQ. M.
MAIN FLOOR	694.87	64.54
UPPER FLOOR	743.80	69.10
LOFT FLOOR	565.30	52.52
TOTAL	2003.77	186.16
LEGAL SUITE FLOOR	564.53	52.45
GRAND TOTAL	2568.30	238.60

UNIT 5

AREA SCHEDULE

FLOOR PLANS	SQ. FT.	SQ. M.
MAIN FLOOR	606.55	56.35
UPPER FLOOR	605.26	56.23
LOFT FLOOR	491.82	45.69
TOTAL	1703.63	158.27
LEGAL SUITE FLOOR	487.01	45.24
GRAND TOTAL	2190.64	203.52

UNIT 4

AREA SCHEDULE

FLOOR PLANS	SQ. FT.	SQ. M.
MAIN FLOOR	606.55	56.35
UPPER FLOOR	605.26	56.23
LOFT FLOOR	491.82	45.69
TOTAL	1703.63	158.27
LEGAL SUITE FLOOR	487.01	45.24
GRAND TOTAL	2190.64	203.52

KEY PLAN :



PROJECT NO. : 26-1037

ARCHITECTURAL ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	MECH	MECHANICAL
ALUM	ALUMINUM	MIN	MINIMUM
APPROX	APPROXIMATED	MIR	MIRROR
ARCH	ARCHITECTURAL	MISC	MISCELLANEOUS
BLDG	BUILDING	MTD	MOUNTED
C/W	COMPLETE WITH	N/A	NOT APPLICABLE
CJ	CONTROL JOINT	NIC	NOT IN CONTRACT
CL	CENTRE LINE	NTS	NOT TO SCALE
CLG	CEILING	OC	ON CENTRE
CLT	CLOSET	OD	OUTSIDE DIAMETER
COL	COLUMN	OH	OVERHEAD
CONC	CONCRETE	PL	PROPERTY LINE
CONST	CONSTRUCTION	PT	PAINT / PAINTED
CONT	CONTINUOUS	PVC	POLYVINYL CHLORIDE
COORD	COORDINATE	R	RADIUS OR RISER
CORR	CORRIDOR	R/H	RANGE AND HOOD FAN
CPT	CARPET	RD	ROOF DRAIN
D	DEPTH / DEEP	REQD	REQUIRED
D/W	DISHWASHER	REV	REVERSE
DN	DOWN	RI	RIGID INSULATION
DWG	DRAWING	RO	ROUGH OPENING
EA	EACH	RWL	RAINWATER LEADER
ELEC	ELECTRICAL	S	SINK
ELEV	ELEVATION	SIM	SIMILAR
EQ	EQUAL	SPEC	SPECIFICATIONS
F	FRIDGE	ST	STEEL
FD	FLOOR DRAIN	STD	STANDARD
FE	FIRE EXTINGUISHER	STRUCT	STRUCTURAL
FG	FIBREGLASS	T&G	TONGUE & GROOVE
FLR	FLOOR	T/O	TOP OF
FRR	FIRE RESISTANCE RATING	TYP	TYPICAL
GALV	GALVANIZED	U/S	UNDERSIDE
GL	GLASS	USJ	UNDERSIDE OF JOIST
GWB	GYPSUM WALL BOARD	VB	VAPOUR BARRIER
HT	HEIGHT	VEST	VESTIBULE
INSUL	INSULATION	W	WIDTH
L	LONG	W/	WITH
MAX	MAXIMUM	W/D	WASHER AND DRYER
MC	MEDICINE CABINET	W/O	WALL OVEN
		WIC	WALK IN CLOSET

GENERAL NOTES

1. ALL CONSTRUCTION TO COMPLY WITH NATIONAL BUILDING CODE 2023 – ALBERTA EDITION (NBC23AE). REGULATIONS, RULES, AND BY-LAWS SET BY THE AUTHORITY HAVING JURISDICTION.
2. THE GENERAL CONTRACTOR SHALL ARRANGE FOR AND COORDINATE ALL INCOMING AND OUTGOING MECHANICAL AND ELECTRICAL SERVICES FOR THE PROJECT, AND ALL ROAD IMPROVEMENTS ASSOCIATED WITH THE PROJECT.
3. THE GENERAL CONTRACTOR SHALL COORDINATE ALL ACTIVITIES AS REQUIRED TO ENSURE EFFICIENT, CORRECT AND ORDERLY INSTALLATION OF EACH PART OF THE WORK TO AVOID CONFLICT IN THE TRADE WORK AND SCHEDULE.
4. VERIFY ALL CONDITIONS AND DIMENSIONS ON SITE PRIOR TO FABRICATION. PROMPTLY NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS.
5. PROVIDE ALL WARRANTIES, BONDS AND MANUFACTURER'S OPERATING INSTRUCTION AND SERVICE MANUALS AS WELL AS PARTS LISTS AT THE COMPLETION OF THE PROJECT.
6. DIMENSIONS ARE TAKEN TO FACE OF STUD, TO FACE OF CONCRETE AND / OR BLOCK WALLS AND TO FACE OF CONCRETE SLAB.
7. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS SHAPES, SIZES, LOCATION AND REINFORCEMENT.
8. ALL CONSTRUCTION TO COMPLY WITH INDUSTRY TRADE STANDARDS, AS WELL AS MANUFACTURER'S RECOMMENDATIONS, TO THE EXTENT THAT THOSE INSTRUCTIONS AND RECOMMENDATIONS ARE MORE EXPLICIT OR STRINGENT THAN THE REQUIREMENTS CONTAINED IN THESE CONTRACT DOCUMENTS. IN THE CASE OF CONFLICT BETWEEN STANDARDS, THE MOST STRINGENT WILL APPLY

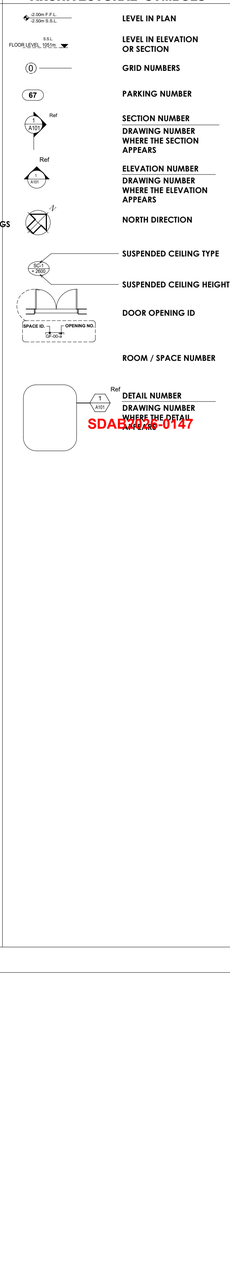
GENERAL NOTES (CONT.)

9. PROVIDE AND MAINTAIN CONTINUOUS FIRE/SMOKE SEPERATIONS. EACH TRADE IS TO FIRE STOP ALL SERVICE PENETRATIONS ASSOCIATED WITH THEIR WORK WITH APPROVED AND ULC LISTED FIREPROOF SYSTEMS. REFER TO AND COMPLY WITH CITY OF CALGARY "FIRE STOPPING SERVICES PENETRATIONS IN BUILDINGS" DOCUMENT. FIRE DAMPERS AT DUCTWORK PENETRATIONS. FIRESTOPPING AT ALL PIPE PENETRATIONS IN FIRE RATES ASSEMBLIES ARE TO BE ANTICIPATED/INCLUDED IN THE SCOPE OF WORK WHETHER INDICATED OR NOT.
10. PROVIDE AND MAINTAIN CONTINUOUS AIR/ VAPOUR BARRIER SYSTEM. CAULK AROUND OPENINGS AND GAPS WITH COMPATIBLE SEALANT TO ACHIEVE A CONTINUOUS BARRIER.
11. PROVIDE AND MAINTAIN CONTINUOUS ACOUSTIC BARRIER SYSTEM. AVOID SOUND TRANSMISSION THROUGH DIRECT CONTACT AT ACOUSTICALLY TREATED SURFACES. COMPLETELY SEAL ALL PENETRATIONS WITH ACOUSTIC SEALANT, TAPE AND INSULATION AS REQUIRED TO PREVENT SOUND TRANSFER AND MAINTAIN THE REQUIRED STC RATINGS OF THE WALL SYSTEMS. PROVIDE APPROVED ISOLATION METHODS TO ALL NOISE GENERATING AND MOVING EQUIPMENT, AND HARD CONNECTIONS AT SERVICES TO STRUCTURE.
12. ALL DOORS AND WINDOWS REFERENCED ON THE PLANS AND SCHEDULES ARE SHOWN NOMINAL SIZE. CONFIRM AND VERIFY ALL ROUGH OPENING SIZE REQUIREMENTS WITH THE SELECTED PRODUCT MANUFACTURER AND SITE CONDITIONS PRIOR TO FABRICATION. REFER TO MANUFACTURERS INSTALLATION MANUAL.
13. ALL INTERIOR DOOR OPENINGS IN STUD FRAMING WALLS TO BE SPACED A MINIMUM OF 4" (102mm) FROM THE ADJACENT WALL, UNLESS NOTED OTHERWISE.
14. ALL INTERIOR DOOR OPENINGS IN CONCRETE OR CONCRETE BLOCK WALLS TO BE 6" (152mm) FROM THE ADJACENT WALL (OR FLUSH WITH FACE OF WALL IN TIGHT CONDITIONS), UNLESS NOTED OTHERWISE.
15. CONFIRM ALL ROUGH OPENING SIZES AND CONNECTION REQUIREMENTS FOR MECHANICAL, ELECTRICAL AND OWNER SUPPLIED EQUIPMENT. ADJUST ROUGH OPENINGS SIZES TO SUIT
16. PROVIDE AND INSTALL SOLID BLOCKING AND BACKING WITHIN THE WALLS FOR ALL WASHROOM AND BATHROOM ACCESSORIES, HANDRAILS, GUARDS, LADDERS, MECHANICAL AND ELECTRICAL FIXTURES AND EQUIPMENT, ETC. AS REQUIRED FOR PROPER ANCHORING
17. INSTALL & CONNECT OWNER SUPPLIED EQUIPMENT OR APPLIANCES AS DIRECTED, CENTERED, LEVEL AND TRUE.
18. EXTERIOR WALL CONSTRUCTION TO COMPLY WITH "ALBERTA WALL & CEILING BUREAU" DETAILS AND REQUIREMENTS.
19. MECHANICAL LINES ARE NOT TO BE IN CONTACT WITH THE STUD WALLS OR CONCRETE WALL OR FLOOR ASSEMBLIES. ISOLATE ALL PIPES TO AVOID SOUND TRANSMISSION. INSTALL NEOPRENE RUBBER PAD ON TOP OF SUBSTRATE SURFACE (BOITOM PLATE, CONCRETE ETC.) BEFORE ALL MECHANICAL CLAMPS ARE TIGHTENED INTO PLACE.
20. PARKING LINES TO BE 100mm (4") WIDE PAINTED LINES. PARKING STALL NUMBERS TO BE 150mm (6") HIGH SIGNS FASTENDED TO THE WALL OR CHAIN LINK FENCING AT EACH STALL AND MOUNTED AT 915mm (36") A.F.F.. FOR AT GRADE PARKING STALLS. PAINT STALL NUMBERS AT THE FRONTS OF THE STALLS USING THE SAME PAINT AS THE PARKING STALL LINES. THESE NUMBERS SHALL BE 300mm (12") HIGH
21. BARRIER FREE PARKING SYMBOLS TO BE 405mm X 405mm (16" X 16") METAL SIGNS MOUNTED ON THE WALL OR FENCING AT EACH BARRIER FREE PARKING STALL AT 915mm (36") A.F.F.. FOR AT GRADE PARKING STALLS, PAINT THE INTERNATIONAL SYMBOL OF ACCESS ON THE PAVEMENT TO A SIZE OF 600mm X 600mm (24" X 24") AT THE FRONT OF THE PARKING STALL.
22. FOR EXTERIOR VISITOR PARKING STALLS, PROVIDE METAL SIGNAGE 305mm W x 460mm H (12" x 16") ON 915mm (36") HGIH GALVANIZED METAL POSTS. SIGNAGE TO READ "VISITOR PARKING ONLY".

WALL AND PARTATION NOTES

A. ALL WALLS TO U/S OF STRUCTURAL UNLESS NOTED OTHERWISE. ALLOW FOR APPLICABLE FIRESTOPPING INSTALLATION.
B. FOR ALL LOAD BEARING WALLS REFER TO STRUCTURAL DRAWINGS.
C. MECHANICAL LINES TO BE INSULATED, REFER TO MECHANICAL SPECIFICATION.
D. WHERE A WALL IS MADE UP OF DIFFERENT PARTITION TYPES, PROVIDE RESILIENT CHANNEL (IF REQUIRED) AND ADDITIONAL LAYER OF GYPSUM BOARD (IF REQUIRED) SO THAT FINISHED GYPSUM BOARD FACES IN SMOOTH, ALIGN AND CONTINUOUS. AT WASHROOM / TUB / SHOWER INSTALLATIONS AT RATED PARTITIONS, ALLOW FOR GYPSUM BOARD LAYER OVER LIP OF FIXTURE FOR CONTINUOUS WALL FINISH ON ADJACENT WALLS.
E. GRID LINE IS CENTER LINE OF PARTY WALL, TYPICAL FOR ALL SUITES.
F. REFER TO STRUCTURAL DRAWINGS FOR SHEAR WALL REQUIREMENT AND LOCATION.
G. ALL OSB SHEATHING SHALL BE 0-2 GRADE.
H. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS TO INDICATE GENERAL LOCATION AND ROUTE TO BE FOLLOWED BY PIPES AND DUCTS, CONDUITS ETC. INSTALL IN SUCH A WAY AS TO CONSERVE HEADROOM AND INTERFERE AS LITTLE AS POSSIBLE WITH THE FREE USE OF THE SPACE OF THOUGH WHICH THEY PASS. KEEP ALL PIPES, DUCTS, CONDUITS AS TIGHT AS POSSIBLE TO THE BEAM OR OTHER LIMITING MEMBERS WHERE HEADROOM OR SPACE APPEAR INADEQUATE. NOTIFY THE ARCHITECTS BEFORE PROCEEDING WITH FABRICATION AND/OR INSTALLATION. RELOCATE WHERE NECESSARY TO MAINTAIN 2100MM HEADROOM WITHIN PARKING AREA.

ARCHITECTURAL SYMBOLS



LEVEL IN PLAN

LEVEL IN ELEVATION OR SECTION

GRID NUMBERS

PARKING NUMBER

SECTION NUMBER

DRAWING NUMBER WHERE THE SECTION APPEARS

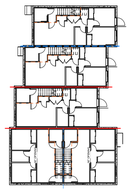
ELEVATION NUMBER

DRAWING NUMBER WHERE THE ELEVATION APPEARS

NORTH DIRECTION

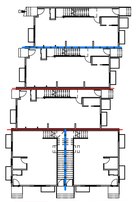
SDAB 2026-0147

FIRE WALL KEY PLANS



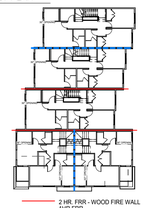
2 HR. FRR - WOOD FIRE WALL
1HR FRR
PARTY WALL (PW-1A)
1 HR FRR WALL

1 LEGAL SUITE FLOOR KEY PLAN
1" = 20'-0"



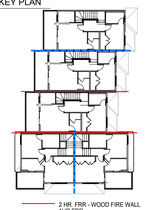
2 HR. FRR - WOOD FIRE WALL
1HR FRR
PARTY WALL (PW-1A)

2 MAIN FLOOR KEY PLAN
1" = 20'-0"



2 HR. FRR - WOOD FIRE WALL
1HR FRR
PARTY WALL (PW-1A)

3 UPPER FLOOR KEY PLAN
1" = 20'-0"

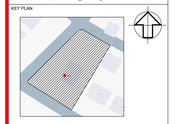


2 HR. FRR - WOOD FIRE WALL
1HR FRR
PARTY WALL (PW-1A)

5 PROPOSED LOFT FLOOR PLAN KEY
1" = 20'-0"

DESIGNED BY:
TRICOR DESIGN GROUP
RESIDENTIAL INFILL, MULTI-FAMILY, COMMERCIAL
tricordesigns.com
#202, 4015 10TH STREET NE
CALGARY, AB
T2E 6K3
PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordesigns.com

KEY PLAN



NOTES:
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REVISIONS:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-07-06	DTR	N.F	T.I
02				
03				
04				
05				

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-03-18	DEVELOPMENT PERMIT SET	S.A / R.N / A.M	
02				
03				
04				
05				

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :
SK ARCHITECT LTD

PROJECT :
5_PLEX

ADDRESS:
4648 - 29 Avenue N.W.,
CALGARY, ALBERTA
Plan 485 GR, Block 1, Lot 10

DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
GENERAL NOTES

DRAWING NO.
G-001

PROJECT NO :	CHECKED BY:	DATE:
26-1037		2026-07-06
	DRAWN BY: S.A / R.N / A.M	SCALE: As indicated







DESIGNED BY:

TRICOR DESIGN GROUP

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

KEY PLAN

NOTES

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REVISIONS:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2025-07-06	DTR	NJF	TJ
02				
03				
04				
05				

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-03-18	DEVELOPMENT PERMIT SET	S.A / R.N / A.M	
02				
03				
04				
05				

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT:
SK ARCHITECT LTD

PROJECT:
5_PLEX

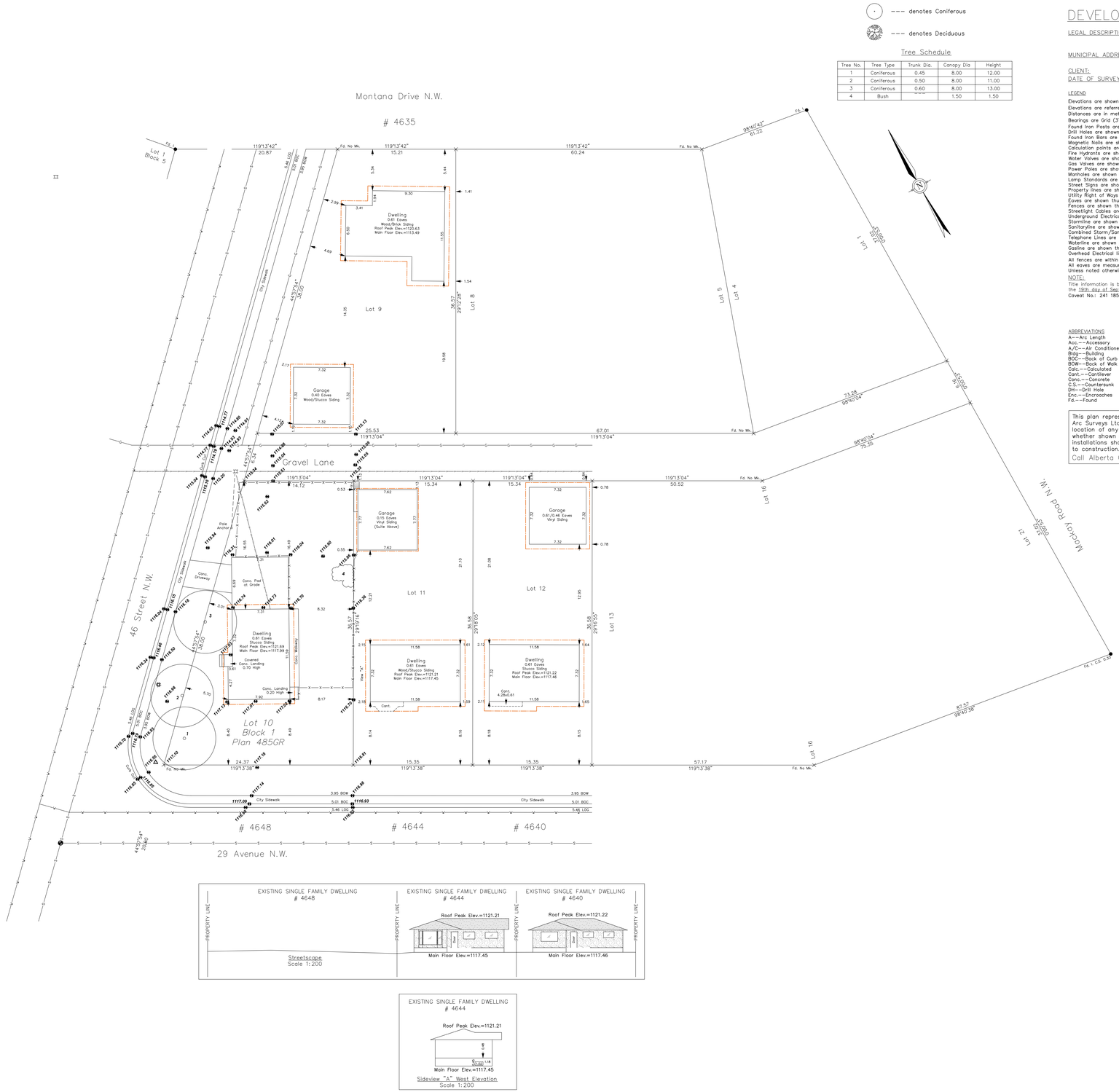
ADDRESS:
4648 - 29 Avenue N.W.,
CALGARY, ALBERTA
Plan 485 GR, Block 1, Lot 10

DRAWING SET:
DEVELOPMENT PERMIT SET

DRAWING TITLE:
3D SHOTS

DRAWING NO.
G-002

PROJECT NO.:	CHECKED BY:	DATE:
25-1037	E.Z.	2026-07-06
	DRAWN BY: S.A / R.N / A.M	SCALE:



DEVELOPMENT PERMIT PLAN

LEGAL DESCRIPTION: Lot 10, Block 1, Plan 485GR

MUNICIPAL ADDRESS: 4648 29 Avenue N.W. Calgary, Alberta

CLIENT: SK Architect Ltd

DATE OF SURVEY: September 10th, 2024.

LEGEND

Elevations are shown thus: 1000.00 = 1000.00 Metres. (Geodetic)
Elevations are referred to ASCM 18740 Elev.=1112.34
Distances are in metres and decimals thereof.
Bearings are Grid (3TM-114'W) and Derived from GNSS Observations.

Found Iron Posts are shown thus: _____
Drill Holes are shown thus: _____
Found Iron Bars are shown thus: _____
Magnetic Nails are shown thus: _____
Calculation points are shown thus: _____
Fire Hydrants are shown thus: _____
Water Valves are shown thus: _____
Gas Valves are shown thus: _____
Power Poles are shown thus: _____
Manholes are shown thus: _____
Lamp Standards are shown thus: _____
Street Signs are shown thus: _____
Property lines are shown thus: _____
Utility Right of Ways are shown thus: ___
Eaves are shown thus: _____
Fences are shown thus: _____
Streetlight Cables are shown thus: _____
Underground Electrical lines shown thus: ___
Stormline are shown thus: _____
Sanitaryline are shown thus: _____
Combined Storm/Sanitary are shown thus:
Telephone Lines are shown thus: _____
Waterline are shown thus: _____
Gasline are shown thus: _____
Overhead Electrical lines shown thus: ___

All fences are within 0.2 metres of the property lines unless otherwise shown.
All eaves are measured to fascia unless otherwise shown.
Unless noted otherwise lines outside of property are not to scale.

NOTE:

Title information is based on the C. of T. 241 098 051 which was searched on the 18th day of September, 2024, and is subject to:
Caveat No.: 241 185 898

ABBREVIATIONS

A.—Arc Length
Acc.—Accessory
A/C—Air Conditioner
Bldg.—Building
BOC—Back of Curb
BOW—Back of Walk
Calc.—Calculated
Cant.—Cantilever
Conc.—Concrete
C.S.—Counersunk
DH—Drill Hole
Enc.—Encroaches
Fd.—Found
I.—Iron Post
I.B.—Iron Bar
M.A.—Maintenance Access
Mk.—Mark
M.N.—Magnetic Nail
O.D.—Overland Drainage
R—Radius
Reg.—Registration
Ret.—Retaining
R/W—Right of Way
W/O—Walkout Basement
W.W.—Window Well

This plan represents the best information at the time of survey. Arc Surveys Ltd. and its employees take no responsibility for the location of any underground conduits, pipes or other facilities whether shown on or omitted from this plan. All underground installations should be located by the respective authorities prior to construction.
Call Alberta One-Call: 1-800-242-3447

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Arc Surveys Ltd.
#202, 337 41 Avenue N.E.
Calgary, Alberta T2E 2N4
Ph.: 403-277-1272
Fax: 403-277-1275
www.arcsurveys.ca

Surveyed: PM | Drawn: LC/LC | Checked by: RB | Scale: 1:200 | File No.: 244158

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

KEY PLAN



NOTES

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REVISIONS:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-05-24	DTR	N.F	TJ
02				
03				
04				
05				

ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-03-18	DEVELOPMENT PERMIT SET	S.A/R.N/A.M	
02				
03				
04				
05				

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :

PROJECT :
5- PLEX BUILDING

ADDRESS:
4648 29 Avenue N.W.
CALGARY, ALBERTA
Plan 485 GR,Block 1, Lot 10

DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
EXISTING SURVEY

DRAWING NO.
A-001

PROJECT NO. :	CHECKED BY:	DATE:
26-1037	TJ	2026-05-25
	DRAWN BY: N.F	SCALE: 1:250

SDAB2026-0147

SITE - PLAN

SURVEY INFORMATION :-

MUNICIPAL ADDRESS:-
4648 29 AVENUE N.W. , CALGARY, ALBERTA
ZONING : R-CG
LEGAL ADDRESS:-
PLAN 485 GR,BLOCK 1, LOT 10

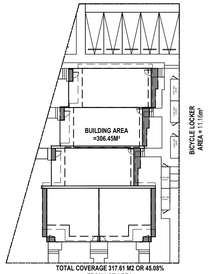
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LOT AREA = 703.44 m²
THE MAXIMUM COVERAGE AREA (60%) = 421.88
MAXIMUM ALLOWABLE COVERAGE 421.88-105 =316.88 M²
PROPOSED BUILDING COVERAGE =306.45 m²
PROPOSED BICYCLE LOCKER COVERAGE = 11.16m²

TOTAL PROPOSED COVERAGE = 317.61 M2 OR 45.08% FROM LOT AREA

PROJECT SETBACK REQUIREMENTS:
1. BUILDING SETBACK FROM A FRONT PROPERTY LINE IS 3.0 METRES.
(WINDOW WELLS AND EAVES MAY PROJECT A MAX. OF 0.80M & 0.60m IN ORDER INTO ANY SETBACK AREA)
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3. MINIMUM SETBACK FROM A PROPERTY LINE SHARED WITH ANOTHER PARCEL IS 1.2 METRES.

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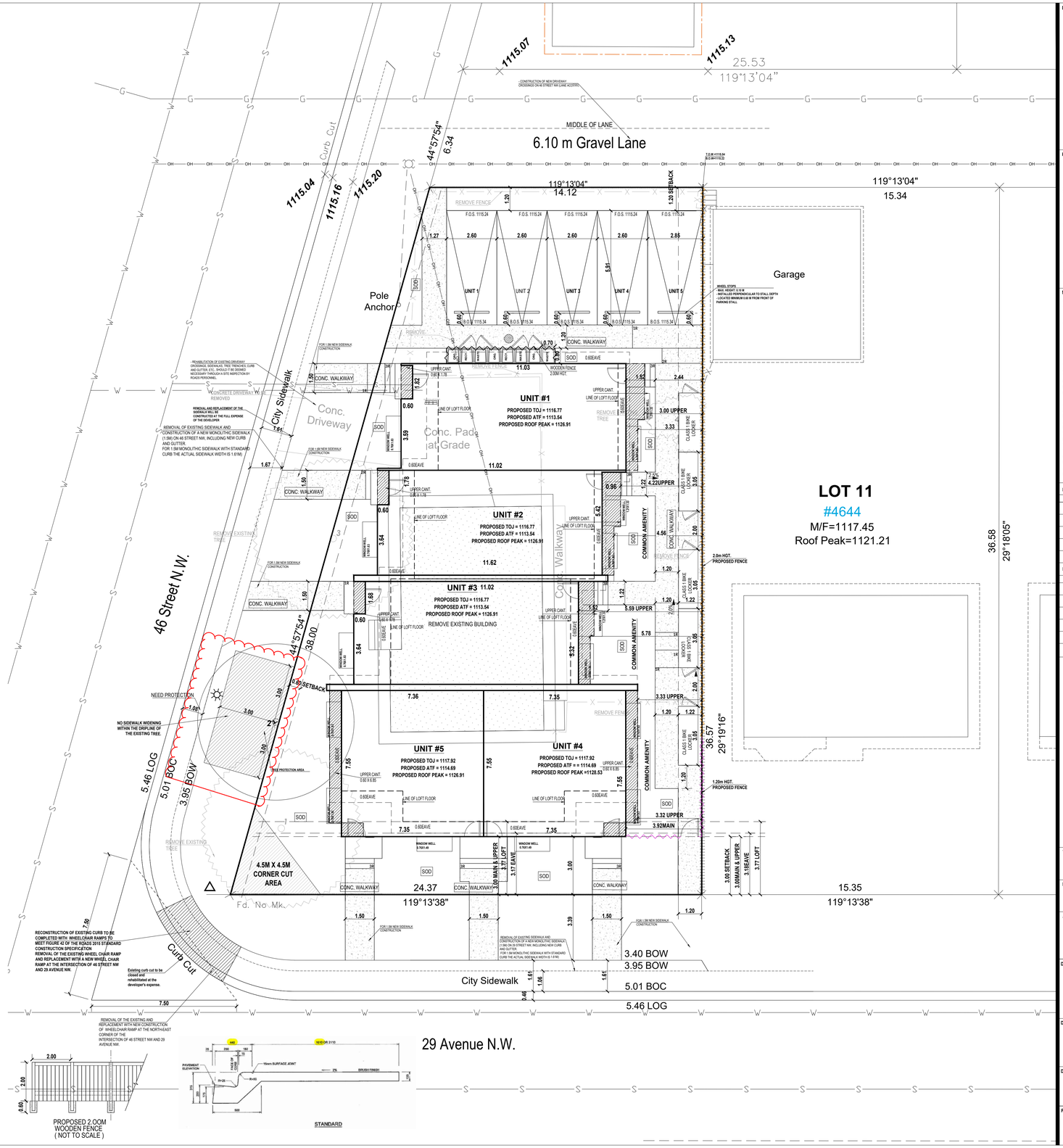


LEGEND		LEGEND		LEGEND	
	PROPOSED NEW FENCE	G	UTILITY LINES GAS		EXISTING GRADES
	PWF LANDSCAPE RETAINING WALL	S	UTILITY LINES SANITARY		CALCULATED GRADES
	CANTILEVERS	ST	STORM LINE		NEED TO TRIM
	SETBACK	W	UTILITY LINES WATER		REMOVE EXISTING TREE
	EAVES		REMOVE FENCE		BULDING REMOVE
P	UTILITY LINES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

TREE SCHEDULE:

Tree No.	Tree Type	Location	Trunk Dia.	Canopy Dia	Height	CASE
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2	WHITE SPRUCE	In City Property	0.50	8.00	11.00	RETAINED
3	Coniferous	In Subject Property	0.60	8.00	13.00	REMOVED
4	Bush	In Subject Property	---	1.50	1.50	REMOVED

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-ALL SODDED AREA ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES.
- A MINIMUM DEPTH OF 300MM TOPSOIL FOR ALL SODDED AREAS AND 600MM FOR SHRUB AND TREE BEDS IS TO BE USED.
- ALL AREAS OF SOFT LANDSCAPING MUST BE IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM.



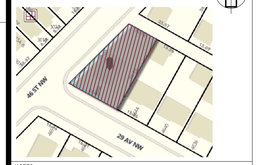
DESIGNED BY:

TRICOR DESIGN GROUP

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tricordesigns.com

#202 , 4216 10 TH STREET NE
CALGARY, AB.
T2E 6K3
PHONE: (403)203-1970
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KEY PLAN



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REVISIONS:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-05-24	DTR	N.F	TJ
02				
03				
04				
05				

ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-03-18	DEVELOPMENT PERMIT SET	S.AIR/N.A.M	
02				
03				
04				
05				

LOT 11
#4644
M/F=1117.45
Roof Peak=1121.21

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :

PROJECT :
5- PLEX BUILDING

ADDRESS:
4648 29 Avenue N.W.
CALGARY, ALBERTA
Plan 485 GR,Block 1, Lot 10

DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
PROPOSED & EXISTING SITE PLAN

DRAWING NO.
A-002

PROJECT NO. :	CHECKED BY:	DATE:
26-1037	T.J	2026-05-26
	DRAWN BY: N.F	SCALE: 1:100

SDAB2026-0147

SITE - PLAN

SURVEY INFORMATION :-

MUNICIPAL ADDRESS:-
4648 29 AVENUE N.W. , CALGARY, ALBERTA
ZONING : R-CG
LEGAL ADDRESS:-
PLAN 485 GR,BLOCK 1, LOT 10

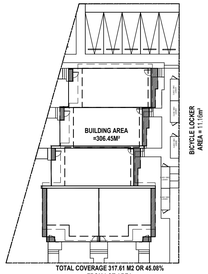
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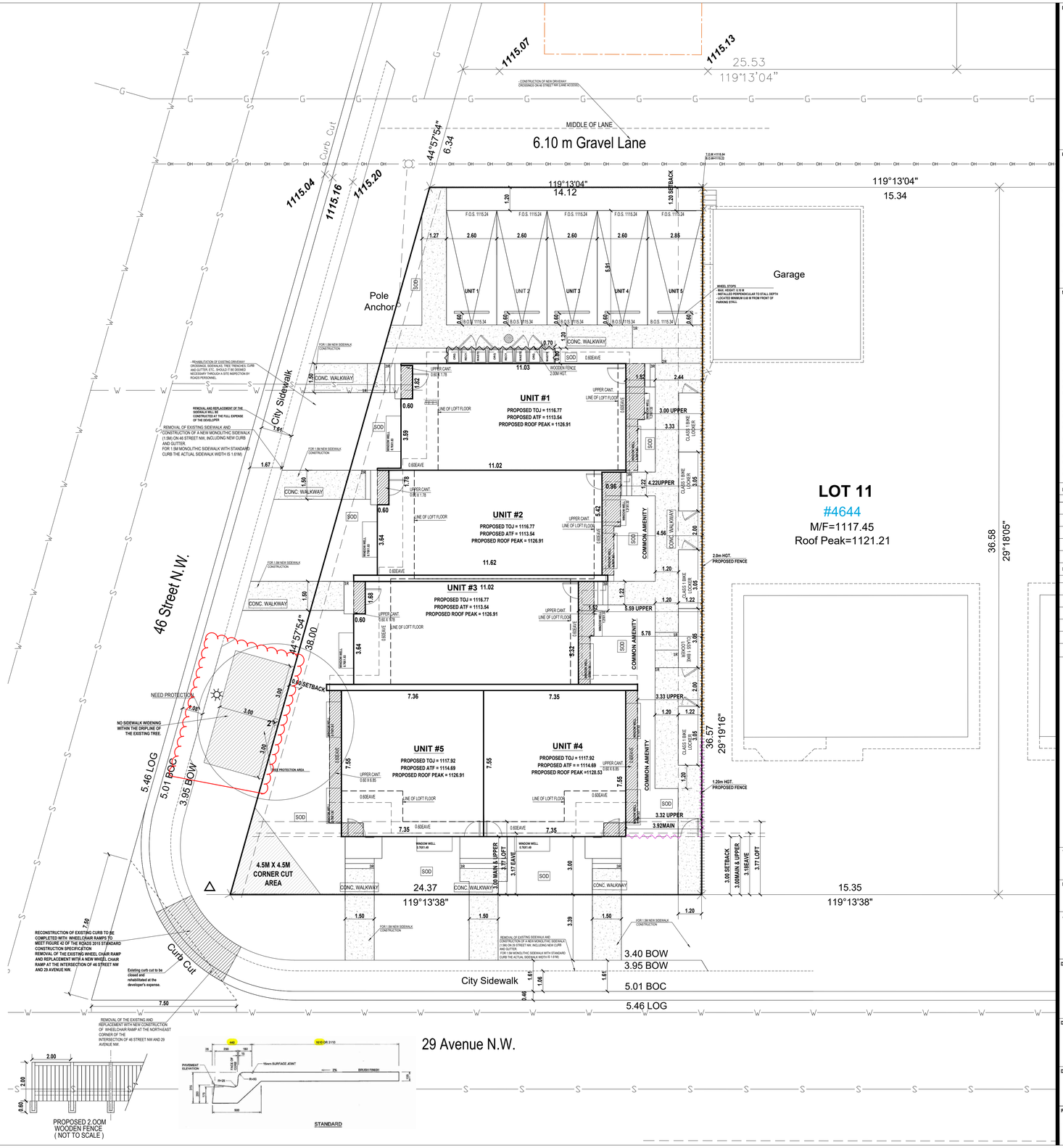


LEGEND		LEGEND		LEGEND	
	PROPOSED NEW FENCE	G	UTILITY LINES GAS		EXISTING GRADES
	PWF LANDSCAPE RETAINING WALL	S	UTILITY LINES SANITARY		CALCULATED GRADES
	CANTILEVERS	ST	STORM LINE		NEED TO TRIM
	SETBACK	W	UTILITY LINES WATER		REMOVE EXISTING TREE
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Tree No.	Tree Type	Location	Trunk Dia.	Canopy Dia	Height	CASE
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KEY PLAN



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REVISIONS:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-05-24	DTR	N.F	TJ
02				
03				
04				
05				

ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-03-18	DEVELOPMENT PERMIT SET	S.AIR.N/A.M	
02				
03				
04				
05				

LOT 11
#4644
M/F=1117.45
Roof Peak=1121.21

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :

PROJECT :
5- PLEX BUILDING

ADDRESS:
4648 29 Avenue N.W.
CALGARY, ALBERTA
Plan 485 GR,Block 1, Lot 10

DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
PROPOSED SITE PLAN

DRAWING NO.
A-003

PROJECT NO. :	CHECKED BY:	DATE:
26-1037	T.J	2026-05-26
	DRAWN BY: N.F	SCALE: 1:100

SDAB2026-0147

SITE - PLAN

SURVEY INFORMATION :-

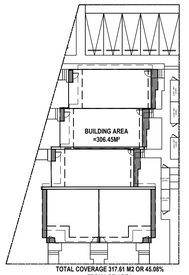
MUNICIPAL ADDRESS:-
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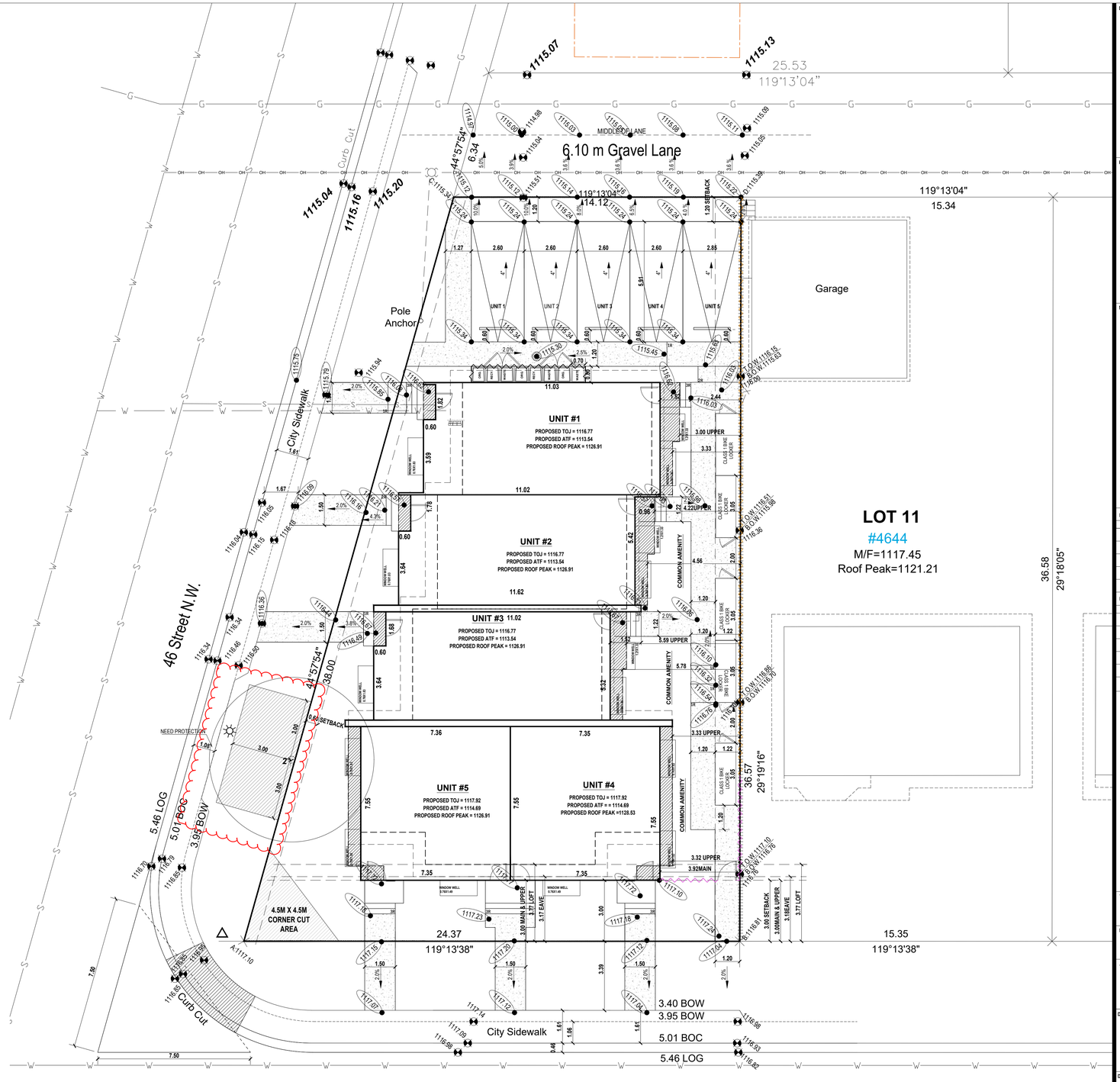
KEY PLAN

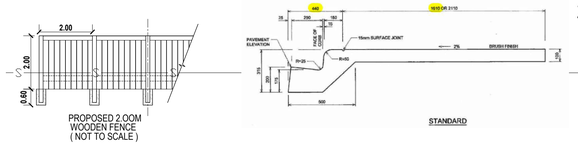
LEGEND		LEGEND		LEGEND	
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3	Coniferous	In Subject Property	0.60	8.00	13.00	REMOVED
4	Bush	In Subject Property	---	1.50	1.50	REMOVED

NOTES:
- BUILDING READY FOR SOLAR PANEL INSTALLATION .
- BUILDING WILL BE 'SOLAR READY' AND ABLE TO ACCOMMODATE SOLAR PHOTOVOLTAIC (PV) PANELS TO GENERATE ELECTRICITY.
- FOR SOLAR PV AT LEAST 2.5 CM (1") NOMINAL DIAMETER CONSTRUCTED OF RIGID OR FLEXIBLE METAL CONDUIT, RIGID PVC CONDUIT, LIQUID TIGHT FLEXIBLE CONDUIT OR ELECTRICAL METALLIC TUBING (AS PER SECTION 12 OF THE CANADIAN ELECTRICAL CODE PART 1 CONCERNING "RACEWAYS") SHOULD BE INSTALLED.
- EXISTING, UNUSED DRIVEWAY / SIDEWALK CROSSINGS AND CURB CUTS ARE TO BE "CLOSED, REMOVED AND REHABILITATED AS PER THE CITY OF CALGARY 2021 ROADS CONSTRUCTION STANDARD SPECIFICATIONS, AT THE EXPENSE OF THE DEVELOPER.
-ALL SODDED AREA ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES.
- A MINIMUM DEPTH OF 300MM TOPSOIL FOR ALL SODDED AREAS AND 600MM FOR SHRUB AND TREE BEDS IS TO BE USED.
- ALL AREAS OF SOFT LANDSCAPING MUST BE IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM.





LOT 11
#4644
M/F=1117.45
Roof Peak=1121.21

DESIGNED BY:

TRICOR DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com

#202 , 4216 10TH STREET NE
CALGARY, AB.
T2E 6K3
PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricorng.ca

KEY PLAN



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REVISIONS:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-05-24	DTR	N.F	TJ
02				
03				
04				
05				

ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-03-18	DEVELOPMENT PERMIT SET	S.AR.N.A.M	
02				
03				
04				
05				

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :

PROJECT :
5- PLEX BUILDING

ADDRESS:
4648 29 Avenue N.W.
CALGARY, ALBERTA
Plan 485 GR,Block 1, Lot 10

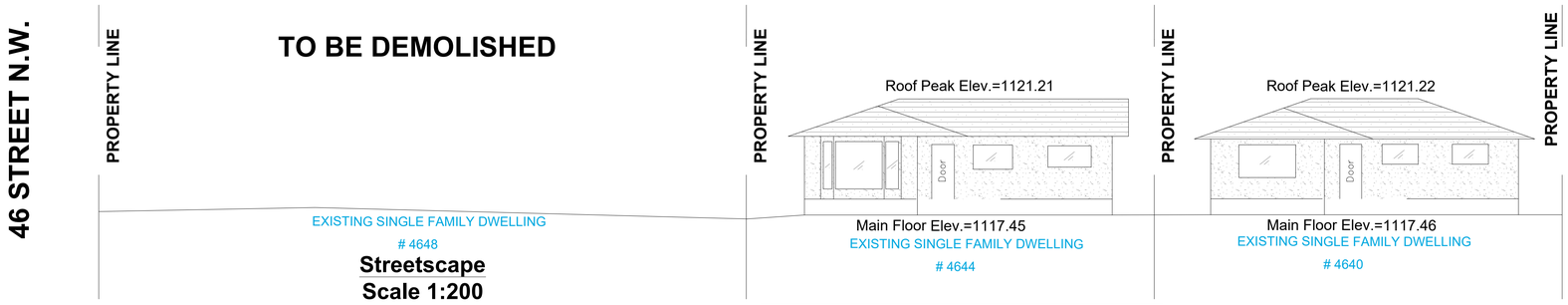
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DEVELOPMENT PERMIT SET

DRAWING TITLE :
PROPOSED GRADES

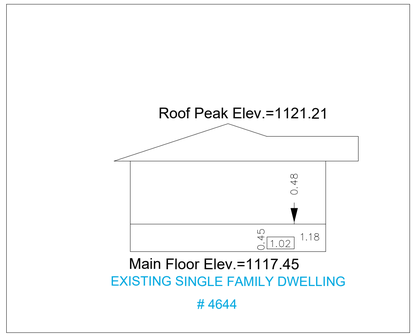
DRAWING NO.
A-004

PROJECT NO. :	CHECKED BY:	DATE:
26-1037	TJ	2026-05-26
	DRAWN BY: N.F	SCALE: 1:100

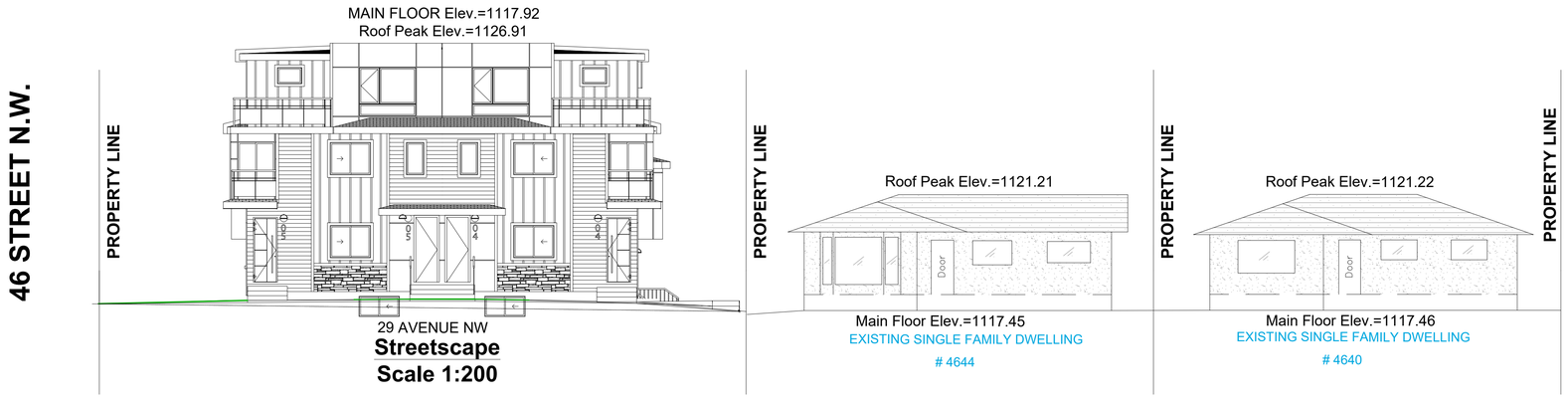
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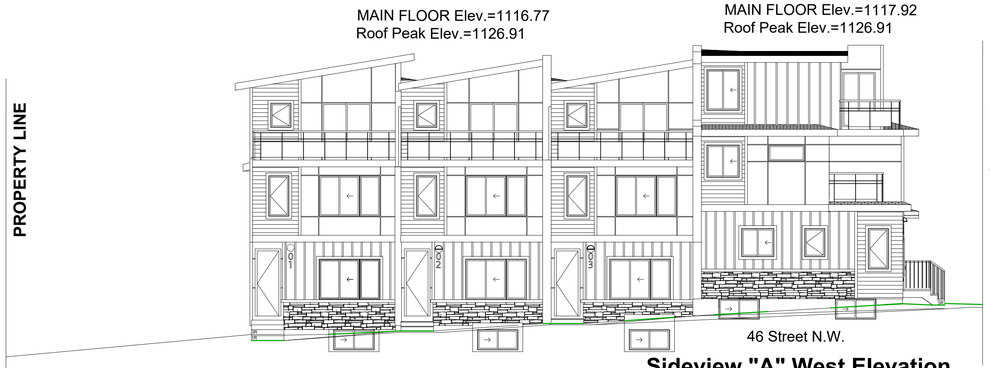
Streetscape
Scale 1:200



Sideview "A" West Elevation
Scale 1:200



Streetscape
Scale 1:200



Sideview "A" West Elevation
Scale 1:200

SDAB2026-0147

DESIGNED BY:

TRICOR DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

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03				
04				
05				

ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-03-18	DEVELOPMENT PERMIT SET	S.A/R.N/A.M	
02				
03				
04				
05				

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :

PROJECT :

5- PLEX BUILDING

ADDRESS:

4648 29 Avenue N.W.
CALGARY, ALBERTA
Plan 485 GR,Block 1, Lot 10

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

STREETSCAPE

DRAWING NO.

A-005

PROJECT NO. :	CHECKED BY:	DATE:
26-1037	T.I	2026-05-25
	DRAWN BY: N.F	SCALE: 1:100

LANDSCAPE CALCULATIONS

552- PLANTING REQUIREMENTS

1) All plant materials must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association.
2) A minimum of 1.0 trees and 2.0 shrubs must be planted for every 45.0 square metres of landscaped area provided.
2.1- Landscaped areas may include Urban Agriculture.
3) A minimum of 25.0 per cent of all trees provided must be coniferous.
4) Unless otherwise referenced in section 555, deciduous trees must have a minimum calliper of 50 millimetres and at least 50.0 per cent of the provided deciduous trees must have a minimum calliper of 75 millimetres at the time of planting.
5) Unless otherwise referenced in section 555, coniferous trees must have a minimum height of 2.0 metres and at least 50.0 per cent of the provided coniferous trees must be a minimum of 3.0 metres in height at the time of planting.
6) Shrubs must be a minimum height or spread of 0.6 metres at the time of planting.
7) For landscaped areas with a building below, planting areas must have the following minimum soil depths:
a-1.2 metres for trees;
b-0.6 metres for shrubs; and
c-0.3 metres for all other planting areas.
8) The soil depths referenced in (7) must cover an area equal to the mature spread of the planting material.
9) Planting of new trees in an adjacent boulevard to the parcel approved by the Development Authority may be counted towards the planting requirements in this section.

555 & 556-PLANTING CALCULATIONS:

(AS PER ENHANCED LANDSCAPING AND LOW WATER LANDSCAPING OPTIONS):
REQUIRED LANDSCAPE AREA IS 34% OF PARCEL AREA

1 TREE & 2 SHRUBS / 25 SQ. M. OF **LANDSCAPED AREA PROVIDED**
MINIMUM 1: 4 TREES MUST BE CONIFEROUS
MINIMUM 50% LARGE TO SMALL TREES (DECIDUOUS & CONIFEROUS)
MINIMUM CALIPER OF SMALL DECIDUOUS: 65mm
MINIMUM CALIPER OF LARGE DECIDUOUS: 85mm
MINIMUM HEIGHT OF SMALL CONIFEROUS: 3.0m OR 9'-10"
MINIMUM HEIGHT OF LARGE CONIFEROUS: 4.0m OR 13'-1"

THEREFORE MINIMUM PLANTING REQUIRED ARE:
703.44 m² / 110 m² = 6.39 = 7 TREES & 21 SHRUBS
BROKEN DOWN AS:
5 DECIDUOUS
2 CONIFEROUS
21 SHRUBS (Shrubs must be a minimum height or spread of 0.60 meters at the time of planting)

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

QTY	KEY	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DECIDUOUS TREES						
02	PC		PIN CHERRY	PRUNUS PENNSYLVANICA	85mm CAL.	
03	BO		BUR OAK	Quercus macrocarpa	70mm CAL.	
CONIFEROUS TREES						
01	BS		BLUE SPRUCE	PICEA PUNGENS	4.0M HGT.	
01	LP		LODGEPOLE PINE	PINUS CONTORTA VAR. LATIFOLIA	3.0M HGT.	
DECIDUOUS SHRUBS						
09	RC		RUBY CAROUSEL JAPANESE BARBERRY	BERBERIS THUNBERGII 'BAILONE'	#05 CONT.	MINIMUM 0.6m HEIGHT OR SPREAD
03	CL		LILAC	SYRINGA SPP.	#05 CONT.	MINIMUM 0.6m HEIGHT OR SPREAD
CONIFEROUS SHRUBS						
09	SJ		JUNIPER	JUNIPERUS SPP.	#05 CONT.	MINIMUM 0.6m HEIGHT OR SPREAD

LOT AREA:703.44 m² LOT ZONING: R-CG

1.BUILDINGS COVERAGE = 317.61 M2 OR 45.08% FROM LOT AREA

- PROPOSED BUILDING AREA = 306.45 m² or 43.56 % OF LOT AREA
- PROPOSED BICYCLE LOCKER COVERAGE = 11.16 m² or 1.58% OF LOT AREA

2.NON- LANDSCAPE AREA = 115.86 m² = 16.47 % OF LOT AREA

- GARAGE CONCRETE PAD =78.32 m² = 67.59 % OF NON-LANDSCAPE AREA
- CONCRETE APRON = 15.88 m² = 13.70 % OF NON-LANDSCAPE AREA
- WINDOW WELLS = 21.66 m² =18.69 % OF NON-LANDSCAPE AREA

3.LANDSCAPE AREA = 268.52 m² = 37.93 % OF LOT AREA

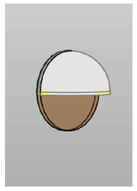
3.1 HARD-LANDSCAPE = 119.64 m² = 44.55% OF LANDSCAPE AREA

- EXPOSED AGGREGATED CONCRETE WALKWAYS = 86.57 m² = 72.35 % OF HARD-LANDSCAPE AREA
- BIKE LOCKERS (CONCRETE BASE) = 7.44 m² = 6.21% OF HARD-LANDSCAPE AREA
- WOOD ENTRANCE STEPS = 3.67 m² = 3.06 % OF HARD-LANDSCAPE AREA
- WASTE/RECYCLE = 4.41 m² = 3.68% OF HARD-LANDSCAPE AREA
- CONC. ENTRANCE STEPS = 17.55 m² = 14.66% OF HARD-LANDSCAPE AREA

3.2 SOFT-LANDSCAPE= 148.88 m² = 55.44% OF LANDSCAPE AREA

- S.O.D = 129.68 m² = 87.10% OF SOFT-LANDSCAPE AREA
- MULCH = 19.20 m² = 12.89% OF SOFT-LANDSCAPE AREA

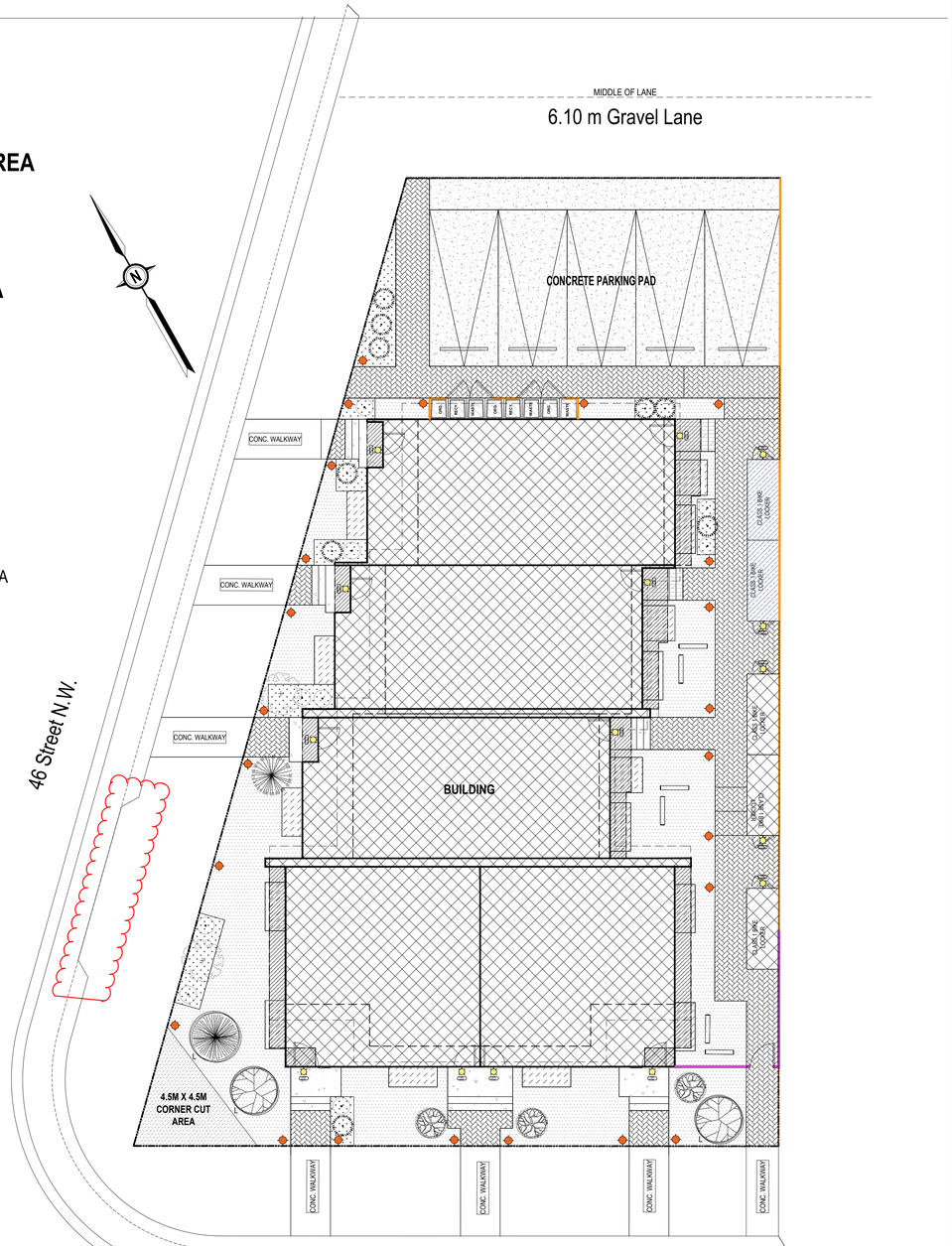
LIGHTING LEGEND:



LED Down light (ON WALL)



PATHWAY LIGHTS



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

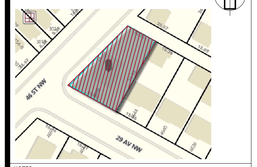
NOTE:

- ALL SOFT SURFACED LANDSCAPED AREA MUST BE IRRIGATED BY AN UNDERGROUND IRRIGATION SYSTEM, UNLESS OTHERWISE PROVIDED BY A LOW WATER IRRIGATION SYSTEM.
- ALL SODDED AREA ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES
- A MINIMUM DEPTH OF 300MM TOPSOIL FOR ALL SODDED AREAS AND 600MM FOR SHRUB AND TREE BEDS IS TO BE USED.

BENCH
1.20M HGT. WOODEN FENCE
2.0M FENCE WOODEN FENCE

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03				
04				
05				

ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-03-18	DEVELOPMENT PERMIT SET	S.A/R.N/A.M	
02				
03				
04				
05				

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :

PROJECT :
5- PLEX BUILDING

ADDRESS:
4648 29 Avenue N.W.
CALGARY, ALBERTA
Plan 485 GR,Block 1, Lot 10

DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
PROPOSED LANDSCAPE

DRAWING NO.
A-006

PROJECT NO. :	CHECKED BY:	DATE:
26-1037	T.I	2026-05-25
	DRAWN BY: N.F	SCALE: 1:100

LANDSCAPE CALCULATIONS

LOT AREA:703.44 m² **LOT ZONING: R-CG**

1.BUILDINGS COVERAGE =317.61 M2 OR 45.08% OF LOT AREA

2.NON- LANDSCAPE AREA = 115.86 m² = 16.47 %OF LOT AREA

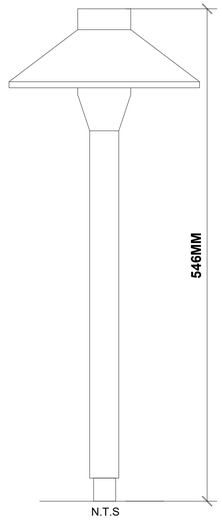
LANDSCAPE AREA = 268.52 m² = 37.93 % OF LOT AREA

HARD-LANDSCAPE = 119.64 m² = 44.55% OF LANDSCAPE AREA

SOFT-LANDSCAPE= 148.88 m² = 55.44% OF LANDSCAPE AREA

LIGHTING DETAILS

PATHWAY LIGHTS

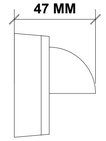


PATHWAY LIGHTS

SPECIFICATIONS:

MATERIAL: Solid Cast Brass
DIMENSIONS: 21.5" X 6.5"
WEIGHT: 2.35 LBS
SOCKET: Beryllium Copper Pre-Greased
WATTAGE: MAX. 20 Watts
LENS: Clear Tempered Glass
VOLTAGE: 12V

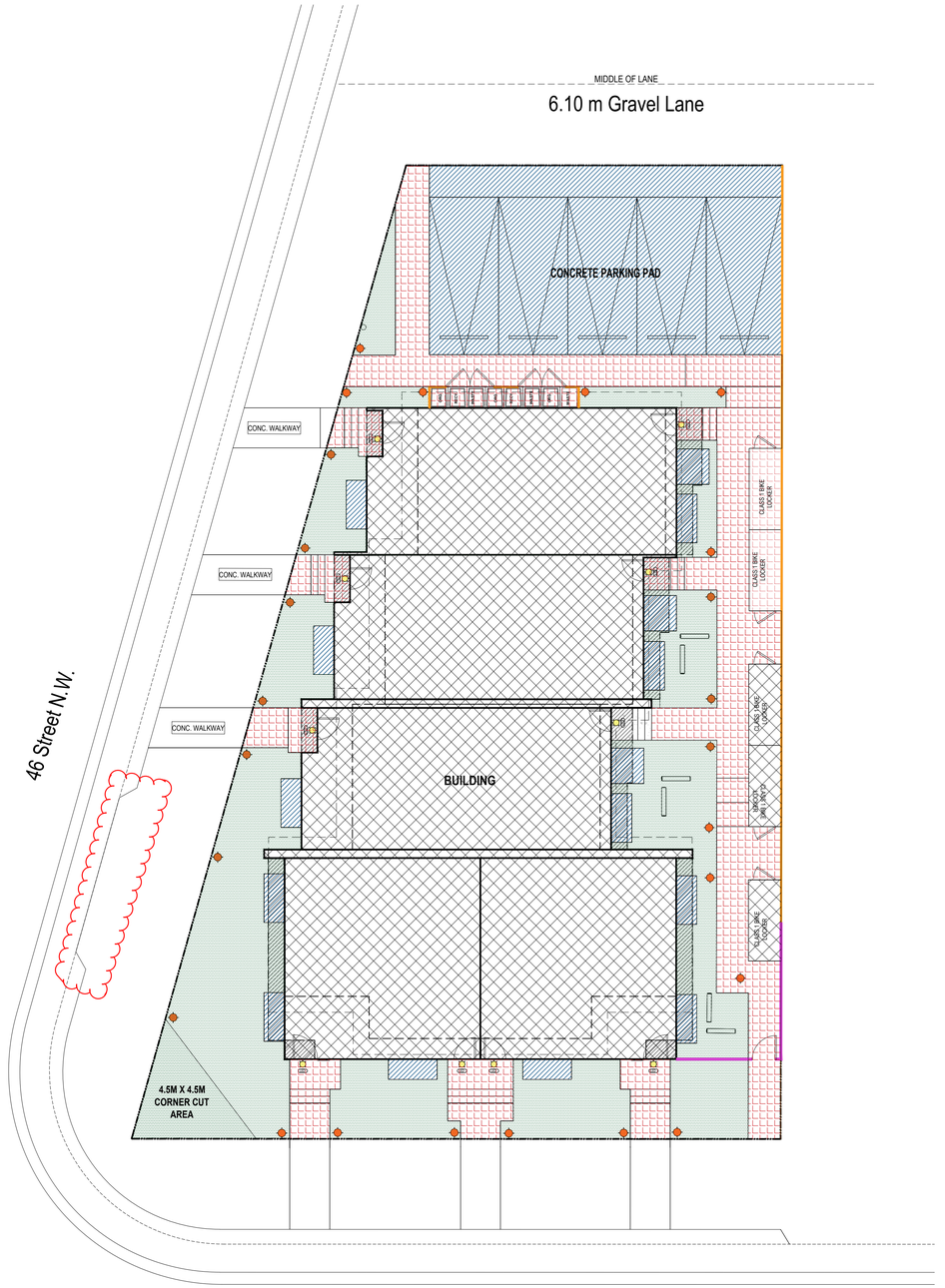
LED Down light (ON WALL)



LED Down light (ON WALL)

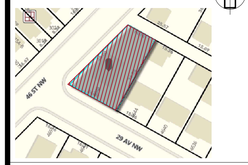
SPECIFICATIONS:

MATERIAL: Solid Cast Brass
DIMENSIONS: 20" - 30" X 5.98"
WEIGHT: 1.4 LBS
SOCKET: Beryllium Copper Pre-Greased
WATTAGE: MAX. 10 Watts
LENS: Clear Tempered linear Glass
VOLTAGE: 12V



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ISSUES:

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

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :

PROJECT :
5- PLEX BUILDING

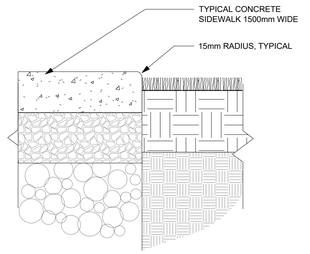
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CALGARY, ALBERTA
Plan 485 GR,Block 1, Lot 10

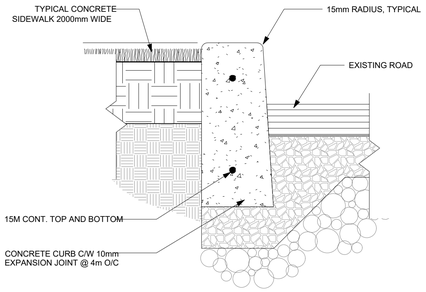
DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
LANDSCAPE ZONES & LIGHTING DETAILS

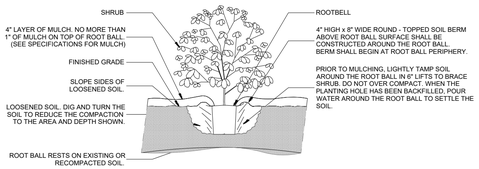
DRAWING NO.
A-007

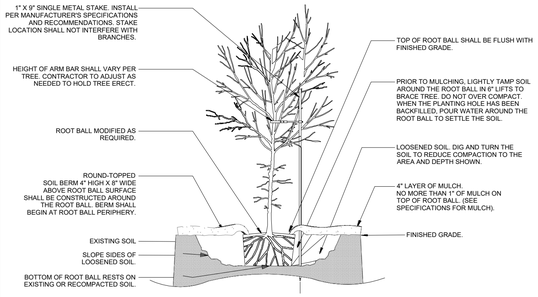
PROJECT NO. :	CHECKED BY:	DATE:
26-1037	TJ	2026-05-25
	DRAWN BY: N.F	SCALE: 1:100



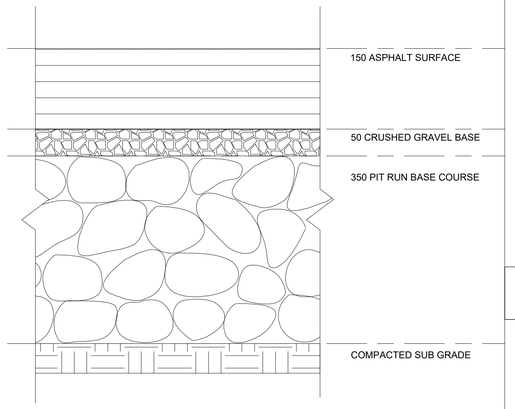


1 CONCRETE CURB





2 PLANTING DETAILS



HEAVY DUTY PAVEMENT DESIGN AS PER GEOTECHNICAL REPORT.
DESIGN BASED ON 'MIXED B-PAVEMENT DESIGN',
CITY OF CALGARY SPECIFICATIONS. MIN. 25,000KG LOAD

NOTE: ALL GRADING AND ASPHALT WORK SHALL BE
CARRIED OUT IN ACCORDANCE W/ GEOTECHNICAL
CONSULTANTS RECOMMENDATIONS

3 CONCRETE BASE

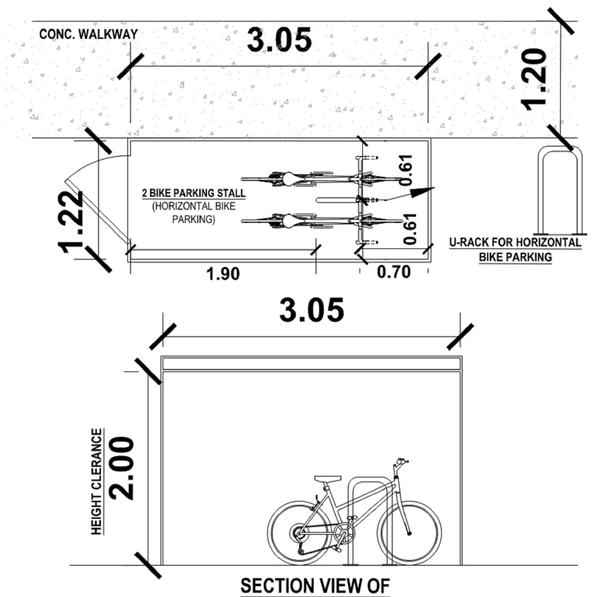


4 WOODEN FENCE

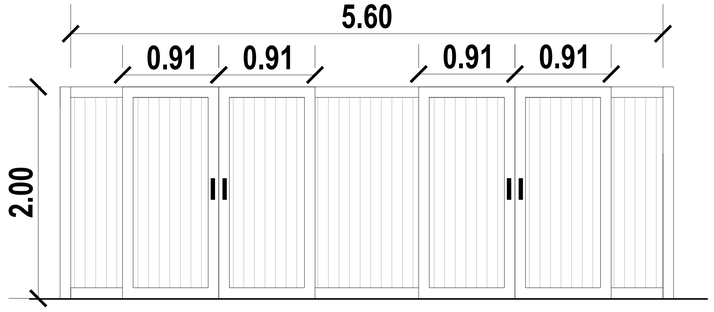


5 LANDSCAPE BENCH

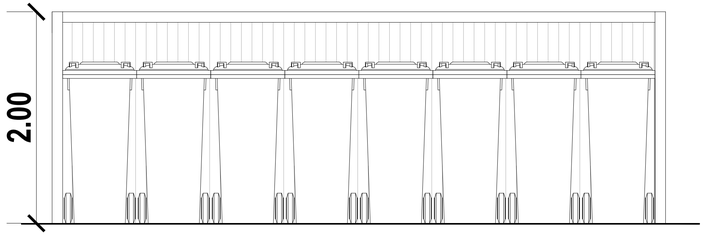
CLASS 1 BICYCLE ASSEMBLY



6 BICYCLES STALLS CLASS 1(2 BIKE STALL)



GARBAGE ENCLOSURE FRONT ELEVATION



GARBAGE ENCLOSURE REAR ELEVATION

7 GARBAGE DETAIL

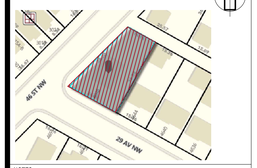
DESIGNED BY:

TRICOR DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com

#202 , 4216 10TH STREET NE
CALGARY, AB.
T2E 6K3
PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordg.ca

KEY PLAN



NOTES

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REVISIONS:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-05-24	DTR	N.F	T.I
02				
03				
04				
05				

ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-03-18	DEVELOPMENT PERMIT SET	S.A/R.N/A.M	
02				
03				
04				
05				

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :

PROJECT :
5- PLEX BUILDING

ADDRESS:
4648 29 Avenue N.W.
CALGARY, ALBERTA
Plan 485 GR,Block 1, Lot 10

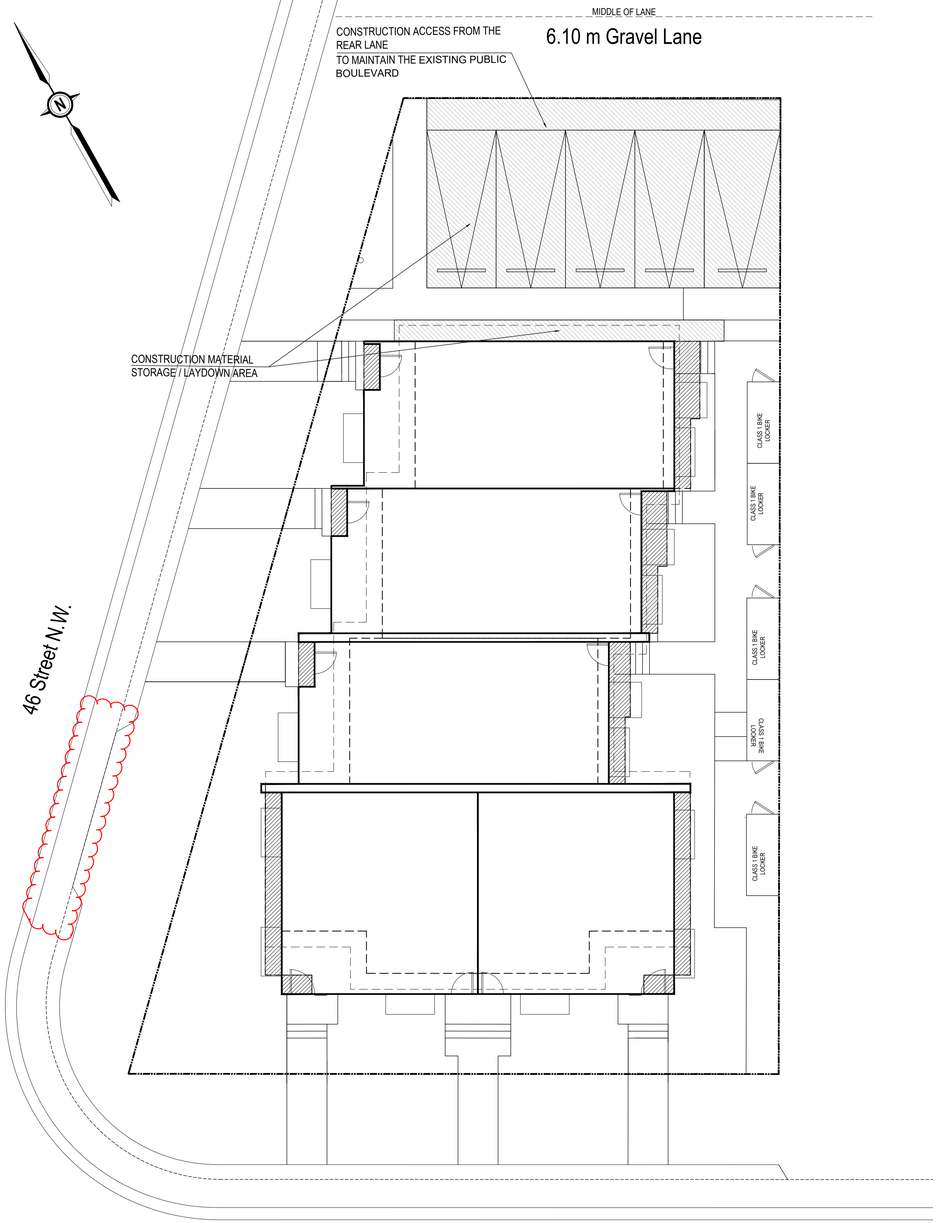
DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
LANDSCAPE DETAILS

DRAWING NO.
A-008

PROJECT NO. :	CHECKED BY:	DATE:
26-1037	T.I	2026-05-25
	DRAWN BY: N.F	SCALE:

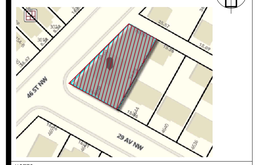
SDAB2026-0147



NOTE:
- NO STOCKPILING OR DUMPING OF CONSTRUCTION MATERIALS IS PERMITTED ON THE BOULEVARD.
- IN ORDER TO ENSURE THE INTEGRITY OF THE BOULEVARD FOR FUTURE TREE PLANTING, CONSTRUCTION ACCESS IS ONLY PERMITTED THROUGH THE REAR LANE AND OUTSIDE THE DRIPLINE OF PUBLIC TREE(S), PER THE APPROVED TREE PROTECTION PLAN.
- ENSURE NO CONSTRUCTION MATERIALS ARE STORED INSIDE THIS FENCE
- NO DIRECT VEHICULAR ACCESS IS PERMITTED TO OR FROM EITHER 46 STREET NW OR 29 AVENUE NW.

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

KEY PLAN



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REVISIONS:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-05-24	DTR	N.F	T.I
02				
03				
04				
05				

ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-03-18	DEVELOPMENT PERMIT SET	S.A/R.N/A.M	
02				
03				
04				
05				

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :

PROJECT :
5- PLEX BUILDING

ADDRESS:
4648 29 Avenue N.W.
CALGARY, ALBERTA
Plan 485 GR,Block 1, Lot 10

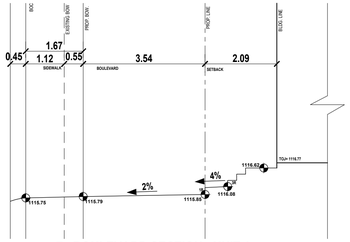
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DEVELOPMENT PERMIT SET

DRAWING TITLE :
CONSTRUCTION ACCESS AREA

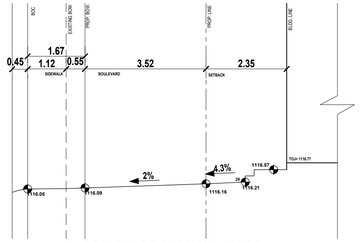
DRAWING NO.
A-009

PROJECT NO. :	CHECKED BY:	DATE:
26-1037	T.I	2026-05-25
	DRAWN BY: N.F	SCALE: 1:100

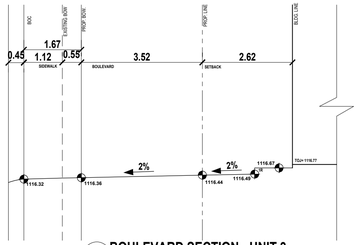
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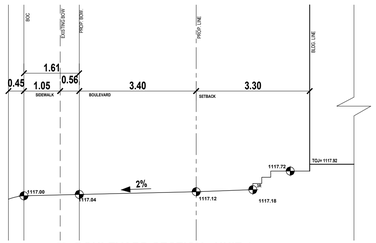
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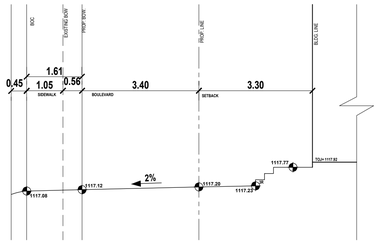
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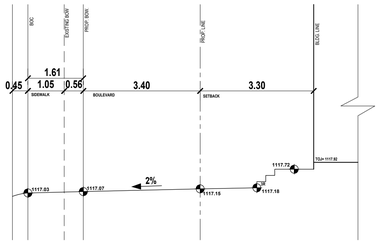
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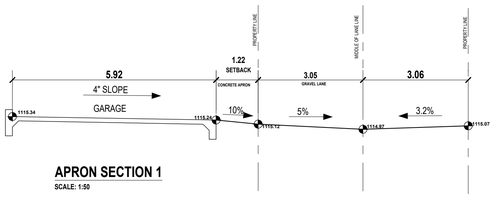
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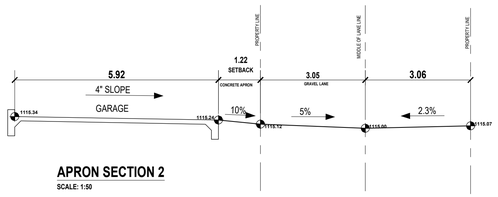
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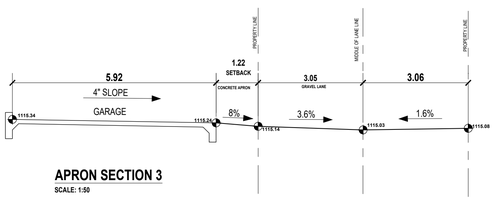
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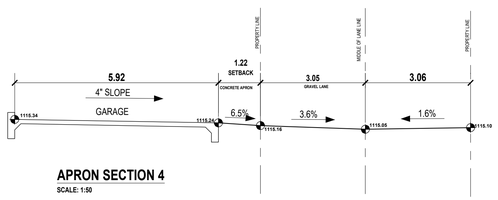
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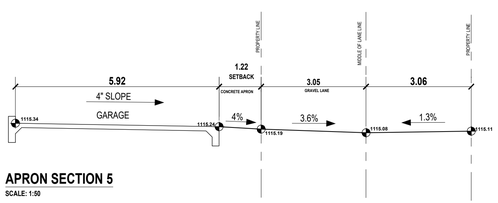
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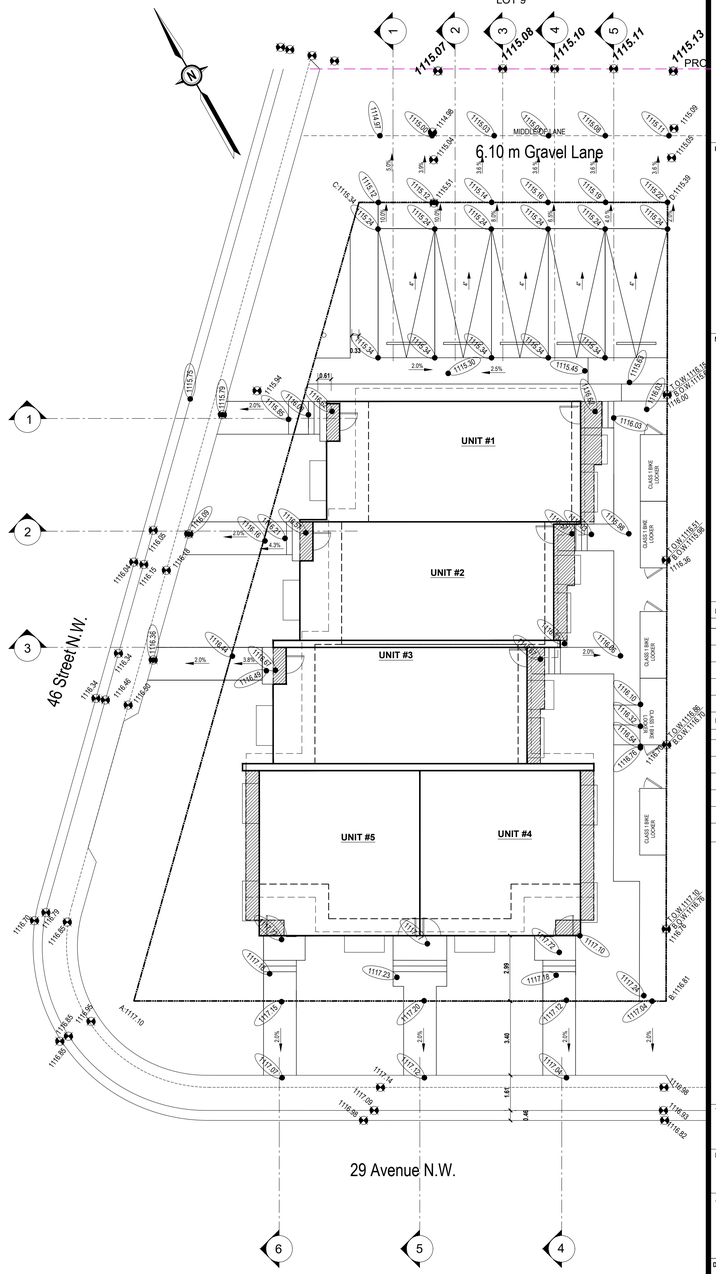
APRON SECTION 3
SCALE: 1:50



APRON SECTION 4
SCALE: 1:50



APRON SECTION 5
SCALE: 1:50



KEY PLAN
SCALE: 1:200

DESIGNED BY:

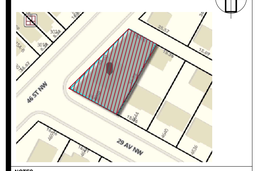
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tricordesigns.com

#202 , 4216 10TH STREET NE
CALGARY, AB.
T2E 6K3

PHONE: (403)203-1970
FAX: (403)203-1990
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KEY PLAN



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REVISIONS:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-05-24	DTR	N.F	TJ
02				
03				
04				
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ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-03-18	DEVELOPMENT PERMIT SET	S.A/R.N/A.M	
02				
03				
04				
05				

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :

PROJECT :
5- PLEX BUILDING

ADDRESS:
4648 29 Avenue N.W.
CALGARY, ALBERTA
Plan 485 GR,Block 1, Lot 10

DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
BOULEVARD&APRON SECTIONS

DRAWING NO.
A-010

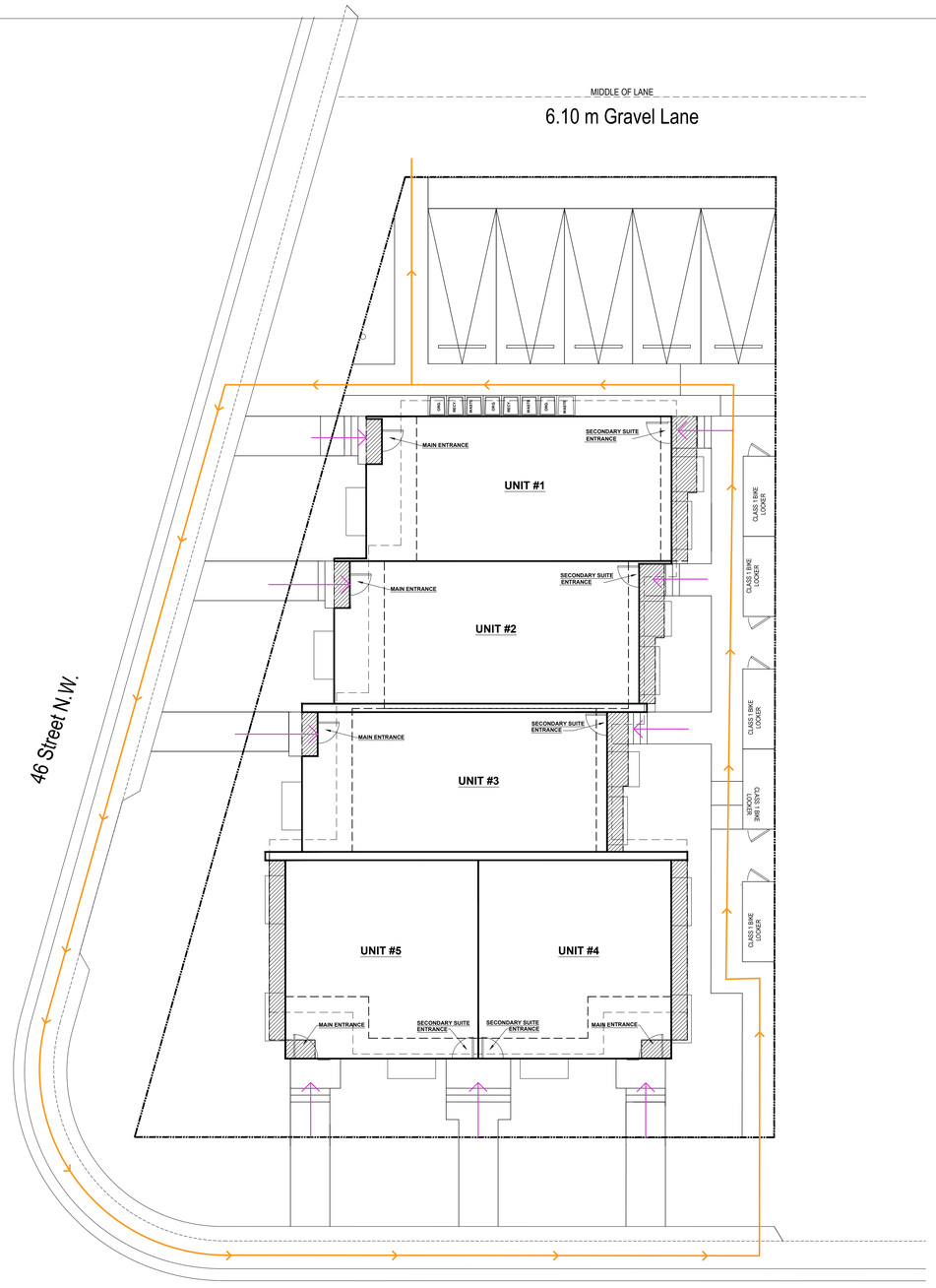
PROJECT NO. :	CHECKED BY:	DATE:
26-1037	TJ	2026-05-25
	DRAWN BY: N.F	SCALE: 1:50

SDAB2026-0147

MOVEMENT ROUTES

2.WALKWAY





DESIGNED BY:

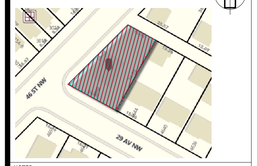
TRICOR DESIGN GROUP

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tricordesigns.com

#202 , 4216 10TH STREET NE
CALGARY, AB.
T2E 6K3

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KEY PLAN



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REVISIONS:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-05-24	DTR	N.F	TJ
02				
03				
04				
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ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-03-18	DEVELOPMENT PERMIT SET	S.A/R.N/A.M	
02				
03				
04				
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DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :

PROJECT :
5- PLEX BUILDING

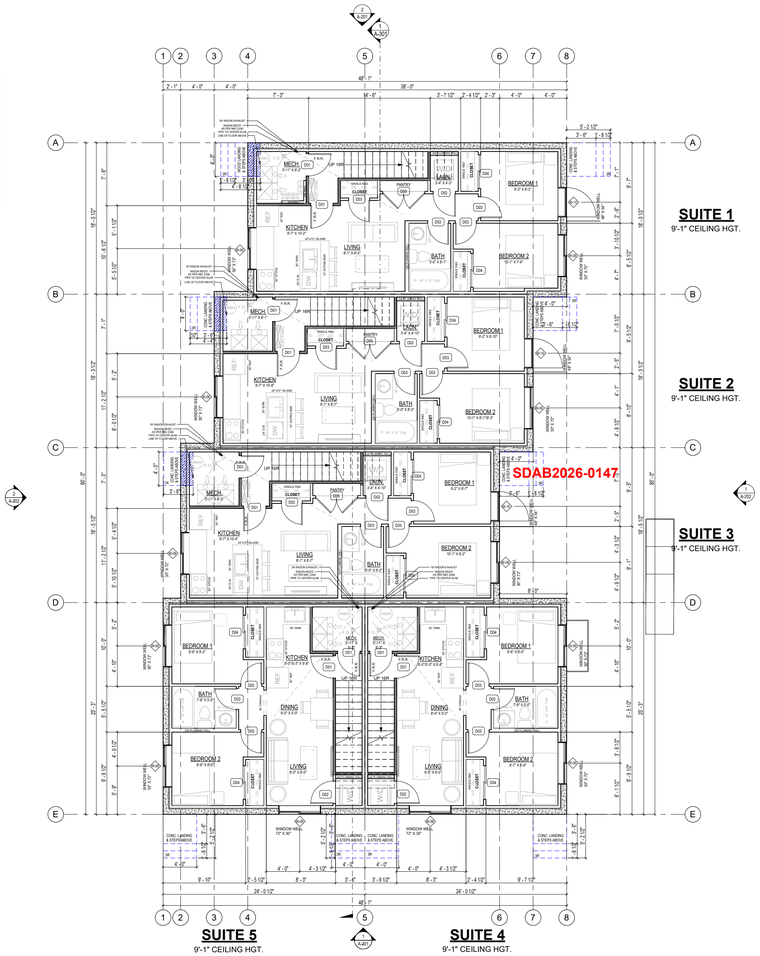
ADDRESS:
4648 29 Avenue N.W.
CALGARY, ALBERTA
Plan 485 GR,Block 1, Lot 10

DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
MOVEMENT ROUTES

DRAWING NO.
A-011

PROJECT NO. :	CHECKED BY:	DATE:
26-1037	TJ	2026-05-26
	DRAWN BY: N.F	SCALE: 1:50



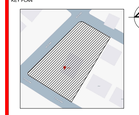
1 PROPOSED LEGAL SUITE FLOOR PLAN
3/16" = 1'-0"

DESIGNED BY:

TRICOR DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com
#202, 4245 10TH STREET NE
CALGARY, AB
T2E 6K3
PHONE: (403)-293-1975
FAX: (403)293-1980
EMAIL: info@tricordesigns.com

KEY PLAN:



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REVISIONS:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-07-06	DTR	N.F	T.I
02				
03				
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05				

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-03-18	DEVELOPMENT PERMIT SET	S.A / R.N / A.M	
02				
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05				

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :
SK ARCHITECT LTD

PROJECT :
5_PLEX

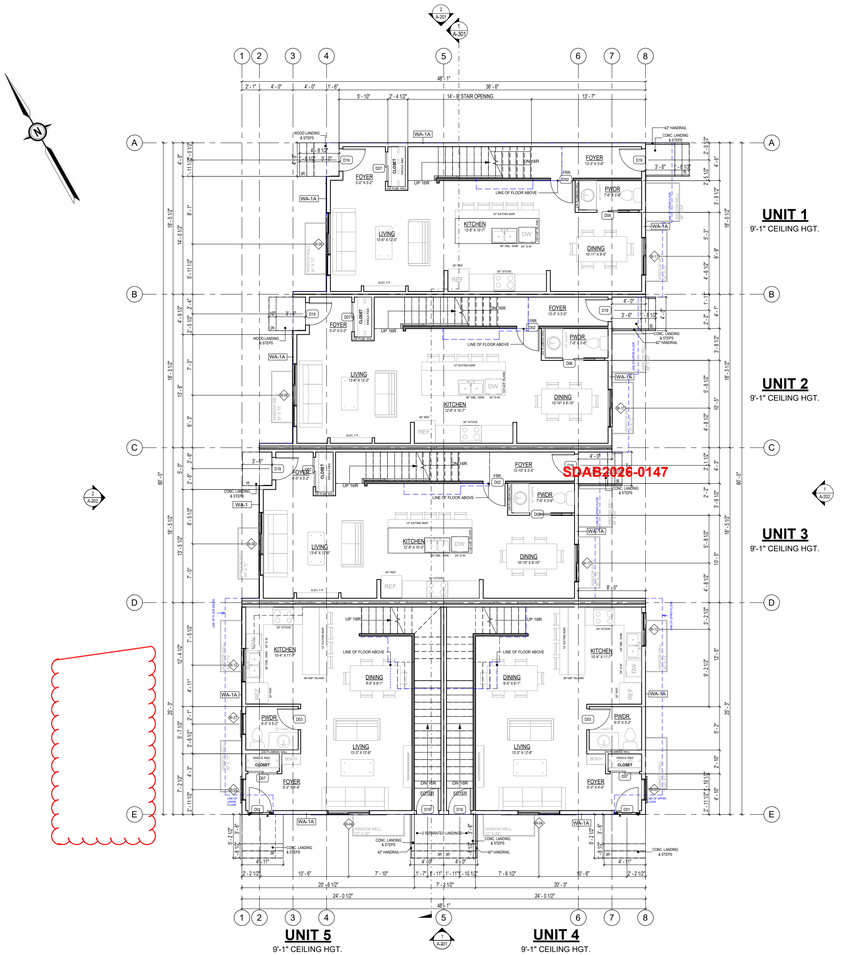
ADDRESS:
4648 - 29 Avenue N.W.,
CALGARY, ALBERTA
Plan 485 GR, Block 1, Lot 10

DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
PROPOSED LEGAL SUITE FLOOR PLAN

DRAWING NO.
A-101

PROJECT NO :	CHECKED BY:	DATE:
26-1037	E.Z.	2026-07-06
	DRAWN BY: S.A / R.N / A.M	SCALE: 3/16" = 1'-0"



1 PROPOSED MAIN FLOOR PLAN
3/16" = 1'-0"

DESIGNED BY:
TRICOR DESIGN GROUP
RESIDENTIAL INFILL, MULTI-FAMILY, COMMERCIAL
tricordesigns.com
#202, 4245 10TH STREET NE
CALGARY, AB
T2E 6K3
PHONE: (403)-313-1970
FAX: (403)313-1960
EMAIL: info@tricordesigns.com

KEY PLAN:

NOTES:
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01	2026-03-18	DEVELOPMENT PERMIT SET	S.A / R.N / A.M	
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DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :
SK ARCHITECT LTD

PROJECT :
5_PLEX

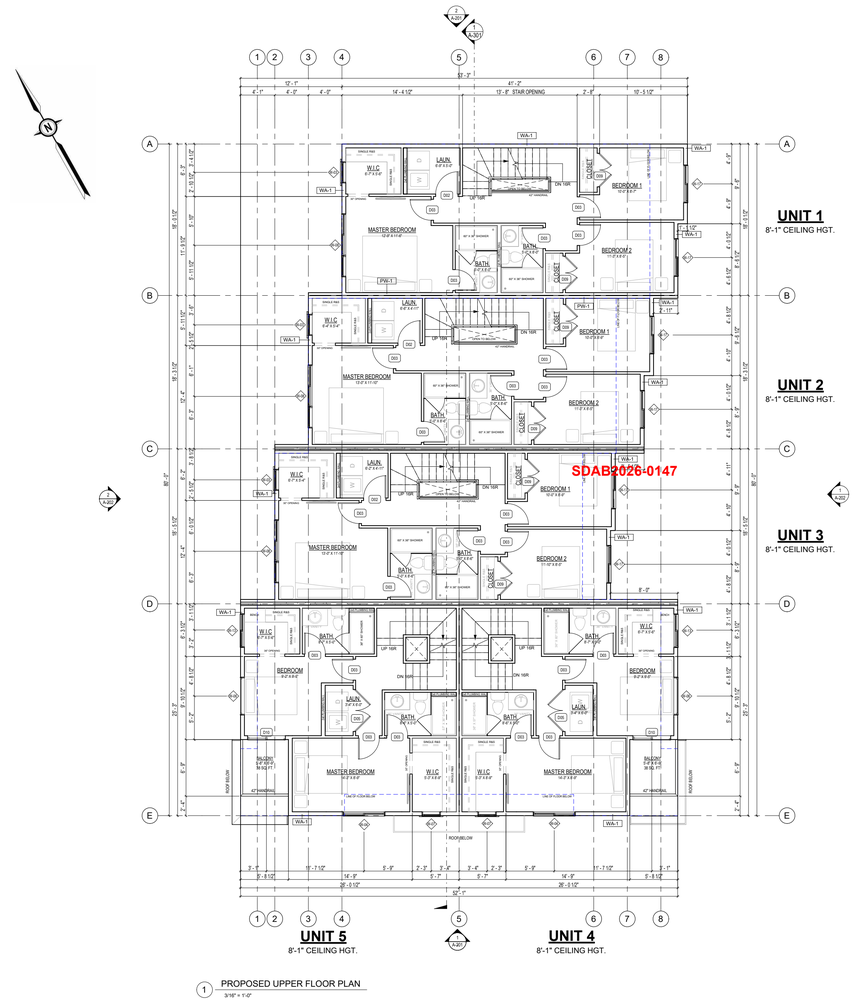
ADDRESS:
4648 - 29 Avenue N.W.,
CALGARY, ALBERTA
Plan 485 GR, Block 1, Lot 10

DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
PROPOSED MAIN FLOOR PLAN

DRAWING NO.
A-102

PROJECT NO. :	CHECKED BY:	DATE:
26-1037	E.Z.	2026-07-06
	DRAWN BY:	SCALE:
	S.A / R.N / A.M	3/16" = 1'-0"



1 PROPOSED UPPER FLOOR PLAN
3/16" = 1'-0"

DESIGNED BY:

TRICOR DESIGN GROUP

RESIDENTIAL INFILL, MULTI-FAMILY, COMMERCIAL.
tricordesigns.com
#202, 4245 10TH STREET NE
CALGARY, AB
T2E 6K3
PHONE: (403)293-1975
FAX: (403)293-1980
EMAIL: info@tricordesigns.com

KEY PLAN:

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DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT:
SK ARCHITECT LTD

PROJECT:
5_PLEX

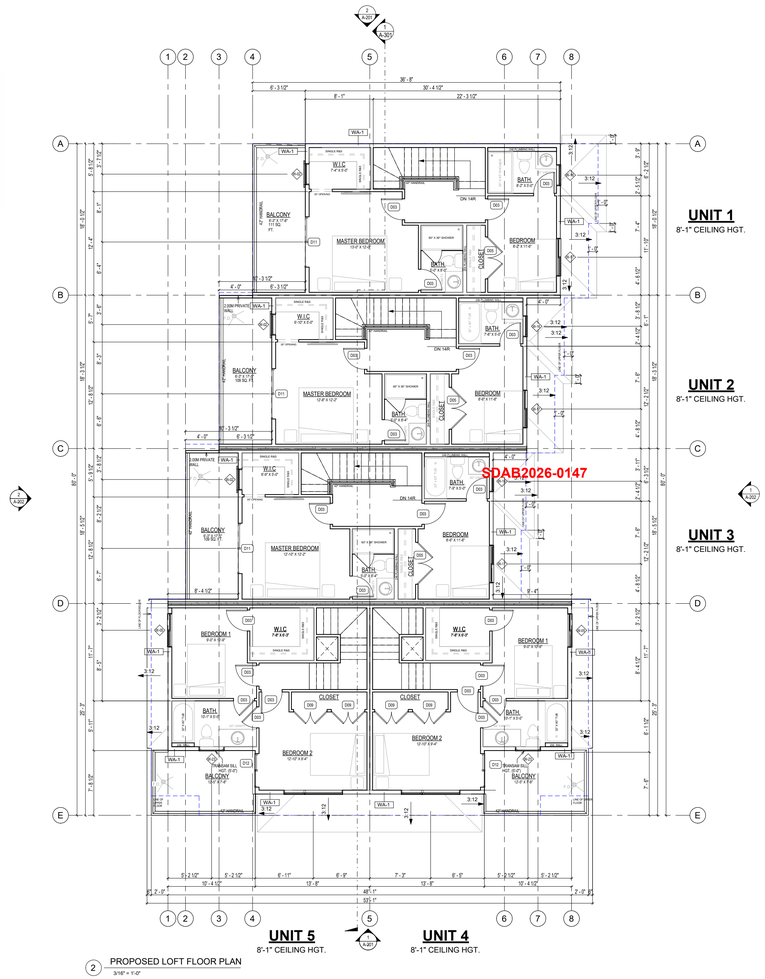
ADDRESS:
4648 - 29 Avenue N.W.,
CALGARY, ALBERTA
Plan 485 GR, Block 1, Lot 10

DRAWING SET:
DEVELOPMENT PERMIT SET

DRAWING TITLE:
PROPOSED UPPER FLOOR PLAN

DRAWING NO.
A-103

PROJECT NO. :	CHECKED BY:	DATE:
26-1037	E.Z.	2026-07-06
	DRAWN BY: S.A / R.N / A.M	SCALE: 3/16" = 1'-0"



2 PROPOSED LOFT FLOOR PLAN
3/16" = 1'-0"

DESIGNED BY:

TRICOR DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com
#203,7 - 10 SIXTH STREET NE
CALGARY, AB
T2E 8K3
PHONE: (403)203-1975
FAX: (403)203-1980
EMAIL: info@tricordesigns.com

KEY PLAN:

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DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :
SK ARCHITECT LTD

PROJECT :
5_PLEX

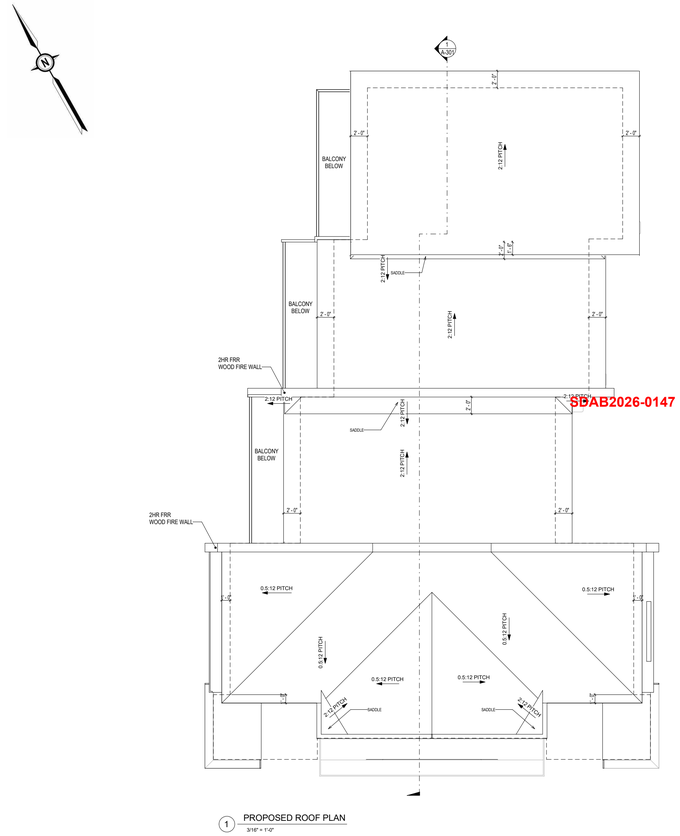
ADDRESS:
4648 - 29 Avenue N.W.,
CALGARY, ALBERTA
Plan 485 GR, Block 1, Lot 10

DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
PROPOSED LOFT FLOOR PLAN

DRAWING NO.
A-104

PROJECT NO :	CHECKED BY:	DATE:
26-1037	E.Z.	2026-07-06
	DRAWN BY : S.A / R.N / A.M	SCALE: 3/16" = 1'-0"



1 PROPOSED ROOF PLAN
3/16" = 1'-0"

SDAB2026-0147

DESIGNED BY:
TRICOR DESIGN GROUP
RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com
#203, 2424 10TH STREET NE
CALGARY, AB
T2E 8K3
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02				
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05				

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :
SK ARCHITECT LTD

PROJECT :
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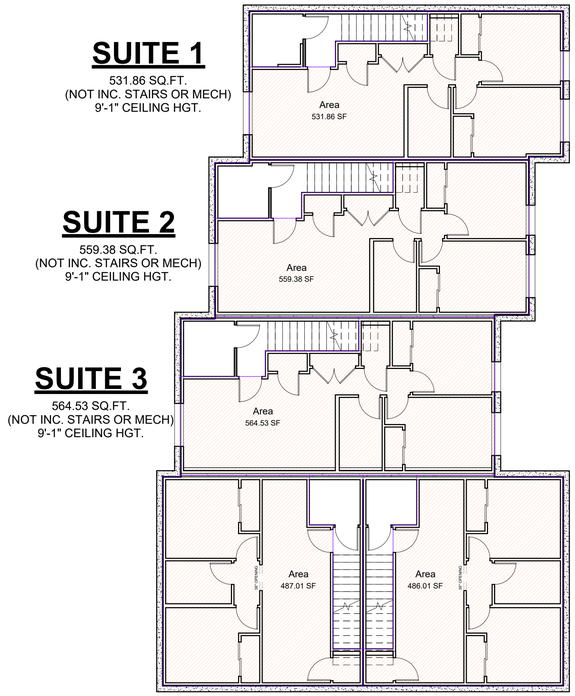
ADDRESS:
4648 - 29 Avenue N.W.,
CALGARY, ALBERTA
Plan 485 GR, Block 1, Lot 10

DRAWING SET :
DEVELOPMENT PERMIT SET

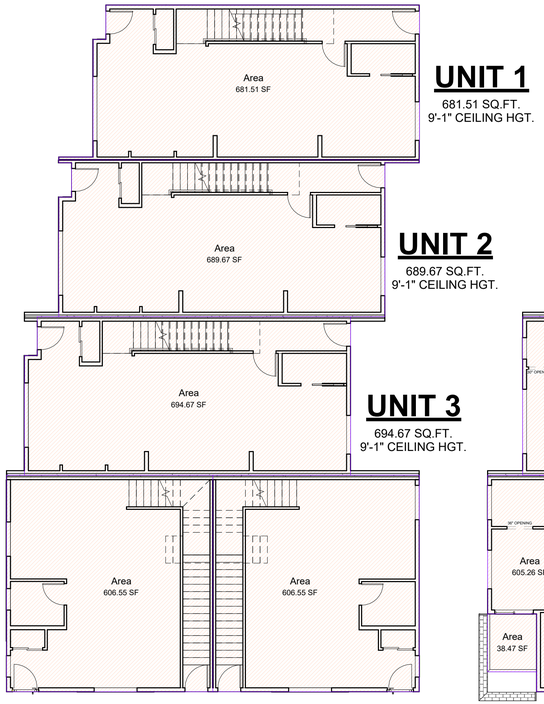
DRAWING TITLE :
PROPOSED ROOF PLAN

DRAWING NO.
A-105

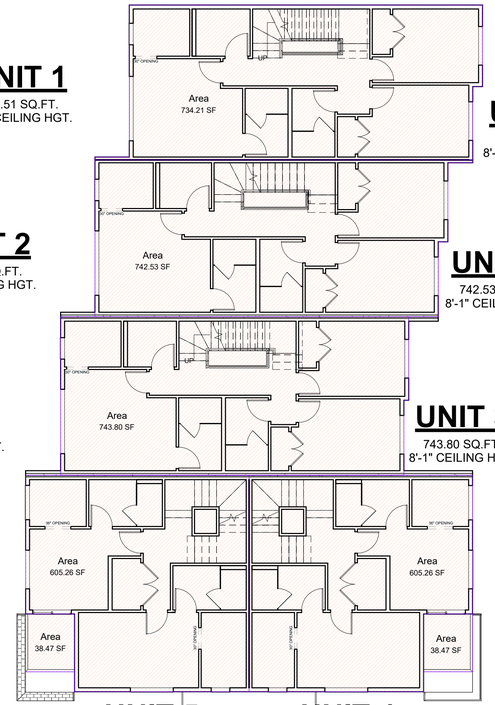
PROJECT NO. :	CHECKED BY:	DATE:
26-1037	E.Z.	2026-07-06
	DRAWN BY: S.A / R.N / A.M	SCALE: 3/16" = 1'-0"



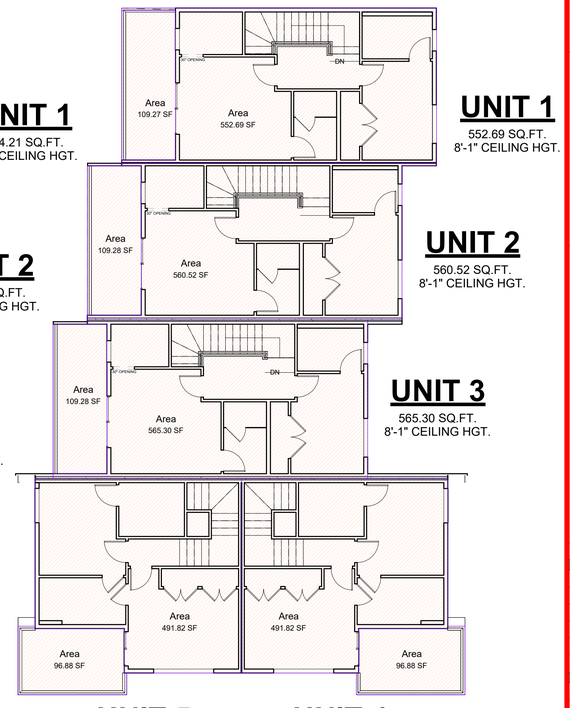
1 LEGAL SUITE FLOOR
1/8" = 1'-0"



2 MAIN FLOOR PLAN
1/8" = 1'-0"



3 UPPER FLOOR PLAN
1/8" = 1'-0"



4 LOFT FLOOR PLAN
1/8" = 1'-0"

UNIT 1			
AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	681.51	63.31
	UPPER FLOOR	734.21	68.21
	LOFT FLOOR	552.69	51.35
	TOTAL	1968.41	182.87
	LEGAL SUITE FLOOR	531.86	49.41
	GRAND TOTAL	2500.27	232.28

UNIT 2			
AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	689.67	64.07
	UPPER FLOOR	743.53	69.08
	LOFT FLOOR	560.52	52.07
	TOTAL	1993.72	185.22
	LEGAL SUITE FLOOR	559.38	51.97
	GRAND TOTAL	2553.10	237.19

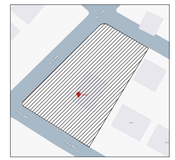
UNIT 3			
AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	694.67	64.54
	UPPER FLOOR	743.80	69.10
	LOFT FLOOR	565.30	52.52
	TOTAL	2003.77	186.16
	LEGAL SUITE FLOOR	564.53	52.45
	GRAND TOTAL	2568.30	238.60

UNIT 4			
AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	606.55	56.35
	UPPER FLOOR	605.26	56.23
	LOFT FLOOR	491.82	45.69
	TOTAL	1703.63	158.27
	LEGAL SUITE FLOOR	487.01	45.24
	GRAND TOTAL	2190.64	203.52

UNIT 5			
AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	606.55	56.35
	UPPER FLOOR	605.26	56.23
	LOFT FLOOR	491.82	45.69
	TOTAL	1703.63	158.27
	LEGAL SUITE FLOOR	487.01	45.24
	GRAND TOTAL	2190.64	203.52

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

KEY PLAN



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ISSUES:

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01	2026-03-18	DEVELOPMENT PERMIT SET	S.A / R.N / A.M	
02				
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DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :
SK ARCHITECT LTD

PROJECT :
5_PLEX

ADDRESS:
4648 - 29 Avenue N.W.,
CALGARY, ALBERTA
Plan 485 GR, Block 1, Lot 10

DRAWING SET :
DEVELOPMENT PERMIT SET

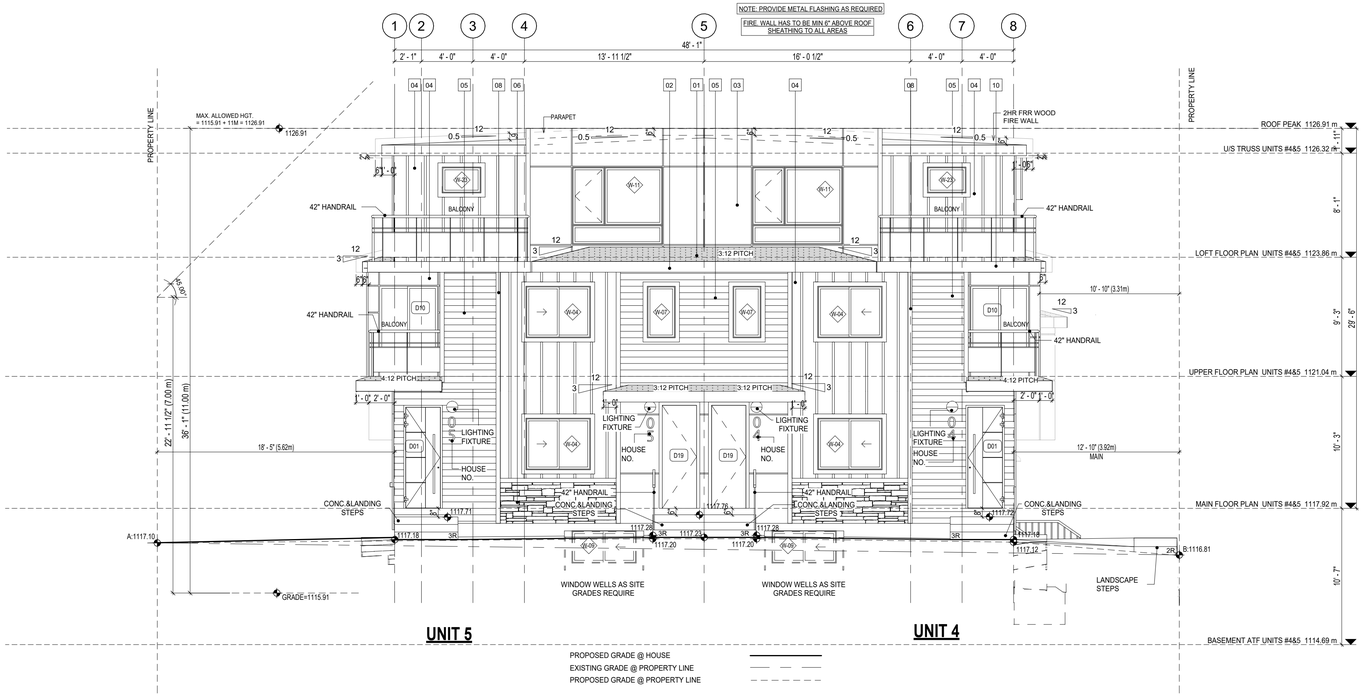
DRAWING TITLE :
PROPOSED AREA PLANS

DRAWING NO.
A-106

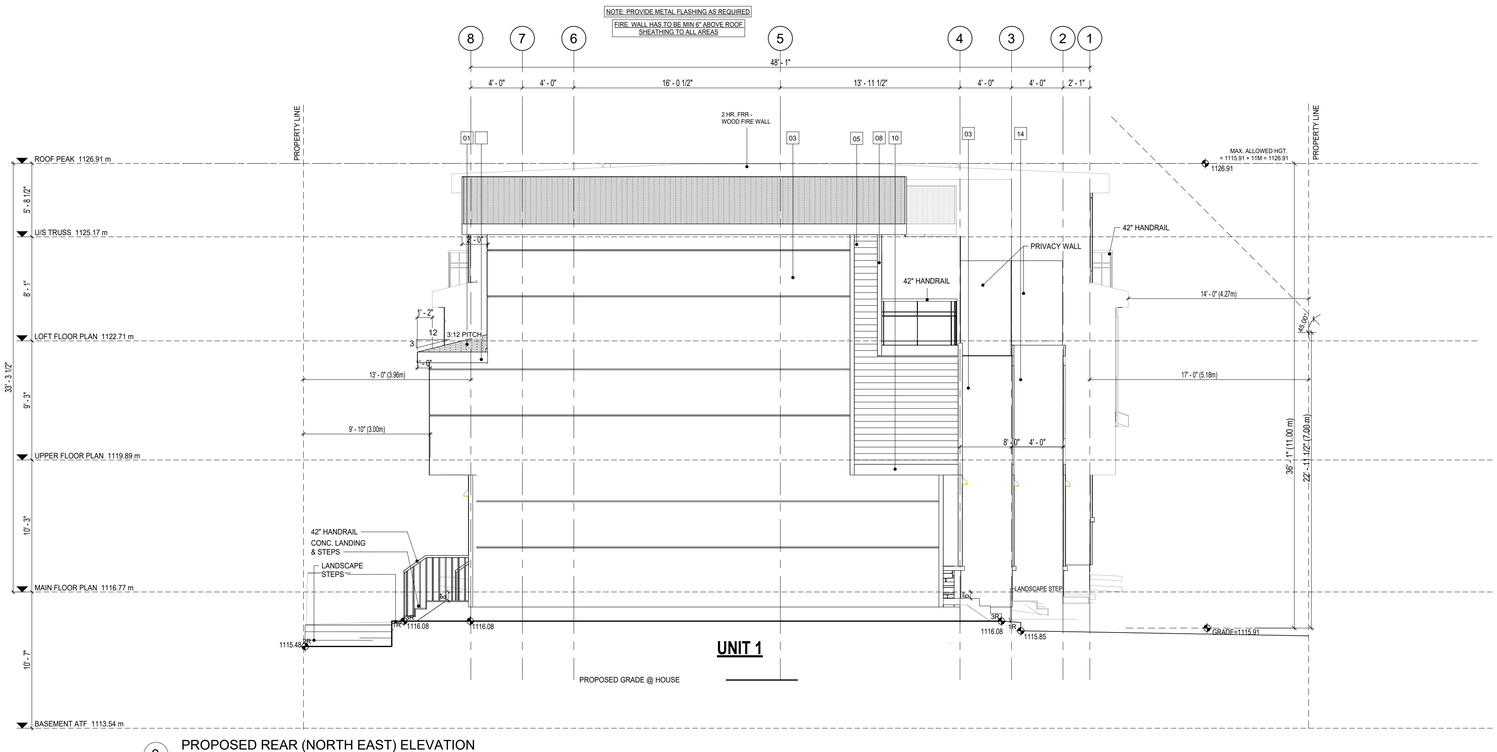
PROJECT NO. :	CHECKED BY:	DATE:
26-1037	E.Z.	2026-07-06
	DRAWN BY: S.A / R.N / A.M	SCALE: 1/8" = 1'-0"

ELEVATIONS FINISHES MATERIAL

MARK	NAME
01	ASPHALT SHINGLES
02	PRE-FINISHED METAL FASCIA
03	STUCCO CLADDING LIGHT GRAY WITH GROOVES
04	BOARD AND BATTEN LIGHT GRAY
05	HORIZONTAL SIDING - HARDIE (LUX PANELS)
06	EXTERIOR MANUFACTURED STONE VENEER
08	CORNER BOARD LIGHT GRAY
09	4" STONE CAP
10	SHADOW BOARD 10"



1 PROPOSED FRONT (SOUTH WEST) ELEVATION
3/16" = 1'-0"



2 PROPOSED REAR (NORTH EAST) ELEVATION
3/16" = 1'-0"

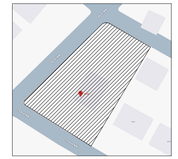
DESIGNED BY:

TRICOR DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

tricordesigns.com
#202, 4216 10TH STREET NE
CALGARY, AB.
T2E 6K3
PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordesigns.com

KEY PLAN



NOTES

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REVISIONS:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-07-06	DTR	N.F	T.I
02				
03				
04				
05				

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-03-18	DEVELOPMENT PERMIT SET	S.A / R.N / A.M	
02				
03				
04				
05				

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :
SK ARCHITECT LTD

PROJECT :
5_PLEX

ADDRESS:
4648 - 29 Avenue N.W.,
CALGARY, ALBERTA
Plan 485 GR, Block 1, Lot 10

DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
PROPOSED FRONT & REAR ELEVATIONS

DRAWING NO.
A-201

PROJECT NO. :	CHECKED BY:	DATE:
26-1037	E.Z.	2026-07-06
	DRAWN BY: S.A / R.N / A.M	SCALE: 3/16" = 1'-0"

ELEVATIONS FINISHES MATERIAL

MARK	NAME
01	ASPHALT SHINGLES
02	PRE-FINISHED METAL FASCIA
03	STUCCO CLADDING LIGHT GRAY WITH GROOVES
04	BOARD AND BATTEN LIGHT GRAY
05	HORIZONTAL SIDING - HARDIE (LUX PANELS)
06	EXTERIOR MANUFACTURED STONE VENEER
08	CORNER BOARD LIGHT GRAY
09	4" STONE CAP
10	SHADOW BOARD 10"

UNPROTECTED OPENINGS REAR ELE. UNIT 1 (INC. DOORS)

CODE CHECK		
EXPOSED BUILDING FACE	542.75 SQ. FT.	50.42 SQ.M²
MINIMUM SETBACK	9' 10"	3.00 M
PERCENTAGE OF ALLOWED OPENINGS	18%	
SQ. FTG. OF ALLOWED OPENINGS	97.68 SQ. FT.	23.84 SQ.M²
ACTUAL SQ. FTG. OF OPENINGS	93.08 SQ. FT.	8.64 SQ.M²
MAX SQ. FT. OF INDIVIDUAL OPENING (50%)	48.84 SQ. FT.	11.92 SQ.M²

UNPROTECTED OPENINGS REAR ELE. UNIT 2 (INC. DOORS)

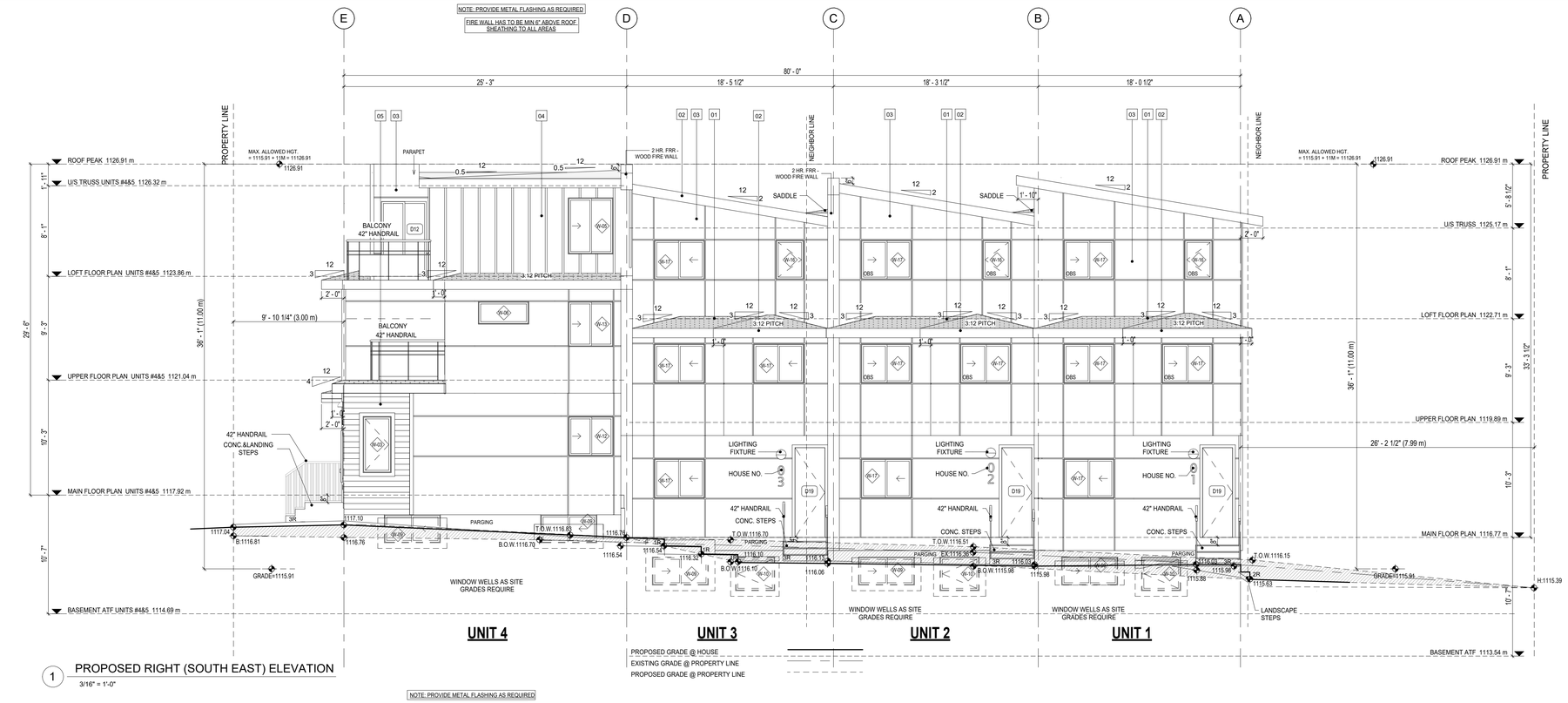
CODE CHECK		
EXPOSED BUILDING FACE	546.60 SQ. FT.	50.7 SQ.M²
MINIMUM SETBACK	13' 10 "	4.22 M
PERCENTAGE OF ALLOWED OPENINGS	30.9%	
SQ. FTG. OF ALLOWED OPENINGS	168.89 SQ. FT.	15.69 SQ.M²
ACTUAL SQ. FTG. OF OPENINGS	93.08 SQ. FT.	8.64 SQ.M²
MAX SQ. FT. OF INDIVIDUAL OPENING (50%)	84.44 SQ. FT.	7.84 SQ.M²

UNPROTECTED OPENINGS REAR ELE. UNIT 3 (INC. DOORS)

CODE CHECK		
EXPOSED BUILDING FACE	515.87 SQ. FT.	47.9 SQ.M²
MINIMUM SETBACK	18' 3 "	5.43 M
PERCENTAGE OF ALLOWED OPENINGS	49.75%	
SQ. FTG. OF ALLOWED OPENINGS	256.64 SQ. FT.	23.84 SQ.M²
ACTUAL SQ. FTG. OF OPENINGS	93.08 SQ. FT.	8.64 SQ.M²
MAX SQ. FT. OF INDIVIDUAL OPENING (50%)	128.32 SQ. FT.	11.92 SQ.M²

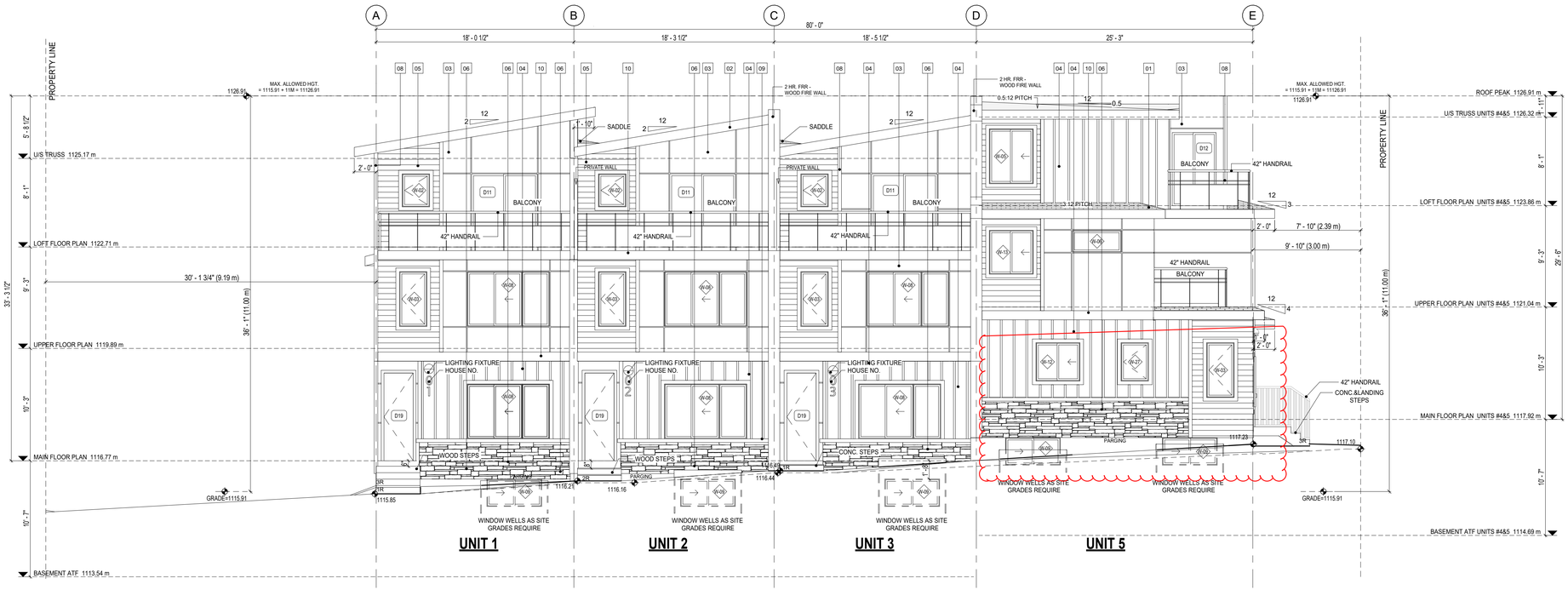
UNPROTECTED OPENINGS REAR ELE. UNIT 5 (INC. DOORS)

CODE CHECK		
EXPOSED BUILDING FACE	705.19 SQ. FT.	65.51 SQ.M²
MINIMUM SETBACK	10' 10 "	3.32 M
PERCENTAGE OF ALLOWED OPENINGS	14.8%	
SQ. FTG. OF ALLOWED OPENINGS	104.36 SQ. FT.	9.69 SQ.M²
ACTUAL SQ. FTG. OF OPENINGS	77.14 SQ. FT.	7.16 SQ.M²
MAX SQ. FT. OF INDIVIDUAL OPENING (50%)	52.18 SQ. FT.	4.84 SQ.M²



1 PROPOSED RIGHT (SOUTH EAST) ELEVATION

3/16" = 1'-0"



2 PROPOSED LEFT (NORTH WEST) ELEVATION

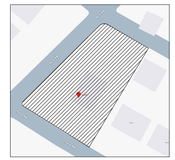
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03				
04				
05				

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-03-18	DEVELOPMENT PERMIT SET	S.A / R.N / A.M	
02				
03				
04				
05				

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :

SK ARCHITECT LTD

PROJECT :

5_PLEX

ADDRESS:

**4648 - 29 Avenue N.W.,
CALGARY, ALBERTA
Plan 485 GR, Block 1, Lot 10**

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

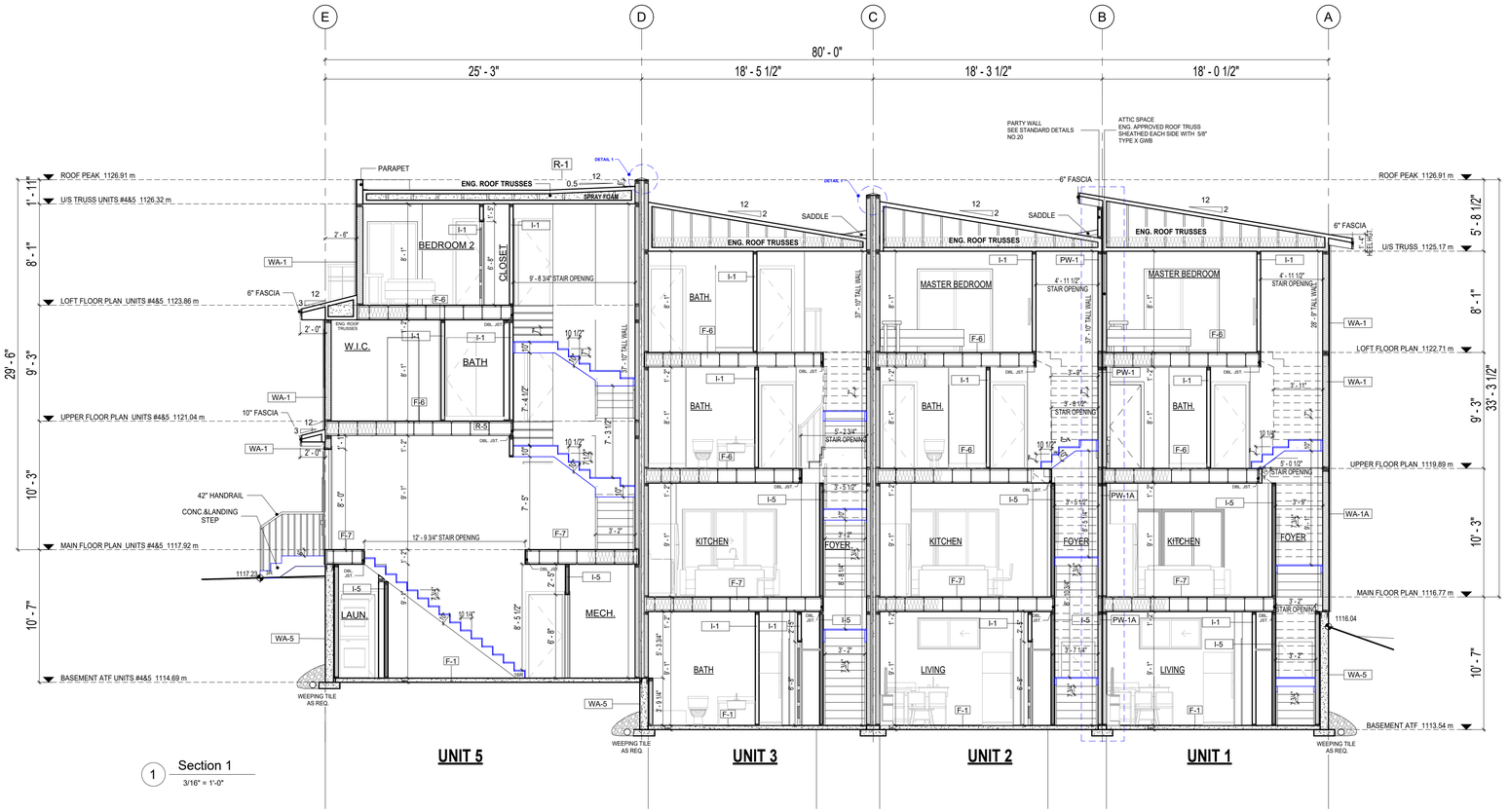
PROPOSED RIGHT & LEFT ELEVATIONS

DRAWING NO.

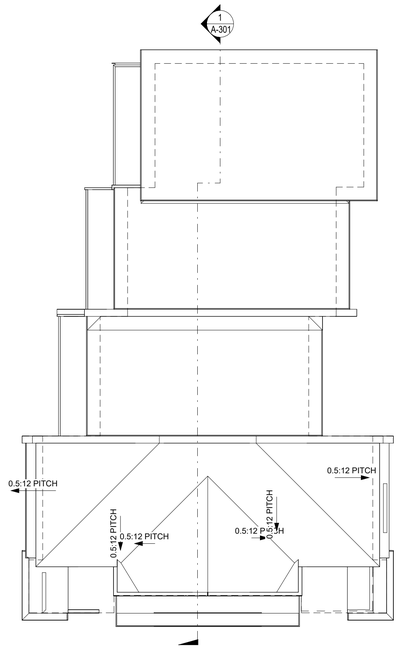
A-202

PROJECT NO. :	CHECKED BY:	DATE:
26-1037	E.Z.	2026-07-06
	DRAWN BY: S.A / R.N / A.M	SCALE: 3/16" = 1'-0"

NOTE: FOLLOW ENGINEERING DESIGN FOR SIZES AND SPECS



1 Section 1
3/16" = 1'-0"



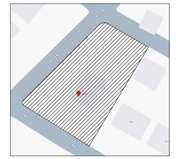
2 ROOF KEY PLAN
1" = 10'-0"

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DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :
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PROJECT :
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Plan 485 GR, Block 1, Lot 10

DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
BUILDING SECTIONS

DRAWING NO.
A-301

PROJECT NO. :	CHECKED BY:	DATE:
26-1037	E.Z.	2026-07-06
	DRAWN BY: S.A / R.N / A.M	SCALE: As indicated