

REPORT TO THE SUBDIVISION AND  
DEVELOPMENT APPEAL BOARD

<b>DATE: July 14, 2026</b>	<b>APPEAL NO.: SDAB2026-0098</b> <b>FILE NO.: DP2026-01173</b>
<b>APPEAL BY: Orest Iwanylo represented by Carol McClary</b>	
<b>FROM A DECISION OF THE DEVELOPMENT AUTHORITY for a</b>  <b>New: Townhouse (1 building), Secondary Suite (3 suites), Accessory Residential Building (garage)</b>  <b>was approved at <u>74 Chelsea Street NW.</u></b>	<b>LAND USE DESIGNATION: R-CG</b>  <b>Discretionary</b>
<b>COMMUNITY OF: Rosemont</b>	<b>DATE OF DECISION: May 28, 2026</b>
<b>APPLICANT: Clay Israelson, Collective Design YYC</b>	<b>OWNERS: 1978166 ALBERTA LTD.</b>

**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: 4<sup>th</sup> Floor, 1212 31 Avenue NE, Calgary, Alberta during regular office hours.

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

Municipal Address of Site Under Appeal [required]	74 Chelsea Road Nw
Development Permit/Subdivision Application/File Number [required]	DP2026-01173
Name of Appellant [required]	Orest Iwanylo
Agent Name (if applicable)	Carol McClary
Street Address [required]	79 Chelsea Street NW
hdnFullAddress	79 Chelsea Street NW Calgary AB T2K 1P1
City [required]	Calgary
Province [required]	Alberta
Postal Code [required]	T2K 1P1
Residential Phone # [required]	(403) 585-4116
Business Phone #	(403) 862-2401
Email Address [required]	carolmcclaryconsulting@gmail.com

## APPEAL AGAINST

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

Development Permit Approval

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

Reasons are attached

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

Estimated Presentation Time

1,5 hours

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

Unknown

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

No

If yes, what are the issues?

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

Unknown

If yes, how many will you be bringing?

*I confirm and acknowledge that*

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

Submission Date

2026-06-25 12:29:58 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](mailto:info@calgarysdab.ca).*

If you require further information regarding appeal deadlines and procedures, please contact the SDAB office at:

Website: [calgary.ca/sdab](http://calgary.ca/sdab)

Phone: (403) 268-5312

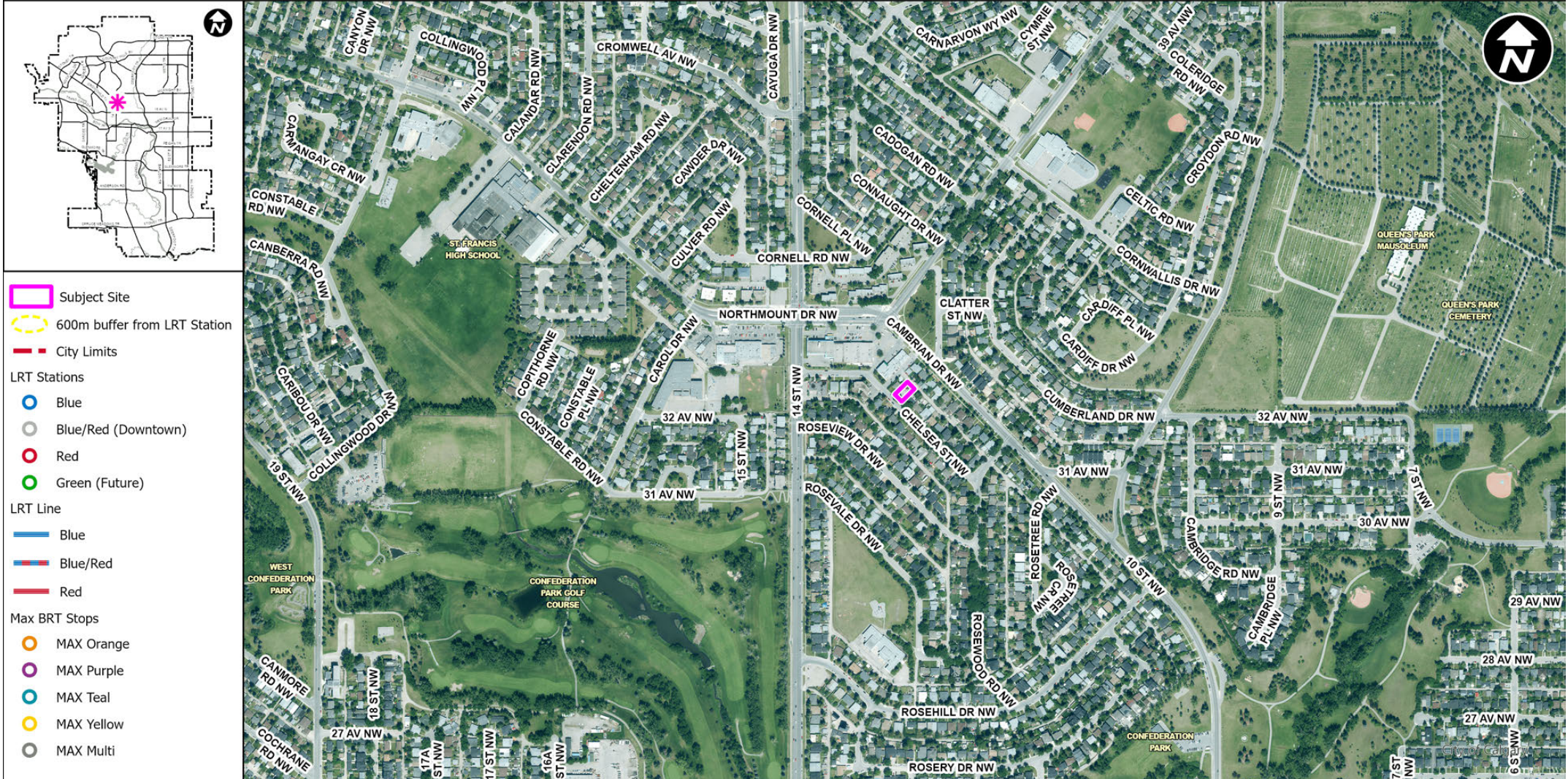
Email: [info@calgarysdab.ca](mailto:info@calgarysdab.ca)

Reasons for Appeal

DP2026-01173, 74 Chelsea Street NW

1. The proposed three-unit Townhouse and three Secondary Suites is out of character with the adjacent single detached dwellings located on the block and within our community.
2. The proposed building is taller, longer and further forward on the parcel than all of the houses on the block. The front setback area is characterized by steep steps and hard surfaced fenced amenity spaces. The proposed three-unit townhouse is not sensitive to the existing development.
3. The subject parcel is sloped from the street down to the rear lane. There are a series of retaining walls proposed for the development. Detail is lacking in the height of the retaining walls along the side property lines and internal to the development.
4. There is parking congestion on the street.
5. Any other matters that will arise after close examination of the development permit and review of the floor plans.

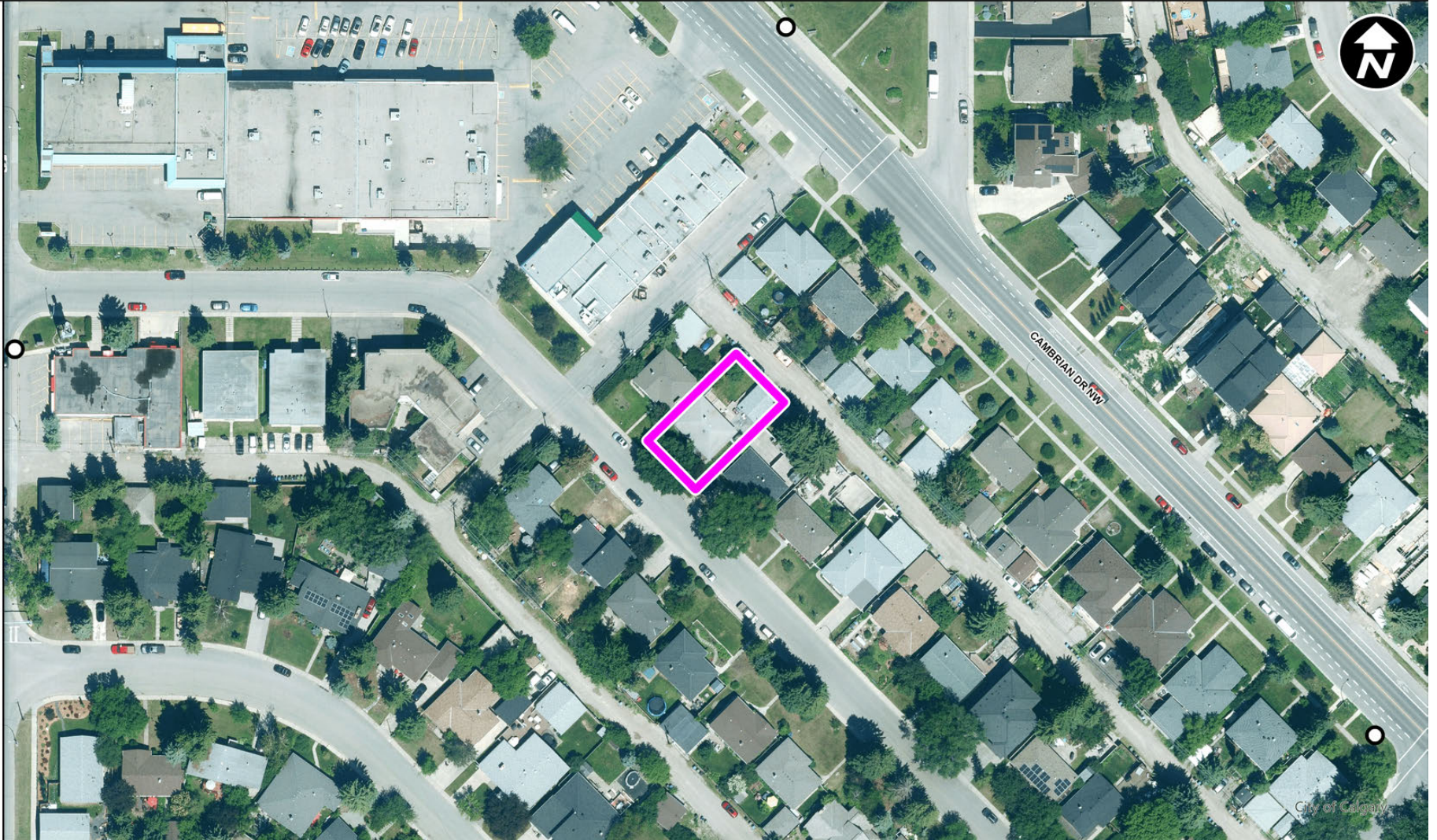
# Community Context SDAB2026-0098



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

Site Context SDAB2026-0098

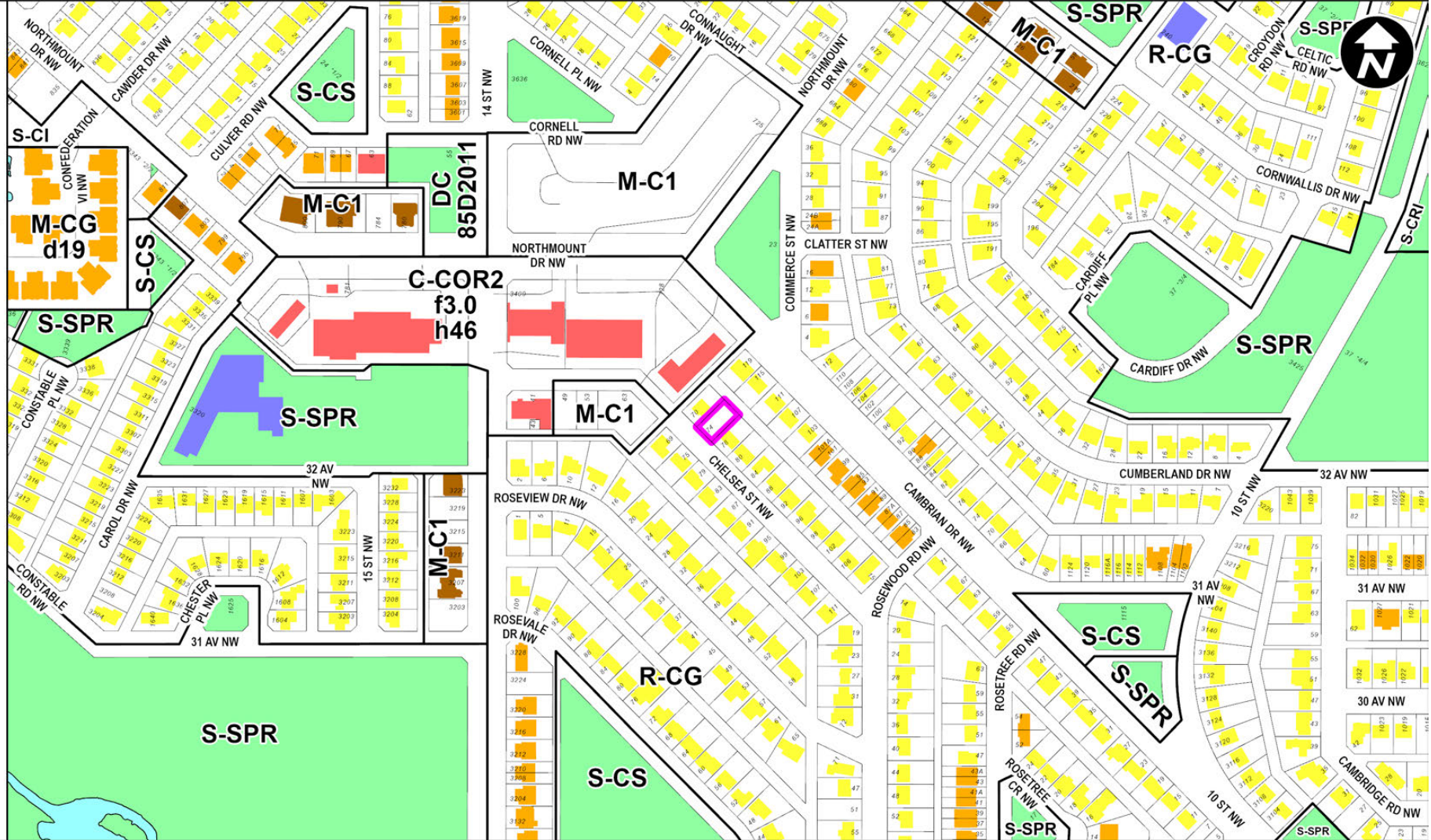
- Subject Site
- 600m buffer from LRT Station
- City Limits
- LRT Stations
  - Blue
  - Blue/Red (Downtown)
  - Red
  - Green (Future)
- LRT Line
  - Blue
  - Blue/Red
  - Red
- Max BRT Stops
  - MAX Orange
  - MAX Purple
  - MAX Teal
  - MAX Yellow
  - MAX Multi
  - Bus Stop





### Surrounding Land Use SDAB2026-0098

- Subject Site
- Land Use Designation Polygons
- Single Detached Dwelling
- Semi-Detached/Duplex Dwelling
- Rowhouse/Multi-Residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks & Openspace
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Public Service





May 28, 2026

COLLECTIVE DESIGN YYC

Clay Israelson



Dear Applicant:

**RE: Notification of Decision: DP2026-01173**

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

**Address: 74 CHELSEA ST NW**

This is your notification of decision by the Development Authority to approve the above noted application on May 28, 2026.

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

Development approved by this permit must commence by May 28, 2028 or the development permit shall cease to be valid. The decision will be advertised beginning June 4, 2026 at [www.calgary.ca/publicnotices](http://www.calgary.ca/publicnotices), which is the start of the mandatory 21-day appeal period. This appeal period will conclude at midnight June 25, 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](http://www.calgarysdab.ca) or in person or by mail.

Please note that this letter is to advise you of the conditions of approval, the mandatory advertising appeal period and the timeframe in which you may appeal this decision. If no appeals have been filed during the appeal period, and the Prior to Release conditions have been met, your Development Permit will be released. Should you require clarification of the above or further information, please contact me at 403-808-6189 or by email at [Callen.Strang@calgary.ca](mailto:Callen.Strang@calgary.ca) and assist me by quoting the Development Permit number.

Yours truly,

Callen Strang  
Planner 2  
Planning and Development  
Attachment(s)



DEVELOPMENT PERMIT  
LAND USE BYLAW NO 1P2007

DP2026-01173

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

**74 CHELSEA ST NW**

Community: **Rosemont**

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

and legally described as:

**4472HK;3;8**

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

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

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

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

Decision By: **Development Authority**

Date of Decision: **May 28, 2026**

Development Authority: **Angie Dean**

File Manager: **Callen Strang**

Release Date: \_\_\_\_\_

**This permit will not be valid if development has not commenced by: May 28, 2028**

This Development Permit was advertised on: **June 04, 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: **COLLECTIVE DESIGN YYC**  
Address: **18 MONTROSE CR NE**  
City: **CALGARY, AB, T2E5N9**  
Phone: **[REDACTED]**



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

**DP2026-01173**

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**Complete Address and Legal Description listing for Development Permit DP2026-01173**

<b>Address Type</b>	<b>Address</b>	<b>Legal Description</b>
Parcel	74 CHELSEA ST NW	4472HK;3;8



## Conditions of Approval – Development Permit

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<b>Application Number:</b>	<b>DP2026-01173</b>
<b>Application Description:</b>	New: Townhouse (1 building), Secondary Suite (3 suites), Accessory Residential Building (garage)
<b>Land Use District:</b>	Residential - Grade-Oriented Infill
<b>Use Type:</b>	Discretionary
<b>Site Address:</b>	74 CHELSEA ST NW
<b>Community:</b>	ROSEMONT
<b>Applicant:</b>	COLLECTIVE DESIGN YYC
<b>Development Applications Review Team</b>	
<b>Planning:</b>	CalLEN STRANG 403-808-6189 Callen.Strang@calgary.ca
<b>Utility Engineering:</b>	BRAD O'KEEFE (403) 966-6846 Brad.O'keefe@calgary.ca
<b>Mobility Engineering:</b>	NABILA HAQUE Nabila.Haque@calgary.ca

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## Prior to Release Requirements

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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 sheet A3 to indicate the following:
  - 1) Label this drawing as 'Landscape Plan'
  - 2) Reduce the size of Unit 1's paver stone patio to ensure the outer edge of the Public Tree - T7 has a minimum distance of 1.0m from the pavers. Dimension the nearest edge of the paver patio to the nearest outer edge of the tree trunk.

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

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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 redevelopment levy area. As the parcel is smaller than 700m<sup>2</sup>, the applicant may:
  - a. Provide a drywell design at the Development Site Servicing Plan (DSSP) stage sized to store the 1:100 year 24-hour storm event in the gravel drainage rock.
  - b. Submit payment for the storm redevelopment fee (\$84 / m frontage) at the DSSP stage, and
  - c. 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 Water Resources. Onsite storm service must be stubbed by the Developer to 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.

If the applicant would like to pursue a main extension at their expense, they must enter into an indemnification agreement for work within the City Right-of-way. This must be completed prior to the DSSP application.

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

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 74 CHELSEA ST NW Existing Single: 1/New Grade: 3

Based on the information above, the preliminary estimate is \$8,045.00.

Final estimate and payment instructions will be sent via email upon Development Permit approval.

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

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

### Mobility Engineering

6. Chelsea Street NW is classified as a Residential Street; in accordance with the City's Design Guideline for Subdivision Servicing, 1.5m wide sidewalks on residential are to be provided.

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

**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.**

#### PTR Update

Amend the plans to show a transition from the proposed 1.61m sidewalk to the existing 1.03m sidewalk.

7. The Garage Sections shall also be extended to include surveyed elevations and grades on the opposing side of the lane. Each lane grading section should include existing property line elevations along the subject site, the centre of the lane, and the opposing side of the lane. Ensure that the existing lane grades provide positive drainage toward the centre of the lane.

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

- Ensure that for the gravel lane the cross-fall grade is maintained between 3.5% and 5%, (even when the width is adjusted in the cross-sections), as per Roads specification.
- The applicant is to note that the existing grades along the lane centerline are to be maintained and cannot be altered without prior approval from Roads. However, the applicant may adjust the subject property line elevations and garage slab elevations as needed to meet these grading requirements.
- The maximum slope across garage apron is to be 10% as per Roads spec 454.1010.003.

#### **PTR Update**

Amended plans, dated May 14, 2026, to fix the typo for the geodetic elevation at the opposite PL in GS-2 in Sheet A2-7.

8. 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 Chelsea Street NW, including new Curb and Gutter. (Please note for both of the above that for 1.5 m monolithic sidewalk with standard curb the actual sidewalk width is 1.61m)
- b. 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](#)

9. 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

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The following permanent conditions shall apply:

### Planning

10. All rules of Land Use Bylaw 1P2007 apply, subject to any relaxations approved by the Development Authority in this development permit.
11. The development shall be completed in its entirety, in accordance with the approved plans and conditions. The stamped and signed plans are a legal document.
12. No changes to the approved plans shall take place unless authorized by the Development Authority. If changes to the development occur or are proposed, a new development permit or revised plan application may be required.
13. A development completion permit must be issued for the development before the use is commenced or the development occupied. A development completion permit is independent from the requirements of City of Calgary Building Regulations inspections and permission for occupancy. Request a development completion permit inspection by visiting [inspections.calgary.ca](http://inspections.calgary.ca) or call 403-268-5311.
14. All areas of soft landscaping must be irrigated with an underground irrigation system, as identified on the approved plans.
15. When the main floor of each building is constructed, submit the geodetic elevation to [Geodetic.Review@Calgary.ca](mailto:Geodetic.Review@Calgary.ca)
16. Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact the Development Inspector Jackie Swartz at 403-620-3216 for an inspection.  
  
Any surface or subterranean damage to public parks resulting from the installation of building construction tiebacks or other construction practices requires remediation at the developer's expense, to the satisfaction of the Director, Parks. All materials associated with the encroachments must be removed and any subterranean and surface disturbances to the parcel must be remediated. All site remediations must be approved by the Parks Development Inspector. Contact the Development Inspector for an inspection.
17. No stockpiling or dumping of construction materials is permitted on the adjacent boulevard.

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

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18. 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.
19. 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.
20. 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.
21. 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).
22. 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](http://www.calgary.ca), call 311, or email [tree.protection@calgary.ca](mailto:tree.protection@calgary.ca) for more information.
23. No sidewalk upgrades are permitted within 4.0 metres of Public Tree - T7.

### Utility Engineering

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

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

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

Erosion and Sediment Control can be accessed at: [www.calgary.ca/ud](http://www.calgary.ca/ud) (under publications).

25. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
  - a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment and Protected Areas and The City of Calgary (311).
  - b. on City of Calgary lands or utility corridors, The City of Calgary, Climate and Environment (Contaminated Sites Section) must be immediately notified (311).
26. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Coordinator, Utility Specialists.
27. The grades indicated on the approved Development Site Servicing Plan must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.
28. After approval of the Development Permit but prior to issuance of a Development Completion Permit or any occupancy of the building, payment shall be made for off-site levies pursuant to Bylaw 1H2024.
29. Pursuant to Bylaw 1H2024, off-site levies are applicable.

### **Mobility Engineering**

30. No direct vehicular access is permitted to or from Chelsea Street NW.
31. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Development Engineering. All work performed on public property shall be done in accordance with City standards.
32. Indemnification Agreements are required for any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas for the purposes of crane operation, shoring, tie-backs, piles, surface improvements, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in the City rights-of-way, bylawed setbacks and corner cut areas must be removed to the satisfaction of the Manager, Development Engineering, at the applicant's expense, upon completion of the foundation. Prior to permission to construct, contact the Indemnification Agreement Coordinator, Roads at [roadsia@calgary.ca](mailto:roadsia@calgary.ca)

## Advisory Comments

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

### Planning

33. The Applicant may appeal the decision of the Development Authority, including any of the conditions of the development permit. If you decide to file an appeal, please refer to the notification of decision letter for the appropriate appeal body and appeal process.
34. The approval of this development permit does not limit in any way the application of any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline, nor does it constitute any permit or permission under any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline.
35. In addition to this development permit, building permits may also be required. Building permit applications may be submitted upon approval of the associated development permit. Contact Building Regulations at 403-268-5311 for further information.
36. This development permit has not been reviewed for potential issues with the National Building Code - current Alberta Edition. You may require a Building Permit in addition to this development permit in which case compliance with the Code will be assessed through a Building Permit application. Should a Building Permit review require changes to the approved development permit, the changes must be to the satisfaction of the Development Authority and are potentially subject to a new development permit.
37. There are many types of caveats and other agreements that can be registered on the title of the property that can restrict the ability to develop. The City has not reviewed or considered all instruments registered on the title to this property. Property owners must evaluate whether this development is in compliance with any documents registered on title.
38. Net zero ready construction standards are encouraged to generate substantial energy and cost savings over the lifecycle of the development, and to align the development with the targets of the [Calgary Climate Strategy](#).
39. Dwelling units are encouraged to be 'solar ready' and able to accommodate future installation of rooftop solar photovoltaic systems for electricity generation. A solar ready design typically includes a pathway for electrical wiring from the main electrical panel to the roof area, and should consider Section 64 the Canadian Electrical Code Part 1 concerning "Renewable Energy Systems".
40. 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,

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moved, cut or pruned without prior written authorization from the Director, Parks. A copy of the bylaw can be found at [www.calgary.ca](http://www.calgary.ca). Parks does not permit the removal of public trees to facilitate development unless all options to retain and protect are exhausted.

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

Proposed building height will require pruning of the tree canopy.

42. An Urban Forestry Technician must be on-site to mitigate possible root damage to adjacent Public Elm Tree - T7 during paver patio excavation and installation. Prior to construction, contact Urban Forestry at 311 and ask to speak to an Urban Forestry Technician. Urban Forestry requires minimum one weeks' notice prior to meeting onsite.
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](http://www.calgary.ca) and search protecting trees during construction and development; alternatively, call 311 or email [tree.protection@calgary.ca](mailto: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 **\$23,121.58**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.
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. The plans propose for private plantings Skybound White Cedar trees. These trees are not drought tolerant and will not withstand the frequent prolonged drought periods Calgary and region experience.

We suggest a redesign choosing alternate drought hardy, prairie tolerant species. Refer to The City Yard Smart plant guides:  
<https://www.calgary.ca/water/programs/yardsmart-trees-and-shrubs.html>

## Utility Engineering

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

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 rear lane.
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. Redundant services are to be disconnected at the source and new service installed at the owners expense.
53. Each unit must be individually metered.

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

54. Ensure that the water service separation from the foundation wall or piles is:
  - a. 4.0m (100mm service or larger), or
  - b. 3.0m (50mm service or smaller), or
  - c. 2.0m when the foundation wall or piles extends vertically a minimum of 2.0m below the invert of the water pipe.
55. The applicant must apply for water and sewer connections as per City Standards.
56. A new sanitary connection is required to service the development and is available from rear lane.
57. Storm sewers are unavailable for connection.
58. Best Management Practices (BMPs) are activities or practices that are designed to reduce runoff volume and prevent or reduce the release of pollutants to receiving waters. Operation and maintenance manual and sample maintenance log shall be provided to the owner in case there are any BMPs located within the property as per the current Stormwater Management & Design Manual Section 4.13. Appropriate Source Control Practice checklists must be completed and submitted to Development Approvals (<http://www.calgary.ca/UEP/Water/Pages/Specifications/Submission-for-approval-/Development-Approvals-Submissions.aspx>). For more information contact Development Planning at 403-268-6449.
59. The allowable stormwater run-off coefficient shall be 50 L/s/ha.
60. Surface ponding (trapped lows) should be designed to contain all the flow generated from the 100-year storm events.
61. 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.
62. Storm Redevelopment Fees (\$84 / m frontage) will be required at the service connection stage.
63. 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.
64. 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.
65. The gravel blanket below footing and basement slab will not be considered a substitute for weeping tile around the building footing.

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

66. 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).
67. Stormwater emergency escape routes must be to a public roadway.
68. A minimum depth of 300mm topsoil for all sodded areas and 600mm for shrub and tree beds is to be used.
69. 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.
70. Waste storage enclosures and collection areas shall be maintained and clear of snow and ice.
71. 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.
72. Secondary suites may not be eligible to receive a separate set of waste and recycling containers from the City of Calgary. Suites are expected to share the waste storage with the associated primary dwelling unit.

### **Mobility Engineering**

73. The applicant is advised that 14 Street NW (located within approximately 150 metres of the subject site) is an existing pathway identified in the City's 5A Network and provides connectivity to the existing on-street painted bike lanes on Northmount 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 2026-01173

DATE RECEIVED: May 1, 2026

<b>Bylaw Discrepancies</b>		
<b>Regulation</b>	<b>Standard</b>	<b>Provided</b>
None noted		



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

655410742-001

Taken By: BDG

Application Date **Mar 4, 2026**

## APPLICATION NO DP2026-01173

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: \$1,199.00****Cart #:** Applicant: **COLLECTIVE DESIGN YYC**Address: **18 MONTROSE CR NE**City: **CALGARY, AB, T2E5N9**Phone: Contact: **Israelson, Clay**

Phone: ( ) -

Fax: ( ) -

e-mail: Parcel Address: **74 CHELSEA ST NW**Legal: **4472HK;3;8**L.U.D.: **R-CG**Community: **ROSEMONT**Sec. Number: **33C** Ward: **04**

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

**Rosemont Townhouse**

Gross Floor Area: 4384 feet - squared  
Dwelling Units: 3

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.

**SDAB2026-0098**

**New Rowhouse, or Addition to Existing Rowhouse:**  
In the Developed Area



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

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

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

Processing Times and Deemed Refusals
<p>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. <u>Time extension agreements</u> must be initiated by the Applicant.</p> <p>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.</p>

SECTION 1: Applicant Details	
<input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Representing Owner	
Applicant’s Name: <b>Clay Israelson</b>	Company Name (if applicable): <b>Collective Design</b>
Applicant’s Email: [REDACTED]	Applicant’s Phone Number (during business hours): [REDACTED]

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

SECTION 2: Project Details			
Project Address: <b>74 Chelsea Street NW</b>			
Cumulative gross floor area:	Addition	<input type="checkbox"/> ft <sup>2</sup> New Building: <b>4384</b> <input type="checkbox"/> ft <sup>2</sup> <input type="checkbox"/> m <sup>2</sup> <input checked="" type="checkbox"/> m <sup>2</sup>	
New dwelling units created:	<input checked="" type="checkbox"/> Yes	If yes, number of new dwelling units: <b>3</b>	

SECTION 3: Required Items	
1	A copy of the current Certificate(s) of Title
2	Current copies of any Restrictive Covenants, Utility Rights-of-Way, Easements, or City Caveats registered on the Title(s)

3	<p><b>A Letter of Authorization*</b> from the registered owner of the land, their agent, or other persons having legal or equitable interest in the parcel.</p> <p>*You may use this <a href="#">sample letter of authorization template</a> or you can provide your own letter, but it must contain all information indicated on the sample letter</p>
4	<p><b>Colour Photographs</b> (minimum of four different views, label and identify each photograph)</p> <ul style="list-style-type: none"> <li>▪ Site from front and rear</li> <li>▪ Two adjoining parcels on either side</li> <li>▪ Unique features and aspects of significance to development of the parcel</li> <li>▪ Details of curbs, driveways, sidewalks, waste enclosures and overhead poles</li> <li>▪ Indicate on a key plan or the site plan, the direction and location of photos</li> </ul>
5	Development Permit fee ( <a href="#">Fee Schedule</a> )
6	Residential Grades fee, where applicable
7	Completed <a href="#">Site Contamination Statement</a>
8	<p>Completed <a href="#">Public Tree Disclosure Statement</a></p> <p>If public trees are identified one additional site plan may be required</p>
9	Completed <a href="#">Abandoned Well Declaration</a>
10	<p>Completed <a href="#">Use Questionnaire</a></p> <p>*This is only required if there is a Commercial Use being proposed within the building or addition</p>
11	Completed <a href="#">Climate Resilience Inventory</a> form
12	<p><b>Applicant’s Submission Planning Analysis</b></p> <p>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.</p> <p>While this is <b>not a mandatory requirement</b>, we strongly encourage applicants to provide this key information.</p> <ul style="list-style-type: none"> <li>▪ Provide an explanation of the proposal/project and how it fits with the surrounding context</li> <li>▪ Identify and provide rationale for any variation from the relevant City of Calgary policies</li> <li>▪ Identify and provide rationale for any proposed relaxations to the Land Use Bylaw</li> </ul>
<b>Renderings</b>	
13	<p><b>Rendering or Elevation for Notice Posting</b></p> <p>At least one (1) rendering matching the specifications below, <b>OR</b> one (1) elevation of the proposed development</p> <p><b>Note:</b> 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.</p>

**Perspective:**

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

**Depiction must:**

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

**Technical Requirements:**

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

**Plans**

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

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

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

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

**Plot and dimension property lines:**

- Label existing and proposed
- Label parcel area in square meters

**Easements, Utility Rights-Of-Way:**

- Dimension (width, depth and location)
- Label type of easement and registration number)

**Utilities on and adjoining the parcel (deep, shallow and overhead):**

- Water, storm and sanitary sewer
- Gas
- Electrical
- Cable, telephone

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

**Plot Rights-of-Way setback lines required in Section 53, Table 1:**

- Dimension depth of Rights-of-Way
- Dimension distance from Rights-of-Way to building

**Floodway, Flood Fringe and Overland Flow:**

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

**Adjacent to parcel:**

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

**Dimension to property line:**

- Back of sidewalk and curb
- Lip of gutter
- Width of sidewalk and public paths (Regional Pathway System)

**Setbacks:**

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

**Parcel and building coverage:**

- Calculate area of each building (include all covered structures)

**Location of all:**

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

**Corner parcels only:**

- Outline and dimension corner visibility triangle

**Geodetic datum points/contours:**

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

**Outline and dimension buildings:**

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

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

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

**Density:**

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

**Parking areas, drive aisles and circulation roads:**

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

**Motor vehicle parking stalls:**

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

**Driveways:**

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

**Parking and loading area geodetic grades:**

- Driveways grades and parkade ramp grades
- Detail any areas over 2 per cent slope

**Internal sidewalks:**

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

**Fencing:**

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

**Retaining walls:**

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

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

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

**For R-CG districts only:**

- indicate the outdoor private amenity space, along with the dimensions and total area.

**Phasing for multi-building developments must be included:**

- Outline areas encompassed by each phase
- Label the sequence of phasing

15	<b>One (1) copy of Block Plan(s) including:</b> (preferred scale is Metric 1:100 ; <i>block plan and site plan may be combined if the site plan does not become cluttered</i> )
	<b>North arrow</b> , pointing to top or left of page
	<b>Municipal address</b> (i.e. street address) and legal address (i.e. plan/block/lot)
	All elements of plan labelled as <b>existing</b> or <b>proposed</b>
	<b>Plot and dimension property lines</b>
	<b>Outline</b> subject parcel
	<b>Draw, label and dimension required setbacks</b>
	<b>Outline and dimension all buildings:</b> <ul style="list-style-type: none"> <li>▪ Eaves, porches, projections and exterior walls</li> <li>▪ Plot location of exterior openings (windows, doors, overhead doors)</li> <li>▪ Label geodetic datum of roof peak of adjacent buildings</li> </ul>
	<b>Adjacent parcels:</b> <ul style="list-style-type: none"> <li>▪ Indicate two parcels on either side of the subject parcel that are located on the same block face (total of four parcels)</li> <li>▪ If there are fewer than two parcels on either side of the subject parcel, provide all the parcels on the block face</li> <li>▪ Where a building is on a corner parcel, the block plan should extend to include the parcels on both streets within the block.</li> <li>▪ 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)</li> </ul>
16	<b>One (1) copy of Floor Plan(s)</b> (preferred scale is Metric 1:100 or Imperial scale, minimum 3/16"=1")
	<b>Municipal address</b> (i.e. street address) and legal address (i.e. plan/block/lot)
	All elements of plan labelled as <b>existing</b> or <b>proposed</b>
	<b>Outline and dimension walls:</b> <ul style="list-style-type: none"> <li>▪ Include exterior dimensions (dimension to centre line of common walls)</li> <li>▪ Plot location of interior and exterior openings (windows, doors, overhead doors)</li> <li>▪ Internal motor vehicle and bicycle parking, loading and waste collection facilities (see site plan requirements)</li> <li>▪ Label use in each use area (tenant space)</li> <li>▪ Label the purpose of spaces (e.g. Kitchen, living room, bathroom, interior/exterior stairways, mechanical rooms, meter room, corridors, washrooms, laundry facilities)</li> <li>▪ Label existing and proposed rooms and portions of the building</li> <li>▪ Label units as dwelling units or live/work units</li> </ul>
17	<b>One (1) copy of Elevation(s)</b> (preferred scale is Metric 1:100 or Imperial scale, minimum 3/16"=1")
	Municipal address (i.e. street address) and legal address (i.e. plan/block/lot)
	All elements of plan labelled as <b>existing</b> or <b>proposed</b>
	<b>Include elevations for:</b> <ul style="list-style-type: none"> <li>▪ Buildings</li> <li>▪ Fences</li> <li>▪ Retaining walls (over 0.6 metres in height)</li> <li>▪ Waste collection facilities</li> <li>▪ Screening (e.g. Service meters, privacy screens, mechanical equipment)</li> <li>▪ Additional walls or structures (e.g. Exhaust fan shed)</li> </ul>

	<ul style="list-style-type: none"> <li>▪ Cross reference with other plans, where applicable</li> </ul>
	<p><b>Include on elevations:</b></p> <ul style="list-style-type: none"> <li>▪ Doors, windows, overhead doors</li> <li>▪ Projections, service meters, decorative elements, rooftop equipment</li> <li>▪ Screening (e.g. Service meters, rooftop equipment, privacy screens)</li> <li>▪ Dimension all doors, windows and overhead doors</li> </ul>
	<p><b>Label finishing materials:</b></p> <ul style="list-style-type: none"> <li>▪ Exterior materials (brick, stucco, vinyl siding, metal siding)</li> <li>▪ Roof materials (asphalt, cedar shakes, concrete tile)</li> <li>▪ Colours of all major exterior materials</li> </ul>
	<p><b>Grade:</b></p> <ul style="list-style-type: none"> <li>▪ Plot existing and proposed grade extending to property lines</li> <li>▪ Plot property lines (extending vertically)</li> <li>▪ Plot all geodetic datum points required on site plan</li> </ul>
	<p><b>Building height (indicate on all elevations):</b></p> <ul style="list-style-type: none"> <li>▪ Plot line for main floor</li> <li>▪ Plot line for roof when concealed by parapet</li> <li>▪ Dimension height of building from existing and proposed grade</li> <li>▪ Dimension height of main floor from existing and proposed grade</li> <li>▪ Dimension height of structures (fences, retaining walls) from existing and proposed grade</li> </ul>
18	<p>One (1) copy of <b>Cross-sections</b>, including: (preferred scale is Metric 1:100 or Imperial scale, minimum 3/16"=1")</p>
	<p>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.</p>
	<p><b>Label width</b> of any roof structure, mechanical rooms, projections</p>
	<p><b>Dimension</b> to outermost limits of the cross-section</p>
	<p><b>Calculate the area</b> of the cross-section, including all elements of buildings</p>
	<p><b>Cross-section of sloping driveways and parkade ramps</b></p> <ul style="list-style-type: none"> <li>▪ Indicate slope and include transition lengths</li> <li>▪ Provide geodetic datum points at transition points in ramp (including top and bottom)</li> <li>▪ Dimension overhead clearance</li> </ul>

SECTION 4: Supporting Information	
19	<p>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.</p>
20	<p>When the proposal does not comply with council approved policies, bylaw standards or technical guidelines, provide a <b>written planning rationale</b> in support of such deficiencies.</p>
21	<p>If the application is being submitted concurrently with an existing Land Use Amendment, a completed <b><u>Concurrent Submission Declaration Form</u></b> is required.</p> <p><input type="checkbox"/> Yes, this application is being submitted concurrently with a Land Use Amendment, LOC20____ - _____</p> <p><input type="checkbox"/> No, this application is not being submitted concurrently with a Land UseAmendment</p>



- 22 When proposed development is to be phased (e.g. portions are to be occupied prior to the completion of the entire development), include a phasing plan showing the sequence of the phases and the area encompassed by each phase
- include information detailing how the site will function throughout the phasing; details such as access to waste facilities

- 23 **Off-site Levy Bylaw**  
Review the Off-site Levy Bylaw at [calgary.ca/offsitelevy](http://calgary.ca/offsitelevy) to determine if additional charges are applicable to the application.

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

## SECTION 5: Applicant's Declaration

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

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

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

**Need help or have questions? Contact the [Planning Services Centre](#).**

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



## LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0019 448 026	4472HK;3;8	251 046 202

## LEGAL DESCRIPTION

PLAN 4472HK

BLOCK 3

LOT 8

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

ATS REFERENCE: 5;1;24;28;NW

MUNICIPALITY: CITY OF CALGARY

REFERENCE NUMBER: 031 290 851

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
251 046 202	20/02/2025	TRANSFER OF LAND	\$675,000	CASH & MORTGAGE

## OWNERS

1978166 ALBERTA LTD.  
 OF 74 CHELSEA STREET NW  
 CALGARY  
 ALBERTA T2K 1N9

## ENCUMBRANCES, LIENS &amp; INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
921 130 778	02/06/1992	CAVEAT RE : ENCROACHMENT AGREEMENT CAVEATOR - THE CITY OF CALGARY. C/O DIRECTOR OF LAND AND HOUSING DEPARTMENT 12 FL, MUNICIPAL BUILDING 800 MACLEOD TR SE CALGARY ALBERTA T2P2M5 AGENT - BRIAN R MUSGROVE

( CONTINUED )

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 251 046 202

REGISTRATION  
NUMBER      DATE (D/M/Y)      PARTICULARS

-----  
251 046 203      20/02/2025 MORTGAGE  
MORTGAGEE - CANADIAN IMPERIAL BANK OF COMMERCE.  
P.O. BOX 115, COMMERCE COURT POSTAL STATION,  
TORONTO  
ONTARIO M5L1E5  
ORIGINAL PRINCIPAL AMOUNT: \$675,000

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 4 DAY OF MARCH,  
2026 AT 12:15 P.M.

ORDER NUMBER: 56457983

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).

CORPORATE ACCESS NUMBER: 2019781661

**Government  
of Alberta ■**

BUSINESS CORPORATIONS ACT

**CERTIFICATE  
OF  
AMENDMENT AND REGISTRATION  
OF RESTATED ARTICLES**

**1978166 ALBERTA LTD.  
AMENDED ITS ARTICLES ON 2021/06/30.**



## Name/Structure Change Alberta Corporation - Registration Statement

**Alberta Amendment Date: 2021/06/30**

**Service Request Number:** 35622783  
**Corporate Access Number:** 2019781661  
**Business Number:** 793800087  
**Legal Entity Name:** 1978166 ALBERTA LTD.  
**French Equivalent Name:**  
**Legal Entity Status:** Active  
**Alberta Corporation Type:** Numbered Alberta Corporation  
**New Legal Entity Name:** 1978166 ALBERTA LTD.  
**New French Equivalent Name:**  
**Nuans Number:**  
**Nuans Date:**  
**French Nuans Number:**  
**French Nuans Date:**  
**Share Structure:** SEE THE ATTACHED SCHEDULE OF SHARE CAPITAL.  
**Share Transfers Restrictions:** SEE THE ATTACHED SCHEDULE OF SHARE TRANSFER RESTRICTIONS.  
**Number of Directors:**  
**Min Number Of Directors:** 1  
**Max Number Of Directors:** 10  
**Business Restricted To:** NONE.  
**Business Restricted From:** NONE.  
**Other Provisions:** SEE THE ATTACHED SCHEDULE OF OTHER RULES OR PROVISIONS.  
**BCA Section/Subsection:** 173(1)(E)  
**Professional Endorsement Provided:**  
**Future Dating Required:**

---

### Annual Return

File Year	Date Filed
2020	2021/03/19
2019	2019/10/30
2018	2019/10/30

---

**Attachment**

<b>Attachment Type</b>	<b>Microfilm Bar Code</b>	<b>Date Recorded</b>
Restrictions on Business	ELECTRONIC	2016/06/24
Restrictions on Share Transfers	ELECTRONIC	2016/06/24
Other Rules or Provisions	ELECTRONIC	2016/06/24
Share Structure	ELECTRONIC	2016/06/24
Other Rules or Provisions	ELECTRONIC	2020/02/13
Share Structure	ELECTRONIC	2021/06/30

**Registration Authorized By:** ALLAN L. HOLME  
SOLICITOR

The Registrar of Corporations certifies that the information contained in this statement is an accurate reproduction of the data contained in the specified service request in the official public records of Corporate Registry.

owner(s)

contact name

contact address



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 \_\_\_\_\_  
property address

Please be advised that I, \_\_\_\_\_ am:  
full name

(select one)

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

\_\_\_\_\_ and/or its \_\_\_\_\_  
agent or company name applicant, consultant, contractor (if applicable)

to apply for any and all \_\_\_\_\_  
permit type

for the above mentioned property.

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

\_\_\_\_\_ date signed

signature of owner

\_\_\_\_\_ 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.

FRONT:



Gravel Alleyway

70 Chelsea Street NW

74 Chelsea Street NW  
(SUBJECT LOT)

76 – 78 Chelsea Street NW

80 Chelsea Street NW

REAR:



70 Chelsea Street NW



74 Chelsea Street NW  
(SUBJECT LOT)

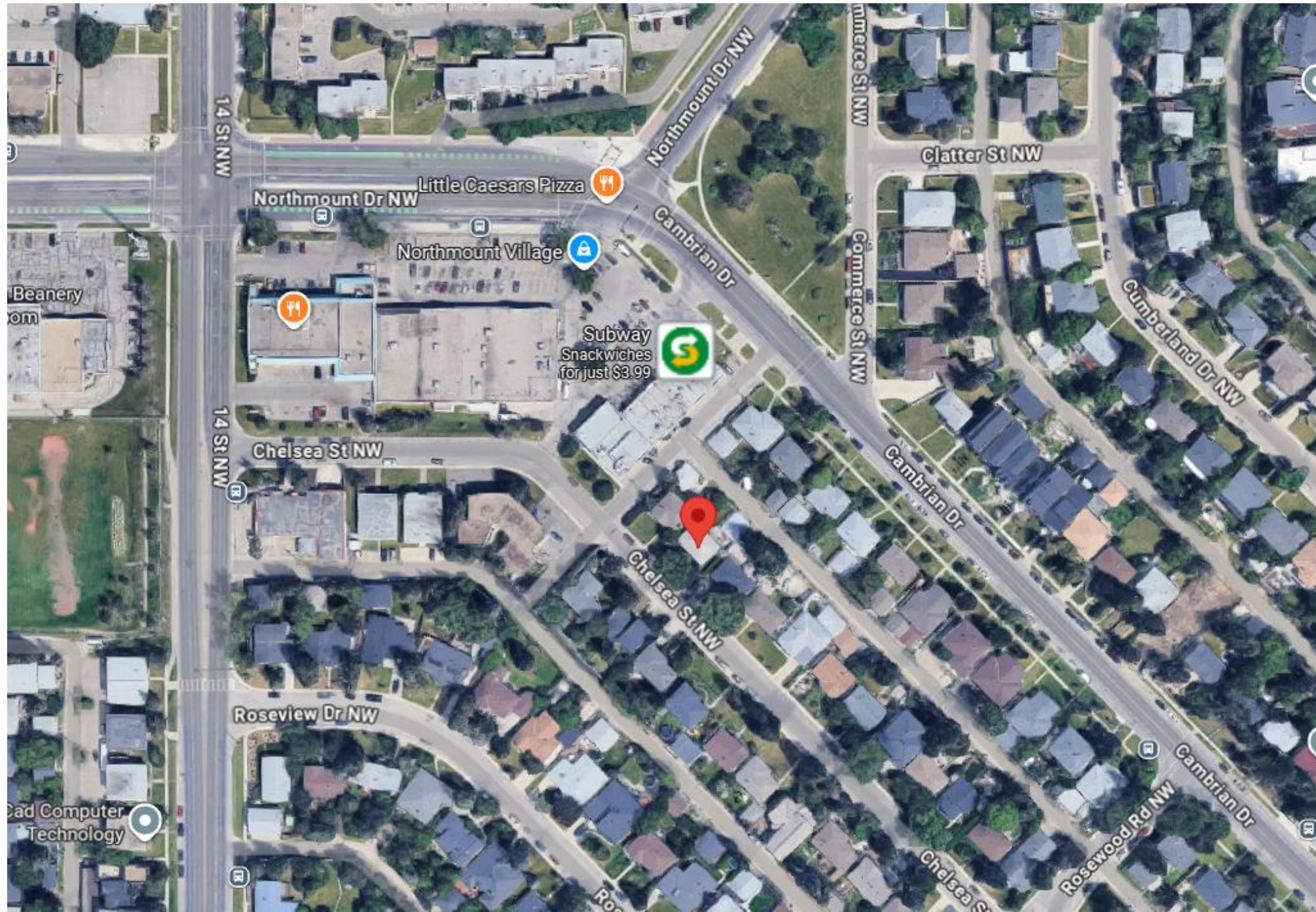


76 – 78 Chelsea Street NW



80 Chelsea Street NW





Ariel View of 74 Chelsea Street NW





## Abandoned Well Declaration

Application # \_\_\_\_\_  
for office use only

Site Address: \_\_\_\_\_

Legal Description: \_\_\_\_\_

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

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

- 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.

- 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.**
- 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.

- Who is submitting the Abandoned Well Declaration for this development?

Applicant  Owner  Builder  Other \_\_\_\_\_

Company Name \_\_\_\_\_ Contact Person \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_

5. Will the development result in construction activity within the setback area?  Yes  No


If you answered 'yes':

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

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

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

\_\_\_\_\_  
Date

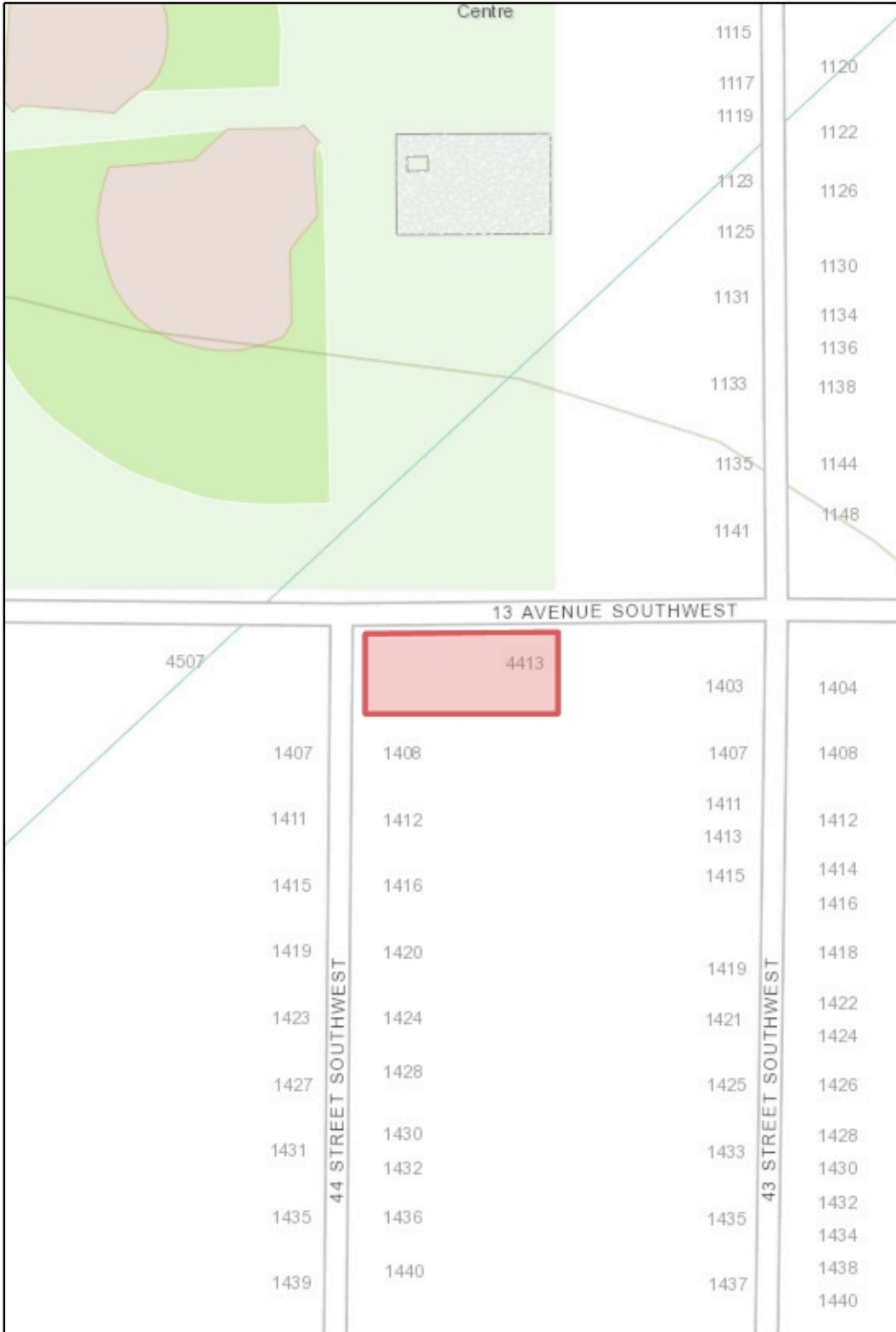
  
\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Applicant Name (Please Print)

\_\_\_\_\_  
Company Name (Please Print)

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

Map Results



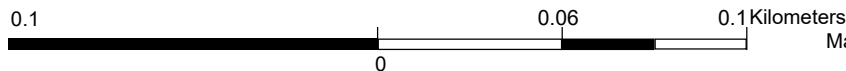
Legend

- ◇ Abandoned Wells (Large Scale)
- Abandoned\_Well\_Revised (Large)
- Abandoned\_Well\_Loc\_Pointer
- ATS v4\_1 Alberta Provincial Bou Citations

© Government of Alberta

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

Tuesday, February 24, 2026 9:52:40 -07:00



Map Scale: 1: 2,257





## Public Tree Disclosure Statement

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

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

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

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

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

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





### Site Contamination Statement

Application # \_\_\_\_\_  
for office use only

Site Address: \_\_\_\_\_

Legal Description: \_\_\_\_\_

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

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

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

If yes, please provide copy(s).

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

If yes, please provide a brief description:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# 49

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:

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

Yes  No

If yes, please describe:

---

---

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

Yes  No

If yes, please provided a brief description:

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

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

Date



Applicant Signature

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

Applicant Name (Please Print)

Company Name (Please Print)



## 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](mailto:CPclimate@calgary.ca)

### SECTION 1: Application information

Applicant name:	Company name (if applicable):
Email:	Phone number (during business hours):
Applicant signature:	



*Correspondence will be sent to only the applicant*

### SECTION 2: Certification

Is the project seeking green building certification?

Yes, indicate type and level:

No, explain why not:

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

### SECTION 3: Energy efficiency and renewables

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

Photovoltaics: kW rated output

## SECTION 4: Low carbon mobility

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

<input type="checkbox"/> 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.

<input type="checkbox"/> Green roof	Area: <div style="text-align: right;">m<sup>2</sup></div>	Percent of building foot print covered by green roof: <div style="text-align: right;">%</div>	
<input type="checkbox"/> Permeable surfaces	Area <div style="text-align: right;">m<sup>2</sup></div>	Permeable area: <div style="text-align: right;">%</div>	

## SECTION 6: Flood and Disaster Resilience

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

Building envelope meets Passive House Standard

## SECTION 7: Other features

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

**SECTION 8: Issues**

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

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



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



April 8, 2026

COLLECTIVE DESIGN YYC  
Israelson, Clay



Dear Applicant:

**RE: Detailed Review (DR)**

**Development Permit Number: DP2026-01173**

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 7, 2026. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at 403-808-6189 or by email at [Callen.Strang@calgary.ca](mailto:Callen.Strang@calgary.ca).

Sincerely,

**CalLEN STRANG**  
Planner 2



## Detailed Review 1 – Development Permit

---

<b>Application Number:</b>	<b>DP2026-01173</b>
<b>Application Description:</b>	New: Townhouse (1 building), Secondary Suite (3 suites), Accessory Residential Building (garage)
<b>Land Use District:</b>	Residential - Grade-Oriented Infill
<b>Use Type:</b>	Discretionary
<b>Site Address:</b>	74 CHELSEA ST NW
<b>Community:</b>	ROSEMONT
<b>Applicant:</b>	COLLECTIVE DESIGN YYC
<b>Date DR Sent:</b>	April 8, 2026
<b>Response Due Date:</b>	June 7, 2026
<b>Development Applications Review Team</b>	
<b>Planning:</b>	CALLEN STRANG 403-808-6189 Callen.Strang@calgary.ca
<b>Utility Engineering:</b>	BRAD O'KEEFE (403) 966-6846 Brad.O'keefe@calgary.ca
<b>Mobility Engineering:</b>	NABILA HAQUE Nabila.Haque@calgary.ca

---

## General Comments

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This application proposes a Townhouse containing three dwelling units and three secondary suites in the community of Rosemont. A detached garage is proposed along the rear lane for parking. The site is a midblock parcel approximately 0.05 hectares in size and is close to local commercial development and the Primary Transit Network.

## Comments on Relevant City Policies

---

### Municipal Development Plan (Statutory – 2009)

The subject site is located in the Developed Residential – Established area in the MDP (Map 1: Urban Structure). The policy for the Developed Residential areas supports moderate intensification in a form that respects the scale and character of the existing neighbourhood (3.5.1.a). Other policies relevant to this application include the following:

#### 2.2.4 Complete Communities

b. Communities should be planned according to the following criteria for complete communities and provide:

- i. A range of housing choices, covering a mix of built forms and ownership tenures, at densities that support transit viability, local commercial and other services.

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

2.2.5 Strong Residential Neighbourhoods

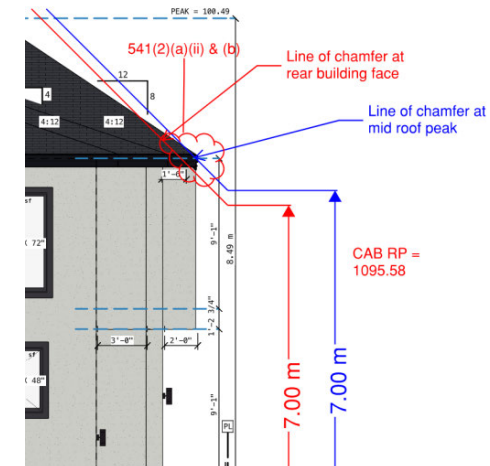
- a. Encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing types such as accessory suites, semi-detached, townhouses, cottage housing, rowhousing and other ground-oriented housing.
- b. Support development and redevelopment that provides a broader range of housing choice in local communities to help stabilize population declines and support the demographic needs of communities
- c. Encourage higher residential densities in areas of the community that are more extensively served by existing infrastructure, public facilities and transit, appropriate to the specific conditions and character of the neighbourhood.

2.3.1 Housing

- a. Provide for a wide range of housing types, tenures (rental and ownership) and densities to create diverse neighbourhoods that include:
  - i. A mix of housing types and tenures, including single detached, ground-oriented (e.g., duplexes, row houses, attached housing, accessory dwelling units and secondary suites), medium and higher-density and mixed-use residential developments.

2.3.2 Respecting and Enhancing Neighbourhood Character

- a. Respect the existing character of low-density residential areas, while still allowing for innovative and creative designs that foster distinctiveness.
- c. Ensure infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern.

Bylaw Discrepancies		
Regulation	Standard	Provided
337 Projections Into Side Setback Area	(3) Eaves may project a max. of 0.6m into any side setback area.	Plans indicate the eave as projecting 0.65m (+0.05m) into the NW side setback.
541 Building Height	(2) Where a building setback is required from a property line shared with another parcel designated with a low density residential district, the M-CG District or H-GO District, the max building height: (a) is the greater of: (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.	Plans indicate the building on the NW side as being located within the height chamfer. 

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

122 Standards for Motor Vehicle Parking Stalls	(4) The minimum width of a motor vehicle parking stall required for a Dwelling Unit is: (a) 3.0m where both sides of a stall abut a physical barrier; (b) 2.85m where one side of a stall abuts a physical barrier; and (c) 2.5m in all other cases.	Plans indicate Unit 1 & 2 stalls as being 2.98m (-0.02m) and Unit 3 as being 2.89m (-0.11m).
345 Accessory Residential Building	(2) The min. building setback for an Accessory Residential Building that does not share a side or rear property line with a street may be reduced to zero m when: (b) the wall of the Accessory Residential Building is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel;	The garage exterior material on the right elevation is labelled as '16'. This number does not exist on the cladding schedule.

## Prior to Decision Requirements

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

### Planning

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

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

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

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

2. Amend plans to address the bylaw discrepancies noted above. Alternatively, provide planning rationale in a written submission supporting any proposed relaxations to address the bylaw discrepancies. Relaxations are not guaranteed and may require discussion with the File Manager prior to amended plans being accepted.
3. The front elevation shows landing surfaces are +/- 0.2m below the main floor. Amend the plans to adjust the landings and/or grading to better align with the main floor entrances.
4. Amend the plans to replace the proposed rundle rock with pavers for the fenced amenity areas in the front setback.
5. Amend the plans to improve the rear common amenity area by incorporating additional tree or shrub plantings and patios to accommodate furniture.
6. Consider amending the window in Bedroom 2 of the rear unit to mitigate overlooking impacts on the neighbouring property. Strategies may include:
  - changing to a horizontal sliding window 1.5m above the floor;
  - moving the window further west; or
  - using obscure glazing.
7. The Tree Schedule lists trees as bush, or deciduous. We require additional information. Amend the plans to indicate the species for all existing public trees/shrubs within 6.0 metres of the development site. As per the Public Tree Protection Bylaw, Complete Application Requirement List, and the Parks' *Development Guidelines and Standard Specifications - Landscape Construction (current edition)*, provide the following information:
  - a. Tree/shrub species (Example: Paper Birch Tree, or Lilac Bush).

Refer to The City Urban Forestry Public Tree Map:  
<https://mapgallery.calgary.ca/apps/9178b2fdddba48acaafc62d19081717c/explore>
8. For clarity in reading the plans, amend the plans to indicate:
  - 1) Chelsea Street NW on the Site Plans;
  - 2) Rear Lane on the Site Plans.
9. We require no sidewalk upgrades within 4.0m of the Public Tree - T7 to permit safe retention. Amend the Site and Landscape Plans to note no sidewalk upgrades within 4.0m of Public Tree - T7.

### Utility Engineering

10. Amend the plans to:
  - Utility Specialists - Water Servicing
  - a. Indicate an adequate water meter area where the services (50mm and smaller) enter the building,

- b. Indicate an adequate water meter area where the services enter the building,
- c. Indicate and dimension a minimum 2.0m vertical clearance for the proposed water meter room/area on all relevant plans, details and sections,

### Mobility Engineering

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

**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.**
12. Amend the plans to revise the boulevard cross-sections provided for Chelsea Street NW with the required sidewalk widening. Align all final grading with the adjacent road rights-of-way.
  - 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.
13. Amend the site plans to clearly label the lane, including the construction material and the lane width.
14. Amend the plans to show correct width of the gravel lane in Garage Sections in A2-7. Adjust the geodetic elevations and slope accordingly.
15. The Garage Sections shall also be extended to include surveyed elevations and grades on the opposing side of the lane. Each lane grading section should include existing property line elevations along the subject site, the centre of the lane, and the opposing side of the lane. Ensure that the existing lane grades provide positive drainage toward the centre of the lane.
  - Ensure that for the gravel lane the cross-fall grade is maintained between 3.5% and 5%, (even when the width is adjusted in the cross-sections), as per Roads specification.
  - The applicant is to note that the existing grades along the lane centerline are to be maintained and cannot be altered without prior approval from Roads.

However, the applicant may adjust the subject property line elevations and garage slab elevations as needed to meet these grading requirements.

- The maximum slope across garage apron is to be 10% as per Roads spec 454.1010.003.

16. Amend the site plans to provide a minimum unobstructed width of 1.5m for all internal walkways, consistent with those connecting to the public sidewalk, to accommodate two-way pedestrian movement. This is especially important given the location of the primary entrances to the secondary suits and Unit 3 are along the sides of the proposed building. Common pathways should be universally accessible and barrier-free, offering sufficient width for comfortable use by people with mobility aids, bicycles, strollers, and those carrying groceries.

- Consider reorienting the entrance to Unit 1 toward the northwest to reduce concrete encroachment within the drip line of the existing tree (T7).

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.

17. For the Class-1 bicycle parking stalls, ensure a minimum clearance of 2.0 m between the locker door and any barriers.
- Provide lighting details for the bicycle parking area to support accessibility and CPTED (Crime Prevention Through Environmental Design) measures.

## Prior to Release Requirements

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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

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

### Utility Engineering

19. 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>

20. The subject property requires a storm sewer connection (main extension) and is within the storm redevelopment levy area. As the parcel is smaller than 700m<sup>2</sup>, the applicant may:
  - a. Provide a drywell design at the Development Site Servicing Plan (DSSP) stage sized to store the 1:100 year 24-hour storm event in the gravel drainage rock.
  - b. Submit payment for the storm redevelopment fee (\$84 / m frontage) at the DSSP stage, and
  - c. 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 Water Resources. Onsite storm service must be stubbed by the Developer to 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.

If the applicant would like to pursue a main extension at their expense, they must enter into an indemnification agreement for work within the City Right-of-way. This must be completed prior to the DSSP application.

21. 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)
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1 74 CHELSEA ST NW Existing Single: 1/New Grade: 3

Based on the information above, the preliminary estimate is \$8,045.00. Final estimate and payment instructions will be sent via email upon Development Permit approval. Should the landowner wish to defer the payment of the offsite levies to Development Completion Permit (DCP), an Offsite Levy Agreement will be required.

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

### Mobility Engineering

22. 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 Chelsea Street NW, including new Curb and Gutter. (Please note for both of the above that for 1.5 m monolithic sidewalk with standard curb the actual sidewalk width is 1.61m)
- b. 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](#)

23. 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

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The following permanent conditions shall apply:

### Planning

24. The Permanent Conditions will be finalized at the time of Development Authority decision.
25. All rules of Land Use Bylaw 1P2007 apply, subject to any relaxations approved by the Development Authority in this development permit.
26. 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.
27. 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.
28. 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](https://inspections.calgary.ca) or call 403-268-5311.
29. All areas of soft landscaping must be irrigated with an underground irrigation system, as identified on the approved plans.
30. When the main floor of each building is constructed, submit the geodetic elevation to [Geodetic.Review@Calgary.ca](mailto:Geodetic.Review@Calgary.ca)
31. 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.
32. No stockpiling or dumping of construction materials is permitted on the adjacent boulevard.

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

33. 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.
34. 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.
35. 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.
36. 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).
37. 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](http://www.calgary.ca), call 311, or email [tree.protection@calgary.ca](mailto:tree.protection@calgary.ca) for more information.
38. We require no sidewalk upgrades within 4.0m of the Public Tree - T7, to enable safe retention.

### Utility Engineering

39. 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](http://www.calgary.ca/ud) (under publications).

40. 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).
41. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Coordinator, Utility Specialists.
42. 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.
43. 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.
44. Pursuant to Bylaw 1H2024, off-site levies are applicable.

### **Mobility Engineering**

45. No direct vehicular access is permitted to or from Chelsea Street NW.
46. 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.
47. 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](mailto:roadsia@calgary.ca)

## Advisory Comments

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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

48. The Advisory Comments will be finalized at the time of Development Authority decision.
49. 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.
50. 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.
51. 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.
52. 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.
53. 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.
54. Net zero ready construction standards are encouraged to generate substantial energy and cost savings over the lifecycle of the development, and to align the development with the targets of the [Calgary Climate Strategy](#).
55. Dwelling units are encouraged to be 'solar ready' and able to accommodate future installation of rooftop solar photovoltaic systems for electricity generation. A solar ready design typically includes a pathway for electrical wiring from the main electrical panel to the roof area, and should consider Section 64 the Canadian Electrical Code Part 1 concerning "Renewable Energy Systems".

56. 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](http://www.calgary.ca). Parks does not permit the removal of public trees to facilitate development unless all options to retain and protect are exhausted.
57. If clearance pruning of public trees is required, Urban Forestry must be notified (minimum one weeks' notice) and an indemnified contractor must be used at the applicant's expense. Please contact Urban Forestry at 311 for more information.
- Proposed building height will require pruning of the tree canopy.
58. 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.
59. 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](http://www.calgary.ca) and search protecting trees during construction and development; alternatively, call 311 or email [tree.protection@calgary.ca](mailto:tree.protection@calgary.ca). Applicant is to apply for tree protection plan prior to demolition.
60. 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 **\$23,121.58**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.
61. 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.
62. The plans propose for private plantings Skybound White Cedar trees. These trees are not drought tolerant and will not withstand the frequent prolonged drought periods Calgary and region experience.

We suggest a redesign choosing alternate drought hardy, prairie tolerant species. Refer to The City Yard Smart plant guides:  
<https://www.calgary.ca/water/programs/yardsmart-trees-and-shrubs.html>

### Utility Engineering

63. 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.

- 64. A new water connection is required to service the development and is available from rear lane.
- 65. 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.
- 66. Maintain a 3.0m separation between Enmax facilities (power poles, light standards, transformer pads, catch basins, etc.) with the proposed water service.
- 67. Redundant services are to be disconnected at the source and new service installed at the owners expense.
- 68. Each unit must be individually metered.
- 69. 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.
70. The applicant must apply for water and sewer connections as per City Standards.
  71. A new sanitary connection is required to service the development and is available from rear lane.
  72. Storm sewers are unavailable for connection.
  73. 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.
  74. The allowable stormwater run-off coefficient shall be 50 L/s/ha.
  75. Surface ponding (trapped lows) should be designed to contain all the flow generated from the 100-year storm events.
  76. 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.
  77. Storm Redevelopment Fees (\$84 / m frontage) will be required at the service connection stage.
  78. 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.
  79. 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.
  80. The gravel blanket below footing and basement slab will not be considered a substitute for weeping tile around the building footing.
  81. 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).

82. Stormwater emergency escape routes must be to a public roadway.
83. A minimum depth of 300mm topsoil for all sodded areas and 600mm for shrub and tree beds is to be used.
84. 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.

85. Waste storage enclosures and collection areas shall be maintained and clear of snow and ice.
86. 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.
87. Secondary suites may not be eligible to receive a separate set of waste and recycling containers from the City of Calgary. Suites are expected to share the waste storage with the associated primary dwelling unit.

### **Mobility Engineering**

88. The applicant is advised that 14 Street NW (located within approximately 150 metres of the subject site) is an existing pathway identified in the City's 5A Network and provides connectivity to the existing on-street painted bike lanes on Northmount 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.



Part 4 A to Z Use and Use Rules			D.P. # 2026-01173			
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

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

D.P. # 2026-01173

Rule	Requirements			Evaluation					
				Notes					
				Provided/Variance					
<b>Secondary Suites</b>	If applicable please refer to Secondary Suites Form					See Attached	N/A	N/I	
<b>537 Building Setback from Front Property line</b>	The minimum building setback from a front property line is 3.0m				SW	3.72	0.72		
<b>334 Projections into Setback Areas</b>	(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
<b>336 Projections Into Front Setback Area</b>	(1) Unless otherwise referenced in subsection (6), bay windows and eaves may project a max. of 0.6 m into the front setback area.					N/A			
	(2) Landings, ramps other than wheelchair ramps and stairs may project into a front setback area provided:	(a) they provide access to the main floor or lower level of the building; and				C	N/C	N/A	N/I
		(b) the area of a landing does not exceed 2.5m <sup>2</sup>				N/A			
	(5) In a Developed Area, a porch may project a maximum of 1.8m into a front setback area where:					N/A			
	(a) it forms an entry to the main floor of a Dwelling Unit of a main residential building;					C	N/C	N/A	N/I
		(b) the setback of the porch from the front property line is not less than the minimum setback in the district;				C	N/C	N/A	N/I
		(c) the maximum height of the porch platform is 1.2m measured from grade, excluding stairs and a landing area not exceeding 2.5m <sup>2</sup> ; and				Area (m <sup>2</sup> )			
						Height (m)			
	(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.					C	N/C	N/A	N/I
							N/A		
(6) Eaves may project an additional 0.6m from a porch into the front setback area, as described in subsection (5).					N/A				
<b>335 Length of Portions of a Building in Setback Areas (Front)</b>	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade <i>(Does not apply to decks, eaves, porches, ramps, and stairs)</i>			PROVIDE LENGTH AND % VALUES	%	Length	%	Length	
	1st st		X 40% =		N/A				
	2nd st		X 40% =						
(2) The max. length of an individual projection into any setback area is 3.1m									
<b>538 Block Face Requirements</b>	(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. <b>Block Face (Property Line) Length (m):</b> <span style="background-color: #d9ead3; border: 1px solid black; padding: 2px;"> </span>					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					C	N/C	N/A	N/I
	(1) Subject to subsections (3) through (9), the minimum building setback from any side property line is 1.2m				NW	1.21	0.01		
					SE	1.22	0.02		
	(2) Subject to subsections (3) through (7), for a laneless parcel, the minimum building setback from any side property line is:	(a) 1.2m; or				N/A			
		(b) 3.0m on one side of the parcel when no provision is made for a private garage on the front or side of a building.				N/A			
	(3) There is no requirement for a building setback from a property line upon which a party wall is located.					Applies		N/A	N/I
(4) The minimum building setback from a side property line may be reduced to a zero setback where:	(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.				Applies		N/A	N/I	

Page 5  
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.			Applies	N/A	N/I
(6) For a corner parcel, the minimum building setback from a side property line shared with a street is 0.6m			N/A		
(7) The building setback from a side property line of 3.0m required in subsection 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.		Applies	N/A	N/I
(8) Unless otherwise referenced in subsection (9), on a laned parcel the minimum building setback from a side property line for a private garage attached to a main residential building is 0.6m			N/A		
(9) On a laned parcel, the minimum building setback for a private garage attached to a main residential building that does not share a side or rear property line with a street may be reduced to zero metres where the wall of the portion of the building that contains the private garage is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel.			Applies	N/A	N/I

337 Projections  
Into Side Setback  
Area

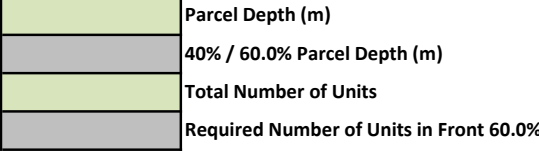


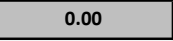
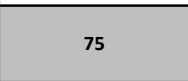
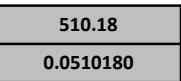
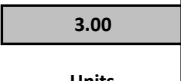
(1.1) Portions of a building greater than or equal to 2.4m above grade may project a max of 0.6m into any side setback area.		NW	0.60	0.00		
		SE	0.59	-0.01		
(1.2) Portions of a building less than 2.4m above grade may project a maximum of 0.6m,			N/A			
(1.2) (b) for all other uses:	(i) when located on a corner parcel;		C	N/C	N/A	N/I
	(ii) where at least one side setback area is clear of all portions of the building measured from grade to a height of 2.4m; or		C	N/C	N/A	N/I
	(iii) where the side setback area contains a private maintenance easement required by this Bylaw and no portion of the building projects into the required private maintenance easement.		C	N/C	N/A	N/I
(1.3) Window wells may project a maximum of 0.8m into any side setback area.			N/A			
(2) Window wells and portions of a building, other than eaves, must not project into a 3.0m setback required on a laneless parcel.			C	N/C	N/A	N/I
(3) Eaves may project a max. of 0.6m into any side setback area.		NW	0.65	0.05		
		SE	0.64	0.04		
(5) Landings, ramps other than wheelchair ramps and stairs may project in a side setback area provided:	(a) they provide access to the main floor or lower level of the building;		C	N/C	N/A	N/I
	(b) the area of a landing does not exceed 2.5m <sup>2</sup>		N/A			
	(c) the area of any portion of a landing that projects into the side setback area does not exceed 1.8m <sup>2</sup>		N/A			
	(d) they are not located in a 3.0m side setback area required on a laneless parcel; and		C	N/C	N/A	N/I
	(e) they are not located in a side setback area required to be clear of projections, unless pedestrian access from the front to the rear		C	N/C	N/A	N/I
(10) Central air conditioning equipment may project a maximum of 1.0m into a side setback area:			N/A			
(8) Any portion of a building that projects into a side setback area, other than eaves, landings, window wells, ramps and stairs, must not be located closer than 0.9m from the nearest front façade.			N/A			
(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 <i>(Does not apply to decks, eaves, porches, ramps, and stairs)</i>	PROVIDE LENGTH AND % VALUES		%	Length	%	Length
1st st		X 40% =				
2nd st	both sides	15.69	X 40% =	6.28	21.54	3.38
__st			X 40% =			
__st			X 40% =			
(2) The max. length of an individual projection into any setback area is 3.1m <i>(Includes Window Wells)</i>			1.86			-1.24

Page 6 540 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				NE		10.67		9.47	
338 Projections Into Rear Setback Area	(2) Awnings, balconies, bay windows, canopies, chimneys, decks, eaves, fireplaces, fire escapes, landings, porches, and ramps other than wheelchair ramps may project a max of 1.5m into any rear setback area.						N/A			
	(3) A private garage attached to a building may project without limits into a rear setback area provided it:	(a) does not exceed 4.6m in height, measured from the finished floor of the private garage;					N/A			
		(b) does not exceed 75.0m <sup>2</sup> in gross floor area for each Dwelling Unit located on the parcel.			Unit 1					
					Unit 2		N/A			
					Unit 3					
	(c) has no part that is located closer than 0.60m to the rear property line; and					N/A				
(d) has no eave closer than 0.6m to a side property line.					N/A					
(4) When an attached private garage has a balcony or deck, the balcony or deck must not be located within 6.0m of a rear property line or 1.2m of a side property line.				Rear Side		N/A				
335 Length of Portions of a Building in Setback Areas (Rear)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade <i>(Does not apply to decks, eaves, porches, ramps, and stairs)</i>				PROVIDE LENGTH AND % VALUES		%		Length	
	1st st			X 40% =	N/A					
	2nd st			X 40% =						
(2) The max. length of an individual projection into any setback area is 3.1m										
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.					N/A			
	(2.1) Unless otherwise referenced in subsection (3), a privacy wall located on a deck:	(a) must not exceed 2.0m in height when measured from the surface of the deck; and					N/A			
		(b) must not be located between the foremost front façade of the main residential building and the front property line.			C		N/C		N/A N/I	
	(3) A deck attached to a Semi-detached Dwelling, Rowhouse or Townhouse within 1.2m of a party wall must have a solid privacy wall that:	(a) is a min. of 2.0m in height;					N/A			
		(b) is a max. of 3.0m in height; and					N/A			
(c) extends the full depth of the deck.			C		N/C		N/A N/I			
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 <sup>2</sup>						N/A			
	(2.1) Unless otherwise referenced in this Part, a privacy wall located on a balcony:	(a) must not exceed 3.0m in height when measured from the surface of the balcony; and					N/A			
		(b) must not be located between the foremost front façade of the main residential building and front property line.			C		N/C		N/A N/I	
	(3) A balcony attached to a Contextual Semi-detached Dwelling, Semi-detached Dwelling, Rowhouse Building or Townhouse within 1.2m of a party wall must have a privacy wall that:	(a) is a min. of 2.0m in height;					N/A			
		(b) is a max. of 3.0m in height; and					N/A			
(c) extends the full depth of the balcony.			C		N/C		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.							Percentage (%)			
							Area (m <sup>2</sup> )			
	Area of Storey Below Balcony (m <sup>2</sup> )						N/A			
	(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: <i>Does not apply to Discretionary Uses.</i>	(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;		C	N/C	N/A	N/I	
		(b) may be located on a rear façade of a building where:	(i) it does not form part of the side façade unless the side façade is on the street side of a corner parcel;		C	N/C	N/A	N/I	
			(ii) a privacy wall is provided where the balcony is facing a side property line shared with a contextually adjacent building; and		C	N/C	N/A	N/I	
			(iii) the privacy wall is a minimum of 2.0m in height and a maximum of 3.0m in height; and		Minimum				
					Maximum		N/A		
(c) must not have a balcony on the rear façade with a height greater than 6.0m, when measured vertically at any point from grade to the platform of the balcony.					N/A				
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.					9.69		-1.31	
	(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		SE - C	C	N/C	N/A	N/I
			(ii) 7.0m from grade; measured at the shared property line; and		NW - N/C				
			(b) increases at a 45 degree angle to a max of 11.0m measured from grade.						
	(3) On a corner parcel, the max area of a horizontal cross section through a building at 9.5m above average grade must not be greater than 75.0% of the max area of a horizontal cross section through the building between average grade and 8.6m								
		Prim Bldg Cnrn 1	Prim Bldg Cnrn 2	Geo 9.5m Abve Avrge Grade	Percentage				
	Prim Bldg Cnrn 3	Prim Bldg Cnrn 4	Geo 8.6m Abve Avrge Grade						
	X 75% =			Area (m <sup>2</sup> )					
	Max. Area	Max. Area allowed at 9.5m		N/A					
(4) Where not located on a corner parcel, the maximum building height is 8.6m for any portion of a main residential building located between the rear property line and 60.0% parcel depth or the contextual building depth average, whichever is greater.				building depth is only 19.76	N/A				
	Height Required Beyond 21.25 m and Rear Property Line								
	17.81	15.48	30.43						
	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				> 4.2	#VALUE!			
	(1) Unless otherwise referenced in subsections (2) and (3) the maximum building depth is 65.0% of the parcel depth for a building containing a unit.				Percentage (%)				
					64.91%	-0.09%			
		Building Depth (m)							
	65%	30.44	=	19.76	-0.04				

	Parcel Depth	Max Bldg Depth					
<b>535 Building Depth and Separation</b>	(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: <i>Note: The Main Residential Building exempt from Building Depth must be WHOLLY contained within rear 60.0%; otherwise see subsection (1).</i>	(a) there is more than one main residential building on the parcel;		N/A			
		(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		<b>Number of Units within First 60.0% of Parcel Depth</b>			
				N/A			
		(c) where the minimum separation distance of the main residential buildings on the front portion of the parcel and the main residential buildings contained on the rear portion of the parcel is 6.5m		N/A			
(3) For a main residential building that is located on a corner parcel there is no maximum building depth where the minimum building setback from the side property line shared with another parcel is 3.0m for any portion of the building located between the rear property line and:	(a) 50.0 per cent parcel depth; or			<b>Side Setback Dimension (m)</b>			
							
	(b) the building depth of the main residential building on the adjoining parcel;			N/A			
	 whichever is closer to the rear property line. 3.0m Building Side Setback Required beyond  m and the rear property line				<b>Subsection (b) Applies</b>		
<b>529 Density</b>	The maximum density for parcels designated R-CG District is 75 units per hectare.		Units	3.00	0.00		
				U.P.H	58.80	-16.20	
<b>339.1 Porches</b> <i>(must meet all requirements to be exempt)</i>	In a Developed Area, a porch is exempt from parcel coverage where:	(a) the porch is located between the façade of the main residential building and:	(i) the front property line; or	C	N/C	N/A	N/I
			(ii) the side property line on the street side of a corner parcel;	C	N/C	N/A	N/I
		(b) the porch is unenclosed on a minimum of two sides, other than by a railing, balustrade, or privacy walls located on porches between attached units when the porch is at or exceeds the contextual front setback; and		C	N/C	N/A	N/I
		(c) there is no enclosed floor area or balcony located directly above the roof of the porch.		C	N/C	N/A	N/I
<b>534 Parcel Coverage</b>	(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 <sup>2</sup> 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 <sup>2</sup> 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			

	For all other uses, the maximum parcel coverage is 45.0%					Applies	Does Not Apply			
	Determine correct percentage of parcel coverage and input values below						%	%		
	55.0%	3 510.18 Parcel Area (m <sup>2</sup> )	Number of Units	minus	Required Stalls	280.60 Max. Coverage	51.89%	-3.11%		
	Parcel Coverage Totals						m <sup>2</sup>	m <sup>2</sup>		
	House	Proj. > 1.0m	Garage(s)	Other	Total					
	206.65		58.06		264.71		264.71	-15.89		
<b>Accessory Building</b>	If applicable please refer to Accessory Residential Building Form						See Attached	N/A	N/I	
<b>542 Landscaping Requirements</b>	(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 (%)			
							42.47%	12.47%		
							Area (m <sup>2</sup> )			
							95.07	27.92		
	223.85	Landscaped Area (m <sup>2</sup> )								
	(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 H2O 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
<b>542.2 Planting Requirements</b>	(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)				
			4	# Provided		60.00	0.00			
	(b) a coniferous tree has a minimum height of 2.0m				Height (m)					
			2	# Provided		2.00	0.00			
	(5) The requirement for the provision of 2.0 trees is met where:	(a) a deciduous tree has a minimum calliper of 85mm;				Calliper (mm)				
				# Provided		N/A				
	(b) a coniferous tree has a minimum height of 4.0m				Height (m)					
				# 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)			
					# Provided		N/A			
(2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0m <sup>2</sup> of parcel area.						# of Trees				
		5	Required Trees	510.18		6	1			
		14	Required Shrubs	Parcel Area (m <sup>2</sup> )		21	7			
(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; and					N/A				
	(c) 0.3m for all other planting areas.					N/A				
(8) The soil depths referenced in (7) must cover an area equal to the mature spread of the planting material.						Requires review by planner or technician		N/A	N/I	
(1) A driveway must not have direct access to a major street unless:	(a) there is no practical alternative method of vehicular access to the parcel; and					C	N/C	N/A	N/I	
	(b) a turning space is provided on the parcel to allow all vehicles exiting to face the major street.					C	N/C	N/A	N/I	

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	N/A			
		(b) contain a rectangular area measuring 6.0m in length and 3.0m in width.		C	N/C	N/A	N/I
	(3) A driveway connecting a lane to a private garage must be a min of 0.60m in length along the intended direction of travel for vehicles, measured from the property line shared with the lane to the door of a private garage.			0.60		0.00	
	(5) That portion of a driveway including a motor vehicle parking stall within 6.0m of a public sidewalk, or a curb on a street where there is no public sidewalk, must not exceed a width of:	(a) 6.0m where the parcel width is 9.0m or less; or		N/A			
		(b) 7.0m for parcel width > than 9.0m and < than 15.0m		N/A			
(6) In the developed area a driveway accessing a street must not be constructed, altered or replaced except where:	(a) located on a laneless parcel; (b) located on a laned parcel and 50.0% or more parcels on same block face have an existing driveway accessing a street; or (c) legally existing driveway not being relocated or widened.		Percentage (%)				
			Homes w/ Exst. Driveway				
			N/A				
	<div style="border: 1px solid black; width: 100px; height: 15px; margin: 0 auto;"></div> Number of Parcels along Block Face		Existing Driveway No Changes				
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.		<b>Community (select below)</b>				
			ROSEMONT				
	(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: <input type="text" value="0.50"/> Stall per Unit & Suite				
	<input type="text" value="6"/> Number of Units & Suites						
	Stalls Within a Private Garage <input type="text" value="3"/>			3		0	
	Stalls provided on Parking Pad <input type="text" value="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.				4	1	
	<input type="text" value="3"/> Number of Units & Suites						
342 Retaining Walls	(1) A retaining wall must be less than 1.2m in height when measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall.		C	N/C	N/A	N/I	
	(2) A min horizontal separation of 1.0m must be maintained between retaining walls on the same parcel.		C	N/C	N/A	N/I	
338.1 Patios	(1) Unless otherwise referenced in subsections (2) and (3), a privacy wall may be located on a patio, provided it does not exceed a height of 2.0m from the surface of the patio.		C	N/C	N/A	N/I	
	(2) A privacy wall located on a patio must not exceed 2.0m in height, when measured from grade and when the privacy wall is located within: (a) a side setback area; or (b) 6.0m of a rear property line.		C	N/C	N/A	N/I	
	(3) A privacy wall located on a patio must not exceed 1.2m in height when measured from grade when the privacy wall is located between the foremost front façade of the main residential building and the front property line.		C	N/C	N/A	N/I	
343 Fences	The height of a fence above grade at any point along a fence line must not exceed:	(a) 1.2 metres for any portion of a fence extending between the foremost front façade of the main residential building and the front property line;	C	N/C	N/A	N/I	
		(b) 2.0 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,							

<p>Recycling Organics</p>	<p>For developments of three or more units, garbage, recycling, and organics must be stored in a screened location approved by the Development Authority.</p>		<p>C</p>	<p>N/C</p>	<p>N/A</p>	<p>N/I</p>
<p>122 Standards for Motor Vehicle Parking Stalls</p>	<p>1) Unless otherwise specified, the minimum width and depth of motor vehicle parking stalls are illustrated in Table 2.  <i>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.</i></p>		<p>C</p>	<p>N/C</p>	<p>N/A</p>	<p>N/I</p>
	<p>(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.</p>		<p>C</p>	<p>N/C</p>	<p>N/A</p>	<p>N/I</p>
	<p>(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</p>	<p>Unit 1 &amp; 2 @ 2.98m Unit 3 @ 2.89m</p>	<p>C</p>	<p>N/C</p>	<p>N/A</p>	<p>N/I</p>
	<p>(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.</p>		<p>C</p>	<p>N/C</p>	<p>N/A</p>	<p>N/I</p>
	<p>(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.</p>		<p>C</p>	<p>N/C</p>	<p>N/A</p>	<p>N/I</p>

Accessory Residential Building

D.P. # 2026-01173

Rule	Requirements			Notes	Evaluation				
					Provided/Variance				
345 Accessory Residential Building	(1) The min. building setback for an Accessory Residential Building is::	(a) 1.2m from a side or rear property line shared with a street; or			N/A				
		(b) 0.6m from a side or rear property line in all other cases.		NW	7.40	6.80			
				NE	0.60	0.00			
	(2) The min. building setback for an Accessory Residential Building that does not share a side or rear property line with a street may be reduced to zero m when:	(a) the Accessory Residential Building is less than 10.0m <sup>2</sup>		NW to bike storage	C	N/C	N/A	N/I	
		(b) the wall of the Accessory Residential Building is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel; or		right elevation indicates material number 16, doesn't exist in the cladding schedule	C	N/C	N/A	N/I	
		(c) the owner of the adjacent parcel grants a 1.5m private maintenance easement that must:	(i) be registered against the title of the parcel proposed for development and the title of the adjacent parcel; and			C	N/C	N/A	N/I
			(ii) include a 0.60m eave and footing encroachment easement.			C	N/C	N/A	N/I
	(3) An Accessory Residential Building must not be located in the actual front setback area.				C	N/C	N/A	N/I	
	(4) A private garage on laneless parcel may be located in required 3.0m side setback, except along street side of a corner parcel.				C	N/C	N/A	N/I	
	(5) The min. distance between any façade of an Accessory Residential Building 10.0m <sup>2</sup> or more and a main residential building or a building containing a Secondary Suite is 1.0m				C	N/C	N/A	N/I	
	(6) The height of an Accessory Residential Building must not exceed:	(a) 4.6m, measured from the finished floor of the building;			3.95		-0.65		
		(b) 3.0m at any eaveline, when measured from the finished floor of the building; or			2.77		-0.23		
		(c) one storey,			C	N/C	N/A	N/I	
(c) one storey, which may include an attic space that:		(i) is accessed by a removable ladder;			C	N/C	N/A	N/I	
		(ii) does not have windows;			C	N/C	N/A	N/I	
	(iv) has a max. height of 1.5m from the attic floor to the underside of any rafter.			N/A					
346 Restrictions on Use of Accessory Residential Building	(1) The finished floor of an Accessory Residential Building, other than a private garage, must not exceed 0.6m above grade.				C	N/C	N/A	N/I	
	(2) An Accessory Residential Building must not be used as a Dwelling Unit, unless a Backyard Suite has been approved.				C	N/C	N/A	N/I	
	(3) An Accessory Residential Building must not have a balcony or rooftop deck.				C	N/C	N/A	N/I	
	(4) The area of a parcel covered by all Accessory Residential Buildings located on a parcel:	(a) must not exceed the less of:		(i) the building coverage of the main residential buildings; or		C	N/C	N/A	N/I
				(ii) 75.0m <sup>2</sup> for each Dwelling Unit located on the parcel; and		Unit 1			
					Unit 2				
					Unit 3				
					≥ Unit 4		58.06	-166.94	
			3	# of Units					

Page 21		Secondary Suite - R-CG		D.P. # 2026-01173					
Rule	Requirements			Evaluation					
				Notes		Provided/Variance			
<b>Note: Remember to check any applicable district rules</b>									
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 100.0m <sup>2</sup> :	(a) in the R-C1L, R-C1Ls, R-C1, R-C1s, R-C1N, R-1, R-1s and R-1N District; or				N/A			
		(b) when located on a parcel with a parcel width less than 13.0m.				N/A			
	(2.1) There is no maximum floor area for a Secondary Suite wholly located in a basement. Internal landings and stairways providing access to the basement may be located above grade.					Applies		N/A	N/I
295 Secondary Suite	(c) has a maximum floor area of 100.0 square metres, excluding any area covered by stairways and landings;					N/A			

<b>354 Accessory Suite - Density</b>	(2) 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
<b>Additional Notes</b>						

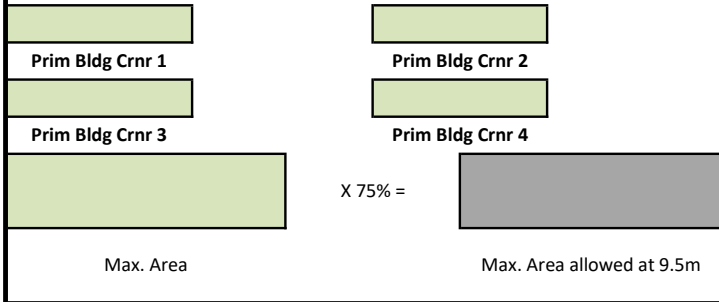


Part 4 A to Z Use and Use Rules			D.P. # 2026-01173			
Section / Use	Type	Requirements	Evaluation			
153.1 Backyard Suite	Compulsory	(iii) is located in a detached building located behind the front façade of the main residential building;	C	N/C	N/A	N/I
		(vi) Must not be located on the same parcel or 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



Setback from Side Property Line								
(6) For a corner parcel, the minimum building setback from a side property line shared with a street is 0.6m							N/A	
(7) The building setback from a side property line of 3.0m required in subsection 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.					Applies	N/A N/I	
(8) Unless otherwise referenced in subsection (9), on a laned parcel the minimum building setback from a side property line for a private garage attached to a main residential building is 0.6m							N/A	
(9) On a laned parcel, the minimum building setback for a private garage attached to a main residential building that does not share a side or rear property line with a street may be reduced to zero metres where the wall of the portion of the building that contains the private garage is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel.						Applies	N/A N/I	
<b>337 Projections Into Side Setback Area</b>	(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.	NW					0.57 -0.03	
		SE					0.56 -0.04	
	(1.2) Portions of a building less than 2.4m above grade may project a maximum of 0.6m,						N/A	
	(1.2) (b) for all other uses:	(i) when located on a corner parcel;					C N/C	N/A N/I
		(ii) where at least one side setback area is clear of all portions of the building measured from grade to a height of 2.4m; or					C N/C	N/A N/I
		(iii) where the side setback area contains a private maintenance easement required by this Bylaw and no portion of the building projects into the required private maintenance easement.					C N/C	N/A N/I
	(1.3) Window wells may project a maximum of 0.8m into any side setback area.						N/A	
	(2) Window wells and portions of a building, other than eaves, must not project into a 3.0m setback required on a laneless parcel.						C N/C N/A N/I	
	(3) Eaves may project a max. of 0.6m into any side setback area.		NW					0.45 -0.15
			SE					0.44 -0.16
(5) Landings, ramps other than wheelchair ramps and stairs may project in a side setback area provided:	(a) they provide access to the main floor or lower level of the building;					C N/C	N/A N/I	
	(b) the area of a landing does not exceed 2.5m <sup>2</sup>						N/A	
	(c) the area of any portion of a landing that projects into the side setback area does not exceed 1.8m <sup>2</sup>						N/A	
	(d) they are not located in a 3.0m side setback area required on a laneless parcel; and					C N/C	N/A N/I	
	(e) they are not located in a side setback area required to be clear of projections, unless pedestrian access from the front to the rear					C N/C	N/A N/I	
(10) Central air conditioning equipment may project a maximum of 1.0m into a side setback area:							N/A	
(8) Any portion of a building that projects into a side setback area, other than eaves, landings, window wells, ramps and stairs, must not be located closer than 0.9m from the nearest front façade.							N/A	
(9) Balconies and decks must not project into any side setback area;						C N/C	N/A N/I	
<b>335 Length of Portions of a Building in Setback Areas (Side)</b>	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade <i>(Does not apply to decks, eaves, porches, ramps, and stairs)</i>		PROVIDE LENGTH AND % VALUES			% Length	% Length	
	1st st		X 40% =					
	2nd st	both sides 15.69	X 40% =	6.28		21.54 3.38	-18.46 -2.90	
	__st		X 40% =					
	__st		X 40% =					
(2) The max. length of an individual projection into any setback area is 3.1m <i>(Includes Window Wells)</i>						1.86	-1.24	
<b>540 Building Setback from Rear Property</b>	(1) Unless otherwise referenced in subsection (2) the minimum building setback from a rear property line is 7.5m						N/A	
	(2) On a laned parcel, the minimum building setback from a rear property line is 7.5m						N/A	

Line Page 6	(2) On a laned or corner parcel, the minimum building setback from a rear property line is 1.2m	NE	10.67	9.47			
338 Projections Into Rear Setback Area	(2) Awnings, balconies, bay windows, canopies, chimneys, decks, eaves, fireplaces, fire escapes, landings, porches, and ramps other than wheelchair ramps may project a max of 1.5m into any rear setback area.		N/A				
	(3) A private garage attached to a building may project without limits into a rear setback area provided it:	(a) does not exceed 4.6m in height, measured from the finished floor of the private garage;		N/A			
		(b) does not exceed 75.0m <sup>2</sup> in gross floor area for each Dwelling Unit located on the parcel.	Unit 1 Unit 2 Unit 3 Unit 4	N/A			
		(c) has no part that is located closer than 0.60m to the rear property line; and		N/A			
		(d) has no eave closer than 0.6m to a side property line.		N/A			
	(4) When an attached private garage has a balcony or deck, the balcony or deck must not be located within 6.0m of a rear property line or 1.2m of a side property line.	Rear Side Side	N/A				
335 Length of Portions of a Building in Setback Areas (Rear)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade <i>(Does not apply to decks, eaves, porches, ramps, and stairs)</i>	PROVIDE LENGTH AND % VALUES	% Length	% Length			
	1st st		X 40% =				
	2nd st		X 40% =			N/A	
(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.		N/A			
	(2.1) Unless otherwise referenced in subsection (3), a privacy wall located on a deck:	(a) must not exceed 2.0m in height when measured from the surface of the deck; and		N/A			
		(b) must not be located between the foremost front façade of the main residential building and the front property line.	C	N/C	N/A	N/I	
	(3) A deck attached to a Semi-detached Dwelling, Rowhouse or Townhouse within 1.2m of a party wall must have a solid privacy wall that:	(a) is a min. of 2.0m in height;		N/A			
(b) is a max. of 3.0m in height; and			N/A				
(c) extends the full depth of the deck.		C	N/C	N/A	N/I		
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 <sup>2</sup>			N/A			
	(2.1) Unless otherwise referenced in this Part, a privacy wall located on a balcony:	(a) must not exceed 3.0m in height when measured from the surface of the balcony; and		N/A			
		(b) must not be located between the foremost front façade of the main residential building and front property line.	C	N/C	N/A	N/I	
	(3) A balcony attached to a Contextual Semi-detached Dwelling, Semi-detached Dwelling, Rowhouse Building or Townhouse within 1.2m of a party wall must have a privacy wall that:	(a) is a min. of 2.0m in height;		N/A			
(b) is a max. of 3.0m in height; and			N/A				
(c) extends the full depth of the balcony.		C	N/C	N/A	N/I		
544 Balconies	(1) Where a balcony is located on the roof of the first or second storey of a main residential building and does not overhang any façade of the storey below, the balcony may have a maximum floor area that equals 50.0 per cent of the horizontal cross section of the storey below.		Percentage (%)				
			Area (m <sup>2</sup> )				
		Area of Storey Below Balcony (m <sup>2</sup> )		N/A			
	(2) A balcony attached to a Contextual Single Detached Dwelling, Contextual Semi-	(a) may be located on a side façade of a building:	(i) where it forms part of the front façade and is not recessed back more than 4.5m from the front façade; or		N/A		
(ii) where it is on the street side of a corner parcel;			C	N/C	N/A	N/I	
	(i) it does not form part of the side façade unless the side façade is on the street	C	N/C	N/A	N/I		

	detached Dwelling, or Rowhouse Building that is a permitted use:  <i>Does not apply to Discretionary Uses.</i>	(b) may be located on a rear façade of a building where:	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  N/A	N/C  N/A	N/A  N/A	N/I  N/I
<b>543 Amenity Space</b>	(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.  (2) Amenity space may be provided as common amenity space, private amenity space or a combination of both.			F/M Discretion  Applies	N/A  N/A	N/A  N/A	N/I  N/I	N/I  N/I
<b>533 At Grade Orientation of Units</b>	(1) All units must provide individual, separate, direct access to grade.  (2) Units with an exterior wall facing a street must provide:	(a) an entrance that is visible from the street; and  (b) sidewalks that provide direct exterior access to the unit.		C  C  C	N/C  N/C  N/C	N/A  N/A  N/A	N/I  N/I  N/I	N/I  N/I  N/I
<b>541 Building Height</b>	(1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum building height is 11.0m measured from grade.  (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.			9.69  C  C	-1.31  N/C  N/C	N/A  N/A  N/A	N/I  N/I  N/I	N/I  N/I  N/I
(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				Geo 9.5m Above Avrge Grade  Geo 8.6m Above Avrge Grade	Percentage  Area (m²)  N/A			
(4) Where not located on a corner parcel, the maximum building height is 8.6m for any portion of a main residential building located between the rear property line and 60.0% parcel depth or the contextual building depth average, whichever is greater.			building depth is only 19.76	N/A	N/A			
<b>Height Required Beyond 21.25 m and Rear Property Line</b>			17.81      15.48      30.43	C.A.B. #1      C.A.B. #2      Parcel Depth	N/A			
<b>349 Roof Equipment Projection</b>	(2) Mechanical equipment may project a maximum of 0.3m from the surface of a roof on a building.			N/A	N/A	N/A		
<b>532 Façade Width</b>	The minimum width of a street facing façade of a unit is 4.2m			> 4.2	#VALUE!	#VALUE!		
<b>541 Building Height</b>	(1) Unless otherwise referenced in subsections (2) and (3) the maximum building depth is 65.0% of the parcel depth for a building containing a unit.  65% x 30.44 Parcel Depth = 19.80 Max Bldg Depth			Percentage (%)  64.91%  Building Depth (m)  19.76	-0.09%  -0.04	-0.09%  -0.04		
(2) On a laned parcel, there is no			(a) there is more than one main residential building on the parcel;  (b) 50.0% or more of the units on the parcel are contained in main residential buildings located within the first 60.0% of the parcel depth; and  Parcel Depth (m) 40% / 60.0% Parcel Depth (m)	N/A  Number of Units within First 60.0% of Parcel Depth  N/A	N/A			

<p>Page 8</p> <p><b>535 Building Depth and Separation</b></p>	<p>maximum building depth for a main residential building wholly contained to the rear of 40.0% parcel depth where:</p> <p><i>Note: The Main Residential Building exempt from Building Depth must be WHOLLY contained within rear 60.0%; otherwise see subsection (1).</i></p>	<table border="1"> <tr> <td style="background-color: #d9ead3;"> </td> <td><b>Total Number of Units</b></td> </tr> <tr> <td style="background-color: #d9ead3;"> </td> <td><b>Required Number of Units in Front 60.0%</b></td> </tr> </table> <p>(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</p>		<b>Total Number of Units</b>		<b>Required Number of Units in Front 60.0%</b>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>																																
	<b>Total Number of Units</b>																																								
	<b>Required Number of Units in Front 60.0%</b>																																								
<p><b>529 Density</b></p>	<p>The maximum density for parcels designated R-CG District is 75 units per hectare.</p>	<table border="1"> <tr> <td>75</td> <td>510.18</td> <td>(m<sup>2</sup>)</td> <td>3.00</td> <td>Units</td> </tr> <tr> <td></td> <td>0.0510180</td> <td>(ha)</td> <td></td> <td>U.P.H</td> </tr> </table>	75	510.18	(m <sup>2</sup> )	3.00	Units		0.0510180	(ha)		U.P.H	<p>3.00</p> <p>58.80</p>	<p>0.00</p> <p>-16.20</p>	<p>Subsection (b) Applies</p>																										
75	510.18	(m <sup>2</sup> )	3.00	Units																																					
	0.0510180	(ha)		U.P.H																																					
<p><b>339.1 Porches</b> <i>(must meet all requirements to be exempt)</i></p>	<p>In a Developed Area, a porch is exempt from parcel coverage where:</p>	<p>(a) the porch is located between the façade of the main residential building and:</p> <p>(i) the front property line; or</p> <p>(ii) the side property line on the street side of a corner parcel;</p> <p>(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</p> <p>(c) there is no enclosed floor area or balcony located directly above the roof of the porch.</p>	<p>C</p> <p>C</p> <p>C</p> <p>C</p>	<p>N/C</p> <p>N/C</p> <p>N/C</p> <p>N/C</p>	<p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p>																																				
<p><b>534 Parcel Coverage</b></p>	<p>(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:</p> <p>(3) The maximum parcel coverage referenced in subsections (1) and (2), must be reduced by:</p> <p>(4) For all other uses, the maximum parcel coverage is 45.0%</p>	<p>(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;</p> <p>(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;</p> <p>(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</p> <p>(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.</p> <p>(a) 21.0m<sup>2</sup> where one motor vehicle parking stall is required on a parcel that is not located in a private garage; and</p> <p>(b) 19.0m<sup>2</sup> 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.</p>	<p>Applies</p> <p>Applies</p> <p>Applies</p> <p>Applies</p> <p>Applies</p> <p>Applies</p> <p>Applies</p>	<p>Does Not Apply</p> <p>Does Not Apply</p> <p>Does Not Apply</p> <p>Does Not Apply</p> <p>Does Not Apply</p> <p>Does Not Apply</p> <p>Does Not Apply</p>	<table border="1"> <tr> <td colspan="2">Determine correct percentage of parcel coverage and input values below</td> <td>%</td> <td>%</td> </tr> <tr> <td>55.0%</td> <td>3 Number of Units</td> <td></td> <td></td> </tr> <tr> <td></td> <td>510.18 Parcel Area (m<sup>2</sup>)</td> <td>minus</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td>280.60 Max. Coverage</td> </tr> <tr> <td colspan="2">Parcel Coverage Totals</td> <td>m<sup>2</sup></td> <td>m<sup>2</sup></td> </tr> <tr> <td>House</td> <td>Proj. &gt; 1.0m</td> <td>Garage(s)</td> <td>Other</td> </tr> <tr> <td>206.65</td> <td></td> <td>59.11</td> <td></td> </tr> <tr> <td colspan="2"></td> <td>265.76</td> <td></td> </tr> <tr> <td colspan="2"></td> <td>265.76</td> <td>-14.84</td> </tr> </table>	Determine correct percentage of parcel coverage and input values below		%	%	55.0%	3 Number of Units				510.18 Parcel Area (m <sup>2</sup> )	minus					280.60 Max. Coverage	Parcel Coverage Totals		m <sup>2</sup>	m <sup>2</sup>	House	Proj. > 1.0m	Garage(s)	Other	206.65		59.11				265.76				265.76	-14.84
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206.65		59.11																																							
		265.76																																							
		265.76	-14.84																																						
<p><b>Accessory</b></p>	<p>If applicable please refer to Accessory Residential Building Form</p>	<p> </p>	<p>See Attached</p>	<p>N/A</p>	<p>N/I</p>																																				

Build Page 9		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 (%)				
				36.87%		6.87%		
				Area (m <sup>2</sup> )				
				82.55		15.38		
	(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 H2O 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)				
		<input type="text" value="4"/> # Provided		60.00		0.00		
	(b) a coniferous tree has a minimum height of 2.0m		Height (m)					
		<input type="text" value="2"/> # Provided		2.00		0.00		
	(5) The requirement for the provision of 2.0 trees is met where:	(a) a deciduous tree has a minimum calliper of 85mm;		Calliper (mm)				
		<input type="text" value=""/> # Provided		N/A				
	(b) a coniferous tree has a minimum height of 4.0m		Height (m)					
		<input type="text" value=""/> # 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)				
	<input type="text" value=""/> # Provided			N/A				
	(2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0m <sup>2</sup> of parcel area.			# of Trees				
				6		1		
			# of Shrubs					
			31		17			
(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; and		N/A					
	(c) 0.3m for all other planting areas.		N/A					
(8) The soil depths referenced in (7) must cover an area equal to the mature spread of the planting material.			Requires review by planner or technician		N/A	N/I		
341 Driveways	(1) A driveway must not have direct access to a major street unless:	(a) there is no practical alternative method of vehicular access to the parcel; and		C	N/C	N/A	N/I	
		(b) a turning space is provided on the parcel to allow all vehicles exiting to face the major street.		C	N/C	N/A	N/I	
	(2) A driveway connecting a street to a private garage must:	(a) be a min of 6.0m in length along the intended direction of travel for vehicles measured from:	(i) the back of the public sidewalk to the door of the private garage; or		N/A			
			(ii) a curb where there is no public sidewalk to the door of a private garage, and		N/A			
		(b) contain a rectangular area measuring 6.0m in length and 3.0m in width.		C	N/C	N/A	N/I	
(3) A driveway connecting a lane to a private garage must be a min of 0.60m in length along the intended direction of travel for vehicles, measured from the property line shared with the lane to the door of a private garage.			0.60		0.00			
(5) That portion of a driveway including a		(a) 6.0m where the parcel width is 9.0m		N/A				

	<p>(c) 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:</p>	<p>or less; or (b) 7.0m for parcel width &gt; than 9.0m and &lt; than 15.0m</p>			
	<p>(6) In the developed area a driveway accessing a street must not be constructed, altered or replaced except where:</p>	<p>(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.</p>		<p>Percentage (%)</p>	
		<p>Number of Parcels along Block Face</p>		<p>Homes w/ Exst. Driveway</p>	<p>N/A</p>
				<p>Existing Driveway No Changes</p>	
<p><b>546 Motor Vehicle Parking Stalls</b></p>	<p>(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.</p>		<p><b>Community (select below)</b></p>	<p>ROSEMONT</p>	
	<p>(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.</p>		<p>Parking Rate: <b>0.50</b> Stall per Unit &amp; Suite</p>		
	<p><b>6</b> Number of Units &amp; Suites</p>	<p><b>3</b> Stalls Within a Private Garage</p>		<p><b>3</b></p>	<p><b>0</b></p>
		<p><b>0</b> Stalls provided on Parking Pad</p>			
<p><b>546.2 Bicycle Parking Stalls</b></p>	<p>(2) Notwithstanding subsection (1), there is no requirement for a bicycle parking stall – class 1 for parcels with two or less Dwelling Units.</p>			<p>Applies</p>	<p>N/A N/I</p>
	<p>(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.</p>			<p><b>4</b></p>	<p><b>1</b></p>
	<p><b>3</b> Number of Units &amp; Suites</p>				
<p><b>342 Retaining Walls</b></p>	<p>(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.</p>			<p>C</p>	<p>N/C N/A N/I</p>
	<p>(2) A min horizontal separation of 1.0m must be maintained between retaining walls on the same parcel.</p>			<p>C</p>	<p>N/C N/A N/I</p>
<p><b>338.1 Patios</b></p>	<p>(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.</p>			<p>C</p>	<p>N/C N/A N/I</p>
	<p>(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.</p>			<p>C</p>	<p>N/C N/A N/I</p>
	<p>(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.</p>			<p>C</p>	<p>N/C N/A N/I</p>
<p><b>343 Fences</b></p>	<p>The height of a fence above grade at any point along a fence line must not exceed:</p>	<p>(a) 1.2 metres for any portion of a fence extending between the foremost front façade of the main residential building and the front property line;</p>		<p>C</p>	<p>N/C N/A N/I</p>
<p><i>Note: Only apply fence rules to proposed fences</i></p>		<p>(b) 2.0 metres in all other cases; and</p>		<p>C</p>	<p>N/C N/A N/I</p>
		<p>(c) 2.5 metres at the highest point of a gate that is not more than 2.5 metres in length.</p>		<p>C</p>	<p>N/C N/A N/I</p>
<p><b>348 Visibility Setback</b></p>	<p>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.</p>			<p>C</p>	<p>N/C N/A N/I</p>
<p><b>546.3 Waste, Recycling and Organics</b></p>	<p>For developments of three or more units, garbage, recycling, and organics must be stored in a screened location approved by the Development Authority.</p>			<p>C</p>	<p>N/C N/A N/I</p>
<p><b>546.4 Motor Vehicle Parking Stalls</b></p>	<p>1) Unless otherwise specified, the minimum width and depth of motor vehicle parking stalls are illustrated in Table 2.</p>			<p>C</p>	<p>N/C N/A N/I</p>
	<p><i>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.</i></p>				
	<p>(3) The minimum depth of a motor vehicle parking stall is 5.9m where it is required for:</p>	<p>(a) a Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling or Single Detached Dwelling</p>		<p>C</p>	<p>N/C N/A N/I</p>
		<p>(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.</p>			
	<p>(4) The minimum width of a motor vehicle parking stall required for a Dwelling Unit is:</p>	<p>(a) 3.0m where both sides of a stall abut a physical barrier;</p>		<p>C</p>	<p>N/C N/A N/I</p>

<p>Page 1 122 Standards for Motor Vehicle Parking Stalls</p>	<p>(b) 2.85m where one side of a stall abuts a physical barrier; and (c) 2.5m in all other</p>		C	N/C	N/A	N/I
	<p>(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.</p>		C	N/C	N/A	N/I
	<p>(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.</p>		C	N/C	N/A	N/I

Accessory Residential Building

D.P. # 2026-01173

Rule	Requirements			Notes	Evaluation					
					Provided/Variance					
345 Accessory Residential Building	(1) The min. building setback for an Accessory Residential Building is::	(a) 1.2m from a side or rear property line shared with a street; or			N/A					
		(b) 0.6m from a side or rear property line in all other cases.		NW	7.40	6.80				
					NE	0.60	0.00			
	(2) The min. building setback for an Accessory Residential Building that does not share a side or rear property line with a street may be reduced to zero m when:	(a) the Accessory Residential Building is less than 10.0m <sup>2</sup>		NW to bike storage	C	N/C	N/A	N/I		
		(b) the wall of the Accessory Residential Building is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel; or		Stucco	C	N/C	N/A	N/I		
	(c) the owner of the adjacent parcel grants a 1.5m private maintenance easement that must:	(i) be registered against the title of the parcel proposed for development and the title of the adjacent parcel; and			C	N/C	N/A	N/I		
		(ii) include a 0.60m eave and footing encroachment easement.			C	N/C	N/A	N/I		
	(3) An Accessory Residential Building must not be located in the actual front setback area.				C	N/C	N/A	N/I		
	(4) A private garage on laneless parcel may be located in required 3.0m side setback, except along street side of a corner parcel.				C	N/C	N/A	N/I		
	(5) The min. distance between any façade of an Accessory Residential Building 10.0m <sup>2</sup> or more and a main residential building or a building containing a Secondary Suite is 1.0m				C	N/C	N/A	N/I		
	(6) The height of an Accessory Residential Building must not exceed:	(a) 4.6m, measured from the finished floor of the building;			3.95		-0.65			
		(b) 3.0m at any eaveline, when measured from the finished floor of the building; or			2.77		-0.23			
(c) one storey,			C	N/C	N/A	N/I				
(c) one storey, which may include an attic space that:		(i) is accessed by a removable ladder;			C	N/C	N/A	N/I		
	(ii) does not have windows;			C	N/C	N/A	N/I			
	(iv) has a max. height of 1.5m from the attic floor to the underside of any rafter.			N/A						
346 Restrictions on Use of Accessory Residential Building	(1) The finished floor of an Accessory Residential Building, other than a private garage, must not exceed 0.6m above grade.				C	N/C	N/A	N/I		
	(2) An Accessory Residential Building must not be used as a Dwelling Unit, unless a Backyard Suite has been approved.				C	N/C	N/A	N/I		
	(3) An Accessory Residential Building must not have a balcony or rooftop deck.				C	N/C	N/A	N/I		
	(4) The area of a parcel covered by all Accessory Residential Buildings located on a parcel:	(a) must not exceed the less of:		(i) the building coverage of the main residential buildings; or		C	N/C	N/A	N/I	
				(ii) 75.0m <sup>2</sup> for each Dwelling Unit located on the parcel; and	Unit 1					
				Unit 2						
				Unit 3						
				≥ Unit 4	59.11	-165.89				
		3	# of Units							

Page 21		Secondary Suite - R-CG		D.P. # 2026-01173					
Rule	Requirements			Evaluation					
				Notes		Provided/Variance			
<b>Note: Remember to check any applicable district rules</b>									
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 100.0m <sup>2</sup> :	(a) in the R-C1L, R-C1Ls, R-C1, R-C1s, R-C1N, R-1, R-1s and R-1N District; or				N/A			
		(b) when located on a parcel with a parcel width less than 13.0m.				N/A			
	(2.1) There is no maximum floor area for a Secondary Suite wholly located in a basement. Internal landings and stairways providing access to the basement may be located above grade.					Applies		N/A	N/I
295 Secondary Suite	(c) has a maximum floor area of 100.0 square metres, excluding any area covered by stairways and landings;					N/A			

<b>354 Accessory Suite - Density</b>	(2) 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
<b>Additional Notes</b>						

FILE: DP 2026-01173

DATE RECEIVED: March 4, 2026

<b>Bylaw Discrepancies</b>		
<b>Regulation</b>	<b>Standard</b>	<b>Provided</b>
337 Projections Into Side Setback Area	(3) Eaves may project a max. of 0.6m into any side setback area.	Plans indicate the eave as projecting 0.65m (+0.05m) into the NW side setback.
541 Building Height	(2) Where a building setback is required from a property line shared with another parcel designated with a low density residential district, the M-CG District or H-GO District, the max building height: (a) is the greater of: (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.	Plans indicate the building on the NW side as being located within the height chamfer.
122 Standards for Motor Vehicle Parking Stalls	(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	Plans indicate Unit 1 & 2 stalls as being 2.98m (-0.02m) and Unit 3 as being 2.89m (-0.11m).
345 Accessory Residential Building	(2) The min. building setback for an Accessory Residential Building that does not share a side or rear property line with a street may be reduced to zero m when: (b) the wall of the Accessory Residential Building is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel;	The garage exterior material on the right elevation is labelled as number 16. This number does not exist on the cladding schedule.

FILE: DP 2026-01173

DATE RECEIVED: May 1, 2026

<b>Bylaw Discrepancies</b>		
<b>Regulation</b>	<b>Standard</b>	<b>Provided</b>
None noted		



**Re: DP2026-01173 COMPLETENESS REVIEW - 74 CHELSEA ST 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](http://www.calgary.ca/dpprocess).

Please track your application, using your Job Access Code (JAC) DP2026-01173-10742, at [www.calgary.ca/vista](http://www.calgary.ca/vista).

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

Regards,

CALLEN STRANG  
Planner 2  
[Callen.Strang@calgary.ca](mailto:Callen.Strang@calgary.ca)  
403-808-6189  
[www.calgary.ca/PDMap](http://www.calgary.ca/PDMap)



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

2026-04-01

**File No: DP2026-01173**

**Location: 74 CHELSEA ST NW**

ENMAX Power Corporation (EPC) has reviewed the above permit application dated 2026-03-11 and based on the information provided and as of the above noted date the proposed development does not conflict with ENMAX facilities in respect of the requirements set forth in 10-002 Overhead System (Table 7) and 12-002 Underground Systems of the Alberta Electrical Utility Code (AEUC) under the *Safety Codes Act* (Alberta). This non-conflict letter does not reduce or limit responsibility to comply with all laws and regulations regarding utility facilities and all requirements under the *Alberta Occupational Health & Safety Act* (OHS) (including any code or regulations thereunder)(OHS) and the applicant shall observe all such laws and regulations when commencing any work related to the permit application. If a situation arises where there is a discrepancy between ENMAX required setbacks and the AEUC or the OHS, the stricter set of requirements shall govern. Please refer to ENMAX Ground Disturbance Guidelines while working near ENMAX Facilities.

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

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

If you require any additional information regarding this Development Permit, please contact the Project Administrator at [EPC\\_Permits@enmax.com](mailto:EPC_Permits@enmax.com). **For new services inquiries, please contact ENMAX GetConnected at [GetConnected@enmax.com](mailto:GetConnected@enmax.com).**

Sincerely,

Rodel Santiago P.Eng  
 Distribution Engineering

QR Code for ENMAX Ground  
 Disturbance Guidelines



**SDAB2026-0098**

## Comment Summary



Permit #: DP2026-01173  
Address: 74 CHELSEA ST NW  
Job Description: New: Townhouse (1 building), Secondary Suite (3 suites), Accessory Residential Building (garage)

---

Name: Clayton MacNeill  
Phone: [REDACTED]  
[REDACTED]  
Address: 69 Chelsea ST NW  
Overall: In opposition of this application

Created Date: March 16, 2026  
[REDACTED]  
Number: 658037968

### Area of Concern

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

### General Comment

Right now the traffic and parking on Chelsea ST is already too busy, adding higher density housing will not help. The PDF plans are not available to see.

### Attachments

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Name: Tracey Wildman  
Phone: [REDACTED]  
[REDACTED]  
Address: 88 Chelsea Street, NW Calgary  
Overall: In opposition of this application

Created Date: March 18, 2026  
[REDACTED]  
Number: 658444240

### 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  
Other

### General Comment

A townhouse with 3 suites is NOT welcome in our neighborhood. I bought a house in this neighborhood because it is not a high density community. Parking on the street is already compromised due to the strip mall. I want single family homes, not town houses with 3 suites. There are already a few apartments further up Chelsea Street, we do NOT want more. We do not want a bigger building with less green space, more people at 74 Chelsea Street, this will damage my property value. This will damage our nice old neighborhood. this will bring too many people to the space. You are not welcome here.

### Attachments

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Name: Orest Iwanylo Created Date: March 20, 2026  
Phone: [REDACTED] [REDACTED]  
[REDACTED] [REDACTED] Number: 659250337  
Address: 79, Chelsea Street NW  
Overall: In opposition of this application

**Area of Concern**

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

**General Comment**

I live across the street and currently have many cars parking in front of my house, from people going to the mall down the street, presuming the parking in the mall is insufficient.  
Having four suites (families) replacing a single bungalow, will certainly congest our parking situation even further.  
I am against this development until I learn of plans to address the lack of parking on our street.

**Attachments**

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Name: Jean Blackstock Created Date: March 24, 2026  
Phone: [REDACTED] [REDACTED]  
[REDACTED] [REDACTED] Number: 659948791  
Address: 35 Rosery Drive NW  
Overall: In opposition of this application

**Area of Concern**

Other

**General Comment**

This lot has a Restrictive Covenant on Title. I am writing as a member of the Rosemont Restrictive Covenant Committee and the Historical Restrictive Covenant number is 6037HK. We are interested in upholding this Restrictive Covenant in our Neighbourhood.

**Attachments**

---

Name: Toby Lotecki Created Date: March 25, 2026  
Phone: [REDACTED] Circulation Referee: N  
Email: [REDACTED] Number: 660236427  
Address: 75 Rosewood Road NW  
Overall: In opposition of this application

**Area of Concern**

Other

**General Comment**

There is a Restrictive Covenant on the title of 74 Chelsea Street and I object to any development project such as this.

**Attachments**

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Name:	Carla Nixon	Created Date:	March 25, 2026
Phone:	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	Number:	660239948
Address:	71 Rosewood Road NW		
Overall:	In opposition of this application		

**Area of Concern**

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

**General Comment**

I am a community resident and I know that there is a restrictive covenant on this block, and I am in opposition to this development. I moved into this area based on the demographics and the type of neighbourhood, primarily single family. I paid a premium to be in a single-family neighbourhood such as this. Buildings of this type will dilute the value of my property and change the quiet family neighborhood that I cherish. Parking and utilities (ie: water and sewer) will burden this area. No thank you!

**Attachments**

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Name:	Peter Henderson	Created Date:	March 25, 2026
Phone:	7 [REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	Number:	660244879
Address:	6 Roseview Dr NW		
Overall:	In opposition of this application		

**Area of Concern**

- Parking or loading zones
- Privacy considerations
- Other

**General Comment**

This development violates restrictive covenants in the neighborhood.

**Attachments**

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Name:	Elizabeth Walker	Created Date:	March 25, 2026
Phone:	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	Number:	660250424

Address: 56 Rosewood Rd NW  
Overall: In opposition of this application

**Area of Concern**

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

**General Comment**

We are opposed to this development as the property has an existing covenant that states only a single family home and a garage can be built on the property. The street is already busy with traffic and limited parking for residents. The infrastructure of water/sewage is dated and I am concerned about the impact a build this size would have.

**Attachments**

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Name:	Steve Adam	Created Date:	March 25, 2026
Phone:		Circulation Referee:	N
Email:	[REDACTED]	Number:	660256885
Address:	34 Rosevale Drive NW		
Overall:	In opposition of this application		

**Area of Concern**

Other

**General Comment**

I am opposed to this multi-plex development in Rosemont. This lot (among others in the area) has a Restrictive Covenant on the title that legally limits development to one single family dwelling per lot. I am not in support of densification in our neighborhood and its impact on our community and properties.

**Attachments**

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Name:	Emily Wyatt	Created Date:	March 25, 2026
Phone:	[REDACTED]		[REDACTED]
	[REDACTED]	Number:	660257099
Address:	27 Rosewood Rd NW		
Overall:	In opposition of this application		

**Area of Concern**

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

**General Comment**

Rosemont falls under a restrictive covenant. Legally, there should only be one dwelling per lot. This proposal will have 6 units in one property. The community of Rosemont is not supportive of these types of increases in our density.

**Attachments**

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Name:	Andrew Platten	Created Date:	March 26, 2026
Phone:	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	Number:	660288661
Address:	11 Rosevale 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
- Environmental preservation
- Privacy considerations
- Garbage and recycling facility locations
- Site layout

**General Comment**

This proposed development is not in keeping with the current character of our neighborhood, not to mention will cause parking concerns in a neighborhood that is already lined with parked cars on the street.

This home clearly has a restrictive covenant on it, the entire purpose of this covenant is to STOP developments such as this.

I am vehemently opposed to this development in Rosevale. The northwest of Calgary has been overrun with these 6 plexes. We do not need one in Rosevale.

**Attachments**

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Name:	Jan de Wolde	Created Date:	March 26, 2026
Phone:	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	Number:	660289920
Address:	11 Roselake 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
- Privacy considerations
- Garbage and recycling facility locations
- Site layout
- Other

**General Comment**

I oppose this development. Please see the attached for comments and concerns.

**Attachments**

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2026-01173 74 Chelsea ST NW.docx

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Name: Michael McHale Created Date: March 26, 2026  
 Phone: [REDACTED] [REDACTED]  
 [REDACTED] [REDACTED] Number: 660302727  
 Address: 76 Rosewood Rd NW  
 Overall: In opposition of this application

**Area of Concern**

Other

**General Comment**

The development currently proposed at 74 Chelsea Street NW, consisting of a 3-plex with 3 legal secondary suites. While this application concerns a single property, raises broader concerns about precedent-setting development across Rosemont.

Properties north of Rosehill Drive, including those on Chelsea Street, are subject to Restrictive Covenants registered on title, which legally limit development to a single-family dwelling per lot. If applicable and enforceable, these covenants provide a clear legal basis to restrict higher-density development on affected parcels.

I'm concerned that approving or allowing this development to proceed without challenge will weaken the practical enforcement of existing Restrictive Covenants across the neighbourhood and could encourage similar developments under current R-CG zoning provisions.

The restrictive covenant on 74 Chelsea Street NW should be enforced.

Thank You  
Mike McHale  
4039987579

**Attachments**

---

Name: Pam Kempthorne Created Date: March 26, 2026  
 Phone: [REDACTED] [REDACTED]  
 [REDACTED] [REDACTED] Number: 660302731  
 Address: 72 Rosevale Dr NW  
 Overall: In opposition of this application

**Area of Concern**

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

**General Comment**

I object to this development plan for a multi-unit building as it exceeds the single family dwelling limit included in the restrictive covenant registered on the title of this property. This development plan should not be approved.

**Attachments**


---

Name: Robert Kempthorne Created Date: March 26, 2026  
 Phone: [REDACTED] [REDACTED]  
 [REDACTED] [REDACTED] Number: 660314635  
 Address: 72 rosevale drive nw  
 Overall: In opposition of this application

**Area of Concern**

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

**General Comment**

This development is in a community with an extensive historical Restrictive Covenant on title. The proposed development of 3 units and 3 suites on one site is in direct conflict with the one single family legal requirement on this property, and the character of the community. It must not be approved.  
 The City of Calgary is about to review the terrible zoning permits that were allowed for the last several years. The City needs to make major changes to the current process. The approval of any development permit on this site must wait until the City review is complete.

**Attachments**


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Name: Tim Houle Created Date: March 26, 2026  
 Phone: [REDACTED] [REDACTED]  
 [REDACTED] [REDACTED] Number: 660335665  
 Address: 71 Rosewood Rd NW  
 Overall: In opposition of this application

**Area of Concern**

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

**General Comment**

Firstly I understand that there is a restrictive covenant in this area that should be honoured. Formally zoned R1 areas (and specifically this one) should not be sites for multifamily as proposed. There are many options and areas that lend themselves to multifamily structures that can handle the parking, congestion and sewer infrastructure. The infrastructure in this area is close to 70 years old and was never designed for this kind of density on one lot.  
 We paid a premium to be in an area with yards and single family and that should be honoured as well.

**Attachments**


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Name: Tricia Reinson Created Date: March 26, 2026

Phone: [redacted]  
[redacted]  
Address: 34 Rosevale Dr NW  
Overall: In opposition of this application

[redacted]  
Number: 660381753

**Area of Concern**

Other

**General Comment**

Properties north of Rosehill Drive, including those on Chelsea Street have a Restrictive Covenant on title. This particular Restricted Covenant limits development to one single family dwelling per lot. A multi-plex development is not permitted in this neighbourhood.

**Attachments**

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Name: Royd Tveter  
Phone: [redacted]  
[redacted]  
Address: 128 Rosery Drive NW  
Overall: In opposition of this application

Created Date: March 26, 2026  
[redacted]  
Number: 660467070

**Area of Concern**

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

**General Comment**

I have heard from our community that this property has a restricted covenant on it, limiting it to a single family dwelling. The proposed 3 plex plus 3 secondary development is completely out of character with our neighbourhood, and would set a precedent that would do permanent damage to the community. The residents in this community have worked hard keep the neighbourhood green and attractive and pay plenty of taxes to live in it. When this blanket rezoning was brought in, it was stated that the character of the neighbourhoods would be considered. This does not seem to be happening.

**Attachments**

---

Name: Dale Boehm  
Phone: [redacted]  
[redacted]  
Address: 181 Rosery Drive NW  
Overall: In opposition of this application

Created Date: March 26, 2026  
[redacted]  
Number: 660483842

**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

**General Comment**

1. There is no longer a housing or affordability crisis.

∫ Calgary∫s rental vacancy rate rose from 1.4% in 2023 to between 5∫5.8% by the end of 2025∫74% higher than the national average.

∫ Vacancies now exceed demand by almost 6%, contributing to improved affordability. Average rents dropped from ~\$1,721 to ~\$1,450 (a 16% decrease).

∫ January 2026 housing data shows 2,785 new listings vs. 1,234 sales, with 4,391 active listings. New listings outpace sales by 225%; prices have dropped ~4.7%.

∫ Most homes built in 2025 were already in the mid∫market price range. Declining rents and home values show affordability has improved.

2. Blanket rezoning is inappropriate for established low∫density areas.

Former single∫family zones now permit buildings over 30 ft tall, including infills, duplexes, 3-4-6∫plexes and even 8 & 12 plexes beside bungalows. Note: This application is for 3 dwellings +3 secondary suites which equals a 6plex -Lets stop playing with words/games] This significantly impacts property values, sunlight access, and on∫street parking. Example: A single∫home lot becoming a 4∫plex can quadruple vehicles competing for limited curb space. Parking enforcement delays (up to 7+ weeks) worsen the issue.

3. Infrastructure impacts ∫ especially water systems.

Increasing density on a single lot without upgrading pipe capacity forces higher water pressure through pipes not designed for it. Greater pressure and velocity increase friction, accelerating wear, leaks and breaks. Adding thousands of homes in higher∫elevation areas without corresponding pipe upgrades has strained the system, contributing to current failures.

4. Federal funding is not ∫free money.∫

If Ottawa wants reduced red tape, new development areas are the appropriate place to streamline approvals. The federal funding being used as justification still comes from taxpayers. Lower taxes may support homeownership more effectively than reallocating tax dollars.

5. Public opposition has been clear.

In the previous public hearing, approximately 70% of speakers opposed blanket rezoning∫more than 2 to 1. Choosing to proceed regardless undermines democratic representation. Council is elected to serve residents, not override them.

6. Pedestrian safety, as bumper to bumper parked cars reduces pedestrians [Children/Adult/pets] visibility

In short stop ruining established neighbourhoods...

**Attachments**

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Name:	Sandra Else	Created Date:	March 26, 2026
Phone:		Circulation Referee:	N
Email:		Number:	660537088
Address:	28 Roseview Drive NW		
Overall:	In opposition of this application		

**Area of Concern**

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

Parking or loading zones

Other

**Strengths / Challenges**

I am not opposed to increasing density in inner city areas, like Rosemont. The challenges of this development are the following: This street is already very busy with traffic visiting the various local businesses and often, especially at this part of the block, where parking is in high demand, and will increase with the addition of 6 dwellings where there is currently 1 (one) single-family home. I'm not opposed to development on the other side of the block, on Cambrian Dr., but this block sees lots of pedestrian traffic, putting them at risk with increased parking issues. My biggest concern is that, as I understand, this property is protected by a restrictive covenant, which legally limits development to one single-family dwelling per lot. If this development proceeds as planned, under the current blanket rezoning ruling, it may call into question the validity of other such covenants until such time as the zoning rules are revised.

**Property Impact**

This project will not directly affect my property, but could set an undesirable precedent that could impact my property and, more broadly, the neighbourhood. These types of developments should only be considered where there is immediate access to transit, where there is ample parking for at least 60% of the units, where development will not infringe on the use and enjoyment of neighbouring properties, and where they are legally permitted to be developed (i.e., no restrictive covenant or other zoning restrictions) exist in established communities.

### Community Impact

Thoughtful growth is essential, particularly given current housing challenges. However, development must be balanced with respect for existing communities. A better fit would ensure alignment with infrastructure capacity, parking availability, pedestrian safety, and established legal frameworks. Development should enhance communities rather than create friction or uncertainty.

### Surrounding Impact

This project is likely to impact parking availability, building scale, and overall density. Increased demand for street parking, combined with additional units and potential height changes, may affect the character of the block and the quality of life for nearby residents.

### General Comment

I was unable to open the PDF to view the plans on the development map site, but they were shared by my neighbour. Approving this development may set a precedent with potential negative planning and legal implications for both the community and the City, particularly concerning restrictive covenants.

### Attachments

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Name:	Nicole J	Created Date:	March 26, 2026
Phone:		Circulation Referee:	N
Email:	[REDACTED]	Number:	660574937
Address:	69 Chelsea ST 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

### General Comment

These developments are too big and create too much traffic. It also opens the door for even larger buildings.

### Attachments

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Name:	Laurie Johnston	Created Date:	March 26, 2026
Phone:		Circulation Referee:	N
Email:	[REDACTED]	Number:	660583483
Address:	32 Rosevale Drive NW		
Overall:	In opposition of this application		

### Area of Concern

Other

### General Comment

Many properties north of Rosehill Drive, including those on Chelsea Street, have a Restrictive Covenant on title. This particular Restrictive covenant legally limits to one single family dwelling per lot. A multiplex is not permitted in this neighborhood.

**Attachments**

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Name:	Louise Klatzel-Mudry	Created Date:	March 27, 2026
Phone:	[REDACTED]		
	[REDACTED]	Number:	660617789
Address:	58, Roseview Dr.		
Overall:	In opposition of this application		

**Area of Concern**

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

**Strengths / Challenges**

This proposed development is on a residential street where many homes already have a restrictive covenant for single dwelling homes. This lot may also have it on the land title. This large building with 3 primary & 3 secondary units is not the kind of development that was ever meant to be built in the neighborhood of Rosemont.

**Property Impact**

I live a block away and walk by this lot regularly. There are already many cars on the street. While I this building will not shade any part of my property it changes the character of our neighborhood. We do not want this development to start a precedent . Rosemont was developed as a neighborhood primarily for single family dwellings. Carma Development placed this restriction on its lots when it developed the neighborhood in 1958-1960.

**Community Impact**

This development does not match our community goals. Developments like this mid block do not contribute to making a better neighborhood.

**Surrounding Impact**

The unit will tower over its neighbors as it is on the high side of Chelsea Street. The nearby neighbors will loose privacy and deal with congestion The back alley is at a much heightened level than the front yard. This street already has a lot of parked cars at that end of the street.

**General Comment**

The city is currently reviewing the zoning that allowed for this development; the public hearings are starting shortly. It feels like the developers are trying to get this development built before the rules change, which will make this style of building a white elephant in our neighborhood. Common sense would say to wait until the new city council changes the development rules before going forward with this development so that it matches future development rules in the city & within this neighborhood.

**Attachments**

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Name:	Kathryn Lahoda	Created Date:	March 27, 2026
Phone:		Circulation Referee:	N
Email:	[REDACTED]	Number:	660619515
Address:	1261 Rosehill Drive N.W.		
Overall:	In opposition of this application		

**Area of Concern**

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

**General Comment**

We are Rosemont residents and we oppose this application. This development would make parking even more difficult on an already congested street.

This development, with so many units and residents, would negatively affect the traffic and noise levels in the area.

The development would not fit in with our beloved community.

**Attachments**

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Name:	Erin Walker	Created Date:	March 27, 2026
Phone:	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	Number:	660660978
Address:	56 Rosevale Drive NW Calgary AB T2K1N5		
Overall:	In support of this application		

**Area of Concern**

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

**General Comment**

As a resident in the community of Rosemont, I believe this is a great development to have. I believe it is important to have many different properties within all communities in order to increase housing availability throughout our city. The community of Rosemont has excellent access to transit and bike lanes and is close to commercial businesses and schools which makes it a great area for developing higher density housing opportunities. I also believe that having properties with a wide range of prices creates a more diverse and richer community.

**Attachments**

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Name:	kris Olsen	Created Date:	March 27, 2026
Phone:	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	Number:	660708331
Address:	72 Roseview Drive NW		
Overall:	In opposition of this application		

**Area of Concern**

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

**General Comment**

I am completely against this proposal. I believe this proposed development will be extremely disruptive to the local residents. The design is not in keeping with any designs along the streetscape. There were no considerations for infrastructure limitations, parking issues or impacts on surrounding properties. Generally, the blanket rezoning bylaw passed in May, 2024 has several negative impacts such as virtually eliminating public involvement in future developments and say in our own communities, planning seemed to be turned over completely to the developers who gained a heightened distrust from residents to actually make anything affordable, no

consideration for parking and transit, giant buildings going up near bungalows and not being contextual to the area, impact on infrastructure (water, sewage etc), the proliferation of AirBnBs and their impact on housing supply and genuine engagement with Community Associations during planning and development.

I agree there should be movement towards increased densification, but it should be done thoughtfully and intentionally. In general, I would summarize two points major short-comings of the blanket rezoning bylaw:

1. The public (individuals and Community Associations) did not have a voice in their community's development and were powerless to oppose any development proposals in their own communities.

2. There are many other ways to densify without a blanket rezoning bylaw within the old development bylaws and there should be more focus on those tools already available

I believe this development will be incredibly disruptive to the local residents around this proposed development and will be a source of anguish to many individuals in Rosemont. In the end, the developers don't have to live in the mess they have made. Let's do thoughtful development.

Thankyou,  
Kris Olsen

**Attachments**

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Name:	Frank and Jo-Anne Boehm	Created Date:	March 27, 2026
Phone:	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	Number:	660718464
Address:	60 Rosewood rd NW		
Overall:	In opposition of this application		

**Area of Concern**

- Parking or loading zones
- Privacy considerations
- Other

**General Comment**

As long time residents of Rosemont our family is against the proposed redevelopment of this property. We purchased and remained in this community due to the restrictive covenants on our property which prevents the removal of single family homes and development of six and eight plexes. This property also has a restrictive covenant preventing the development of a six plex.

We walk through Capital Hill regularly and hate what the redevelopment has done to that neighbourhood. Our feeling are shared by many residents of Capital Hill.

The City of Calgary must respect the restrictive covenant on this property that was designed to prevent the development of six plexes and not approve the development proposal. To approve this development would be disservice and slap in the face of all Rosemont residents.

**Attachments**

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Name:	Donna Wood	Created Date:	March 27, 2026
Phone:	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	Number:	660757271
Address:	9 Rosetree Road NW		
Overall:	In opposition of this application		

**Area of Concern**

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

Garbage and recycling facility locations  
Site layout

**General Comment**

Please be advised that a Restrictive Covenant is registered on this property. This particular Restrictive Covenant legally limits development to one single-family dwelling per lot. I oppose this proposed development as it will negatively impact my family's daily lives, our community, and the livability of our individual property by building a 3-plex with 3 legal secondary suites (effectively a 6-plex) on that lot. I request that you reject this development permit.

**Attachments**

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Name:	Karen Patton	Created Date:	March 27, 2026
Phone:	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	Number:	660798255
Address:	32 Rosewood Rd NW		
Overall:	In opposition of this application		

**Area of Concern**

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

**General Comment**

I believe there is a restrictive covenant on this property only allowing single family residences. I moved to Rosemont because of the less densification of the area and the single family dwellings. I'm not in support of these multi-tenant buildings, especially the extreme densification on a property that has a restrictive covenant to protect the nature of this part of the neighbourhood.

**Attachments**

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Name:	Maura Kearney	Created Date:	March 29, 2026
Phone:	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	Number:	660899178
Address:	99 Chelsea St 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**

This community already has multi-family housing which were originally incorporated. This proposal violates the restrictive covenant applied to this neighbourhood - and destroys the character and liveability of the entire street. Mature trees and hedges that cut the wind; trap the snow; quickly absorb runoff; trap pollution and dampen noise are CRITICAL infrastructure in a neighbourhood built over underground rivers. The city already knows flooding and drainage are a major issue directly across from this application (run off washes gravel down the alley and into the street leaving massive ruts every spring. the original cardboard and tar sewers in the neighbourhood are more at risk of back up from the massive increase in density of users and lot coverage and massive decrease in tree, foliage and grass. The noise reflected down the street from the solid multi-story complex at that location defeats the purpose of the turn in the road that dampens traffic noise from 14th. The proposal creates profit for the developer by taking liveability, value and peace and enjoyment from every other property.

**Attachments**

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Name:	Andrew van Pelt	Created Date:	March 30, 2026
Phone:	[REDACTED]		[REDACTED]
	[REDACTED]	Number:	661021476
Address:	3457 33A Ave SE		
Overall:	In support of this application		

**Area of Concern**

Site layout

**General Comment**

Looks like a very tasteful project. The neighbourhood could use more purpose built rentals!

**Attachments**

---

Name:	Kate Campbell	Created Date:	March 31, 2026
Phone:		Circulation Referee:	N
Email:	[REDACTED]	Number:	661244588
Address:	16 Rosery Drive NW		
Overall:	In opposition of this application		

**Area of Concern**

- Building (massing, façade, height, shadowing, etc.)
- Parking or loading zones
- Landscaping plans
- Other

**General Comment**

I am writing to express my opposition to the proposed development permit. While I understand the need for growth and development, I have several concerns about the potential impacts of this project on the surrounding community. First, the proposed development appears to be inconsistent with the character of the existing neighborhood. The scale, design, and density do not align with the current streetscape and may negatively affect the visual cohesion of the area. Second, I am concerned about increased traffic and parking pressures. The development may significantly increase vehicle volume, leading to congestion, reduced safety for pedestrians, and limited parking availability for existing residents. Additionally, it does not align with the Restrictive Covenant in place throughout this neighborhood. Given these

concerns, I respectfully request that the permit be denied.

**Attachments**

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Name:	ENMAX Power	Created Date:	April 1, 2026
Phone:	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	Number:	661549785
Address:	Circulation Referee No Address		
Overall:	In support of this application		

**Area of Concern**

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

**General Comment**

No conflict

**Attachments**

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2026-01173-Reply Letter-2026-04-01.pdf](#)

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Name:	Mary Lee	Created Date:	April 1, 2026
Phone:	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	Number:	661804471
Address:	39 Rosery Dr NW		
Overall:	In opposition of this application		

**Area of Concern**

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

**General Comment**

Re: Development Permit DP2026-01173 ç 74 Chelsea Street NW

I am writing to express my opposition to the proposed development.

This application represents a significant intensification that is not compatible with the established scale and character of the neighbourhood. While the intent of R-CG Zoning District is to enable modest, context-sensitive densification, a 3-plex with three secondary suites (effectively six units) exceeds what can reasonably be considered compatible infill on this block.

Parking and infrastructure impacts are a primary concern. A development of this scale will materially increase on-street parking demand in an area that is already constrained. The application does not demonstrate how parking impacts will be mitigated, and spillover parking will negatively affect safety, accessibility, and overall livability for existing residents.

Restrictive Covenant considerations must be addressed. Properties on this block are subject to a Restrictive Covenant limiting development to a single detached dwelling per lot. Advancing this application without resolving the enforceability of that covenant risks undermining established legal protections and creates uncertainty for all affected property owners.

Precedent and policy timing are critical. This application is being advanced during a period of active City-wide policy

review, including ongoing hearings related to blanket rezoning and potential changes affecting single-detached development permissions. Approving a project of this scale in advance of those outcomes is premature and risks setting a de facto precedent ahead of a fully considered policy framework.

Cumulative neighbourhood impact. Approval would signal support for similar developments throughout the area, resulting in a gradual but fundamental shift in neighbourhood character, loss of green space, and increased strain on infrastructure without a comprehensive plan to manage these impacts.

For these reasons, I respectfully request that the City refuse this development permit, or at minimum defer consideration until broader policy and legal matters are resolved and the proposal can be properly evaluated within that context.

## Attachments

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Name:	Elizabeth Walker	Created Date:	April 17, 2026
Phone:	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	Number:	665086434
Address:	56 Rosewood Rd NW		
Overall:	In opposition of this application		

## Area of Concern

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

## General Comment

This development does not fit in with the existing characteristics of the community of Rosemont.

## Attachments

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Name:	Bent Nielsen	Created Date:	April 18, 2026
Phone:	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	Number:	665292526
Address:	20 Rosewood Road NW		
Overall:	In opposition of this application		

## Area of Concern

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

## General Comment

While the current application shows a 3 car garage in the back, most couples have more than one car. It is the reality of living in a city as spread out as Calgary.  
And the picture on the application only shows development on one of the lots, while it is fair to assume the other is destined for the same,

We currently have parkers on front of our house due to the congestion on Cambrian Drive where duplexes have been turned into four plexes resulting in no place for them to park their vehicles near their home. Parking is always going to be the critical issue.

Please stop this application as is.

**Attachments**

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Name:	Rob Nimmo	Created Date:	May 4, 2026
Phone:	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	Number:	668742989
Address:	57 Roseview Dr NW		
Overall:	In opposition of this application		

**Area of Concern**

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

**Strengths / Challenges**

This is a multi dwelling proposal on what for many years has been a single dwelling property. With the elimination of RCG zoning this proposal is opportunistic in nature with the technicality of short time window for a higher density in what has been and will continue to be a single dwelling zoned neighbourhood.

**Property Impact**

This multi dwelling proposal is outside of the community context for dwelling development. This multi dwelling will increase parking demand; in-community traffic; which will lead to increased pedestrian vehicle traffic; traffic disturbances and noise. Though outside of the city zoning mandate this property, as well as my property, have a restrictive covenant on title limiting properties to a single dwelling. This has been the intent from the initial development of this community and continues to prevail. Any multi dwelling proposal where this covenant is in place is outside of the intent for development in the Rosemont community.

**Attachments**

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Name:	volodymyr oliynyk	Created Date:	May 13, 2026
Phone:	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	Number:	671100613
Address:	115 everglen rise sw		
Overall:	In opposition of this application		

**Area of Concern**

- Access/accessibility (vehicle, pedestrian, cycling)
- Parking or loading zones
- Landscaping plans
- Environmental preservation
- Privacy considerations
- Garbage and recycling facility locations
- Site layout
- Signage
- Other

**Strengths / Challenges**

another populistic political development without any value to the community ; the main statement is that this is a housing is for the families in needs; this area has no cheap shopping amenities( very expensive shoppers and sobeys) ; lack of public transit - just two bus routes - to get to the downtown takes 1.5 hours; this area has a lot of condos already with very tight parking - especially reduced by working builders on never ending Evergreen swan development for the last 5 years ! and more and more .

**Property Impact**

yes - reduce street parking , construction noise pollution, reducing available green area , potentially leading to property price reduction , increasing the crime level in the area.

**Community Impact**

another populistic political development without any value to the community

**Surrounding Impact**

Putting strain on the community, affecting parking , traffic, potentially safety ; project is fully dependent on public funding and potentially can lead to neglecting the properties and its content; decreasing the amount of city green space(affecting the wildlife in the area etc) Lack of infrastructure in the area will affect the families placed in the proposed development. Also I am in doubt that any archeological and environmental studies were conducted in the area.

**Attachments**

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Name:	W. Kent Breedlove	Created Date:	May 21, 2026
Phone:	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	Number:	672705713
Address:	36 Roseview Drive Northwest		
Overall:	In opposition of this application		

**Area of Concern**

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

**General Comment**

As someone who lives nearby, I have several concerns about this proposal.

My first and primary concern is whether this application is only for 74 Chelsea St NW, or whether it is in fact for both 70 and 74 Chelsea St NW. The current application only lists 74 Chelsea St NW, but when I download the plans they state that the project is for "74 Chelsea St NW, Lots 7 & 8, Block 3, Plan 4472HK" i.e., two lots. As you may be aware, a few months ago there was a DP applied for on both lots by the same or a similar applicant. In order to fully understand this application and comment on it, I think nearby residents need clarity from the city on what is actually being applied for here.

A second, more general concern I have with this application process is that the city is asking for comments without identifying any of the potential issues at play. Nearby residents like myself do not want to waste your time complaining about issues that are not relevant or that have already been settled in a previous development permit. But in order to run an efficient and fair process for everyone affected by these types of applications, residents should receive a list of how an application deviates from the current agreed-upon standards. For example, if a development such as this requires a relaxation on set-backs or parking, residents should be informed of those considerations at the beginning of the comment period so submissions can be tailored properly. It is not reasonable to run a process where only the applicant and the adjudicator have all the facts. Nearby residents i particularly those who are directly affected by how the property is currently used, or who may have an interest as a result of a restrictive covenant i should be fully informed of the issues at hand.

Finally, given the changes to land use coming into effect in early August, it appears that the decision to resubmit this plan for just 74 Chelsea is an attempt to fundamentally avoid the scrutiny that would occur later this summer. As I understand the new rules, this type of proposal will not be anywhere near compliant once the August 4 amendments take effect, because 74 Chelsea is not a corner lot. Obviously 70 Chelsea is a corner lot, and the developers appear to be trying to rush this application through to "get in under the wire." In their haste they have not even relabelled the proposal properly i the plans still reference both Lot 7 and Lot 8. More tellingly, when I look at the drawings and renderings, the laneway garage on 74 Chelsea is clearly being designed to connect with the future garage the developer wants to place on 70 Chelsea St NW. This should heighten the city's scrutiny and concern, and, as I noted above, it should also increase the quality of the disclosure being given to nearby residents. Fundamentally, the city should reject this proposal because it

does not provide a true picture of the facts, namely that 70 and 74 Chelsea is a single project, and this piecemeal application by the developer avoids proper scrutiny and thwarts nearby residents' ability to participate meaningfully.

**Attachments**

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Name:	Warren Kent Breedlove	Created Date:	May 22, 2026
Phone:	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	Number:	673062493
Address:	36 Roseview Drive Northwest		
Overall:	In opposition of this application		

**Area of Concern**

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

**General Comment**

I am submitting my comments again because I am not certain they were properly submitted insofar as I received no email notification stating "receipt of comments acknowledged" or something along those lines. My comments can be found in the attached PDF.

**Attachments**

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - Comments Delivered May 21 \(re 74 Chelsea DP\).pdf](#)

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Name:	Andrew Ginter and Betty Wong	Created Date:	May 28, 2026
Phone:	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	Number:	674124332
Address:	59 Rosery Drive NW		
Overall:	In opposition of this application		

**Area of Concern**

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

**General Comment**

A 6-plex is too big for this location. There is not enough parking for 6-10 new vehicles (assuming 1-2 vehicles per suite). The proposed addition to density does not agree with the residential nature of the rest of the neighborhood. The proposed structures and concrete pads cover far more of the lot than did the previous structures, leading to less water absorption during storms and increased run-off problems for people downhill of the development. And - we thought there was a restrictive covenant on the property forbidding such a development - how did that covenant vanish? Are restrictive covenants no longer enforced?

**Attachments**

As someone who lives nearby, I have several concerns about this proposal.

My first and primary concern is whether this application is only for 74 Chelsea St NW, or whether it is in fact for both 70 and 74 Chelsea St NW. The current application only lists 74 Chelsea St NW, but when I download the plans they state that the project is for "74 Chelsea St NW, Lots 7 & 8, Block 3, Plan 4472HK" — i.e., two lots. As you may be aware, a few months ago there was a DP applied for on both lots by the same or a similar applicant. In order to fully understand this application and comment on it, I think nearby residents need clarity from the city on what is actually being applied for here.

A second, more general concern I have with this application process is that the city is asking for comments without identifying any of the potential issues at play. Nearby residents like myself do not want to waste your time complaining about issues that are not relevant or that have already been settled in a previous development permit. But in order to run an efficient and fair process for everyone affected by these types of applications, residents should receive a list of how an application deviates from the current agreed-upon standards. For example, if a development such as this requires a relaxation on set-backs or parking, residents should be informed of those considerations at the beginning of the comment period so submissions can be tailored properly. It is not reasonable to run a process where only the applicant and the adjudicator have all the facts. Nearby residents — particularly those who are directly affected by how the property is currently used, or who may have an interest as a result of a restrictive covenant — should be fully informed of the issues at hand.

Finally, given the changes to land use coming into effect in early August, it appears that the decision to resubmit this plan for just 74 Chelsea is an attempt to fundamentally avoid the scrutiny that would occur later this summer. As I understand the new rules, this type of proposal will not be anywhere near compliant once the August 4 amendments take effect, because 74 Chelsea is not a corner lot. Obviously 70 Chelsea *is* a corner lot, and the developers appear to be trying to rush this application through to "get in under the wire." In their haste they have not even relabelled the proposal properly — the plans still reference both Lot 7 and Lot 8. More tellingly, when I look at the drawings and renderings, the laneway garage on 74 Chelsea is clearly being designed to connect with the future garage the developer wants to place on 70 Chelsea St NW. This should heighten the city's scrutiny and concern, and, as I noted above, it should also increase the quality of the disclosure being given to nearby residents. Fundamentally, the city should reject this proposal because it does not provide a true picture of the facts — namely that 70 and 74 Chelsea is a single project, and this piecemeal application by the developer avoids proper scrutiny and thwarts nearby residents' ability to participate meaningfully.

W. Kent Breedlove

To: City of Calgary Planning & Development

Re: Development Permit Application DP2026-01173

Location: 74 Chelsea St NW, Calgary (Rosemont)

Dear Sir/Madam,

I am writing to formally oppose Development Permit Application DP2026-01173 for the property located at 74 Chelsea St NW in the community of Rosemont.

This application proposes the construction of six residential units on a site that has historically been zoned and developed for a single dwelling. I have several significant concerns regarding this proposal:

1. Incompatibility with Established Neighbourhood Character

Chelsea Street NW is a mature, low-density residential street characterized by single-family homes. There are no comparable multi-unit developments of this scale on this specific street. Introducing a six-unit development represents a material and abrupt departure from the existing streetscape and established community character.

2. Precedent Setting Impact

Approval of this application would set a precedent for similar intensification along the street, fundamentally altering the nature of the neighbourhood without a comprehensive planning framework or meaningful community input.

3. Conflict with Existing Restrictive Covenants

There are multiple properties in the immediate area subject to restrictive covenants that limit development to a single dwelling per lot. While I understand these covenants are private legal instruments, their prevalence clearly reflects the longstanding planning intent and expectations of property owners in this area. This application runs counter to those expectations.

4. Infrastructure and Local Impacts

A six-unit development on a single lot will increase pressure on street parking, traffic, and local infrastructure that were designed for low-density use. Specifically, the development includes 6 units and parking for only three vehicles. It is not unreasonable that a 6-unit development, with two residents per unit, could include up to 12 vehicles leaving 9 cars looking for parking. Practicalities such as the need for storage and management of 18 garbage/recycling/compost bins is incompatible with the property layout. In addition, this will include consistent and high traffic use of the back alley to accommodate primary access to the property. The back alley was not

designed to accommodate primary access to numerous residents and will impose traffic and activity that will negatively effect neighbours and for which the alley's construction cannot support. Chelsea Street NW is not currently configured to support this level of density without negative impacts on residents.

#### 5. Policy Uncertainty – Blanket Rezoning Under Review

At the time of this application, Calgary City Council is actively reviewing the blanket rezoning policy, including potential repeal and reversion to prior zoning frameworks. Given this uncertainty, it would be premature to approve developments that rely on or anticipate policies that may soon be reversed. Proceeding with this application ahead of that decision undermines the integrity of the planning process.

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#### Conclusion

For the reasons outlined above, I respectfully request that the City of Calgary reject Development Permit Application DP2026-01173.

At a minimum, I urge the City to defer consideration of this application until City Council has concluded its deliberations regarding blanket rezoning and provided clear policy direction.

Thank you for considering my submission.

Sincerely,

Jan de Wolde

11 Roselake Street NW

Calgary, AB

# COLLECTIVE DESIGN

ROSEMONT – TOWNHOUSE  
3 UNIT & 3 SUITE  
R-CG DEVELOPMENT

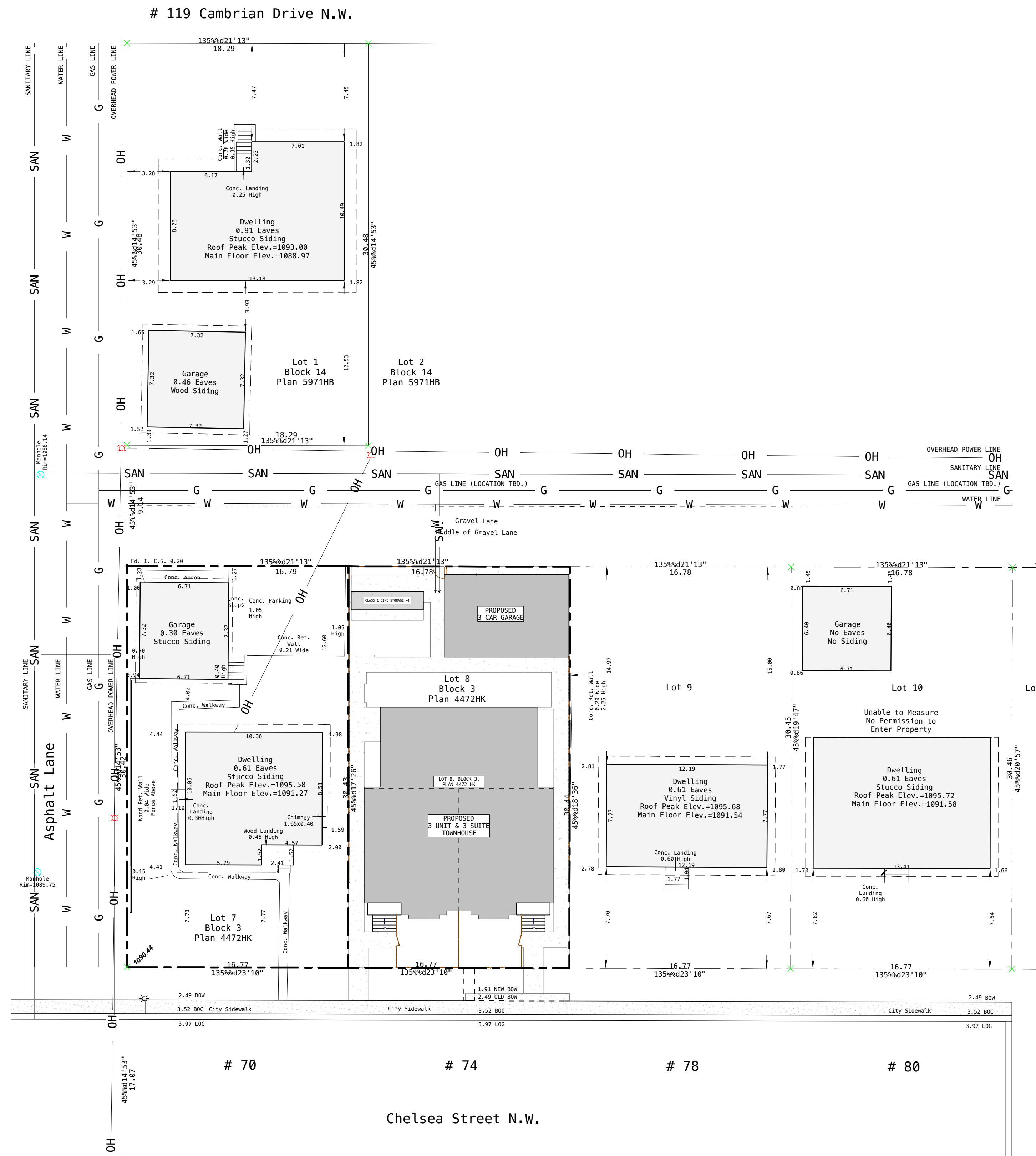
74 CHELSEA ST NW  
LOT 7 & 8, BLOCK 3,  
PLAN 4472 HK

## CONTENTS

- A1 – COVER PAGE & BLOCK PLAN
- A2 – SITE PLAN
- A3 – LANDSCAPE PLAN
- A3 – BASEMENT & MAIN FLOOR PLAN
- A4 – UPPER FLOOR & ROOF PLAN
- A6 – ELEVATIONS
- G1 – GARAGE PAGE

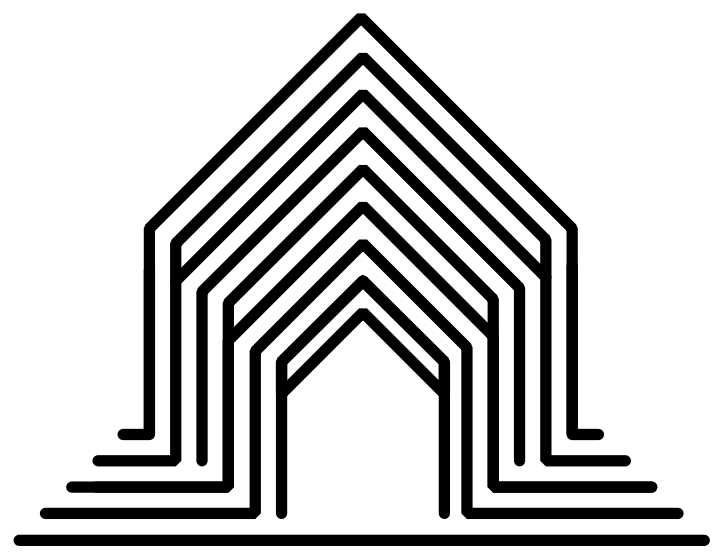


EXTERIOR IMAGES  
SCALE: NTS



BLOCK PLAN  
SCALE: 1=200

DEVELOPMENT  
PERMIT  
DECISION  
RENDERED  
ON THIS PLAN



## COLLECTIVE DESIGN

CONTACT INFO  
PHONE: 403-671-2856  
EMAIL: clay@collectivedesign.ca

### RESPONSIBILITIES

**COLLECTIVE DESIGN**  
It is Collective Design's responsibility to ensure these drawings meet or exceed the current Provincial Building Code and Land Use Bylaws. We will make all revisions, additions, or corrections required due to stated code or bylaws. Changes, etc. due to discretionary interpretations by Approving Authorities having jurisdiction will be at the expense of the Homeowner or General Contractor.

**HOMEOWNER AND GENERAL CONTRACTOR**  
A review of final drawings, prior to the start of construction, is the responsibility of the home owner/ developer and General Contractor. Any discrepancies between these drawings and the provided consultant drawings are to be provided in writing to Collective Design. Any errors or omissions due to items not specified by the above parties are not the responsibility of Collective Design.

**TRADES, SUPPLIERS & CONSULTANTS**  
The plans provided by Collective Design form only PART of the construction documents. A specification should be provided by the General Contractor (see below). Specific brands, models and trade names where used in these drawings are subject to availability and change orders, and should be confirmed in ALL cases. THE SPECIFICATION OVERRIDES THESE DRAWINGS. Collective Design is not responsible for errors, omissions, or replacement of any materials or supplies when no specification has been provided.

**PROJECT NAME:**  
ROSEMONT TOWNHOUSE  
**ADDRESS:**  
74 CHELSEA ST NW  
**LEGAL ADDRESS:**  
LOTS 7&8, BLOCK 3,  
PLAN 4472 HK

DISTRICT ZONING: R-CG  
PROPOSED UNITS: 3  
PROPOSED SUITES: 3

UNIT	FLOOR	AREA
1	MAIN	718
	SECOND	679
	TOTAL	1397
SUITE (1a)		633
2	MAIN	718
	SECOND	679
	TOTAL	1397
SUITE (2a)		633
3	MAIN	808
	SECOND	782
	TOTAL	1590
SUITE (3a)		700

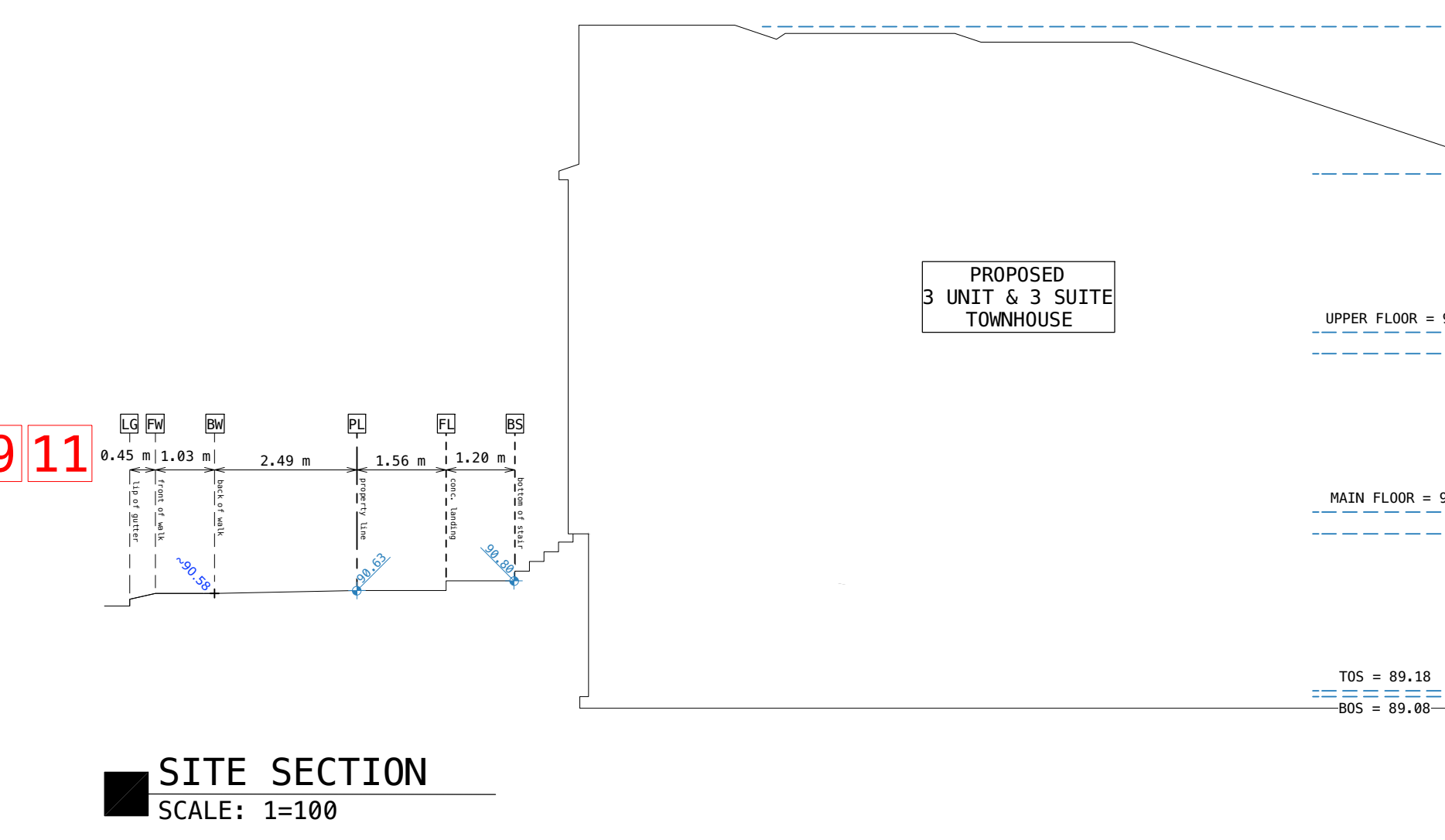
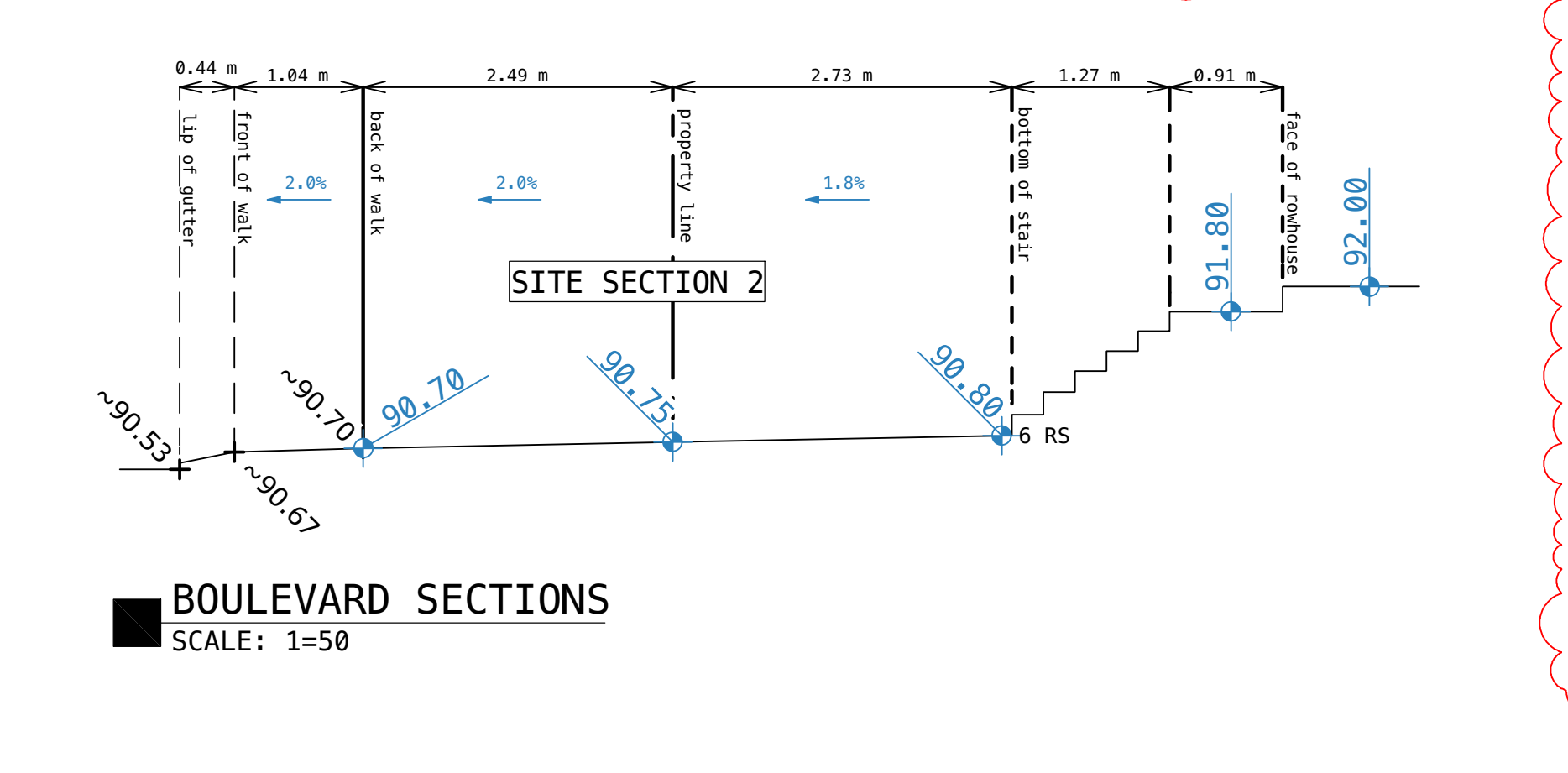
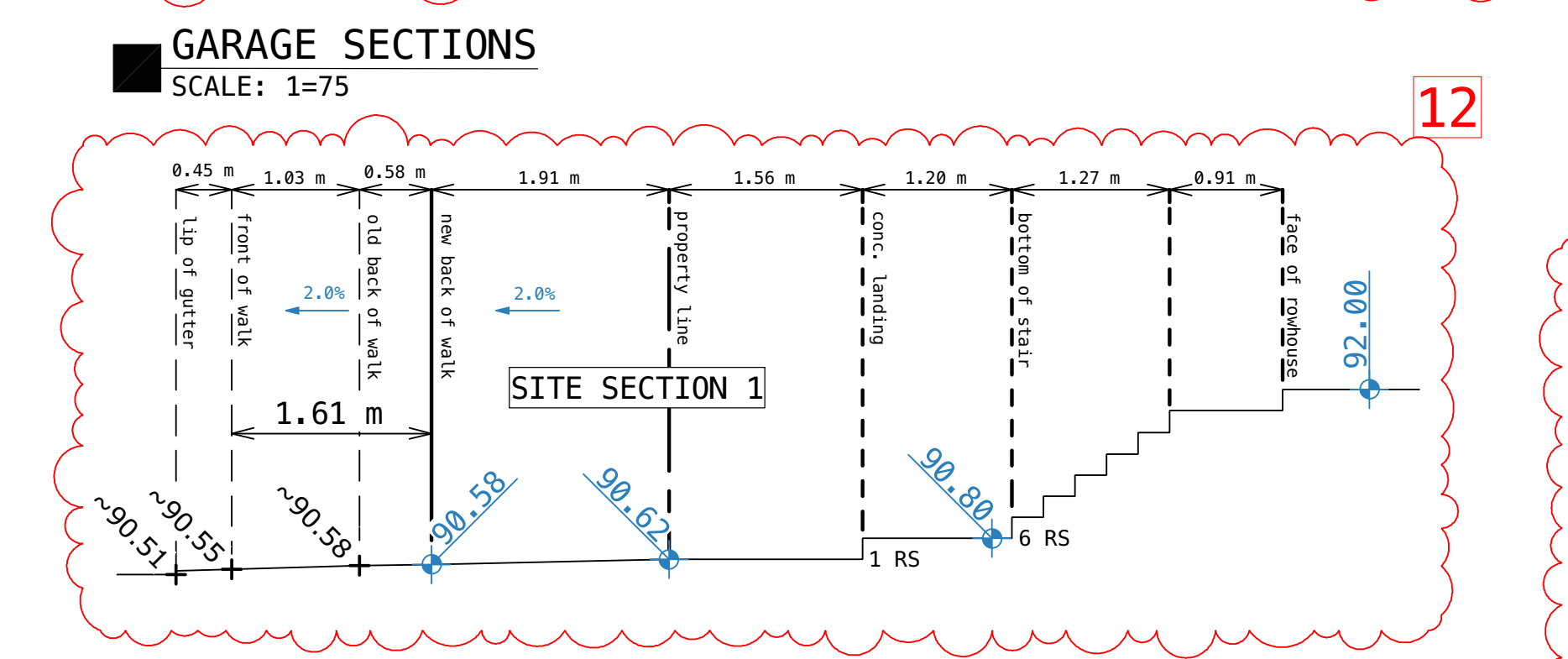
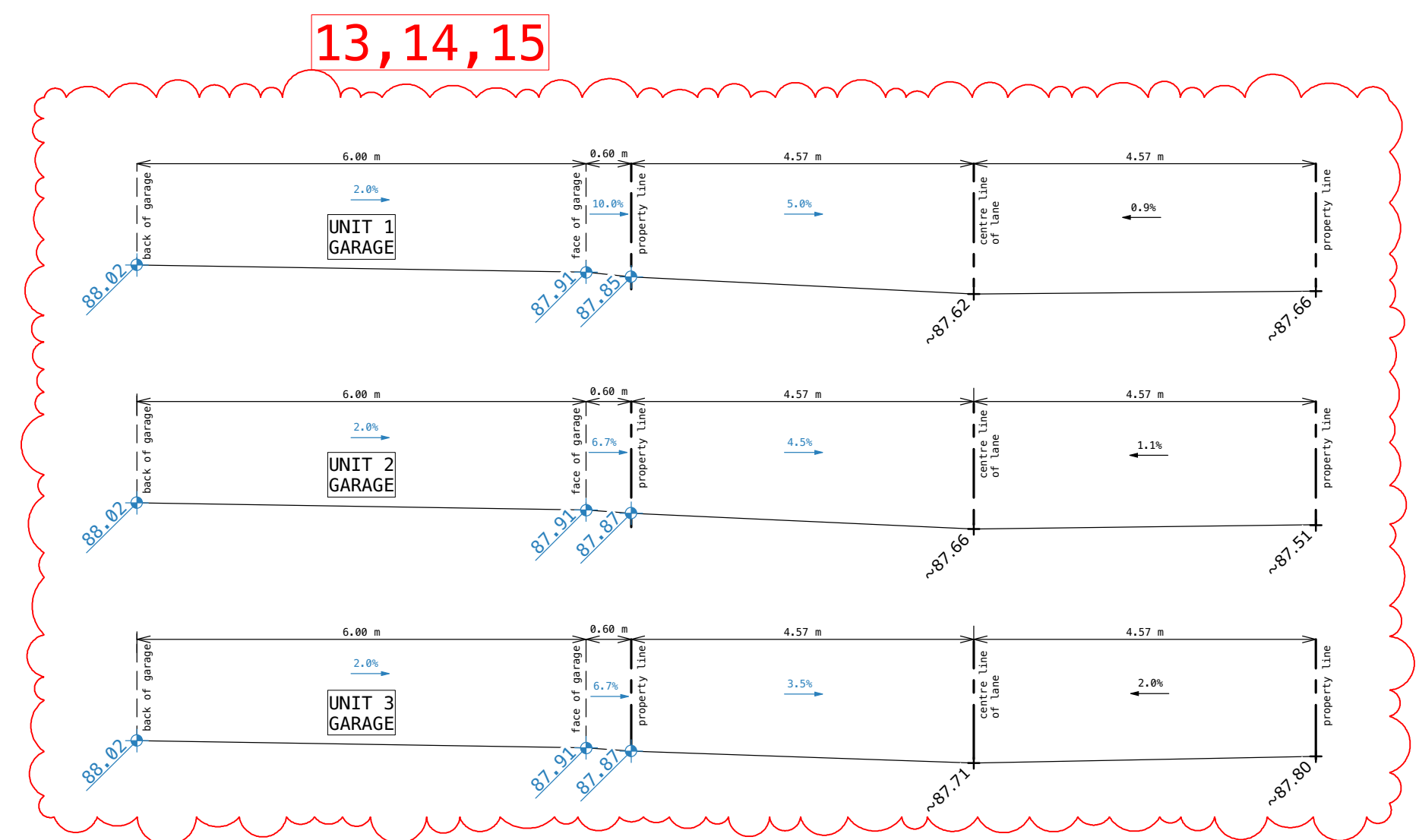
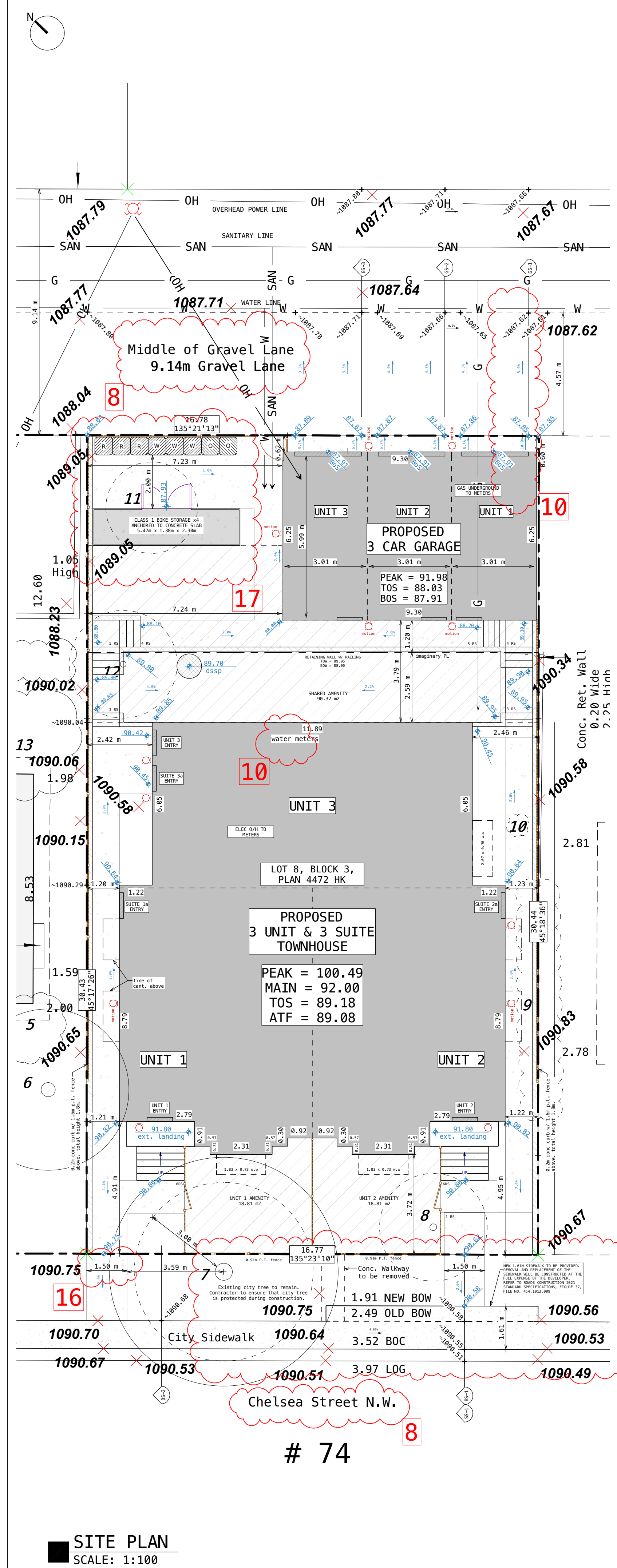
### PROJECT STAGE DATE ISSUED

-Floor Plan Review	-02.21.26
-Issued for DP	-03.03.26
-DTR Resubmission	-05.01.26
-	-
-	-

DESIGN: CI  
DRAWN: CI+RG  
CHECKED: CI

A1 | 7

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**LEGEND**

[Symbol]	PROPOSED STRUCTURE	[Symbol]	A1 ---	= SITE SECTION
[Symbol]	PROPOSED GARAGE	[Symbol]	4-100.44	= PROPOSED GRADE
[Symbol]	PROPOSED DECK / VERANDA	[Symbol]	4-100.44	= EXISTING GRADE
[Symbol]	NEIGHBOURING STRUCTURE	[Symbol]	4-100.44	= EXTRAPOLATED GRADE
[Symbol]	PROPOSED AMENITY SPACE	[Symbol]	4-PA	= PROPOSED SLOPE
[Symbol]	PROPOSED RETAINING WALL	[Symbol]	R O W	COMPOST, WASTE & RECYCLING BINS
[Symbol]	CONCRETE	[Symbol]	ELEC	OVERHEAD ELECTRICAL LINE
[Symbol]	RUNDLE ROCK	[Symbol]	SANI	CITY SANITATION LINE
[Symbol]	DROUGHT RESISTANT SOO	[Symbol]	W	CITY WATER LINE
[Symbol]	MULCH	[Symbol]	ST	CITY STORM LINE
[Symbol]	SHRUB - TYPE 1	[Symbol]	G	CITY GAS LINE
[Symbol]	SHRUB - TYPE 2	[Symbol]	---	PROPERTY LINE
[Symbol]	SHRUB - TYPE 3	[Symbol]	○	TREE TO REMAIN
[Symbol]	PLANT - P1	[Symbol]	○	TREE TO BE REMOVED
[Symbol]	TREE - TYPE 17			
[Symbol]	TREE - TYPE 18			
[Symbol]	TREE - TYPE 19			

**SITE STATISTICS**

**BUILDING HEIGHT**  
Maximum building height = 11m  
Peak geodetic = 100.49m  
Proposed height = 9.63m

**RESIDENTIAL DENSITY**  
Lot area = ~ 0.0581176 ha  
Units = 3  
Density = 58.80 upha

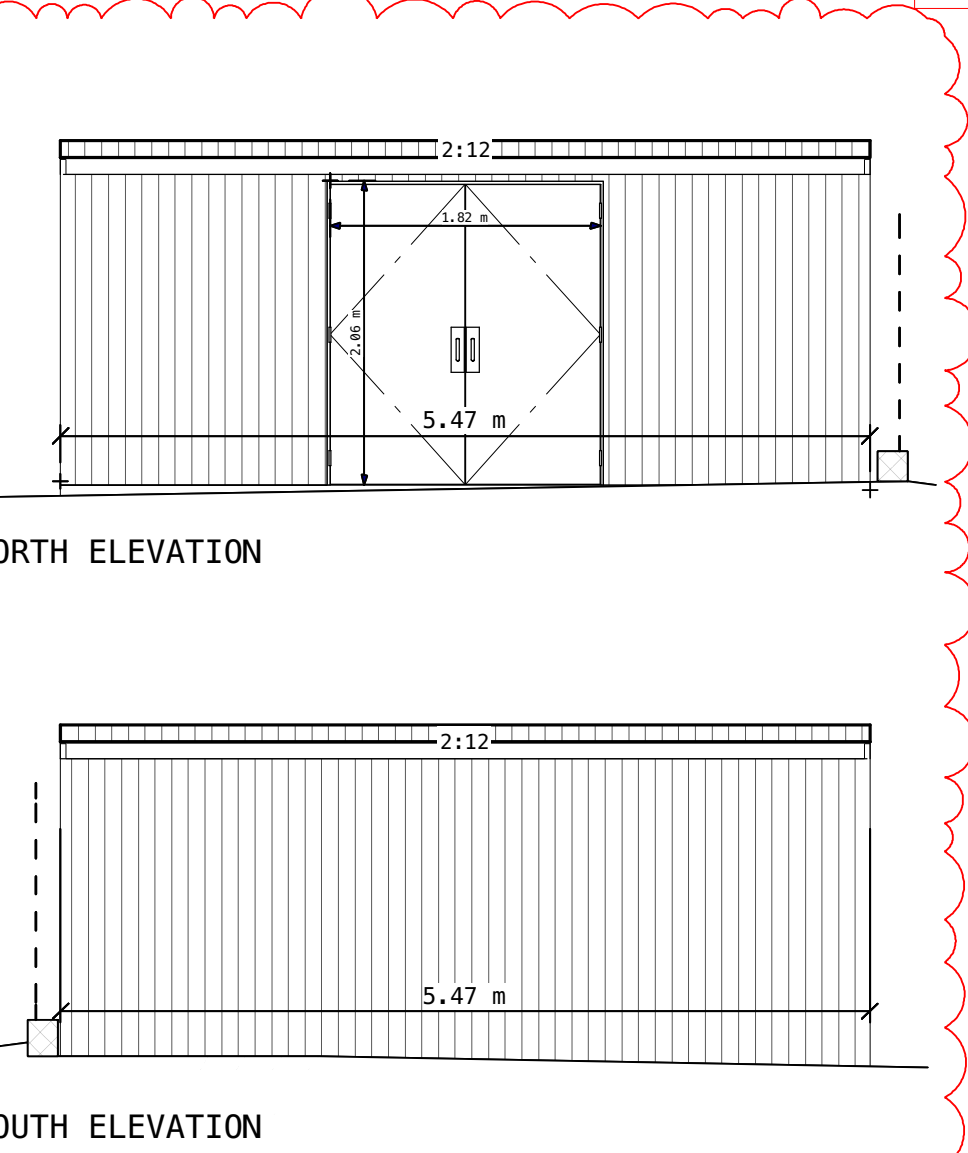
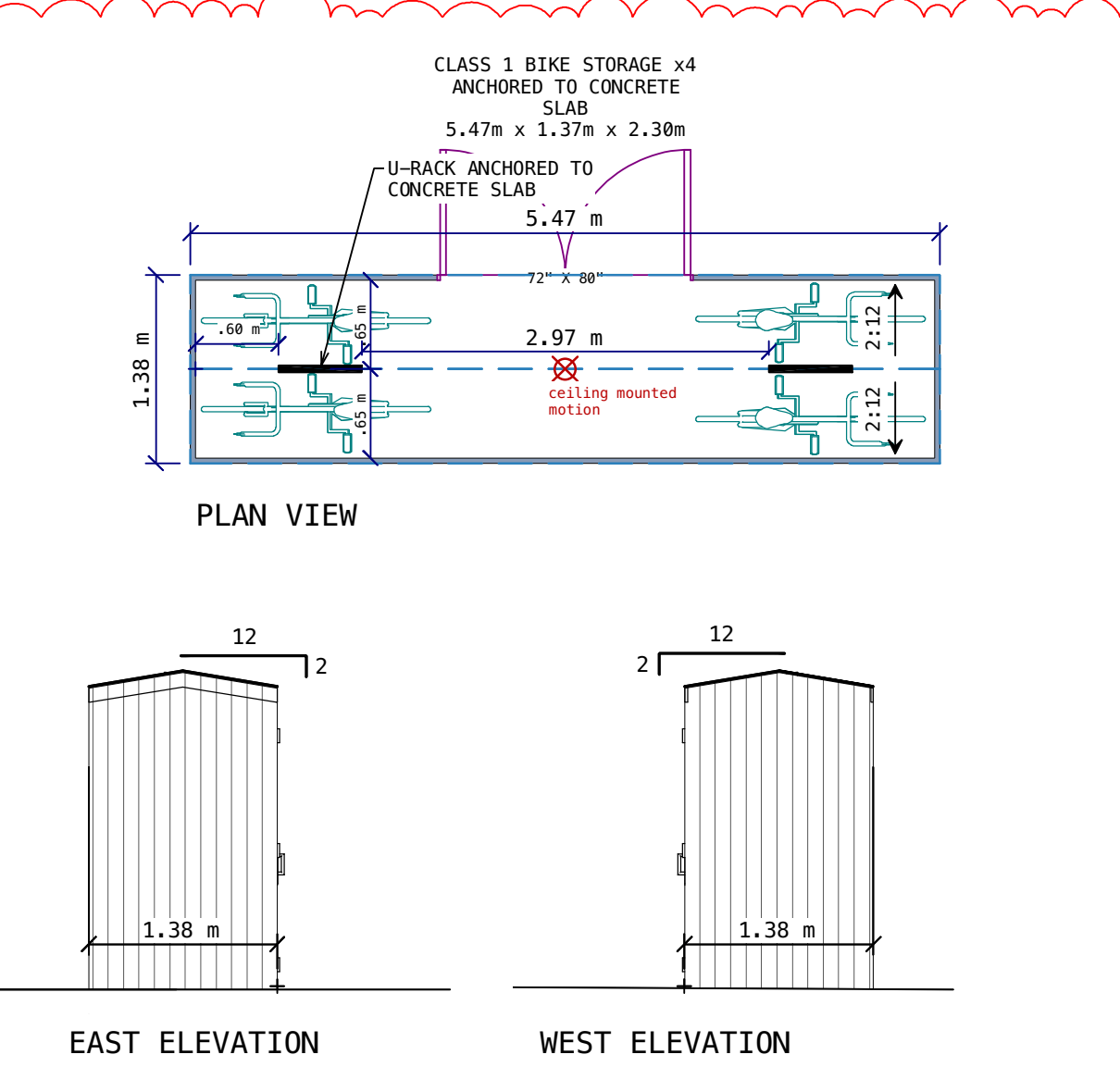
**PARCEL COVERAGE**  
Lot area = 510.18 m<sup>2</sup>  
Building Footprint = 206.60 m<sup>2</sup>  
Detached Garage = 58.09 m<sup>2</sup>  
Total coverage area = 264.69 m<sup>2</sup> = 51.88%

**AREA OF AMENITY SPACE**  
SHARED AMENITY SPACE = 90.32 m<sup>2</sup>  
UNIT 1 AMENITY SPACE = 18.81 m<sup>2</sup>  
UNIT 2 AMENITY SPACE = 18.81 m<sup>2</sup>

**TOTAL GROSS FLOOR AREA**  
Unit 1 = 1397 sf  
Unit 2 = 1397 sf  
Unit 3 = 1590 sf  
Total = 4384 sf (407.29 m<sup>2</sup>)

**PARKING STALLS PROVIDED ON-SITE**  
Parking stalls required = 3  
Units = 3  
Suites = 3  
Parking stalls provided = 3

**CLASS 1 BICYCLE STORAGE**  
Class 1 bicycle storage required = 4  
Class 1 bicycle storage provided = 4



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**PROJECT NAME:**  
**ROSEMONT TOWNHOUSE**  
**ADDRESS:**  
**74 CHELSEA ST NW**  
**LEGAL ADDRESS:**  
**LOTS 7&8, BLOCK 3, PLAN 4472 HK**

**DISTRICT ZONING:** R-CG  
**PROPOSED UNITS:** 3  
**PROPOSED SUITES:** 3

UNIT	FLOOR	AREA
1	MAIN	718
	SECOND	679
	TOTAL	1397
SUITE (1a)		633
2	MAIN	718
	SECOND	679
	TOTAL	1397
SUITE (2a)		633
3	MAIN	808
	SECOND	782
	TOTAL	1590
SUITE (3a)		700

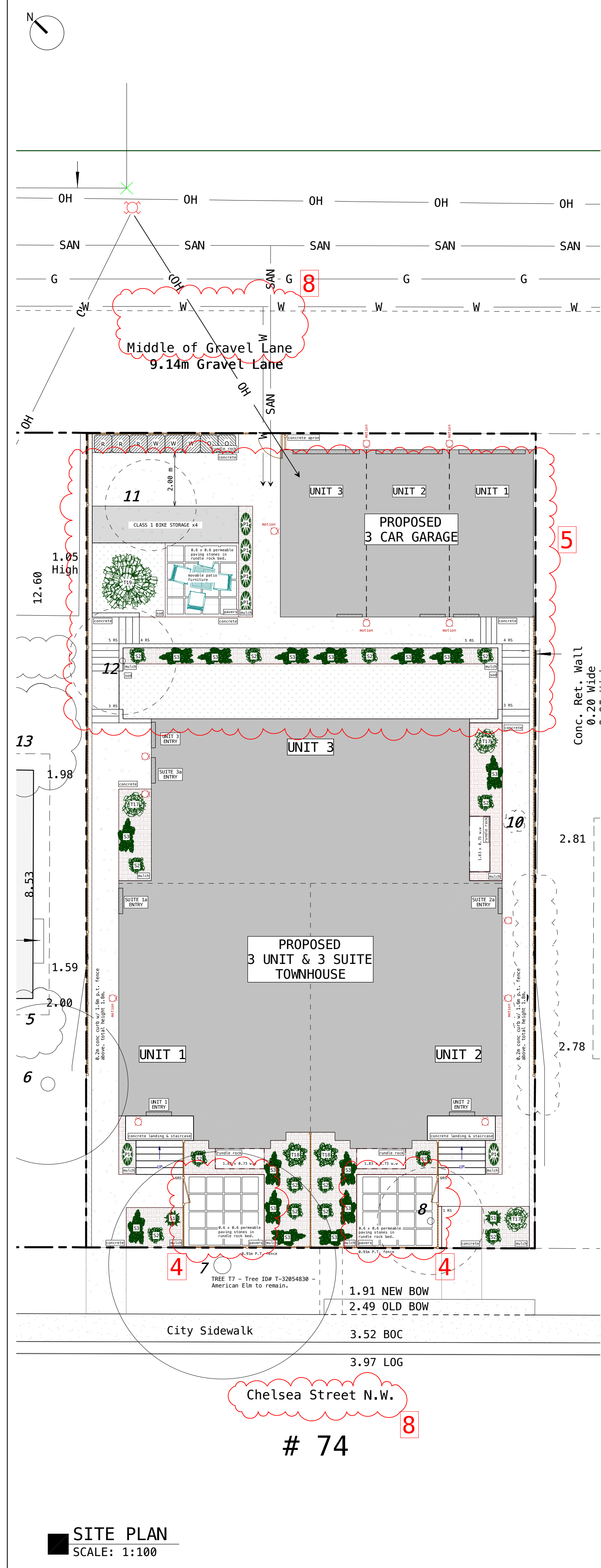
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**DESIGN:** CI  
**DRAWN:** CI+RG  
**CHECKED:** CI

**A2** | **7**

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**DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN**



### LEGEND

	PROPOSED STRUCTURE		= SITE SECTION
	PROPOSED GARAGE		= PROPOSED GRADE
	PROPOSED DECK / VERANDA		= EXISTING GRADE
	NEIGHBOURING STRUCTURE		= EXTRAPOLATED GRADE
	PROPOSED AMENITY SPACE		= PROPOSED SLOPE
	PROPOSED RETAINING WALL		COMPOST, WASTE & RECYCLING BINS
	CONCRETE		OVERHEAD ELECTRICAL LINE
	RUNDLE ROCK		CITY SANITATION LINE
	DROUGHT RESISTANT SOD		CITY WATER LINE
	MULCH		CITY STORM LINE
	SHRUB - TYPE 1		CITY GAS LINE
	SHRUB - TYPE 2		PROPERTY LINE
	SHRUB - TYPE 3		TREE TO REMAIN
	PLANT - P1		TREE TO BE REMOVED
	TREE - TYPE 17		
	TREE - TYPE 18		
	TREE - TYPE 19		

### LANDSCAPE STATISTICS

NOTES:  
 -Underground Low-Water-Irrigation System to be provided only for shrubs and trees.  
 -All sodded areas to be planted with a drought tolerant grass species.  
 -Minimum soil depth of 600mm for planting beds with shrubs and 300mm in all other areas.  
 -All deciduous trees shown on plan shall have a 60mm calliper or greater at the time of planting  
 -All coniferous trees shown on plan shall be 2m or greater in height at the time of planting.

LOT AREA = 510.18 m<sup>2</sup>

BUILDING & GARAGE AREA = 264.69 m<sup>2</sup>  
 GARAGE APRON & GARBAGE AREA = 9.67 m<sup>2</sup>

LANDSCAPED AREA = 235.82 m<sup>2</sup>

HARD SURFACES:  
 Concrete = 119.85 m<sup>2</sup>  
 Rundle Rock = 21.47 m<sup>2</sup>

TOTAL = 141.32 m<sup>2</sup> (59.93%)

SOFT SURFACES:  
 Mulch = 35.94 m<sup>2</sup>  
 Sod = 58.56 m<sup>2</sup>

TOTAL = 94.50 m<sup>2</sup> (40.07%)

PLANTINGS REQUIRED  
 Trees required = 1 tree per 110m<sup>2</sup> of lot area (x5)

Trees existing = 0  
 Trees proposed = 6  
 Trees total = 6 trees

Proposed Deciduous Trees = 4 trees  
 T17 Columnar Aspen = (x3)  
 T19 Brandon Elm = (x1)

Proposed Coniferous Trees = 2 trees  
 T18 Skybound White Cedar = (x2)

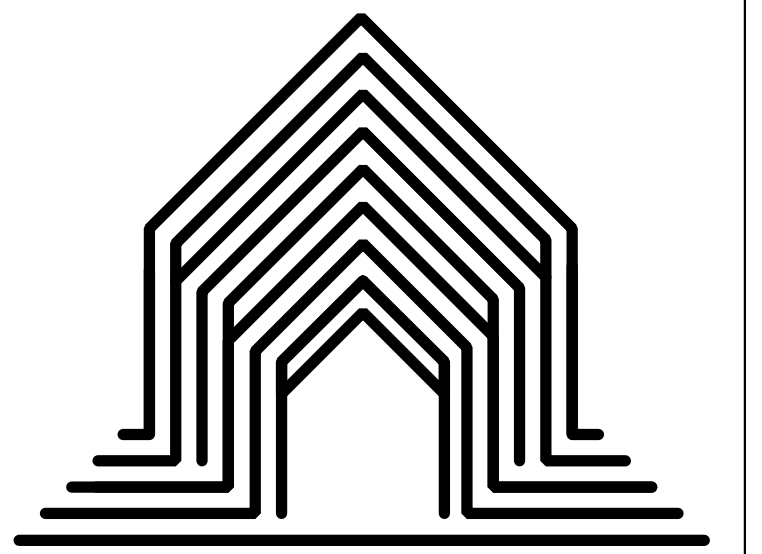
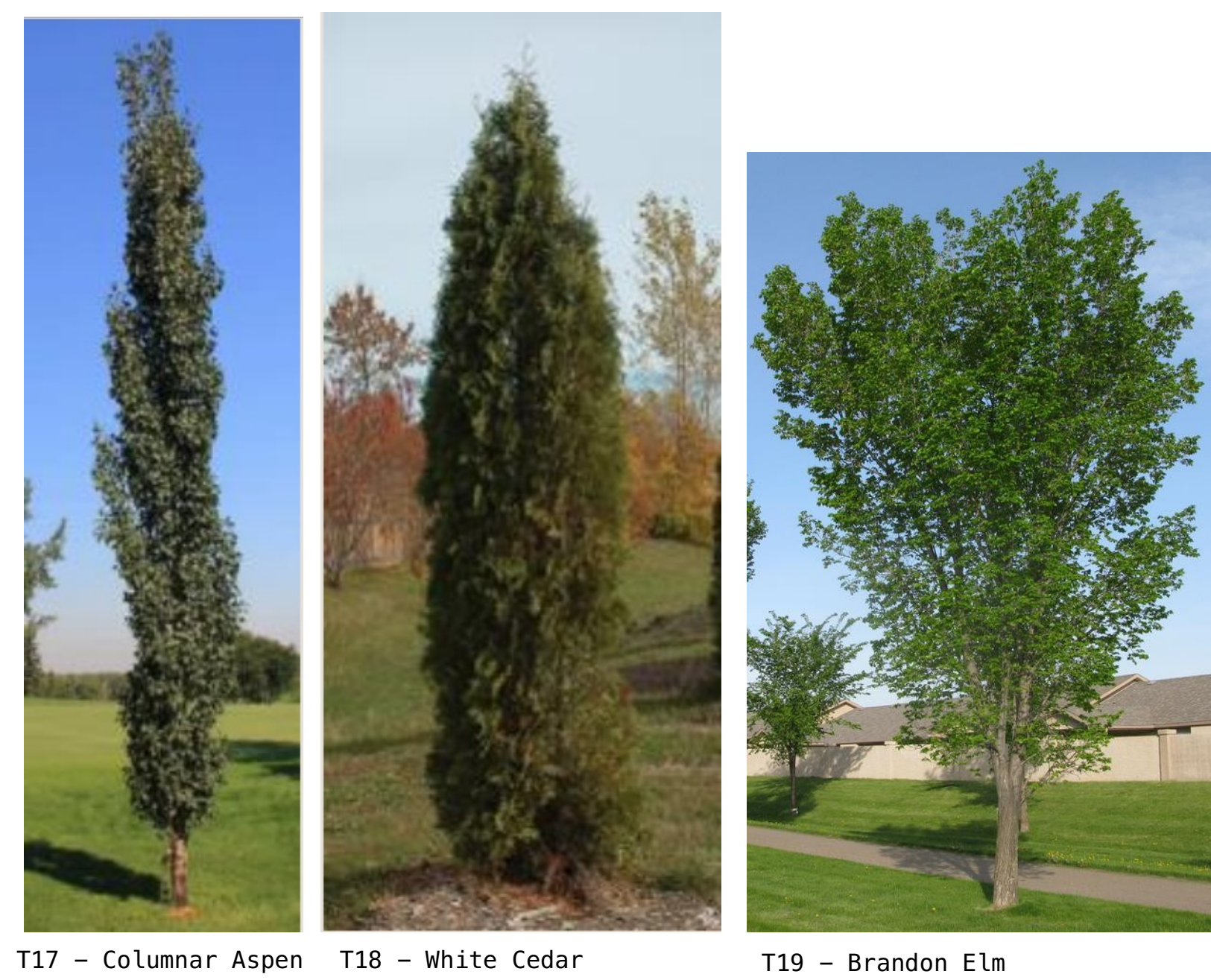
Shrubs required = 3 shrubs per 110m<sup>2</sup> of lot area (x16)

Shrubs proposed = 31 shrubs  
 S1 Golden Potentilla = (x2)  
 S2 Abbotswood Potentilla = (x14)  
 S3 Juniper Bush = (x15)

Plants Proposed = (x6)  
 P1 Prairie Grasses = (x6)

### TREE SCHEDULE (meters)

#	DIA.	SPRD.	HGT.	TYPE	SPECIES	STATUS
T1	---	0.60	1.10	BUSH	X	to remain (adjacent property)
T2	0.57	2.00	11.00	CONIFEROUS	X	to remain (adjacent property)
T3	---	3.00	4.00	BUSH	X	to remain (adjacent property)
T4	---	1.22	2.00	BUSH	X	to remain (adjacent property)
T5	---	2.50	3.00	BUSH	X	to remain (adjacent property)
T6	0.54	6.00	5.00	DECIDUOUS	X	to remain (adjacent property)
T7	0.64	8.50	9.00	DECIDUOUS	X	T-3212292 (Ulmus Americana) to remain (City Property)
T8	0.25	4.00	5.00	DECIDUOUS	X	to be removed
T9	---	1.22	1.55	BUSH	X	to be removed
T10	---	0.91	3.20	BUSH	X	to be removed
T11	0.37	3.40	4.00	DECIDUOUS	X	to be removed
T12	0.22	4.00	3.70	DECIDUOUS	X	to be removed
T13	---	4.00	4.00	BUSH	X	to remain (adjacent property)
T14	---	1.22	3.00	BUSH	X	to remain (adjacent property)
T15	---	3.00	4.00	BUSH	X	to remain (adjacent property)
T16	---	3.00	4.00	BUSH	X	to remain (adjacent property)
T17	0.06	---	---	DECIDUOUS	COLUMNAR ASPEN	to be planted x3
T18	---	---	2.00	CONIFEROUS	SKYBOUND WHITE CEDAR	to be planted x2
T19	0.06	---	---	DECIDUOUS	BRANDON ELM	to be planted x1
S1	---	0.60	0.60	BUSH	ABBOTSWOOD POTENTILLA	to be planted x2
S2	---	0.60	0.60	BUSH	GOLDEN POTENTILLA	to be planted x10
S3	---	0.60	0.60	BUSH	JUNIPER BUSH	to be planted x9
P1	---	---	---	planting	PRAIRIE GRASSES	to be planted x7



## COLLECTIVE DESIGN

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 EMAIL: clay@collectivedesign.ca

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 LOTS 7&8, BLOCK 3,  
 PLAN 4472 HK

**DISTRICT ZONING:** R-CG  
**PROPOSED UNITS:** 3  
**PROPOSED SUITES:** 3

UNIT	FLOOR	AREA
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	SECOND	679
	TOTAL	1397
SUITE (1a)		633
2	MAIN	718
	SECOND	679
	TOTAL	1397
SUITE (2a)		633
3	MAIN	808
	SECOND	782
	TOTAL	1590
SUITE (3a)		700

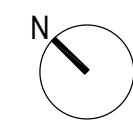
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-Floor Plan Review	-02.21.26
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DESIGN: CI  
 DRAWN: CI+RG  
 CHECKED: CI

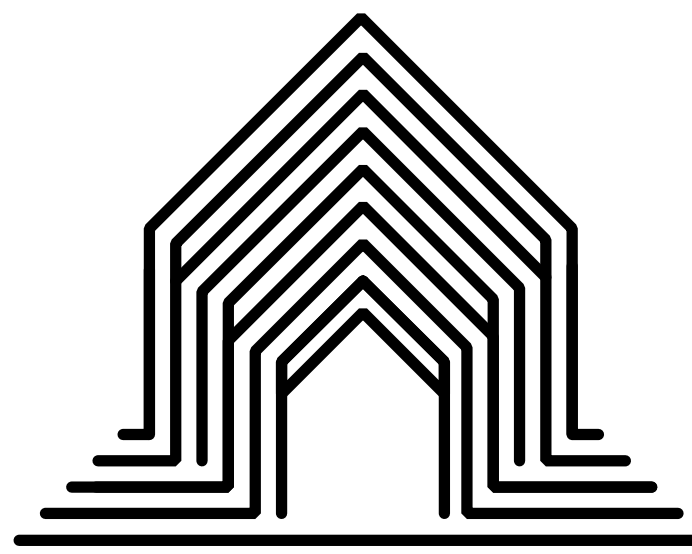
**A3 | 7**

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DEVELOPMENT  
PERMIT  
DECISION  
RENDERED  
ON THIS PLAN



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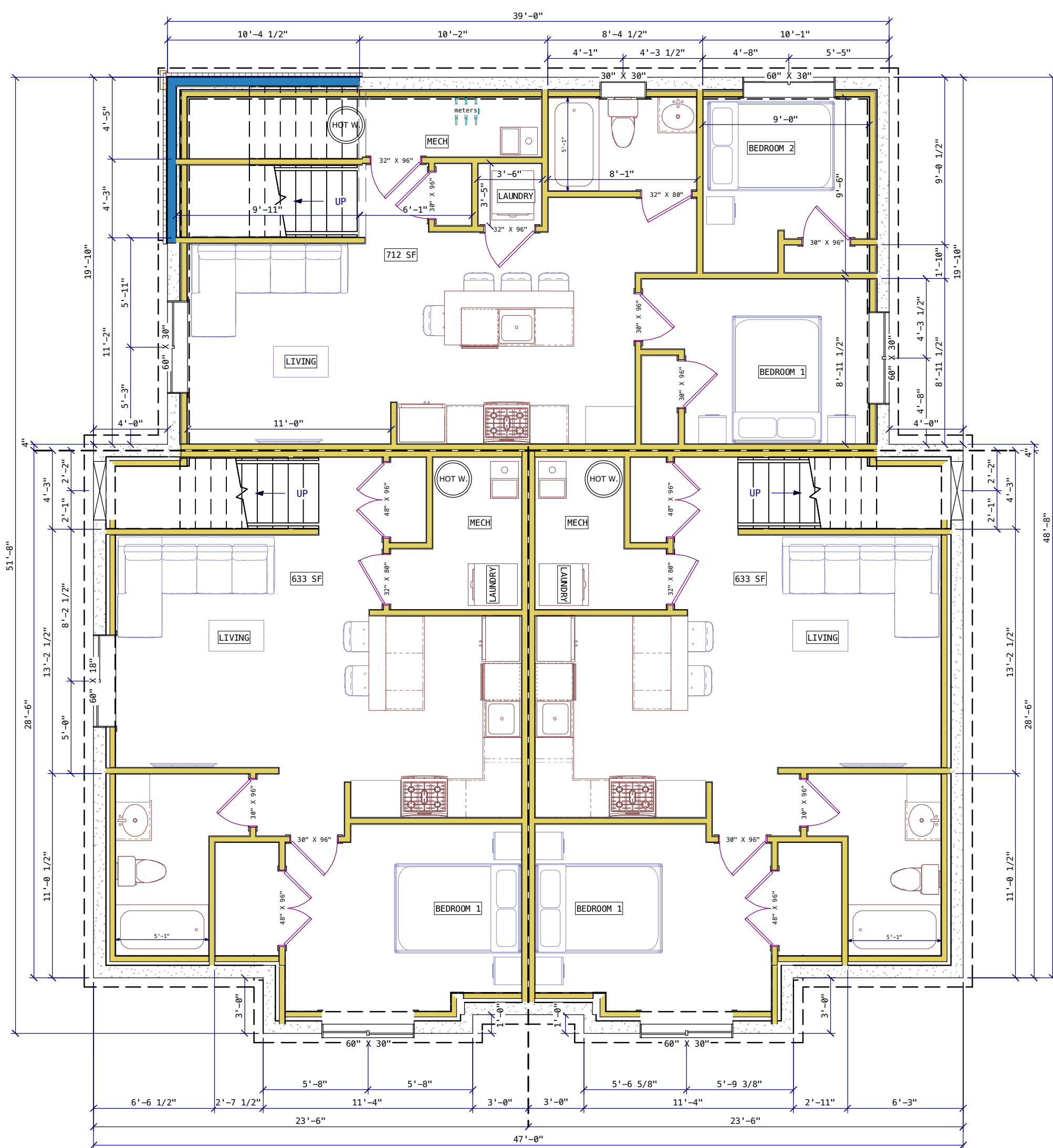
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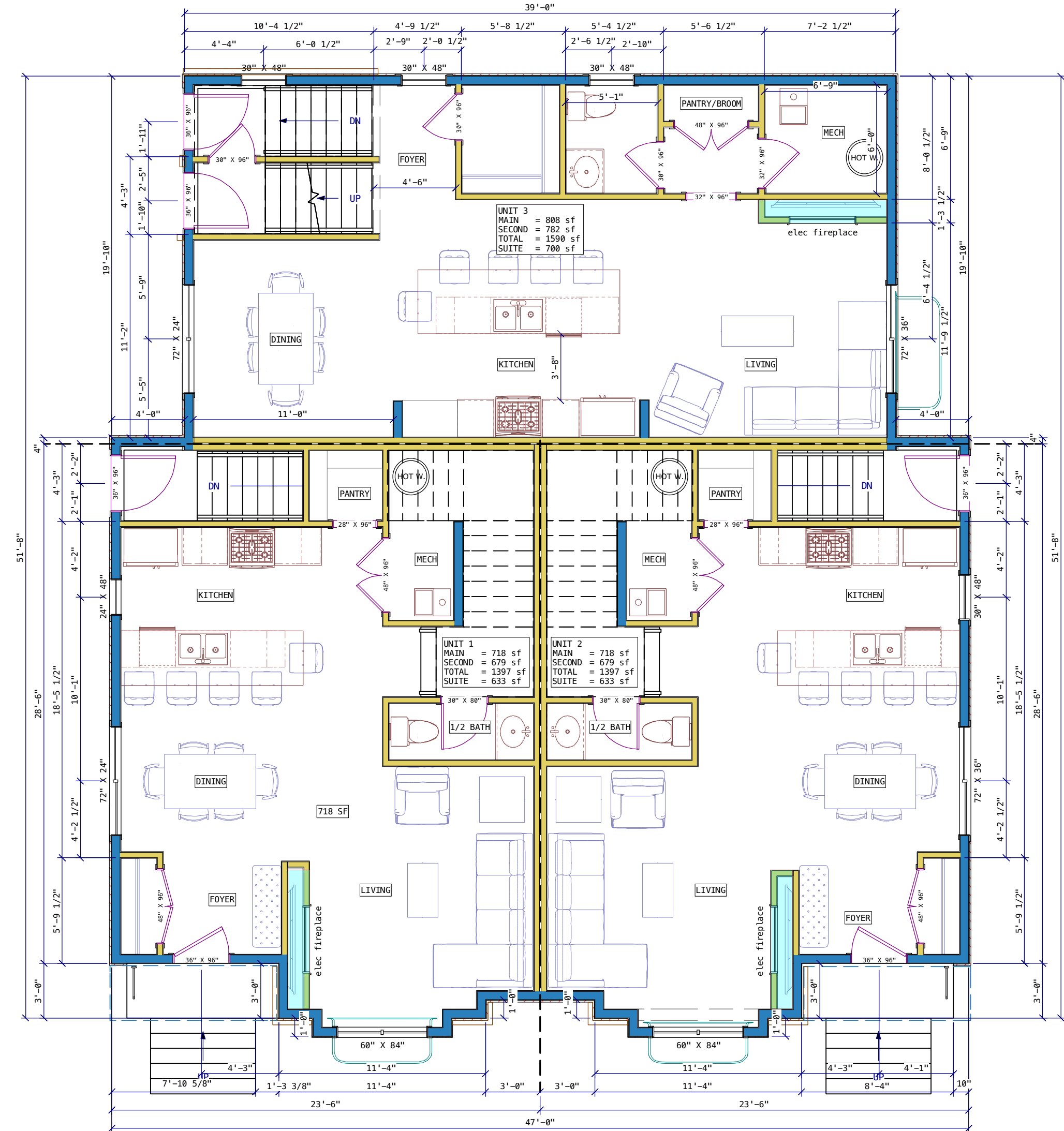
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DRAWN: CI+RG  
CHECKED: CI

A4 | 7

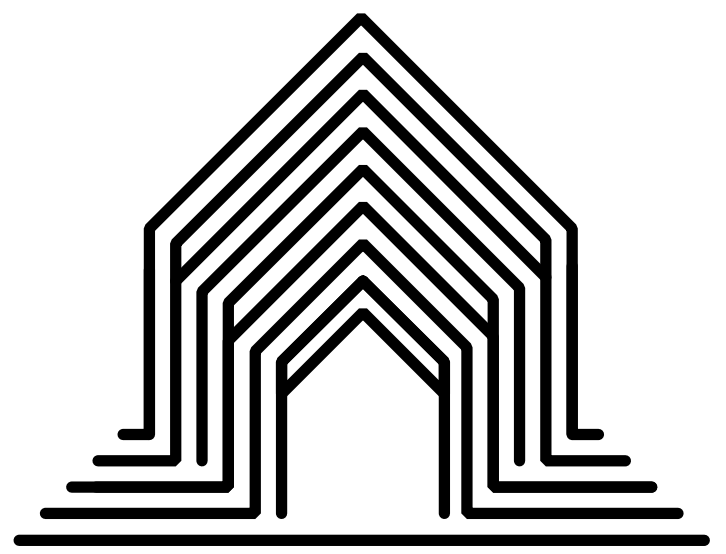
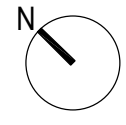
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**LOWER FLOOR PLAN (SUITES)**  
SCALE: 3/16"=1'-0"



**MAIN FLOOR PLAN**  
SCALE: 3/16"=1'-0"



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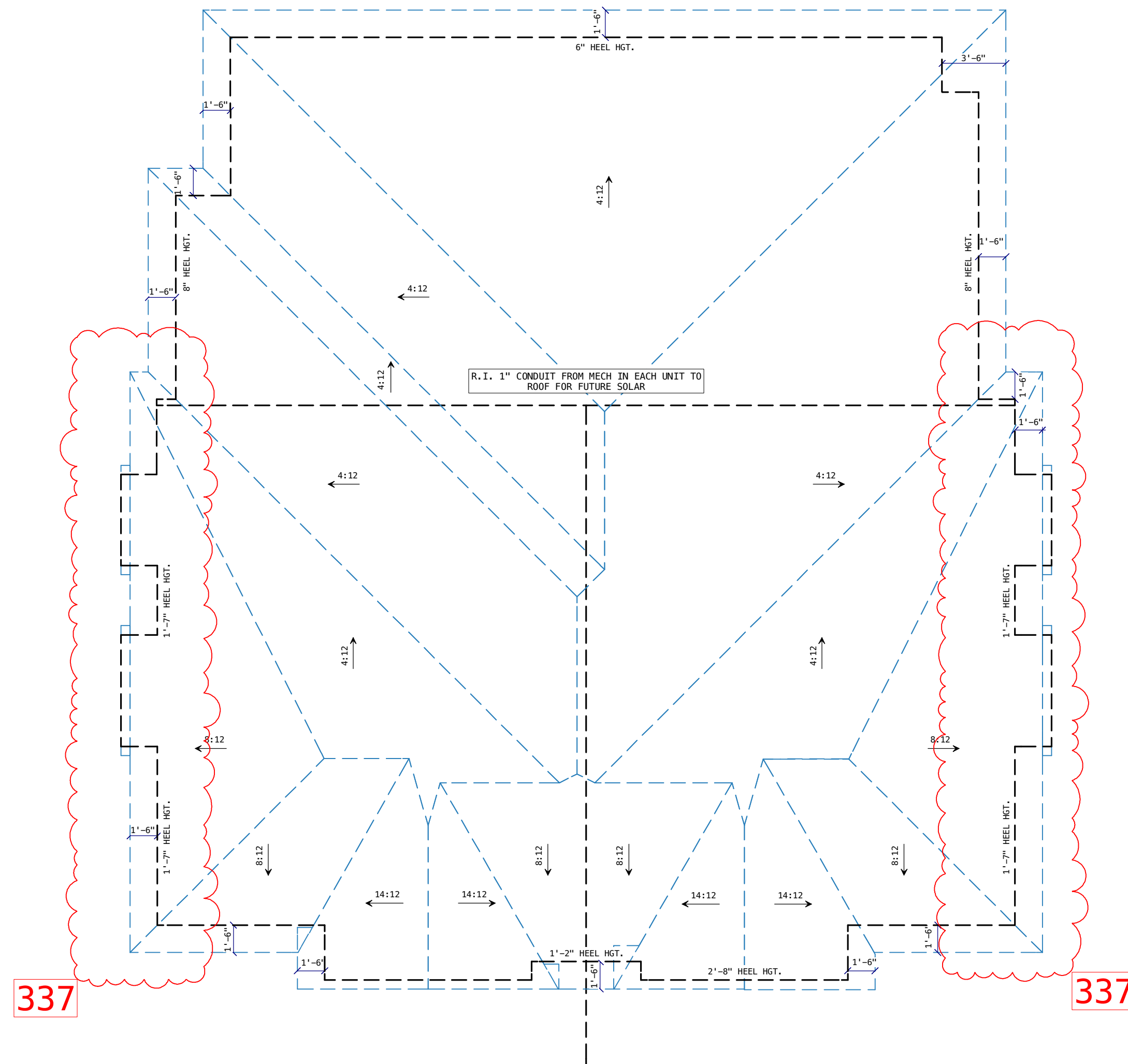
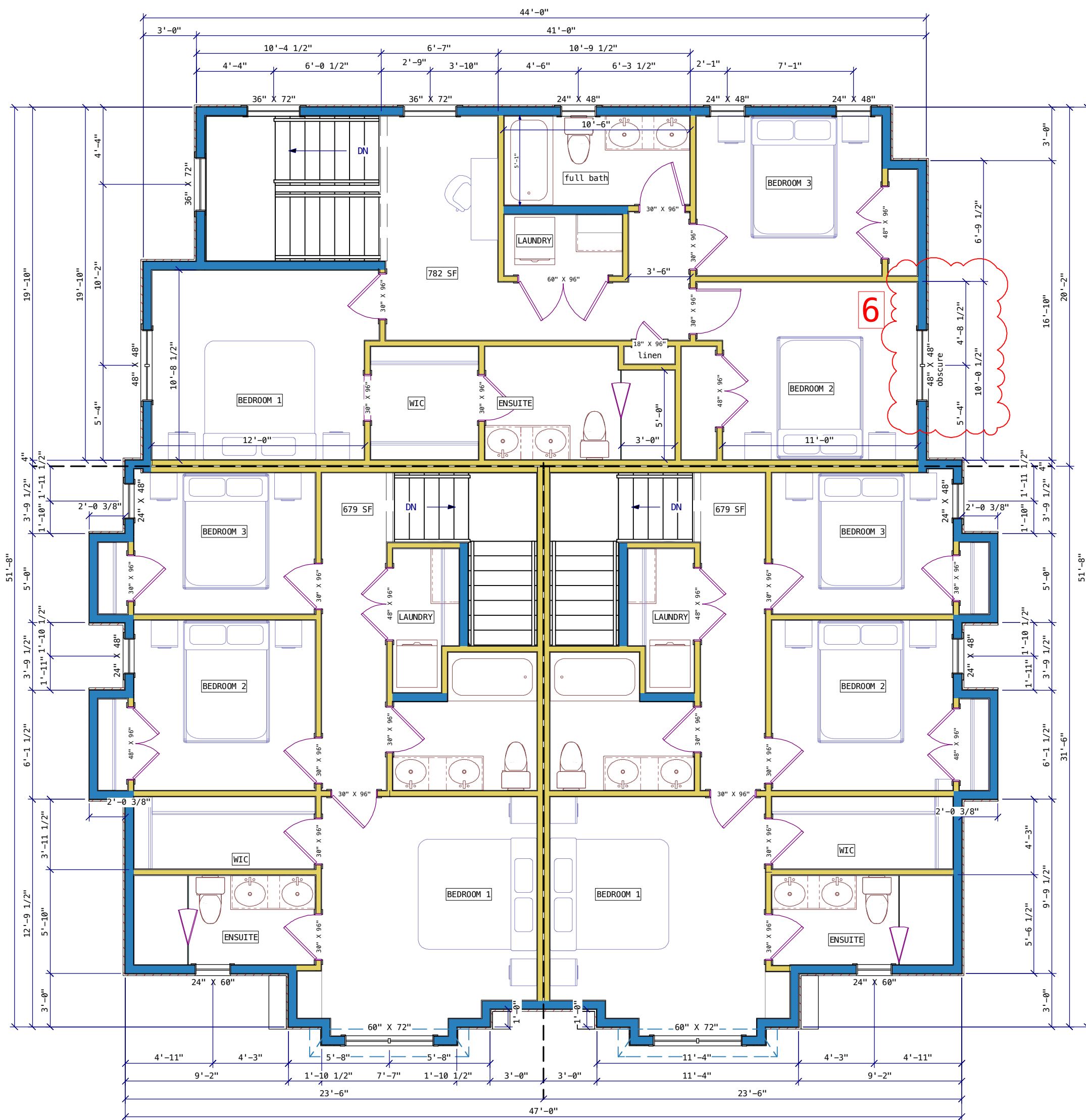
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DESIGN: CI  
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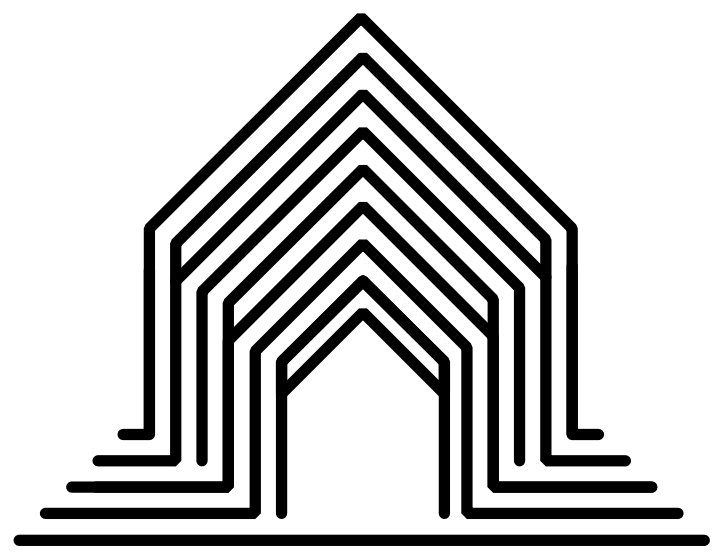
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**SECOND FLOOR PLAN**  
 SCALE: 3/16"=1'-0"

**ROOF PLAN**  
 SCALE: 3/16"=1'-0"

EXTERIOR CLADDING SCHEDULE	
1	ASPHALT ROOFING
2	6" ALUMINUM FASCIA black
3	VENTED ALUMINUM SOFFIT black
4	STUCCO beige
5	PANEL SIDING midlight black
6	JAMES HARDIE BOARD & BATTEN midlight black
7	4" CORNER TRIM midlight black
8	STONE VENEER
9	STONE CAP
10	VINYL WINDOWS
11	FRAME GLASS DOOR
12	RAILING
13	STEEL INSULATED GARAGE DOOR
14	WOOD BRACKETS
15	STANDING SEAM ROOF



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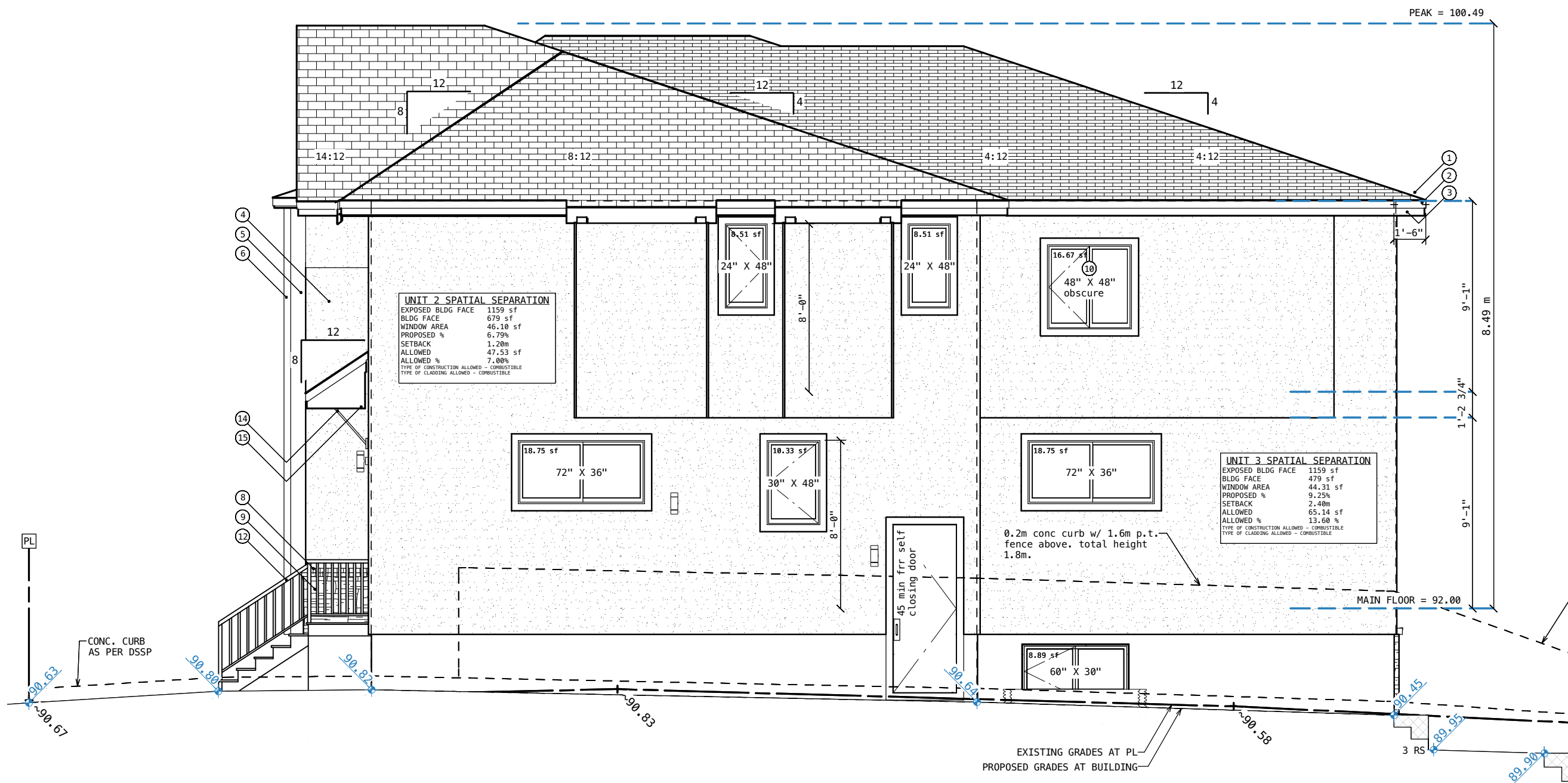
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DESIGN: CI	A6   7
DRAWN: CI+RG	
CHECKED: CI	

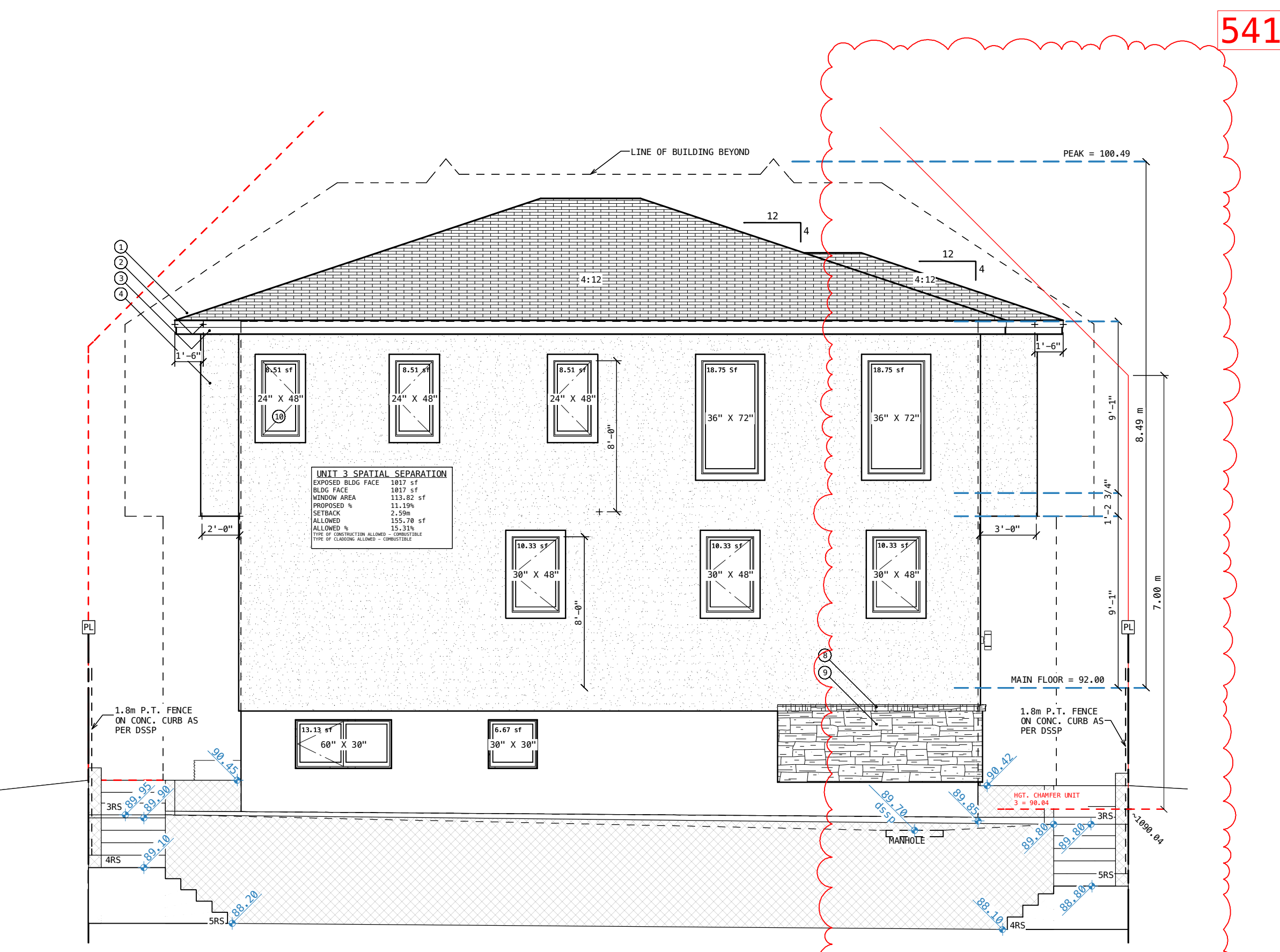
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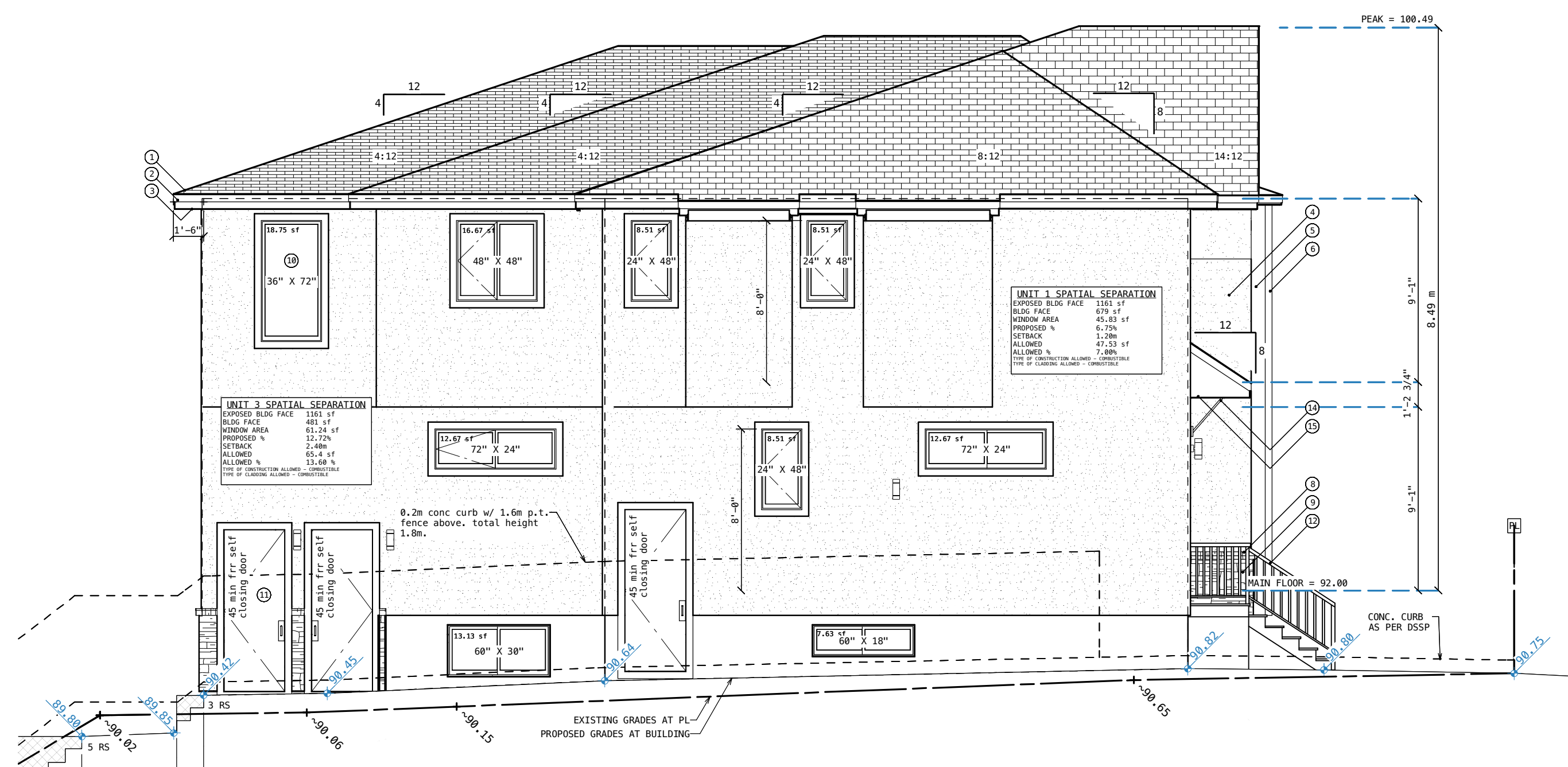
**FRONT ELEVATION (NORTH)**  
 SCALE: 3/16"=1'-0"



**RIGHT ELEVATION (EAST)**  
 SCALE: 3/16"=1'-0"

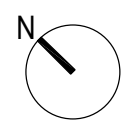


**REAR ELEVATION (SOUTH)**  
 SCALE: 3/16"=1'-0"

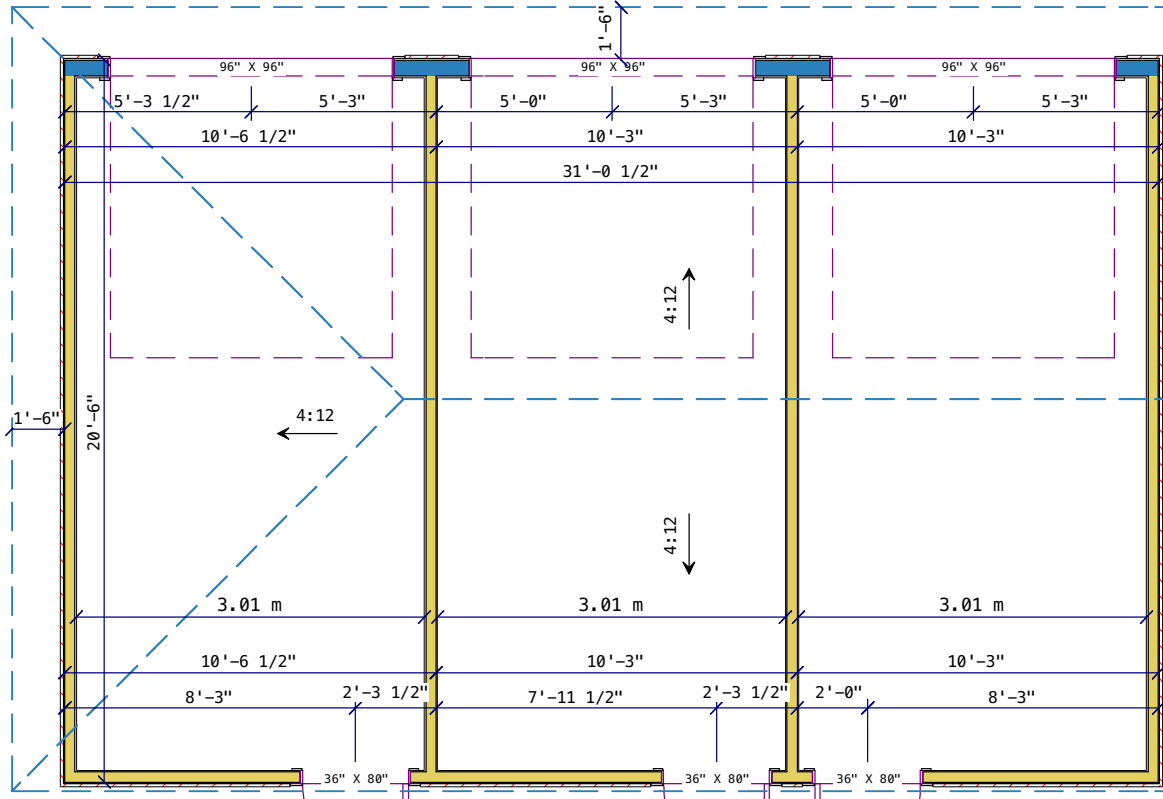


**LEFT ELEVATION (WEST)**  
 SCALE: 3/16"=1'-0"

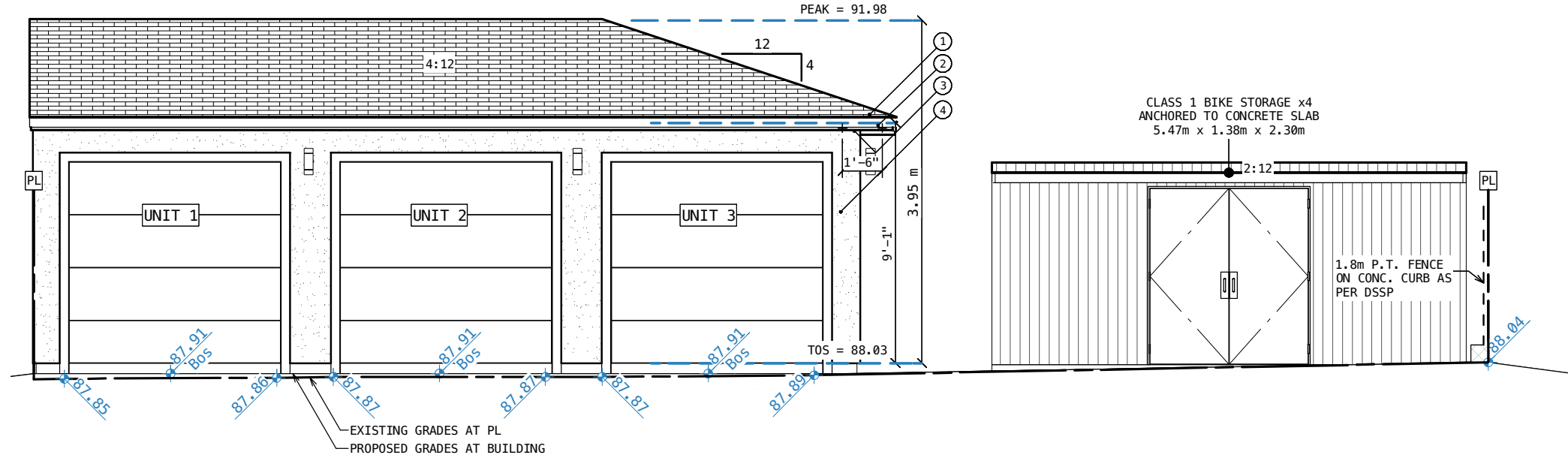
DEVELOPMENT  
 PERMIT  
 DECISION  
 RENDERED  
 ON THIS PLAN



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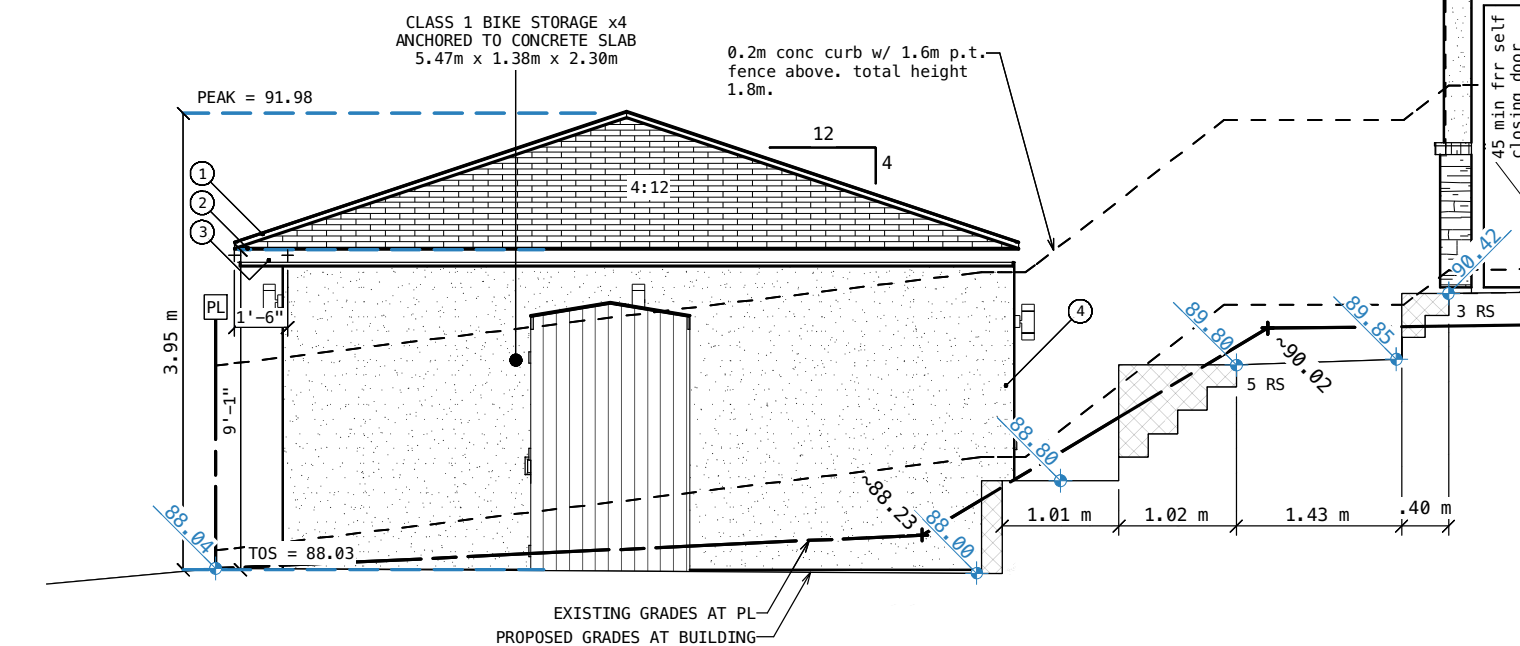
**GARAGE FLOOR PLAN**  
SCALE: 3/16"=1'-0"



**GARAGE ELEVATION - LANEWAY**  
SCALE: 3/16"=1'-0"

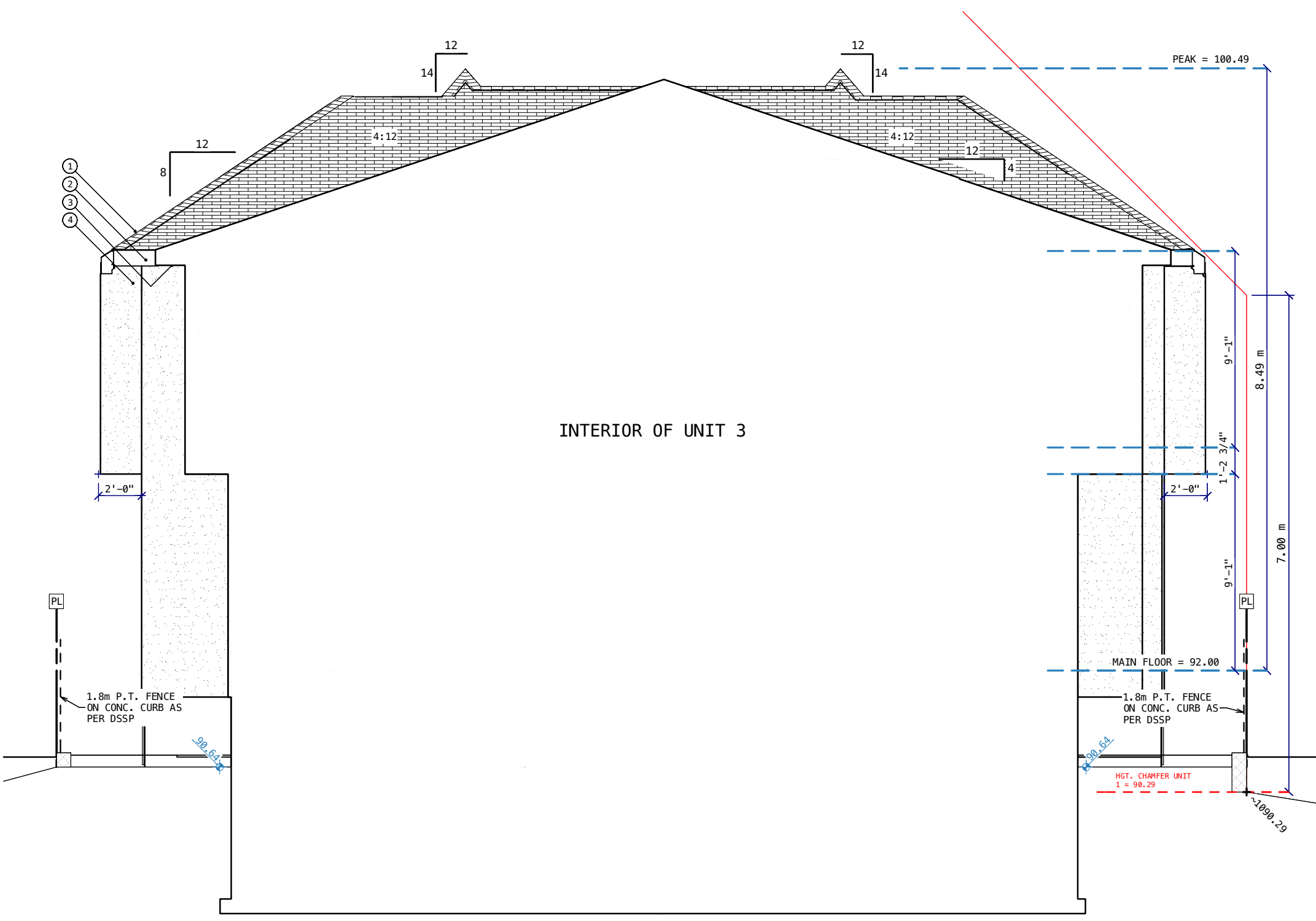
**DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN**

EXTERIOR CLADDING SCHEDULE	
1	ASPHALT ROOFING
2	6" ALUMINUM FASCIA black
3	VENTED ALUMINUM SOFFIT black
4	STUCCO beige
5	PANEL SIDING midnight black
6	JAMES HARDIE BOARD & BATTEN midnight black
7	4" CORNER TRIM midnight black
8	STONE VENEER
9	STONE CAP
10	VINYL WINDOWS
11	FIBRE GLASS DOOR
12	RAILING
13	STEEL INSULATED GARAGE DOOR
14	WOOD BRACKETS
15	STANDING SEAM ROOF

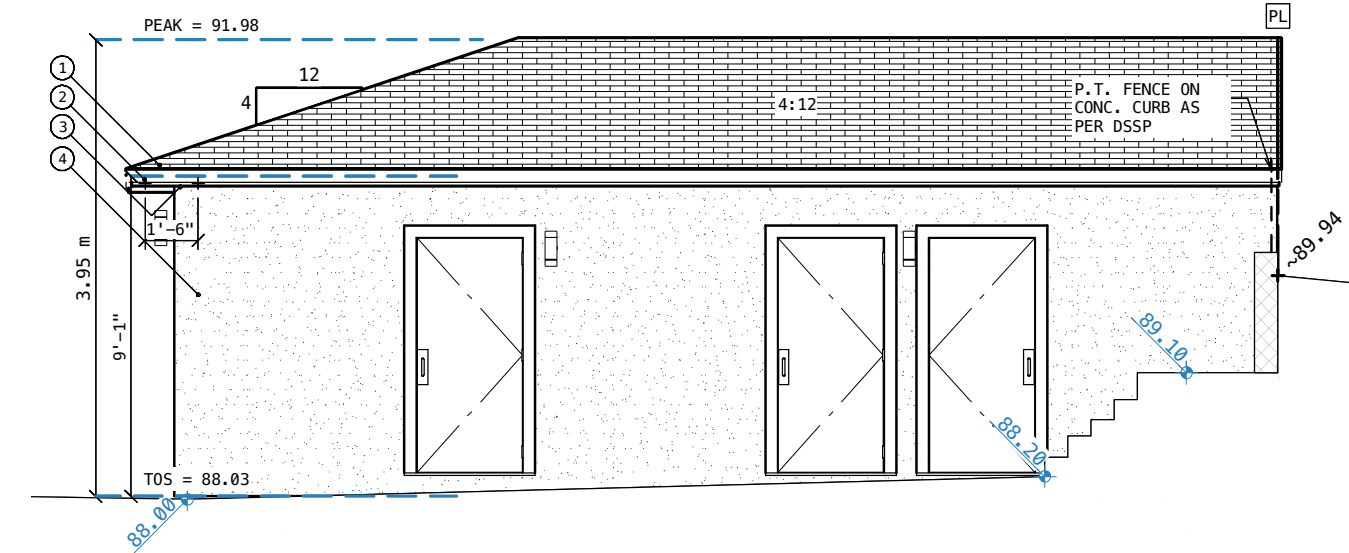


**GARAGE ELEVATION - LEFT**  
SCALE: 3/16"=1'-0"

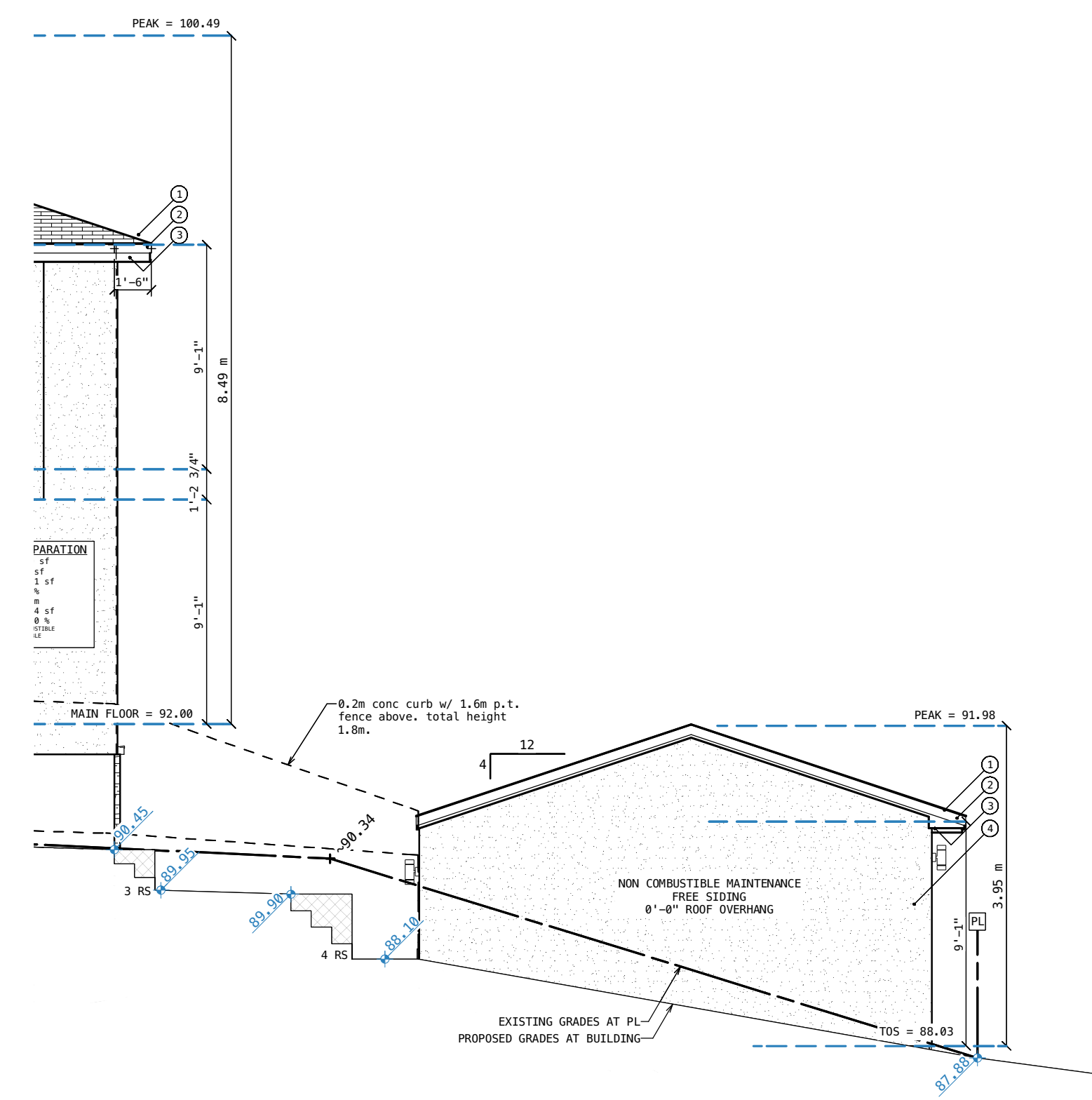
541



INTERIOR OF UNIT 3

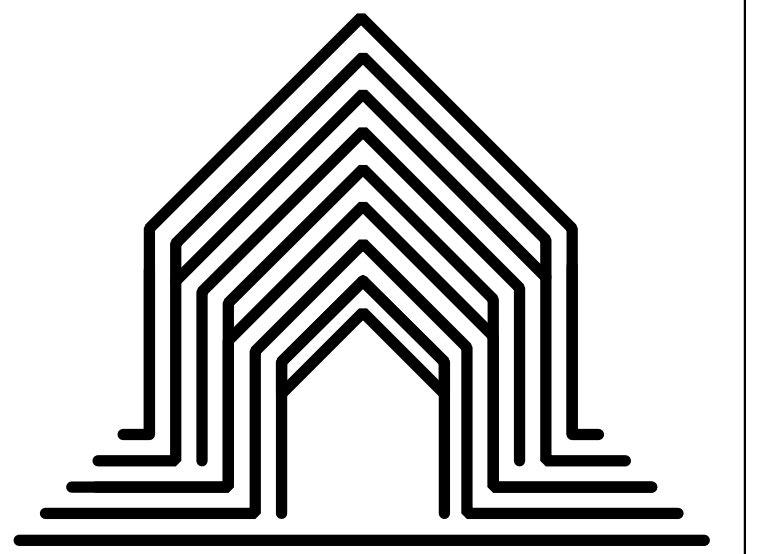


**GARAGE ELEVATION - YARD**  
SCALE: 3/16"=1'-0"



**GARAGE ELEVATION - RIGHT**  
SCALE: 3/16"=1'-0"

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**COLLECTIVE DESIGN**

**CONTACT INFO**  
PHONE: 403-671-2856  
EMAIL: clay@collectivedesign.ca

**RESPONSIBILITIES**

**COLLECTIVE DESIGN**  
It is Collective Design's responsibility to ensure these drawings meet or exceed the current Provincial Building Code and Land Use Bylaws. We will make all revisions, additions, or corrections required due to stated code or bylaws. Changes etc. due to discretionary interpretations by Approving Authorities having jurisdiction will be at the expense of the Homeowner or General Contractor.

**HOMEOWNER AND GENERAL CONTRACTOR**  
A review of final drawings, prior to the start of construction, is the responsibility of the homeowner/developer and General Contractor. Any discrepancies between these drawings and the provided consultant drawings are to be provided in writing to Collective Design. Any errors or omissions due to items not specified by the above parties are not the responsibility of Collective Design.

**TRADES, SUPPLIERS & CONSULTANTS**  
The plans provided by Collective Design form only PART of the construction documents. A specification should be provided by the General Contractor (see below). Specific brands, models and trade names where used in these drawings are subject to availability and change orders, and should be confirmed in ALL cases.

**THE SPECIFICATION OVERIDES THESE DRAWINGS.** Collective Design is not responsible for errors, omissions, or replacement of any materials or supplies when no specification has been provided.

**PROJECT NAME:**  
ROSEMONT TOWNHOUSE  
**ADDRESS:**  
74 CHELSEA ST NW  
**LEGAL ADDRESS:**  
LOTS 7&8, BLOCK 3,  
PLAN 4472 HK

**DISTRICT ZONING:** R-CG  
**PROPOSED UNITS:** 3  
**PROPOSED SUITES:** 3

UNIT	FLOOR	AREA
1	MAIN	718
	SECOND	679
	TOTAL	1397
SUITE (1a)		633
2	MAIN	718
	SECOND	679
	TOTAL	1397
SUITE (2a)		633
3	MAIN	808
	SECOND	782
	TOTAL	1590
SUITE (3a)		700

PROJECT STAGE	DATE ISSUED
-Floor Plan Review	-02.21.26
-Issued for DP	-03.03.26
-DTR Resubmission	-05.01.26
-	-
-	-

DESIGN: CI  
DRAWN: CI+RG  
CHECKED: CI

**A7** | **7**

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