

**REPORT TO THE SUBDIVISION AND
DEVELOPMENT APPEAL BOARD**

DATE: May 12, 2026	APPEAL NO.: SDAB2026-0057 FILE NO.: DP2025-06980
APPEAL BY: Kathy Tsang	
FROM A DECISION OF THE DEVELOPMENT AUTHORITY where a New: Rowhouse Building (1 building), Semi-detached Dwelling (1 building), Secondary Suite (5 suites), Accessory Residential Building (garage) was approved at <u>2011 20 Avenue NW.</u>	LAND USE DESIGNATION: R-CG Discretionary
COMMUNITY OF: Banff Trail	DATE OF DECISION: March 20, 2026
APPLICANT: CENTRE WEST DESIGN STUDIO	OWNER: Li-Yen Wang

Notes:

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

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

Municipal Address of Site Under Appeal [required]	2011 20 Avenue NW
Development Permit/Subdivision Application/File Number [required]	DP2025-06980
Name of Appellant [required]	Kathy T
Agent Name (if applicable)	
Street Address [required]	2009 20 Avenue NW
hdnFullAddress	2009 20 Avenue NW Calgary AB T2M1H8
City [required]	Calgary
Province [required]	Alberta
Postal Code [required]	T2M 1H8
Residential Phone # [required]	(403) 256-7070
Business Phone #	
Email Address [required]	tsakathy@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]

1. Did not incorporate any feedback or input from neighbours that a duplex would be more fit for the site.
2. DPs approved around our area mid-block are primarily duplexes. Two buildings approved with a total of ten units plus are primarily on corner parcels.
3. Approved DP does not fit into context of the street, where 7 of 9 homes have been developed as single family or duplex. This parcel is one of two that remains to be developed, the owner of the other parcel is against this DP.

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

Estimated Presentation Time

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]

Unknown

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

2026-04-15 18:54:13 MST

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

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

Website: calgary.ca/sdab

Phone: (403) 268-5312

Email: info@calgarysdab.ca

From: [Kathy Tsang](#)
To: [Calgary SDAB Info](#)
Subject: [External] Appeal Number: 2026-0057
Date: Sunday, May 3, 2026 8:02:38 PM
Attachments: [DP_applications_revision11.pptx](#)

This Message Is From an External Sender

This message came from outside your organization.

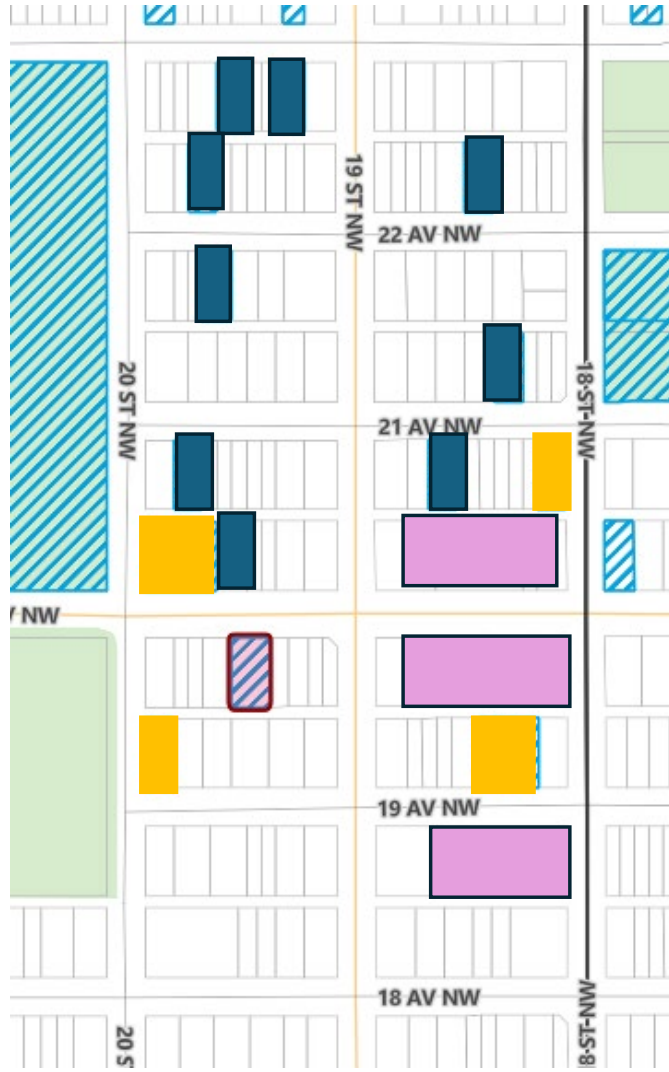
ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca

[Report Suspicious](#)

Hello SDAB,

Here is a slide we wish to refer to at the hearing for Appeal Number 2026-0057 submitted on May 3 at 8:00pm.

Thank you,
Kathy and Aaron



Applications (pulled off dmap on Feb 26, updated March 11)

- **Dark Blue:** Single detached dwelling with secondary suite, Semi-detached dwelling with basement suite (2 or 4 suites)
- **Orange:** Rowhouse or Townhouse (8+ units)
- **Pink:** Commercial or places of worship

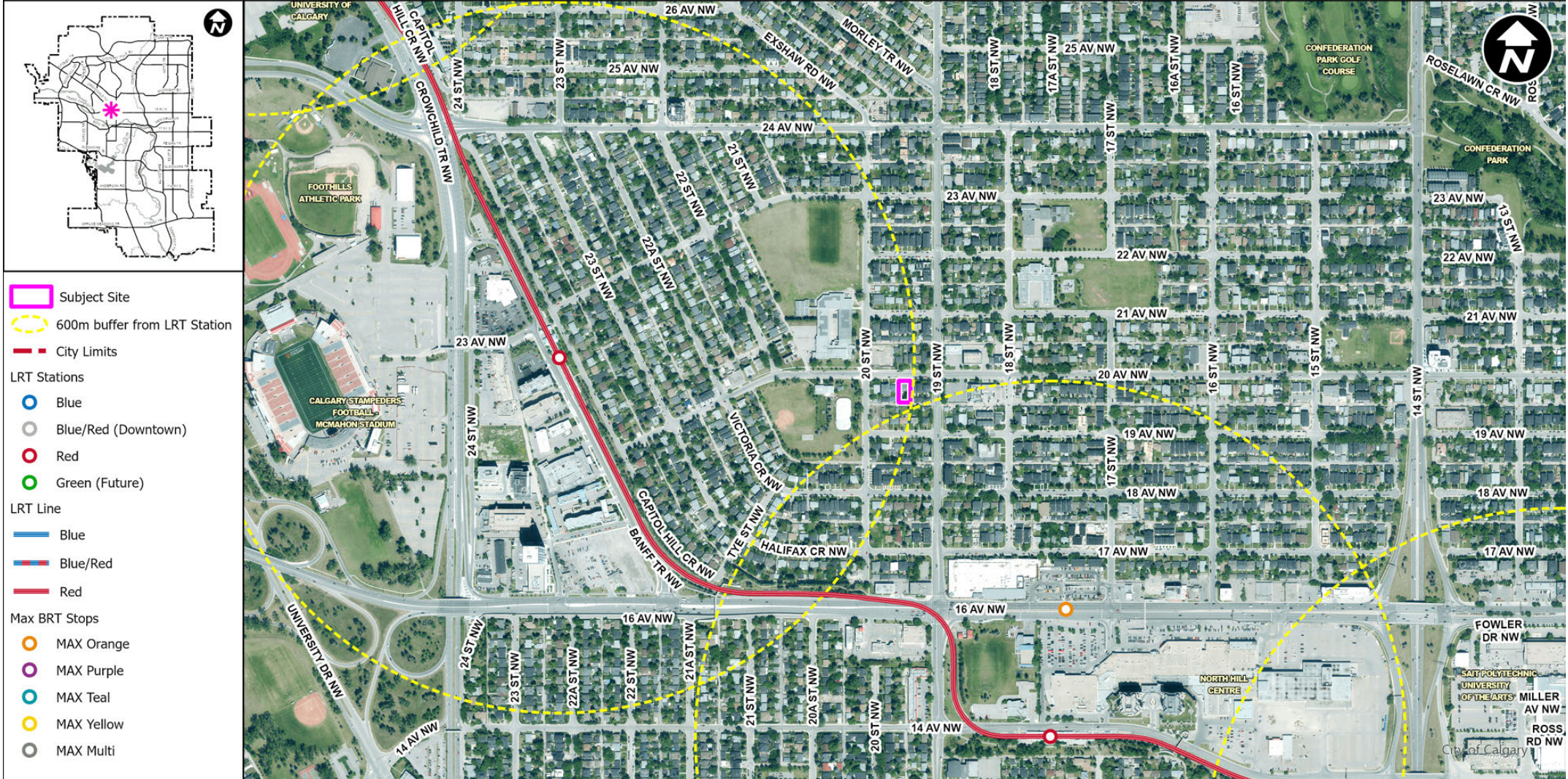
Notes

- Applications proposing rowhouse or townhouse are located on corner parcels or parcels immediately adjacent to commercial uses.
- DP2025-06980 parcel is mid-block similar to the 9 dark blue applications requesting single detached or semi-detached redevelopment proposals

















Takeaways

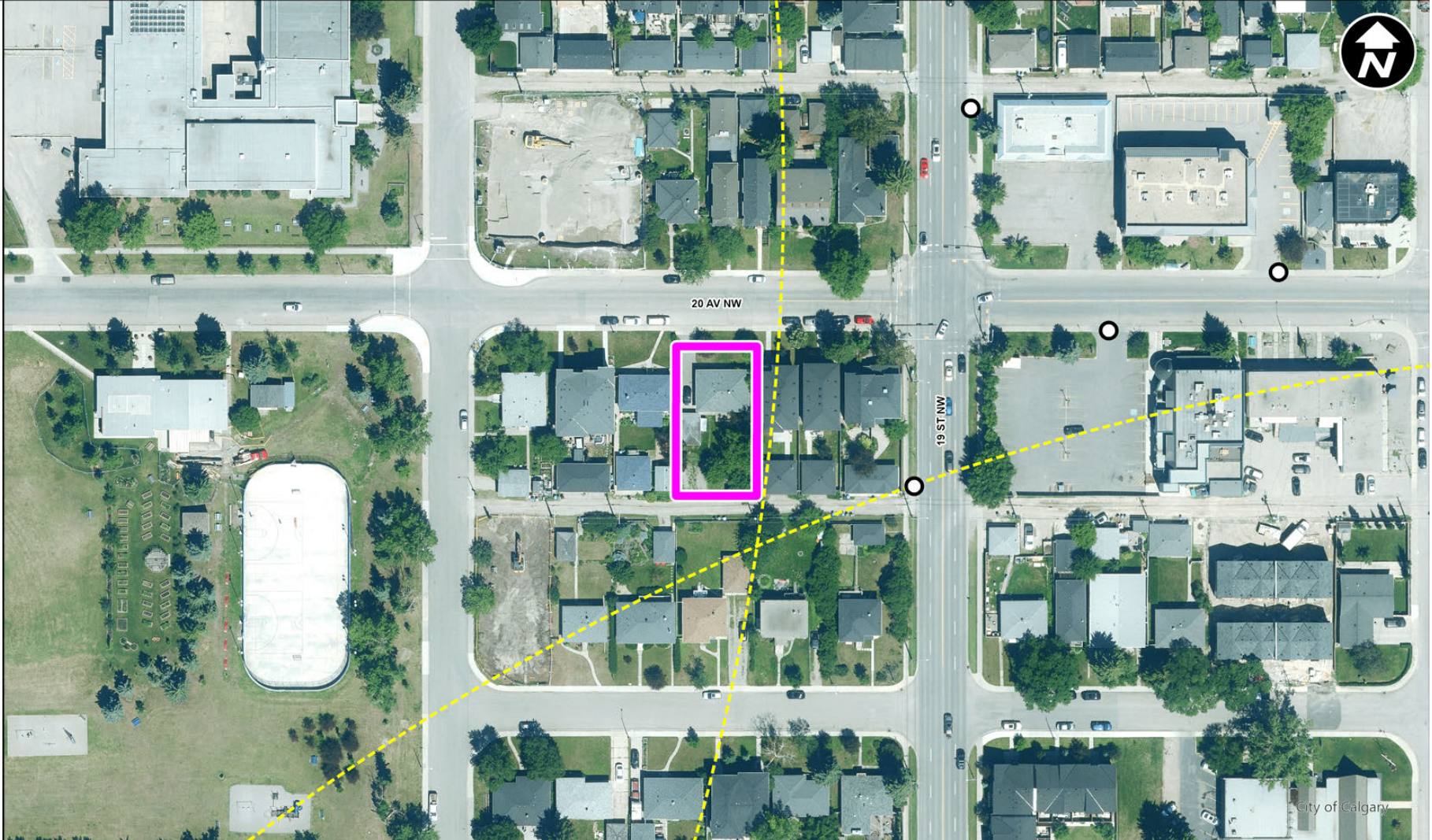
1. Within this section of 20 Avenue **there is an established development pattern** where 7 of 9 parcels have been developed as single detached or semi-detached dwellings.
2. DP2025-06980 is located mid-block, consistent with other recent development permit applications in this area proposing single detached or semi-detached dwellings.
3. It is requested that DP2025-06980 be amended to a single detached or semi-detached form to ensure consistency with the established mid-block context and reflects the character of the street and pattern of development permits in the area.

Community Context SDAB2026-0057

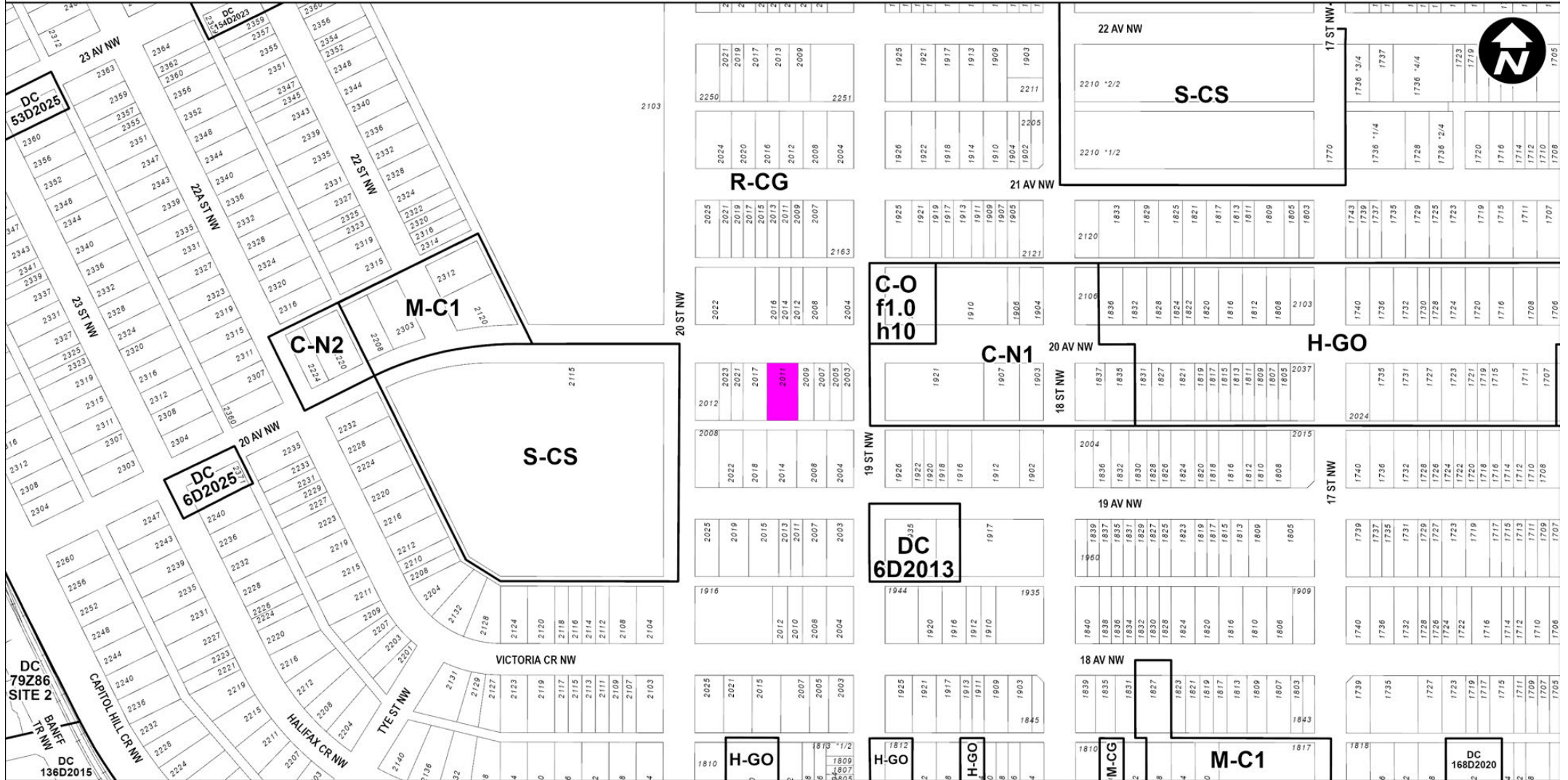


Site Context SDAB2026-0057

-  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



Land Use Districts SDAB2026-0057



Surrounding Land Use SDAB2026-0057

- 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





March 20, 2026

CENTRE WEST DESIGN STUDIO

Ian Fitzsimmons

drafting@live.ca



Dear Applicant:

RE: Notification of Decision: DP2025-06980

Subject: New: Rowhouse Building (1 building), Semi-detached Dwelling (1 building), Secondary Suite (5 suites), Accessory Residential Building (garage)

Address: 2011 20 AV NW

This is your notification of decision by the Development Authority to approve the above noted application on March 20, 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 March 20, 2028 or the development permit shall cease to be valid. The decision will be advertised beginning March 26, 2026 at www.calgary.ca/publicnotices, which is the start of the mandatory 21-day appeal period. This appeal period will conclude at midnight April 16, 2026. Release of the permit will occur within 2-4 business days following the conclusion of the appeal period and upon receipt of all Prior to Release requirements.

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

Please note that this letter is to advise you of the conditions of approval, the mandatory advertising appeal period and the timeframe in which you may appeal this decision. If no appeals have been filed during the appeal period, and the Prior to Release conditions have been met, your Development Permit will be released. Should you require clarification of the above or further information, please contact me at (587) 215-1655 or by email at Selena.Kirzinger@calgary.ca and assist me by quoting the Development Permit number.

Yours truly,

Selena Kirzinger

Planner 1

Planning and Development

Attachment(s)



DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

DP2025-06980

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

2011 20 AV NW

Community: **Banff Trail**

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

and legally described as:

8100AF;45;20-22

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

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

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

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

Decision By: **Development Authority**

Date of Decision: **March 20, 2026**

Development Authority: **Dino Civitarese**

File Manager: **Selena Kirzinger**

Release Date: _____

This permit will not be valid if development has not commenced by: March 20, 2028

This Development Permit was advertised on: **March 26, 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: **CENTRE WEST DESIGN STUDIO**
Address: **826 MACDONALD AV SE**
City: **CALGARY, AB, T2G4M4**
Phone: **[REDACTED]**



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

DP2025-06980

Complete Address and Legal Description listing for Development Permit DP2025-06980

Address Type	Address	Legal Description
Building	2011 20 AV NW	
Parcel	2011 20 AV NW	8100AF;45;20-22



Conditions of Approval – Development Permit

Application Number:	DP2025-06980
Application Description:	New: Rowhouse Building (1 building), Semi-detached Dwelling (1 building), Secondary Suite (5 suites), Accessory Residential Building (garage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	2011 20 AV NW
Community:	BANFF TRAIL
Applicant:	CENTRE WEST DESIGN STUDIO
Development Applications Review Team	
Planning:	SELENA KIRZINGER (587) 215-1655 Selena.Kirzinger@calgary.ca
Utility Engineering:	DINO DI TOSTO 403-268-2131 Dino.diTosto@calgary.ca
Mobility Engineering:	DAVID WANYONG ZHONG 587-576-1844 David.Zhong@calgary.ca

Prior to Release Requirements

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

Planning

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

Utility Engineering

2. 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:

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

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>

3. The subject property requires a storm sewer connection (main extension) and is within the storm re-development levy area. As the parcel is larger than 700m² the applicant has the following options:
 1.
 - a. Enter into Indemnification Agreement for the storm sewer extension.
 - b. Provide documentation that extension is completed and the storm redevelopment fee (\$84 / m frontage) will be waived.
 - c. The subject property is required to control the stormwater to the specified release rate and volume targets.

OR
 2.
 - a. Conduct a percolation test and provide results to Utility Specialists for review and approval (contact Utility Specialists for testing protocols 403-268-6449).
 - b. If the percolation test confirms that a drywell system is adequate to service the site in the interim a drywell design is to be provided at the Development Site Servicing Plan (DSSP) stage and must be sized to store the 1:100 year 24 hr storm event in the gravel drainage rock. The volume must be restored within 72 hrs through infiltration and/or re-use.
 - c. Submit storm re-development levy payment (\$84 / m frontage) at the DSSP stage, and
 - d. Provide block profiles that conform to the Standard Block Profile Specifications for CAD and Manual Formats for the proposed storm sewer extension as a part of the DSSP submission for approval by Utility Specialists. Onsite storm service must be stubbed by the Developer at the property line adjacent to the proposed main extension. The main extension and service to the stub will be done by the City of Calgary using the re-development levy funds.
 - e. If the percolation test proves that a drywell system is inadequate to service the site in the interim, the storm main extension must be done at the applicants expense or a water reuse system for toilet flushing, irrigation or other forms of low impact developments may be used to restore 1:100-year storage volume. Details are to be provided at the DSSP stage, and are subject to approval by Utility Specialists.
4. If a drywell is not possible, the proposal to construct public infrastructure (surface improvements, storm sewers and service connections) within City rights-of-way requires the developer to execute an Indemnification Agreement to the satisfaction of the Coordinator, Development Commitments.

To initiate circulation and approval of the Work that will form part of the Indemnification Agreement, submit construction drawings online using your

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

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existing VISTA account at calgary.ca/vista. At the time of submission of the construction drawings, the following items shall also be submitted:

- a. An 8 1/2 x 11 site plan indicating the construction boundaries.
 - b. Indicate who will be party to the agreement, provide contact information and a certificate of title for adjacent lands associated with the construction of the infrastructure.
 - c. A detailed description of the Work that will form part of the Indemnification Agreement (cubic metres of asphalt and/or concrete, pipe diameters for sanitary, storm and watermains and their respective lengths in linear metres) within the City right of way.
 - d. A detailed cost estimate for the scope of Work including GST prepared by the contractor or opinion of probable cost from a qualified engineering consultant.
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; 0	Description; 2011 20 AV NW Unit(s); Existing Single: 1/New
Grade: 5	

Based on the information above, the preliminary estimate is \$19,627.00.

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

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

To obtain an off-site levy agreement or for further information, contact the Infrastructure Strategist (Valerie Gibbons at 403-617-5947 or Valerie.gibbons@calgary.ca).

Mobility Engineering

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

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

Roads

- a. Closure and removal of existing driveway crossings on 20 AV NW,
- b. Construction of new 2.0 monolithic sidewalks adjacent to 20 AV NW, new curb and gutter, to City standards,
- c. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.

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

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

Permanent Conditions

The following permanent conditions shall apply:

Planning

8. All rules of Land Use Bylaw 1P2007 apply, subject to any relaxations approved by the Development Authority in this development permit.
9. The development shall be completed in its entirety, in accordance with the approved plans and conditions. The stamped and signed plans are a legal document.
10. No changes to the approved plans shall take place unless authorized by the Development Authority. If changes to the development occur or are proposed, a new development permit or revised plan application may be required.
11. A development completion permit must be issued for the development before the use is commenced or the development occupied. A development completion permit is independent from the requirements of City of Calgary Building Regulations inspections and permission for occupancy. Request a development completion permit inspection by visiting inspections.calgary.ca or call 403-268-5311.
12. All areas of soft landscaping must be irrigated with an underground irrigation system, as identified on the approved plans.
13. When the main floor of each building is constructed, submit the geodetic elevation to Geodetic.Review@Calgary.ca
14. A letter of confirmation from a certified electrical engineer or Master Electrician shall be provided to the Development Authority, prior to the issuance of the Development Completion Permit, certifying that all Electric Vehicle Parking Stall - Capable stalls identified on the approved plans have been completed and are capable of supporting Level 2 Electric Vehicle Supply Equipment (charger) in the future. This includes installation of the necessary distribution panels, electrical capacity, and wall and floor penetrations to accommodate future charging cabling, and may include an electric vehicle energy management system.
15. A letter of confirmation from a certified electrical engineer or Master Electrician shall be provided to the Development Authority, prior to the issuance of the Development Completion Permit, that the building(s) has been constructed to be 'solar ready' and able to accommodate solar photovoltaic (PV) panels for the purpose of electricity generation. A conduit (or equivalent) that allows wires to be routed from the roof to the main electrical panel.

Utility Engineering

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

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

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

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

17. 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).
18. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Coordinator, Utility Specialist.
19. 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.
20. 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.

21. Off-site levies are applicable and payable under a Development Permit.

Mobility Engineering

22. No direct vehicular access is permitted to or from 20 AV NW.
23. 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.
24. 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
25. The approved driveway(s) required for this development must be constructed to the ramp grades as shown on the approved Development Permit plans. Negative sloping of the driveway within the City boulevard is not acceptable. If actual grades do not match the approved grades, the developer/owner shall be responsible for all costs to remove and reconstruct the entire driveway ramp in accordance with approved grades.

Advisory Comments

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

Planning

26. 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.
27. Building Regulations advises of the following:
A preliminary review for compliance with the National Building Code 2023 Alberta Edition has been completed based on the Development Permit Application Drawings. A Building Permit shall be obtained from the Development Approvals and Building Safety Division before construction/change of use occupancy, a Building Permit IS required

There are Code compliance issues that may delay or impede your Building Permit Application.

1) As the basements are intended for secondary suites, 9.10.11.2.(2) requires a firewall to allow this building to fall under 9.10.15. Otherwise, this building shall be constructed per 9.10.14. See articles 9.10.11.3. and 3.1.10. for the construction of Firewalls. If constructed to 9.10.14. then complete professional involvement will be required.

SPV-006 Firewall in Row House w/ Secondary Suites.

Optionally an applicant can submit using this Standing Posted Variance in the design of rowhouses requiring Firewalls. Where referenced as (SPV-006) within the building permit conditions, this Variance shall be applicable to the address of the building permit.

***Acceptable method of Variance: SPV-006 (Exit Stairs from basement.)

Where a design incorporates the fire safety features as identified below, a firewall required by Division B 9.10.11.2.(2) need not be provided.

1.Fire Separations for Exits

- a) Where an exit is located in a house with a secondary suite including their common spaces, the exit shall be separated from adjacent floor areas with a fire separation,
- b) have a fire-resistance rating not less than 45 min., or
- c) that is not required to have a fire-resistance rating if the building is sprinklered

2) SPV-003 Construction Of Exposed Building Face

This variance addresses the area and location of the exposing building face of single storey detached garages and other storage or accessory buildings classified as Group F, Division 3 - Low Hazard industrial occupancies, serving multi-dwelling buildings governed by Division B Sub Section 9.10.15 in relation to

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

Article 9.10.14.5.(1) for the construction of exterior walls of the Group F, Division 3 buildings, where these buildings do not directly serve the dwelling units which they face.

Optionally an applicant can submit using the Standing Posted Variance in the design if accessory buildings in these cases.

Where referenced as (SPV-003) within the building permit conditions, this variance shall be applicable to the address of the building permit.

3) A sprinkler system is required for 9.10.15. houses not facing a street. As a prescriptive solution (see 9.10.20.3.). NFPA 13D is valid for two dwellings (semi-detached dwelling each with a secondary suite). When using a sprinkler system to address code compliance instead of a prescriptive requirement, an Alternative Solution will be required, (see Division C, 2.3.1.1.).

Please see City of Calgary Guide to a Complete Application; Middle Courtyard Semi-Detached Dwellings.

Regulations Bulletin 2023-006

If the required firewall is designed parallel with the street, the back building separated by firewall must be equipped with a sprinkler system designed and installed in compliance with the requirements of the National Fire Protection Association (NFPA) 13D,

28. The approval of this development permit does not limit in any way the application of any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline, nor does it constitute any permit or permission under any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline.
29. In addition to this development permit, building permits may also be required. Building permit applications may be submitted upon approval of the associated development permit. Contact Building Regulations at 403-268-5311 for further information.
30. This development permit has not been reviewed for potential issues with the National Building Code - current Alberta Edition. You may require a Building Permit in addition to this development permit in which case compliance with the Code will be assessed through a Building Permit application. Should a Building Permit review require changes to the approved development permit, the changes must be to the satisfaction of the Development Authority and are potentially subject to a new development permit.
31. There are many types of caveats and other agreements that can be registered on the title of the property that can restrict the ability to develop. The City has not reviewed or considered all instruments registered on the title to this property. Property owners must evaluate whether this development is in compliance with any documents registered on title.
32. This application has been circulated to the Enmax. Their comments have been provided in a separate letter. Please review and ensure compliance with all comments.

Utility Engineering

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

33. Access for fire department equipment shall be provided to each building by means of a street, private roadway or yard.
Appropriate code reference - 9.10.20.3.(1)

Special variations could be permitted for a house or residential building that is protected with an automatic sprinkler system. The sprinkler system must be designed in accordance with the appropriate NFPA standard and there must be assurance that water supply pressure and quantity are unlikely to fail. These considerations could apply to buildings that are located on the sides of hills and are not conveniently accessible by roads designed for firefighting equipment and also to infill housing units that are located behind other buildings on a given property.

Appropriate code reference A-9.10.20.3.(1) Fire Department Access Route Modification.

The rear building may be subject to being sprinklered. To be determined at the building permit stage.

34. 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.

35. A new water connection is required to service the development and is available from 20 Av NW.
36. 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.
37. Maintain a 3.0m separation between Enmax facilities (power poles, light standards, transformer pads, catch basins, etc.) with the proposed water service.
38. Review with Fire Prevention Bureau at 403-268-5378 for on-site hydrant coverage and Siamese connection location(s). A site servicing (hydrant location plan) stamped by the Fire Prevention Bureau is to be submitted at the Development Site Servicing Plan stage. Principal entrance(s) are to be labeled on the plan.
39. Each unit must be individually metered.
40. 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.
41. The applicant must apply for water and sewer connections as per City Standards.
42. A new sanitary connection is required to service the development and is available from 20 Av NW.
43. Storm sewers are unavailable for connection.
44. 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.
45. The allowable stormwater run-off coefficient shall be 50 L/s/ha.
46. Surface ponding (trapped lows) should be designed to contain all the flow generated from the 100-year storm events.

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

47. 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.
48. Storm Redevelopment Fees (\$84 / m frontage) will be required at the service connection stage.
49. 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).
50. Stormwater emergency escape routes must be to a public roadway.
51. A minimum depth of 300mm topsoil for all sodded areas and 600mm for shrub and tree beds is to be used.
52. 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>
53. Waste storage enclosures and collection areas shall be maintained and clear of snow and ice.
54. 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.
55. In the event the proposed development is no longer able to obtain waste collection service as shown in this development approval, the landowner is responsible for obtaining a new development permit for an alternative service plan.



Reasons for Decision for DP2025-06980

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

Scope and Process

Development Scope:

The development permit (DP2025-06980) was submitted by Centre West Design Studio on 2025 December 4 for a New: Semi-detached Dwelling (1 building), Townhouse (1 building), Secondary Suite (5 suites), Accessory Residential Building (garage) at 2011 20 Avenue NW. On 2026 February 25, amended plans were received, which changed the previously proposed built form to New: Rowhouse Building (1 building), Semi-detached Dwelling (1 building), Secondary Suite (5 suites), Accessory Residential Building (garage).

The built form now proposes one Rowhouse Building 3 storeys in height with 3 dwelling units, and 3 secondary suites in the basement, and one Semi-detach Dwelling 2 storeys in height with 2 dwelling units and 2 secondary suites. A detached garage with 5 parking stalls is provided and and 6 class 1 – bicycle parking stalls are provided.

The subject property is a mid-block parcel located along 20 Avenue NW. The site is approximately 0.07 hectares in size with a linear frontage of 36 metres and an approximate depth of 36 metres. Vehicle access to the site is from the rear lane. The property is approximately 100 metres east from the Banff Trail Community Association, Banff Trail Park and Branton School.

Circulation and Notice Posting:

The following referees were circulated:

- Ward Councillor – no comments received
- Banff Trail Community Association:
 - o 2026 February 26 – “*No comments from the BTCA.*”
- Enmax - noted the proposed development does not conflict with Enmax facilities
- Building Regulations – no objections / comments provided
- Waste and Recycling Services (Utility Specialist) - no objections / comments provided
- Public Infrastructure (Utility Specialist) – no objections / comments provided
- Utility Engineering – no objections / comments provided
- Mobility Engineering – no objections / comments provided



Notice Posting:

- One small notice posting was posted on-site from December 19, 2025, to January 3, 2026.
- The proposal was re-notice posted (due to change in built form), one small notice posting was posted on-site from March 2, 2026, to March 17, 2026.

14 public submissions of opposition were received. Public concerns included:

- Density, including its impact to community amenities, City infrastructure, on-street parking, the rear laneway and traffic congestion (especially due to proximity to nearby school and recreation facilities);
- Safety concerns related to traffic congestion and potential impact to emergency service access;
- Compatibility with existing neighbourhood and loss of community character;
- Loss of mature trees and urban canopy, and lack of soft landscaping;
- Increased noise, dust and traffic during construction;
- Number of waste, recycling and compost bins;
- Proposed buildings and their impact on shadowing and privacy;
- Safety concerns with building separation between garage and residential building, and compliance concerns if garage is intended to have residential units in the future;
- Quality of exterior building materials;
- Impact development will have on neighbouring property values;
- Proposed front setback in relation to neighbouring properties; and
- Location of pedestrian pathway and waste & recycling area next to east property line due to area being prone to pooling water.

Comments on Relevant City Planning Policies

MDP/ARP/ASP

Municipal Development Plan (Statutory – 2009)

The subject site is located in the Developed Residential – Inner City area as identified in the Municipal Development Plan (MDP) Map 1: Urban Structure. In accordance with Section 3.5.1 General Policies for Developed Residential Area, moderate intensification of housing stock is supported in the form that respects the scale and character of the neighbourhood. Policy 2.2.5 – Strong Residential Neighbourhoods also encourage the growth and change in low-density neighbourhoods through redevelopment of similar scale and built form while also increasing the mix of housing types to increase housing choice in local communities. Higher residential densities in areas that are more extensively served by existing infrastructure, public facilities while taking into consideration of the specific conditions and character of the neighbourhood are encouraged.



South Shaganappi Communities Local Area Plan (Statutory – 2021)

The subject site is located within the South Shaganappi Communities Local Area Plan (LAP) Map 3 – Urban Form, Neighbourhood Connector area and Map 4 – Building Scale, Low (up to 6 Storeys). Neighbourhood Connector policies support a range and mix of housing types, and should support a higher frequency of units and entrances facing the street. Development in the Neighbourhood Connector and areas should: (i) consider the local built form context; (ii) be oriented towards the street; (iii) consider shadowing impacts on neighbouring properties; and, (iv) provide access to off-street parking and loading areas from the lane. Development should be designed to locate amenity spaces along the lane, provide on-site pedestrian routes along lanes to minimize conflicts with vehicles and provide windows with views to the street or lane.

The site is also within the Banff Trail and North Hill BRT Station Areas. Figure 17: North Hill BRT Station Area, identifies this site within the Transition Zone. Transit station areas are envisioned to develop into pedestrian-oriented mixed-use areas supported by commercial services and amenities while allowing for the highest building scale within the Plan Area. Core Zone areas are envisioned to have the highest building scale, with Transitions Zones envisioned to generally decrease building scale away from transit station areas.

Land Use Bylaw 1P2007

The R-CG District is intended to allow for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, rowhouses and townhouses. Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-CG District, and do not count towards allowable density. The parking stall requirement is based on a factor of 0.5 parking stalls per dwelling unit and per secondary suite.

The proposal does not have any bylaw discrepancies.

Bylaw Discrepancies

Regulation	Standard	Provided
None noted.		

Planning Review

During the review, the Development Authority considered the rules and intent of the 1P2007 Land Use Bylaw (LUB), as well as the appropriateness of the proposed development. The Development Authority supports the proposal for the following reasons:

- The proposal is in keeping with Municipal Development Plan and South Shaganappi Communities Local Area Plan. The development represents modest intensification that will provide more housing options and make more efficient use of land, existing



infrastructure, public amenities, and transit and delivers small and incremental benefits to climate resilience. The development's height, scale and massing are sensitive to existing residential development.

- The Development Application Review Team (DART) and each generalist conducted a thorough review as pertained to their disciplines and found no impediment to approving this development. Furthermore, the requirements for each discipline were met, thus allowing the Development Authority to render a decision of approval.
- The climate mitigation and adaptation measures outlined in this application include equipping all vehicle parking stalls with Electric Vehicle Supply Equipment (EVSE) installations to ensure they are EV-ready. The buildings will be constructed to be “solar ready” and able to accommodate solar photovoltaic (PV) panels for the purpose of electricity generation.
- In addition, the application addressed public concerns in the following ways:
 - Parking & density: The subject site meets the LAP Section 2.2.1.5 criteria, which support a higher frequency of units and entrances facing the street. The subject proposal meets the LUB density and vehicle parking requirements. The application also provides 6 class 1 – bicycle parking stalls (one additional stall above the bylaw requirement) to promote active modes of transportation.
 - Privacy & Shadowing: The proposal meets all LUB requirements, including height chamfer requirements. The rear building is 2-storeys in height to mitigate shadowing impacts. The proposed buildings do not have windows along the east and west elevations to mitigate privacy concerns. Additionally, common amenity area is well surrounded by landscaping to further promote privacy.
 - Landscaping: The applicant meets all landscaping LUB requirements. The plans indicate tree and shrub species, in alignment with the City of Calgary's Yardsmart Guide.

FILE: DP2025-06980

DATE RECEIVED: February 25 2026

Bylaw Discrepancies		
Regulation	Standard	Provided
No Bylaw Discrepanices Noted		
Permitted Contextual Use Rules		
Regulation	Standard	Provided
N/A		



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

636404501-001
Taken By:

Application Date **Dec 4, 2025**

APPLICATION NO DP2025-06980

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

Total Fees: \$1,293.00

Cart #:

Applicant: **CENTRE WEST DESIGN STUDIO**

Contact: **Fitzsimmons, Ian**

Address: **826 MACDONALD AV SE**

Phone:

City: **CALGARY, AB, T2G4M4**

Fax: () -

Phone:

e-mail: **drafting@live.ca**

Parcel Address: **2011 20 AV NW**

Legal: **8100AF;45;20-22**

Building Address: **2011 20 AV NW**

Legal:

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

Community: **BANFF TRAIL**

Sec. Number: **29C** Ward: **07**

Description: **New: Semi-detached Dwelling (1 building),
Townhouse (1 building), Secondary Suite (5 suites),
Accessory Residential Building (garage)**

Gross Floor Area: 701.97 metres -
squared\n\nDwelling Units: 5

Proposed Development is: **Discretionary**

Proposed Use: **Townhouse**

Semi-Detached Dwelling

Secondary Suite

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

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

Applicant / Agent Signature: _____ Date: _____

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



Development Permit Complete Application Requirement List

Addition or New Multi-Residential Building:

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

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

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

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

Processing Times and Deemed Refusals

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

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

SECTION 1: Applicant Details

Property Owner Representing Owner

Applicant's Name:

Ian Payne Fitzsimmons

Company Name (if applicable):

Centre West Design Studio Inc.

Applicant's Email:

Applicant's Phone Number (during business hours):

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

SECTION 2: Project Details

Project Address: 2011 20 Ave NW

Cumulative gross floor area:	<input type="checkbox"/> Addition	701.97	<input type="checkbox"/> ft ² <input checked="" type="checkbox"/> m ²
	<input checked="" type="checkbox"/> New Building		

New dwelling units created:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes, number of new dwelling units: 5
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SECTION 3: Application Requirements for Development Approval (Development Permit)

Supporting Documents

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

D.	<p>Colour Photographs (minimum of four different views, label and identify each photographs)</p> <ul style="list-style-type: none"> ▪ Site from front and rear ▪ Two adjoining parcels on either side ▪ Unique features and aspects of significance to development of the parcel ▪ Details of curbs, driveways, sidewalks, waste enclosures and overhead poles ▪ Indicate on a key plan or the site plan, the direction and location of photos
E.	Development Permit fee (Fee Schedule)
F.	Completed Site Contamination Statement
G.	Completed Public Tree Disclosure Statement If public trees are identified one additional site plan may be required
H.	Completed Abandoned Well Declaration
I.	Completed Use Questionnaire *This is only required if there is a Commercial Use being proposed within the building or addition
J.	Completed Climate Resilience Inventory form
K.	<p>Applicant's Submission Planning Analysis (recommended)</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 not a mandatory requirement, we strongly encourage applicants to provide this key information.</p> <ul style="list-style-type: none"> ▪ Provide an explanation of the proposal/project and how it fits with the surrounding context ▪ Describe how the landscaped areas and amenity spaces are configured and programmed. For small residential developments refer to the Landscape Design Guide for Small Residential Sites ▪ Identify and provide rationale for any variation from the relevant City of Calgary policies ▪ identify and provide rationale for any proposed relaxations to the Land Use Bylaw
Renderings	
L.	<p>Rendering or Elevation for Notice Posting</p> <p>At least one (1) rendering matching the specifications below, OR one (1) elevation of the proposed development Note: the purpose of this is to include a visual for the notice posting and is encouraged. This is discretionary upon discussions between the file manager and the applicant.</p>
1	<p>Perspective:</p> <ul style="list-style-type: none"> ▪ For single-building projects, the view must be: <ul style="list-style-type: none"> ▪ 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: <ul style="list-style-type: none"> ▪ Should be from an aerial angle; and ▪ Must show the entire project area.
2	<p>Depiction must:</p> <ul style="list-style-type: none"> ▪ 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 <ul style="list-style-type: none"> ▪ Views through clear windows for proposed buildings may depict interiors, blinds, or curtains ▪ Views through clear windows for neighbouring buildings must be of blinds or curtains ▪ Depict the landscaping and paving materials of all landscaped and paved areas visible in the frame ▪ Depict trees and shrubs ▪ Not depict people nor vehicles; and ▪ Have the lighting of September 21 at 4:00pm.
3	<p>Technical Requirements:</p> <ul style="list-style-type: none"> ▪ Be 2431 pixels in width by 2243 pixels in height, landscape view; and ▪ Be a Portable Graphics (.PNG) file.

Plans (preferred scale is Metric 1:100 or Imperial ¼" = 1'0")
NOTE: Plans must be uploaded as one complete drawing set. Plans should not be uploaded as separate documents.
M. One (1) copy of a Site Plan
Your Site Plan should include the following:
1. North arrow , pointing to top or left of page
2. Municipal address (i.e. street address) and legal address (i.e. plan/block/lot)
3. All elements of plan labelled as existing or proposed
4. Plot and dimension property lines: <ul style="list-style-type: none"> ▪ Label existing and proposed ▪ Label parcel area in square meters
5. Easements, Utility Rights-Of-Way: <ul style="list-style-type: none"> ▪ Dimension (width, depth and location) ▪ Label type of easement and registration number)
6. Utilities on and adjoining the parcel (deep, shallow and overhead): <ul style="list-style-type: none"> ▪ Water, storm and sanitary sewer ▪ Gas ▪ Electrical ▪ Cable, telephone
7. If an abandoned gas or oil well is identified on the site , indicate the necessary setback area for each well
8. Plot Rights-of-Way setback lines required in Section 53, Table 1: <ul style="list-style-type: none"> ▪ Dimension depth of Rights-of-Way ▪ Dimension distance from Rights-of-Way to building
9. Floodway, Flood Fringe and Overland Flow: <ul style="list-style-type: none"> ▪ Indicated on the Floodway/Flood Fringe maps [Section 3 (c) & (d)] ▪ Dimension distance to buildings and structures
10. Adjacent to parcel: <ul style="list-style-type: none"> ▪ City streets, label street names ▪ Sidewalks, City and public paths (Regional Pathway System) ▪ Curb cuts, medians and breaks in medians ▪ Existing and proposed pedestrian crosswalks ▪ Bus zones and bus shelters (including signage & route number) ▪ Light standards, utility poles, street signage, street furniture ▪ Paid parking equipment (parking meters, ticket dispensers, Pay-and-Display)
11. Provide Land Use Designation of adjacent parcels (Land Use Designation can be found at calgary.ca/myproperty)
12. Dimension to property line: <ul style="list-style-type: none"> ▪ Back of sidewalk and curb ▪ Lip of gutter ▪ Width of sidewalk and public paths (Regional Pathway System)
13. Parcel Setbacks: <ul style="list-style-type: none"> ▪ Dimension front, side and rear building setbacks from property lines ▪ Draw, label and dimension required setback areas (as prescribed in the Land Use Bylaw)
14. Parcel and building coverage: <ul style="list-style-type: none"> ▪ Calculate area of each building (include all covered structures)
15. Location of all: <ul style="list-style-type: none"> ▪ Catch basins ▪ Utility poles ▪ Guy wires/pole anchors ▪ Hydrants, utility fixtures or boxes ▪ At-grade mechanical equipment (parkade vents, air conditioning)
16. Corner parcels only: <ul style="list-style-type: none"> ▪ Outline and dimension corner visibility triangle
17. Geodetic datum points/contours:

<ul style="list-style-type: none"> ▪ 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
<p>18. Outline and dimension buildings:</p> <ul style="list-style-type: none"> ▪ Projections and structures (bay windows, cantilevers, deck, window wells) ▪ Detached buildings and structures (sheds, garages) ▪ Mobility storage lockers ▪ Mechanical equipment (parkade vents, air conditioners) ▪ Label existing and proposed buildings (or portions of buildings) ▪ Location of all openings (windows, doors, overhead doors) ▪ Label use area within the building (tenant locations) ▪ Label uses to be located in each use area (see uses listed under Use CARLs)
<p>19. Gross Floor Areas (GFA is the total area of all above-grade floors) of:</p> <ul style="list-style-type: none"> ▪ Proposed and existing buildings ▪ Each distinct use area in buildings (tenant location) ▪ Calculate Floor Area Ratio (FAR) (GFA divided by Parcel Area)
<p>20. Density:</p> <ul style="list-style-type: none"> ▪ Calculate number of existing and proposed units ▪ Calculate the density in units per hectare (UPH) (Units divided by Parcel Area)
<p>21. Parking areas, drive aisles and circulation roads:</p> <ul style="list-style-type: none"> ▪ 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)
<p>22. Waste and collection and loading areas:</p> <ul style="list-style-type: none"> ▪ Details of garbage, recycling, and organics containers (i.e. method of collection, types, size and volume) ▪ Types of waste containers on site ▪ Volume of waste containers ▪ Waste storage area location and dimensions; including geodetic elevations at all corners and grades of the collection area ▪ Screening or enclosure details and dimensions ▪ Sweep paths for collection vehicles and dimensions of clearance ▪ Vehicle weight supported in collection area (minimum 25,000kg) ▪ Refer to the Development Reviews Design Standards for the Storage and Collection of Waste
<p>23. Firefighting Access</p> <ul style="list-style-type: none"> ▪ Sweep paths for the firefighting vehicle access route and dimensions of clearance ▪ Indication that the fire access route is designed to a 12.0 metre centerline of the roadway turning radius ▪ Vehicle weight supported in firefighting vehicle access route (minimum 38,556kg (85,000 lbs)) ▪ Grades of the firefighting vehicle access route ▪ Indication that the access is designed to support the NFPA 1901 point load of 517kPa (75 psi) over a 24" by 24" area which corresponds to the outrigger pad size ▪ Any lockbox location, firefighting service connection, and alarm panel locations ▪ Refer to the Fire Department Access Standard
<p>24. Motor vehicle parking stalls:</p> <ul style="list-style-type: none"> ▪ Label as Commercial, Dwelling, Live/Work or Visitor ▪ Total each type of motor vehicle parking stall by use ▪ Dimension width and depth ▪ Dimension overhead clearance ▪ Dimension column size and distance between columns ▪ Dimension angle or parking stall (if less than 90 degrees) ▪ Location and size of wheel stop (provide next to sidewalk) ▪ Provide calculations for motor vehicle parking stall requirement by use
<p>25. Driveways:</p> <ul style="list-style-type: none"> ▪ Label proposed or existing

	<ul style="list-style-type: none"> ▪ Label curb cuts to be removed and rehabilitated ▪ Dimension length from back of curb or sidewalk ▪ Dimension width of driveway at throat and flare (adjacent to street) ▪ Dimension distance to adjoining driveways
26.	<p>Parking and loading area geodetic grades:</p> <ul style="list-style-type: none"> ▪ Driveways grades and parkade ramp grades ▪ Detail any areas over 2 per cent slope
27.	<p>Bicycle parking:</p> <ul style="list-style-type: none"> ▪ Location of bicycle parking stall - class 1 (secure) and class 2 (un-secure) ▪ Label surface material of bicycle parking stalls ▪ Dimension separation to surrounding structures ▪ Dimension separation of devices (bike racks) and rows of devices ▪ Dimension of bicycle parking area ▪ Location of signage related to bicycle parking ▪ Cross reference to a detail drawing (for each type of parking device) ▪ Total each type of bicycle parking stall (class 1 or class 2) ▪ Calculate bicycle parking stall requirement
28.	<p>Internal sidewalks:</p> <ul style="list-style-type: none"> ▪ Label surface material ▪ Dimension height from grade or parking areas ▪ Dimension width
29.	<p>Fencing:</p> <ul style="list-style-type: none"> ▪ Label height (include height of retaining walls) ▪ Cross reference to an elevation (for each type of fence)
30.	<p>Retaining walls:</p> <ul style="list-style-type: none"> ▪ 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 <p>NOTE: height of retaining wall measured as the vertical difference between the ground levels on each side of the wall)</p>
31.	<p>Lighting:</p> <ul style="list-style-type: none"> ▪ Plot locations of light fixtures and light standards ▪ Plot maximum wattage of fixtures ▪ Provide detail of light fixtures (drawing or specification) <p>NOTE: Site lighting plan, showing compliance with Part 3, Division 4 of Bylaw 1P2007, may be requested during the review of this application.</p>
32.	<p>Signage:</p> <ul style="list-style-type: none"> ▪ Outline and label the location of all proposed canopy, fascia and freestanding signage (for all other types of signage, obtain the appropriate requirement list for that sign) ▪ Label the source of power for the signage (underground, etc.) ▪ Plot location of all existing signage on the parcel ▪ Dimension distance from property lines to signage ▪ Dimension distance to all freestanding signs on the parcel or within 30 metres of the parcel
33.	<p>Phasing for multi-building developments must be included:</p> <ul style="list-style-type: none"> ▪ Outline areas encompassed by each phase ▪ Label the sequence of phasing
N.	<p>One (1) copy of a Landscaping Plan(s) (landscaping and site plans may be combined provided all elements of the plan are clear and legible)</p>
<p>Note: for small residential development, refer to Landscape Design Guide for Small Residential Sites</p>	
<p>Your Landscaping Plan should include the following:</p>	
1.	North arrow , pointing to top or left of page
2.	Municipal address (i.e. street address) and legal address (i.e. plan/block/lot)
3.	All elements of plan labelled as existing or proposed

4. Plot and dimension property lines
5. Draw, label and dimension required setbacks
6. Easements, Utility Rights-Of-Way: <ul style="list-style-type: none"> ▪ Dimension (width, depth and location) on or abutting the parcel ▪ Label type of easement and registration number)
7. Utilities on and adjoining the parcel (deep, shallow and overhead): <ul style="list-style-type: none"> ▪ Water, storm and sanitary sewer ▪ Gas ▪ Electrical ▪ Cable, telephone
8. Corner parcels only: <ul style="list-style-type: none"> ▪ Outline and dimension corner visibility triangle
9. Geodetic datum points/contours: <ul style="list-style-type: none"> ▪ 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 forsite ▪ Label existing and proposed geodetic datum points
10. Outline and dimension buildings: <ul style="list-style-type: none"> ▪ Include projections and structures (bay windows, cantilevers, deck, window wells) ▪ Include detached buildings and structures (sheds,garages) ▪ Include mechanical equipment (parkade vents, air conditioners) ▪ Label existing and proposed buildings (or portions of buildings)
11. Outline and dimension all at grade amenity spaces (including courtyards): <ul style="list-style-type: none"> ▪ Label amenity space as private or common ▪ Indicate the associated unit and/or suite for each private amenity space ▪ Indicate access to amenity spaces ▪ Indicate surface treatment or surface materials ▪ Indicate how the common amenity spaces will be used (seating, dining areas, play areas, urban agriculture, etc.)
12. Plot and label: <ul style="list-style-type: none"> ▪ Fencing, retaining walls, sidewalks (dimension width) ▪ Waste storage areas and screening
13. Trees and shrubs <ul style="list-style-type: none"> ▪ Plot location of trees by symbol (each symbol should be unique to size and type of tree) ▪ Plot shrubbed areas ▪ Label number of shrubs in each shrubbed area (only include shrubs greater than 0.6 metres in height or spread) ▪ Indicate trees and shrubs to be added, removed or retained
14. Landscape legend: <ul style="list-style-type: none"> ▪ Label by symbol (each symbol should be unique to size and type of tree and shrub) ▪ Provide species ▪ Provide caliper of deciduous trees ▪ Provide height of coniferous trees ▪ Provide height and spread of shrubs (greater than 0.6 metres) ▪ Provide total of each type of tree and shrub (by height and size)
15. Landscaped area: <ul style="list-style-type: none"> ▪ Surface treatment of all soft surfaced landscaped areas (e.g. grass, plant cover) ▪ Surface treatment of all hard surfaced landscaped areas (e.g. decorative pavers, brick, stamped concrete) ▪ Label surface material of bicycle parking area ▪ Curb details to separate landscaping ▪ Label new landscaped areas and areas to be retained
16. Irrigation: <ul style="list-style-type: none"> ▪ Method of irrigation (specify if using Low Water Irrigation System) ▪ Label all soft surface landscaping to be irrigated or plot specific areas (zones)
17. Provide Land Use Designation of adjacent parcels (Land Use Designation can be found at calgary.ca/myproperty)
18. If a landscape area reduction, listed in Section 553 of the Bylaw, is being requested, clearly indicate which reduction is being applied for and provide any additional information required by Part 6 of the Bylaw.

<p>19. If trees are existing on public lands adjacent to the site:</p> <ul style="list-style-type: none"> ▪ 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)
<p>O. On M-CG, M-C1 and M-C2 designated parcels, provide one (1) copy of Block Plan(s) (block and site plans may be combined provided all elements are clear and legible)</p>
<p>Your block plans should include the following:</p>
<p>1. North arrow, pointing to top or left of page</p>
<p>2. Municipal address (i.e. street address) and legal address (i.e. plan/block/lot)</p>
<p>3. All elements of plan labelled as existing or proposed</p>
<p>4. Plot and dimension property lines</p>
<p>5. Outline subject parcel</p>
<p>6. Draw, label and dimension required setbacks</p>
<p>7. Outline and dimension all buildings:</p> <ul style="list-style-type: none"> ▪ Eaves, porches, projections and exterior walls ▪ Plot location of exterior openings (windows, doors, overhead doors) ▪ Label geodetic datum of roof peak of adjacent buildings
<p>8. Adjacent parcels:</p> <ul style="list-style-type: none"> ▪ Indicate two parcels on either side of the subject parcel that are located on the same block face (total of four parcels) ▪ If there are fewer than two parcels on either side of the subject parcel, provide all the parcels on the block face ▪ Where a building is on a corner parcel, the block plan should extend to include the parcels on both streets within the block. ▪ If there are no buildings located on the parcels adjoining the subject parcel, plot all parcels to the closest two parcels with buildings contained in the block face (including the parcels containing the buildings)
<p>9. Provide Land Use Designation of adjacent parcels (Land Use Designation can be found at calgary.ca/myproperty)</p>
<p>P. One (1) copy of Floor Plan(s)</p>
<p>Your floor plans should include the following:</p>
<p>1. Municipal address (i.e. street address) and legal address (i.e. plan/block/lot)</p>
<p>2. All elements of plan labelled as existing or proposed</p>
<p>3. Outline and dimension walls:</p> <ul style="list-style-type: none"> ▪ Include exterior dimensions (dimension to centre line of common walls) ▪ Plot location of interior and exterior openings (windows, doors, overhead doors) ▪ Internal motor vehicle, bicycle parking, mobility storage, loading and waste collection facilities (see site plan requirements) ▪ Label use in each use area (tenant space) ▪ Label the purpose of spaces (e.g. Kitchen, living room, bathroom, interior/exterior stairways, mechanical rooms, meter room, corridors, washrooms, laundry facilities) ▪ Label private and common amenity spaces on balconies and rooftop terraces ▪ Label existing and proposed rooms and portions of the building ▪ Label units as dwelling units, live/work units or secondary suites
<p>Q. One (1) copy of Elevation(s)</p>
<p>Your elevations should include the following:</p>
<p>1. Municipal address (i.e. street address) and legal address (i.e. plan/block/lot)</p>
<p>2. All elements of plan labelled as existing or proposed</p>

3.	Include elevations for: <ul style="list-style-type: none"> ▪ Buildings ▪ Fences ▪ Retaining walls (over 0.6 metres in height) ▪ Waste collection facilities ▪ Screening (e.g. Service meters, privacy screens, mechanical equipment) ▪ Additional walls or structures (e.g. Exhaust fan shed) ▪ Cross reference with other plans, where applicable
4.	Include on elevations: <ul style="list-style-type: none"> ▪ Doors, windows, overhead doors ▪ Projections, service meters, decorative elements, rooftop equipment ▪ Screening (e.g. Service meters, rooftop equipment, privacy screens) ▪ Dimension all doors, windows and overhead doors
5.	Label finishing materials: <ul style="list-style-type: none"> ▪ Exterior materials (brick, stucco, vinyl siding, metal siding) ▪ Roof materials (asphalt, cedar shakes, concrete tile) ▪ Colours of all major exterior materials
6.	Lighting: <ul style="list-style-type: none"> ▪ Plot location of light fixtures ▪ Dimension height of fixtures from grade to bottom of fixture
7.	Grade: <ul style="list-style-type: none"> ▪ Plot existing and proposed grade extending to property lines ▪ Plot property lines (extending vertically) ▪ Plot all geodetic datum points required on site plan
8.	Building height (indicate on all elevations): <ul style="list-style-type: none"> ▪ Plot line for main floor ▪ Plot line for roof when concealed by parapet ▪ Dimension height of building from existing and proposed grade ▪ Dimension height of main floor from existing and proposed grade ▪ Dimension height of structures (fences, retaining walls) from existing and proposed grade
9.	Signage (where appropriate, provide separate sign elevation): <ul style="list-style-type: none"> ▪ Label materials, lettering details, copy and colours ▪ Dimension sign and signable area ▪ Dimension distance from grade to bottom of sign ▪ Label means of supporting sign (structures, guy wires, brackets, bracing) ▪ Label physical form of sign (cabinet, box, individual letters) ▪ Provide details on exterior lighting, label if internally illuminated
R.	One (1) copy of Cross-sections
Your cross-sections should include the following:	
1.	If the parcel is designated M-CG, M-C1 or M-C2, provide two (2) horizontal cross-sections at the distances above average grade prescribed by the Building Height Rule.
2.	Label width of any roof structure, mechanical rooms, projections
3.	Dimension to outermost limits of the cross-section
4.	Calculate the area of the cross-section, including all elements of buildings
5.	For landscaped areas with building below (e.g. parkade): <ul style="list-style-type: none"> ▪ Detail location of underlying slabs and abutting walls ▪ Dimension depth of the growing medium for each planting area ▪ Detail the waterproofing membranes, protection board, insulation and drainage layer
6.	Cross-section of sloping driveways and parkade ramps <ul style="list-style-type: none"> ▪ Indicate slope and include transition lengths ▪ Provide geodetic datum points at transition points in ramp (including top and bottom) ▪ Dimension overhead clearance
7.	Cross-sections may be required if there are retaining walls on the parcel that are 1.2 metre or higher, or to provide more information on the impact of the proposed building on the adjacent properties, showing: <ul style="list-style-type: none"> ▪ Existing and proposed grade of parcel

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

SECTION 4: Supporting Information

- A. If the site is within the Airport Vicinity Protection Area (AVPA), please note that additional copies of plans may be required during the review of this application.**
- B. When the proposal does not comply with council approved policies, bylaw standards or technical guidelines, provide a written planning rationale in support of such deficiencies.**
- C. If the application is being submitted concurrently with an existing Land Use Amendment, a completed [Concurrent Submission Declaration Form](#) is required.**
- Yes, this application is being submitted concurrently with a Land Use Amendment, LOC20___ - _____
- No, this application is not being submitted concurrently with a Land Use Amendment
- D. Slope Stability Report where:**
- Slope across the property is fifteen (15) per cent or greater; and/or
 - Development is to be located within a zone where an imaginary line, drawn from the toe to the top of an embankment, exceeds a slope of one in three, and
 - Required by city engineer
- E. Where a residential development is adjacent to a major road, expressway, railway, LRT line, or any other transportation and/or utility corridor:**
- Provide information confirming the provision for sound attenuation meets The City's standards (for information on such standards, contact the Transportation Department)
 - **Transportation Impact Assessment:** where required by the Land Use Bylaw and at the discretion of the approving authority
- F. When proposed development is to be phased (i.e. portions are to be occupied prior to the completion of the entire development)**
- Provide a phasing plan showing the sequence of the phases and the area encompassed by each phase
 - Provide information detailing how the site will function throughout the phasing; details such as access to waste facilities
- G. Off-site Levy Bylaw**
Review the Off-site Levy Bylaw at calgary.ca/offsitelevy to determine if additional charges are applicable to the application.
- H. Energy Code Compliance Declaration**
By submitting this application, the applicant acknowledges that the proposed development will be designed to comply with either NECB or Alberta Building Code Section 9.36 for energy efficiency as required. This compliance will be verified as a condition of Building Permit issuance. At the time of application for the Building Permit, the applicant will declare a compliance path as described on the appropriate Building Permit requirement list.

SECTION 5: Use Application Requirement Lists

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

Proposed or Existing Use(s):

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

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

SECTION 6: Applicant's Declaration

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

If you do not want to make your application materials available online for public viewing, you must send an email to planninghelp@calgary.ca within 48 hours of submitting your application and we will consider your request. If your request is accepted our website will reflect that the applicant has chosen not 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
0015 574 107	8100AF;45;20-22	171 170 051

LEGAL DESCRIPTION

PLAN CALGARY 8100AF
 BLOCK FORTY FIVE (45)
 LOTS TWENTY (20) TWENTY ONE (21) AND THAT PORTION OF
 LOT TWENTY TWO (22) WHICH LIES TO THE WEST OF THE EAST
 THREE AND FORTY EIGHT THOUSANDTHS (3.048) METRES THEREOF
 EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 5;1;24;29;SE
 ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF CALGARY

REFERENCE NUMBER: 151 128 004

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
171 170 051	01/08/2017	TRANSFER OF LAND	\$749,000	CASH & MORTGAGE

OWNERS

LI-YEN WANG
 OF 1305, 738 1 AVE SW
 CALGARY
 ALBERTA T2P 5G8

(DATA UPDATED BY: CHANGE OF ADDRESS 191259921)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
171 170 052	01/08/2017	MORTGAGE MORTGAGEE - BANK OF MONTREAL. 865 HARRINGTON COURT BURLINGTON ONTARIO L7N3P3 ORIGINAL PRINCIPAL AMOUNT: \$300,000

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
171 170 051

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
------------------------	--------------	-------------

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 18 DAY OF SEPTEMBER, 2025 AT 09:22 A.M.

ORDER NUMBER: 55006053

CUSTOMER FILE NUMBER: 251201



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).

Li-Yen Wang

owner(s)

Li-Yen Wang

contact name

Unit 103 2411 4 St. NW Calgary AB. T2M 2Z8

contact address

contact phone

info@oceanhomecalgary.ca

contact email

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

To Whom It May Concern,

With regards to 2011 20 AVE NW Calgary AB
property address

Please be advised that I, Li-Yen Wang 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

Centre West Design Studio Inc and/or its Ian Payne Fitzsimmons
agent or company name applicant, consultant, contractor (if applicable)

to apply for any and all Development Permits
permit type

for the above mentioned property.

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

Nov 15, 2025
date signed

[Signature]
signature of owner

Li-Yen Wang
name of owner (printed)

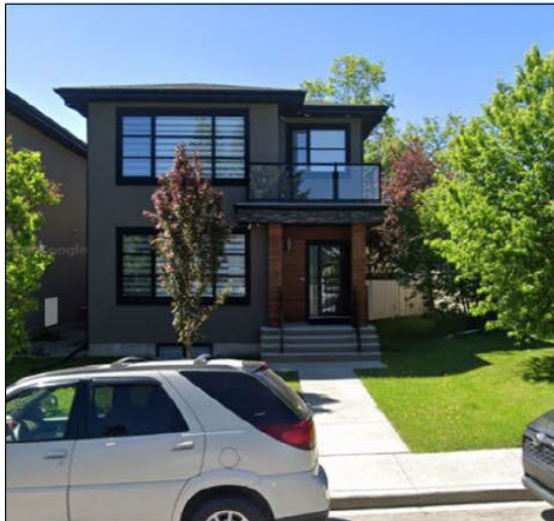
FOIP DISCLAIMER: The personal information on this form is being collected under the authority of The Freedom of Information and Protection of Privacy (FOIP) Act, Section 33(c). It will be used to provide operating programs, account services and to process payments received for said services. It may also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



REAR OF SUBJECT PROPERTY



2009 20 AVE NW



2017 20 AVE NW



Abandoned Well Declaration

Application # _____
for office use only

Site Address: 2011 20 Avenue NW

Legal Description: Lot 20, 21 & part of Lot 22 / Block 45 / Plan 8100 AF

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 _____ Email _____

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

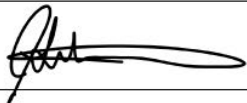
- Provide a statement confirming that the abandoned wells will be temporarily marked with on-site identification to prevent contact during construction; and
- Describe what measures will be taken to prevent contact during construction.

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

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

Nov 27 2025

Date



Applicant Signature

Ian Payne Fitzsimmons

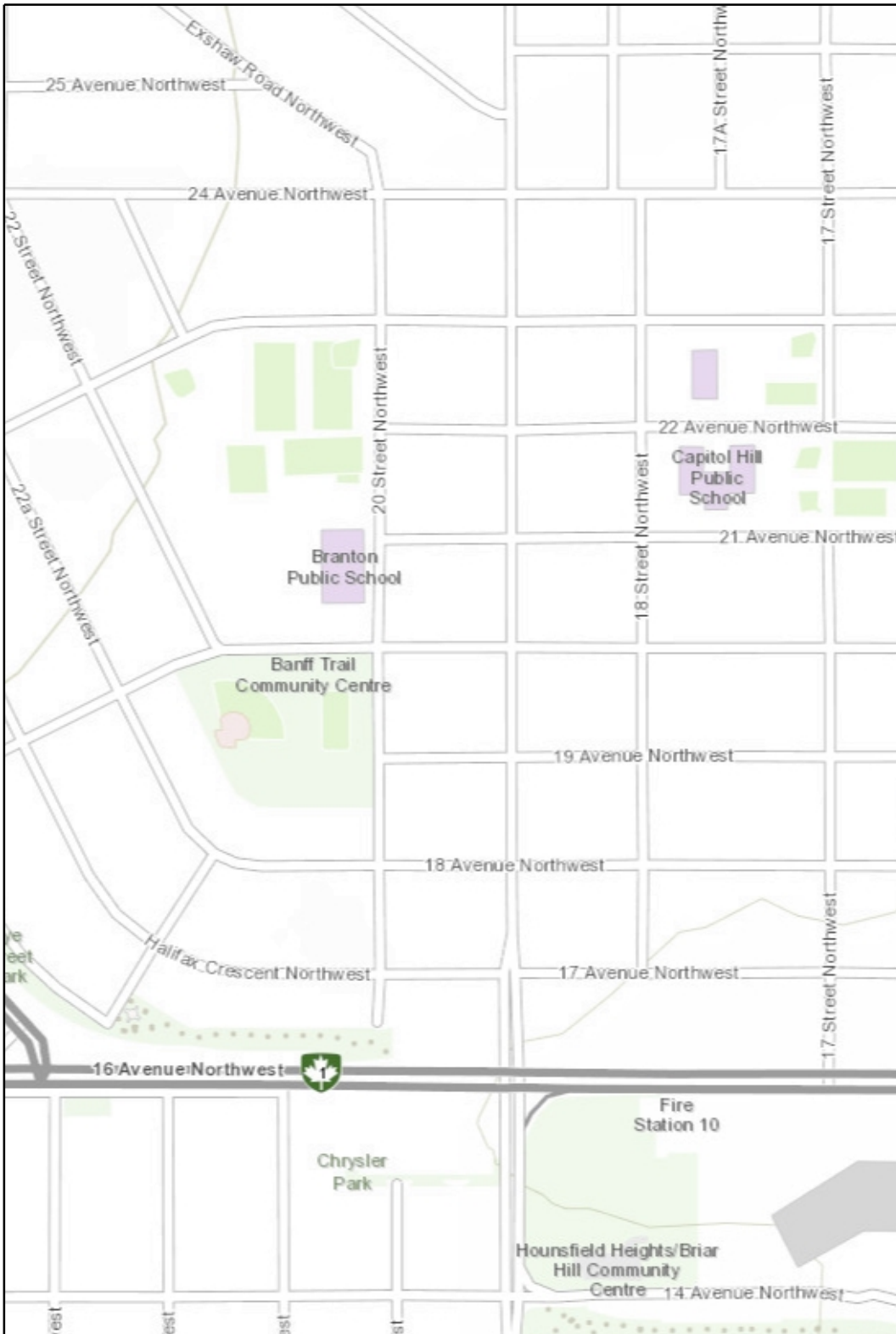
Applicant Name (Please Print)

Centre West Design Studio Inc.

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



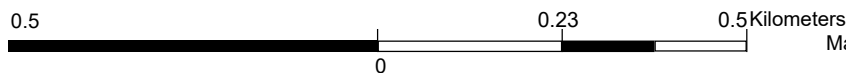
Legend

- ◇ 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.

Thursday, November 27, 2025 8:15:55 -07:00



Map Scale: 1: 9,028





Public Tree Disclosure Statement

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

1. Are there public trees on the City lands within six meters of and/or overhanging the development site?

Yes No

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

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

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

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

Applicant Owner Builder Other:

If Other: Name: _____

Phone: _____

Email: _____

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

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



Site Contamination Statement

Application # _____
for office use only

Site Address: 2011 20 Avenue NW

Legal Description: Lot 20, 21 & That portion of lot 22 which lies to the West of the East 3.048m Thereof / Block 45 / Plan 8100 AF

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

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

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

If yes, please provide copy(s).

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

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

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

If yes, please provide a brief description:

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

Yes No

Examples include (but are not limited to):

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

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

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

Yes No

If yes, please describe:

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

Yes No

If yes, please provided a brief description:

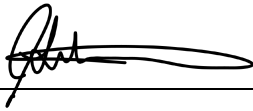
NOTE: This form is to be signed by the titled owner(s) of the property or their authorized agents or consultants.

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

Nov 27 2025

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.

Ian Payne Fitzsimmons

Applicant Name (Please Print)

Centre West Design Studio Inc.

Company Name (Please Print)



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 2011 20 Ave NW

Did you conduct community outreach on your application? YES or NO

If no, please provide your rationale for why you did not conduct outreach.

Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

Before undertaking the project, our office completed the "Community Outreach Assessment". The project's impact score is "1A". So we are implementing a direct approach to reach to community association, local residents within a 100 meters radius and also Ward Councillor Office.

On Jan. 26th, 2026, our staff did post card deliver to residents within a 100 meters radius and spoke with residents at home.

On Jan. 28th, 2026, we contacted Community Association through e-mail and was told they have no comments, but expect us to have respectful and meaningful engagement with local residents.

ON Jan. 26th, we have also contacted Ward Councillor office for comments.

Stakeholders

Who did you connect with in your outreach program? List all stakeholder groups you connected with. (Please do not include individual names)

Immediate neighbour, local residents, community association and ward councillor office



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

The main concerns we heard from local residents are: increased traffic, parking issues, increased density, height, shadow effects, privacy and safety.

Some people also express concerns over property value and crime.

How did stakeholder input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

As part of the DP review, the builder will be asked to install on site storm tank to manage storm water and make sure no overflow to neighbor side. There will also be off site levy imposed for sidewalk, light pole, etc.

The site is along 20 Ave which is community main collector road. The site itself is defined as neighborhood connector with building scale of up to 6 storeys. The proposed building format is a lot less than that. In addition, the site is also within the transition zone.

How did you close the loop with stakeholders?

Provide a summary of how you shared outreach outcomes and final project decisions with the stakeholders that participated in your outreach. (Please include any reports or supplementary materials as attachments)

Continue engage with local residents, Councillor office and community association. And better explain to local residents about proposed developments and restrictions under R-CG.



Community Outreach Assessment Tool

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

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

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

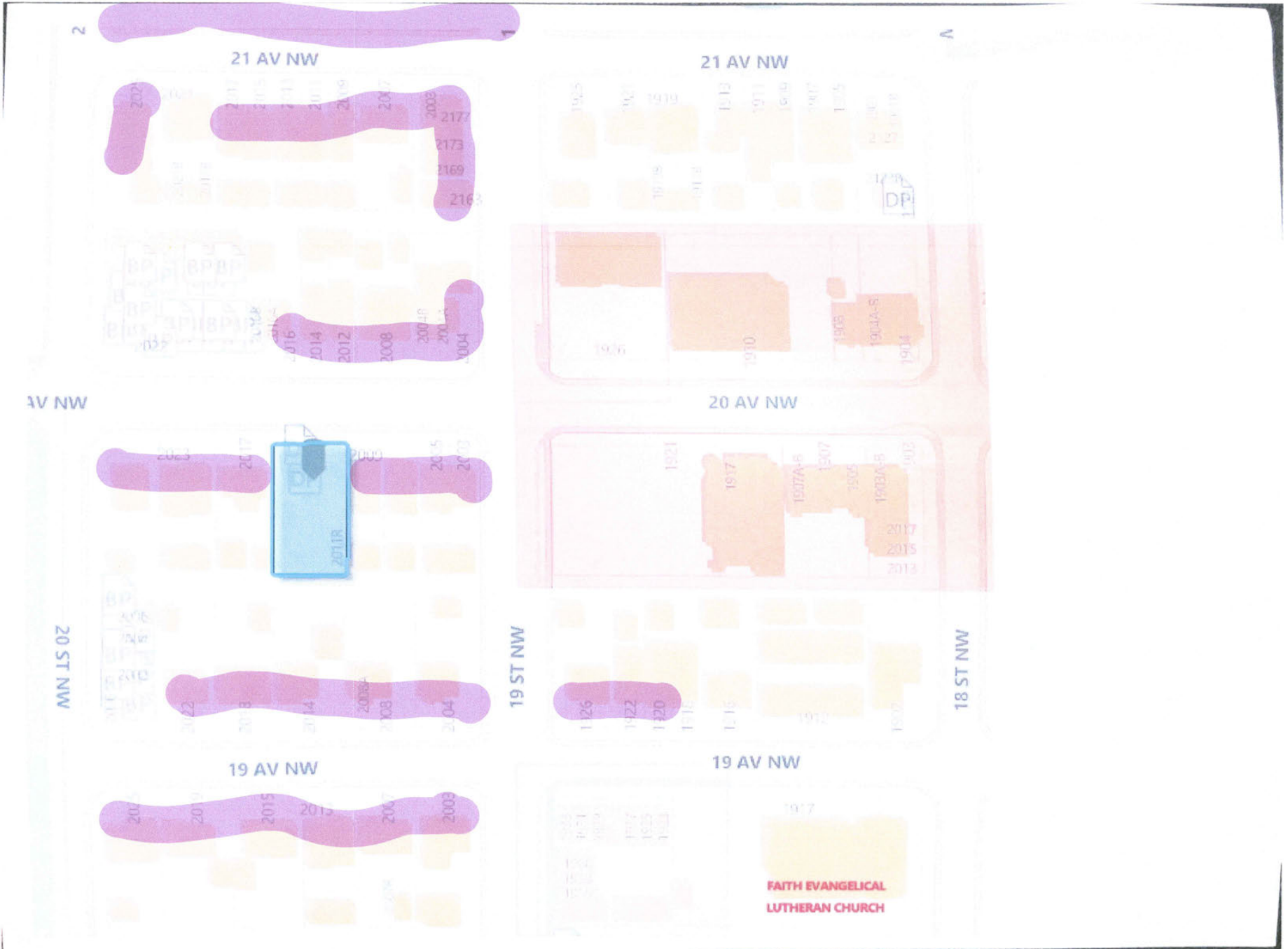
- IMPACT SCORE**
 4 to 6 1
 7 to 9 2
 10 to 12 3
- COMPLEXITY SCORE**
 3 to 5 A
 6 to 9 B

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

Your Project's Score:
1 A

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

*For an overview of outreach tactics and techniques you could consider, click [here](#).





Climate Resilience Inventory – Development Permits

PL 1325 (R2025-09)

Important: This PDF was designed to be filled in with Adobe Acrobat Reader only. If you are experiencing issues filling out this form, click here for help with your settings.

PURPOSE

This form is intended to assist in the evaluation of development applications for alignment with the climate targets and direction in the Municipal Development Plan and [Calgary Climate Strategy](#).

Information provided through this form will be used for tracking and reporting purposes, and to inform future policy. Please note all data will be aggregated for public reporting.

For more information and guidance on completing this form, please see the [Climate Resilience Inventory – User Guide: Development Permit](#). All terms in **bold** are defined in the user guide.

Please complete all question to the best of your ability with currently known information.

For assistance, please contact CPclimate@calgary.ca.

SECTION 1: APPLICATION INFORMATION

Please provide the following:

Site Address: 2011 20 Ave NW

SECTION 2: ENERGY AND CARBON

Q1: Please indicate, if known, what performance tier of the National Energy Code of Canada for Buildings (NECB) or the National Building Code – Alberta Edition (NBC-AE) the proposed development will achieve. Please round down if the proposed development falls between tiers.

Please only select one response in only the column corresponding to energy code compliance for the type of building being proposed. For more information about which energy code the development is subject to, please see User Guide Section 2: Energy and Carbon.

Please note that multi-residential, commercial, industrial, institutional and mixed-use buildings achieving Tier 2 or better in the NECB and residential and smaller developments achieving Tier 4 or better in the NCB are eligible for the Green Building Priority Stream, which provides streamlined approval and promotion for developments. Please see [Green Buildings Priority Stream Program](#) for more information:

National Building Code – Alberta Edition (developments under 300m ²)	National Building Code – Alberta Edition (developments over 300m ²)	National Energy Code of Canada for Buildings
<input checked="" type="checkbox"/> Tier 1 (≥ 0% improvement over reference building)	<input type="checkbox"/> Tier 1 (≥ 0% improvement)	<input type="checkbox"/> Tier 1 (≥ 0% improvement)
<input type="checkbox"/> Tier 2 (≥ 0% improvement)	<input type="checkbox"/> Tier 2 (≥ 10% improvement)	<input type="checkbox"/> Tier 2 (≥ 25% improvement)
<input type="checkbox"/> Tier 3 (≥ 10% improvement)	<input type="checkbox"/> Tier 3 (≥ 20% improvement)	<input type="checkbox"/> Tier 3 (≥ 50% improvement)
<input type="checkbox"/> Tier 4 (≥ 30% improvement)	<input type="checkbox"/> Tier 4 (≥ 40% improvement)	<input type="checkbox"/> Tier 4 (≥ 60% improvement)
<input type="checkbox"/> Tier 5 (≥ 60% improvement)	<input type="checkbox"/> Tier 5 (≥ 70% improvement)	
<input type="checkbox"/> Unknown		



Q2: Please indicate if any of the following certifications are being pursued for the proposed development:

- Net Zero Home Label – Canadian Home Builders' Association
- Net Zero Ready Home Label – Canadian Home Builders' Association
- Passive House Canada Certified Building
- Passive House Institute US Certified Building
- CaGBC Zero Carbon Building
- BUILT GREEN High Density Program Gold or Platinum certification
- BUILT GREEN Single Family Program Platinum or Net Zero Energy+ certification
- Other: _____
- Not seeking certification

Please note that any development that achieves one or more of the above listed certifications, it is eligible for the Green Building Priority Stream, which provides streamlined approval and promotion for developments. Please see [Green Buildings Priority Stream Program](#) for more information.

Q3: Please indicate whether the proposed development will include **solar energy generation** from a rooftop, wall, or canopy system or another **renewable or zero emission form of energy** generation. If known, please provide the proposed capacity for the system.

- Yes, solar energy is proposed be included.
Proposed capacity: _____ kW. *Please leave blank if proposed capacity is not known.*
- Yes, a non-emitting energy generation source that is not solar is proposed to be included.
Proposed capacity: _____ kW. *Please leave blank if proposed capacity is not known.*
- No, a renewable or non-emitting energy source is not proposed to be included

Q4: If a renewable or non-emitting energy source is not proposed to be included, please indicate if the development is proposed to be **solar-ready**:

- Yes
- No

Q5: Please indicate whether the development is proposed to connect to a **district energy system**:

- Yes, the development is proposed to connect to a district energy system
- No, the proposed development will not connect to a district energy system

SECTION 3: ELECTRIC VEHICLE CHARGING

Q1: Please indicate how many parking stalls are intended to have each of the following:

For more information about electric vehicle (EV) charging terms, please see the User Guide Section 3: Electric Vehicle Charging

- Level 2 EV capable: 5 _____ stalls
- Level 2 EV ready: _____ stalls
- Level 2 EV installed: _____ stalls
- Total parking stalls provided: 5 _____ stalls



Climate Resilience Inventory – Development Permits

PL 1325 (R2025-09)

Q2: Please indicate whether any **public EV charging** (charging accessible to any EV driver) will be provided through the proposed development:

- Level 2: _____ stalls
 Level 3: _____ stalls
 Public EV charging will not be provided

Q3: Please indicate whether any other features are proposed to support the use of or adoption of low or zero emissions transportation:

n/a

SECTION 4: CLIMATE RESILIENT MATERIALS AND DESIGNS

Q1: Please indicate, if known, the material used for roofing:

If more than one material is used, please indicate the material that covers the largest area.

- Standard asphalt shingles
 Class 4 impact resistant asphalt shingles
 Other (rubber, wood, metal, concrete, etc.): _____
 Unknown

Q2: Please indicate, if known, the material used for siding for the development:

If more than one material is used, please select the material that covers the largest area.

- Vinyl siding
 Exterior insulated finishing system (EIFS)
 Cementitious stucco
 Fibre cement board (Hardie Board)
 Wood or wood composite
 Brick, stone, or masonry
 Metal
 Other: _____

SECTION 5: LANDSCAPING

Q1: How many existing privately owned trees on the site are expected to be retained?

- Existing trees: 8 _____ trees
 Trees retained: _____ trees

Q2: How many trees are proposed to be planted in excess of minimal landscaping requirements?

0 _____ trees

Q3: Do the plant species indicated in landscaping plans consist of **climate resilient vegetation**?

- All species indicated in the landscaping plan are climate resilient
 Some species indicated in the landscaping plan are climate resilient
 No species indicated in the landscaping plan are climate resilient



Q4: Please indicate what percentage of the site is **soft landscape area**:

13 %

Q5: Does the proposed development include a **green roof**? If so, please include the size of the green roof

- Yes, a green roof is proposed. Size: _____ m²
 No, a green roof is not proposed.

Q6: Please indicate if a low water landscaping option, as defined in the Land Use Bylaw, or a stormwater reuse system will be included as part of the landscaping?

- Yes
 No
 Unknown/Undecided

SECTION 6: STORMWATER MANAGEMENT

Q1: Are there any **Green Stormwater Infrastructure** features proposed? Please select any features that are included

- Rain garden(s)
 Bioswale(s)
 Semi-permeable pavement
 Rain Barrel(s)
 Cistern(s)
 Other: _____

SECTION 7: FOOD RESILIENCE

Q1: Are any of the plants indicated in the proposed landscaping plan able to provide **edible food**? Please see the *User Guide* for a list of species considered to provide palatable food

- Yes
 No
 Unknown

Q2: Are there **spaces for food production** on site? Please see the *User Guide* for requirements for spaces for food production.

- Yes, there are proposed sites for food production
 No, there are no proposed sites for food production
 Unknown



January 22, 2026

CENTRE WEST DESIGN STUDIO
Fitzsimmons, Ian
drafting@live.ca

Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2025-06980

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 March 23, 2026. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at (587) 215-1655 or by email at Selena.Kirzinger@calgary.ca.

Sincerely,

SELENA KIRZINGER
Planner 1



Detailed Review 1 – Development Permit

Application Number:	DP2025-06980
Application Description:	New: Semi-detached Dwelling (1 building), Townhouse (1 building), Secondary Suite (5 suites), Accessory Residential Building (garage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	2011 20 AV NW
Community:	BANFF TRAIL
Applicant:	CENTRE WEST DESIGN STUDIO
Date DR Sent:	January 22, 2026
Response Due Date:	March 23, 2026
Development Applications Review Team	
Planning:	SELENA KIRZINGER (587) 215-1655 Selena.Kirzinger@calgary.ca
Utility Engineering:	DINO DI TOSTO 403-268-2131 Dino.diTosto@calgary.ca
Mobility Engineering:	DAVID WANYONG ZHONG 587-576-1844 David.Zhong@calgary.ca

General Comments

This application is proposing 5 dwelling units and 5 secondary suites in the form of a semi-detached and townhouse building. The subject site is designated Residential – Grade-Oriented Infill (R-CG) District. The property is a mid-block parcel located along 20 Avenue NW. Branton School and the Banff Trail Community Association are located to the west of the property.

Comments on Relevant City Policies

Municipal Development Plan (Statutory – 2009)

The subject site is located in the Developed Residential – Inner City area as identified in the Municipal Development Plan (MDP) Map 1: Urban Structure. In accordance with Section 3.5.1 General Policies for Developed Residential Area, moderate intensification of housing stock is supported in the form that respects the scale and character of the neighbourhood. Policy 2.2.5 – Strong Residential Neighbourhoods also encourage the growth and change in low-density neighbourhoods through redevelopment of similar scale and built form while also increasing the mix of housing types to increase housing choice in local communities. Higher residential densities in areas that are more extensively served by existing infrastructure, public facilities

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

while taking into consideration of the specific conditions and character of the neighbourhood are encouraged.

South Shaganappi Communities Local Area Plan (Statutory – 2025)

The subject site is located within the South Shaganappi Communities Local Area Plan (LAP) Map 3 – Urban Form, Neighbourhood Connector area and Map 4 – Building Scale, Low (up to 6 Storeys). Neighbourhood Connector policies support a range and mix of housing types, and should support a higher frequency of units and entrances facing the street. Development in the Neighbourhood Connector and areas should: (i) consider the local built form context; (ii) be oriented towards the street; (iii) consider shadowing impacts on neighbouring properties; and, (iv) provide access to off-street parking and loading areas from the lane. Development should be designed to locate amenity spaces along the lane, provide on-site pedestrian routes along lanes to minimize conflicts with vehicles and provide windows with views to the street or lane.

The site is also within the Banff Trail and North Hill BRT Station Areas. Figure 17: North Hill BRT Station Area, identifies this site within the Transition Zone. Transit station areas are envisioned to develop into pedestrian-oriented mixed-use areas supported by commercial services and amenities while allowing for the highest building scale within the Plan Area. Core Zone areas are envisioned to have the highest building scale, with Transitions Zones envisioned to generally decrease building scale away from transit station areas.

Additional applicable Plan-Wide Policies under Section 2.4:

- Site Design 2.1:
 - a. Development should (ix) consider retaining existing, healthy private trees and landscaping on development sites, particularly in street-facing setback areas; (xii) maximize permeable surfaces and enhance greenspace;
 - o. Development should explore opportunities to reduce impervious surfaces to improve water quality and reduce runoff volume by applying stormwater management practices such as low impact development.
- Building Design 2.2:
 - h. Development should consider integrating on-site renewable energy generation and/or other alternative energy sources, such as solar photovoltaic systems like rooftop solar and solar walls and/or geothermal heating and cooling.
- Amenity Space 2.3:
 - d. Share private amenity spaces should: (ii) be flexible and adaptable to a variety of activities and programming (iii) include lighting and furniture (iv) consider sunlight and shade access.
 - f. shared private amenity spaces are encouraged to provide opportunities for urban agriculture.
- Landscape Design 2.4:
 - a. Development should (iii) incorporate existing, healthy trees and landscaping; (ix) ensure sufficient soil volumes and adequate spacing to support healthy plant growth; and, (x) locate plants in areas suitable to their specific growing needs.

Bylaw Discrepancies		
Regulation	Standard	Provided
336 Projections Into Front Setback Area	(2) Landings, ramps other than wheelchair ramps and stairs may project into a front setback area provided:	Plans indicate the Semi-Detached Landings as being 2.72m ² (+0.22m ²) and 2.77m ² (+0.27m ²).

	(b) the area of a landing does not exceed 2.5m ²	
535 Building Depth and Separation	(1) Unless otherwise referenced in subsections (2) and (3) the maximum building depth is 65.0% of the parcel depth for a building containing a unit.	Plans indicate the Townhouse building depth as being 76.18% (+11.18%) or 27.86m (+4.06m). Note: Section 535(2)(b) does not comply and therefore cannot be used towards bylaw review.
542 Landscaping Requirements	(7) A minimum of 30.0% of the landscaped area must be covered with soft surfaced landscaping.	Plans indicate 28.01% (-1.99%) or 75.16m ² (-5.35m ²) soft landscaping provided.
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;	Plans indicate 2 deciduous trees as being 50mm calliper (-10mm calliper).
	(2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0m ² of parcel area.	Plans indicate 5 (-2) compliant trees provided.
Permitted Contextual Use Rules		
Regulation	Standard	Provided
N/A		

Prior to Decision Requirements

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

Planning

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

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

development permit application is not reactivated as per the written notification, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1.

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

2. Amend plans to address the bylaw discrepancies noted on pages 3 to 4 of this document. Alternatively, provide planning rationale in a written submission supporting any proposed relaxations to address the bylaw discrepancies noted on pages 3 to 4 of this document.
3. Complete and submit a copy of the Community Outreach Assessment Tool to determine the approach and tactics for applicant-led public outreach. Alternatively, provide a summary of all applicant-led public engagement initiatives that have occurred to date. The City of Calgary recommends outreach to reduce potential conflict and surprises in order to save time and mitigate unanticipated costs. More information is available at the Applicant Outreach Toolkit website at calgary.ca/planningoutreach.

Currently, 9 public submissions of concern have been received. Concerns include:

- Density, including its impact to community amenities, City infrastructure, on-street parking, the rear laneway and traffic congestion (especially due to proximity to nearby school and recreation facilities);
- Safety concerns related to traffic congestion and potential impact to emergency service access;
- Compatibility with existing neighbourhood and loss of community character;
- Loss of mature trees and urban canopy, and lack of soft landscaping;
- Increased noise, dust and traffic during construction;
- Number of waste, recycling and compost bins;
- Proposed buildings and their impact on shadowing and privacy;
- Safety concerns with building separation between garage and residential building, and compliance concerns if garage is intended to have residential units in the future;
- Quality of exterior building materials;
- Impact development will have on neighbouring property values;
- Proposed front setback in relation to neighbouring properties; and
- Location of pedestrian pathway and waste & recycling area next to east property line due to area being prone to pooling water.

4. In alignment with the South Shaganappi Communities Local Area Plan, Section 2.4.2.2.h: Incorporate rooftop solar photovoltaic (PV) panels or provide a written rationale for why it cannot be included. If not feasible, amend the plans to indicate the development shall be solar ready.
5. In alignment with the South Shaganappi Communities Local Area Plan, Section 2.4.2.1 & 2.4.2.4: Retention of existing private trees should be prioritized. In addition, Colorado Blue Spruce trees require a very large yard to grow, refer to the [Landscape Design Guide for Small Residential Sites](#) for an alternative tree species.

6. In alignment with the South Shaganappi Communities Local Area Plan, Section 2.4.2.3: amend plans to provide programming for common amenity spaces and opportunities for urban agriculture (ie. bbq(s), patio furniture, garden beds/raised planters, etc).
7. Amend plans to provide wayfinding signage which indicates the location of entrances to dwelling units and suites which are not visible from the front of the property.

Utility Engineering

8. Amend the plans to:

Waste & Recycling Services - Multi-Family

a) Increase the number of containers to 10 carts.

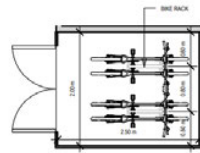
Multi-family residential dwelling units produce 0.23m³ of combined waste per week. This application of 10 dwelling units is expected to produce 2.3m³ of material per week.

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

Mobility Engineering

9. Amend the site plans on drawing sheet to clearly indicate the internal dimension for the proposed vehicle garage as below:
 - minimum 5.7m (width) by 5.9m (depth) for double vehicle garage.
 - minimum 3.0m (width) by 5.9m (depth) for single vehicle garage.
10. 20 Avenue is classified as a Collector Street, and in accordance with the City's Design Guidelines for Subdivision Servicing, 2.0m sidewalks on collectors are to be provided. Amend the plans to show removal and replacement of the sidewalk and ensure dimensions are shown on plans.
 - Please note that for 2.0 m monolithic sidewalk with standard curb the actual sidewalk width is 2.11m. Dimension the back of walk accordingly. Refer to Roads Construction 2021 Standard Specifications, Figure 37, File No 454.1013.009.
 - 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.
11. Amend the plans to provide a minimum unobstructed width of 1.5m width for the internal walkways that are connecting with public sidewalk.
12. Amend the site plans to provide the class 1 bicycle parking stalls as to Land Use Bylaw 1P2007, Part 3, Division 6, Section 125: Bicycle parking stalls must include a device specifically designed to park a bicycle; which allows a bicycle frame and both wheels to be secured. The device shall be anchored to a hard surface or fixed structure.

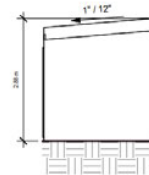
- Transportation recommends U-racks for Class 1 stalls as this provides the safest and most accessible design for all ages, abilities and varying bicycle types.
- Bicycle parking design shall align with the City of Calgary Bicycle Parking Handbook (draft) and must be designed to allow a bicycle frame and both wheels to be secured.
- Class 1 bike facilities proposed are in the form of individual storage lockers. The minimum internal dimensions for the individual storage lockers are: 2.5m long, 1.2m wide and a height of 2.0m with one U-rack to accommodate 2 class one bike parking stalls, see one example as below.
- If bike cages/buildings are to be used, provide design details for the floor mounted and hanging bike racks. 50% of the Class 1 bike racks shall be floor mounted and the specified clearances for U-racks as below:
 - 0.6 m minimum clearance from U-racks for bicycles.
 - 1.2 m pedestrian carriageway.
 - 1.0 m lengthwise clearance to obstructions.
 - 0.8 m between adjacent parallel U-racks.



7 BIKE STORAGE PLAN
1/4" = 1'-0"



8 BIKE STORAGE FRONT ELEVATION
3/16" = 1'-0"



9 BIKE STORAGE SIDE ELEVATION
3/16" = 1'-0"

Prior to Release Requirements

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

Planning

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

Utility Engineering

14. 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>

15. The subject property requires a storm sewer connection (main extension) and is within the storm re-development levy area. As the parcel is larger than 700m² the applicant has the following options:
 1.
 - a. Enter into Indemnification Agreement for the storm sewer extension.
 - b. Provide documentation that extension is completed and the storm redevelopment fee (\$84 / m frontage) will be waived.
 - c. The subject property is required to control the stormwater to the specified release rate and volume targets.

OR

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

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d. Provide block profiles that conform to the Standard Block Profile Specifications for CAD and Manual Formats for the proposed storm sewer extension as a part of the DSSP submission for approval by Utility Specialists. Onsite storm service must be stubbed by the Developer at the property line adjacent to the proposed main extension. The main extension and service to the stub will be done by the City of Calgary using the re-development levy funds.

e. If the percolation test proves that a drywell system is inadequate to service the site in the interim, the storm main extension must be done at the applicants expense or a water reuse system for toilet flushing, irrigation or other forms of low impact developments may be used to restore 1:100-year storage volume. Details are to be provided at the DSSP stage, and are subject to approval by Utility Specialists.

16. If a drywell is not possible, the proposal to construct public infrastructure (surface improvements, storm sewers and service connections) within City rights-of-way requires the [developer / owner / consultant] to execute an Indemnification Agreement to the satisfaction of the Coordinator, Development Commitments.

To initiate circulation and approval of the Work that will form part of the Indemnification Agreement, submit construction drawings online using your existing VISTA account at calgary.ca/vista. At the time of submission of the construction drawings, the following items shall also be submitted:

- a. An 8 1/2 x 11 site plan indicating the construction boundaries.
- b. Indicate who will be party to the agreement, provide contact information and a certificate of title for adjacent lands associated with the construction of the infrastructure.
- c. A detailed description of the Work that will form part of the Indemnification Agreement (cubic metres of asphalt and/or concrete, pipe diameters for sanitary, storm and watermains and their respective lengths in linear metres) within the City right of way.
- d. A detailed cost estimate for the scope of Work including GST prepared by the contractor or opinion of probable cost from a qualified engineering consultant.

17. 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; 0	Description; 2011 20 AV NW Unit(s); Existing Single: 1/New
Grade: 5	

Based on the information above, the preliminary estimate is \$19,627.00.

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

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

To obtain an off-site levy agreement or for further information, contact the Infrastructure Strategist (Valerie Gibbons at 403-617-5947 or Valerie.gibbons@calgary.ca).

Mobility Engineering

18. 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. Closure and removal of existing driveway crossings on 20 AV NW,
 - b. Construction of new 2.0 monolithic sidewalks adjacent to 20 AV NW, new curb and gutter, to City standards,
 - c. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.
19. Remit payment (certified cheque, bank draft) for the proposed street light upgrades adjacent to the subject site within the public right-of-way to address the requirements of the Roads Business Unit. The amount is calculated by Roads the respective Business Unit and is based on 100% of the estimated cost of construction.

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

Permanent Conditions

The following permanent conditions shall apply:

Planning

20. The Permanent Conditions will be finalized at the time of Development Authority decision.
21. All rules of Land Use Bylaw 1P2007 apply, subject to any relaxations approved by the Development Authority in this development permit.
22. 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.
23. 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.
24. A development completion permit must be issued for the development before the use is commenced or the development occupied. A development completion permit is independent from the requirements of City of Calgary Building Regulations inspections and permission for occupancy. Request a development completion permit inspection by visiting inspections.calgary.ca or call 403-268-5311.
25. All areas of soft landscaping must be irrigated with an underground irrigation system, as identified on the approved plans.
26. When the main floor of each building is constructed, submit the geodetic elevation to Geodetic.Review@Calgary.ca
27. A letter of confirmation from a certified electrical engineer or Master Electrician shall be provided to the Development Authority, prior to the issuance of the Development Completion Permit, certifying that all Electric Vehicle Parking Stall - Capable stalls identified on the approved plans have been completed and are capable of supporting Level 2 Electric Vehicle Supply Equipment (charger) in the future. This includes installation of the necessary distribution panels, electrical capacity, and wall and floor penetrations to accommodate future charging cabling, and may include an electric vehicle energy management system.

Utility Engineering

28. 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

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requirements outlined in Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control.

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

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

29. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
 - a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment and Protected Areas and The City of Calgary (311).
 - b. on City of Calgary lands or utility corridors, The City of Calgary, Climate and Environment (Contaminated Sites Section) must be immediately notified (311).
30. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Coordinator, Utility Specialist.
31. The grades indicated on the approved Development Site Servicing Plan must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.
32. 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.
33. Off-site levies are applicable and payable under a Development Permit.

Mobility Engineering

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34. No direct vehicular access is permitted to or from 20 AV NW.
35. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Development Engineering. All work performed on public property shall be done in accordance with City standards.
36. Indemnification Agreements are required for any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas for the purposes of crane operation, shoring, tie-backs, piles, surface improvements, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in the City rights-of-way, bylawed setbacks and corner cut areas must be removed to the satisfaction of the Manager, Development Engineering, at the applicant's expense, upon completion of the foundation. Prior to permission to construct, contact the Indemnification Agreement Coordinator, Roads at roadsia@calgary.ca
37. The approved driveway(s) required for this development must be constructed to the ramp grades as shown on the approved Development Permit plans. Negative sloping of the driveway within the City boulevard is not acceptable. If actual grades do not match the approved grades, the developer/owner shall be responsible for all costs to remove and reconstruct the entire driveway ramp in accordance with approved grades.

Advisory Comments

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

Planning

38. The Advisory Comments will be finalized at the time of Development Authority decision.
39. The 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.
40. The approval of this development permit does not limit in any way the application of any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline, nor does it constitute any permit or permission under any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline.
41. In addition to this development permit, building permits may also be required. Building permit applications may be submitted upon approval of the associated development permit. Contact Building Regulations at 403-268-5311 for further information.
42. This development permit has not been reviewed for potential issues with the National Building Code - current Alberta Edition. You may require a Building Permit in addition to this development permit in which case compliance with the Code will be assessed through a Building Permit application. Should a Building Permit review require changes to the approved development permit, the changes must be to the satisfaction of the Development Authority and are potentially subject to a new development permit.
43. There are many types of caveats and other agreements that can be registered on the title of the property that can restrict the ability to develop. The City has not reviewed or considered all instruments registered on the title to this property. Property owners must evaluate whether this development is in compliance with any documents registered on title.
44. This application has been circulated to the Enmax. Their comments have been provided in a separate letter. Please review and ensure compliance with all comments.

Utility Engineering

45. Access for fire department equipment shall be provided to each building by means of a street, private roadway or yard.
Appropriate code reference - 9.10.20.3.(1)

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Special variations could be permitted for a house or residential building that is protected with an automatic sprinkler system. The sprinkler system must be designed in accordance with the appropriate NFPA standard and there must be assurance that water supply pressure and quantity are unlikely to fail. These considerations could apply to buildings that are located on the sides of hills and are not conveniently accessible by roads designed for firefighting equipment and also to infill housing units that are located behind other buildings on a given property.

Appropriate code reference A-9.10.20.3.(1) Fire Department Access Route Modification.

The rear building may be subject to being sprinklered. To be determined at the building permit stage.

46. 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.

47. A new water connection is required to service the development and is available from 20 Av NW.

48. 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.
49. Maintain a 3.0m separation between Enmax facilities (power poles, light standards, transformer pads, catch basins, etc.) with the proposed water service.
50. Review with Fire Prevention Bureau at 403-268-5378 for on-site hydrant coverage and Siamese connection location(s). A site servicing (hydrant location plan) stamped by the Fire Prevention Bureau is to be submitted at the Development Site Servicing Plan stage. Principal entrance(s) are to be labeled on the plan.
51. Each unit must be individually metered.
52. 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.
53. The applicant must apply for water and sewer connections as per City Standards.
54. A new sanitary connection is required to service the development and is available from 20 Av NW.
55. Storm sewers are unavailable for connection.
56. 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.
57. The allowable stormwater run-off coefficient shall be 50 L/s/ha.
58. Surface ponding (trapped lows) should be designed to contain all the flow generated from the 100-year storm events.
59. Where possible, discharge of roof leaders should be directed onto grassed or pervious areas to help reduce the volume of runoff. Alternatively, the roof leaders may be directed to the on-site storm sewer system.
60. Storm Redevelopment Fees (\$84 / m frontage) will be required at the service connection stage.

61. 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).
62. Stormwater emergency escape routes must be to a public roadway.
63. A minimum depth of 300mm topsoil for all sodded areas and 600mm for shrub and tree beds is to be used.
64. 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>
65. Waste storage enclosures and collection areas shall be maintained and clear of snow and ice.
66. Secondary suites may not be eligible to receive a separate set of waste and recycling containers from the City of Calgary. Suites are expected to share the waste storage with the associated primary dwelling unit.
67. In the event the proposed development is no longer able to obtain waste collection service as shown in this development approval, the landowner is responsible for obtaining a new development permit for an alternative service plan.

DP 2025-06980

Feb 23, 2026

Attn: Selena Kirzinger

Please find our DTR Response as well as revised drawings.

Bylaw Discrepancies:

336 Projections Into Front Setback Area: We have adjusted the plans, and no landing is over the 2.5 sq.m. maximum.

535 Building Depth and Separation: To align with the land use bylaw we have revised the plans to have 3 units within the first 60% of the property and the remaining 2 units in the rear 40%.

542 Landscaping Requirements: We have revised the landscaping to meet the landscaping requirements.

532.2 Planting Requirements: We have revised the tree size to be 60mm which will increase the count of trees by two.

Prior to Decision Requirements:

Planning:

1. A full set of plans have been provided as well as a list of changes.
2. The plans have been updated to reflect the bylaw changes.
3. We have provided a community Outreach Assessment.
4. To ensure solar panels can be installed at a later date we will provide solar rough in for each unit.
5. We have updated the tree species to Bristlecone Pine. Due to the required foundation cut the existing trees will need to be removed.
6. We have provided a layout for the amenity space; exact furniture will be determined on site but to be inline with what is proposed.
7. Wayfinder sign has been shown on plans, each unit will also come with its own address plate either above or beside entry door.

Utility Engineering

8. We have increased the bin count to 10.

Mobility Engineering

9. The depth and width of parking stalls have been provided on the site plan.
10. We have added a note that the existing sidewalk is to be removed and replaced with a new 2.0m wide sidewalk in line with the city of Calgary standards. We have also adjusted the grades to ensure no slope is greater than 2%.
11. We have increased the sidewalk width to 1.5m where they connect with the public sidewalk.
12. Bike parking has been updated to align with the provided drawings and meet the minimum specifications.

Prior to Release Requirements:

Planning:

13. Not applicable at this time.

Utility Engineering:

14. This will be submitted upon DP approval.

- 15. This will be addressed on DSSP.
- 16. This will be addressed on DSSP.
- 17. This will be paid upon DP approval.

Mobility Engineering:

- 18. This will be paid upon DP approval.
- 19. This will be paid upon DP approval.

Thank you for taking the time to review the updated drawings, if you should have any questions, please feel free to reach out.

Part 4 A to Z Use and Use Rules			D.P. # 2025-06980			
Section / Use	Type	Requirements	Evaluation			
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

Page 4		Residential - Grade-Oriented Infill (R-CG) District			D.P. # 2025-06980			
Rule	Requirements			Evaluation				
				Notes				
				Provided/Variance				
Secondary Suites	If applicable please refer to Secondary Suites Form				See Attached	N/A	N/I	
537 Building Setback from Front Property line	The minimum building setback from a front property line is 3.0m				n/a			
334 Projections into Setback Areas	(3) Portions of a building below the surface of the ground may extend without any limits into a setback area, with the exception of the required front setback area.				C	N/C	N/A	N/I
336 Projections Into Front Setback Area	(1) Unless otherwise referenced in subsection (6), bay windows and eaves may project a max. of 0.6m into the front setback area.				n/a			
	(2) Landings, ramps other than wheelchair ramps and stairs may project into a front setback area provided:	(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 ²			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 ² ; and			Porch Height (m)			
					n/a			
				Landing Area (m ²)				
				n/a				
(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	
(6) Eaves may project an additional 0.6m from a porch into the front setback area, as described in subsection (5).				n/a				
335 Length of Portions of a Building in Setback Areas (Front)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade <i>(Does not apply to decks, eaves, porches, ramps, and stairs)</i>			PROVIDE LENGTH AND % VALUES	%	Length	%	Length
	1st st		X 40% =		n/a			
	2nd st		X 40% =					
	(2) The max. length of an individual projection into any setback area is 3.1m				n/a			
539 Building Setback from Side Property Line	(1) Subject to subsections (3) through (9), the minimum building setback from any side property line is 1.2m			East/West	1.38		0.18	
	(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
	(5) The minimum building setback from a side property line may be reduced to a zero setback where the main residential building on the adjoining parcel has a zero setback.				Applies		N/A	N/I
	(6) For a corner parcel, the minimum building setback from a side property line shared with a street is 0.6m				n/a			
(7) The building setback from a side property line of 3.0m required in subsection	(a) where the width of the easement, in combination with the reduced building			n/a				

	property line or 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:		setback, must be at least 3.0 metres;							
			(b) that provides unrestricted vehicle access to the rear of the parcel.				Applies	N/A	N/I	
							n/a			
	(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.						n/a			
	(1.2) Portions of a building less than 2.4m above grade may project a maximum of 0.6m,						n/a			
	(a) for a Semi-detached Dwelling, only where the side setback area is on the streets side of a corner parcel; and				C	N/C	N/A	N/I		
	(1.2) (b) for all other uses:	(i) when located on a corner parcel;				C	N/C	N/A	N/I	
		(ii) where at least one side setback area is clear of all portions of the building measured from grade to a height of 2.4m; or				C	N/C	N/A	N/I	
		(iii) where the side setback area contains a private maintenance easement required by this Bylaw and no portion of the building projects into the required private maintenance easement.				C	N/C	N/A	N/I	
	(1.3) Window wells may project a maximum of 0.8m into any side setback area.						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.						n/a			
	(5) Landings, ramps other than wheelchair ramps and stairs may project in a side setback area provided:	(a) they provide access to the main floor or lower level of the building;				C	N/C	N/A	N/I	
		(b) the area of a landing does not exceed 2.5m ²						n/a		
		(c) the area of any portion of a landing that projects into the side setback area does not exceed 1.8m ²						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% =		n/a					
	2nd st		X 40% =							
	__st		X 40% =							
	__st		X 40% =							
(2) The max. length of an individual projection into any setback area is 3.1m <i>(Includes Window Wells)</i>						n/a				
540 Building Setback from Rear Property	(1) Unless otherwise referenced in subsection (2) the minimum building setback from a rear property line is 7.5m						n/a			

Line Page 6	(2) On a lined or corner parcel, the minimum building setback from a rear property line is 1.2m		n/a				
338 Projections Into Rear Setback Area	(2) Awnings, balconies, bay windows, canopies, chimneys, decks, eaves, fireplaces, fire escapes, landings, porches, and ramps other than wheelchair ramps may project a max of 1.5m into any rear setback area.		n/a				
	(3) A private garage attached to a building may project without limits into a rear setback area provided it:	(a) does not exceed 4.6m in height, measured from the finished floor of the private garage;		n/a			
		(b) does not exceed 75.0m ² in gross floor area for each Dwelling Unit located on the parcel.	Unit 1	n/a			
			Unit 2	n/a			
		(c) has no part that is located closer than 0.60m to the rear property line; and		n/a			
	(d) has no eave closer than 0.6m to a side property line.		n/a				
(4) When an attached private garage has a balcony or deck, the balcony or deck must not be located within 6.0m of a rear property line or 1.2m of a side property line.	Rear Side Side	n/a n/a 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% =			n/a	
	2nd st		X 40% =			n/a	
(2) The max. length of an individual projection into any setback area is 3.1 m.		n/a					
339 Decks	(2) The height of a deck in the Developed Area must not exceed:	(a) 1.5 m above grade at any point, except where the deck is located on the same façade as the at-grade entrance to a walkout basement; and		n/a			
		(b) 0.3m above the main floor level of the closest main residential building on the parcel.		n/a			
	(2.1) Unless otherwise referenced in subsection (3), a privacy wall located on a deck:	(a) must not exceed 2.0m in height when measured from the surface of the deck; and		n/a			
		(b) must not be located between the foremost front façade of the main residential building and the front property line.	C	N/C	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 1.85m from the building façade to which it is attached.		n/a				
	(2) Unless otherwise referenced in this Part, the floor area of a recessed balcony must not exceed 10.0m ²		n/a				
	(2.1) Unless otherwise referenced in this Part, a privacy wall located on a balcony:	(a) must not exceed 3.0m in height when measured from the surface of the balcony; and		n/a			
		(b) must not be located between the foremost front façade of the main residential building and front property line.	C	N/C	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 (%) n/a	Area (m ²) n/a				
(2) A balcony attached to a	(a) may be located on a side façade of a building:	(i) where it forms part of the front façade and is not recessed back more than 4.5m from the front façade; or		n/a			
		(ii) where it is on the street side of a corner parcel;	C	N/C	N/A	N/I	

544 Balconies	Contextual Single Detached Dwelling, Contextual Semi-detached Dwelling, or Rowhouse Building that is a permitted use: <i>Does not apply to Discretionary Uses.</i>	(b) may be located on a rear façade of a building where:	(i) it does not form part of the side façade unless the side façade is on the street side of a corner parcel;	C	N/C	N/A	N/I
			(ii) a privacy wall is provided where the balcony is facing a side property line shared with a contextually adjacent building; and	C	N/C	N/A	N/I
			(iii) the privacy wall is a minimum of 2.0m in height and a maximum of 3.0m in height; and	Minimum	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.	Maximum	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.		Front	8.37	-2.63		
			Rear	8.82	-2.18		
			Side	8.75	-2.25		
			Side	8.50	-2.50		
	(2) Where a building setback is required from a property line shared with another parcel designated with a low density residential district, the M-CG District or H-GO District, the max building height:	(a) is the greater of:	(i) the highest geodetic elevation of a main residential building on the adjoining parcel; or	C	N/C	N/A	N/I
			(ii) 7.0m from grade; measured at the shared property line; and				
			(b) increases at a 45 degree angle to a max of 11.0m measured from grade.				
	(3) On a corner parcel, the max area of a horizontal cross section through a building at 9.5m above average grade must not be greater than 75.0% of the max area of a horizontal cross section through the building between average grade and 8.6m						
	Prim. Bldg Crnr 1	Prim. Bldg Crnr 2	Geo 9.5m Above Avrge Grade	X			
	Prim. Bldg Crnr 3	Prim. Bldg Crnr 4	Geo 8.6m Above Avrge Grade				
X 75% =			Percentage (%)				
Max. Area		Max. Area allowed at 9.5m	n/a				
			Area(m ²)				
			n/a				
(4) Where not located on a corner parcel, the maximum building height is 8.6m for any portion of a main residential building located between the rear property line and 60.0% parcel depth or the contextual building depth average, whichever is greater.							
Height Required Beyond 24.22 m and Rear Property Line			8.12	-0.48			
20.24	19.00	36.57	8.37	-0.23			
C.A.B. #1	C.A.B. #2	Parcel Depth					
349 Roof Equipment Projection	(2) Mechanical equipment may project a maximum of 0.3m from the surface of a roof on a building.			n/a			
531 Parcel Width	The minimum parcel width is 7.5m for a parcel containing a Duplex Dwelling			n/a			
532 Façade Width	The minimum width of a street facing façade of a unit is 4.2m			8.53	4.33		
	(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 (%)				
			n/a				
			Building Depth (m)				
	65%	x	36.57	=	23.80	n/a	
		Parcel Depth		Max Bldg Depth			
		(a) there is more than one main residential building on the parcel:	2	1			

535 Building Depth and Separation	(2) On a laned parcel, there is no maximum building depth for a main residential building wholly contained to the rear of 40.0% parcel depth where: <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;					
		(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				Number of Units within First 60.0% of Parcel Depth	
		36.57	Parcel Depth (m)	21.94	40% / 60.0% Parcel Depth (m)	5	Total Number of Units
		5	Total Number of Units				
		3	Required Number of Units in Front 60.0%				
		(c) where the minimum separation distance of the main residential buildings on the front portion of the parcel and the main residential buildings contained on the rear portion of the parcel is 6.5m				6.50	0.00
(3) For a main residential building that is located on a corner parcel there is no maximum building depth where the minimum building setback from the side property line shared with another parcel is 3.0m for any portion of the building located between the rear property line and:	(a) 50.0 per cent parcel depth; or				Side Setback Dimension (m)		
		Parcel Depth					
	(b) the building depth of the main residential building on the adjoining parcel;						
		C.A.B. Building Depth			n/a		
	whichever is closer to the rear property line.						
	3.0m Building Side Setback Required beyond						
	0.00	m	and the rear			Subsection (b) Applies	
	property line						
For parcels designated R-CG use this calculation:							
529 Density	The maximum density for parcels designated R-CG District is 75 units per hectare.			Units	5	0	
	75	725.04	(m2)	5.00			
		0.0725040	(ha)	=	Units		
	U.P.H				U.P.H	68.96	-6.04
For multi-residential parcels reverting to low density uses in section 573, use the density maximum for that multi-residential district:							
529 Density	Enter UPH of MDR district below: <i>The max density for parcels designated multi-residential is the density requirement of that district.</i>			Units	n/a		
			(m2)				
		Enter m ² Above	(ha)	=	Units		
	U.P.H				U.P.H	n/a	
365 Exempt Addition	In order for the exemption in section 25(2)(a) to apply to an exterior alteration or addition to an existing Duplex Dwelling, Semi-detached Dwelling or Single Detached Dwelling: (b) the addition may be a maximum of:						
	(i) 40.0m ² in floor area for any portion at a height less than or equal to:	(A) 7.5m measured from grade where the existing building has a walkout basement; or (B) 6.0m measured from grade where the existing building does not have a walkout basement; and				n/a	
	(ii) 10.0m ² in floor area for any portion not exceeding the highest point of the existing roof;					n/a	
339.1 Porches <i>(must meet all requirements to be exempt)</i>	In a Developed Area, a porch is exempt from parcel coverage where:	(a) the porch is located between the façade of the main residential building and:	(i) the front property line; or	C	N/C	N/A	N/I
			(ii) the side property line on the street side of a corner parcel;	C	N/C	N/A	N/I
		(b) the porch is unenclosed on a minimum of two sides, other than by a railing, balustrade, or privacy walls located on porches between attached units when the porch is at or exceeds the contextual front setback; and		C	N/C	N/A	N/I
		(c) there is no enclosed floor area or balcony located directly above the roof of the porch.		C	N/C	N/A	N/I
534 Parcel Coverage	Refer to Rowhouse Checksheet						
Accessory Building	If applicable please refer to Accessory Residential Building Form			See Attached		N/A	N/I
	(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

542 Landscaping Requirements <i>Applies with 3 or more units</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 (%)		33.63%	3.63%	
	<div style="border: 1px solid black; display: inline-block; padding: 2px;">284.90</div> Landscaped Area (m ²)		Area (m ²)		95.81	10.34	
	(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 <i>Applies with 3 or more units</i>	(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)		60.00	0.00	
		<div style="border: 1px solid black; display: inline-block; padding: 2px;">2</div> # Provided	Height (m)		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)		85.00	0.00	
		<div style="border: 1px solid black; display: inline-block; padding: 2px;">1</div> # Provided	Height (m)		4.00	0.00	
	(6) The requirement for the provision of 3.0 trees is met where an existing deciduous tree with a calliper greater than 100mm is preserved.	(b) a coniferous tree has a minimum height of 2.0m	Calliper (mm)				
		<div style="border: 1px solid black; display: inline-block; padding: 2px;">1</div> # Provided	Height (m)				
	(2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0m ² of parcel area.	# Provided		# of Trees		7	0
		<div style="border: 1px solid black; display: inline-block; padding: 2px;">7</div> Required Trees	<div style="border: 1px solid black; display: inline-block; padding: 2px;">725.04</div> Parcel Area (m ²)	# of Shrubs		21	1
		<div style="border: 1px solid black; display: inline-block; padding: 2px;">20</div> Required Shrubs					
	(3) Shrubs must be a minimum height or spread of 0.6m at the time of planting.			0.60	0.00		
(7) For landscaped areas with a building below, planting areas must have the following minimum soil depths:	(a) 1.2m for trees;		n/a				
	(b) 0.6m for shrubs; an		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.			1.12	0.52			
(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	(a) 6.0m where the parcel width is 9.0m or less; or		n/a				

<p>there is no public sidewalk, must not exceed a width of:</p>	<p>(b) 7.0m for parcel width > than 9.0m and < than 15.0m</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>n/a</p>	<p>n/a</p>	<p>n/a</p>	<p>n/a</p>
<p>(6) In the developed area a driveway accessing a street must not be constructed, altered or replaced except where:</p>			<p>Percentage (%)</p>	<p>n/a</p>	<p>Homes w/ Exst. Driveway</p>	<p>n/a</p>
<p>Number of Parcels along Block Face</p>			<p>Existing Driveway No Changes</p>			
<p>342 Retaining Walls</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>(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</p>	<p>N/A</p>	<p>N/I</p>
<p>338.1 Patios</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>(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>(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</p>	<p>N/A</p>	<p>N/I</p>
<p>343 Fences</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>(b) 2.0m in all other cases, and</p> <p>(c) 2.5m at the highest point of a gate that is not more than 2.5m in length.</p>	<p>C</p>	<p>N/C</p>	<p>N/A</p>	<p>N/I</p>
<p>Note: Only apply fence rules to proposed fences</p>	<p>(b) 2.0m in all other cases, and</p>		<p>C</p>	<p>N/C</p>	<p>N/A</p>	<p>N/I</p>
<p>348 Visibility Setback</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</p>	<p>N/A</p>	<p>N/I</p>
<p>546.3 Waste, Recycling and 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><i>*Note: Applies when there are 3 or more Units</i></p>		<p>C</p>	<p>N/C</p>	<p>N/A</p>	<p>N/I</p>
<p>546 Motor Vehicle Parking Stalls</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>(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>Community (select below)</p> <p>BANFF TRAIL</p> <p>Parking Rate: 0.50 Stall per Unit & Suite</p>			
<p>10 Number of Units & Suites</p> <p>Stalls Within a Private Garage 5</p> <p>Stalls provided on Parking Pad 0</p>			<p>5</p>	<p>0</p>		
<p>546.2 Bicycle Parking Stalls</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>(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>Applies</p>	<p>N/A</p>	<p>N/I</p>	<p>N/I</p>
<p>5 Number of Units & Suites</p>			<p>4</p>	<p>-1</p>		
<p>122 Standards for Motor Vehicle Parking Stalls</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>(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>(b) 2.85m where one side of a stall abuts a physical barrier; and</p> <p>(c) 2.5m in all other</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:</p> <p>(a) hard surfaced; and</p> <p>(b) located wholly on the subject parcel.</p>		<p>C</p>	<p>N/C</p>	<p>N/A</p>	<p>N/I</p>
			<p>C</p>	<p>N/C</p>	<p>N/A</p>	<p>N/I</p>

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

D.P. # 2025-06980

Rule	Requirements			Evaluation					
				Notes					
				Provided/Variance					
Secondary Suites	If applicable please refer to Secondary Suites Form					See Attached	N/A	N/I	
537 Building Setback from Front Property line	The minimum building setback from a front property line is 3.0m			North		3.00		0.00	
334 Projections into Setback Areas	(3) Portions of a building below the surface of the ground may extend without any limits into a setback area, with the exception of the required front setback area.					C	N/C	N/A	N/I
336 Projections Into Front Setback Area	(1) Unless otherwise referenced in subsection (6), bay windows and eaves may project a max. of 0.6 m into the front setback area.			Eaves		0.34		-0.26	
	(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 ²					1.25		-1.25
	(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 ² ; and				Area (m ²)		n/a	
						Height (m)		n/a	
	(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
	(6) Eaves may project an additional 0.6m from a porch into the front setback area, as described in subsection (5).						n/a		
335 Length of Portions of a Building in Setback Areas (Front)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade <i>(Does not apply to decks, eaves, porches, ramps, and stairs)</i>			PROVIDE LENGTH AND % VALUES	%	Length	%	Length	
	1st st		X 40% =		n/a				
	2nd st		X 40% =						
	(2) The max. length of an individual projection into any setback area is 3.1m					n/a			
538 Block Face Requirements	(1) A minimum building setback of 1.2m is required from a side property line at least every 60.0m along the entire length of a block face.								
	Block Face (Property Line) Length (m): 19.83					n/a			
	Not Applicable								
(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			East		1.24		0.04	
				West		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	

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539 Building
Setback from Side
Property Line

(5) The minimum building setback from a side property line may be reduced to a zero setback where the main residential building on the adjoining parcel has a zero setback.			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.			n/a			
(1.2) Portions of a building less than 2.4m above grade may project a maximum of 0.6m,			n/a			
(1.2) (b) for all other uses:	(i) when located on a corner parcel;		C	N/C	N/A	N/I
	(ii) where at least one side setback area is clear of all portions of the building measured from grade to a height of 2.4m; or		C	N/C	N/A	N/I
	(iii) where the side setback area contains a private maintenance easement required by this Bylaw and no portion of the building projects into the required private maintenance easement.		C	N/C	N/A	N/I
(1.3) Window wells may project a maximum of 0.8m into any side setback area.			n/a			
(2) Window wells and portions of a building, other than eaves, must not project into a 3.0m setback required on a laneless parcel.			C	N/C	N/A	N/I
(3) Eaves may project a max. of 0.6m into any side setback area.			n/a			
(5) Landings, ramps other than wheelchair ramps and stairs may project in a side setback area provided:	(a) they provide access to the main floor or lower level of the building;		C	N/C	N/A	N/I
	(b) the area of a landing does not exceed 2.5m ²		n/a			
	(c) the area of any portion of a landing that projects into the side setback area does not exceed 1.8m ²		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	X 40% =	n/a			
__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>		n/a			

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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					n/a				
338 Projections Into Rear Setback Area	(2) Awnings, balconies, bay windows, canopies, chimneys, decks, eaves, fireplaces, fire escapes, landings, porches, and ramps other than wheelchair ramps may project a max of 1.5m into any rear setback area.					n/a				
	(3) A private garage attached to a building may project without limits into a rear setback area provided it:	(a) does not exceed 4.6m in height, measured from the finished floor of the private garage;				n/a				
		(b) does not exceed 75.0m ² in gross floor area for each Dwelling Unit located on the parcel.		Unit 1		n/a				
				Unit 2		n/a				
				Unit 3		n/a				
				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		n/a					
			Side		n/a					
			Side		n/a					
335 Length of Portions of a Building in Setback Areas (Rear)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade <i>(Does not apply to decks, eaves, porches, ramps, and stairs)</i>			PROVIDE LENGTH AND % VALUES		%		Length		
	1st st		X 40% =			n/a				
	2nd st		X 40% =							
(2) The max. length of an individual projection into any setback area is 3.1m					n/a					
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		
	(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 ²					n/a				
	(2.1) Unless otherwise referenced in this Part, a privacy wall located on a balcony:	(a) must not exceed 3.0m in height when measured from the surface of the balcony; and				n/a				
		(b) must not be located between the foremost front façade of the main residential building and front property line.				C		N/C		
	(3) A balcony attached to a Contextual Semi-detached Dwelling, Semi-detached Dwelling, Rowhouse Building or Townhouse within 1.2m of a party wall must have a privacy wall that:		(a) is a min. of 2.0m in height;				2.01		0.01	
			(b) is a max. of 3.0m in height; and				2.01		-0.99	
(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 (%)					
					13.69%		-36.31%			
					Area (m ²)					
			156.23		Area of Storey Below Balcony (m ²)		21.39		-56.73	
			(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	n/a			
				Maximum	n/a			
	(c) must not have a balcony on the rear façade with a height greater than 6.0m, when measured vertically at any point from grade to the platform of the balcony.			n/a				
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.			Front	10.95		-0.05	
				Rear	10.90		-0.10	
				Side	10.97		-0.03	
				Side	10.97		-0.03	
	(2) Where a building setback is required from a property line shared with another parcel designated with a low density residential district, the M-CG District or H-GO District, the max building height:	(a) is the greater of:	(i) the highest geodetic elevation of a main residential building on the adjoining parcel; or		C	N/C	N/A	N/I
			(ii) 7.0m from grade; measured at the shared property line; and					
		(b) increases at a 45 degree angle to a max of 11.0m measured from grade.						
	(3) On a corner parcel, the max area of a horizontal cross section through a building at 9.5m above average grade must not be greater than 75.0% of the max area of a horizontal cross section through the building between average grade and 8.6m							
	Prim Bldg Cnr 1	Prim Bldg Cnr 2	Geo 9.5m Abve Avrge Grade		Percentage			
	Prim Bldg Cnr 3	Prim Bldg Cnr 4	Geo 8.6m Abve Avrge Grade					
	X 75% =			Area (m ²)				
Max. Area		Max. Area allowed at 9.5m						
(4) Where not located on a corner parcel, the maximum building height is 8.6m for any portion of a main residential building located between the rear property line and 60.0% parcel depth or the contextual building depth average, whichever is greater.								
Height Required Beyond 24.22 m and Rear Property Line				n/a				
20.24	19.00	36.57		n/a				
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				n/a			
	(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 (%)				
				n/a				
				Building Depth (m)				
				n/a				

	Parcel Depth	Max Bldg Depth												
535 Building Depth and Separation	(2) On a laned parcel, there is no maximum building depth for a main residential building wholly contained to the rear of 40.0% parcel depth where: <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;		2	1									
		(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		Number of Units within First 60.0% of Parcel Depth										
		<table border="1"> <tr><td>36.57</td><td>Parcel Depth (m)</td></tr> <tr><td>21.94</td><td>40% / 60.0% Parcel Depth (m)</td></tr> <tr><td>5</td><td>Total Number of Units</td></tr> <tr><td>3</td><td>Required Number of Units in Front 60.0%</td></tr> </table>	36.57	Parcel Depth (m)	21.94	40% / 60.0% Parcel Depth (m)	5	Total Number of Units	3	Required Number of Units in Front 60.0%		3	0	
	36.57	Parcel Depth (m)												
21.94	40% / 60.0% Parcel Depth (m)													
5	Total Number of Units													
3	Required Number of Units in Front 60.0%													
	(c) where the minimum separation distance of the main residential buildings on the front portion of the parcel and the main residential buildings contained on the rear portion of the parcel is 6.5m		6.56	0.06										
(3) For a main residential building that is located on a corner parcel there is no maximum building depth where the minimum building setback from the side property line shared with another parcel is 3.0m for any portion of the building located between the rear property line and:	(a) 50.0 per cent parcel depth; or		Side Setback Dimension (m)											
	<input type="text"/> Parcel Depth													
	(b) the building depth of the main residential building on the adjoining parcel;													
	<input type="text"/> C.A.B. Building Depth whichever is closer to the rear property line.		n/a											
	3.0m Building Side Setback Required beyond													
	<input type="text"/> m and the rear property line		Subsection (b) Applies											
529 Density	The maximum density for parcels designated R-CG District is 75 units per hectare.		Units	5.00	0.00									
	<input type="text"/> 75	<input type="text"/> 725.04 (m ²)	<input type="text"/> 5.00											
	U.P.H	<input type="text"/> 0.0725040 (ha)	=	Units	U.P.H	68.96 -6.04								
339.1 Porches <i>(must meet all requirements to be exempt)</i>	In a Developed Area, a porch is exempt from parcel coverage where:	(a) the porch is located between the façade of the main residential building and:	(i) the front property line; or	C	N/C	N/A	N/I							
			(ii) the side property line on the street side of a corner parcel;	C	N/C	N/A	N/I							
		(b) the porch is unenclosed on a minimum of two sides, other than by a railing, balustrade, or privacy walls located on porches between attached units when the porch is at or exceeds the contextual front setback; and		C	N/C	N/A	N/I							
		(c) there is no enclosed floor area or balcony located directly above the roof of the porch.		C	N/C	N/A	N/I							
534 Parcel Coverage	(2) Unless otherwise referenced in subsection (3), the maximum cumulative building coverage over all the parcels subject to a single development permit containing a Contextual Semi-Detached Dwelling, Contextual Single Detached Dwelling, Cottage Housing Cluster, Rowhouse Building, Semi-Detached Dwelling, Single Detached Dwelling or Townhouse is:	(a) 45.0% of the area of the parcels subject to a single development permit for a development with a density of less than 40 units per hectare;		Applies	Does Not Apply									
		(b) 50.0% of the area of the parcels subject to a single development permit for a development with a density 40 units per hectare or greater and less than 50 units per hectare;		Applies	Does Not Apply									
		(c) 55.0% of the area of the parcels subject to a single development permit for a development with a density of 50 units per hectare or greater and less than 60 units per hectare; or		Applies	Does Not Apply									
		(d) 60.0% of the area of the parcels subject to a single development permit for a development with a density of 60 units per hectare or greater.		Applies	Does Not Apply									
	(3) The maximum parcel coverage referenced in subsections (1) and (2), must be reduced by:	(a) 21.0m ² where one motor vehicle parking stall is required on a parcel that is not located in a private garage; and		Applies	Does Not Apply									
		(b) 19.0m ² for each required motor vehicle parking stall that is not located in a private garage where more than one motor vehicle parking stall is required on a parcel.		Applies	Does Not Apply									
	(4) For all other uses, the maximum parcel coverage is 45.0%		Applies	Does Not Apply										

	Determine correct percentage of parcel coverage and input values below				Applies	Does Not Apply	
					%	%	
	60.0%	5 725.04 Parcel Area (m ²)	Number of Units minus	Required Stalls	=	435.02 Max. Coverage	54.96% -5.04%
	Parcel Coverage Totals				m ²	m ²	
	Semi-D	Townhouse	Garage(s)	Other	Total		
	147.13	159.19	92.19		398.51		
Accessory Building	If applicable please refer to Accessory Residential Building Form				See Attached	N/A	N/I
542 Landscaping Requirements <i>Applies with 3 or more units</i>	(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 (%)		
					33.63%		3.63%
					Area (m ²)		
					95.81		10.34
(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 <i>Applies with 3 or more units</i>	(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)		
		2 # Provided			60.00	0.00	
	(b) a coniferous tree has a minimum height of 2.0m			Height (m)			
		1 # 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)		
		1 # Provided			85.00	0.00	
	(b) a coniferous tree has a minimum height of 4.0m			Height (m)			
		1 # Provided			4.00	0.00	
	(6) The requirement for the provision of 3.0 trees is met where an existing deciduous tree with a calliper greater than 100mm is preserved.				Calliper (mm)		
(2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0m ² of parcel area.				# of Trees			
				7		0	
				# of Shrubs			
				21		1	
(3) Shrubs must be a minimum height or spread of 0.6m at the time of planting.				0.60		0.00	
(7) For landscaped areas with a building below, planting areas must have the following minimum soil depths:	(a) 1.2m for trees;				n/a		
	(b) 0.6m for shrubs; an				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.			1.12		0.52	
	(5) That portion of a driveway including a motor vehicle parking stall within 6.0m of a public sidewalk, or a curb on a street where there is no public sidewalk, must not exceed a width of:	(a) 6.0m where the parcel width is 9.0m or less; or		n/a			
		(b) 7.0m for parcel width > than 9.0m and < than 15.0m		n/a			
(6) In the developed area a driveway accessing a street must not be constructed, altered or replaced except where:	(a) located on a laneless parcel; (b) located on a laned parcel and 50.0% or more parcels on same block face have an existing driveway accessing a street; or (c) legally existing driveway not being relocated or widened.		Percentage (%)				
			n/a				
			Homes w/ Exst. Driveway				
			n/a				
			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.		Community (select below)				
			BANFF TRAIL				
	(2) Notwithstanding subsection (1), the minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 0.5 stalls per unit or suite for the area listed in Table 2.1 below.		Parking Rate: 0.50 Stall per Unit & Suite				
	5	Number of Units & Suites Stalls Within a Private Garage Stalls provided on Parking Pad	5 0	5	2		
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		4		
342 Retaining Walls	(1) A retaining wall must be less than 1.2m in height when measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall.		C	N/C	N/A	N/I	
	(2) A min horizontal separation of 1.0m must be maintained between retaining walls on the same parcel.		C	N/C	N/A	N/I	
338.1 Patios	(1) Unless otherwise referenced in subsections (2) and (3), a privacy wall may be located on a patio, provided it does not exceed a height of 2.0m from the surface of the patio.		C	N/C	N/A	N/I	
	(2) A privacy wall located on a patio must not exceed 2.0m in height, when measured from grade and when the privacy wall is located within: (a) a side setback area; or (b) 6.0m of a rear property line.		C	N/C	N/A	N/I	
	(3) A privacy wall located on a patio must not exceed 1.2m in height when measured from grade when the privacy wall is located between the foremost front façade of the main residential building and the front property line.		C	N/C	N/A	N/I	
540.1 Fences <i>Note: Only apply fence rules to proposed fences</i>	For a Rowhouse Building, the height of a fence above grade at any point along a fence line must not exceed:	(a) 1.2 metres for any portion of a fence extending between the foremost front façade of the immediately adjacent main residential building and the front property line;	C	N/C	N/A	N/I	
		(b) 2.0 metres in all other cases; and	1.2m to 1.8m	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.	1.2m to 1.8m	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>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. # 2025-06980

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				
					1.12	0.52			
		(b) 0.6m from a side or rear property line in all other cases.			4.61	4.01			
	(2) The min. building setback for an Accessory Residential Building that does not share a side or rear property line with a street may be reduced to zero m when:	(a) the Accessory Residential Building is less than 10.0m ²			C	N/C	N/A	N/I	
		(b) the wall of the Accessory Residential Building is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel; or			C	N/C	N/A	N/I	
		(c) the owner of the adjacent parcel grants a 1.5m private maintenance easement that must:	(i) be registered against the title of the parcel proposed for development and the title of the adjacent parcel; and			C	N/C	N/A	N/I
			(ii) include a 0.60m eave and footing encroachment easement.			C	N/C	N/A	N/I
	(3) An Accessory Residential Building must not be located in the actual front setback area.				C	N/C	N/A	N/I	
	(4) A private garage on laneless parcel may be located in required 3.0m side setback, except along street side of a corner parcel.				C	N/C	N/A	N/I	
	(5) The min. distance between any façade of an Accessory Residential Building 10.0m ² or more and a main residential building or a building containing a Secondary Suite is 1.0m				C	N/C	N/A	N/I	
	(6) The height of an Accessory Residential Building must not exceed:	(a) 4.6m, measured from the finished floor of the building;			4.20		-0.40		
		(b) 3.0m at any eaveline, when measured from the finished floor of the building; or			2.98		-0.02		
		(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 ² for each Dwelling Unit located on the parcel; and		Unit 1			
				Unit 2					
				Unit 3					
		5	# of Units	≥ Unit 4	92.19	-282.81			

Page 28		Secondary Suite - R-CG		D.P. # 2025-06980					
Rule	Requirements			Evaluation					
				Notes		Provided/Variance			
Note: Remember to check any applicable district rules									
351 Secondary Suite	(1) For a Secondary Suite the minimum building setback from a property line, must be equal to or greater than the minimum building setback from a property line for the main residential building.					C	N/C	N/A	N/I
	(2) Except as otherwise stated in subsection (2.1) and (3), the maximum floor area of a Secondary Suite, excluding any area covered by stairways and landings, is 100.0m ² :	(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			

354 Accessory Suite - Density	(6) There must not be more than one Backyard Suite located on a parcel, except in the R-CG and R-2M Districts where one Backyard Suite may be located on any bare land unit.		C	N/C	N/A	N/I
	(1.1) There must not be more than one Secondary Suite contained within a Dwelling Unit.		C	N/C	N/A	N/I
	(3) A Secondary Suite or a Backyard Suite must not be separated from the main residential use on a parcel by the registration of a condominium or subdivision plan.		C	N/C	N/A	N/I
Additional Notes						

FILE: DP2025-06980

DATE RECEIVED: December 04 2025

Bylaw Discrepancies		
Regulation	Standard	Provided
336 Projections Into Front Setback Area	(2) Landings, ramps other than wheelchair ramps and stairs may project into a front setback area provided: (b) the area of a landing does not exceed 2.5m ²	Plans indicate the Semi-Detached Landings as being 2.72m ² (+0.22m ²) and 2.77m ² (+0.27m ²).
535 Building Depth and Separation	(1) Unless otherwise referenced in subsections (2) and (3) the maximum building depth is 65.0% of the parcel depth for a building containing a unit.	Plans indicate the Townhouse building depth as being 76.18% (+11.18%) or 27.86m (+4.06m). Note: Section 535(2)(b) does not comply and therefore cannot be used towards bylaw review.
542 Landscaping Requirements	(7) A minimum of 30.0% of the landscaped area must be covered with soft surfaced landscaping.	Plans indicate 28.01% (-1.99%) or 75.16m ² (-5.35m ²) soft landscaping provided.
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;	Plans indicate 2 deciduous trees as being 50mm calliper (-10mm calliper).
	(2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0m ² of parcel area.	Plans indicate 5 (-2) compliant trees provided.
Permitted Contextual Use Rules		
Regulation	Standard	Provided
N/A		

FILE: DP2025-06980

DATE RECEIVED: February 25 2026

Bylaw Discrepancies		
Regulation	Standard	Provided
546.2 Bicycle Parking Stalls	(1) The minimum number of bicycle parking stalls – class 1 is calculated based on the sum of all units and suites at a rate of 1.0 stall per unit or suite where a unit or suite is not provided a motor vehicle parking stall located in a private garage.	Plans indicate 4 (-1) class one stalls provided.
Permitted Contextual Use Rules		
Regulation	Standard	Provided
N/A		

FILE: DP2025-06980

DATE RECEIVED: February 25 2026

Bylaw Discrepancies		
Regulation	Standard	Provided
No Bylaw Discrepanices Noted		
Permitted Contextual Use Rules		
Regulation	Standard	Provided
N/A		



Re: DP2025-06980 COMPLETENESS REVIEW - 2011 20 AV NW

Dear Applicant,

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

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

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

Please track your application, using your Job Access Code (JAC) DP2025-06980-04501, at www.calgary.ca/vista.

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

Regards,

SELENA KIRZINGER
Planner 1
Selena.Kirzinger@calgary.ca
(587) 215-1655
www.calgary.ca/PDMap



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

2026-01-15

File No: DP2025-06980

Location: 2011 20 AV NW

ENMAX Power Corporation (EPC) has reviewed the above permit application dated 2025-12-17 and based on the information provided and as of the above noted date the proposed development does not conflict with ENMAX facilities in respect of the requirements set forth in 10-002 Overhead System (Table 7) and 12-002 Underground Systems of the Alberta Electrical Utility Code (AEUC) under the *Safety Codes Act* (Alberta). This non-conflict letter does not reduce or limit responsibility to comply with all laws and regulations regarding utility facilities and all requirements under the *Alberta Occupational Health & Safety Act* (OHS) (*including any code or regulations thereunder*)(OHS) and the applicant shall observe all such laws and regulations when commencing any work related to the permit application. If a situation arises where there is a discrepancy between ENMAX required setbacks and the AEUC or the OHS, the stricter set of requirements shall govern. Please refer to ENMAX Ground Disturbance Guidelines while working near ENMAX Facilities.

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

****NOTE:** This letter provided by ENMAX Power Corporation is intended for information purposes only and is not in any manner intended to nor shall be construed to derogate from applicant's obligations to follow any applicable law. The provision of this no-conflict letter is not a representation that work will meet any legislative or regulatory obligations. This no-conflict letter is provided as of the date first 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. **For new services inquiries, please contact ENMAX GetConnected at GetConnected@enmax.com.**

Sincerely,

Alana Richards P.Eng
Distribution Engineering

QR Code for ENMAX Ground
Disturbance Guidelines



SDAB2026-0057



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

2026-03-10

File No: DP2025-06980 Recirculation
Location: 2011 20 AV NW

ENMAX Power Corporation (EPC) has reviewed the above permit application dated 2026-02-26 and based on the information provided and as of the above noted date the proposed development does not conflict with ENMAX facilities in respect of the requirements set forth in 10-002 Overhead System (Table 7) and 12-002 Underground Systems of the Alberta Electrical Utility Code (AEUC) under the *Safety Codes Act* (Alberta). This non-conflict letter does not reduce or limit responsibility to comply with all laws and regulations regarding utility facilities and all requirements under the *Alberta Occupational Health & Safety Act* (OHS) (*including any code or regulations thereunder*)(OHS) and the applicant shall observe all such laws and regulations when commencing any work related to the permit application. If a situation arises where there is a discrepancy between ENMAX required setbacks and the AEUC or the OHS, the stricter set of requirements shall govern. Please refer to ENMAX Ground Disturbance Guidelines while working near ENMAX Facilities.

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

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

Sincerely,

Alana Richards P.Eng
 Distribution Engineering

QR Code for ENMAX Ground
 Disturbance Guidelines



Comment Summary



Permit #: DP2025-06980
Address: 2011 20 AV NW
Job Description: New: Rowhouse Building (1 building), Semi-detached Dwelling (1 building), Secondary Suite (5 suites), Accessory Residential Building (garage)

Name:	Paul Hampaul	Created Date:	December 28, 2025
Phone:		Circulation Referee:	N
Email:	[REDACTED]	Number:	640600202
Address:	2012 - 20 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
Site layout

General Comment

A 10 unit development on this site is undesirable due to insufficient parking, higher density and conflict with the existing area design. There are already 20+8 units being built. The proposed development will make the congestion even worse. With Branton Junior High School just on the corner (20 Ave - 20 Street NW), there are already issues with parking while dropping and picking up students. A community arena (Banff Trail Community) further adds to congestion and friction.

Yes, the City of Calgary desires to promote densification. It would be desirable to maintain some of the existing community design and social fabric. Considering the current development climate, we request that a side by side duplex with secondary suites be built on this site. This will provide denser housing and protect the communal well being.

Attachments

Name:	Art Vosburgh	Created Date:	December 29, 2025
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	640751260
Address:	2017-20ave NW		
Overall:	In opposition of this application		

Area of Concern

Parking or loading zones

General Comment

I understand the need for densification of the inner city wards. However I have a problem with the lack of parking once all the developments on my avenue are completed. Are you actually providing enough parking spaces in garages or are you on purpose overloading the street parking spaces.

Attachments

Name:	Kelly Goutsis	Created Date:	December 30, 2025
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	641044286
Address:	2012 20 Ave NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

We are concerned with the proposed development as it consists of so many residences in the middle of the block, in addition to losing more of the older growth urban canopy. This street is already seeing increased density, while also supporting a large junior high school and active community centre. This level of density seems poorly planned and unbalanced when placed mid-block, and so close to already busy community infrastructure.

Attachments

Name:	Heidi Christensen	Created Date:	December 31, 2025
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	641168418
Address:	2021 20 Ave NW		
Overall:	In opposition of this application		

Area of Concern

Parking or loading zones

Strengths / Challenges

While I generally support moderate densification of our neighbourhoods, we have had a significant amount of high-density projects in Banff Trail and Capitol Hill over the past two years. Our block currently has a 20-unit development under construction right now (replacing two single dwellings over two properties) that has no parking planned. So while the strength of this project supports the city's work towards higher density housing, Banff Trail in particular does not have the infrastructure, amenities or parking to support 30 new dwellings to one residential block.

Property Impact

Parking will already be an issue with the addition of 20 units across the street from my home. Adding 10 more units to one block will be a disaster for anyone trying to park in front or even close to my house.

Community Impact

Connecting the city - there is no new infrastructure or amenities planned to support the addition of 10 new dwellings (in addition to the already 20 new dwellings under construction on the block).

Greening the city - no clear benefit with this development.

Prosperous economy - no clear benefit other than adding to housing inventory.

Compact city - the high-density plans for Banff Trail benefit the city's goal for a compact city.

Managing growth and change - this development is in stark contract to effectively managing growth and change. There is inadequate infrastructure and parking for this development.

Good urban design - I would argue adding 30 new dwellings to one residential block is not god urban design.

Great communities - again, I would argue adding 30 new dwellings does not create a great community given current

residents animosity to this type of development.

Surrounding Impact

Parking will be a major issue, as will the number of units. There are far too many units for this property. I am in support of a smaller number of units.

General Comment

Our block in Banff Trail is undergoing a major transformation that I have been cautiously optimistic about (with the addition of 20 new dwellings). That said, further adding to the density of our block is a mistake. I'm very concerned about how this impacts my property value and those of my neighbours given the densification and issues that come with that. If more people meant better infrastructure and more amenities to support the community, I would be less opposed. But as it stands, I remain opposed to this development.

Attachments

Name:	Ting Zhao	Created Date:	December 31, 2025
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	641213170
Address:	2005 20 Ave NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

OBJECTIONS:

1. INADEQUATE PARKING

5 stalls for 10 units meets the bare minimum but provides zero visitor parking. All overflow will burden neighborhood streets.

2. LANE SAFETY CONCERNS

The 6.1m gravel lane must accommodate 5 garage accesses, 10 households' daily traffic, and waste collection for up to 30 carts. This creates significant safety hazards and insufficient width for two-way traffic during garage entry/exit. Request: Lane traffic impact and safety assessment.

3. GARAGE SEPARATION CONCERNS

Plans show only 2.04m separation between garage and middle residential building. If this structure ever includes living quarters, Section 352(3) requires 5.0m separation - current spacing would be severely deficient (2.96m short). Concerns about fire safety at minimal 2.04m spacing. Request: Confirm no future residential conversion; verify fire separation compliance.

4. INADEQUATE WASTE CAPACITY

8 bins for 10 units is grossly insufficient. Developments with 5+ units must use commercial containers approved by Waste & Recycling Services. 8 bins provides less than 1 bin per unit per waste stream and will result in overflowing bins and unsanitary conditions. Additionally, 2 recycling bins vs. 4 garbage bins contradicts waste diversion requirements. Request: Waste management plan demonstrating adequate capacity for 10 units.

5. LANDSCAPING DEFICIENCY

Section 542 requires minimum 30% soft surfaced landscaping and 1 tree per 110m² of parcel area. With three buildings, driveways, parking, and waste areas, the site appears to maximize hard surfaces at the expense of required green space. Request: Detailed landscape plan showing compliance with soft surface and tree planting requirements.

6. PRIVACY AND SHADOWING IMPACTS

The middle residential building creates significant privacy concerns with windows directly overlooking adjacent properties. The massing and height of multiple buildings will cast substantial shadows on neighboring yards, reducing sunlight and enjoyment of outdoor spaces. The close building separation (6.56m courtyard, 2.04m to garage) intensifies overlook and privacy loss for surrounding properties.

7. DENSITY AND COMPATIBILITY

10 units represents 5-10x increase over surrounding 2-unit infills and bungalows. Lane traffic increase from minimal to 10 households fundamentally changes lane character and safety.

8. INFRASTRUCTURE CAPACITY

Questions remain whether lane structure, stormwater, and utilities can support this density increase.

DISCRETIONARY USE AUTHORITY:

Townhouses are discretionary in R-CG. Section 36 allows refusal if development "unduly interferes with amenities" or "materially interferes with neighbouring parcels." This application meets both criteria based on inadequate parking, lane safety hazards, insufficient waste capacity, and density incompatible with immediate surroundings.

REQUESTED ACTION:

- Require parking beyond bare minimum including visitor spaces
- Require lane traffic and safety assessment
- Increase garage-building separation or restrict future conversion
- Require adequate waste bin capacity with Waste Services approval
- Require compliant landscape plan
- Assess infrastructure capacity
- Refuse or substantially modify application

Thank you for considering these objections.

Attachments

Name:	Meggie Luc	Created Date:	January 1, 2026
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	641246050
Address:	2014 20 Ave NW Calgary, AB		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

I am writing to formally express my opposition to the proposed residential development planned for across the street from my home.

My primary concern is the significant increase in traffic this development would bring to an area that is already experiencing strain. An additional five-unit building with five secondary suites will inevitably add multiple vehicles, daily trips, deliveries, and visitor traffic to a residential street that was not designed to accommodate this level of use. This concern is compounded by the fact that another large development (ten units) is currently under construction just a few houses away at 2022 20 Ave NW. The cumulative impact of multiple high-density developments in such close proximity

has not been adequately addressed.

Traffic concerns are particularly serious given that Branton Junior High School, a preschool/daycare, and a community hall are located at the end of my block, with Capitol Hill Elementary School only a couple of blocks away. The area already experiences heightened traffic during school drop-off and pick-up times, along with frequent pedestrian activity from students walking or biking to and from school.

In addition, our street already experiences frequent on-street parking from visitors to Edelweiss Village. It is common for non-resident vehicles to park in front of our home, reducing parking availability and creating additional congestion and visibility issues. Adding further residential density and vehicle traffic increases the risk to student safety and exacerbates congestion during peak hours. This raises concerns about pedestrian visibility, driver behavior, and overall safety for children, families, and school staff.

Increased traffic and street parking also raise broader issues, including reduced sightlines when entering or exiting alleyways, increased noise, and potential challenges for emergency vehicle access, especially if on-street parking increases due to insufficient off-street parking for residents and guests.

Beyond traffic, I am concerned about whether existing infrastructure can reasonably support this level of densification. This includes road capacity, stormwater management, waste collection, and overall neighborhood livability. Construction impacts, such as prolonged noise, dust, heavy equipment traffic, and street wear, have already been a concern and will likely continue, given that nearby construction has been ongoing.

Finally, the proposed development appears out of scale with the surrounding neighborhood, which is predominantly lower-density residential housing (single-family homes and duplexes). Rapid densification without appropriate transition, buffering, or mitigation measures risks altering the character of the area in a way that negatively affects existing residents.

I respectfully request that the City carefully reconsider this proposal or, at minimum, require a thorough traffic and infrastructure impact assessment that accounts for the cumulative effects of multiple multi-unit developments in this area.

Thank you for considering my feedback.

Attachments

Name:	Aaron Zimmerman	Created Date:	January 1, 2026
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	641251618
Address:	20920 Avenue N.W		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Two buildings and a garage between single-family homes are invasive and disproportionate. The proposed development is better suited for a corner lot, not mid-block. We support alternatives such as a duplex. Two nearby corner parcel redevelopments have already added 28 units to our immediate area. The corner parcels have the advantage of both the Avenue and Street for parking instead of mid-block. We already have heavy traffic from Branton School and from employees of local businesses parking on our street during the day. This causes heavy congestion and no parking on the street for visitors or when we need service (plumbers, etc). On the current parcel, there is a single family home with a

basement suite. The upper tenant and one secondary suite tenant have a total of four cars with just those two units. With 10 units, there is potential for 15-20 cars. We are concerned about the number of units in this proposed development and the increase of residents, congestion, and parking issues, especially with consideration to the additional 28 units already approved in the immediate area.

We are also concerned about the existing infrastructure with the addition of the 28 units PLUS the 10 proposed in this development. If approved, this would mean 4 single family homes have been replaced by 38 units in our immediate area. Based on our limited knowledge of these developments, none of them have been required to upgrade any utilities. How are these developments impacting the infrastructure in our area? For example, how will storm run off be accommodated? In the spring, there is already considerable water pooling in both the alley and the street. In particular, the storm basins always overflow and large pools of water remain uncleared for weeks. This development will exacerbate the issue if our local infrastructure is not upgraded and more multi-unit developments continue to be approved.

Requests:

1. Higher-quality development where exterior materials are consistent with the street (Hardie board, stucco, stone; NO vinyl and aluminum).
2. Reduce unit count and align front setback with the existing development as the parcel is mid-block.
3. Relocate resident access path and garage/garbage storage to the west side for better grading, where it is higher and less prone to water pooling. Multiple bins for 10 units on sloped back alley grade is not ideal.
4. Current design overshadows adjacent properties.
5. Taller fence extensions with leniency on height restrictions.
6. Add landscaping on east and west sides of the property to mitigate privacy concerns.
7. Could consider adding a transom or frosted window to the east or west side of the proposed development to improve living conditions for future residents and to maintain privacy for adjacent neighbours.
8. Upgrade existing utility infrastructure to accommodate the influx of multi-unit developments in the immediate area.

Additional Context

Since we moved in next door 3 years ago, for the past 2.5 years the property has a history of very limited and unresponsive property management and unsafe activity (see calls from surrounding neighbours to 311, police, fire, social services, and bylaw) raising concerns about future oversight, safety and quality of life for our young family.

We ask The City to NOT approve the proposal as-is.

Attachments

Name:	Derek Cheuk	Created Date:	January 2, 2026
Phone:		Circulation Referee:	N
Email:		Number:	641390694
Address:	2014 20 Avenue NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

I am writing to formally express my concerns regarding the proposed 10-unit residential development planned for the 2011 20 Avenue NW, directly across the street from my home.

My primary concern is parking. Our street is currently composed of single-family and duplex homes and was not designed to accommodate the parking demand generated by a multi-unit building of this size. Existing on-street parking is already limited, and an additional 10 units will inevitably increase congestion, reduce availability for current residents and their

guests, and may negatively affect emergency vehicle access and overall safety.

In addition, I am concerned about the compatibility of this development with the existing character of the neighborhood. The interior of our street is made up almost entirely of single-family and duplex homes. Introducing a higher-density building at this scale risks undermining the integrity, cohesion, and long-standing residential nature of the area. This change may also impact property values and the quality of life for residents who chose this neighborhood specifically for its character of single family and duplex homes.

I respectfully request that the Planning Commission carefully consider whether this proposal aligns with the intent of existing zoning and neighborhood planning goals, and whether additional conditions, modifications, or alternative designs could better protect the character and functionality of the surrounding homes.

Thank you for your time and consideration. I appreciate the opportunity to share my concerns and ask that they be entered into the public record.

Sincerely,
Derek Cheuk

Attachments

Name:	Alana Richards	Created Date:	January 20, 2026
Phone:		Circulation Referee:	Y
Email:	[REDACTED]	Number:	645068275
Address:			
Overall:	Neither in support nor in opposition of this application		

Attachments

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - _External_ Re_ OneDrive Electronic Circulation for DP2025-06980 - 2011 20 AV NW.m](#)

Name:	Stephen Parr	Created Date:	January 21, 2026
Phone:		Circulation Referee:	N
Email:	[REDACTED]	Number:	645439829
Address:	2120 Victoria Crescent 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

General Comment

The proposed density of this development is not in keeping with its immediate neighbours. One building with secondary suites would be more than sufficient. Properties adjacent to the proposed site will see a negative impact on their property values. This type of development has no place within a city block. Planners need to visit sites to understand the negative impact approving such projects has on neighbours and communities.

Attachments

Name:	Banff Trail Community Association	Created Date:	February 26, 2026
Phone:		Circulation Referee:	Y
Email:	development@banfftrailcommunity.ca	Number:	654246726
Address:	Circulation Referee No Address		
Overall:	Neither in support nor in opposition of this application		

Area of Concern

Other

General Comment

No comments from the BTCA.

Attachments

Name:	TERRY IANGARD	Created Date:	March 2, 2026
Phone:	██████████	Circulation Referee:	N
Email:	████████████████████	Number:	654982851
Address:	2 2120 20ave N.W.		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Just increased parking because its close to the school and 19 street N..W.Noise can be an issue to because there is a project being finished right across the street.

Attachments

Name:	Meggie Luc	Created Date:	March 7, 2026
Phone:		Circulation Referee:	N
Email:	████████████████████	Number:	656058492
Address:	2014 20 Ave NW		
Overall:	In opposition of this application		

Area of Concern

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

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

General Comment

I am a resident on this block and would like to share some concerns regarding the proposed development across the street consisting of five units with secondary basement suites.

Our street already experiences significant congestion, particularly during peak hours. There is a school located at the end of the block and another a few blocks away, which results in substantial drop-off and pick-up traffic every weekday. During these times, vehicles often queue, double-park, and perform frequent turning movements, creating an already challenging situation for residents and for pedestrians, particularly children walking to and from school.

Parking availability on the block is also limited. In addition to residents' vehicles, we regularly see visitors parking along the street to access Edelweiss at the other end of the block, as well as people visiting nearby businesses and the community centre. These destinations bring additional traffic and parking demand to an already busy street. As a result, it is common for street parking to be fully occupied, leaving little available space for residents and their guests.

There is also currently an infill development at the end of the block that will include approximately ten units, which is still under construction. Once completed, this project will further increase the number of residents and vehicles relying on the limited street parking and road capacity on this block.

While the proposed development appears to include single garages for each unit, in practice many households own more than one vehicle. As a result, additional vehicles are often parked on the street. With five primary units and additional secondary suites, the number of vehicles associated with this property could be considerably higher than the number of garage spaces provided.

Given the existing conditions and the additional density already being added nearby, this raises concerns about further congestion, increased demand for street parking, and overall traffic safety on the block.

I would encourage the City to carefully consider the cumulative impact of multiple higher-density developments on a short residential block that already experiences heavy school-related traffic and regular visitor parking. In particular, I hope consideration is given to:

- ¿ Adequate off-street parking for both primary units and secondary suites
- ¿ Traffic flow and safety during school drop-off and pick-up times
- ¿ Pedestrian safety for children and families walking to nearby schools
- ¿ The cumulative density impacts of multiple infill developments in close proximity
- ¿ Construction impacts such as staging, noise, and temporary parking during the build
- ¿ Whether the scale of the development is appropriate for the existing street and infrastructure

I appreciate the City's efforts to support housing growth, but I hope these existing conditions on the block are carefully taken into account when evaluating this proposal.

Thank you for considering feedback from residents who live directly in the immediate area.

Attachments

Name:	Enmax Power Corporation	Created Date:	March 10, 2026
Phone:		Circulation Referee:	N
Email:	EPC_Permits@enmax.com	Number:	656575016
Address:	141 50 Ave SE		
Overall:	In support of this application		

Area of Concern

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

General Comment

Development Permit review complete.

Attachments

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2025-06980 Recirculation-Reply Letter-2026-03-10 Signed.pdf

Name:	Aaron Zimmerman	Created Date:	March 15, 2026
Phone:		Circulation Referee:	N
Email:	[REDACTED]	Number:	657797864
Address:	2009 20 Avenue N.W		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

The amended submission for the proposed development (DP2025-06980) does not address the main concerns shared during the initial circulation. This includes unit count and massing, parking, and an invasive design that overshadows adjacent properties and is contextually not aligned with the established pattern of single-detached or semi-detached developments on the street.

Further, a precedence has been set in the immediate area for mid-block redevelopments being single detached dwellings with a secondary suite or semi-detached dwellings with basements suites (2 or 4 suites). Please see the attached map and additional comments.

Mid-block two buildings redevelopments are located next to corner lots that have been redeveloped into multi-unit complexes and/or are immediately adjacent to commercial use. On DMap, two building redevelopments along the South side of 20th Ave, between 14th ST NW and 19th ST NW, include:

- 1) DP2023-03835 ¿ beside the Alberta Royal Canadian Legion which is located on a corner parcel
- 2) DP2025-07039 ¿ In between a wellness commercial complex and multi-unit buildings on the west side.
- 3) DP2024-05539 ¿ Beside commercial building (action edge executive coaching).

DP2025-06980 is between two single family homes and is not aligned with this precedent.

The City¿s ¿missing middle¿ housing has been adequately addressed with the multitude of redeveloped multi-unit complexes in our community. On DMap, these are redevelopments that match the context and are appropriate for mid-block:

- 1) DP2024-06944 ¿ This is one building, not two, aligned with the context of the street and appropriate for mid-block.
- 2) DP2023-06501 ¿ These are semi-detached dwellings, not two buildings, aligned with the context of the street.
- 3) DP2026-00833 ¿ This is across the street from the proposed redevelopment. It is an example of a mid-block semi-detached development aligned with the context of the street and appropriate for mid-block.

We ask The City to not approve this development as-is and request the developer to consider a single or semi-detached development that is consistent with the context of the block and reflects the character of the street and pattern of approved development permits in the area.

For future redevelopment on this parcel, please ensure the following points are addressed:

- New fence on both east and west sides of property needs to be taller than 1.2m as shown in plan (2.0m is permitted under bylaw).
- Relocation of recycling and garbage bins to the west side of the parcel where the elevation is higher.

- Relocation of common area pathways to west side of parcel where the elevation is higher and won't be prone to water pooling.
- Align front setback of proposed development with the other properties on the street to reduce overshadowing.

Attachments

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DMAP examples_DP2025-06980 comments.pdf](#)

Name:	Ting Zhao	Created Date:	March 16, 2026
Phone:	[REDACTED]	Circulation Referee:	N
Email:	tzhao1st@gmail.com	Number:	657914771
Address:	2005 20 Ave NW		
Overall:	In opposition of this application		

Area of Concern

- Building (massing, façade, height, shadowing, etc.)
- Landscaping plans
- Environmental preservation
- Privacy considerations
- Site layout

General Comment

Please see the attached PDF for my supplementary objection to the amended plans for DP2025-06980 at 2011 20 Avenue NW, received February 25, 2026. I am the adjacent property owner at 2005 20 Avenue NW and previously submitted an objection on January 2, 2026. My concerns relate to shadowing, privacy overlook, streetscape compatibility, and landscaping deficiencies in the amended design.

Attachments

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2025-06980_Objection_Letter.pdf](#)

Name:	Min Zhao	Created Date:	March 16, 2026
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	658076402
Address:	2005 20 Ave NW, Calgary, T2M1H8		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

I am strongly against this project, which is located in the middle of the place all around single and attached houses. I believe the business who wanted to build 10 units here was only to pursue profit. There are no benefits to our society and community.

Parking, safety and other issues are obvious. However, there are more severe issues. For example, once it was done, the price could be more than \$600000 per unit based on the market. Using this price, people can buy a single house just 15 minutes' drive away! Why should we encourage this kind of business existing here to destroy our quality of life? How can you imagine 10 families living in a place which only had one family living on this land in the past! There would be crowded people, no privacy, no green space and so on. The plan is inhuman and also destroys the harmony around this area.

Please deny this application.

Attachments

Re: Supplementary Objection — DP2025-06980, 2011 20 Avenue NW (Amended Plans)

Dear Development Authority,

I live next door at 2005 20 Avenue NW and I'm writing with additional concerns about the amended plans for DP2025-06980, received February 25, 2026. I submitted my original objection on January 2, 2026.

I understand the amended application is now classified as a rowhouse. I would note that the rear building contains two units facing the courtyard and lane rather than the street. I'd ask the Development Authority to confirm whether this configuration meets the Land Use Bylaw definition of a rowhouse.

I'm not opposed to new housing on this lot. I understand the zoning allows for it. But the amended plans have made the problems I raised in January worse, not better, and I don't believe minor conditions can adequately address them. The scale of what is being proposed is fundamentally out of step with this street.

Loss of afternoon and evening sun

The development places a rear building directly to the west of the backyards at 2009, 2007, 2005 and 2003 20 Avenue NW. This building will block the afternoon and evening sun from the west during the spring, summer, and autumn — exactly the months when residents use their outdoor spaces. In winter, when the sun is lowest in the southwest, the shadow will reach even further.

The front building, at 11 metres, is the tallest structure on the block. You can see this clearly on the applicant's own streetscape drawing (Sheet A1), which shows every other building on the block is noticeably shorter. But it is the rear building, sitting in the middle of the block between the houses and the lane, that will most directly cut off western sun to adjacent backyards. This building did not exist in the neighbourhood before. It introduces a wall where there was open sky.

The South Shaganappi Communities Local Area Plan (Section 2.2.1.4(c)(iii)) says development should consider shadowing on neighbouring properties. No shadowing study has been provided. For buildings of this scale on a block of bungalows and two-storey homes, I think one should be required.

Overlooking into our backyards

The front building is three storeys with a loft. The side elevations show windows on every level facing east and west. From the upper floors, people will be looking straight down into the backyards and rear windows of the homes at 2017 and 2009 — both of which are much shorter buildings. The home at 2017 is a bungalow. Someone standing at a third-floor window of the proposed building would be looking over its roof entirely.

The amended plans worsened this. The original front building was a 2-unit structure. The amended version is 3 units — wider, with more side-facing windows and more occupants with elevated sightlines into adjacent yards.

The rear building also has upper-level windows facing into the narrow courtyard between the two buildings — only about 6.5 metres wide. From both sides, these windows look out over and into adjacent rear yards. We've lived on this street with a reasonable expectation of backyard privacy. This development would end that.

Fit with the rest of the street

Our block has bungalows and modest two-storey infills. The applicant's own streetscape drawing makes the contrast obvious — the proposed building towers over everything else on the block face. The amended plans made this more pronounced by putting the 3-unit building at the front instead of the 2-unit building that was in the original submission. It's a wider, bulkier presence on the street than what was originally proposed.

The Local Area Plan says development should consider the local built form context (Section 2.2.1.4(c)(i)). I'd ask the Development Authority to look at the streetscape drawing and request this building to fit the street it's on.

Landscaping

The amended site plan (Sheet A2) shows the development falls short of the required landscape area by about 9 square metres — a deficiency stated on the applicant's own drawings. Every existing tree on the development site is being removed. The Tree Schedule on Sheet A2 lists ten trees; the only two marked "retain" are on adjacent properties, not on the development site itself. There is zero sodded area planned — all the soft landscaping is mulch. On a block with mature trees and grassed yards, this is a stark contrast.

Closing

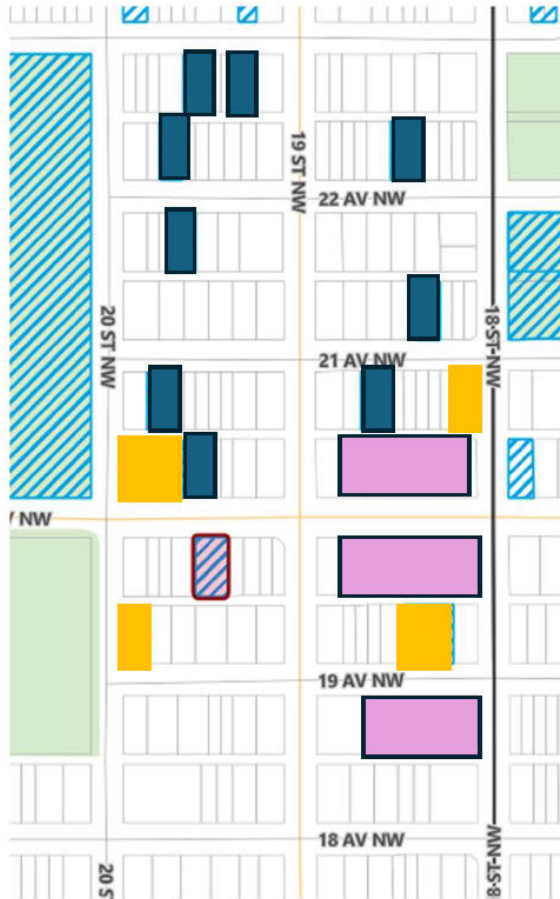
Rowhouses are a discretionary use in R-CG. The Development Authority has the ability to refuse a discretionary use where it unduly interferes with the amenities of the neighbourhood or materially affects the enjoyment of neighbouring properties.

I believe this application, as currently designed, does both. The shadowing, privacy, and streetscape impacts I've described are not side effects that can be fixed with minor tweaks. They are consequences of trying to fit a development of this scale onto a block that is fundamentally different in character. A meaningful redesign — not just conditions on the current plans — is what's needed to make this work for the neighbourhood.

Thank you for your careful consideration.

Sincerely,

Ting Zhao



Applications (pulled off dmap on Feb 26, updated March 11)

- **Dark Blue:** Single detached dwelling with secondary suite, Semi-detached dwelling with basement suite (2 or 4 suites)
- **Orange:** Rowhouse or Townhouse (8+ units)
- **Pink:** Commercial or places of worship

Notes

- Applications proposing rowhouse or townhouse are located on corner parcels or parcels immediately adjacent to commercial uses.
- DP2025-06980 parcel is mid-block similar to the 9 dark blue applications requesting single detached or semi-detached redevelopment proposals

Takeaways

1. Within this section of 20 Avenue **there is an established development pattern** where 7 of 9 parcels have been developed as single detached or semi-detached dwellings.
2. DP2025-06980 is located mid-block, consistent with other recent development permit applications in this area proposing single detached or semi-detached dwellings.
3. It is requested that DP2025-06980 be amended to a single detached or semi-detached form to ensure consistency with the established mid-block context and reflects the character of the street and pattern of development permits in the area.

From: [Paul Hampaul](#)
To: [Calgary SDAB Info](#)
Subject: [External] Appeal Number 2026-0057 (2011 20th Ave NW - Rowhouse building and 5 secondary suites - Appeal against DP2025-06980
Date: Wednesday, April 29, 2026 9:55:21 AM
Attachments: [SA0D Appeal Number 2026-0057.docx](#)

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[Report Suspicious](#)

Dear Subdivision and Development Appeal Board,

Please find attached my comments and request to limit the development on the subject site to a duplex or triplex project only.

Thanks.

Regards,

Paul Hampaul

April 28, 2026

Subdivision & Development

info@calgarysdab.ca

Appeal Board

Fourth Floor, 1212 31 Ave. N.E.

Calgary, AB T2E 7S8

RE: Appeal Number 2026-0057

2011 20 Ave N.W. – Row house building and Secondary Suites

Appeal against DP2025-06980

Dear Sir/Madam.

As a long time resident of the 20th Avenue NW, I am in favour of establishing middle style housing consisting of medium density townhouses, low rise construction, designed to fit in with the neighbourhood, density, parking, amenities and peaceful enjoyment of the surroundings by all.

1. Currently there is Branton Junior High School located at the intersection of 20th Ave. NW and 20th St. NW. It has at capacity enrollment due to its desirable French Immersion program. There are large number of parents dropping off and picking up their children. There is a limited parking and/or waiting areas along the 20 Ave. N.W. and 20 St. N.W.
2. There is a collection of commercial enterprises along 20 Ave NW between 19th and 18 St NW with limited parking. Many of their employees have been seen to park vehicles between 19th & 20th St. NW leading to more congestion in the area.
3. A new 20 units project (10+10) is being finished at the NE corner of the 20th and 20th NW, directly east of the Branton School. There is no way the road can accommodate this level of parking with restricted parking along the school.
4. Another 8 units (4+4) project is being completed along 20th St NW at the NE corner of 19 Ave and 20 St NW., leading to increased residential vehicular congestion.
5. There may be more densified projects to be built along the block, leading to an already existing lack of parking.
6. There are limited public transportation choices. C-trains are at capacity before they arrive at Banff Trail and Lions Park stations during rush hours contributing to residents preferring and using vehicles instead.

Considering the total number of inhabitants and automobile ownership on and around the block, the proposed project does not contribute to peaceful enjoyment. Considering the above noted comments, **the project as proposed should not be allowed to proceed. The ideal design for the location should be for a duplex or more liberally a triplex and no more.**

Respectfully submitted,

Paul Hampaul

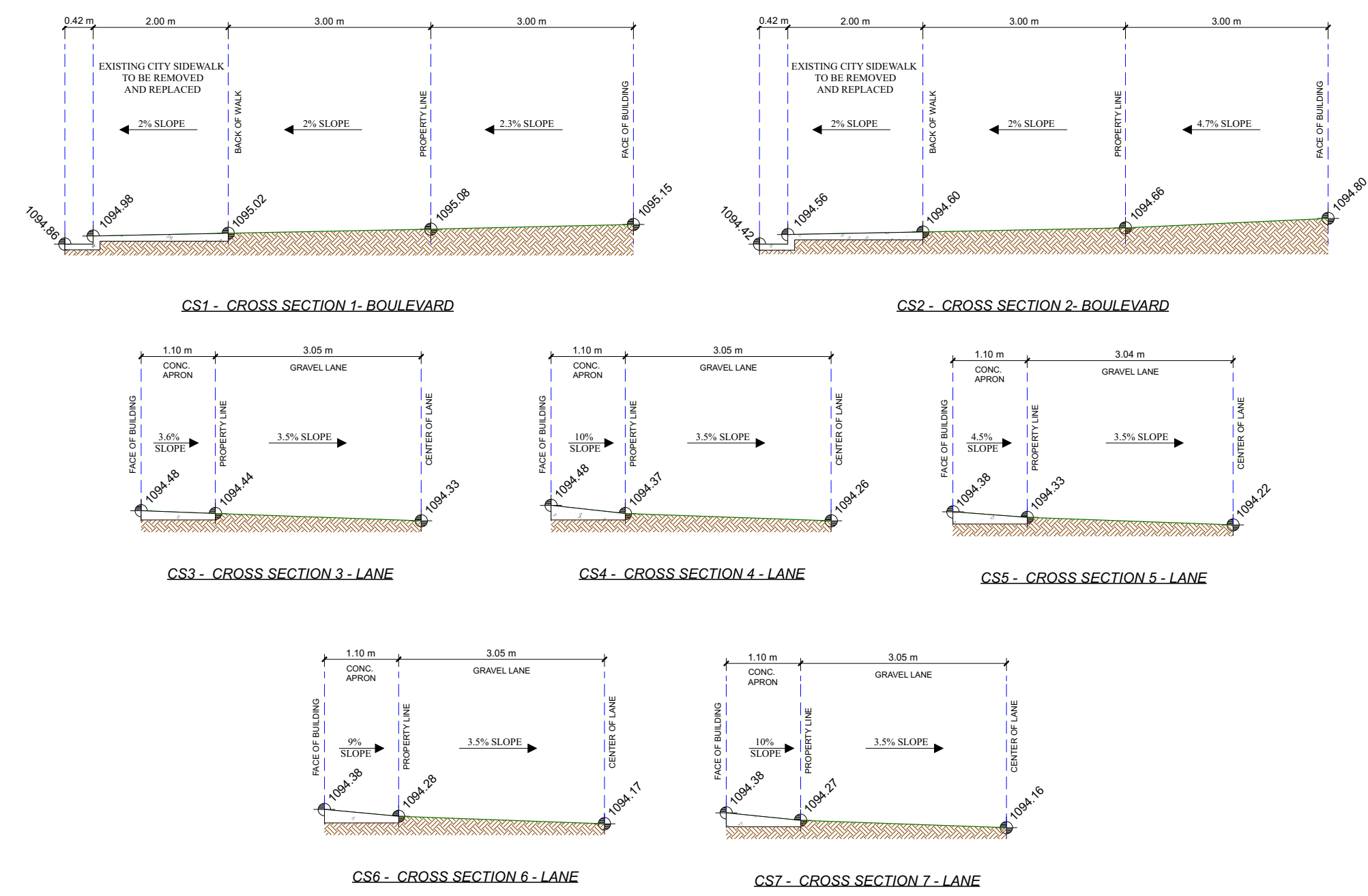
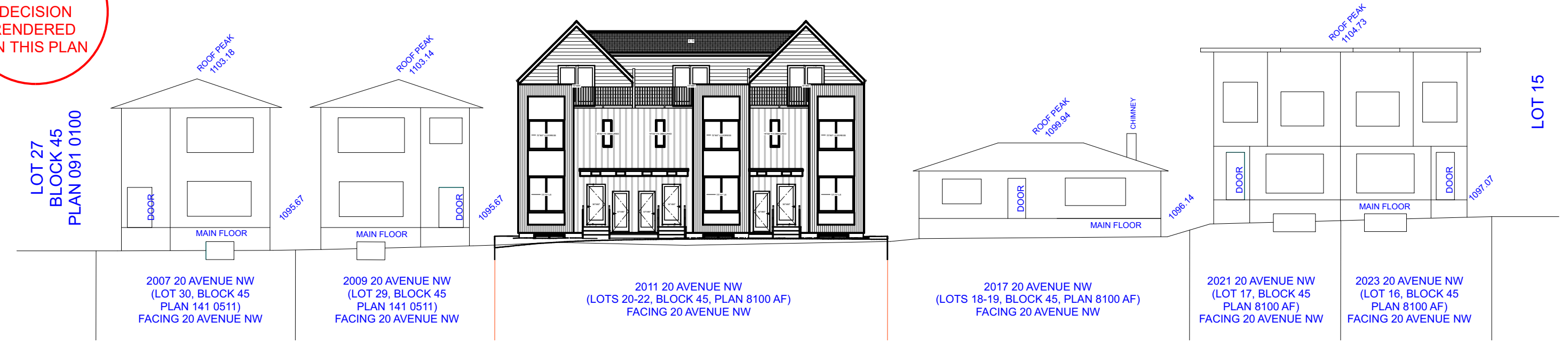
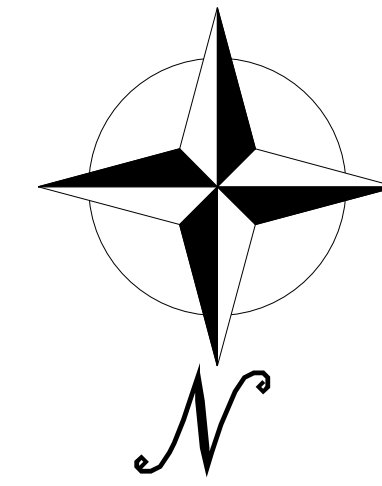
Paul Hampaul

Tel: 403-282-8515

SDAB2026-0057

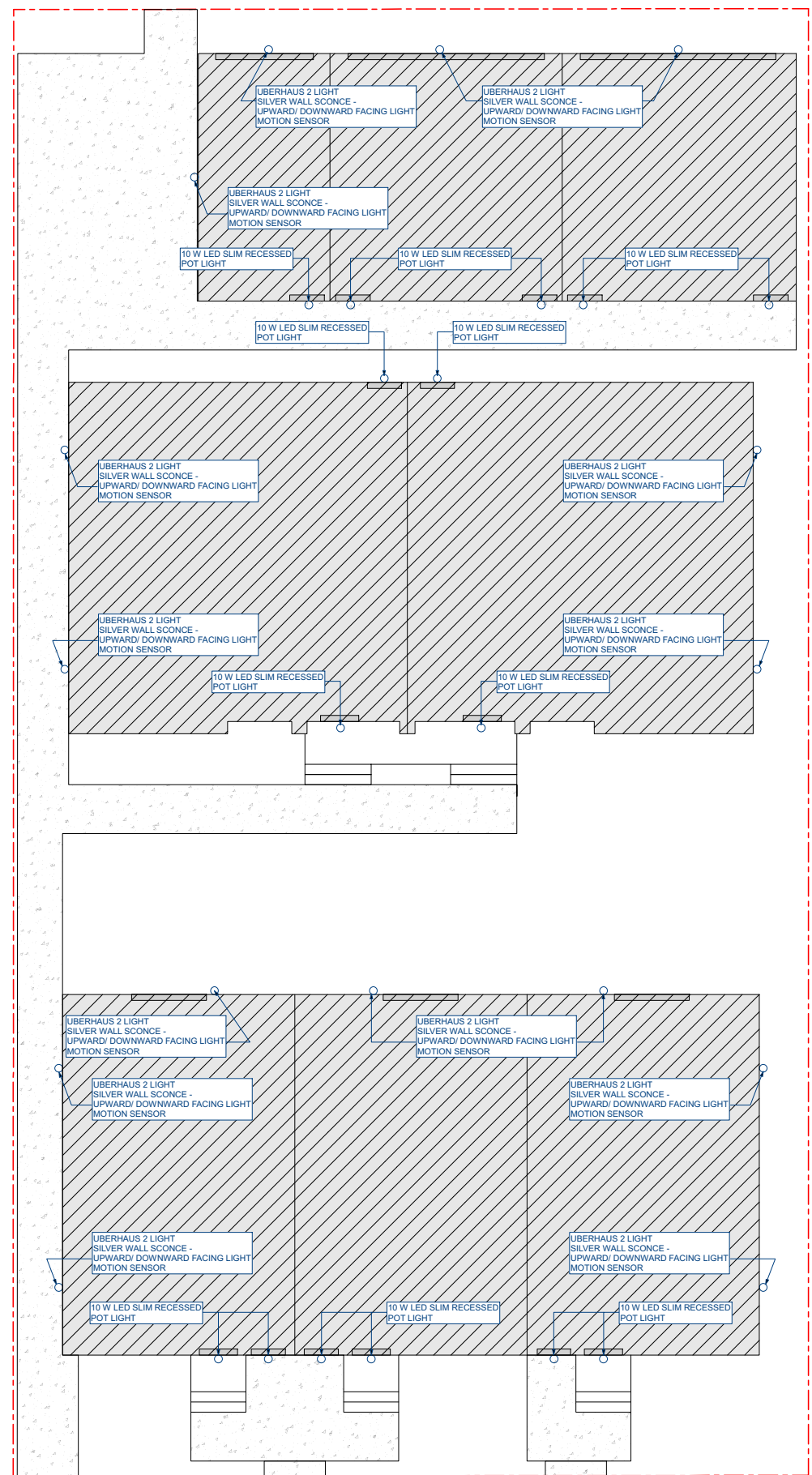
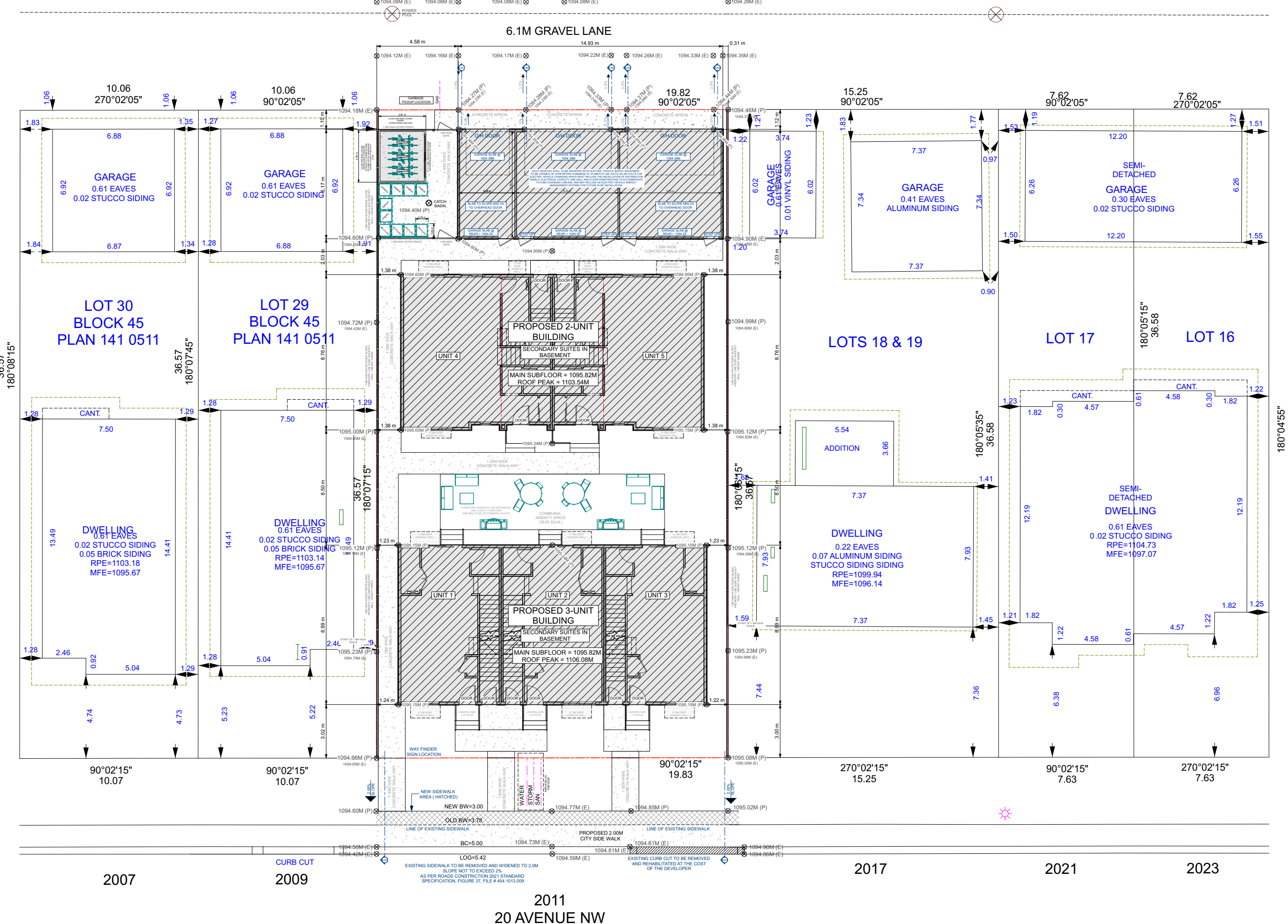
AMENDED DRAWINGS
 DP No: DP2025-06980
 Date Received: MAR 17 2026
 THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN



1 **STREETSCAPE**
 A1 SCALE = 1:200

2 **SITE CROSS SECTIONS**
 A1 SCALE = 1:75



3 **BLOCK PLAN**
 A1 SCALE = 1:200

4 **SITE LIGHTING PLAN**
 A1 SCALE = 1:150

CENTRE WEST DESIGN STUDIO
 DESIGN AND DRAFTING SERVICES

IAN PAYNE - FITZSIMMONS
 2331 AVE S.W. CALGARY, ALBERTA
 DRAFTING@LIVE.CA - 403-498-9741

MISCELLANEOUS NOTES:
PROFESSIONAL INVOLVEMENT
 - THE FOLLOWING PROJECT MAY NEED TO BE DESIGNED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED TO PRACTICE IN THE PROVINCE OF ALBERTA UPON THE DETERMINATION OF THE LOCAL BUILDING AUTHORITY AND SECTION 2.4 OF THE 2023 NATIONAL BUILDING CODE - ALBERTA EDITION

NOTE:
 • DO NOT SCALE DRAWINGS
 • ALL FLOOR PLAN DIMENSIONS ARE TO FACE OF STUD
 • ALL CONSTRUCTION SHALL CONFORM TO THE NEW HOME CONSTRUCTION PART OF THE LOCAL BUILDING CODE AND ANY OTHER CODES AND REQUIREMENTS
 - WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.

- ALL DIMENSIONS AND SPECIFICATIONS MUST BE CHECKED AND VERIFIED BY CONTRACTOR AND/OR OWNER BEFORE ANY CONSTRUCTION STARTS. ANY CORRECTIONS AND/OR OMISSIONS MUST BE REPORTED TO CENTRE WEST DESIGN STUDIO INC. BEFORE CONSTRUCTION STARTS

- THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2023 NATIONAL BUILDING CODE - ALBERTA EDITION AND ALL ADDITIONAL PROVINCIAL AND LOCAL CODE REQUIREMENTS.
 - THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS. CONTRACTOR SHALL CONTACT THIS OFFICE WITH ANY DISCREPANCIES.

CLIENT:
 5 UNIT DEVELOPMENT WITH SECONDARY SUITES

PROJECT:
 5 UNIT DEVELOPMENT WITH SECONDARY SUITE
PROJECT ADDRESS:
 2011 20 AVENUE NW
 CALGARY, ALBERTA

LOT 2, 21 AND THAT PORTION OF LOT 22 WHICH LIES TO THE WEST OF THE EAST 3.048M THEREOF

BLOCK 45
 PLAN 8100 AF

SHEET TITLE:
 BLOCK PLAN & STREETSCAPE

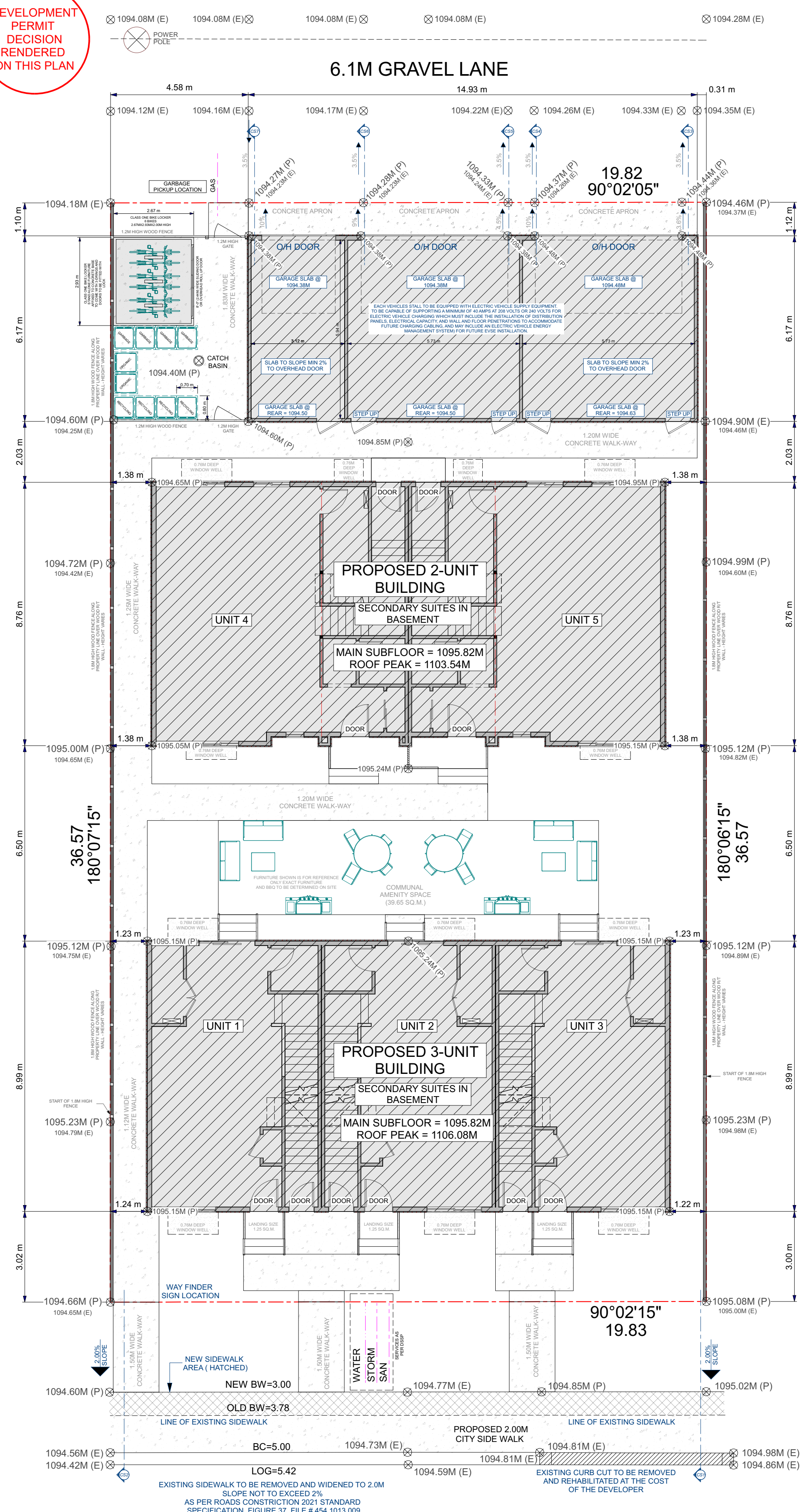
DRAWING DATE:
 3/17/2026

SCALE: AS NOTED
DRAWN BY: IAN

FILE #:
 CWD 2025-055

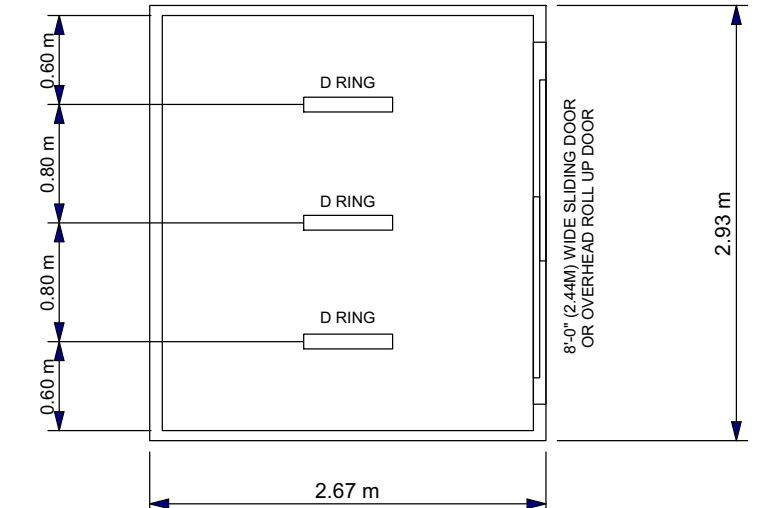
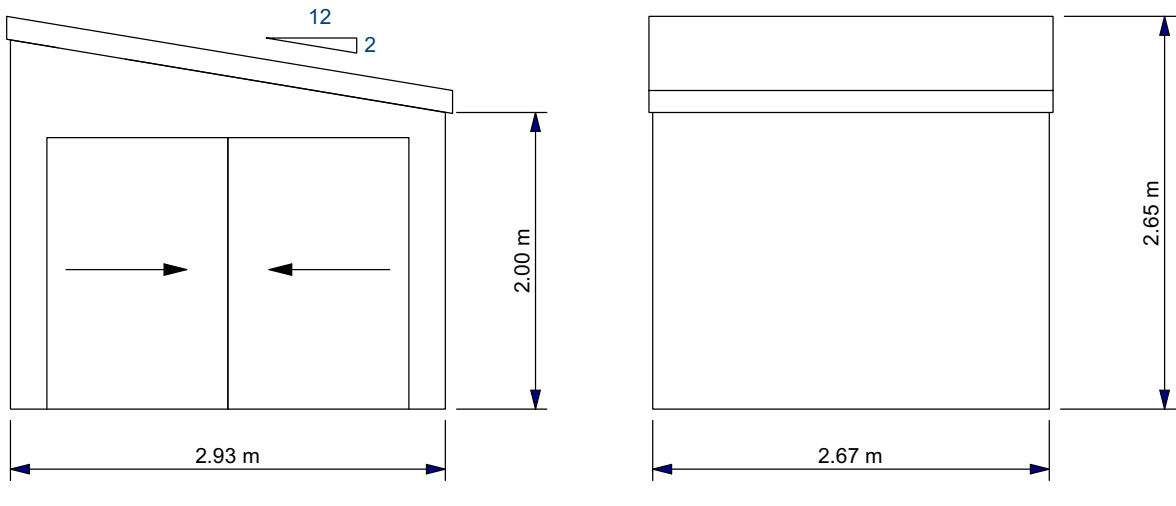
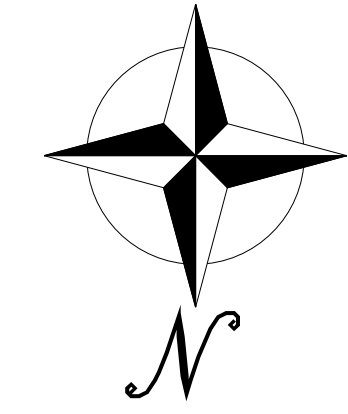
SHEET:
 A1

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

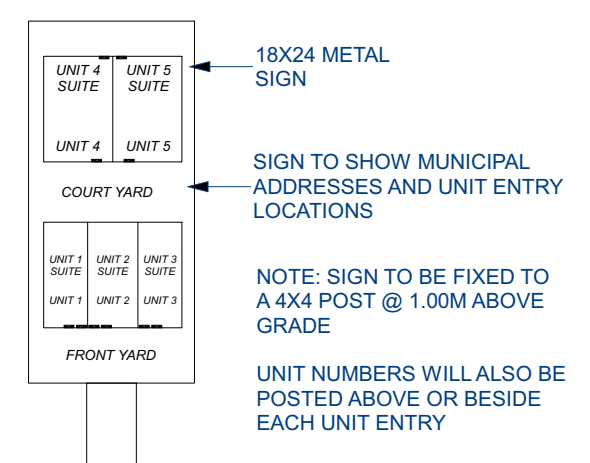


PROJECT INFORMATION	SITE INFORMATION	GROSS FLOOR AREA:
MUNICIPAL ADDRESS: 2011 20 AVENUE NW, CALGARY, AB	COVERAGE: LOT AREA: 725.04 SQ.M. MAXIMUM COVERAGE: 435.02 SQ.M. PROPOSED BUILDING FOOTPRINT: 303.36 SQ.M. PROPOSED GARAGE FOOTPRINT: 92.03 SQ.M.	ALL AREAS ARE RESIDENTIAL MAIN FLOOR: 302.86 SQ.M. SECOND FLOOR: 94.72 SQ.M. THIRD FLOOR: 134.90 SQ.M.
LOTS: 20, 21, & THAT PORTION OF LOT 22 WHICH LIES TO THE WEST OF THE EAST 3.048 METRES THEREOF	TOTAL COVERAGE: 395.39 SQ.M. % OF LOT COVERED: 54.54%	TOTAL GROSS FLOOR AREA (GFA): 742.48 SQ.M. FLOOR AREA RATIO (FAR): 1.02
BLOCK: 45 PLAN: 8100 AF	DENSITY: NUMBER OF UNITS: 5 + 5 SECONDARY SUITES PROPOSED UNITS PER HECTARE: 69	PARKING ENCLOSED UNIT PARKING STALLS: 5 OUTDOOR VISITOR PARKING STALLS: N/A TOTAL PARKING STALLS: 5
ZONING / COMMUNITY: R-CO RESIDENTIAL - GRADE-ORIENTED INFILL		
CLIENT: OCEAN HOMES		

LANDSCAPE INFORMATION:				LANDSCAPE INFORMATION	
TREE:	SIZE:	QTY:		LOT AREA = 725.04 SQ.M. MAX LOT COVERAGE = 435.02 SQ.M. PROPOSED LOT COVERAGE = 395.39 SQ.M.	
	BRISTLECONE PINE (PINUS ARISTATE)	2.0M HEIGHT	1	BUILDING COVERAGE = 395.39 SQ.M. WINDOW WELLS = 13.00 SQ.M. CONCRETE APRON = 16.54 SQ.M. LOCKER FOOTPRINT = 7.82 SQ.M. RETAINING WALLS = 7.43 SQ.M. WASTE STORAGE AREA = 5.59 SQ.M. TOTAL COVERED AREA = 445.77 SQ.M.	
	COLUMNAR SPRUCE (PICEA PUNGENS FASTIGATA)	4.0M HEIGHT	1	TOTAL LANDSCAPE AREA = 279.27 SQ.M.	
	USSURIAN PEAR (PYRUS USSURIENSIS)	60mm	2	NOTE: IRRIGATION IS TO BE AUTOMATIC UNDERGROUND SPRINKLER SYSTEM - SPRINKLERS TO BE CONFINED TO TREES AND SHRUBS ONLY AS PER LUB	
	PIN CHERRY (PRUNUS PENNSYLVANICA)	85mm	1	NOTE: MIN. 300MM OF TOP SOIL REQ. IN ALL SOFT LANDSCAPE AREAS	
	SHRUB:	SIZE:	QTY:	NOTE: ALL SOD TO BE A DROUGHT TOLERANT SPECIES	
	CARPET JUNIPER (JUNIPERUS SABINA MONNA)	0.6M	7		
	BEARBERRY (ARCTOSTAPHYLOS UVA-URSIS)	0.6M	7		
	BLACK LACE ELDERBERRY (SAMBUCUS NIGRA "EVA")	0.6M	7		
GROUND COVERS:					
ITEM:	HARD/SOFT	AREA			
	SODDED AREA	SOFT	0.00 SQ.M.		
	MULCH	SOFT	95.79 SQ.M.		
	CONCRETE BROOM FINISH	HARD	106.77 SQ.M.		
	LANDING & STAIRS WOOD OR CONCRETE	HARD	16.00 SQ.M.		
	AMENITY SPACE STAMPED CONCRETE OR PAVERS	HARD	39.65 SQ.M.		
	DECORATIVE STONE	HARD	21.06 SQ.M.		



D-RING BIKE RACK IN BIKE LOCKER
3- D-RINGS TO BE PROVIDED IN BIKE STORAGE LOCKERS
D-RINGS TO BE AFFIXED TO A CONCRETE BASE.



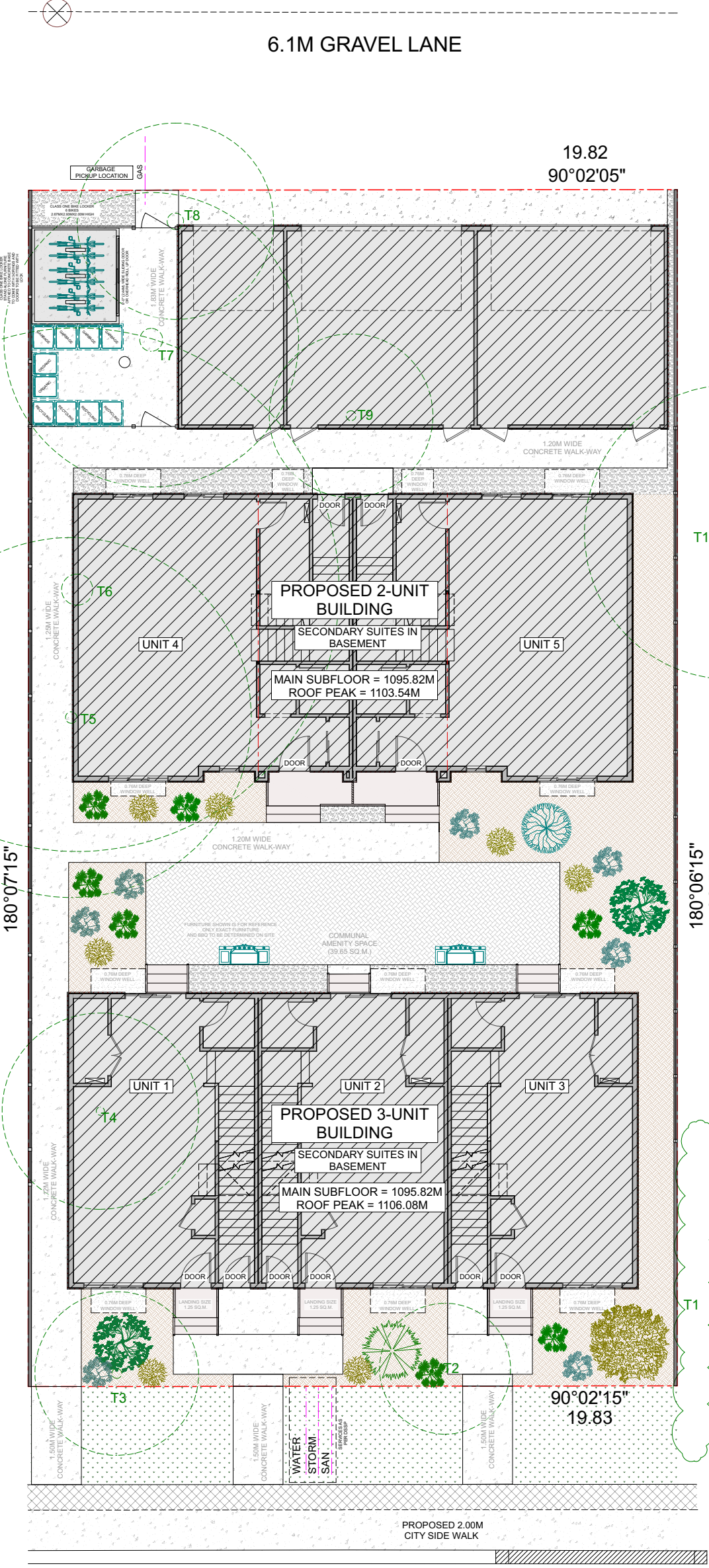
ADDRESS SIGN

2 BIKE STORAGE LOCKER
SCALE = 1:50



EXISTING TREE SCHEDULE:

Tree No.	Variety	Trunk (DIA. +/-)	Canopy (DIA. +/-)	Height (+/-)	Location	Retain/Remove
T1	Hedge	-	1.0	1.0	In Adjacent Property	Retain
T2	Deciduous	0.20	4.0	6.0	In Subject Property	Remove
T3	Deciduous	0.30	5.0	6.0	In Subject Property	Remove
T4	Deciduous	0.25	6.0	5.0	In Subject Property	Remove
T5	Deciduous	0.35	11.0	11.0	In Subject Property	Remove
T6	Coniferous	0.95	18.0	16.0	In Subject Property	Remove
T7	Deciduous	0.70	9.0	7.0	In Subject Property	Remove
T8	Deciduous	0.50	6.0	4.5	In Subject Property	Remove
T9	Deciduous	1.30	5.0	5.0	In Subject Property	Remove
T10	Deciduous	0.60	9.0	5.0	In Adjacent Property	Retain - Cut Back



3 LANDSCAPE PLAN
SCALE = 1:150

CENTRE WEST DESIGN STUDIO
DESIGN AND DRAFTING SERVICES

IAN PAYNE - FITZSIMMONS
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CLIENT:
5 UNIT DEVELOPMENT WITH SECONDARY SUITES

PROJECT:
5 UNIT DEVELOPMENT WITH SECONDARY SUITE
PROJECT ADDRESS:
2011 20 AVENUE NW
CALGARY, ALBERTA

LOT 2, 21 AND THAT PORTION OF LOT 22 WHICH LIES TO THE WEST OF THE EAST 3.048M THEREOF

BLOCK 45
PLAN 8100 AF

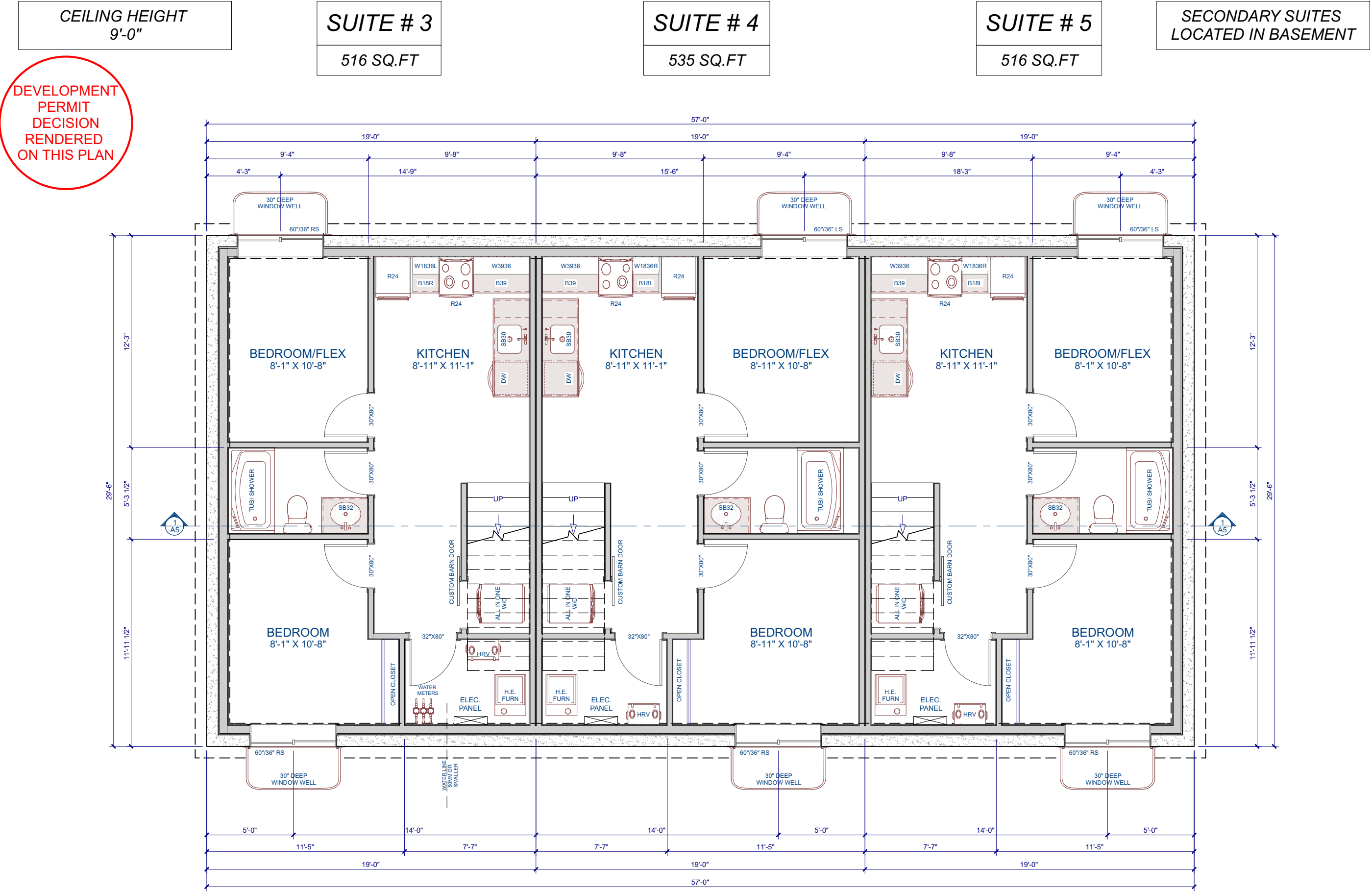
SHEET TITLE:
SITE PLAN / LANDSCAPE PLAN

DRAWING DATE:
3/17/2026

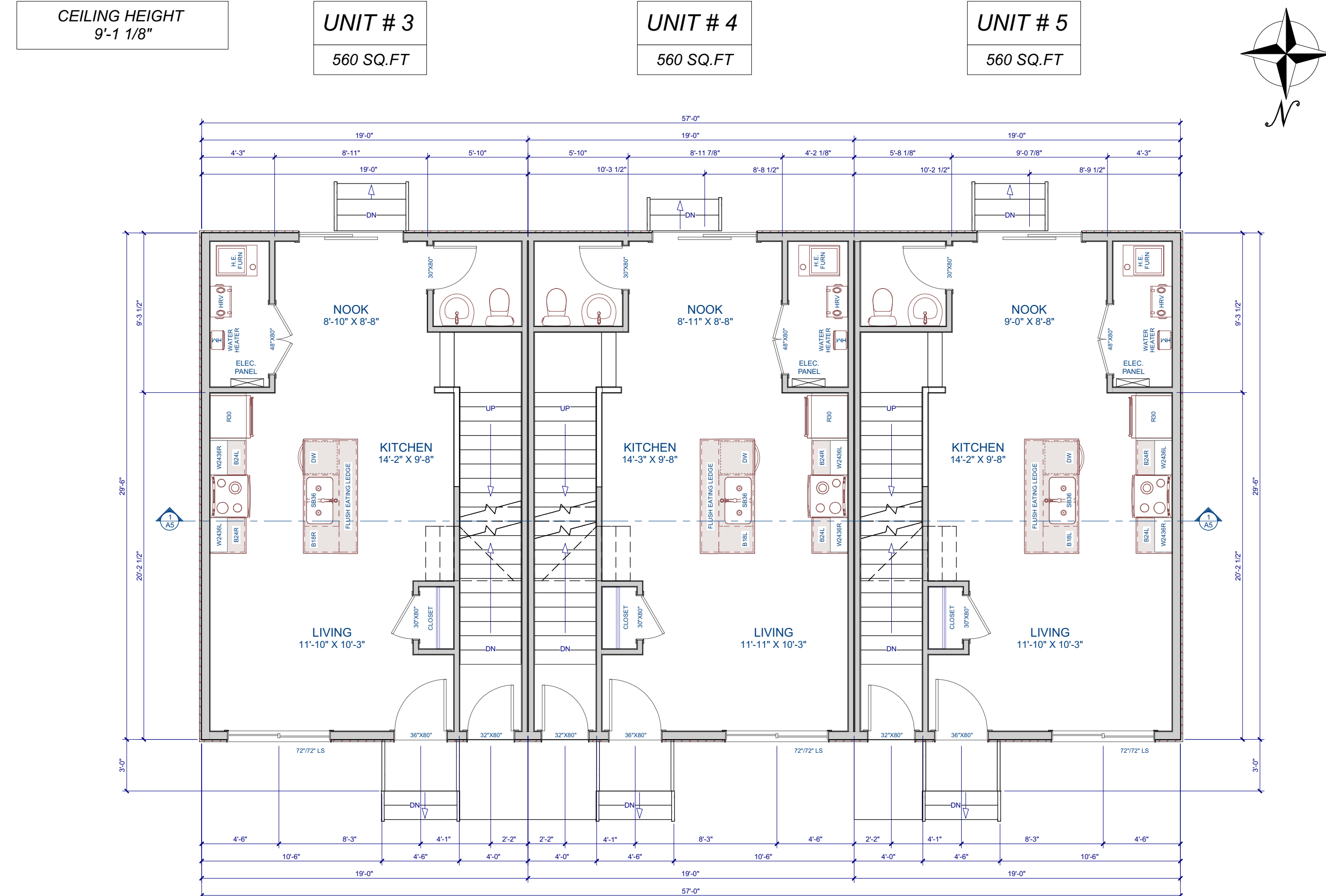
SCALE: AS NOTED
DRAWN BY: IAN

FILE #:
CWD 2025-055

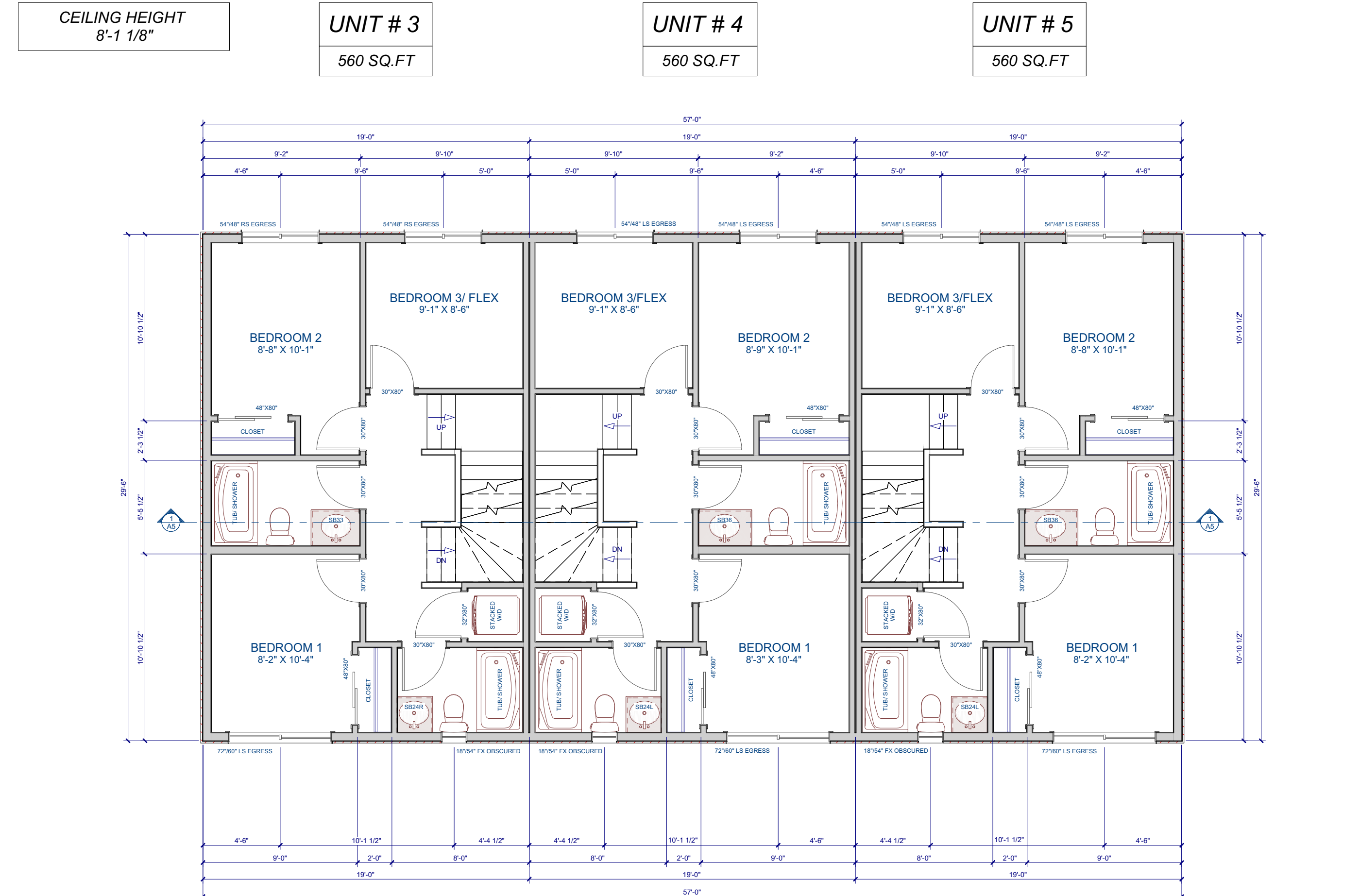
SHEET:
A2



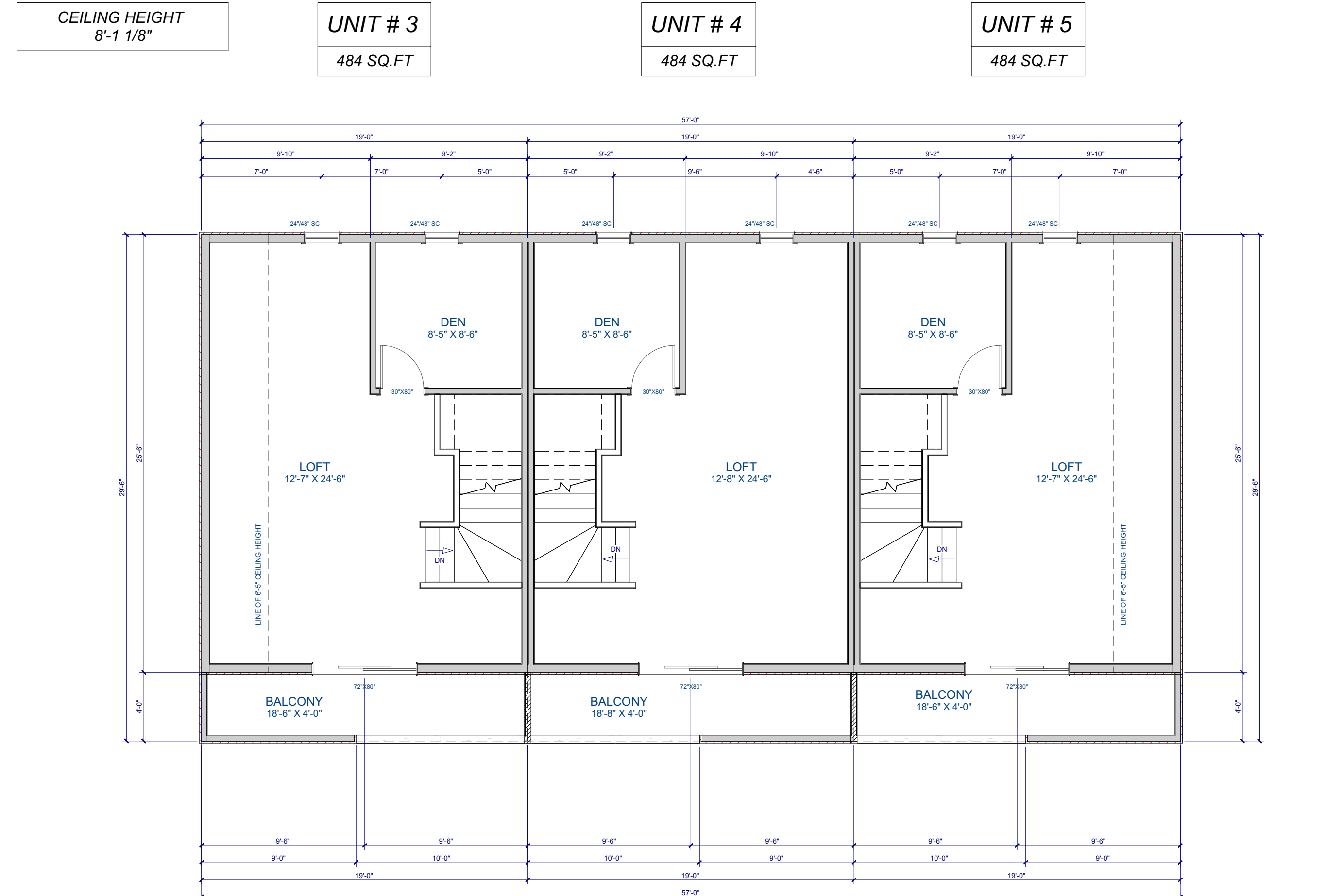
1 FOUNDATION PLAN
A3 SCALE = 3/16" = 1'-0"



2 MAIN FLOOR PLAN
A3 SCALE = 3/16" = 1'-0"

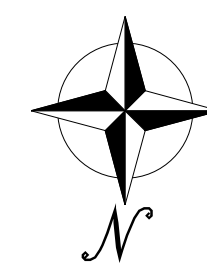


3 SECOND FLOOR PLAN
A3 SCALE = 3/16" = 1'-0"



4 THIRD FLOOR PLAN
A3 SCALE = 3/16" = 1'-0"

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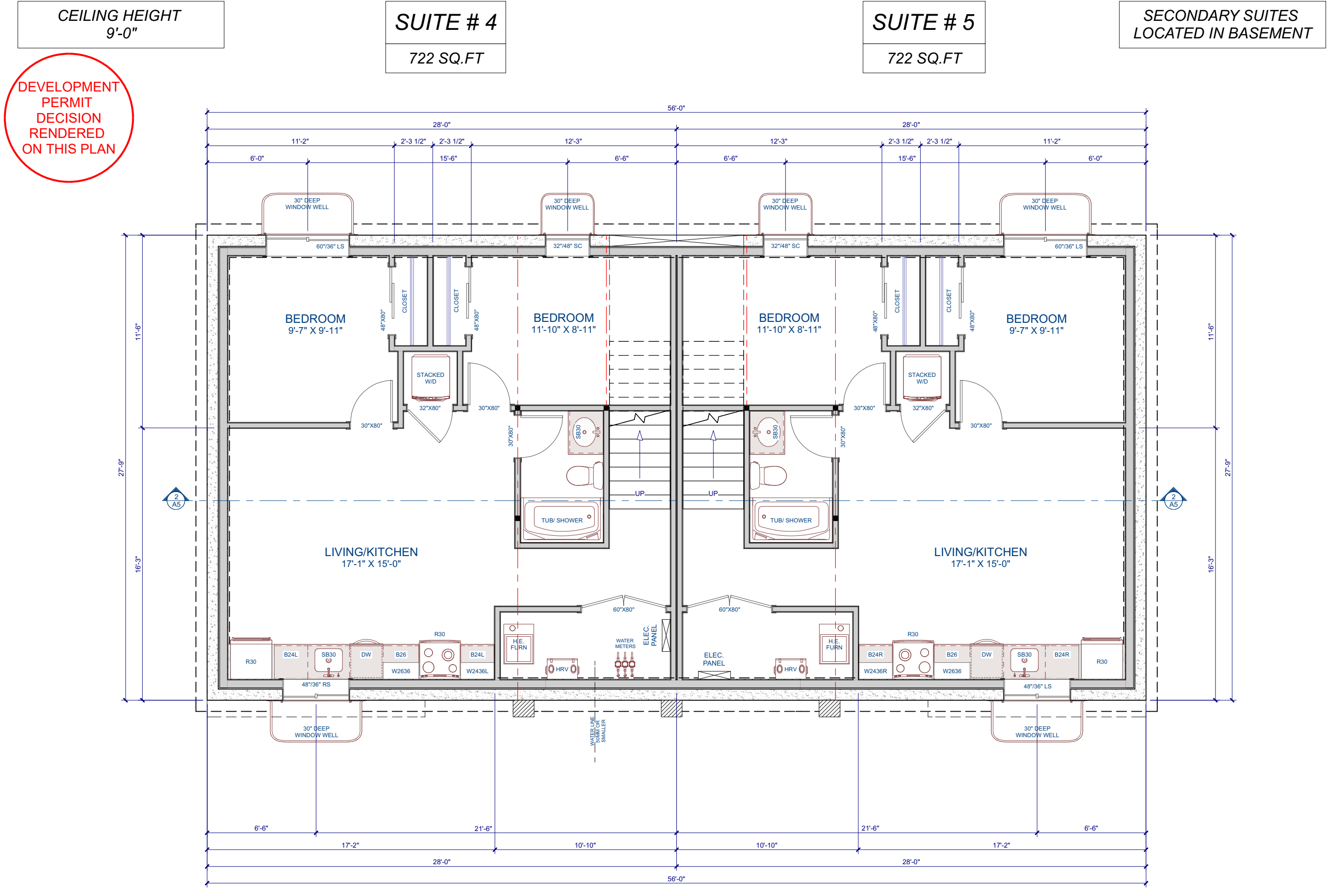
SHEET TITLE:
FRONT BUILDING FLOOR PLANS

DRAWING DATE:
3/17/2026

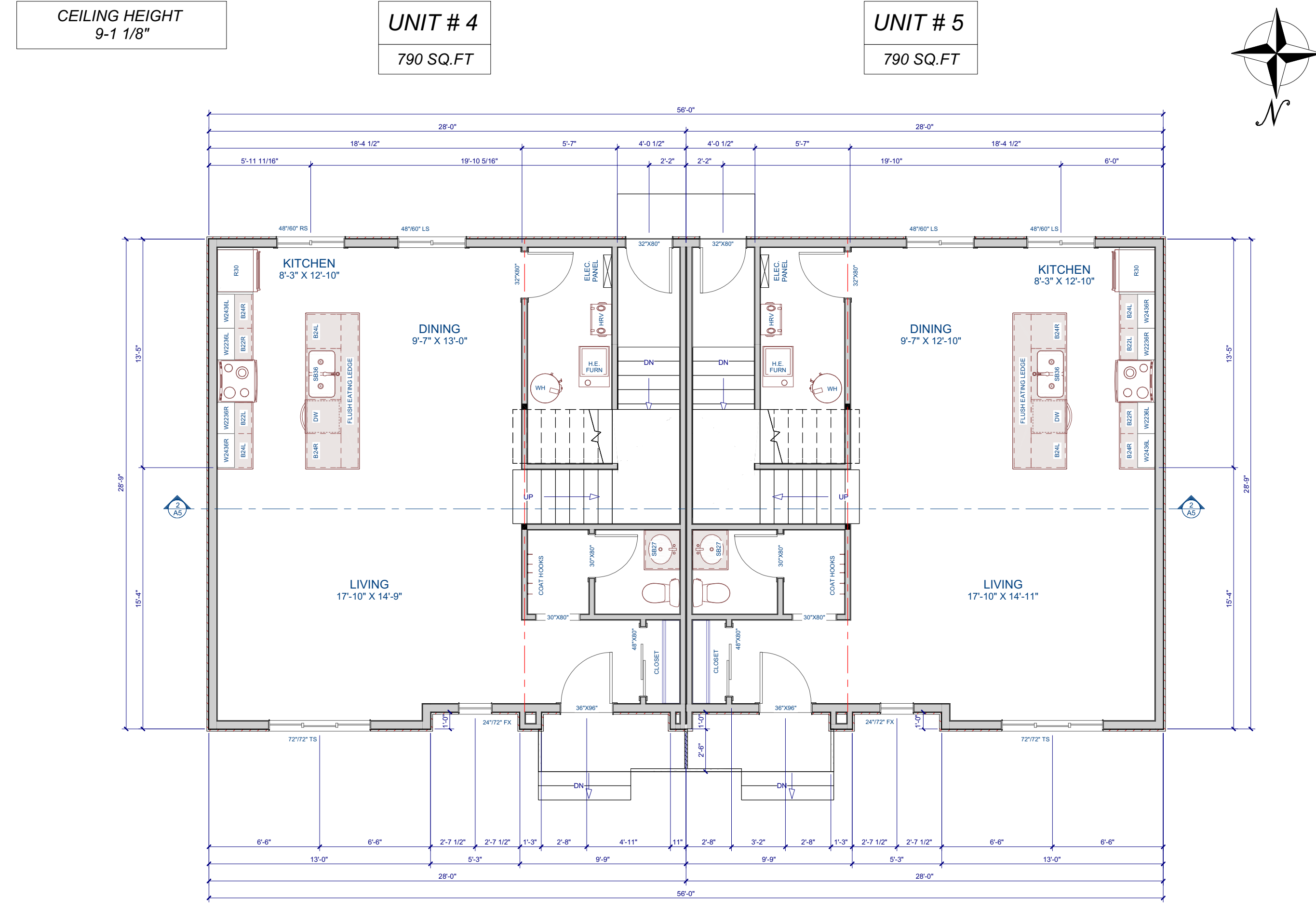
SCALE: AS NOTED
DRAWN BY: IAN

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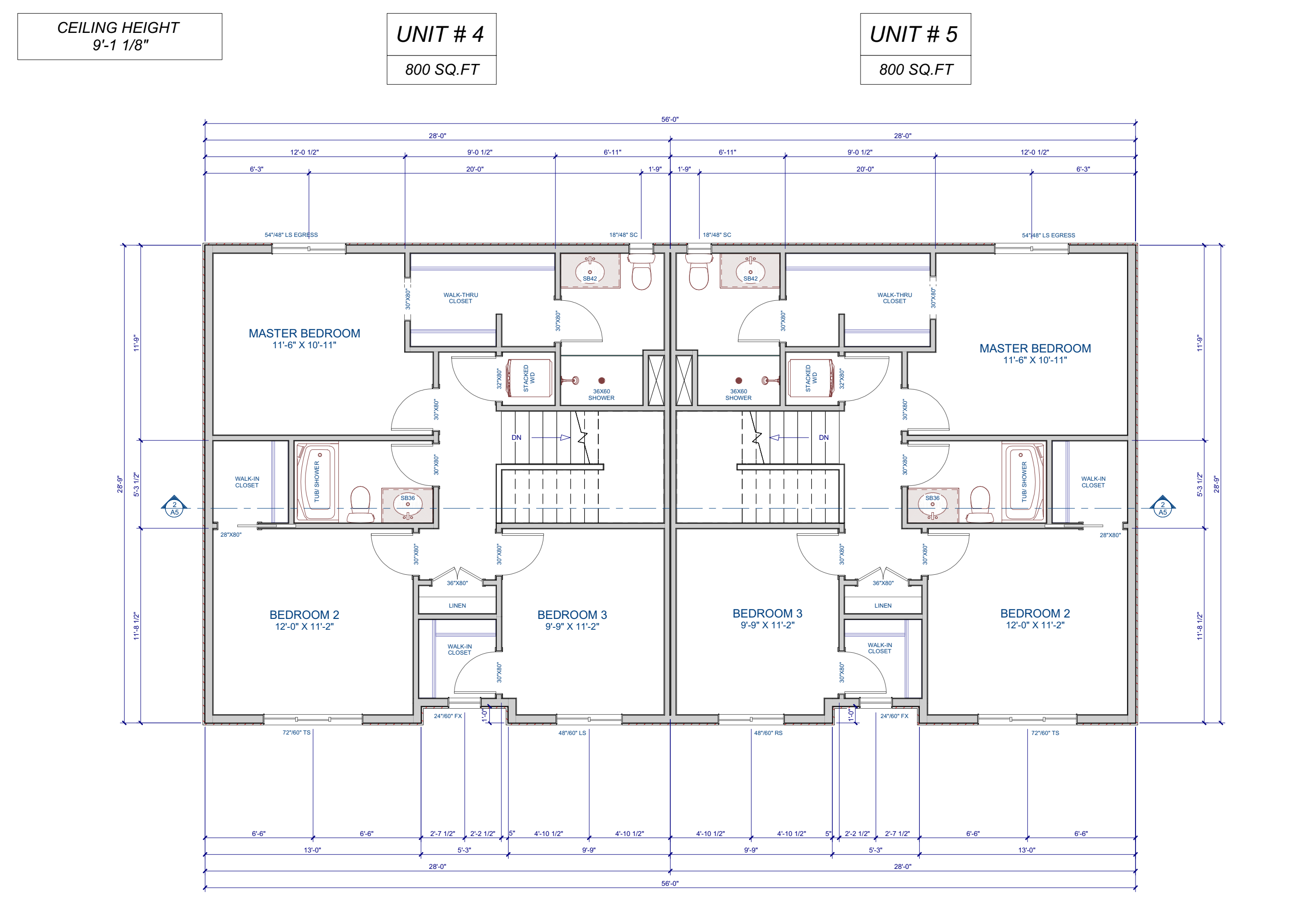
SHEET:
A3



1
A4 FOUNDATION PLAN
SCALE = 3/16" = 1'-0"

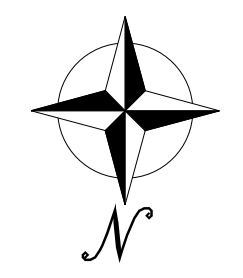


2
A4 MAIN FLOOR PLAN
SCALE = 3/16" = 1'-0"



3
A4 SECOND FLOOR PLAN
SCALE = 3/16" = 1'-0"

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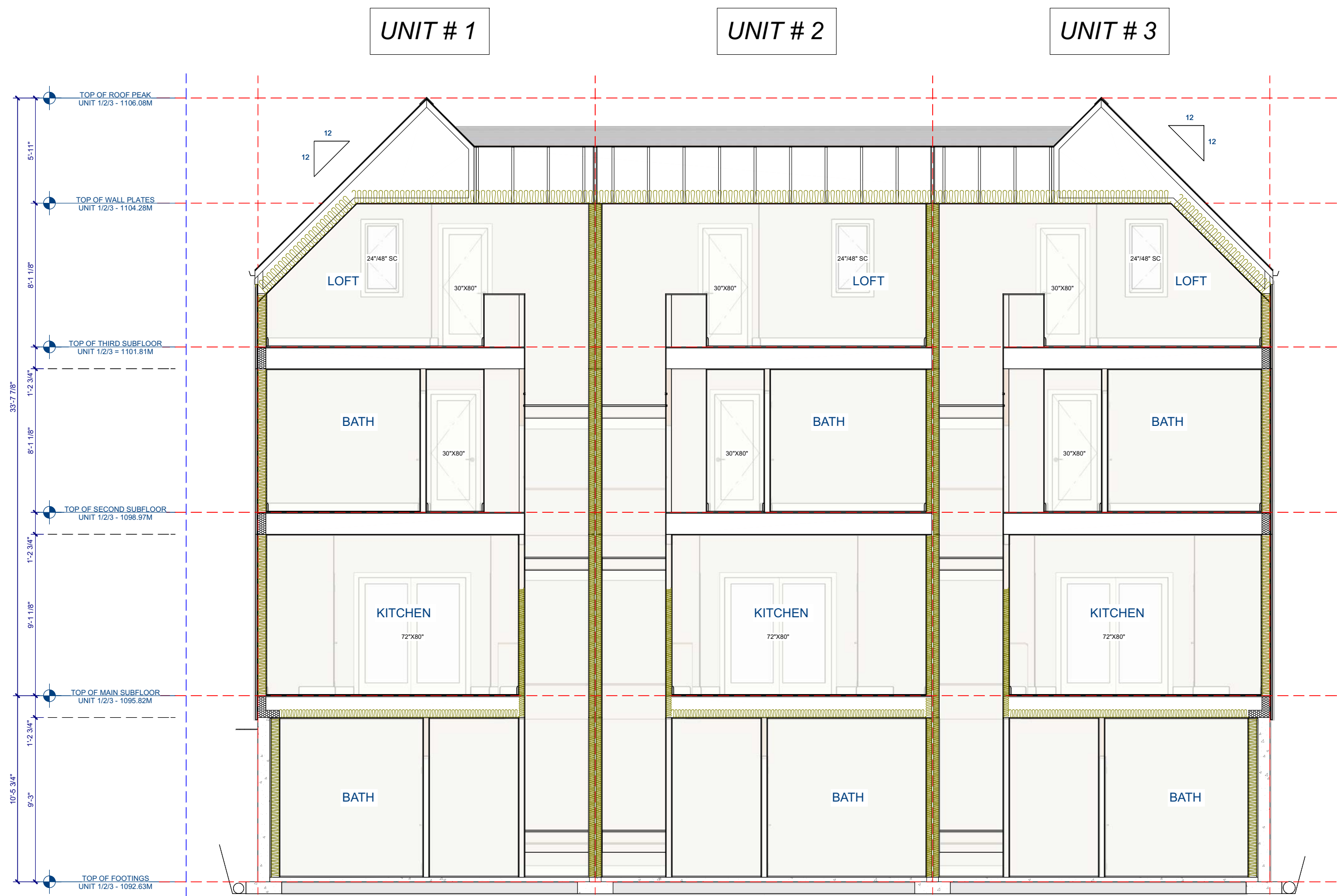
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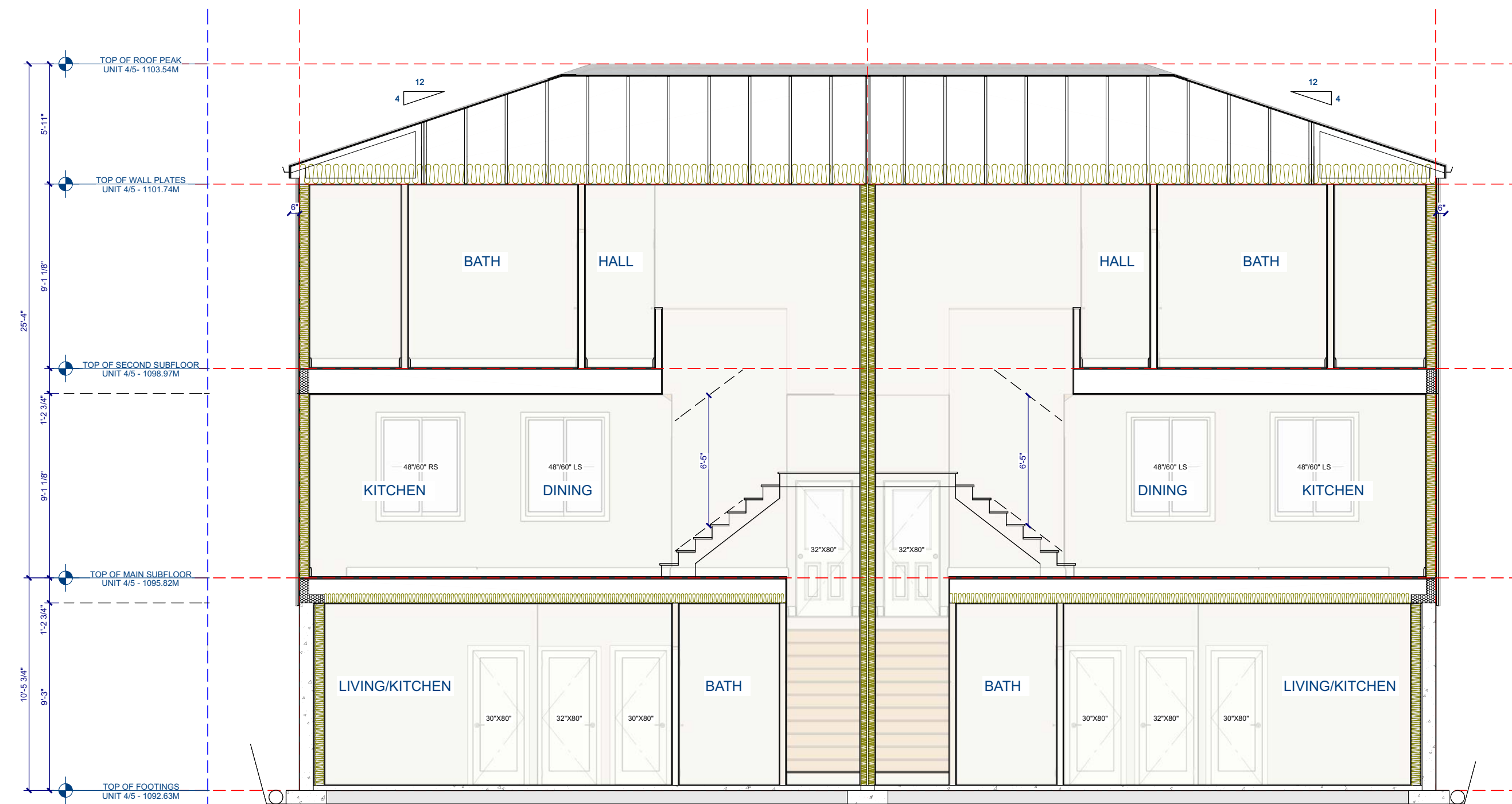
SHEET TITLE:
REAR BUILDING FLOOR PLANS

DRAWING DATE:
3/17/2026
SCALE: AS NOTED
DRAWN BY: IAN
FILE #: CWD 2025-055

SHEET:
A4



1 CROSS SECTION - FRONT BUILDING
A5 SCALE = 3/16" = 1'-0"



2 CROSS SECTION - REAR BUILDING
A5 SCALE = 3/16" = 1'-0"



3 FRONT ELEVATION - FRONT BUILDING
A5 SCALE = 3/16" = 1'-0"

EXTERIOR KEY NOTES:

1. ASPHALT SHINGLES - BLACK
2. 2X6 ALUMINUM FASCIA AND SOFFIT - BLACK
3. HORIZONTAL HARDIE BOARD SIDING - WHITE
4. HORIZONTAL HARDIE BOARD SIDING - GREY/BLACK
5. BOARD AND BATON - BROWN
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7. SMART BOARD PANEL - BLACK
8. WINDOWS & DOORS - BLACK
9. ALUMINUM RAILING - BLACK

ELEVATION NOTES:

PROVIDE FLASHING OVER ALL EXTERIOR DOORS AND WINDOWS AND ANY OTHER AREA REQUIRED FOR WEATHER PROOFING

GRADING NOTES:

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2. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING
3. IF THERE IS A DISCREPANCY BETWEEN THESE ELEVATIONS AND THE SITE PLAN THE SITE PLAN WILL RULE

WINDOW & DOOR NOTES:

MANUFACTURED DOORS, WINDOWS & SKYLIGHTS SHALL HAVE THE PRODUCTS PERFORMANCE LABELS PER CSA A440S1 2023 NBC (AE) 5.10.2.2.

WINDOW PERFORMANCE REQUIREMENTS	
MINIMUM PERFORMANCE GRADE:	15 (PG)
MINIMUM POSITIVE DESIGN PRESSURE:	720 PA
MINIMUM NEGATIVE DESIGN PRESSURE:	-720 PA
MINIMUM WATER PENETRATION:	220 PA
RESISTANCE TEST PRESSURE MINIMUM	
CANADIAN AIR INFILTRATION/ EXFILTRATION:	A2
TERRAIN TYPE:	ROUGH

THERMAL CHARACTERISTIC OF FENESTRATION AND DOORS

FENESTRATION & DOORS - MAX U VALUE = 1.61
 FENESTRATION & DOORS - MIN. ENERGY RATING = 25

OVERALL THERMAL TRANSMITTANCE OF SKYLIGHTS

SKYLIGHTS = 2.75

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DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN



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LOT 2, 21 AND THAT PORTION OF LOT 22 WHICH LIES TO THE WEST OF THE EAST 3.048M THEREOF

BLOCK 45
 PLAN 8100 AF

SHEET TITLE:
CROSS SECTIONS / ELEVATIONS

DRAWING DATE:
 3/17/2026

SCALE: AS NOTED
 DRAWN BY: IAN

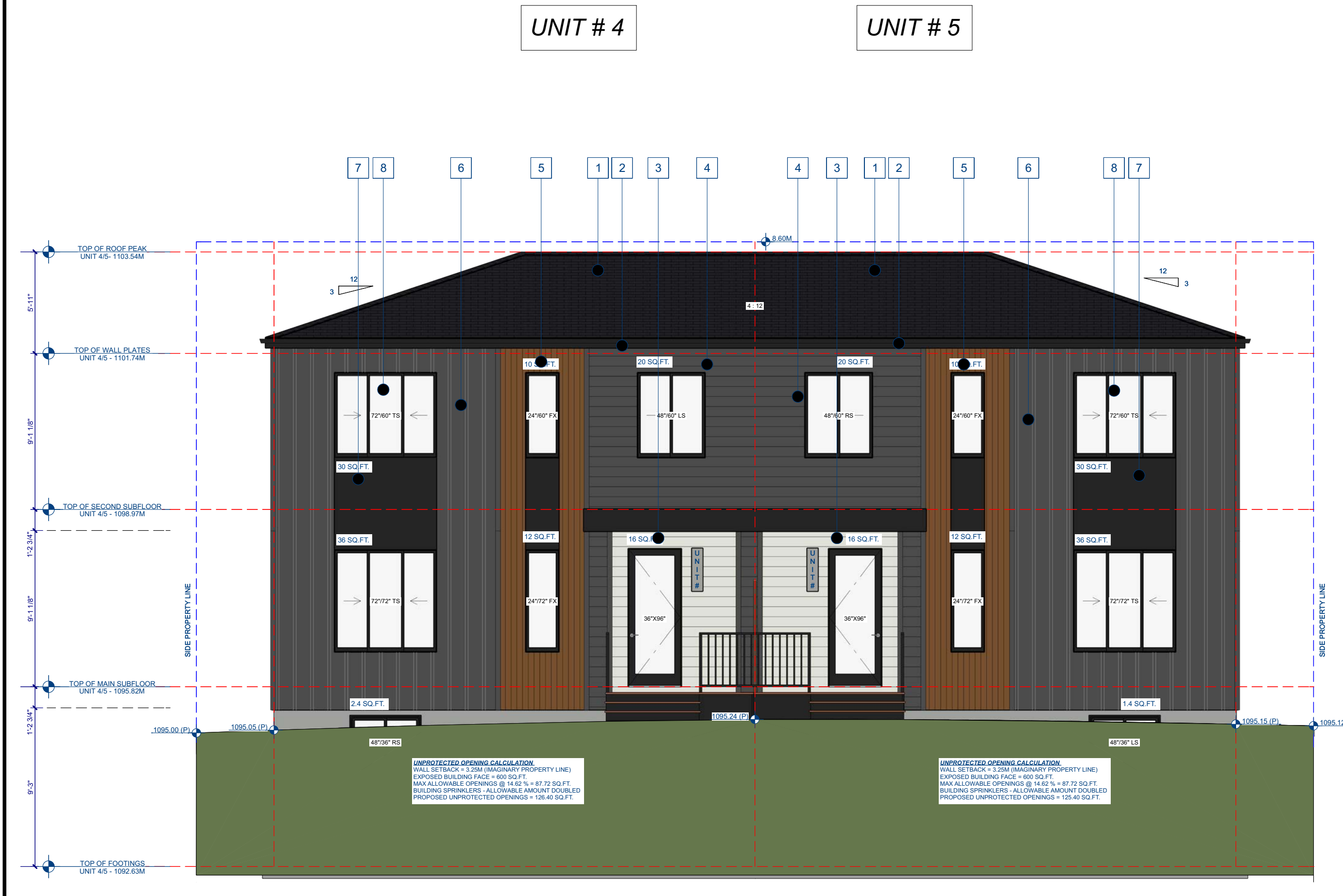
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SHEET:
A5

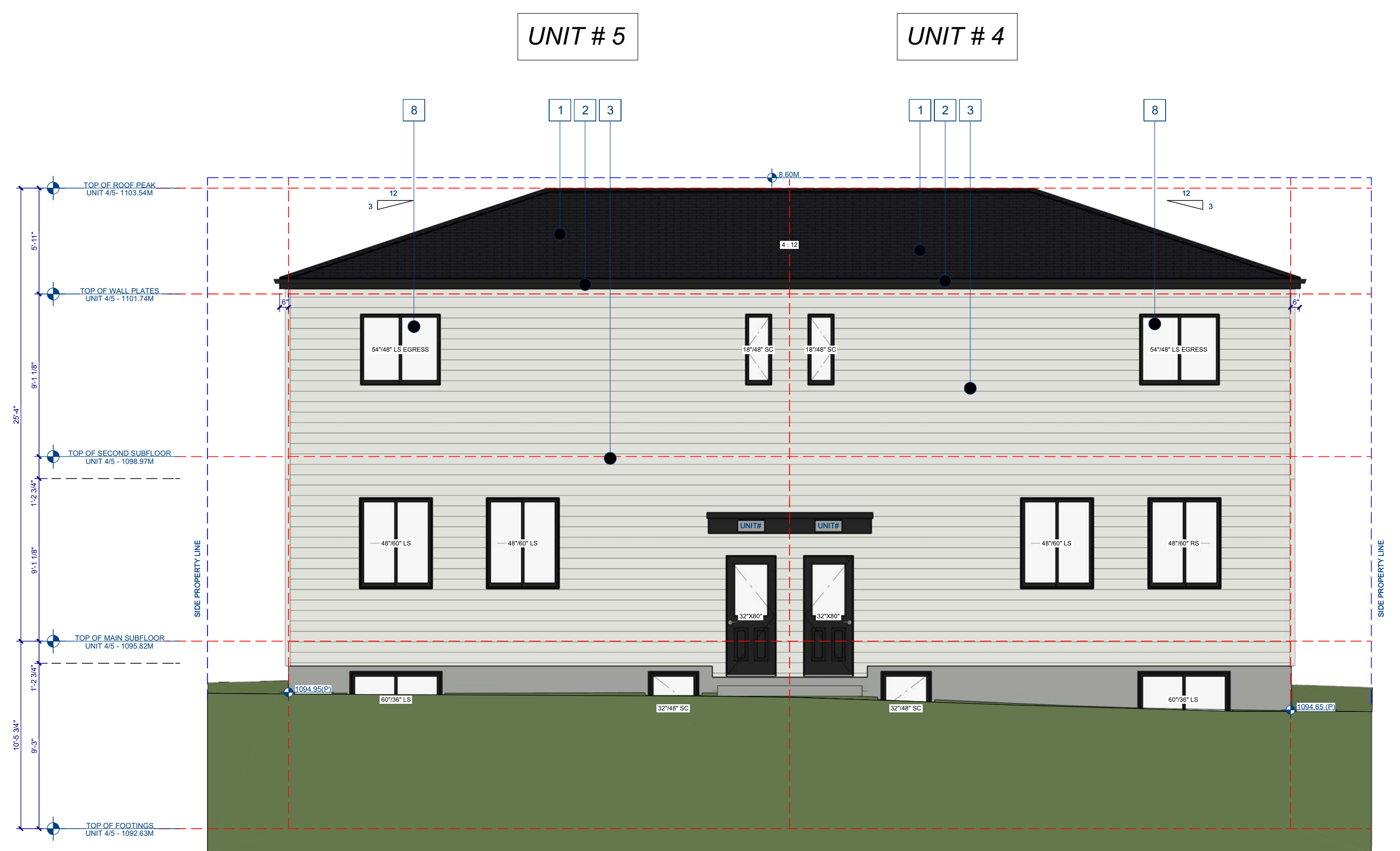
DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN



1 REAR ELEVATION - FRONT BUILDING
A6 SCALE = 3/16" = 1'-0"



2 FRONT ELEVATION - REAR BUILDING
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PROJECT:

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CALGARY, ALBERTA

LOT 2, 21 AND THAT PORTION OF LOT 22 WHICH LIES TO THE WEST OF THE EAST 3.048M THEREOF

BLOCK 45
PLAN 8100 AF

SHEET TITLE:

ELEVATIONS

DRAWING DATE:

3/17/2026

SCALE: AS NOTED

DRAWN BY: IAN

FILE #:

CWD 2025-055

SHEET:

A6

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN



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2011 20 AVENUE NW
CALGARY, ALBERTA

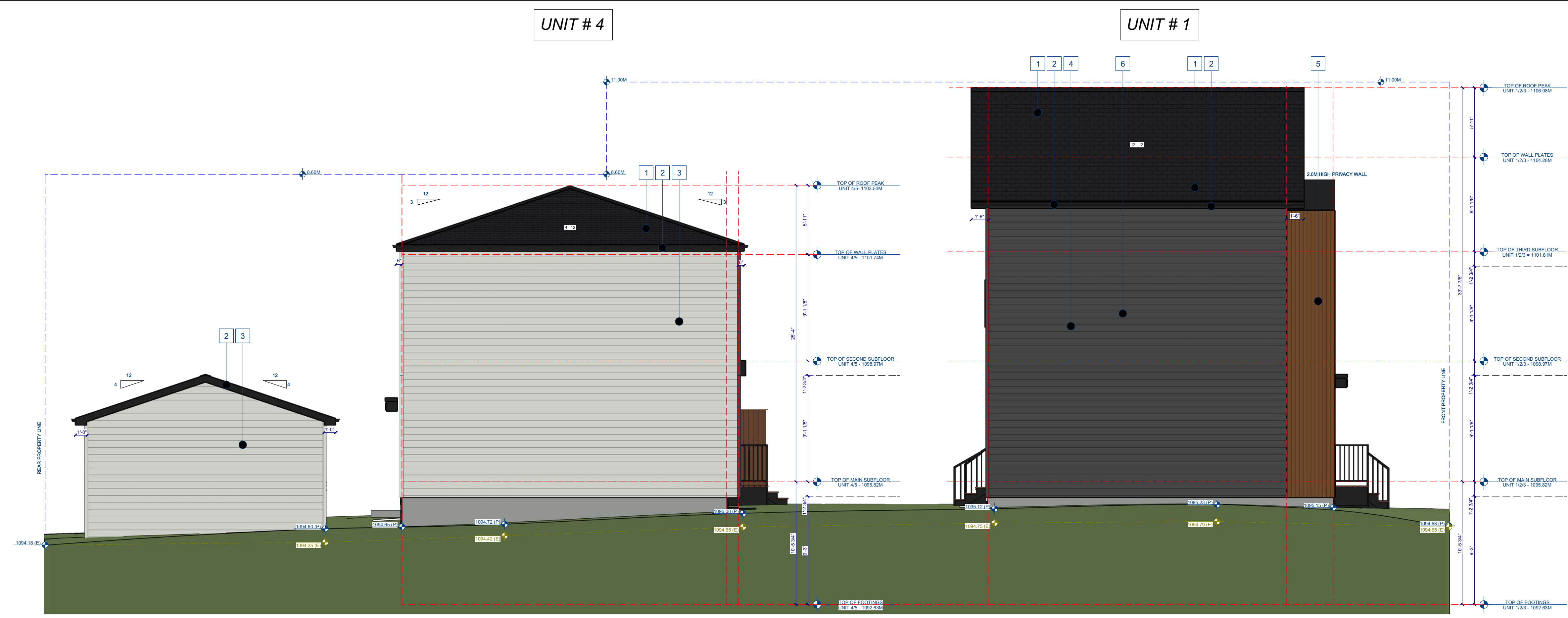
LOT 2, 21 AND THAT PORTION OF LOT 22 WHICH LIES TO THE WEST OF THE EAST 3.048M THEREOF

BLOCK 45
PLAN 8100 AF

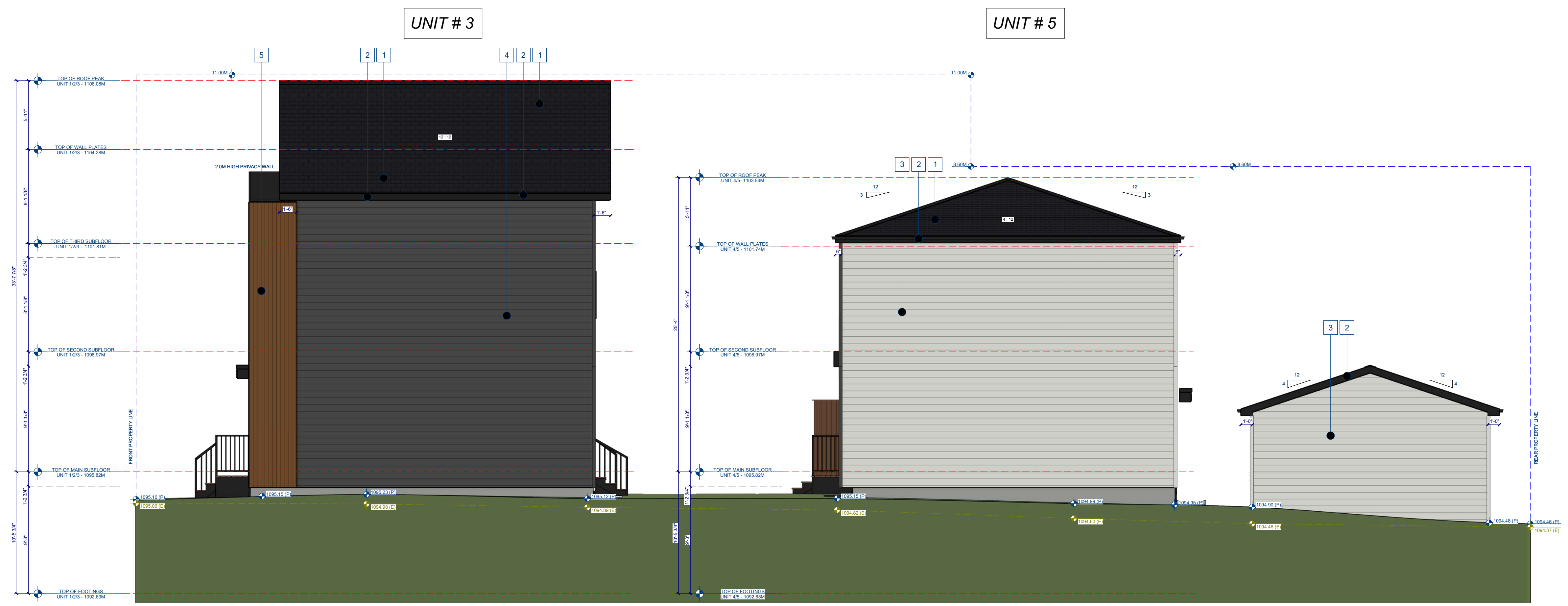
SHEET TITLE:
ELEVATIONS

DRAWING DATE:
3/17/2026
SCALE: AS NOTED
DRAWN BY: IAN
FILE #: CWD 2025-055

SHEET:
A7



1
A7 LEFT ELEVATION - FRONT / REAR BUILDING
SCALE = 3/16" = 1'-0"



2
A7 RIGHT ELEVATION - FRONT / REAR BUILDING
SCALE = 3/16" = 1'-0"

EACH UNIT TO BE SOLAR READY - EACH UNIT TO COME WITH AT LEAST 2.5 CM (1") NOMINAL DIAMETER CONSTRUCTED OF RIGID OR FLEXIBLE METAL CONDUIT, ELECTRICAL METALLIC TUBING, OR CABLES WITH A METAL ARMOUR OR METAL SHEATH, OR ALTERNATELY A 2" VACUUM TUBE WITH TWINE PULLED THROUGH AND A CARD ON EACH END, TO ACCOMMODATE FUTURE INSTALLATION. EITHER OPTION WILL MEET THE INTENT OF THE CITY OF CALGARY CONDITION.

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

CENTRE WEST DESIGN STUDIO
DESIGN AND DRAFTING SERVICES

IAN PAYNE - FITZSIMMONS
23 31 AVE. S.W. CALGARY, ALBERTA
DRAFTING@LIVE.CA - 403-498-9741

MISCELLANEOUS NOTES:
PROFESSIONAL INVOLVEMENT
- THE FOLLOWING PROJECT MAY NEED TO BE DESIGNED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED TO PRACTICE IN THE PROVINCE OF ALBERTA UPON THE DETERMINATION OF THE LOCAL BUILDING AUTHORITY AND SECTION 2.4 OF THE 2023 NATIONAL BUILDING CODE - ALBERTA EDITION

NOTE:
• DO NOT SCALE DRAWINGS
• ALL FLOOR PLAN DIMENSIONS ARE TO FACE OF STUD
• ALL CONSTRUCTION SHALL CONFORM TO THE NEW HOME CONSTRUCTION PART OF THE LOCAL BUILDING CODE AND ANY OTHER CODES AND REQUIREMENTS
- WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
- ALL DIMENSIONS AND SPECIFICATIONS MUST BE CHECKED AND VERIFIED BY CONTRACTOR AND/OR OWNER BEFORE ANY CONSTRUCTION STARTS. ANY CORRECTIONS AND/OR OMISSIONS MUST BE REPORTED TO CENTRE WEST DESIGN STUDIO INC. BEFORE CONSTRUCTION STARTS

- THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2023 NATIONAL BUILDING CODE - ALBERTA EDITION AND ALL ADDITIONAL PROVINCIAL AND LOCAL CODE REQUIREMENTS.
- THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS. CONTRACTOR SHALL CONTACT THIS OFFICE WITH ANY DISCREPANCIES.

CLIENT:
5 UNIT DEVELOPMENT WITH SECONDARY SUITES

PROJECT:
5 UNIT DEVELOPMENT WITH SECONDARY SUITE
PROJECT ADDRESS:
2011 20 AVENUE NW
CALGARY, ALBERTA

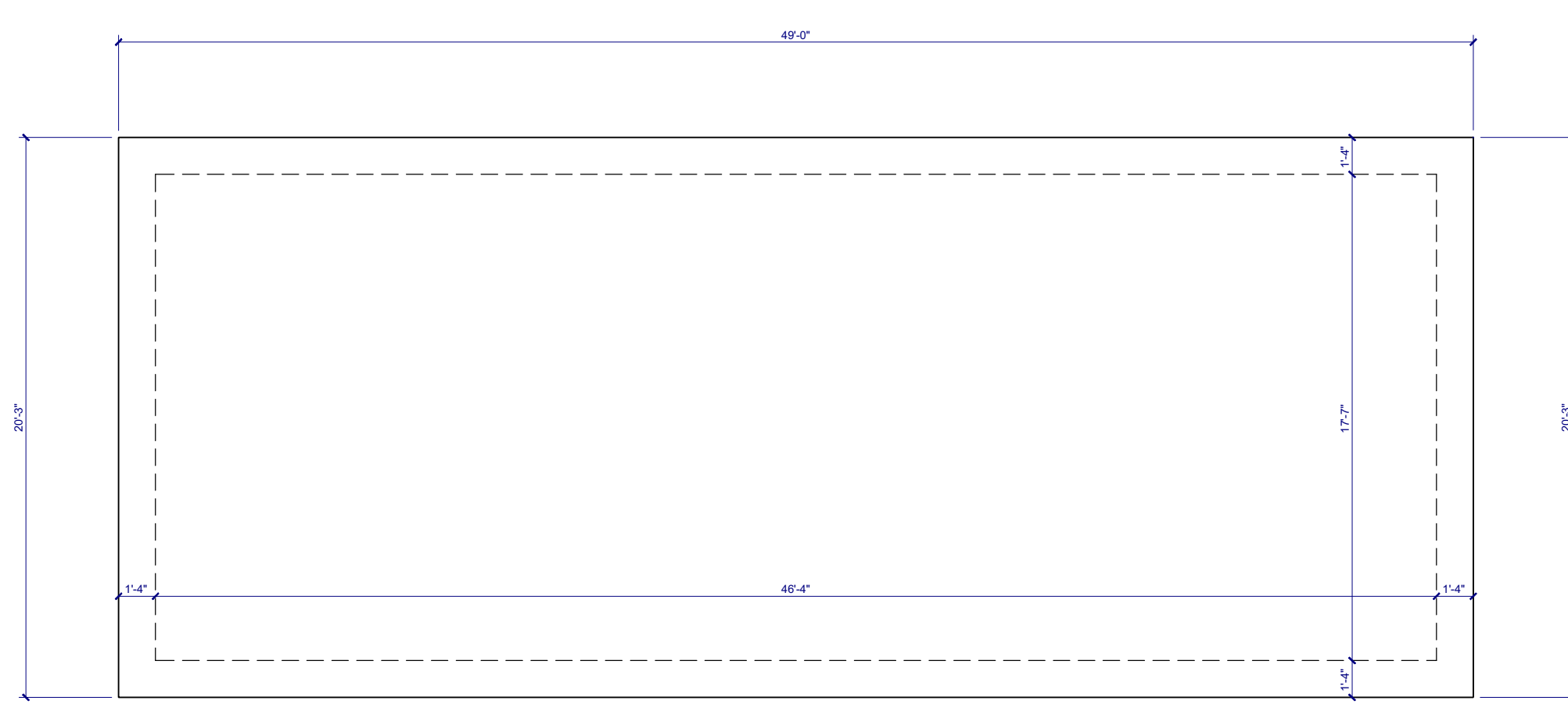
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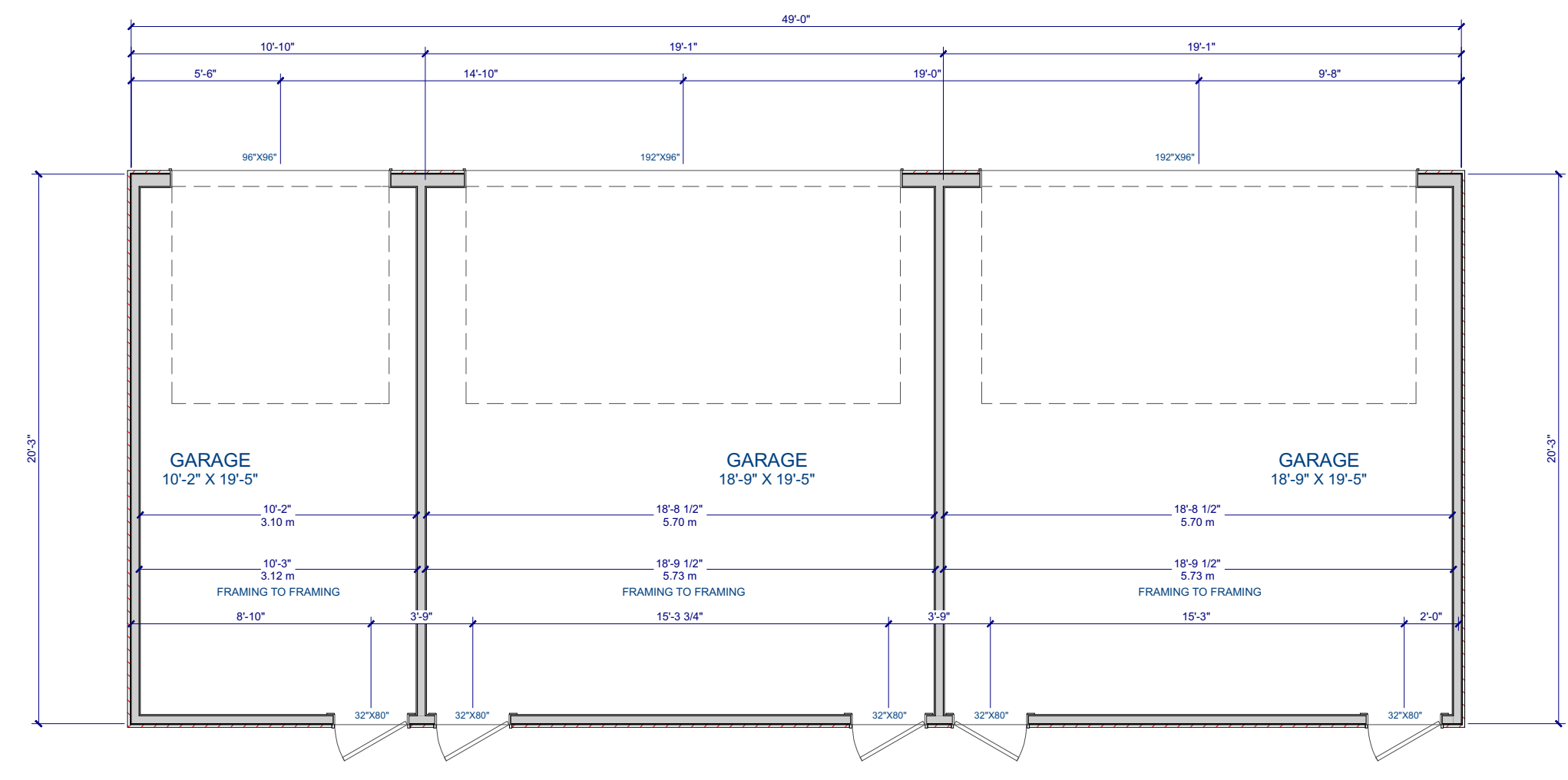
SHEET TITLE:
GARAGE PLAN

DRAWING DATE:
3/17/2026
SCALE: AS NOTED
DRAWN BY: IAN
FILE #: CWD 2025-055

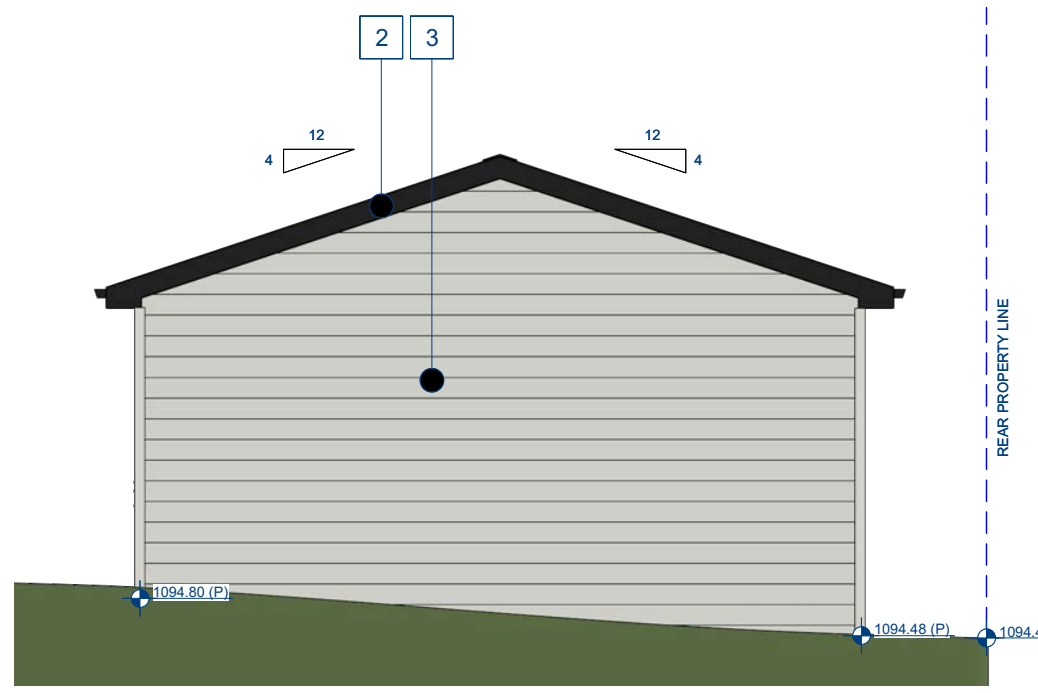
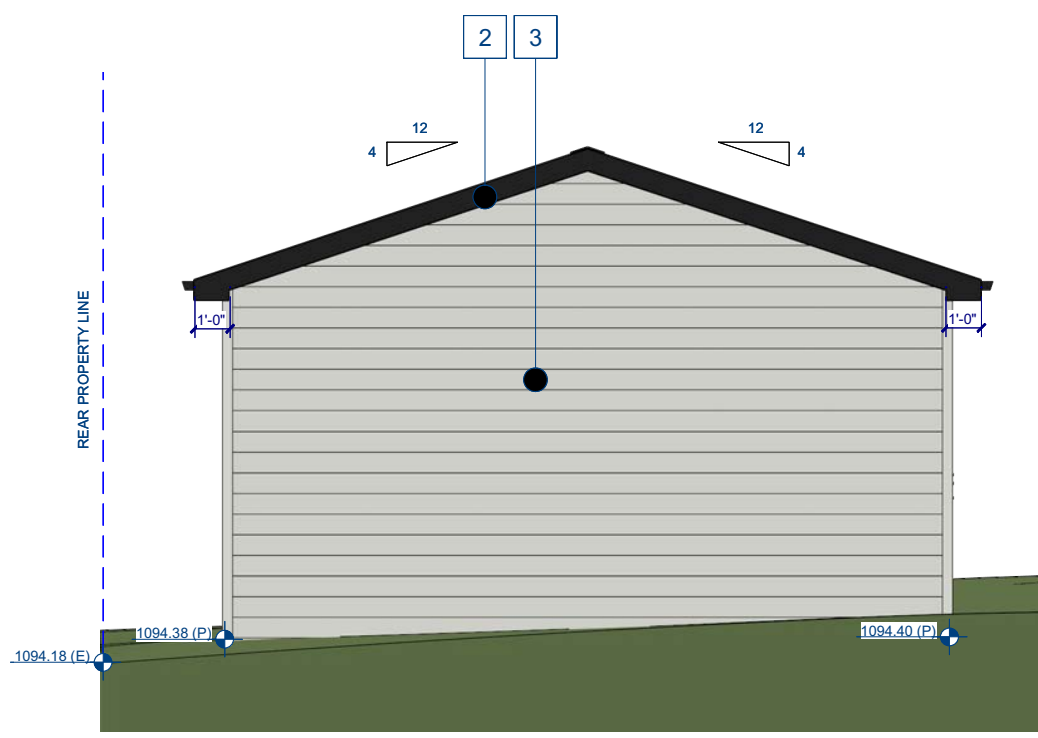
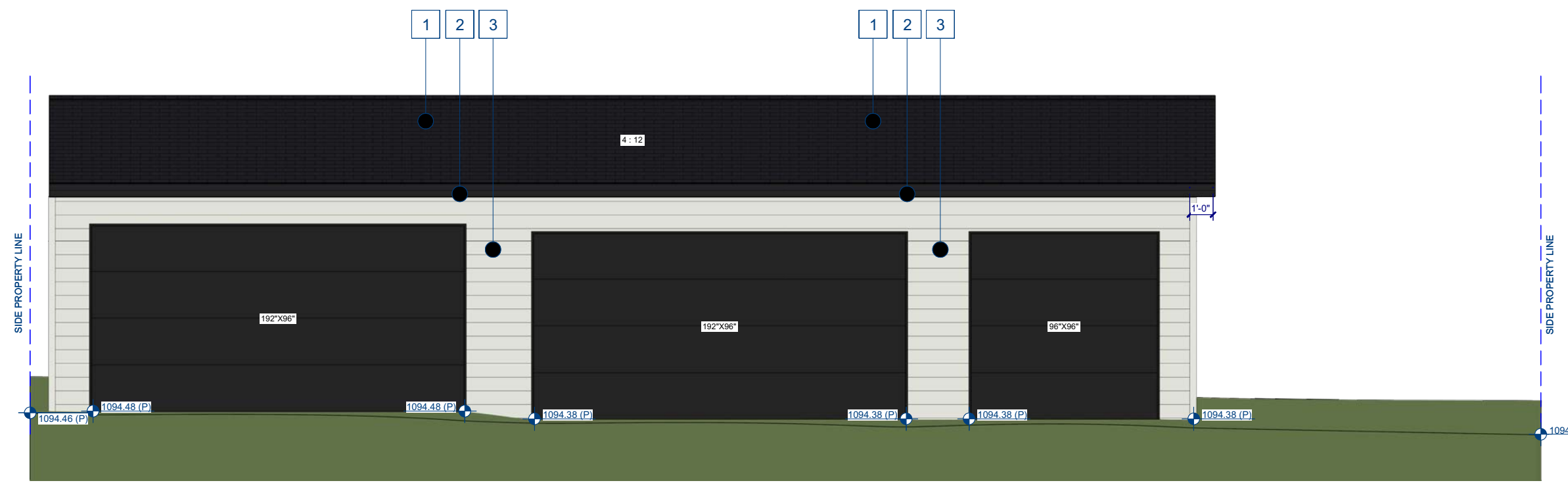
SHEET:
A8



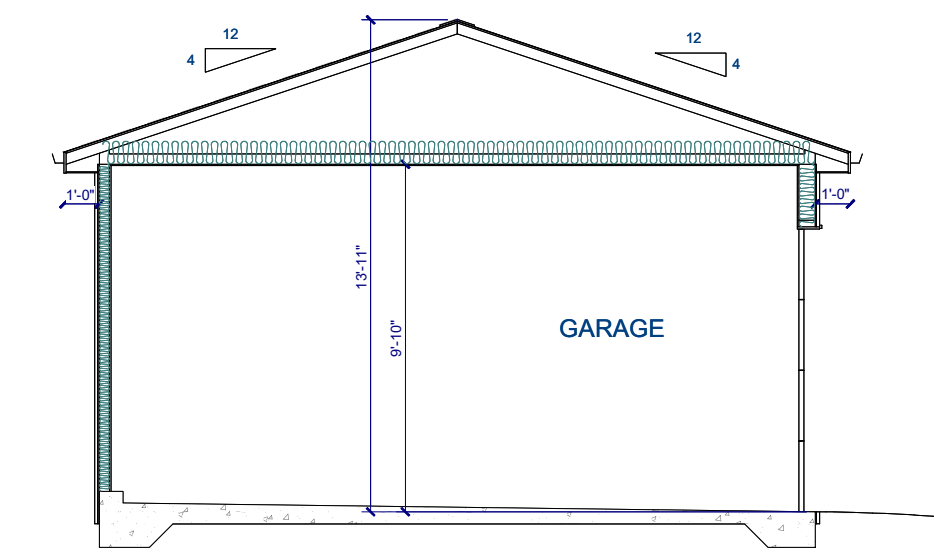
1
A8 **GARAGE FOUNDATION PLAN**
SCALE = 3/16" = 1'-0"



2
A8 **GARAGE FLOOR PLAN**
SCALE = 3/16" = 1'-0"



3
A8 **GARAGE ELEVATIONS**
SCALE = 3/16" = 1'-0"



4
A8 **GARAGE CROSS SECTION**
SCALE = 3/16" = 1'-0"