REPORT TO THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD

DATE: November 24, 2026	**APPEAL NO.: SDAB2026-0183** **FILE NO.: DP2025-07188**
APPEAL BY: Michael Magnan	
FROM A DECISION OF THE DEVELOPMENT AUTHORITY where a **New: Single Detached Dwelling (north parcel)** **was approved at 855 Bridge Crescent NE (formerly 902 Drury Avenue NE).**	**LAND USE DESIGNATION: R-C2** **Discretionary**
COMMUNITY OF: Bridgeland/Riverside	**DATE OF DECISION: October 05, 2026**
APPLICANT: Braich Enterprises represented by Rick Grol	**OWNERS: Amarveer Singh Braich & Mia Maris Ortiz represented by Rick Grol**

Notes:

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

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

Subdivision & Development APPEAL BOARD

Subdivision and Development Appeal Board - Notice of Appeal

CC 821 (R2023-03)

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

Municipal Address of Site Under Appeal [required]	902 Drury Av NE (north unit)
Development Permit/Subdivision Application/File Number [required]	DP2025-07188
Name of Appellant [required]	Michael Magnan
Agent Name (if applicable)	Michael Magnan
Street Address [required]	906 Drury Av NE
hdnFullAddress	906 Drury Av NE Calgary AB T2E0M2
City [required]	Calgary
Province [required]	Alberta
Postal Code [required]	T2E 0M2
Residential Phone # [required]	(403) 837-6602
Business Phone #	
Email Address [required]	mrmagnan@gmail.com

APPEAL AGAINST

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

Development Permit Approval

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Oct 28, 2026

4:45:43 PM

SDAB2026-0183

Subdivision & Development APPEAL BOARD

Subdivision and Development Appeal Board - Notice of Appeal

CC 821 (R2023-03)

I do hereby appeal the decision of the Subdivision/Development Authority for the following reasons [required]	1. The proposed development does not appropriately balance increased residential intensity with compatibility and the established context of the surrounding neighbourhood. 2. The approved subdivision, building siting, massing and front setback result in cumulative impacts on adjacent residential amenity, including sunlight, daylight, outlook, landscape, privacy and the relationship between neighbouring properties. 3. The proposal does not adequately consider the cumulative effects of these impacts or the intrinsic residential, environmental and cultural value of the existing site and surrounding context. A more detailed report will be provided at the merits hearing. Michael Magnan

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

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

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Oct 28, 2026

4:45:43 PM

SDAB2026-0183

Subdivision & Development APPEAL BOARD

Subdivision and Development Appeal Board - Notice of Appeal

CC 821 (R2023-03)

Submission Date 2026-10-28 16:45:33 MST

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

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

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

SDAB2026-0183

From: Mike Magnan
To: Calgary SDAB Info
Subject: [External] Re: Notice of Hearing: SDAB2026-0183 (855 Bridge Crescent NE (formerly 902 Drury Avenue NE), DP2025-07188)
Date: Thursday, November 5, 2026 5:53:31 PM
Attachments: [redacted]

Hi there,

Here is a preliminary document outlining the nature of my appeal for the hearing scheduled in November. I'll provide a more detailed report for the merit hearing once that has been scheduled.

Please see attached.

Best,

Michael Magnan

855 Bridge Crescent NE
Procedural and Jurisdictional Submission

Development Permit DP2025-07188

Appellant: Michael Magnan

Hearing Procedural and jurisdictional meeting

Submission date Nov 6 2026

Summary: The appeal concerns the approved north dwelling's siting and massing beside the established rear yard of 906 Drury Avenue. The Appellants question how the proposal represents sound planning given its anticipated effects on sunlight, shadowing, outlook, garden conditions and the use and enjoyment of their home and outdoor space. The merits submission will address these effects and whether the Development Authority's planning rationale adequately accounts for them.

1 Purpose and scope

This submission identifies the issues raised by the appeal, the anticipated scope of the merits hearing and the procedural directions requested.

The Appellants do not ask the Board to determine the merits at this stage. Supporting evidence and detailed planning and legal submissions will be filed in accordance with the Board's directions.

2 Decision under appeal and relief sought

The appeal concerns the Development Authority's approval of DP2025-07188 for a new Single Detached Dwelling at 855 Bridge Crescent NE, on the north parcel of the original 902 Drury Avenue NE property.

At the merits hearing, the Appellants will ask the Board to allow the appeal, revoke the approval and refuse the application.

3 Background

3.1 Original parcel and coordinated redevelopment

The original 902 Drury Avenue property extended between Drury Avenue and Bridge Crescent, with a lane along its west boundary. The Applicant's cross-wise subdivision and coordinated redevelopment proposed two parcels, each accommodating a Single Detached Dwelling. This appeal concerns only DP2025-07188 on the north parcel, facing Bridge Crescent.

The subdivision decision is not under appeal. It provides context for the north parcel's dimensions and the approved dwelling's relationship with neighbouring development. The appropriateness of that dwelling's siting and massing remains an issue in this development permit appeal.

3.2 Relationship with 906 Drury

906 Drury Avenue lies immediately east of the north parcel. The approved dwelling would place substantial principal-building mass beside 906's established rear yard and garden amenity area.

The Appellants will address the resulting effects on sunlight, shadowing, visible sky, outlook, privacy, garden conditions and the use and enjoyment of their interior living spaces, rear-yard amenity, together with the proposed grading, retaining and landscape interface.

SDAB2026-0183

4 Land Use Bylaw review

The appeal will address the proposal's apparent non-compliance with the applicable R-CG / R-C2 provisions and the justification for any relaxations required to approve it. Detailed submissions will be provided at the merits stage once the Appellant is able to review the Development Authority's planning rationale, bylaw review and additional documentation contained in the Board report.

5 Core issues for the merits hearing

The Appellants anticipate addressing the following issues through evidence and submissions filed in accordance with the Board's directions.

5.1 Governing law and technical compliance

Whether the approved development has been correctly assessed against the applicable Land Use Bylaw requirements, and whether all required relaxations have been identified and justified.

5.2 Statutory variance authority

Whether the required variances satisfy MGA s.687(3)(d), including whether the development would unduly interfere with neighbourhood amenities or materially interfere with or affect the use, enjoyment or value of neighbouring parcels.

The Appellants will also address the significance of the parcel constraints arising from the Applicant's chosen subdivision and development arrangement.

5.3 Development Authority planning rationale

How the Development Authority's planning rationale considers the impacts on adjacent properties, including rear-yard amenity, sunlight, shadowing, privacy, outlook and garden conditions, and how those considerations support the approval.

5.4 Discretionary planning merit

Whether the approved dwelling's siting and massing represent sound planning on the north parcel, having regard to the considerations in section 35 of the Land Use Bylaw, the surrounding development pattern and the effects on adjacent residential amenity.

Whether the proposal adequately responds to its setting and reasonably minimizes impacts on neighbouring properties.

5.5 Material effect on the use and enjoyment of 906

The Appellants will submit that the scale and massing of the north development would materially affect the use and enjoyment of 906 Drury Avenue.

5.6 Undue interference with neighbourhood amenities

The Appellants will submit that the material effects of the north development's scale and massing are not isolated to 906 Drury Avenue, but extend to other properties along Drury Avenue and potentially Bridge Crescent, unduly interfering with neighbourhood amenities. Submissions from adjacent neighbours may be included at the Merit's hearing should they wish to participate in the hearing.

5.7 Statutory plans and planning guidance

Whether the approved development appropriately responds to the Municipal Development Plan, the Bridgeland–Riverside Area Redevelopment Plan and the Low Density Residential Housing Guidelines for Established Communities.

The Appellants will address the relevant provisions and their application to the north development at the merits hearing.

6 Conclusion

The Appellants request that the appeal proceed to a merits hearing, with directions for filing and exchanging evidence and submissions and sufficient time to respond to the Development Authority's and Applicant's materials.

The Appellants anticipate requiring one hour to present their evidence and submissions, excluding questions and reply. Additional affected parties may also wish to present, and the hearing schedule should allow time for their participation.

SDAB2026-0183

From: Fandrich, Jamie
To: Calgary SDAB Info
Subject: SDAB2026-0183 / DP2025-07188 - Appeal Response
Date: Monday, November 16, 2026 8:01:04 AM
Attachments: [redacted] Appeal Response.pdf

Hello,

Attached is the Appeal Response for SDAB2026-0183 / DP2025-07188.

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

Thank you,

Jamie Fandrich, AT (hear name)
Senior Planning Technician
Development & Subdivision Application Services | Community Planning
Planning and Development Services | The City of Calgary
C 403.651.5029 | jamie.fandrich@calgary.ca

The City of Calgary
Planning & Development Services

Development Authority Appeal Response

Appeal Number: SDAB2026-0183

Development Permit Number: DP2025-07188

Address: 855 Bridge CR NE

Description: New: Single Detached Dwelling (north parcel)

Land Use: Residential – Contextual One/Two Dwelling (R-C2)

Community: Bridgeland / Riverside

Identified Appeal Body:

Subdivision and Development Appeal Board (SDAB)

Development Authority Attendance: No

Use: Discretionary

Notice Posted: Completed as per Bylaw

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

Applicable Planning Policies:

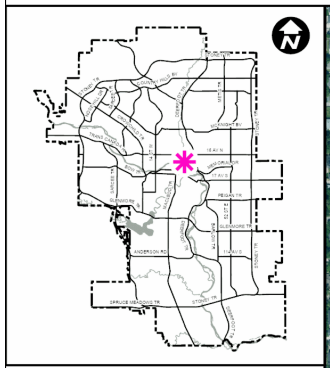
- Bridgeland Riverside Area Redevelopment Plan (the Plan)
- The Low Density Residential Guidelines for Established Communities (Infill Guidelines)

Bylaw Relaxations:
The development requires the following Land Use Bylaw relaxations:

Bylaw Regulation		**Provided**
435 Building Setback from Front Property Line	(1) For a Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling and a Single Detached Dwelling, the min. building setback from a front property line is the greater of: (a) the contextual front setback less 1.5m	Plans indicate a building setback of 2.84m (-6.70m) from the north front property line.
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.	Plans indicate eaves that project 7.01m (+6.41m) into the front setback area.
436 Building Setback from Side Property Line	(1) For a laned parcel, the min. building setback from any side property line is 1.2m.	Plans indicate a building setback (garage) of 0.62m (-0.58m) from the west side property line.
337 Projections Into Side Setback Area	(3) Eaves may project a max. of 0.6m into any side setback area.	Plans indicate garage eaves that project 0.73m (+0.13m) into the west side setback area.
437 Building Setback Rear	(1) The min. setback from a rear property line is 7.5m	Plans indicate a building setback of 7.20m (-0.30m) from the south rear property line.
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.	Plans indicate a deck that projects 2.66m (+1.16m) into the south rear setback area.
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	Plans indicate a deck height of 3.05m (+1.55m).

Additional Factors, Considerations, and/or Rationale:
1. Please see the Reasons for Approval.
2. The Development Authority may provide additional materials prior to the merits hearing.

Community Context SDAB2026-0183

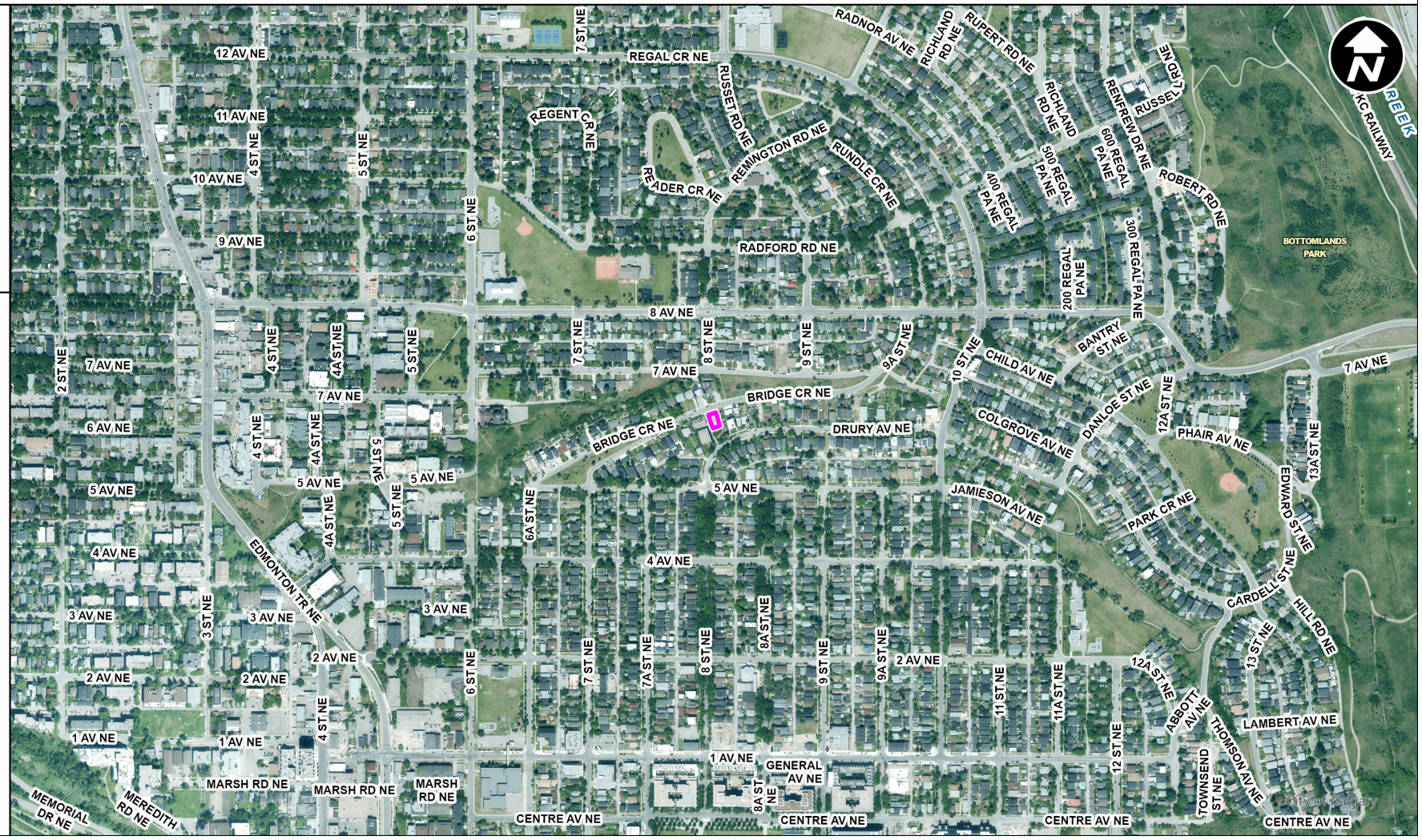


- Subject Site
- 600m buffer from LRT Station
- City Limits

LRT Stations
- Blue
- Blue/Red (Downtown)
- Red
- Green (Future)

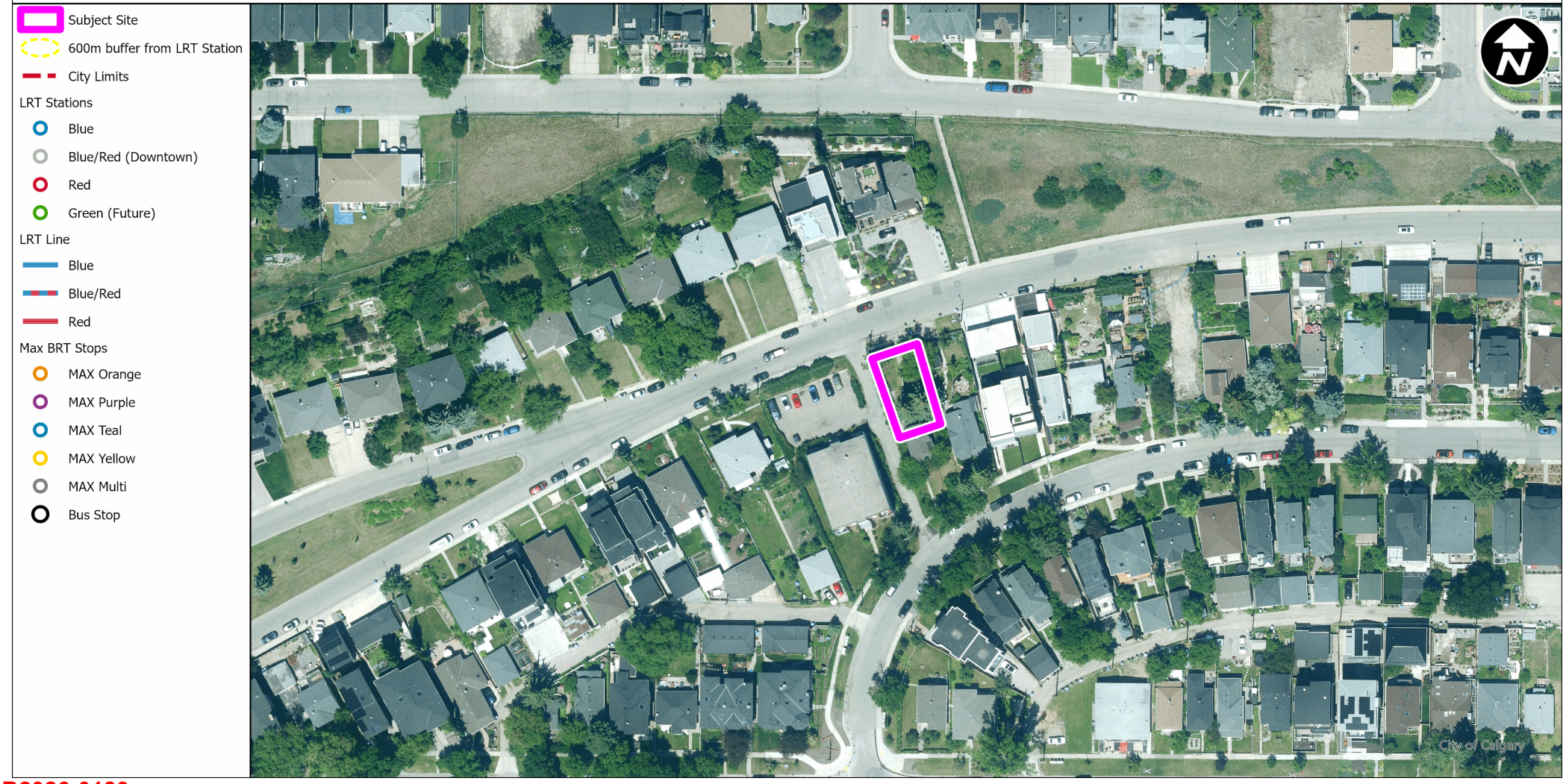
LRT Line
- Blue
- Blue/Red
- Red

Max BRT Stops
- MAX Orange
- MAX Purple
- MAX Teal
- MAX Yellow
- MAX Multi

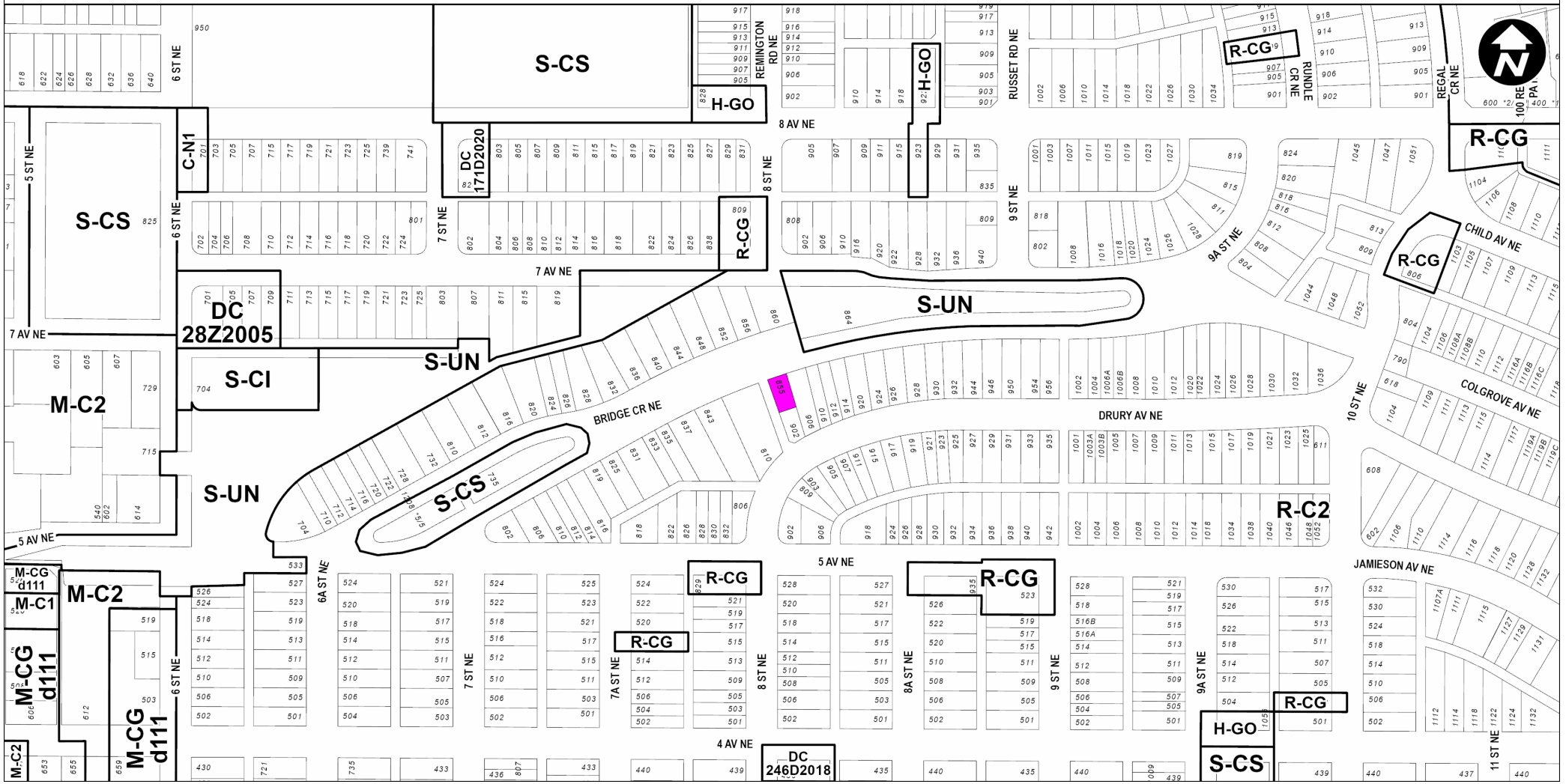


SDAB2026-0183

Site Context SDAB2026-0183



Land Use Districts SDAB2026-0183



SDAB2026-0183

Surrounding Land Use SDAB2026-0183



SDAB2026-0183

October 5, 2026

BRAICH ENTERPRISES

[redacted]

Dear Applicant:

RE: Notification of Decision: DP2025-07188
Subject: New: Single Detached Dwelling (north parcel)
Address: 855 BRIDGE CR NE

This is your notification of decision by the Development Authority to approve the above noted application on October 5, 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 October 5, 2028 or the development permit shall cease to be valid. The decision will be advertised beginning October 8, 2026 at www.calgary.ca/publicnotices, which is the start of the mandatory 21-day appeal period. This appeal period will conclude at midnight October 29, 2026. Release of the permit will occur within 2-4 business days following the conclusion of the appeal period and upon receipt of all Prior to Release requirements.

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

Please note that this letter is to advise you of the conditions of approval, the mandatory advertising appeal period and the timeframe in which you may appeal this decision. If no appeals have been filed during the appeal period, and the Prior to Release conditions have been met, your Development Permit will be released. Should you require clarification of the above or further information, please contact me at 403-333-5548 or by email at Anthony.Pirri@calgary.ca and assist me by quoting the Development Permit number.

Yours truly,

Anthony Pirri
Senior Planning Technician
Planning and Development
Attachment(s)

DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

DP2025-07188

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

855 BRIDGE CR NE

Community: **Bridgeland/Riverside** L.U.D.:**R-C2**

and legally described as:

2611490;153;66

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

New: Single Detached Dwelling (north parcel)

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: **October 5, 2026**

Development Authority: **Michele Yakemchuk** M Yakemchuk

File Manager: **Anthony Pirri** Release Date: _____

This permit will not be valid if development has not commenced by: October 05, 2028

This Development Permit was advertised on: **October 08, 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: **BRAICH ENTERPRISES**
Address: **1040 BELLEVUE AV SE**
City: **Calgary, Alberta, T2G4L1**
Phone: [redacted]

SDAB2026-0183

DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

DP2025-07188

Complete Address and Legal Description listing for Development Permit DP2025-07188

Address Type	Address	Legal Description
Parcel	855 BRIDGE CR NE	**2611490;153;66**

SDAB2026-0183

Conditions of Approval – Development Permit

Application Number:	**DP2025-07188**
Application Description:	New: Single Detached Dwelling (north parcel)
Land Use District:	Residential - Contextual One/Two Dwelling
Use Type:	Discretionary
Site Address:	855 BRIDGE CR NE
Community:	BRIDGELAND/RIVERSIDE
Applicant:	BRAICH ENTERPRISES
Planning:	ANTHONY PIRRI 403-333-5548 Anthony.Pirri@calgary.ca
Utility Engineering:	DAYNA FORSYTHE 587-228-3648 Dayna.Forsythe@calgary.ca
Mobility Engineering:	MARC BASTIAAN 587-216-7193 Marc.Bastiaan@calgary.ca

Prior to Release Requirements

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

Planning

1. Provide a copy of the new land title and a copy of approved plan of subdivision upon registration of the subdivision.

2. Remit a performance security deposit (certified cheque, bank draft) of $6950 for the removal and rehabilitation of the existing driveway crossing(s) on BRIDGE CR NE within the public right-of-way.

   The attached document outlines the process for providing the security deposit, scheduling of work, responsibility for damages and requesting a refund, if applicable.

Utility Engineering

3. After the Development Permit is approved but prior to its release, the landowner shall pay the Off-Site Levy or execute an Off-Site Levy Agreement for the payment pursuant to Bylaw 1H2024. The off-site levy is based on a 2026 development approval date and on the following:

SDAB2026-0183

Development Type:

Existing Units(s):
- Single Detached Dwelling(s): 0

New Unit(s)
- Single Detached Dwelling(s): 1

Based on the information above, the preliminary estimate is $9,328

Should payment be made prior to release of the development permit, an Off-Site Levy Agreement will not be required.

- Include the completed Payment Submission Form, which was emailed to the applicant.
- Only certified cheques or bank drafts made payable to the City of Calgary are acceptable.

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

Permanent Conditions

The following permanent conditions shall apply:

Planning

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

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

6. A Development Completion Permit is required prior to the development being occupied.

7. When the main floor is constructed, submit the surveyed geodetic elevation to Geodetic.Review@Calgary.ca

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

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

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

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

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

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

SDAB2026-0183

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

Utility Engineering

14. Single retaining walls 1.2m in height or greater or terraced retaining walls 1.2m in height or greater with a horizontal separation between walls of less than 3.6m (3x height) require the approval of a Building Permit prior to construction.

    For retaining wall(s) that meet these criteria, the developer may either:
    a. Include the retaining walls with the Building Permit for the building, or
    b. Apply for a separate Building Permit for the retaining walls.

    It should be noted that the Building Permit for the building on site will not be released until the separate Building Permit for site retaining walls is approved.

15. 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).

16. 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).

17. All rooftop drainage shall be controlled with eave troughs and downspouts that direct drainage to the street.

18. The grades must match the grades indicated on the Development Permit approved 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.

19. 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. To obtain a final estimate, contact the Infrastructure Strategist, Development Commitments at 587-215-6253 or email yunpeng.qin@calgary.ca

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

Mobility Engineering

21. 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.

22. 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

23. 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

24. 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.

25. 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.

26. 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.

27. All plumbing services including sanitary, storm and water must be verified onsite by the owner and/or builder to ensure the size and location is compliant with the National Plumbing Code of Canada for the number of fixtures being installed. The waterline must be of the size that is indicated on the grade slip, but in no case smaller than 1 in size.

28. A minimum of three trees must be planted on the parcel. This may be accomplished by planting new trees or preserving existing trees. The trees must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association. To satisfy the requirement of one tree, the following sizes must be met:
a. A deciduous tree with a minimum calliper of 50.0mm; or
b. A coniferous tree with a minimum height of 2.0 metres.
To satisfy the requirement of two trees, the following sizes must be met:
a. A deciduous tree with a minimum calliper of 85.0mm; or
b. A coniferous tree with a minimum height of 4.0 metres.
The required trees must be provided on the parcel within 12 months of issuance of the development completion permit (DCP) and maintained for a minimum of 24 months after issuance of the DCP.

29. 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.

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

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

32. An Urban Forestry Technician must be on-site to mitigate possible root damage to adjacent public trees during excavation of existing water line. Prior to construction, contact Urban Forestry at 311 and ask to speak to an Urban Forestry Technician. Urban Forestry requires minimum five business days' notice prior to meeting onsite.

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

34. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. The Public Tree adjacent to this development is valued at **$5,573.85**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.

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

36. No stockpiling or dumping of construction materials is permitted on the adjacent boulevard.

Utility Engineering

37. 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.

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

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

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

41. 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.

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

43. Discharge of roof leaders should be onto grassed or pervious areas to help reduce the volume of runoff. Direct connection of roof leaders to weeping tile or storm sewers is prohibited. Roof leaders are to be directed to the ground that is graded away from the building and must not discharge within 2.0m of a road right-of-way.

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

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

46. 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).

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

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Reasons for Approval for DP2025-07188

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

Scope and Process

Development Scope:
The application is for a discretionary Single Detached Dwelling at 855 Bridge CR in the northeast community of Bridgeland / Riverside. The site is surrounded by Single Detached Dwellings to the north, east, and south. West of the subject parcel is a Multi-family building with a Land Use Designation of R-C2. Primary access for adjacent residences is a combination of Bridge CR NE to the north and Drury AV NE to the south. At this time the Subdivision of the original parcel (902 Drury AV NE) has been approved and registered with Alberta Land Titles, the review of the Subdivision was supported when the Land Use Designation of the parcel was R-CG.

Circulation and Notice Posting:
The following referees were circulated:

1. **Enmax** – Comments provided:
   - No conflict present.

2. **Ward Councillor** – Comments provided:
   - Supports city-wide goals by adding inner-city housing and using existing infrastructure.
   - Provides modest density without mid-rise or apartment-scale development .
   - Concerns with **ARP compliance** for Bridgeland–Riverside.
   - Scale, massing, and site coverage seen as excessive for a low-profile residential street.
   - Privacy and overlooking impacts from upper-storey windows and limited setbacks.
   - Front-facing garage and driveway create vehicle-dominated streetscape.
   - Limited landscaping suggests overdevelopment of the lot.
   - Overall: aligns with municipal growth goals but not with community-specific ARP intent or sensitive infill principles.

3. **Community Association** – Comments provided:
   - No comments were submitted.

4. **Open Spaces (Parks)** – Comments provided in the form of Permanent and Advisory Conditions.

5. **Mobility Engineering** – Comments provided in the form of Permanent and Advisory Conditions.

6. **Utility Engineering** – Comments provided in the form of Permanent and Advisory Conditions.

7. As per Land Use Bylaw requirements, the application was notice posted for a 1 week period. The following concerns were submitted:
    - Setbacks
    - Height
    - Massing
    - Shadowing
    - Parcel coverage, over built.
    - Development conflict with Bridgeland – Riverside ARP
    - Building depth
    - Drainage
    - Concerns of garage access to lane.
    - Waste and recycling collection not indicated.

The above comments were addressed by the following:

- Rationale has been provided below that the application aligns with the Bridgeland – Riverside ARP below in the Comment on Relevant City Policies section.
- Massing and height of the development has been reduced through amendments.
- Rear amenity spaces are located at grade, and there are no second floor windows that are located beyond the rearmost façade of the adjacent building limiting potential overlooking or privacy impacts.
- The development utilizes the side parcel access to the existing lane, no new driveways are proposed directly accessing the street, and no new curb cuts are proposed.
- All setbacks comply with the Land Use Bylaw.
- The height of the development complies with the Land Use Bylaw.
- Additional articulation and a larger than required front setback aid in reducing massing of the development.
- A shadow study was submitted to the Development Authority. Based on the information provided the proposed development will have limited shadowing impact on the rear amenity spaces of the adjacent parcels.
- The proposed parcel coverage complies with the Land Use Bylaw, the area below the rear patio is excluded from parcel coverage since they are subterranean and the patio portion is less than 0.6m above grade.
- Since the original lot was Subdivided (Approved – pending registration at this time), the placement of the building is appropriate. As mentioned above the building depth pose minimal shadowing impact.

- Drainage is not reviewed as part of the Development Permit approval. The applicant, builder and owner are responsible to ensure that the parcel drains properly. There were no indications or red flags on the plans that the drainage would be a concern.
- Mobility Engineering has reviewed the access to the lane and the proposal meet their standards at this time.
- Waste and recycling is not regulated in the Land Use Designation of R-CG for developments three less than three units, therefore do not need to be regulated under the Development Permit.

Comments on Relevant City Policies

Bridgeland – Riverside Area Redevelopment Plan (ARP)

As per Figure 2 - The subject parcel is located within the boundaries of the Bridgeland – Riverside ARP study area.
As per Figure 3 – Generalized Land Use – The Subject parcel is located within the Conservation Area.

3. Residential
There is a general consensus by the Community Association and area residents that large portions of the community be preserved and enhanced for families with children. This aspiration results from the existence of an elaborate system of social and recreational services in the area, the presence of four local schools, and the growing number of area residents committed to the preservation of the community. In order for this to be achieved, revised land use policies for the area and programs designed to preserve the existing housing stock are required.

However, it is also realized that the strategic location of the community will create pressures for apartment redevelopment. In order to accommodate both forms of residential use, the following policies establish different residential districts and guidelines related to each district.

Policies

1. That preservation and enhancement of appropriate portions of the community for families with children be strived for.

2. That areas suitable for higher density development be identified and that such developments minimize impacts on the remainder of the community.

3. That the existing stock of viable low profile housing be protected, maintained and improved.

4. That the development of a mix of housing styles and forms be encouraged so that a diverse population base may be accommodated.

5. Residential development in areas designated with the Neighbourhood-Limited building block is intended to:

a) include grade-oriented residential development including single, semi-detached, duplex, cottage cluster, and rowhouse forms of housing; and
b) encourage the retention of character homes through increased accommodations for multi-residential and grade-oriented residential development where Character Homes are being retained. Bylaw 46P2017
c) include multi-residential development for the land located at 230 - 7 A Street NE. Bylaw 66P2018

6. That within the Family Oriented Redevelopment Area, the appropriate land uses are residential in nature and that the appropriate designation within the Land Use Bylaw would be RM-3, with exception to lands located at: 420 and 424 Edmonton Trail NE and 609, 611 and 617 - 4 Avenue NE; 512, 516, 520 Edmonton Trail NE and 502, 510, 512 - 4 Avenue NE; 515 - 4A Street NE; 647 - 4 Avenue NE. Bylaw 82P2024

The proposed development is consistent with the residential policies of the ARP, supporting the preservation and enhancement of the community for families while accommodating an appropriate mix of housing styles and forms. The development is consistent with the Neighbourhood-Limited building block designation, supporting grade-oriented residential development that complements the existing low-profile housing stock. The proposal contributes to a diverse and family-oriented residential community in alignment with the applicable ARP policies.

Implementation

1. That a Conservation Area be designated as indicated on Figure 3, and that such an area would exhibit the following characteristics:

a) predominate uses would be single family and duplex residential units,
b) that the majority of the existing housing stock be in satisfactory condition, or that can be successfully rehabilitated,
c) the location would be amenable to family living.

2. That within the Conservation Area, the appropriate land uses are residential in nature and that the appropriate designation within the Land Use Bylaw would be R-2 with the exception of the following lands which are suitable for low density multi-residential development in the form of rowhouses, townhouses and stacked townhouses: 438 – 8 Street NE, 523 – 8 Street NE, 523 – 9 Street NE, 525 – 9 Street NE, 502 – 9A Street NE, and 528 – 8A Street NE. Bylaw 71P2025

3. That within the Conservation Area, some existing housing needs upgrading, and that preference should be given applications requesting funds for such purposes from the Residential Rehabilitation Assistance Program.

4. That within the Conservation Area, where rehabilitation is not feasible, sensitive infill redevelopment of a residential nature should occur.

The proposed development is consistent with the Conservation Area designation, supporting predominant single family and duplex residential uses within an area characterized by satisfactory existing housing stock and a family-oriented living environment. The development

contributes to the preservation and enhancement of the Conservation Area in alignment with the applicable ARP policies.

17. For that part of the community located within the Conservation Area, or where a development is retaining a character home within the Neighbourhood Limited building block, the following development guidelines and decorative features in addition to the rules of the Land Use Bylaw and the Low Density Residential Housing Guidelines for Established Communities, should be considered by the Approving Authority when reviewing discretionary use permits for either new residential development or additions to existing dwellings. In other cases it is hoped the developer will take advantage of these guidelines to the mutual benefit of himself and the community. These guidelines are not intended to restrict the development of new residential dwellings or additions. They are intended, rather, to provide some examples of existing historical elements that could be retained in new developments, to enable such developments to be compatible with the existing character of the community. These development guidelines are outlined below:

17.1 Compatibility with the existing streetscape:

a) New residential developments should be compatible with the general pattern of the streetscape in terms of building height, building form, and architectural massing. (Note: it may be necessary for the developer of new residential units to reduce the proposed floor area, particularly on the second storey, in order to achieve a building mass that fits into the context of the street.)

b) Front and side yard setbacks of new residential developments should approximate the established pattern on the block. (Note: to reduce overlooking and overshadowing of neighbouring properties, a proposed development should step down in height to be not more than one storey higher than the adjacent structure or rear of existing adjacent buildings. Where the new infill building extends beyond the rear of existing adjacent buildings, windows, and second storey balconies should be carefully placed and oriented to face away from neighbouring yards to preserve their privacy.)

c) The roof shape of new residential developments should relate to the roof shapes of the existing streetscape.

d) Chimneys visible from the street should be boxed in by a brick or stucco chase or other complementary materials.

e) Window arrangements and form should complement the housing in the area. Windows should not be positioned directly opposite neighbouring windows.

The proposed development has been designed to be compatible with the existing streetscape, reflecting the general pattern of building height, form, and architectural massing of the surrounding neighbourhood. Front and side yard setbacks are consistent with the established pattern on the block, and building height has been considered to minimize overlooking and overshadowing of neighbouring properties. The roof shape complements the existing rooflines of the streetscape, and window arrangements and forms have been designed to be compatible with the surrounding housing while avoiding direct positioning opposite neighbouring windows. The design draws from the existing historical character of the community, contributing to a cohesive and contextually sensitive streetscape in alignment with the applicable ARP policies.

17.2. Development on the escarpments:

a) Residential developments on the escarpments should be slope adaptive or stepped back to conform to the natural contours.
b) New dwellings or additions to existing dwellings on the escarpment or the ridge of the escarpment should respect the views of properties above and on each side.
c) Special consideration should be given to allow rear yard balconies on the escarpments.

The proposed development is not adjacent to the escarpment, therefore the policy does not apply.

17.3. Location of Garages:

a) Front garages or driveways are discouraged except if there are neither lanes nor other vehicle access. Front drive garages or driveways may be acceptable where the majority of dwellings on the block have front drive garages and driveways and the placement of a rear garage is unsafe.
b) If a front drive garage is permitted, the garage width should be the lesser of either a two vehicle garage or 50% of the width of the front facade of the house.

The proposed development accesses the lane from the side property line.

17.5. Fences:
Fences are common front, side and rear yard decorative elements that should be encouraged where they are common on a particular block. Materials for fences found in the area include wood, wrought iron, brick, scroll and chain link. (See Figure 4.) Hedges include cotoneaster and caragana. These are important as they enhance the streetscape. Gravelled or hard surfaced front yards are discouraged and soft landscaping is encouraged. (Bylaw 16P91)

The installation of fences are inconsistent on the block face, the applicant is encouraged to enhance the front setback with the installation of a hedge. Landscaping plans are not reviewed for low density residential development to allow parcel owners flexibility to enhance and alter at their discretion.

18. Historic Building Styles: Of the many historic dwellings in the Conservation Area, east of 6 Street N.E., there are three basic building types or styles of historical value. New residential developments should be designed to be sympathetic to and reflect, where possible, one of these historic building styles. In addition to these historic building styles, innovative and progressive designs that are complementary, are also encouraged. These three styles and their respective decorative elements are outlined and illustrated below:

18.1 1905 - 1920 Cottage Style (Figure 5) This style is characterized by two-storey dwellings, picturesque wood frame detail, decorative wooden brackets, spindles and rails, returned gable ends, double hung windows, steep roof-lines (12/12), second storey front balconies, transom windows, small decorative windows, bay windows, dormers that complement existing roof styles, sun porches, ornamental shingle siding, brick and shiplap siding, wood picket fences. (Bylaw 12P91)

18.2 1930 - 1940 Bungalow Style (Figure 6) This style is characterized by one storey buildings with front porches, over-sized columns, exposed timber ends and stucco decorations, quoined stucco detail, inset entries, enclosed chimney chase, extended vestibules, front entrance

porticos, soffit brackets, sculptured rafter ends, hipped gables, narrow painted siding, header and sill siding bands, medium to high sloped roofs (8/12) and flat roofs. (Bylaw 16P91)

18.3 1950 - 1960 Bungalow Style (Figure 7) This style is characterized by one storey bungalows with raised foundations, 4/12 sloped and cottage roofs, wide horizontal siding, stucco and brick siding, metal railings, fixed centre with opening side light windows, extended vestibule and portico entries, and wrought iron fences. This building type often includes Mediterranean elements such as wrought iron balconies, tiled roofs, brick facades, and brick and stucco archways on fences and building facades.

The proposed development has been designed to be sympathetic to and reflective of the historic building styles present within the Conservation Area. The architectural design draws references from the established historic building styles of the area, incorporating compatible elements such as roof pitch, massing, window arrangements, façade materials, and front porch that complement the surrounding streetscape. The overall design contributes to the preservation of the historic character of the community while accommodating contemporary residential development in alignment with the applicable ARP policies.

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

The Low Density Residential Housing Guidelines for Established Communities (Infill Guidelines) were approved by City Council in May 1993. The Guidelines provide a comprehensive package of information to guide the development of low density residential housing in Established Communities. They are intended to apply to Single Detached Dwellings, Semi-detached Dwellings and Duplexes requiring a development permit. A map showing the Established Communities is included in Appendix 1.

4.2 Context:

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

The development fits the context of the surrounding streetscape and community by providing a similar main floor height, entrance directed to the street, similar building setbacks and orientation on the parcel. Exterior claddings, building height, multiple window treatments, and massing are all responsive to the local context.

4.3 Parcel Layout:

4.3.1 Building Setback from Front Property Line (Front Setback)
The setbacks of new development should respect the established street pattern.

The dwelling is well situated on the parcel maintaining the established street pattern and thus limiting its visual impact on the existing dwellings.

4.3.3 Building Setback from Side Property Line (Side Setback)
One side setback should be kept clear in order to provide an unobstructed exterior access from the front to the rear of the house.

The development will provide one side setback that is free and clear of projections to allow unobstructed access to the rear of the parcel. The importance of this policy it to allow pedestrian access for everyday use and in the scenario where emergency services need to access.

4.3.4 Building Setback from Rear Property Line (Rear Setback)
The rear setback area, in addition to being the garage and/or other accessory building location, is an important amenity space that should allow for outdoor activity and maintain the pattern of rear amenity space typical of the surrounding community.

The development has amenity space in the rear setback area which maintains the pattern of rear amenity space.

4.3.5 Parcel coverage
Parcel coverage for new development should include all proposed and future accessory buildings.

The proposed parcel coverage is below the Land Use Bylaw maximum. The rear attached garage was included in the parcel coverage calculation.

4.3.6 Parking
Two on-site parking spaces should be provided for each new dwelling unit.

The development will have a rear attached garage accessing the side lane. The rear attached garage will accommodate parking of two motor vehicles onsite further reducing the need for, and congestion of, street parking. The rear attached garage maintains the street pattern by not proposing a new driveway, and utilizes the side lane access

4.4 Building Mass:
New development should respect the existing scale and massing of its immediate surroundings.

The development respects the existing scale and massing of its immediate surroundings. The massing of the building has been reduced by providing vertical and horizontal front facade staggering, and variety of exterior claddings. Multiple window treatments, compliant parcel coverage, contextually similar main floor heights and building height contribute to the dwelling's fit with the immediate surroundings.

4.5 Privacy:

4.5.1 Placement of Windows/second storey balconies
The privacy of adjacent residences should be respected.

The development will have minimal privacy impact on the adjacent parcels, as windows have been carefully placed and oriented to face away from the neighbouring yards to protect their privacy. The rear façade deck and balcony have privacy walls along the east portion of the raised amenity spaces to limit overlooking and potential privacy impact on the adjacent parcels.

4.5.2 Entry treatment/entrances
The principal entry should be clearly identifiable from the street and located in a manner which respects the privacy of the neighbours.

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The primary entrance is clearly identifiable from the street and appropriately located to ensure privacy while providing a safe, street-friendly appearance.

Land Use Bylaw 1P2007:

The existing land use for the site is Residential – Contextual One/Two Dwelling District (R-C2). The R-C2 district is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of Duplex Dwellings, Semi-detached Dwellings, and Single Detached Dwellings in the Developed Area.

A bylaw check of the proposed development identified bylaw discrepancies which are highlighted in the chart below. These discrepancies do not unduly interfere with the amenities of the neighbourhood or interfere with or affect the use, enjoyment or value of neighbouring parcels of land. The proposed development meets the intent of the land use district.

Bylaw Discrepancies

Regulation	Standard	Provided
435 Building Setback from Front Property Line	(1) For a Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling and a Single Detached Dwelling, the min. building setback from a front property line is the greater of: (a) the contextual front setback less 1.5m	Plans indicate a building setback of 2.84m (-6.70m) from the north front property line.
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.	Plans indicate eaves that project 7.01m (+6.41m) into the front setback area.
436 Building Setback from Side Property Line	(1) For a laned parcel, the min. building setback from any side property line is 1.2m.	Plans indicate a building setback (garage) of 0.62m (-0.58m) from the west side property line.
337 Projections Into Side Setback Area	(3) Eaves may project a max. of 0.6m into any side setback area.	Plans indicate garage eaves that project 0.73m (+0.13m) into the west side setback area.
437 Building Setback Rear	(1) The min. setback from a rear property line is 7.5m	Plans indicate a building setback of 7.20m (-0.30m) from the south rear property line.
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.	Plans indicate a deck that projects 2.66m (+1.16m) into the south rear setback area.

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	Plans indicate a deck height of 3.05m (+1.55m).

Planning Review

During the review, the Development Authority considered the rules and intent of the 1P2007 Land Use Bylaw, as well as the appropriateness of the development in the context of the neighbourhood. The Single Detached Dwelling requests relaxation of the Bylaw rules for the following discrepancies.

The Development Authority notes that at the time of Development Permit application was made and majority of the review process the Land Use Designation of the parcel was R-CG. The Subdivision Authority also reviewed and approved the split of the original parcel (SB2025-0452) under the R-CG. The parcel to the south was approved by the Development Authority, DP2025-07187 was reviewed and approved under R-CG prior to the bylaw reversion that came into effect August 3, 2026. Majority of the relaxations indicated above are the direct result of the Land Use Designation change from R-CG to now R-C2.

The development requires relaxation for the buildings front setback and eave projection. The Contextual adjacent building used to determine the required front setback here are 843 Bridge CR NE, and 910/912 Drury AV NE. The Drury AV NE dwellings are the Contextual adjacent since the parcel's shortest property line abutting a street is adjacent to Bridge CR NE. However this parcel was redeveloped in 2023 with the front entry off Drury AV NE and the rear Accessory Residential Building fronts Drury AV NE, the visual rear façade of the building is from a bylaw perspective considered the front façade. With a large separation from the contextual adjacent buildings, and nontypical building pattern on the block face, the front setback as proposed was supported.

The development requires relaxation for the eave projection and building setback to the west property line. The west property line is adjacent to the lane. The under-drive attached garage portion of the building is the only portion that is within the setback and projects, all other portions of livable space are located compliant with the Bylaw. This at grade portion of the building poses minimal massing or privacy impact on adjacent parcels. This was not a relaxation when the parcel was R-CG.

The development requires relaxation for the eave projection and building setback to the rear property line. The development provides articulation along the rear façade, recessing portion of the south east corner of the building. Trees (3) have been proposed along the east property line providing additional privacy and naturally obscuring visibility of the building. There are limited options that the development has given the size of the parcel. The parcel coverage is complaint suggesting the parcel is not over developed, and the building can not move forward as a front

setback relaxation is supported by the Development Authority. This was not a relaxation when the parcel was R-CG.

The development requires relaxation for the height and projection of the rear main floor deck. The parcel is not considered to be a walkout since there is a 0.85m retaining wall off the rear of the building artificially altering the grade at the rear. A 2m high privacy wall is proposed along the east portion of the deck limiting overlooking and potential privacy impact to the east.

In summary, the proposed Single Detached Dwelling captures all elements of sound planning rationale. Bridgeland / Riverside is a neighbourhood in transition that has seen slight residential redevelopment in recent years. The area is a mix of housing types, varied built forms of both new and older housing stock. This contextually sensitive development will contribute positively to the streetscape and the greater neighbourhood. The development will not unduly interfere with the amenities of the neighbourhood or interfere with or affect the use, enjoyment or value of neighbouring parcels. The development meets the intent of the Land Use Bylaw, applicable policies, and the guidelines pertaining to discretionary infill developments. As such, the Development Permit is approved, subject to relevant conditions.

Development Permit - Approved Plans (Approved)

Application Number: DP2025-07188

Description: Single Detached Dwelling

Land Use District: R-C2 - Residential - Contextual One/Two Dwelling

Site Address: 902 DRURY AV NE

Applicant: Kuldeep Braich (BRAICH ENTERPRISES)

Senior Planning Technician: ANTHONY PIRRI

List Of Plans Reviewed

Approved Files	Doc ID	Document Type	Submitted Date	Approved Date
902 Drury AVE NE North - Sept 9_20260909_081749.pdf	2070885	RESIDENTIAL DRAWINGS	2026/09/09 8:17:49 AM	2026/10/05 12:00:00 AM
Plot North- Streetscape- Cross Section - Sept 9_20260909_081911.pdf	2070887	SITE/BLOCK PLAN	2026/09/09 8:19:11 AM	2026/10/05 12:00:00 AM

Legend

* Doc ID is specific identification associated to a document located within Livelink.
* Date plans submitted is the date which the plans when uploaded into the Request Manager system.

SDAB2026-0183

APPLICATION FOR A DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

638029243-001
Taken By:

Application Date **Dec 11, 2025**

APPLICATION NO DP2025-07188

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

Total Fees: $0.00

Cart #:

Applicant: **BRAICH ENTERPRISES**
Address: **1040 BELLEVUE AV SE**
City: **Calgary, Alberta, T2G4L1**
Phone: [redacted]

Parcel Address: **902 DRURY AV NE**
Legal: **8150AN;153;34**

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

Community: **BRIDGELAND/RIVERSIDE**
Sec. Number: **23C** Ward: **09**

Description: **New: Single Detached Dwelling**

Gross Floor Area: 2260 feet - squared\r\nDwelling Units: 1

Proposed Development is: **Discretionary**

Proposed Use: **Single Detached Dwelling**

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

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

Applicant / Agent Signature: _____ Date: _____

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

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

LAND TITLE CERTIFICATE

B

LINC	SHORT LEGAL	TITLE NUMBER
0018 506 445	8150AN;153;34	251 291 303

LEGAL DESCRIPTION
PLAN 8150AN
BLOCK 153
LOT 34

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;1;24;23;S

MUNICIPALITY: CITY OF CALGARY

REFERENCE NUMBER: 221 104 507

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
251 291 303	17/11/2025	TRANSFER OF LAND	$648,000	$648,000

OWNERS

AMARVEER SINGH BRAICH

AND
MIA MARIS ORTIZ
BOTH OF:
902 DRURY AVE NE
CALGARY
ALBERTA T2E 0M2
AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
991 092 930	08/04/1999	CAVEAT RE : ENCROACHMENT AGREEMENT
221 104 508	18/05/2022	MORTGAGE MORTGAGEE - THE TORONTO DOMINION BANK.

(CONTINUED)

SDAB2026-0183

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		500 EDMONTON CITY CENTRE EAST EDMONTON ALBERTA T5J5E8 ORIGINAL PRINCIPAL AMOUNT: $380,000
251 200 621	07/08/2025	MORTGAGE MORTGAGEE - ATB FINANCIAL. 217 - 16 AVENUE NW BOX 30079, STATION B CALGARY ALBERTA T2M0H5 ORIGINAL PRINCIPAL AMOUNT: $100,000

TOTAL INSTRUMENTS: 003

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	SUBMITTER	LAND ID
G00BF2Y	26/09/2025	SCOTT BOLLINGER PROFESSIONAL CORPORATION 4037747415 CUSTOMER FILE NUMBER: 1165-002	
001		DISCHARGE	0018 506 445
002		DISCHARGE	0018 506 445

TOTAL PENDING REGISTRATIONS: 001

DISCLAIMER: THE DOCUMENT INFORMATION REFLECTED IN THE PENDING REGISTRATION QUEUE HAS NOT BEEN VERIFIED BY LAND TITLES AND MAY BE SUBJECT TO CHANGE UPON REVIEW AND REGISTRATION.

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 19 DAY OF NOVEMBER, 2025 AT 01:54 P.M.

ORDER NUMBER: 55594843

CUSTOMER FILE NUMBER: 2574-002

REGISTRAR OF LAND TITLES

END OF CERTIFICATE

(CONTINUED)

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).

LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0040 830 309	2611490;153;66	261 236 190

LEGAL DESCRIPTION
PLAN 2611490
BLOCK 153
LOT 66
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;1;24;23;SW

MUNICIPALITY: CITY OF CALGARY

REFERENCE NUMBER: 251 291 303

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
261 236 190	13/08/2026	SUBDIVISION PLAN		

OWNERS

AMARVEER SINGH BRAICH

AND
MIA MARIS ORTIZ
BOTH OF:
902 DRURY AVE NE
CALGARY
ALBERTA T2E 0M2
AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
991 092 930	08/04/1999	CAVEAT RE : ENCROACHMENT AGREEMENT
261 236 192	13/08/2026	CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

261 236 190

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS

RE : RESTRICTIVE COVENANT

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 28 DAY OF AUGUST, 2026 AT 10:38 A.M.

ORDER NUMBER: 58220795

CUSTOMER FILE NUMBER: 25-085

END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE

IMAGE OF DOCUMENT REGISTERED AS:

991092930

ORDER NUMBER: 55790456

ADVISORY

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

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

CAVEAT

FORBIDDING REGISTRATION

TO THE REGISTRAR OF THE SOUTH ALBERTA LAND REGISTRATION DISTRICT

Take Notice that **JOANNE L. VELTRI**
in the Province of Alberta
claims a statutory interest under and by virtue of an Encroachment Agreement made in writing between **The City of Calgary** and **JOANNE L. VELTRI** dated JANUARY 6, 1999 and entered into pursuant to Section 72.3 of the Land Titles Act (Alberta) (a true copy of which is attached)

PLAN 8150AN
BLOCK 153
LOT 34

being the benefited lands and standing in the register in the name of **JOANNE L. VELTRI**
and
It forbids the registration of any person as transferee or owner of, or of any instrument affecting the said estate or interest unless the instrument or certificate of title, as the case may be, is expressed to be subject to its claim.

It appoints the office of the Leader, Corporate Properties Group
12th Floor, Municipal Building
800 MacLeod Trail South East
Calgary, Alberta T2P 2M5

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

DATED this 06 day of April A.D. 1999

JOANNE L. VELTRI
By its agent in that behalf

David Jacobs
Manager of Sales & Leasing
The City of Calgary

SDAB2026-0183

Canada)
Province of Alberta)
To Wit:)

I, David Jacobs , Manager of Sales & Leasing, The City of Calgary in the Province of Alberta Agent for **JOANNE L. VELTRI** make oath and say:

(1) That I am the agent for the above named Caveator

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

SWORN at The City of Calgary)
)
in the Province of Alberta) David Jacobs
) Manager of Sales & Leasing
The City of Calgary
Agent for **JOANNE L. VELTRI**

this 06 day of April A.D. 1999

A Commissioner for Oaths in and for the Province of Alberta

==========

TERRI PEKRUL
A Commissioner for Oaths
in and for the Province of Alberta
My Commission Expires Feb. 17, 2002

CAVEAT
FORBIDDING REGISTRATION

==========

THE CITY OF CALGARY

- AND -

JOANNE L. VELTRI

REAL ESTATE SERVICES FILE NO: 570367

THIS AGREEMENT made effective January 6, 1999 between:

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

- and -

JOANNE L. VELTRI, of the City of Calgary in the Province of Alberta

ENCROACHMENT AGREEMENT

Definitions

1. In this Agreement:

(a) "Agreement" means this encroachment agreement and any amendments, schedules and supplements to it.

(b) "City" means the municipal corporation of The City of Calgary.

(c) "City Parcel" means the following interest(s) in land as owned by the City:

the road / street right-of-way known as DRURY AVENUE NE.

(d) "Corporate Properties Group, Leader" means such person or delegate employed by the City and holding the office of Corporate Properties Group, Leader.

(e) "Development" means any structure, building or improvement or repair of a building, constructed or placed on the Owner's Land which extends in, on, over or under the City Parcel.

(f) "Encroachment" means that portion of a Development which encroaches in, on, over or under the City Parcel as more particularly dimensioned and further identified by colouring or highlighting or other clear means on the real property report attached to this Agreement.

(g) "Owner" means the registered legal owner(s) of the owner's land.

SDAB2026-0183

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

PLAN 8150AN
BLOCK 153
LOT 34

(Municipally described as 902 DRURY AVENUE NE)

(i) "notice" or "notify" means a notice in writing sufficiently given by the City to the Owner if personally delivered to the Owner or an occupant of the Owner's Land or if mailed by single registered mail to the Owner's address noted on the Certificate of Title for the Owner's Land.

2. In consideration of the sum of:

Five hundred ($500.00) dollars

paid to it by the **JOANNE L. VELTRI** (such sum having been received satisfactorily by the City) and subject to the terms and conditions of this Agreement, the City gives to the Owner the right, licence and privilege to:

continue the Encroachment subject to a determination that the affected area of the City Parcel is not required for public use and subject to the right of the City to give the Owner **thirty (30) days notice** to remove the Encroachment in accordance with sub-section 16(1)(q) of the *Highway Traffic Act*, R.S.A. 1980, c. H-7.

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

(a) **keep, maintain and repair the Encroachment** in good order and condition commensurate with high quality developments of a similar nature, all to the satisfaction of the Corporate Properties Group , Leader, acting reasonably.

(b) ensure that the **Encroachment is not enlarged,added to, rebuilt or structurally altered** except as may be necessary to make it non-encroaching.

(c) **remove the Encroachment** if the Development is damaged, destroyed, requires rebuilding or is re-developed to the extent of more than seventy-five (75%) per cent of the value of the Development above its foundation as valued prior to such damage, destruction or rebuilding, such determination to be made by the Corporate Properties Group , Leader.

(d) ensure that any **further development** built on the Owner's Land **will not encroach in**, on, over or under the City Parcel.

(e) promptly **pay when due any additional municipal property taxes** (including without limitation local improvement taxes) that are assessed and levied against the Owner's Land by virtue of the Encroachment. The Owner acknowledges and agrees that the municipal assessment and tax records for the Owner's Lands may be amended to include the Encroachment.

4. If the **Owner fails or neglects within thirty (30) days** of the receipt of notice from the Corporate Properties Group , Leader **to comply with the requirements of this Agreement** for a period of thirty (30) days after notice of non-compliance has been delivered, or without notice in the case of an emergency, the City may (but is not required to):

(a) perform or cause to be performed the requirements of this Agreement on behalf of and at the Owner's cost and expense. The **Owner will reimburse the City** for all costs, charges, and expenses incurred by the City on behalf of the Owner within ten (10) days of receipt by the Owner of an invoice for them;

(b) **demolish and remove the Encroachment** on behalf of and at the Owners costs, charges, and expenses and terminate the Owner's rights under this Agreement. The Owner will reimburse the City for all such costs, charges, and expenses incurred by the City for undertaking such work within ten (10) days of receipt by the Owner of an invoice for them;

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

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

(a) suffered or incurred by the Owner or those for whom the Owner is in law responsible;

(b) suffered or incurred by the City or those for whom the City is in law responsible (including without limitation any additional costs and expenses incurred by the City in carrying out work on the City Parcel by reason of the Encroachment);

(c) damage or expense sustained by the Owner and related to the removal of the Encroachment;

(d) made, brought or prosecuted by anyone else.

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

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

8. The **City shall be entitled to file a Caveat** against the certificate of title to the Owner's Land to protect its interest under this Agreement in accordance with section 72.3 of the *Land Titles Act*, R.S.A. 1980, Chapter L-5.

9. Notwithstanding sub-section (b) of section 72.3 of the *Land Titles Act* and in order to comply with section 16 of the *Highway Traffic Act*, the City and the Owner agree that the registration of this Agreement against title to the Owner's Land **does not constitute an interest in land in the City Parcel.**

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

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

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

witness Signature

JOANNE L. VELTRI

witness Signature

THE CITY OF CALGARY

APPROVED
Ray Pasquini
Tom Pekrul

Per:
Acting Leader, Corporate Properties Group

Witness signature

SDAB2026-0183

D O W E R A C T

I, Joanne L. Veltri of Calgary, Alberta, make oath and say:

1. I am the mortgagor named in the within instrument.

2. I am not married.

SWORN before me at Calgary in the Province of Alberta this 19th day of ~~September~~ August, 1998

WILLIAM M. LeCLAIR
Barrister and Solicitor
A Commissioner for Oaths
in and for the Province
of Alberta

JOANNE L. VELTRI

FORM 31

LAND TITLES ACT
(Sections 151 and 152)

AFFIDAVIT OF EXECUTION

I, C. McMurrich, of the City of Calgary, in the Province of Alberta make oath and say:

1. I was personally present and did see **JOANNE L. VELTRI** who is known to me to be the person named in the within *(or annexed)* instrument, duly sign the instrument;

or

I was personally present and did see **JOANNE L. VELTRI** who, on the basis of the identification provided to me, I believe to be the person named in the within *(or annexed)* instrument, duly sign the instrument;

2. The instrument was signed at the City of Calgary, in the Province of Alberta and I am the subscribing witness thereto;

3. I believe the person whose signature I witnessed is at least eighteen (18) years of age.

SWORN before me at the City of Calgary in the Province of Alberta this 4th day of January, 1999.

A Commissioner for Oaths in
and for the Province of Alberta

CATHERINE A. McMURRICH
My Commission Expires Sept 16

(Signature of witness name)

AR 331/88

SDAB2026-0183

AFFIDAVIT VERIFYING CORPORATE SIGNING AUTHORITY

CANADA)
PROVINCE OF ALBERTA)
TO WIT:)

I, Larry R. Brown, of the City of Calgary, in the Province of Alberta,

MAKE OATH AND SAY THAT:

1. I am the Acting Leader of the Corporate Properties Group for The City of Calgary named in the attached Encroachment Agreement.

2. I am authorized on behalf of The City of Calgary to bind The City of Calgary to the terms of this Agreement by affixing my signature thereto.

SWORN BEFORE ME at the City of Calgary,)
in the Province of Alberta,)
this 1st day of June, 1998.)

A Commissioner for Oaths in and for the
Province of Alberta

PATRICIA LYNNE CRAIG
A Commissioner for Oaths
in and for the Province of Alberta
My Commission expires Dec 15/99

AFFIDAVIT OF EXECUTION

Terri Pakrul

CANADA)
PROVINCE OF ALBERTA)
TO WIT:)

I, ~~Raymond Anthony Pasquini~~, of the City of Calgary, in the Province of Alberta,

MAKE OATH AND SAY THAT:

1. I was personally present and did see Larry R. Brown named in the attached instrument, who is personally known to me to be the person named therein, duly sign and execute the same for the purposes named therein.

2. The same was executed at the City of Calgary in the Province of Alberta and that I am the subscribing witness thereto.

3. I know the said Larry R. Brown and he is in my belief of the full age of eighteen years.

SWORN BEFORE ME at the City of Calgary,)
in the Province of Alberta)
this 1st day of June, 1998.)

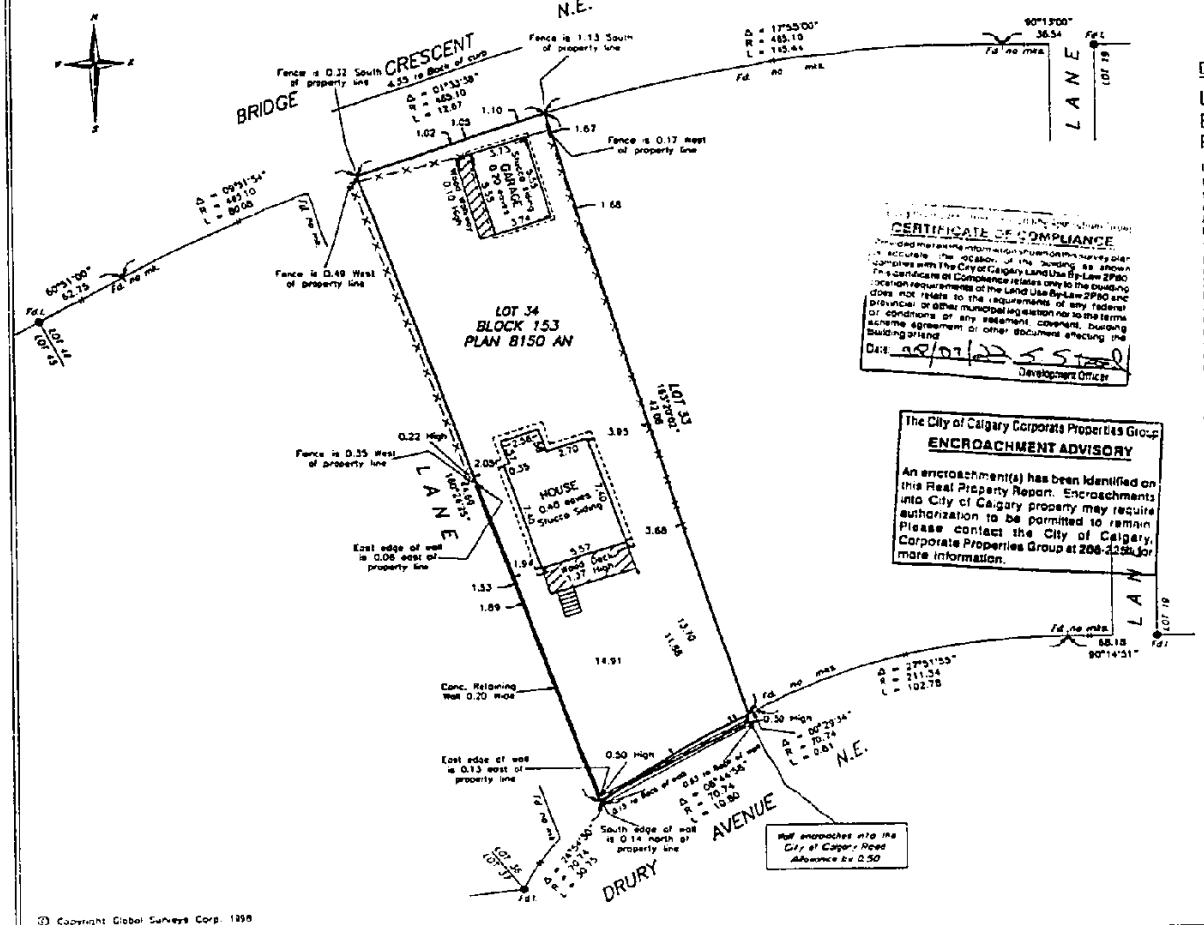
) Witness

A Commissioner for Oaths in and for the
Province of Alberta

PATRICIA LYNNE CRAIG
A Commissioner for Oaths
in and for the Province of Alberta
My Commission expires Dec 15/99.

SDAB2026-0183

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



CERTIFICATE OF COMPLIANCE

I certify that the location of the building as shown on this survey plan complies with The City of Calgary Land Use By-Law 2P80. This certificate of Compliance relates only to the building location requirements of the Land Use By-Law 2P80 and does not relate to the requirements of any federal, provincial or other municipal legislation nor to the terms or conditions of any easement, covenant, building scheme agreement or other documents affecting the Building parcel.

Date: 98/07/22 Development Officer

The City of Calgary Corporate Properties Group

ENCROACHMENT ADVISORY

An encroachment(s) has been identified on this Real Property Report. Encroachments into City of Calgary property may require authorization to be permitted to remain. Please contact the City of Calgary, Corporate Properties Group at 268-2258 for more information.

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GLOBAL SURVEYS CORP.
306, 301-14th Street N.W.
Calgary, Alberta T2N 2A1
Phone (403) 283-5455

DESCRIPTION OF PROPERTY

Lot(s)	34
Block	153
Plan	8150 AN

I, Ram Achal, Alberta Land Surveyor do hereby certify that this Report was prepared and performed under my personal supervision and in accordance with the Manual Of Standard Practice of the Alberta Land Surveyor's Association and supplements thereto. Accordingly, within these standards as at the date of this Report, I am of the opinion that:

1. The Plan illustrates the boundaries of the Property, the permanent visible improvements situated thereon, registered easements and rights-of-way affecting the Property.
2. The improvements shown on this Plan are entirely within the boundaries of the subject Property unless otherwise noted, and;
3. No visible encroachments exist on the subject Property from any improvement situated on an adjacent property unless otherwise noted, and;
4. No visible encroachments exist onto utility-rights-of-way, other rights-of-way or easements within the Property boundaries unless otherwise noted.
5. Title information is based on a title search dated June 29th A.D. 1998, C.of T. no. 951 006 833.
6. Unless otherwise specified the dimensions shown relate to distances from Property boundaries to foundation walls at time of survey.
7. Distances are in metres and decimals thereof.
8. This document is not valid unless it bears an original signature (in blue ink) and a red Global Surveys Corp. permit stamp.
9. Purpose: This Report and related Plan and Survey have been prepared and performed only for the benefit of the Client, the Client's purchaser (if this was prepared to facilitate a sale) and any of their legal advisors and lenders/mortgagees. Copying is permitted only for the benefit of these parties. Where applicable, registered easements and utility-rights-of-way have been shown on this Plan. Other matters affecting the Property, such as restrictive covenants or municipal requirements, have not been illustrated. Unless otherwise shown, Property corner markers have not been placed during the Survey for this Report. This Plan should not be used to establish Property boundaries due to the high degree of risk of the user making an error in measurement.
10. *Wall on subject property encroaches into the City of Calgary Road Allowance as shown.*

ALBERTA LAND SURVEYORS' ASSOCIATION
PERMIT NUMBER P169
GLOBAL SURVEYS CORP.

SCHEDULE "A"

Dated this 14th day of July A.D. 1998.

MUNICIPAL ADDRESS: 902 Drury Avenue N.E. CALGARY, ALBERTA	Ram Achal, A.L.S.
CLIENT Keith Davey	
FILE NO	Drawn by: P. Moriyama
SCALE 1: 250	G.S.C. FILE NO 9806404

SDAB2026-0183

Dated: January 6, 1999

BETWEEN:

THE CITY OF CALGARY

- and -

JOANNE L. VELTRI

ENCROACHM[illegible]
AGREEMEI

991092930 REGISTERED 1999 04 08
CAVE - CAVEAT
DOC 1 OF 1 DRR#: 8493800 ADR/MKLEM
LINC/S: 0018506445

A.A. ABOUGOUSH, Q.C
CITY SOLICITOR
CALGARY MUNICIPAL BUI
800 MACLEOD TRAIL S
CALGARY, ALBERTA
T2G 2M3
FAX: (403) 268-4634

LAWYER:
FILE NO.

CORPORATE PROPERTIES GROUP
FILE NO. 570367

SDAB2026-0183

Amarveer Braich

owner(s)

Amarveer Braich

contact name

149 Nolan Hill Blvd NW, Calgary AB, T3R 0S5

[redacted]

contact email

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

To Whom It May Concern,

With regards to 902 Drury Ave NE, Calgary AB, T2E 0M2
property address

Please be advised that I, Amarveer Braich 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

Braich Enterprises Ltd and/or its Kuldeep Braich
agent or company name applicant, consultant, contractor (if applicable)

to apply for any and all Demolition/Development/Building 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.

11/17/2025
date signed

Amarveer Braich
signature of owner

AMARVEER BRAICH
name of owner (printed)

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

SDAB2026-0183


Adjoining East Parcel
910

Adjoining West Parcel + Lane


Looking North from South

NW CORNER

NE Corner

From Lane



North Side of Lot

Nw Corner Looking West

NE Corner Looking South

SW Corner
Looking North



Updated 2016 June 15

Site Contamination Statement

Application # _____
for office use only

Site Address: 902 Drury Ave NE, Calgary AB, T2E 0M2

Legal Description: Plan 8150AN; Block 153; Lot 34

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:

SDAB2026-0183

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

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

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

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

   If yes, please describe:

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

   If yes, please provided a brief description:

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

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

12/11/2025

Date

Kuldeep Braich

Applicant Signature

Kuldeep Braich

Applicant Name (Please Print)

Braich Enterprises Ltd

Company Name (Please Print)

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Public Tree Disclosure Statement

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

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

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

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

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

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

Applicant Owner Builder Other:

If Other: Name: Kuldeep Braich Pho[redacted]
Email: [redacted]

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

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Updated 2016 July 15

Abandoned Well Declaration

Application # _____
for office use only

Site Address: 902 Drury Ave NE

Legal Description: Plan 8150AN; Block 153; Lot 34

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

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

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

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

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

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

   Licensee Company Name_____ Licensee Contact _____

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

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

   ☑ Applicant ☐ Owner ☐ Builder ☐ Other

   Company Name Braich Enterprises Ltd. Contact Person Kuldeep Braich

   Address 1040 Bellevue Ave SE

   Phone [redacted]

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.

12/11/2025

Date

Kuldeep Braich

Applicant Signature

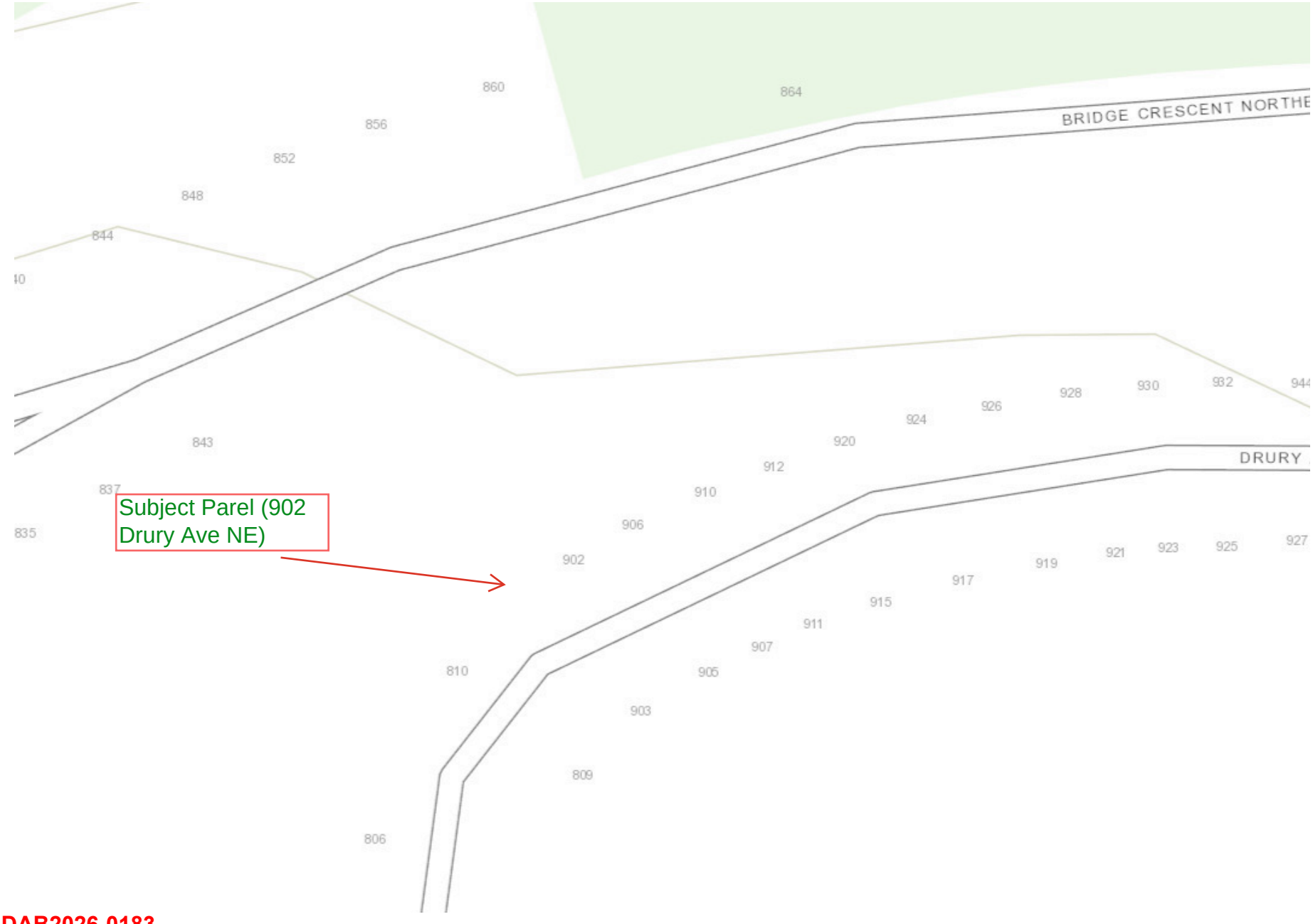
Kuldeep Braich

Applicant Name (Please Print)

Braich Enterprises Ltd

Company Name (Please Print)

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SDAB2026-0183

Applicant's Planning Overview

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. **The information is not verified or endorsed by The City of Calgary**. The responses are intended to assist the Community Association, and The City, in reviewing the development.

Site Address: 902 Drury Ave NE

Type of Application: (•) Single Detached ( ) Semi-detached ( ) Duplex Dwelling ( ) Backyard Suite

1) Please provide information related to site constraints associated with the subject parcel, which were considered in the design (e.g. topography, lot configuration, floodway/fringe area, existing landscaping).
   The topography is the constraint .

2) Please explain how the development meets any applicable City policies and how it fits with the context of the community. (Refer to calgary.ca/myproperty for a list of the policies that apply to your site).

3) Of the known relaxations, please elaborate on why the relaxations are requested. (A bylaw check has not yet been undertaken on this application. Further relaxations may be identified once the bylaw check is complete.)

4) Is there anything else we should know about your development that may assist the review of your application?
   No.

PrairieGEO Engineering Ltd.
#28 – 2333 18 Avenue NE
Calgary, AB, T2E 8T6
prairiegeo.ca
T: 403 230 9777

Project No. PGE26-115
April 24, 2026

Via e-mail: amarveerbraich@gmail.com
Original will remain on file.

Amarveer Braich

ATTN: Amarveer Braich

Re: Slope Stability Assessment
Proposed Residential Development
902 Drury Avenue NE, Calgary, Alberta

1.0 INTRODUCTION

Amarveer Braich are proposing to develop a new residential project located at 902 Drury Avenue NE, Calgary, Alberta. PrairieGEO Engineering Ltd. (PrairieGEO) was requested to perform a geotechnical desktop study to assess the soil conditions and slope stability for the proposed residential project. Authorization to proceed with this geotechnical desktop study was given by Amarveer Braich via email on April 7, 2026.

As per City of Calgary under Municipal Government Act Section 656, and Geotechnical Report Guidelines for Land Development document Section 5.3 - Report Limitation, this report has been prepared for the benefit of Amarveer Braich and their agents in support of the associated building permit application to the City of Calgary, which report becomes a public document upon submission.

The City of Calgary shall at all times be entitled to fully use and rely on this report, including all attachments, drawings, and schedules, for the specific purpose for which the report was prepared, in each case notwithstanding any provision, disclaimer, or waiver in the report that reliance is not permitted.

The City of Calgary shall be entitled to provide copies of the report to City Council, City of Calgary employees, and City of Calgary regulatory boards, each of whom shall also be similarly entitled to fully use and rely on the report in their official capacities for the specific purpose for which the report was prepared.
The City of Calgary is at all times entitled to provide copies of the report to Alberta Transportation, adjacent municipalities, and any other governmental authorities and regulatory bodies having jurisdiction.

SDAB2026-0183

The City of Calgary may also contact the author or any other parties to the report to request further information respecting the report or to discuss the report further.

2.0 BACKGROUND INFORMATION

2.1 SITE AND PROJECT DESCRIPTION

The proposed residential project is located at 902 Drury Avenue NE, Calgary, Alberta. The site is within the Bridgeland-Riverside community within northeast quadrant of the City of Calgary. The site is accessible from the Drury Avenue NE to the south.

It is understood that the proposed infill project will consist of two (2) 2-storey house buildings with rear attached garage at basement level. Structural loads of the proposed house buildings are expected to be low to moderate and conventional concrete footing foundations are considered for the buildings.

2.2 PREVIOUS INVESTGATIONS

PrairieGEO had previously conducted plenty of geotechnical investigations in proximity to the site, including two (2) infill projects at less than 200 m away from the site. PrairieGEO had also conducted soil excavation inspection and utility tie-in trench backfill compaction test at multiple sites that are very close by the site. The subsurface soil conditions were referenced in this slope study.

3.0 SURFACE AND SUBSUFACE CONDITIONS

3.1 SURFACE CONDITION

On April 13, 2026, a site visit was conducted by PrairieGEO field engineer to inspect the site surface conditions. At the time of the visit, the old house had been demolished and the basement was filled. There was no obvious evidence of recent land sliding at the site (i.e., tensile cracks or sliding movements of ground), suggesting subsurface conditions are stable over formation conditions. The local slopes were expected to be formed through surface erosion and previous land development. The site grade gently sloping down from the alley lane at north towards south property line with elevation change of 7.9 m and overall slope gradient of 6.73H:1V. The steep slope section was about gradient of 3.1H:1V. Surface survey elevation and site layout are shown in Figure 1 and site photographs are provided in Figure 2 in Appendix.

3.2 SUBSURFACE CONDITION

The general soil profile in the area of the north area of Bridgeland-Riverside community is expected to consist of surficial silt overlying deep deposits of silty clay. The ground water table was expected to be about 5 m below grade.

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4.0 ASSESSMENT OF SLOPE STABILITY

A slope stability study was required by the City of Calgary to assess the sensitivity and risk of the local slope impacts on the proposed development and to minimize impacts on the slope and surrounding existing buildings. The stability analysis for this study was carried out using the Slope/W computer program and comply with all the requirements of the City of Calgary Geotechnical Report Guidelines for Land Development Applications, dated July 2017.

4.1 GENERAL SLOPE STABILITY COMMENTS

Slope stability is described in terms of a factor of safety (FoS) against slope failure which is the ratio of total forces resisting failure divided by the sum of forces promoting failure. As per the City of Calgary Geotechnical Report Guidelines for Land Development Application (2017), a current and post-development slope should have a minimum FoS of 1.5 against slope failure. For seismic loading cases, the minimum FS should be 1.0.

4.2 SLOPE PROFILE

Slope profiles for the site were based on elevation survey information provided on the Site Plan of Development Permit Application Drawing Package. Examples of the overall slope profiles at the site are provided on slope analysis output Figures A1 to A3. Based on the field observations and previous experience, the local slope at the site was formed through surface erosion and previous land development.

4.3 SUBSURFACE PROFILE

Based on the previous field soil investigations nearby the site, the slope profile used for the stability analysis was generally stiff surficial silt overlying stiff to very stiff silty clay. It was assumed that the topsoil will be removed, and engineered fill will be used during the construction.

For slope modelling, conservative groundwater conditions were assumed in the analysis based on estimated peak seasonal groundwater depths below the slope face. The modelled water elevations are about 3 m to 5 m below grade; this was considered to be representative of near saturated conditions for the lower area which might occur during periods of prolonged or heavy precipitation and spring snowmelt.

4.4 STABILITY ANALYSIS

A stability analysis was carried out using the *Slope/W* computer program to evaluate the factor of safety for the representative slope profile. Nearby borehole data and work experience were used to estimate the soil parameters and groundwater or soil moisture conditions. Conservative soil parameters were considered for the subgrade soils. The following effective strength parameters were used in the analysis.

SDAB2026-0183

TABLE 1
SOIL PARAMETERS FOR STABILITY ANALYSIS

Soil	Unit Weight (kN/m^3)	Undrained Shear Strength (kPa)	Cohesion, c' (kPa)	Phi, ϕ' (°)
Silt	18.5	50	0	26
Clay	19.0	100	1	28
Concrete Wall	22.0	High-Strength		

** Undrained shear strength was only used in seismic analysis.*

The following table summarizes the results of the long-term and seismic global slope stability analysis.

TABLE 2
SLOPE STABILITY MODELING RESULTS

Stability Run	Section	CASE	Factor of Safety	Figure
Current Condition	AA'	Long Term	2.11	A1
New North Building	AA'	Long Term	2.22	A2
New South Building	AA'	Long Term	2.54	A3
New North Building	AA'	Seismic	1.55	A4
New South Building	AA'	Seismic	1.54	A5

Seismic loading information was obtained from 2025 - 2020 National Building Code of Canada Seismic Hazard Tool, and representative slope profiles for the analysis are shown in Appendix.

4.5 SLOPE ASSESSMENT RESULTS

The stability analysis and the results shown in this report comply with all the requirements of the City of Calgary guidelines for slope stability. The findings of the slope stability analysis for the slope model and the proposed soil parameters listed in Table 2 were in general agreement with both the assumed soil conditions and local slope experiences. It is understood that the proposed building will be heavier than the old building, however, the foundation excavation, new foundation walls and future re-grading will remove some overburden loads of the natural slope, and the slope stability is expected to be maintained or even improved.

In conclusion, the impact of the proposed development on local slope stability will be minimal as long as the existing slope face remains close to the existing condition or flatter. From a geotechnical perspective, the proposed site is suitable for development with specific reference to the proposed residential development.

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4.6 SLOPE RECOMMENDATIONS

4.6.1 Slope Development

Excavations will be required for building foundations. All excavation work must comply with the requirements of the Alberta Occupational Health and Safety (OHS). Excavation side slopes are not expected to be able to stand near vertical for extended periods of time. Side slopes should be cut back to 1H:1V from the toe for excavations in cohesionless soils such as sand or silt, and for all excavations deeper than 1.5 m in cohesive soils such clay. Temporary shoring must be considered if the space is not sufficient for side slopes. For excavations into the groundwater table, flatter side-slopes may be required. The proposal to excavate the house is considered to be stable if above excavation recommendations are followed. The expected long-term FoS of the slope is way above 1.50 for the building area. In addition:

1. The general profile of the slope below the building area should be maintained with no net increase in material (i.e., cut / fill should be employed for landscape features such as retaining walls or patios.)

2. New foundation and / or retaining walls should be designed by a qualified geotechnical engineer. Retaining walls will need to be checked for internal stability and global stability related to the overall slope. The preceding slope assessment has not included any detail design and analysis for retaining walls.

3. Run-off from adjacent lot at upper slope should not discharge uncontrolled or concentrated onto the slope face.

4.6.2 General Slope Care

The slope face of the proposed building may be subject to saturation and minor surficial failures influenced by precipitation, surface erosion, groundwater, and soil moisture conditions. It is important that site development does not initiate any detrimental changes to the subsurface conditions and slope geometry. In order to minimize the potential for destabilization that could lead to localized slumping, the crest areas and the top area of the slope faces should be kept away from any water ponding condition. For lower slope face and toe, erosion control and vegetation should be maintained.

The general recommendations in this section are considered to be “common sense” actions to undertake or avoid in order to minimize potential disturbance to the slope. It is considered prudent to follow these recommendations to maintain a low risk to the property. It should be noted that the possibility that future property owner may undertake activities which are detrimental to the stability of the slope is assumed when assessing the factor of safety of the slope. These general recommendations and guidelines may be subject to site specific modifications based on the review of a qualified geotechnical engineer.

SDAB2026-0183

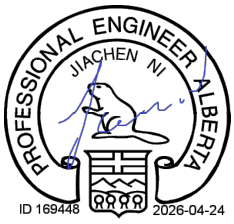
5.0 CLOSURE

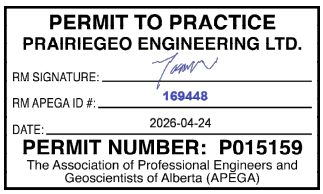
Geological conditions are variable. At the time this report was prepared, information on the observed surface and reference subsurface conditions available. Therefore, it was necessary to make certain assumptions concerning conditions between the available information sources. The conditions described are believed to be reasonably representative of the site. If conditions are noted during construction which are believed to be at variance with the conditions described in this report, this office should be contacted immediately.

This report has been prepared for the exclusive use of **Amarveer Braich,** and their approved agents, for the specified application of Slope Stability Assessment project located at 902 Drury Avenue NE, Calgary, Alberta. It has been prepared in accordance with generally accepted soil and foundation engineering practices. No other warranty, expressed or implied, is made. Use of the report is subject to acceptance of the General Terms and Conditions provided in Limitation Appendix of the original report (a copy of which is attached).

We trust this meets with your present needs. If you have any questions or comments regarding this information, please do not hesitate to contact this office.

Respectfully submitted,
PRAIRIEGEO ENGINEERING LTD.





Jiachen (Jason) Ni, M.Eng., P.Eng.
Principal Geotechnical Engineer

SDAB2026-0183

FIGURES

Figure 1 – Site Plan
Figure 2 – Site Photographs

SDAB2026-0183



SITE / CROSS SECTION PLAN

GEOTECHNICAL SLOPE STABILITY ASSESSMENT
902 DRURY AVENUE NE, CALGARY, ALBERTA

DRAWN:	REVIEWED:	REV #:	DATE:
MG	ZZ	0	APR 2026
SCALE:	PROJECT NO.:		FIGURE NO.:
NTS	PGE26-115		1

PrairieGEO Engineering

SDAB2026-0183



APR. 13, 2026 - LOOKING AT THE SITE FROM DRURY AVENUE NE TOWARDS NORTH.



APR. 13, 2026 - LOOKING AT THE SITE SLOPING PROFILE FROM THE ADJACENT LANE.

PrairieGEO Engineering

PHOTOGRAPH

GEOTECHNICAL SLOPE STABILITY ASSESSMENT
902 DRURY AVENUE NE, CALGARY, ALBERTA

DRAWN:	REVIEWED:	REV #:	DATE:
MG	ZZ	0	APR 2026

SCALE:	PROJECT NO.:	FIGURE NO.:
NTS	PGE26-115	2A



APR. 13, 2026 - LOOKING AT THE SITE FROM NORTHWEST CORNER.



APR. 13, 2026 - LOOKING FROM SITE BACKYARD TOWARDS SOUTHEAST.

PrairieGEO Engineering

PHOTOGRAPH

GEOTECHNICAL SLOPE STABILITY ASSESSMENT
902 DRURY AVENUE NE, CALGARY, ALBERTA

DRAWN:	REVIEWED:	REV #:	DATE:
MG	ZZ	0	APR 2026

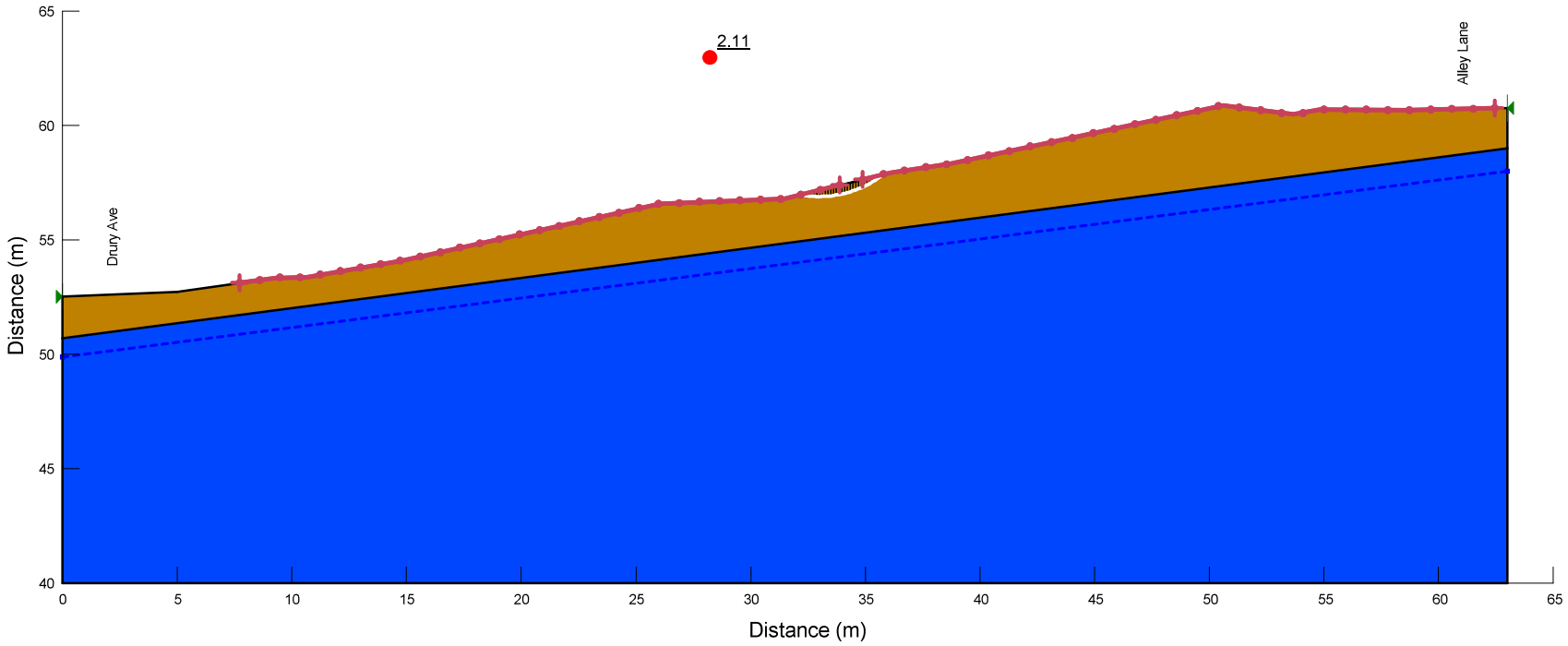
SCALE:	PROJECT NO.:	FIGURE NO.:
NTS	PGE26-115	2B

APPENDIX

Slope/W Analysis Results
National Building Code Seismic Information
General Terms and Conditions

SDAB2026-0183

Color	Name	Slope Stability Material Model	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Phi-B (°)	Piezometric Surface
	Clay	Mohr-Coulomb	19	1	28	0	1
	Silt	Mohr-Coulomb	18.5	0	26	0	1



PrairieGEO Engineering

CROSS SECTION AA' - LONG TERM OF EXISTING CONDITION

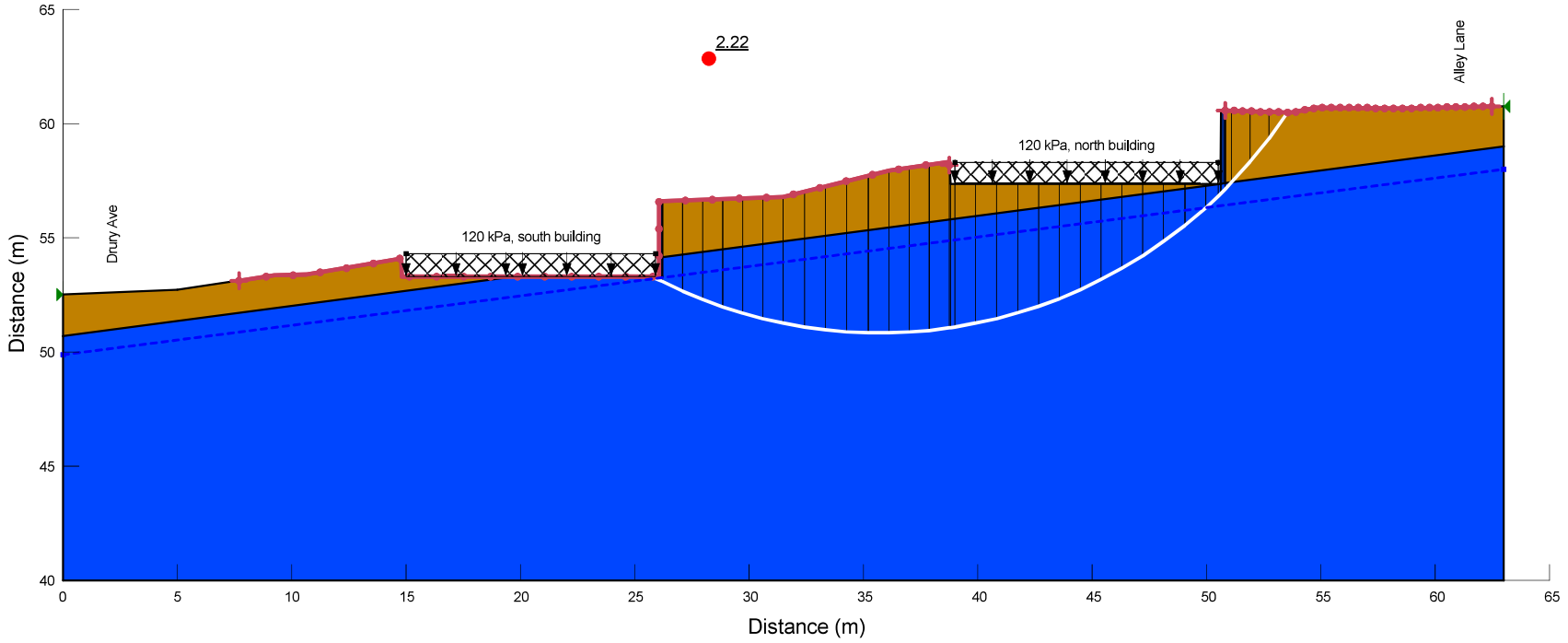
PROJECT: 902 DRURY AVENUE NE, CALGARY, ALBERTA

DATE: APRIL 22, 2026

PROJECT NUMBER: PGE26-115

FIGURE: A1

Color	Name	Slope Stability Material Model	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Phi-B (°)	Piezometric Surface
	Clay	Mohr-Coulomb	19	1	28	0	1
	Concrete Wall	High Strength	22				1
	Silt	Mohr-Coulomb	18.5	0	26	0	1



PrairieGEO Engineering

CROSS SECTION AA' - LONG TERM OF NORTH BUILDING

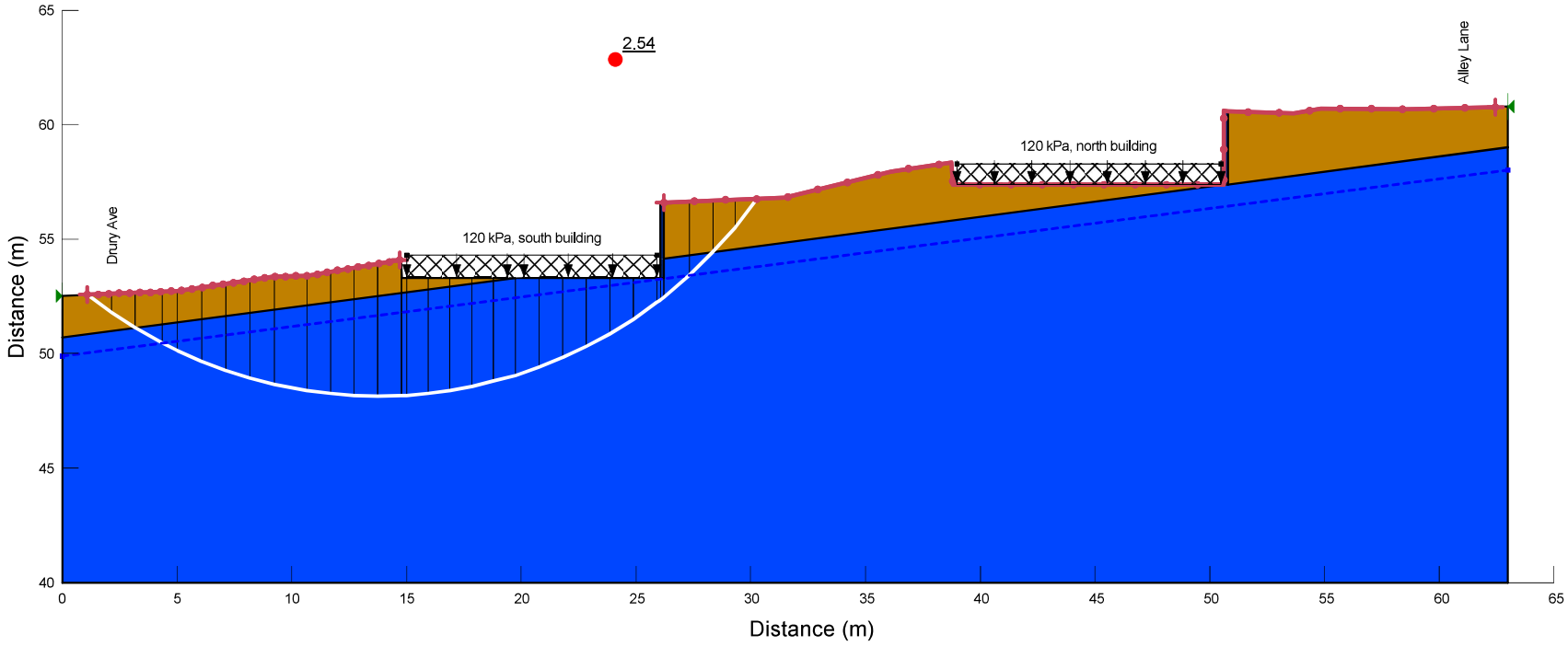
PROJECT: 902 DRURY AVENUE NE, CALGARY, ALBERTA

DATE: APRIL 22, 2026

PROJECT NUMBER: PGE26-115

FIGURE: A2

Color	Name	Slope Stability Material Model	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Phi-B (°)	Piezometric Surface
	Clay	Mohr-Coulomb	19	1	28	0	1
	Concrete Wall	High Strength	22				1
	Silt	Mohr-Coulomb	18.5	0	26	0	1



PrairieGEO Engineering

CROSS SECTION AA' - LONG TERM OF SOUTH BUILDING

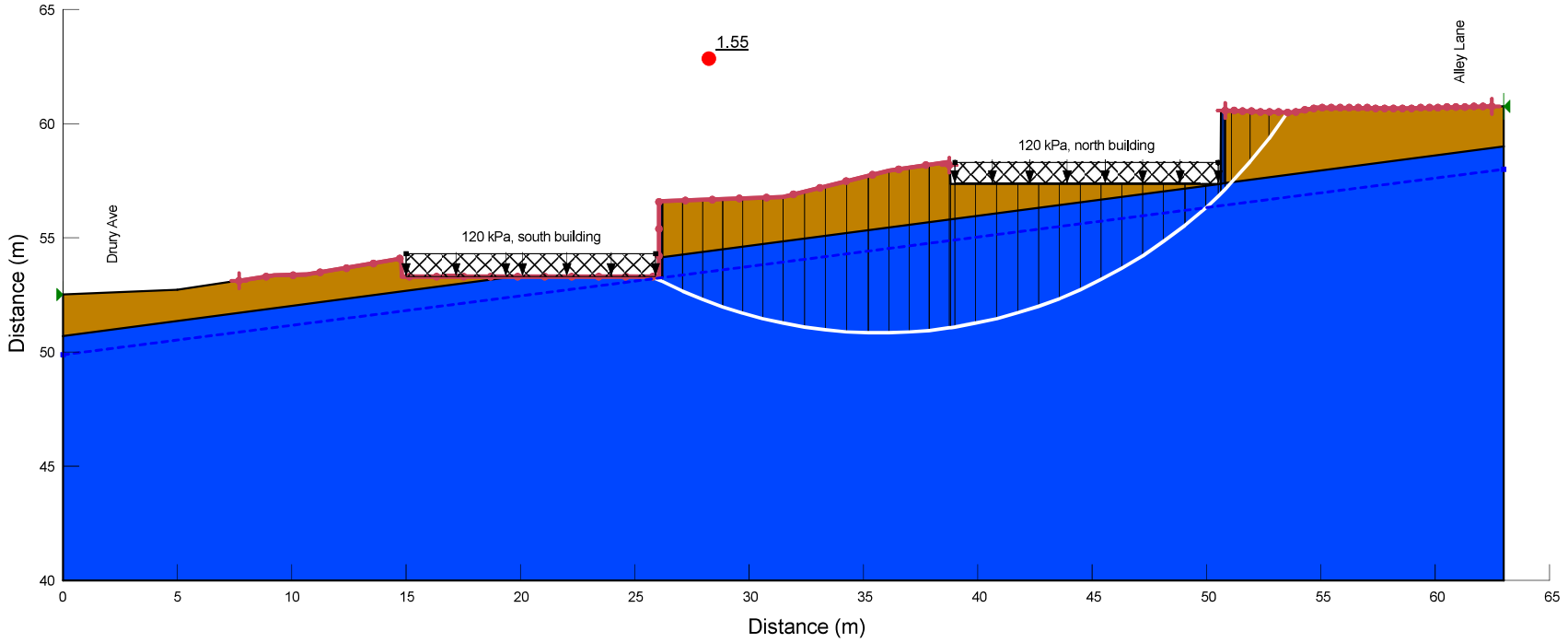
PROJECT: 902 DRURY AVENUE NE, CALGARY, ALBERTA

DATE: APRIL 22, 2026

PROJECT NUMBER: PGE26-115

FIGURE: A3

Color	Name	Slope Stability Material Model	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Phi-B (°)	Cohesion R (kPa)	Phi R (°)	Piezometric Surface
	Clay	Mohr-Coulomb	19	1	28	0	100	0	1
	Concrete Wall	High Strength	22						1
	Silt	Mohr-Coulomb	18.5	0	26	0	50	0	1



PrairieGEO Engineering

CROSS SECTION AA' - NORTH BUILDING UNDER SEISMIC LOAD

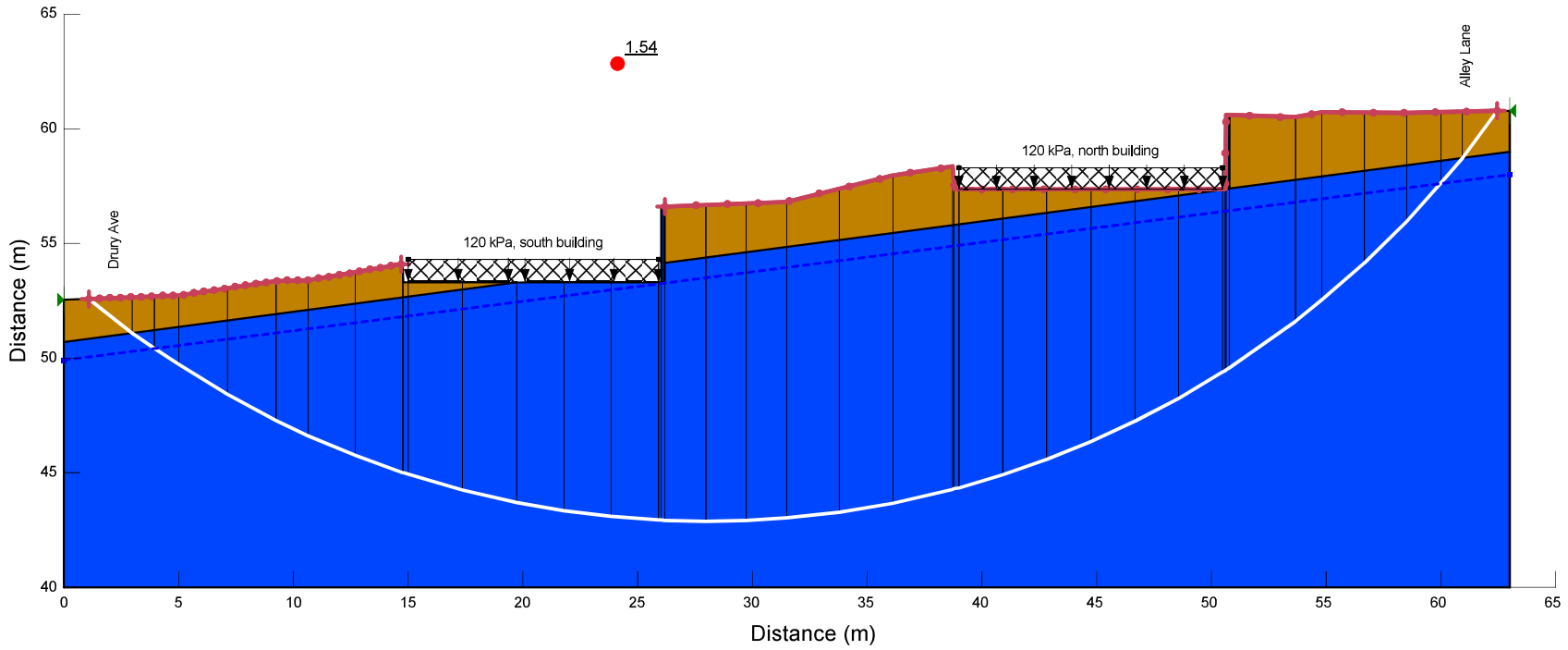
PROJECT: 902 DRURY AVENUE NE, CALGARY, ALBERTA

DATE: APRIL 22, 2026

PROJECT NUMBER: PGE26-115

FIGURE: A4

Color	Name	Slope Stability Material Model	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Phi-B (°)	Cohesion R (kPa)	Phi R (°)	Piezometric Surface
	Clay	Mohr-Coulomb	19	1	28	0	100	0	1
	Concrete Wall	High Strength	22						1
	Silt	Mohr-Coulomb	18.5	0	26	0	50	0	1



PrairieGEO Engineering	CROSS SECTION AA' - SOUTH BUILDING UNDER SEISMIC LOAD	
PROJECT: 902 DRURY AVENUE NE, CALGARY, ALBERTA		**DATE:** APRIL 22, 2026
PROJECT NUMBER: PGE26-115		**FIGURE:** A5

2025 - 2020 National Building Code of Canada Seismic Hazard Tool

This application provides seismic values for the design of buildings in Canada under Part 4 of the National Building Code of Canada (NBC) 2020 and 2025, as prescribed in Article 1.1.3.1. of Division B of the respective NBC editions.

Seismic Hazard Values

User requested values

Code edition	NBC 2025
Site designation X_S	X_D
Latitude (°)	51.058
Longitude (°)	-114.043

Please select one of the tabs below.

NBC 2025 | Additional Values | Plots | API | Background Information

SDAB2026-0183

The 5%-damped spectral acceleration (S_a(T,X), where T is the period, in s, and X is the site designation) and peak ground acceleration (PGA(X)) values are given in units of acceleration due to gravity (g, 9.81 m/s^2). Peak ground velocity (PGV(X)) values are given in m/s. Probability is expressed in terms of percent exceedance in 50 years. Further information on the calculation of seismic hazard is provided under the *Background Information* tab.

The 2%-in-50-year seismic hazard values are provided in accordance with Article 4.1.8.4. of the NBC 2025. The 5%- and 10%-in-50-year values are provided for additional performance checks in accordance with Article 4.1.8.23. of the NBC 2025.

See the *Additional Values* tab for additional seismic hazard values, including values for other site designations, periods, and probabilities not defined in the NBC 2025.

NBC 2025 - 2%/50 years (0.000404 per annum) probability

$S_a(0.2, X_D)$	$S_a(0.5, X_D)$	$S_a(1.0, X_D)$	$S_a(2.0, X_D)$	$S_a(5.0, X_D)$	$S_a(10.0, X_D)$	$PGA(X_D)$	$PGV(X_D)$
0.305	0.262	0.147	0.0745	0.0331	0.0184	0.148	0.137

The log-log interpolated 2%/50 year $S_a(4.0, X_D)$ value is : **0.0403**

▼ Tables for 5% and 10% in 50 year values

NBC 2025 - 5%/50 years (0.001 per annum) probability

$S_a(0.2, X_D)$	$S_a(0.5, X_D)$	$S_a(1.0, X_D)$	$S_a(2.0, X_D)$	$S_a(5.0, X_D)$	$S_a(10.0, X_D)$	$PGA(X_D)$	$PGV(X_D)$
0.187	0.163	0.0916	0.0474	0.0168	0.00657	0.0871	0.0861

The log-log interpolated 5%/50 year $S_a(4.0, X_D)$ value is : **0.0216**

NBC 2025 - 10%/50 years (0.0021 per annum) probability

$S_a(0.2, X_D)$	$S_a(0.5, X_D)$	$S_a(1.0, X_D)$	$S_a(2.0, X_D)$	$S_a(5.0, X_D)$	$S_a(10.0, X_D)$	$PGA(X_D)$	$PGV(X_D)$
0.119	0.106	0.0612	0.0318	0.00963	0.00307	0.054	0.0566

The log-log interpolated 10%/50 year $S_a(4.0, X_D)$ value is : **0.0129**

Download CSV

← Go back to the seismic hazard calculator form

Date modified: 2026-01-21

PRAIRIEGEO ENGINEERING LTD.
GENERAL TERMS, CONDITIONS AND LIMITATIONS

The use of this attached report is subject to the following general terms and conditions.

1. **STANDARD OF CARE** - In the performance of professional services, PrairieGEO used the degree of care and skill ordinarily exercised under similar circumstances by reputable members of its profession practicing in the same or similar localities. No other warranty expressed or implied is made in any manner.

2. **INTERPRETATION OF THE REPORT** - The CLIENT recognizes that subsurface conditions will vary from those encountered at the location where borings, surveys, or explorations are made and that the data, interpretations and recommendation of PrairieGEO are based solely on the information available to him. Classification and identification of soils, rocks, geological units, contaminated materials and contaminant quantities will be based on commonly accepted practices in geotechnical or environmental consulting practice in this area. PrairieGEO will not be responsible for the interpretation by others of the information developed.

3. **SITE INFORMATION** - The CLIENT has agreed to provide all information with respect to the past, present and proposed conditions and use of the Site, whether specifically requested or not. The CLIENT acknowledged that in order for PrairieGEO to properly advise and assist the CLIENT, PrairieGEO has relied on full disclosure by the CLIENT of all matters pertinent to the Site investigation.

4. **COMPLETE REPORT** - The Report is of a summary nature and is not intended to stand alone without reference to the instructions given to PrairieGEO by the CLIENT, communications between PrairieGEO and the CLIENT, and to any other reports, writings or documents prepared by PrairieGEO for the CLIENT relative to the specific Site, all of which constitute the Report. The word "Report" shall refer to any and all of the documents referred to herein. In order to properly understand the suggestions, recommendations and opinions expressed by PrairieGEO, reference must be made to the whole of the Report. PrairieGEO cannot be responsible for use of any part or portions of the report without reference to the whole report. The CLIENT has agreed that "This report has been prepared for the exclusive use of the named CLIENT. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. PrairieGEO accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report."

   The CLIENT has agreed that in the event that any such report is released to a third party, the above disclaimer shall not be obliterated or altered in any manner. The CLIENT further agrees that all such reports shall be used solely for the purposes of the CLIENT and shall not be released or used by others without the prior written permission of PrairieGEO.

5. **LIMITATIONS ON SCOPE OF INVESTIGATION AND WARRANTY DISCLAIMER**
   There is no warranty, expressed or implied, by PrairieGEO that:
   a) the investigation uncovered all potential geo-hazards, contaminants or environmental liabilities on the Site; or
   b) the Site is entirely free of all geo-hazards or contaminants as a result of any investigation or cleanup work undertaken on the Site, since it is not possible, even with exhaustive sampling, testing and analysis, to document all potential geo-hazards or contaminants on the Site.

   The CLIENT acknowledged that:
   a) the investigation findings are based solely on the information generated as a result of the specific scope of the investigation authorized by the CLIENT;
   b) unless specifically stated in the agreed Scope of Work, the investigation will not, nor is it intended to assess or detect potential contaminants or environmental liabilities on the Site;
   c) any assessment regarding geological conditions on the Site is based on the interpretation of conditions determined at specific sampling locations and depths and that conditions may vary between sampling locations, hence there can be no assurance that undetected geological conditions, including soils or groundwater are not located on the Site;
   d) any assessment is also dependent on and limited by the accuracy of the analytical data generated by the sample analyses;
   e) any assessment is also limited by the scientific possibility of determining the presence of unsuitable geological conditions for which scientific analyses have been conducted; and
   f) the laboratory testing program and analytical parameters selected are limited to those outlined in the CLIENT's authorized scope of investigation; and
   g) there are risks associated with the discovery of hazardous materials in and upon the lands and premises which may inadvertently discovered as part of the investigation. The CLIENT acknowledges that it may have a responsibility in law to inform the owner of any affected property of the existence or suspected existence of hazardous materials and in some cases the discovery of hazardous conditions and materials will require that certain regulatory bodies be informed. The CLIENT further acknowledges that any such discovery may result in the fair market value of the lands and premises and of any other lands and premises adjacent thereto to be adversely affected in a material respect.

6. **COST ESTIMATES** - Estimates of remediation or construction costs can only be based on the specific information generated and the technical limitations of the investigation authorized by the CLIENT. Accordingly, estimated costs for construction or remediation are based on the known site conditions, which can vary as new information is discovered during construction. As some construction activities are an iterative exercise, PrairieGEO shall therefore not be liable for the accuracy of any estimates of remediation or construction costs provided.

7. **LIMITATION OF LIABILITY** - The CLIENT has agreed that to the fullest extent permitted by the law PrairieGEO's total liability to CLIENT for any and all injuries, claims, losses, expenses or damages whatsoever arising out of or in anyway relating to the Project is contractually limited, as outlined in PrairieGEO's standard Consulting Services Agreement. Further, the CLIENT has agreed that to the fullest extent permitted by law PrairieGEO is not liable to the CLIENT for any special, indirect or consequential damages whatsoever, regardless of cause.

8. **INDEMNIFICATION** - To the fullest extent permitted by law, the CLIENT has agreed to defend, indemnify and hold PrairieGEO, its directors, officers, employees, agents and subcontractors, harmless from and against any and all claims, defence costs, including legal fees on a full indemnity basis, damages, and other liabilities arising out of or in any way related to PrairieGEO's work, reports or recommendations.

March 21, 0800:



March 21, 1200:



March 21, 1600:



June 21, 0800:



June 21, 1200:



June 21, 1600:



September 21, 0800:



September 21, 1200:



September 21, 1600:



March 21, 0800:



March 21: 1200:



March 21, 1600:



June 21, 0800:



June 21, 12:00



June 21, 1600:



September 21, 0800:



September 21, 1200:



September 21, 16:00:



SDAB2026-0183

March 26, 2026

BRAICH ENTERPRISES

[redacted]

Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2025-07187

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

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

This information must be received, in its entirety, no later than April 25, 2026. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at 403-333-5548 or by email at Anthony.Pirri@calgary.ca.

Sincerely,

Click or tap here to enter text.
Click or tap here to enter text.

March 26, 2026

BRAICH ENTERPRISES

[redacted]

Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2025-07188

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This information must be received, in its entirety, no later than April 25, 2026. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at 403-333-5548 or by email at Anthony.Pirri@calgary.ca.

Sincerely,

Click or tap here to enter text.
Click or tap here to enter text.

Detailed Review 1 – Development Permit

Application Number:	**DP2025-07188**
Application Description:	New: Single Detached Dwelling (north parcel)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	902 DRURY AV NE
Community:	BRIDGELAND/RIVERSIDE
Applicant:	BRAICH ENTERPRISES
Date DR Sent:	March 26, 2026
Response Due Date:	April 25, 2026
Planning:	ANTHONY PIRRI 403-333-5548 Anthony.Pirri@calgary.ca
Utility Engineering:	DAYNA FORSYTHE 587-228-3648 Dayna.Forsythe@calgary.ca
Mobility Engineering:	MARC BASTIAAN 587-216-7193 Marc.Bastiaan@calgary.ca

General Comments

Development Scope:
The application is for a discretionary Single Detached Dwelling on the south portion of the parcel at 902 Drury AV in the northeast community of Bridgeland / Riverside. The site is surrounded by Single Detached Dwellings to the north, east, and south. West of the subject parcel is an Multi-family building with a Land Use Designation of R-CG. Primary access for adjacent residences along Drury AV NE is a combination of the Bridge CR NE to the north and Drury AV NE to the south.

Circulation and Notice Posting:
The following referees were circulated:

1. **Enmax** – Comments provided:
   - No conflict present.

2. **Ward Councillor** – Comments provided:
   - Supports city-wide goals by adding inner-city housing and using existing infrastructure.
   - Provides modest density without mid-rise or apartment-scale development .
   - Concerns with **ARP compliance** for Bridgeland–Riverside.
   - Scale, massing, and site coverage seen as excessive for a low-profile residential street.

- Privacy and overlooking impacts from upper-storey windows and limited setbacks.
- Front-facing garage and driveway create vehicle-dominated streetscape.
- Limited landscaping suggests overdevelopment of the lot.
- Overall: aligns with municipal growth goals but not with community-specific ARP intent or sensitive infill principles.

3. **Community Association** – Comments provided:
   - No comments were submitted.

4. **Open Spaces (Parks)** – Comments provided in the form of Prior to Decision and Release requirements and Permanent and Advisory Conditions.

5. **Mobility Engineering** – Comments provided in the form of Prior to Decision and Release requirements and Permanent and Advisory Conditions.

6. **Utility Engineering** – Comments provided in the form of Prior to Decision and Release requirements and Permanent and Advisory Conditions.

7. As per Land Use Bylaw requirements, the application was notice posted for a 1 week period. The following concerns were submitted:
   - Setbacks
   - Height
   - Massing
   - Shadowing
   - Parcel coverage, over built.
   - Development conflict with Bridgeland – Riverside ARP
   - Building depth
   - Drainage
   - Concerns of garage access to lane.
   - Waste and recycling collection not indicated.

Comments on Relevant City Policies

Bridgeland – Riverside Area Redevelopment Plan (ARP)

As per Figure 2 - The subject parcel is located within the boundaries of the indicated study area.
As per Figure 3 – Generalized Land Use – The Subject parcel is located within the Conservation Area.

3. Residential
There is a general consensus by the Community Association and area residents that large portions of the community be preserved and enhanced for families with children. This aspiration results from the existence of an elaborate system of social and recreational services in the area, the presence of four local schools, and the growing number of area residents committed to the preservation of the community. In order for this to be achieved, revised land use policies for the area and programs designed to preserve the existing housing stock are required.

However, it is also realized that the strategic location of the community will create pressures for apartment redevelopment. In order to accommodate both forms of residential use, the following policies establish different residential districts and guidelines related to each district.

Policies

1. That preservation and enhancement of appropriate portions of the community for families with children be strived for.

2. That areas suitable for higher density development be identified and that such developments minimize impacts on the remainder of the community.

3. That the existing stock of viable low profile housing be protected, maintained and improved.

4. That the development of a mix of housing styles and forms be encouraged so that a diverse population base may be accommodated.

5. Residential development in areas designated with the Neighbourhood-Limited building block is intended to:

a) include grade-oriented residential development including single, semi-detached, duplex, cottage cluster, and rowhouse forms of housing; and
b) encourage the retention of character homes through increased accommodations for multi-residential and grade-oriented residential development where Character Homes are being retained. Bylaw 46P2017
c) include multi-residential development for the land located at 230 - 7 A Street NE. Bylaw 66P2018

6. That within the Family Oriented Redevelopment Area, the appropriate land uses are residential in nature and that the appropriate designation within the Land Use Bylaw would be RM-3, with exception to lands located at: 420 and 424 Edmonton Trail NE and 609, 611 and 617 - 4 Avenue NE; 512, 516, 520 Edmonton Trail NE and 502, 510, 512 - 4 Avenue NE; 515 - 4A Street NE; 647 - 4 Avenue NE. Bylaw 82P2024

Implementation

1. That a Conservation Area be designated as indicated on Figure 3, and that such an area would exhibit the following characteristics:

a) predominate uses would be single family and duplex residential units,
b) that the majority of the existing housing stock be in satisfactory condition, or that can be successfully rehabilitated,
c) the location would be amenable to family living.

2. That within the Conservation Area, the appropriate land uses are residential in nature and that the appropriate designation within the Land Use Bylaw would be R-2 with the exception of the following lands which are suitable for low density multi-residential development in the form of rowhouses, townhouses and stacked townhouses: 438 – 8 Street NE, 523 – 8 Street NE, 523 – 9 Street NE, 525 – 9 Street NE, 502 – 9A Street NE, and 528 – 8A Street NE. Bylaw 71P2025

3. That within the Conservation Area, some existing housing needs upgrading, and that preference should be given applications requesting funds for such purposes from the Residential Rehabilitation Assistance Program.

4. That within the Conservation Area, where rehabilitation is not feasible, sensitive infill redevelopment of a residential nature should occur.

17. For that part of the community located within the Conservation Area, or where a development is retaining a character home within the Neighbourhood Limited building block, the following development guidelines and decorative features in addition to the rules of the Land Use Bylaw and the Low Density Residential Housing Guidelines for Established Communities, should be considered by the Approving Authority when reviewing discretionary use permits for either new residential development or additions to existing dwellings. In other cases it is hoped the developer will take advantage of these guidelines to the mutual benefit of himself and the community. These guidelines are not intended to restrict the development of new residential dwellings or additions. They are intended, rather, to provide some examples of existing historical elements that could be retained in new developments, to enable such developments to be compatible with the existing character of the community. These development guidelines are outlined below:

17.1 Compatibility with the existing streetscape:

a) New residential developments should be compatible with the general pattern of the streetscape in terms of building height, building form, and architectural massing. (Note: it may be necessary for the developer of new residential units to reduce the proposed floor area, particularly on the second storey, in order to achieve a building mass that fits into the context of the street.)

Reduce the massing of the second floor along the east and south elevation.

b) Front and side yard setbacks of new residential developments should approximate the established pattern on the block. (Note: to reduce overlooking and overshadowing of neighbouring properties, a proposed development should step down in height to be not more than one storey higher than the adjacent structure or rear of existing adjacent buildings. Where the new infill building extends beyond the rear of existing adjacent buildings, windows, and second storey balconies should be carefully placed and oriented to face away from neighbouring yards to preserve their privacy.)

c) The roof shape of new residential developments should relate to the roof shapes of the existing streetscape.

d) Chimneys visible from the street should be boxed in by a brick or stucco chase or other complementary materials.

e) Window arrangements and form should complement the housing in the area. Windows should not be positioned directly opposite neighbouring windows.

17.2. Development on the escarpments:

a) Residential developments on the escarpments should be slope adaptive or stepped back to conform to the natural contours.

b) New dwellings or additions to existing dwellings on the escarpment or the ridge of the escarpment should respect the views of properties above and on each side.

c) Special consideration should be given to allow rear yard balconies on the escarpments.

17.3. Location of Garages:

a) Front garages or driveways are discouraged except if there are neither lanes nor other vehicle access. Front drive garages or driveways may be acceptable where the majority of dwellings on the block have front drive garages and driveways and the placement of a rear garage is unsafe.

b) If a front drive garage is permitted, the garage width should be the lesser of either a two vehicle garage or 50% of the width of the front facade of the house.

17.5. Fences:
Fences are common front, side and rear yard decorative elements that should be encouraged where they are common on a particular block. Materials for fences found in the area include wood, wrought iron, brick, scroll and chain link. (See Figure 4.) Hedges include cotoneaster and caragana. These are important as they enhance the streetscape. Gravelled or hard surfaced front yards are discouraged and soft landscaping is encouraged. (Bylaw 16P91)

18. Historic Building Styles: Of the many historic dwellings in the Conservation Area, east of 6 Street N.E., there are three basic building types or styles of historical value. New residential developments should be designed to be sympathetic to and reflect, where possible, one of these historic building styles. In addition to these historic building styles, innovative and progressive designs that are complementary, are also encouraged. These three styles and their respective decorative elements are outlined and illustrated below:

18.1 1905 - 1920 Cottage Style (Figure 5) This style is characterized by two-storey dwellings, picturesque wood frame detail, decorative wooden brackets, spindles and rails, returned gable ends, double hung windows, steep roof-lines (12/12), second storey front balconies, transom windows, small decorative windows, bay windows, dormers that complement existing roof styles, sun porches, ornamental shingle siding, brick and shiplap siding, wood picket fences. (Bylaw 12P91)

18.2 1930 - 1940 Bungalow Style (Figure 6) This style is characterized by one storey buildings with front porches, over-sized columns, exposed timber ends and stucco decorations, quoined stucco detail, inset entries, enclosed chimney chase, extended vestibules, front entrance porticos, soffit brackets, sculptured rafter ends, hipped gables, narrow painted siding, header and sill siding bands, medium to high sloped roofs (8/12) and flat roofs. (Bylaw 16P91)

18.3 1950 - 1960 Bungalow Style (Figure 7) This style is characterized by one storey bungalows with raised foundations, 4/12 sloped and cottage roofs, wide horizontal siding, stucco and brick siding, metal railings, fixed centre with opening side light windows, extended vestibule and portico entries, and wrought iron fences. This building type often includes Mediterranean elements such as wrought iron balconies, tiled roofs, brick facades, and brick and stucco archways on fences and building facades.

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

The Low Density Residential Housing Guidelines for Established Communities (Infill Guidelines) were approved by City Council in May 1993. The Guidelines provide a comprehensive package of information to guide the development of low density residential housing in Established Communities. They are intended to apply to Single Detached Dwellings, Semi-detached Dwellings and Duplexes requiring a development permit. A map showing the Established Communities is included in Appendix 1.

- **4.2 Context**

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

- **4.3 Parcel Layout**

The setbacks of new development should respect the established street pattern.

One side setback should be kept clear in order to provide an unobstructed exterior access from the front to the rear of the house.

The rear setback area, in addition to being the garage and/or other accessory building location, is an important amenity space that should allow for outdoor activity and maintain the pattern of rear amenity space typical of the surrounding community.

Parcel coverage for new development should include all proposed and future accessory buildings.

Two on-site parking spaces should be provided to each new dwelling unit.

- **4.4 Building Mass**

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

Reduce the main floor height.

The applicant shall amend the application to be more slope adaptive along the south and east elevations.

- **4.5 Privacy**

The privacy of adjacent residences should be respected.

Provide a 2m high privacy wall along the east side of the rear deck to limit overlooking into adjacent parcel rear amenity space. The applicant shall obscure the windows located on the proposed kitchen, master bathroom, and bedroom window on the east façade.

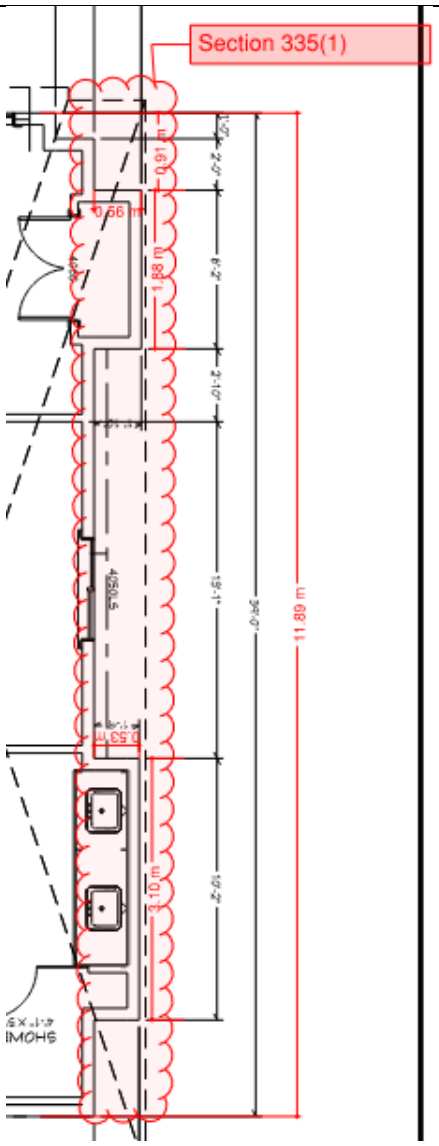
The principal entry should be clearly identifiable from the street and located in a manner which respects the privacy of the neighbours.

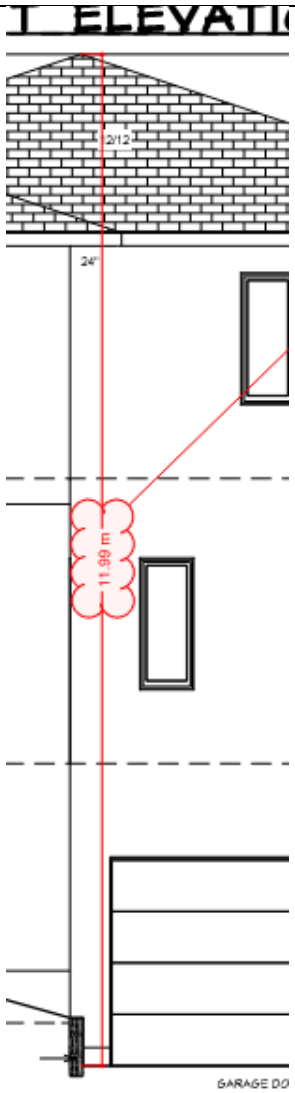
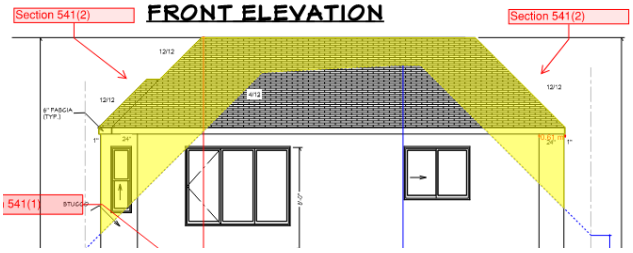
- **4.6 Landscaping**

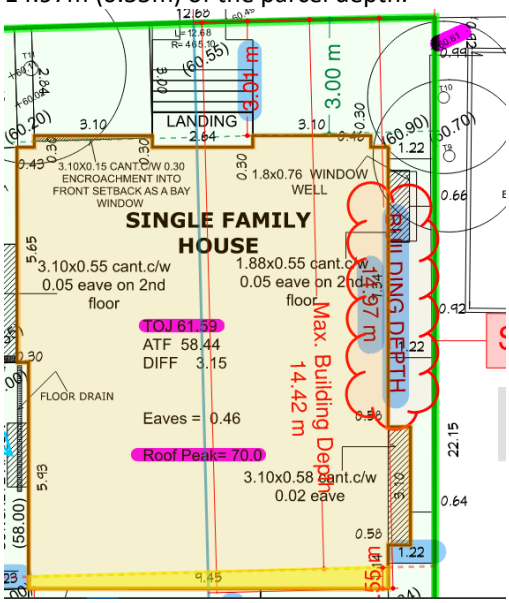
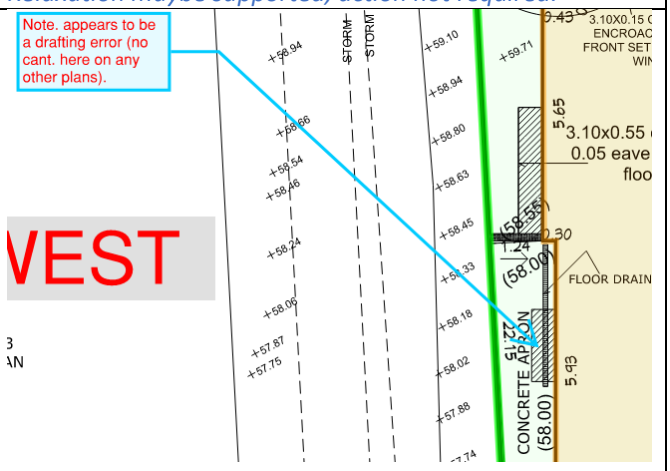
New developments in Established Communities should enhance the streetscape, through the retention of healthy mature trees and planting. Any mature trees which cannot be retained should be replaced at a value consistent with what has been removed.

Bylaw Discrepancies

Regulation	Standard	Provided
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	Plans indicate the combined length of all of the east projections on the second storey is 41.88% (+1.88%) or 4.98m (+0.22m) of the length of the façade.

		 *Relaxation will be supported, action required.*
541 Building Height	(1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum building height is 11.0m measured from grade.	Plans indicate the building height is 11.99m (+0.99m).

		 *Relaxation will not be supported, action required.*
	(2) Where a building setback is required from a property line shared with another parcel designated with a low density residential district, the M-CG District or H-GO District, the max building height: (a) is the greater of: (i) the highest geodetic elevation of a main residential building on the adjoining parcel; or (ii) 7.0m from grade; measured at the shared property line; and (b) increases at a 45 degree angle to a max of 11.0m measured from grade.	Plans indicate the building exceeds the maximum height chamfer from both side property lines.  *Relaxation will not be supported, action required.*

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 building depth is 67.49% (+2.49%) or 14.97m (0.55m) of the parcel depth.  *Relaxation maybe supported, action not required.*
	DRAFTING ERROR	

Prior to Decision Requirements

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

Planning

1. Upload a complete set of the amended plans in PDF format, into the ePermit system. The submitted plans must address the requirements listed in this document. Ensure that all plans affected by the revisions are amended

accordingly, including all issues outlined in the Bylaw Discrepancies and Relevant City Policies.

2. Submit a written response to the Detailed Review (DR) that provides a point by point explanation as to how each of the Prior to Decision issues were addressed and/or resolved. If Prior to Release items have been addressed in the amended plans, include a point by point explanation for these items as well.

3. In addition to the alterations requested above in the Bylaw Discrepancies section the applicant shall make the following amendments:

   - Provide a street scape from both Bridge CR NE.
   - Indicate and note on the site plan the existing driveway crossing on Bridge CR NE will be removed.
   - Provide a shadow study using the parameters described within the Infill Housing Guidelines.
   - The applicant shall provide additional articulation along the east and south elevations of the to reduce massing impact of the development.
   - The applicant shall indicate any exiting or proposed fences on the site plan, with heights.
   - The applicant shall propose planting of 4 columnar aspens along the east property line starting from the southeast corner of the building going south. The last tree would be planted parellel with the rear most facade of the adjacent building to the east.

4. Submitted Public Tree Disclosure Statement inaccurately states no to public trees. Resubmit an amended form to your FM with your amended plans, stating YES there are public trees within 6.0m of the proposed development.

Utility Engineering

5. Submit an electronic version of a Geotechnical Report / Slope Stability Report to the Development Engineering Utility Generalist, for review and acceptance, prepared by a qualified Geotechnical Engineer under seal and permit to practice stamp to the satisfaction of the Geotechnical Engineer, Public Spaces Delivery.

   OR

   If the proposed development does not have existing or proposed grades in excess of 15%, submit a letter to that effect signed and sealed by a professional Geotechnical Engineer.

   Note that slope stability reports are required when:
   a. Any slope across the property line is fifteen (15%) percent or greater; and/or
   b. The 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 to three, and/or
   c. Required by Development Engineering or Public Spaces Delivery

   Geotechnical Report requirements are outlined in Section V: Geotechnical and Hydro-Geological Requirements in the Design Guidelines for Subdivision

Servicing. This publication can be found on the City of Calgary website at www.calgary.ca/ud under Publications.

If required, a Development and Geotechnical Covenant may be registered against the affected lot(s) concurrent with the registration of the final instrument/prior to release of the development permit, prohibiting the development of the lot(s), except in strict accordance with the development restriction recommendations in the Slope Stability Report.

Note: One comprehensive report may be submitted to cover both DP2025-07187 and DP2025-07188

6. Amend the plans to:

Utility Specialists - Sanitary and Stormwater Servicing
a. Clearly label the existing and proposed grades, and all top of wall and bottom of wall elevations for the proposed retaining walls.
b. Indicate the trench drain for the garage will tie to the on-site storm sewer.

Mobility Engineering

7. Amend the plans to indicate a 3.0m by 3.0m corner cut of the north and west property lines. This corner cut will be taken as road right of way through the associated subdivision process. For the purposes of this Development permit, indicate the resulting triangle, and confirm that no permanent structures will be included exceeding 0.75m in height.

8. Regarding the boulevard design of Bridge CR NE:
- Indicate the existing curb cut (driveway) to be removed and rehabilitated.
- Amend the plans to indicate a new 1.5m monolithic sidewalk (1.61m including the curb and gutter) along Bridge Crescent from the lane to the east property line.
- Given a number of factors, indicate that a new curb and gutter will be constructed alongside the new sidewalk.

9. Amend the plans to include two boulevard cross-sections along Bridge CR NE. Clearly show both existing and proposed dimensions, geodetic elevations, and slopes at the following key points: lip of gutter, top of curb, back of sidewalk, property line, and the main floor or relevant portion of the private site. The boulevard must maintain a consistent 2.0% grade from the property line down to curb.

10. Provide two cross-sections on the garage apron (one at each of the north and south end points). Clearly show both existing and proposed dimensions, geodetic elevations, and slopes at the following key points: west side of the lane, centre of the lane, property line, and the garage main floor. Calculate the resulting grades (rise over run).

Indicate any proposed trench drains on the cross sections.

11. In addition to the garage apron cross sections, provide two additional cross-sections along the west property line into the lane. Clearly show both existing

and proposed dimensions, geodetic elevations, and slopes at the following key points: west side of the lane, centre of the lane, property line (east side of lane), main floor. The boulevard must maintain a consistent 2.0% grade from the property line down to curb.

12. In addition to the garage apron cross sections, provide two additional cross-sections along the west property line into the lane. Clearly show both existing and proposed dimensions, geodetic elevations, and slopes at the following key points: west side of the lane, centre of the lane, property line (east side of lane), main floor. The boulevard must maintain a consistent 2.0% grade from the property line down to curb.

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.

14. Provide a copy of the new land title and a copy of approved plan of subdivision upon registration of the subdivision.

15. Remit a performance security deposit (certified cheque, bank draft) of $6950 for the removal and rehabilitation of the existing driveway crossing(s) on BRIDGE CR NE within the public right-of-way.

    The attached document outlines the process for providing the security deposit, scheduling of work, responsibility for damages and requesting a refund, if applicable.

16. Existing water line will need to be killed as part of demo of existing building / site prep. This line is within the drip-line of public ash tree and may impact the root system. Urban Forestry requires 1-week advanced notice before any excavation via tree.protection@calgary.ca or through 311. Amend the site plan to state that 'An Urban Forestry Technician must be on-site during excavation of the existing water line in order to mitigate any damage to adjacent public trees. Contact Urban Forestry by phoning 311 at least seven (7) business days in advance of excavation.' If canopies or root systems are damaged to the point where the tree becomes unstable, then Urban Forestry will require their removal using an approved indemnified tree contractor at applicant's expense, plus compensation.

Utility Engineering

17. After the Development Permit is approved but prior to its release, the landowner shall pay the Off-Site Levy or execute an Off-Site Levy Agreement for the payment pursuant to Bylaw 1H2024. The off-site levy is based on a 2026 development approval date and on the following:

    Development Type:

    Existing Units(s):
    - Single Detached Dwelling(s): 0

    New Unit(s)
    - Single Detached Dwelling(s): 1

    Based on the information above, the preliminary estimate is $9,328

Should payment be made prior to release of the development permit, an Off-Site Levy Agreement will not be required.

- Include the completed Payment Submission Form, which was emailed to the applicant.
- Only certified cheques or bank drafts made payable to the City of Calgary are acceptable.

To obtain an off-site levy agreement or for further information, contact the Infrastructure Strategist, Development Commitments at 587-215-6253 or email yunpeng.qin@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 Bridge CR NE,
    b. Construction of new sidewalk, curb and gutter adjacent to Bridge CR NE,
    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 (insert details) 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. 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.

22. 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.

23. A Development Completion Permit is required prior to the development being occupied.

24. When the main floor is constructed, submit the surveyed geodetic elevation to Geodetic.Review@Calgary.ca

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

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

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

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

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

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

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

Utility Engineering

31. Single retaining walls 1.2m in height or greater or terraced retaining walls 1.2m in height or greater with a horizontal separation between walls of less than 3.6m (3x height) require the approval of a Building Permit prior to construction.

    For retaining wall(s) that meet these criteria, the developer may either:
    a. Include the retaining walls with the Building Permit for the building, or
    b. Apply for a separate Building Permit for the retaining walls.

    It should be noted that the Building Permit for the building on site will not be released until the separate Building Permit for site retaining walls is approved.

32. 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).

33. 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).

34. All rooftop drainage shall be controlled with eave troughs and downspouts that direct drainage to the street.

35. The grades must match the grades indicated on the Development Permit approved 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.

36. 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. To obtain a final estimate, contact the Infrastructure Strategist, Development Commitments at 587-215-6253 or email yunpeng.qin@calgary.ca

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

Mobility Engineering

38. 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.

39. 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

40. 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

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

42. 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.

43. 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.

44. 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.

45. All plumbing services including sanitary, storm and water must be verified onsite by the owner and/or builder to ensure the size and location is compliant with the National Plumbing Code of Canada for the number of fixtures being installed. The waterline must be of the size that is indicated on the grade slip, but in no case smaller than 1 in size.

46. A minimum of three trees must be planted on the parcel. This may be accomplished by planting new trees or preserving existing trees. The trees must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association. To satisfy the requirement of one tree, the following sizes must be met:
a. A deciduous tree with a minimum calliper of 50.0mm; or
b. A coniferous tree with a minimum height of 2.0 metres.
To satisfy the requirement of two trees, the following sizes must be met:
a. A deciduous tree with a minimum calliper of 85.0mm; or
b. A coniferous tree with a minimum height of 4.0 metres.
The required trees must be provided on the parcel within 12 months of issuance of the development completion permit (DCP) and maintained for a minimum of 24 months after issuance of the DCP.

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

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

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

50. An Urban Forestry Technician must be on-site to mitigate possible root damage to adjacent public trees during excavation of existing water line. Prior to construction, contact Urban Forestry at 311 and ask to speak to an Urban Forestry Technician. Urban Forestry requires minimum five business days' notice prior to meeting onsite.

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

52. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. The Public Tree adjacent to this development is valued at **$5,573.85**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.

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

54. No stockpiling or dumping of construction materials is permitted on the adjacent boulevard.

Utility Engineering

55. 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.

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

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

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

59. 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.

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

61. Discharge of roof leaders should be onto grassed or pervious areas to help reduce the volume of runoff. Direct connection of roof leaders to weeping tile or storm sewers is prohibited. Roof leaders are to be directed to the ground that is graded away from the building and must not discharge within 2.0m of a road right-of-way.

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

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

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

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

DP2025-07188 – Detailed Review

1. Revised plans uploaded. Height reduced to below 11M (flat roof), belly band added to reduce massing visually. Main floor height reduced, basement floor height reduced, reduced steps at entrance. Privacy wall added.
2. See below.
3.
    a. Streetscape added
    b. Note about driveway crossing added
    c. Shadow study added (4pm on March, June, September 21st), would like to point out that neighbouring parcel is already heavily shaded by existing trees on their own property.
    d. Height lowered, including main floor. Multiple other developments in area and immediate vicinity have absolutely no articulation. See 910+912 Drury Ave NE (>13M with no articulation until 4th floor), 914 Drury Ave NE, 903 Drury Ave NE. etc. Belly band added to reduction in visual massing.
    e. Columnar aspens added to plan to rear most façade of neighboring east building
4. There is tree within in 6m of this development. The only nearby public tree is on Drury Ave which has it's own plan associated with DP2025-07187
5. Geotechnical report added.
6. Retaining walls labelled, trench drain indicated.
7. Corner cut not required per subvision file manager and mobility engineer.
8.
    a. Curb cut to be removed as per 2b.
    b. No sidewalk required as per mobility engineer
9. Cross section provided.
10. Cross section provided.
11. Cross sections provided.
12. Duplicate of 11.

June 1, 2026

BRAICH ENTERPRISES

[redacted]

Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2025-07188

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

Should you have any questions or concerns, please contact me at 403-333-5548 or by email at Anthony.Pirri@calgary.ca.

Sincerely,

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Detailed Review 2 – Development Permit

Application Number:	**DP2025-07188**
Application Description:	New: Single Detached Dwelling (north parcel)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	902 DRURY AV NE
Community:	BRIDGELAND/RIVERSIDE
Applicant:	BRAICH ENTERPRISES
Date DR Sent:	June 1, 2026
Response Due Date:	July 1, 2026
Planning:	ANTHONY PIRRI 403-333-5548 Anthony.Pirri@calgary.ca
Utility Engineering:	DAYNA FORSYTHE 587-228-3648 Dayna.Forsythe@calgary.ca
Mobility Engineering:	MARC BASTIAAN 587-216-7193 Marc.Bastiaan@calgary.ca

General Comments

Development Scope:
The application is for a discretionary Single Detached Dwelling on the south portion of the parcel at 902 Drury AV in the northeast community of Bridgeland / Riverside. The site is surrounded by Single Detached Dwellings to the north, east, and south. West of the subject parcel is an Multi-family building with a Land Use Designation of R-CG. Primary access for adjacent residences along Drury AV NE is a combination of the Bridge CR NE to the north and Drury AV NE to the south.

Circulation and Notice Posting:
The following referees were circulated:

1. **Enmax** – Comments provided:
   - No conflict present.

2. **Ward Councillor** – Comments provided:
   - Supports city-wide goals by adding inner-city housing and using existing infrastructure.
   - Provides modest density without mid-rise or apartment-scale development .
   - Concerns with **ARP compliance** for Bridgeland–Riverside.
   - Scale, massing, and site coverage seen as excessive for a low-profile residential street.
   - Privacy and overlooking impacts from upper-storey windows and limited setbacks.

SDAB2026-0183

- Front-facing garage and driveway create vehicle-dominated streetscape.
- Limited landscaping suggests overdevelopment of the lot.
- Overall: aligns with municipal growth goals but not with community-specific ARP intent or sensitive infill principles.

3. **Community Association** – Comments provided:
   - No comments were submitted.

4. **Open Spaces (Parks)** – Comments provided in the form of Prior to Decision and Release requirements and Permanent and Advisory Conditions.

5. **Mobility Engineering** – Comments provided in the form of Prior to Decision and Release requirements and Permanent and Advisory Conditions.

6. **Utility Engineering** – Comments provided in the form of Prior to Decision and Release requirements and Permanent and Advisory Conditions.

7. As per Land Use Bylaw requirements, the application was notice posted for a 1 week period. The following concerns were submitted:
   - Setbacks
   - Height
   - Massing
   - Shadowing
   - Parcel coverage, over built.
   - Development conflict with Bridgeland – Riverside ARP
   - Building depth
   - Drainage
   - Concerns of garage access to lane.
   - Waste and recycling collection not indicated.

Comments on Relevant City Policies

Bridgeland – Riverside Area Redevelopment Plan (ARP)

As per Figure 2 - The subject parcel is located within the boundaries of the indicated study area.
As per Figure 3 – Generalized Land Use – The Subject parcel is located within the Conservation Area.

3. Residential
There is a general consensus by the Community Association and area residents that large portions of the community be preserved and enhanced for families with children. This aspiration results from the existence of an elaborate system of social and recreational services in the area, the presence of four local schools, and the growing number of area residents committed to the preservation of the community. In order for this to be achieved, revised land use policies for the area and programs designed to preserve the existing housing stock are required.

However, it is also realized that the strategic location of the community will create pressures for apartment redevelopment. In order to accommodate both forms of residential use, the following policies establish different residential districts and guidelines related to each district.

Policies

1. That preservation and enhancement of appropriate portions of the community for families with children be strived for.

2. That areas suitable for higher density development be identified and that such developments minimize impacts on the remainder of the community.

3. That the existing stock of viable low profile housing be protected, maintained and improved.

4. That the development of a mix of housing styles and forms be encouraged so that a diverse population base may be accommodated.

5. Residential development in areas designated with the Neighbourhood-Limited building block is intended to:

a) include grade-oriented residential development including single, semi-detached, duplex, cottage cluster, and rowhouse forms of housing; and
b) encourage the retention of character homes through increased accommodations for multi-residential and grade-oriented residential development where Character Homes are being retained. Bylaw 46P2017
c) include multi-residential development for the land located at 230 - 7 A Street NE. Bylaw 66P2018

6. That within the Family Oriented Redevelopment Area, the appropriate land uses are residential in nature and that the appropriate designation within the Land Use Bylaw would be RM-3, with exception to lands located at: 420 and 424 Edmonton Trail NE and 609, 611 and 617 - 4 Avenue NE; 512, 516, 520 Edmonton Trail NE and 502, 510, 512 - 4 Avenue NE; 515 - 4A Street NE; 647 - 4 Avenue NE. Bylaw 82P2024

Implementation

1. That a Conservation Area be designated as indicated on Figure 3, and that such an area would exhibit the following characteristics:

a) predominate uses would be single family and duplex residential units,
b) that the majority of the existing housing stock be in satisfactory condition, or that can be successfully rehabilitated,
c) the location would be amenable to family living.

2. That within the Conservation Area, the appropriate land uses are residential in nature and that the appropriate designation within the Land Use Bylaw would be R-2 with the exception of the following lands which are suitable for low density multi-residential development in the form of rowhouses, townhouses and stacked townhouses: 438 – 8 Street NE, 523 – 8 Street NE, 523 – 9 Street NE, 525 – 9 Street NE, 502 – 9A Street NE, and 528 – 8A Street NE. Bylaw 71P2025

3. That within the Conservation Area, some existing housing needs upgrading, and that preference should be given applications requesting funds for such purposes from the Residential Rehabilitation Assistance Program.

4. That within the Conservation Area, where rehabilitation is not feasible, sensitive infill redevelopment of a residential nature should occur.

17. For that part of the community located within the Conservation Area, or where a development is retaining a character home within the Neighbourhood Limited building block, the following development guidelines and decorative features in addition to the rules of the Land Use Bylaw and the Low Density Residential Housing Guidelines for Established Communities, should be considered by the Approving Authority when reviewing discretionary use permits for either new residential development or additions to existing dwellings. In other cases it is hoped the developer will take advantage of these guidelines to the mutual benefit of himself and the community. These guidelines are not intended to restrict the development of new residential dwellings or additions. They are intended, rather, to provide some examples of existing historical elements that could be retained in new developments, to enable such developments to be compatible with the existing character of the community. These development guidelines are outlined below:

17.1 Compatibility with the existing streetscape:

a) New residential developments should be compatible with the general pattern of the streetscape in terms of building height, building form, and architectural massing. (Note: it may be necessary for the developer of new residential units to reduce the proposed floor area, particularly on the second storey, in order to achieve a building mass that fits into the context of the street.)

Reduce the massing of the second floor along the east and south elevation.

b) Front and side yard setbacks of new residential developments should approximate the established pattern on the block. (Note: to reduce overlooking and overshadowing of neighbouring properties, a proposed development should step down in height to be not more than one storey higher than the adjacent structure or rear of existing adjacent buildings. Where the new infill building extends beyond the rear of existing adjacent buildings, windows, and second storey balconies should be carefully placed and oriented to face away from neighbouring yards to preserve their privacy.)
c) The roof shape of new residential developments should relate to the roof shapes of the existing streetscape.
d) Chimneys visible from the street should be boxed in by a brick or stucco chase or other complementary materials.
e) Window arrangements and form should complement the housing in the area. Windows should not be positioned directly opposite neighbouring windows.

17.2. Development on the escarpments:

a) Residential developments on the escarpments should be slope adaptive or stepped back to conform to the natural contours.
b) New dwellings or additions to existing dwellings on the escarpment or the ridge of the escarpment should respect the views of properties above and on each side.
c) Special consideration should be given to allow rear yard balconies on the escarpments.

17.3. Location of Garages:

a) Front garages or driveways are discouraged except if there are neither lanes nor other vehicle access. Front drive garages or driveways may be acceptable where the majority of dwellings on the block have front drive garages and driveways and the placement of a rear garage is unsafe.

b) If a front drive garage is permitted, the garage width should be the lesser of either a two vehicle garage or 50% of the width of the front facade of the house.

17.5. Fences:
Fences are common front, side and rear yard decorative elements that should be encouraged where they are common on a particular block. Materials for fences found in the area include wood, wrought iron, brick, scroll and chain link. (See Figure 4.) Hedges include cotoneaster and caragana. These are important as they enhance the streetscape. Gravelled or hard surfaced front yards are discouraged and soft landscaping is encouraged. (Bylaw 16P91)

18. Historic Building Styles: Of the many historic dwellings in the Conservation Area, east of 6 Street N.E., there are three basic building types or styles of historical value. New residential developments should be designed to be sympathetic to and reflect, where possible, one of these historic building styles. In addition to these historic building styles, innovative and progressive designs that are complementary, are also encouraged. These three styles and their respective decorative elements are outlined and illustrated below:

18.1 1905 - 1920 Cottage Style (Figure 5) This style is characterized by two-storey dwellings, picturesque wood frame detail, decorative wooden brackets, spindles and rails, returned gable ends, double hung windows, steep roof-lines (12/12), second storey front balconies, transom windows, small decorative windows, bay windows, dormers that complement existing roof styles, sun porches, ornamental shingle siding, brick and shiplap siding, wood picket fences. (Bylaw 12P91)

18.2 1930 - 1940 Bungalow Style (Figure 6) This style is characterized by one storey buildings with front porches, over-sized columns, exposed timber ends and stucco decorations, quoined stucco detail, inset entries, enclosed chimney chase, extended vestibules, front entrance porticos, soffit brackets, sculptured rafter ends, hipped gables, narrow painted siding, header and sill siding bands, medium to high sloped roofs (8/12) and flat roofs. (Bylaw 16P91)

18.3 1950 - 1960 Bungalow Style (Figure 7) This style is characterized by one storey bungalows with raised foundations, 4/12 sloped and cottage roofs, wide horizontal siding, stucco and brick siding, metal railings, fixed centre with opening side light windows, extended vestibule and portico entries, and wrought iron fences. This building type often includes Mediterranean elements such as wrought iron balconies, tiled roofs, brick facades, and brick and stucco archways on fences and building facades.

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

The Low Density Residential Housing Guidelines for Established Communities (Infill Guidelines) were approved by City Council in May 1993. The Guidelines provide a comprehensive package of information to guide the development of low density residential housing in Established Communities. They are intended to apply to Single Detached Dwellings, Semi-detached Dwellings and Duplexes requiring a development permit. A map showing the Established Communities is included in Appendix 1.

- **4.2 Context**

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

- **4.3 Parcel Layout**

The setbacks of new development should respect the established street pattern.

One side setback should be kept clear in order to provide an unobstructed exterior access from the front to the rear of the house.

The rear setback area, in addition to being the garage and/or other accessory building location, is an important amenity space that should allow for outdoor activity and maintain the pattern of rear amenity space typical of the surrounding community.

Parcel coverage for new development should include all proposed and future accessory buildings.

Two on-site parking spaces should be provided to each new dwelling unit.

- **4.4 Building Mass**

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

The applicant shall amend the application to be more slope adaptive along the south and east elevations.

- **4.5 Privacy**

The privacy of adjacent residences should be respected.

Provide a 2m high privacy wall along the east side of the rear deck to limit overlooking into adjacent parcel rear amenity space (plans must indicate the wall on the floor plans). The applicant shall obscure the windows located on the proposed kitchen, master bathroom, and bedroom window on the east façade.

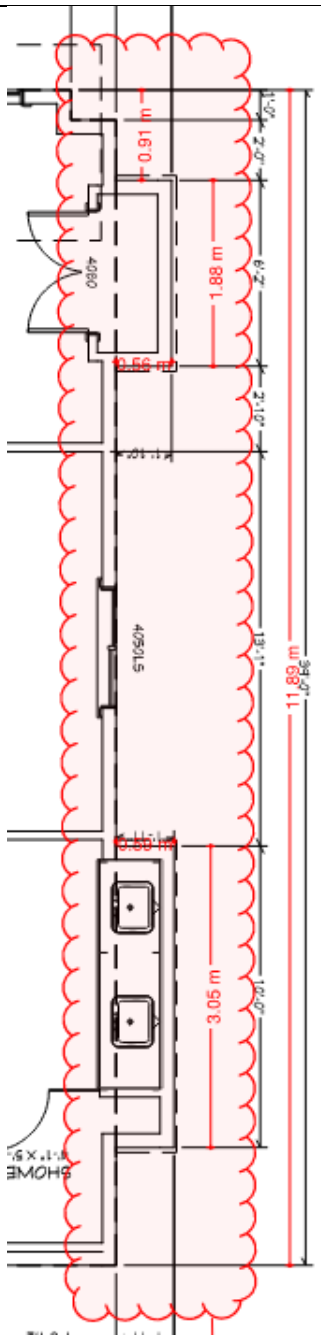
The principal entry should be clearly identifiable from the street and located in a manner which respects the privacy of the neighbours.

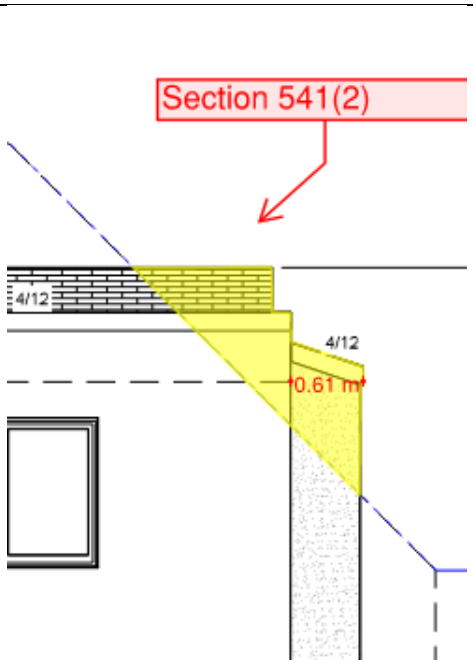
- **4.6 Landscaping**

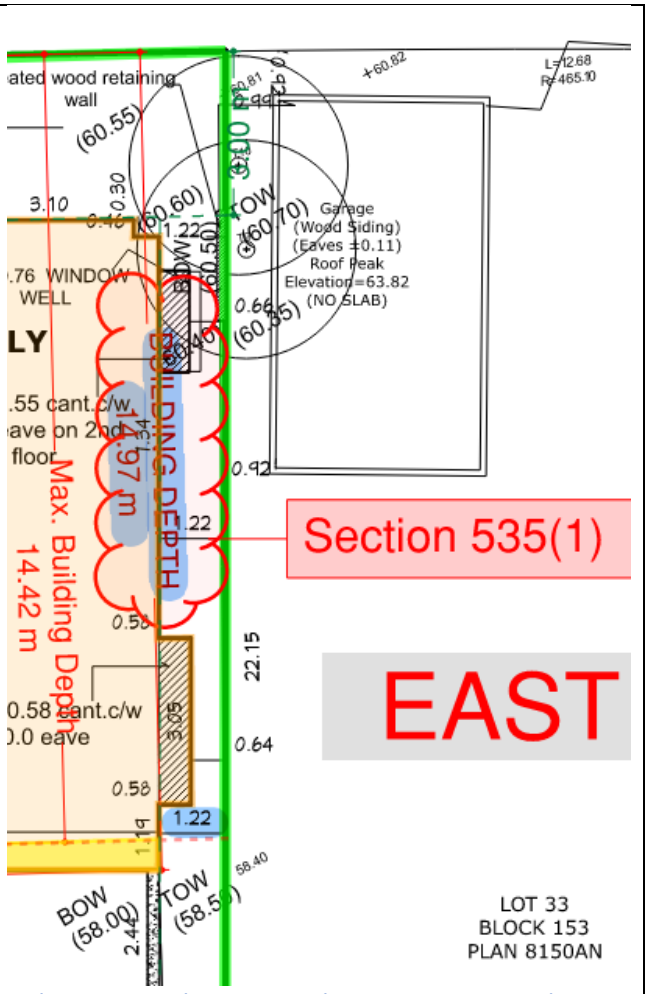
New developments in Established Communities should enhance the streetscape, through the retention of healthy mature trees and planting. Any mature trees which cannot be retained should be replaced at a value consistent with what has been removed.

Bylaw Discrepancies

Regulation	Standard	Provided
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	Plans indicate the combined length of all of the east projections on the second storey is 41.46% (+1.46%) or 4.93m (+0.17m) of the length of the façade.

		 *Relaxation will not be supported, action required.*
541 Building Height	(2) Where a building setback is required from a property line shared with another parcel designated with a low density residential district, the M-CG District or H-GO District, the max building height: (a) is the greater of:	Plans indicate the building exceeds the maximum height chamfer from the east side property line.

	(i) the highest geodetic elevation of a main residential building on the adjoining parcel; or (ii) 7.0m from grade; measured at the shared property line; and (b) increases at a 45 degree angle to a max of 11.0m measured from grade.	 *Relaxation will not be supported, action required.*
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 building depth is 67.49% (+2.49%) or 14.97m (0.55m) of the parcel depth.

		 *Relaxation maybe supported, action not required.*

Prior to Decision Requirements

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

Planning

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

2. Submit a written response to the Detailed Review (DR) that provides a point by point explanation as to how each of the Prior to Decision issues were addressed and/or resolved. If Prior to Release items have been addressed in the amended plans, include a point by point explanation for these items as well.

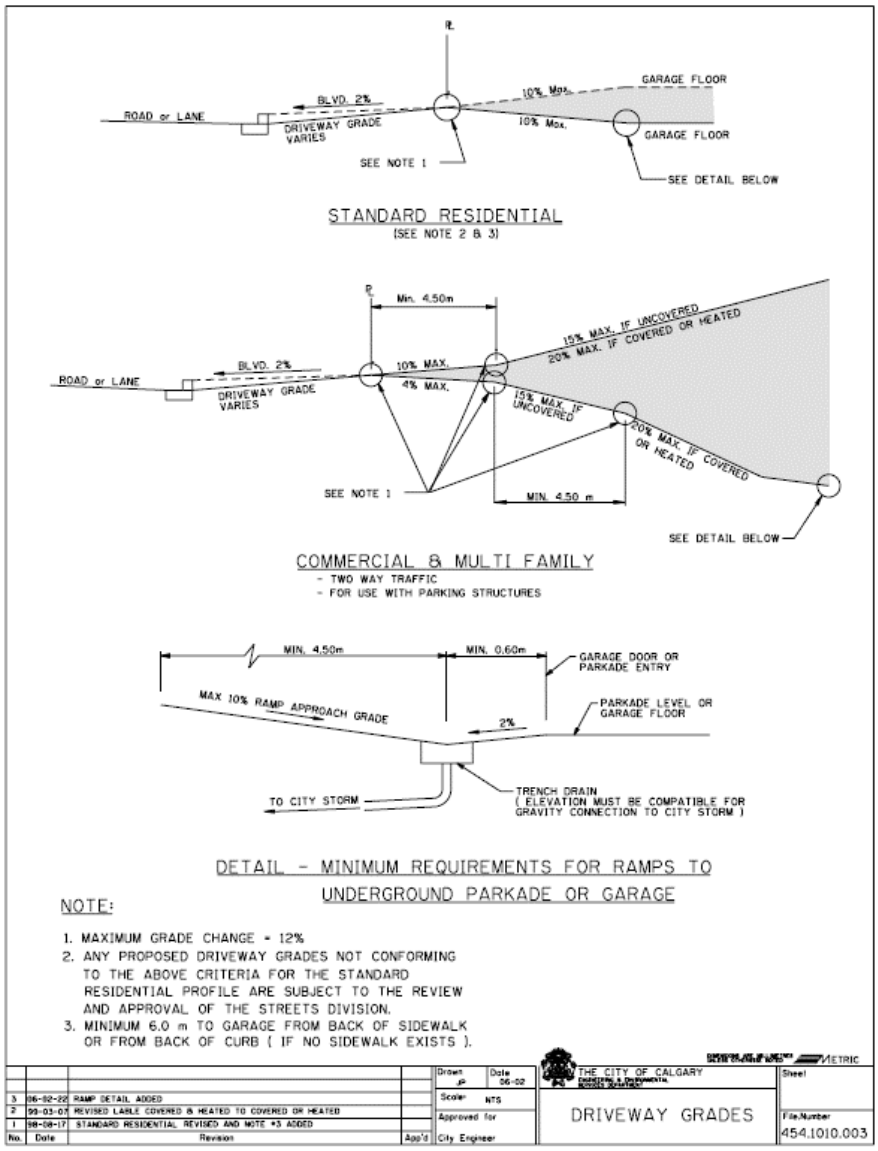
3. In addition to the alterations requested above in the Bylaw Discrepancies section the applicant shall make the following amendments:

   - Provide a shadow study using the parameters described within the Infill Housing Guidelines. Not addressed DR#2 - Amended shadow study. Each document / study shall be labeled to indicate the date and time is being indicated. Provide documentation for March 21 at 8am, 12pm(noon), 4pm / June 21 at 8am, 12pm(noon), 4pm / Sept 21 at 8am, 12pm(noon), 4pm.
   - The applicant shall provide additional articulation along the east and south elevations of the to reduce massing impact of the development.
   - The applicant shall indicate any exiting or proposed fences on the site plan, with heights.
   - The applicant shall propose planting of 3-4 columnar aspens along the east property line starting from the southeast corner of the building going south. The last tree would be planted parallel with the rear most facade of the adjacent building to the east.

Mobility Engineering

4. Provide two cross-sections on the garage apron (one at each of the north and south end points). Clearly show both existing and proposed dimensions, geodetic elevations, and slopes at the following key points: west side of the lane, centre of the lane, property line, and the garage main floor. Calculate the resulting grades (rise over run). Indicate any proposed trench drains on the cross sections.

   Update: the maximum grade break to prevent vehicle damage is 12%. Cross section 1 indicates a break of 19.7% relative to the horizon (17.7 + 2). Vehicles will bottom out with this grade change. Amend the plans to reduce the grade break to a value at or close to 12%.


R
GARAGE FLOOR
10% Max.
ROAD or LANE
BLVD. 2%
DRIVEWAY GRADE VARIES
10% Max.
GARAGE FLOOR
SEE NOTE 1
SEE DETAIL BELOW
STANDARD RESIDENTIAL
(SEE NOTE 2 & 3)
R
Min. 4.50m
15% MAX. IF UNCOVERED
20% MAX. IF COVERED OR HEATED
ROAD or LANE
BLVD. 2%
DRIVEWAY GRADE VARIES
10% MAX.
4% MAX.
15% MAX. IF UNCOVERED
20% MAX. IF COVERED OR HEATED
SEE NOTE 1
MIN. 4.50 m
SEE DETAIL BELOW
COMMERCIAL & MULTI FAMILY
- TWO WAY TRAFFIC
- FOR USE WITH PARKING STRUCTURES
MIN. 4.50m
MIN. 0.60m
GARAGE DOOR OR PARKADE ENTRY
MAX 10% RAMP APPROACH GRADE
2%
PARKADE LEVEL OR GARAGE FLOOR
TO CITY STORM
TRENCH DRAIN
(ELEVATION MUST BE COMPATIBLE FOR GRAVITY CONNECTION TO CITY STORM)
DETAIL - MINIMUM REQUIREMENTS FOR RAMPS TO UNDERGROUND PARKADE OR GARAGE
NOTE:
1. MAXIMUM GRADE CHANGE = 12%
2. ANY PROPOSED DRIVEWAY GRADES NOT CONFORMING TO THE ABOVE CRITERIA FOR THE STANDARD RESIDENTIAL PROFILE ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE STREETS DIVISION.
3. MINIMUM 6.0 m TO GARAGE FROM BACK OF SIDEWALK OR FROM BACK OF CURB (IF NO SIDEWALK EXISTS).
3 06-02-22 RAMP DETAIL ADDED
2 99-03-01 REVISED LABLE COVERED & HEATED TO COVERED OR HEATED
1 98-08-17 STANDARD RESIDENTIAL REVISED AND NOTE #3 ADDED
No. Date Revision App'd
Drawn JP Date 06-02
Scaler NTS
Approved for City Engineer
METRIC
THE CITY OF CALGARY
DRIVEWAY GRADES
Sheet
File Number 454.1010.003

Prior to Release Requirements

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

Planning

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

6. Provide a copy of the new land title and a copy of approved plan of subdivision upon registration of the subdivision.

7. Remit a performance security deposit (certified cheque, bank draft) of $6950 for the removal and rehabilitation of the existing driveway crossing(s) on BRIDGE CR NE within the public right-of-way.

   The attached document outlines the process for providing the security deposit, scheduling of work, responsibility for damages and requesting a refund, if applicable.

8. Existing water line will need to be killed as part of demo of existing building / site prep. This line is within the drip-line of public ash tree and may impact the root system. Urban Forestry requires 1-week advanced notice before any excavation via tree.protection@calgary.ca or through 311. Amend the site plan to state that 'An Urban Forestry Technician must be on-site during excavation of the existing water line in order to mitigate any damage to adjacent public trees. Contact Urban Forestry by phoning 311 at least seven (7) business days in advance of excavation.' If canopies or root systems are damaged to the point where the tree becomes unstable, then Urban Forestry will require their removal using an approved indemnified tree contractor at applicant's expense, plus compensation.

   DR2 Still outstanding.

Utility Engineering

9. After the Development Permit is approved but prior to its release, the landowner shall pay the Off-Site Levy or execute an Off-Site Levy Agreement for the payment pursuant to Bylaw 1H2024. The off-site levy is based on a 2026 development approval date and on the following:

   Development Type:

   Existing Units(s):
   - Single Detached Dwelling(s): 0

   New Unit(s)
   - Single Detached Dwelling(s): 1

Based on the information above, the preliminary estimate is $9,328

Should payment be made prior to release of the development permit, an Off-Site Levy Agreement will not be required.

- Include the completed Payment Submission Form, which was emailed to the applicant.
- Only certified cheques or bank drafts made payable to the City of Calgary are acceptable.

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

Permanent Conditions

The following permanent conditions shall apply:

Planning

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

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

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

13. A Development Completion Permit is required prior to the development being occupied.

14. When the main floor is constructed, submit the surveyed geodetic elevation to Geodetic.Review@Calgary.ca

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

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

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

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

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

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

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

Utility Engineering

21. Single retaining walls 1.2m in height or greater or terraced retaining walls 1.2m in height or greater with a horizontal separation between walls of less than 3.6m (3x height) require the approval of a Building Permit prior to construction.

    For retaining wall(s) that meet these criteria, the developer may either:
    a. Include the retaining walls with the Building Permit for the building, or
    b. Apply for a separate Building Permit for the retaining walls.

    It should be noted that the Building Permit for the building on site will not be released until the separate Building Permit for site retaining walls is approved.

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

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

24. All rooftop drainage shall be controlled with eave troughs and downspouts that direct drainage to the street.

25. The grades must match the grades indicated on the Development Permit approved 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.

26. 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. To obtain a final estimate, contact the Infrastructure Strategist, Development Commitments at 587-215-6253 or email yunpeng.qin@calgary.ca

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

Mobility Engineering

28. 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.

29. 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

30. 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

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

32. 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.

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

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

35. All plumbing services including sanitary, storm and water must be verified onsite by the owner and/or builder to ensure the size and location is compliant with the National Plumbing Code of Canada for the number of fixtures being installed. The waterline must be of the size that is indicated on the grade slip, but in no case smaller than 1 in size.

36. A minimum of three trees must be planted on the parcel. This may be accomplished by planting new trees or preserving existing trees. The trees must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association. To satisfy the requirement of one tree, the following sizes must be met:
a. A deciduous tree with a minimum calliper of 50.0mm; or
b. A coniferous tree with a minimum height of 2.0 metres.
To satisfy the requirement of two trees, the following sizes must be met:
a. A deciduous tree with a minimum calliper of 85.0mm; or
b. A coniferous tree with a minimum height of 4.0 metres.
The required trees must be provided on the parcel within 12 months of issuance of the development completion permit (DCP) and maintained for a minimum of 24 months after issuance of the DCP.

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

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

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

40. An Urban Forestry Technician must be on-site to mitigate possible root damage to adjacent public trees during excavation of existing water line. Prior to construction, contact Urban Forestry at 311 and ask to speak to an Urban Forestry Technician. Urban Forestry requires minimum five business days' notice prior to meeting onsite.

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

42. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. The Public Tree adjacent to this development is valued at **$5,573.85**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.

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

44. No stockpiling or dumping of construction materials is permitted on the adjacent boulevard.

Utility Engineering

45. 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.

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

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

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

49. 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.

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

51. Discharge of roof leaders should be onto grassed or pervious areas to help reduce the volume of runoff. Direct connection of roof leaders to weeping tile or storm sewers is prohibited. Roof leaders are to be directed to the ground that is graded away from the building and must not discharge within 2.0m of a road right-of-way.

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

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

54. 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).

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

Prior to Decision Requirements

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

Planning

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

Revised plans uploaded.

2. Submit a written response to the Detailed Review (DR) that provides a point by point explanation as to how each of the Prior to Decision issues were addressed and/or resolved. If Prior to Release items have been addressed in the amended plans, include a point by point explanation for these items as well.

Noted.

3. In addition to the alterations requested above in the Bylaw Discrepancies section the applicant shall make the following amendments:

Chamfering corrected. Cantilever length corrected.

- Provide a shadow study using the parameters described within the Infill Housing Guidelines. Not addressed DR#2 - Amended shadow study. Each document / study shall be labeled to indicate the date and time is being indicated. Provide documentation for March 21 at 8am, 12pm(noon), 4pm / June 21 at 8am, 12pm(noon), 4pm / Sept 21 at 8am, 12pm(noon), 4pm.

Shadow study corrected for all times listed, uploaded as one document.

- The applicant shall provide additional articulation along the east and south elevations of the to reduce massing impact of the development.

Recessed SE corner for second floor. Moved cantilever on second floor back from SE corner. Belly band added to reduce visual massing

- The applicant shall indicate any exiting or proposed fences on the site plan, with heights.

Fending indicated on block/site plan.

- The applicant shall propose planting of 3-4 columnar aspens along the east property line starting from the southeast corner of the building going south. The last tree would be planted parallel with the rear most facade of the adjacent building to the east.

Added one more columnar aspen, extends past rear façade of adjacent building to the east now.

Mobility Engineering

4. Provide two cross-sections on the garage apron (one at each of the north and south end points). Clearly show both existing and proposed dimensions, geodetic elevations, and slopes at the following key points: west side of the lane, centre of the lane, property line, and the garage main floor. Calculate the resulting grades (rise over run). Indicate any proposed trench drains on the cross sections.

Update: the maximum grade break to prevent vehicle damage is 12%. Cross section 1 indicates a break of 19.7% relative to the horizon (17.7 + 2). Vehicles will bottom out with this grade change. Amend the plans to reduce the grade break to a value at or close to 12%.

Revised plans to be just over 12%.

August 20, 2026

BRAICH ENTERPRISES

[redacted]

Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2025-07188

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 September 19, 2026. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at 403-333-5548 or by email at Anthony.Pirri@calgary.ca.

Sincerely,

Click or tap here to enter text.
Click or tap here to enter text.

Detailed Review 3 – Development Permit

Application Number:	**DP2025-07188**
Application Description:	New: Single Detached Dwelling (north parcel)
Land Use District:	Residential - Contextual One/Two Dwelling
Use Type:	Discretionary
Site Address:	855 BRIDGE CR NE
Community:	BRIDGELAND/RIVERSIDE
Applicant:	BRAICH ENTERPRISES
Date DR Sent:	August 20, 2026
Response Due Date:	September 19, 2026
Planning:	ANTHONY PIRRI 403-333-5548 Anthony.Pirri@calgary.ca
Utility Engineering:	DAYNA FORSYTHE 587-228-3648 Dayna.Forsythe@calgary.ca
Mobility Engineering:	MARC BASTIAAN 587-216-7193 Marc.Bastiaan@calgary.ca

General Comments

Development Scope:
The application is for a discretionary Single Detached Dwelling at 855 Bridge CR in the northeast community of Bridgeland / Riverside. The site is surrounded by Single Detached Dwellings to the north, east, and south. West of the subject parcel is an Multi-family building with a Land Use Designation of R-C2. Primary access for adjacent residences is a combination of the Bridge CR NE to the north and Drury AV NE to the south.

Circulation and Notice Posting:
The following referees were circulated:

1. **Enmax** – Comments provided:
   - No conflict present.

2. **Ward Councillor** – Comments provided:
   - Supports city-wide goals by adding inner-city housing and using existing infrastructure.
   - Provides modest density without mid-rise or apartment-scale development .
   - Concerns with **ARP compliance** for Bridgeland–Riverside.
   - Scale, massing, and site coverage seen as excessive for a low-profile residential street.
   - Privacy and overlooking impacts from upper-storey windows and limited setbacks.
   - Front-facing garage and driveway create vehicle-dominated streetscape.

- Limited landscaping suggests overdevelopment of the lot.
- Overall: aligns with municipal growth goals but not with community-specific ARP intent or sensitive infill principles.

3. **Community Association** – Comments provided:
   - No comments were submitted.

4. **Open Spaces (Parks)** – Comments provided in the form of Prior to Decision and Release requirements and Permanent and Advisory Conditions.

5. **Mobility Engineering** – Comments provided in the form of Prior to Decision and Release requirements and Permanent and Advisory Conditions.

6. **Utility Engineering** – Comments provided in the form of Prior to Decision and Release requirements and Permanent and Advisory Conditions.

7. As per Land Use Bylaw requirements, the application was notice posted for a 1 week period. The following concerns were submitted:
   - Setbacks
   - Height
   - Massing
   - Shadowing
   - Parcel coverage, over built.
   - Development conflict with Bridgeland – Riverside ARP
   - Building depth
   - Drainage
   - Concerns of garage access to lane.
   - Waste and recycling collection not indicated.

Comments on Relevant City Policies

Bridgeland – Riverside Area Redevelopment Plan (ARP)

As per Figure 2 - The subject parcel is located within the boundaries of the Bridgeland – Riverside ARP study area.
As per Figure 3 – Generalized Land Use – The Subject parcel is located within the Conservation Area.

3. Residential
There is a general consensus by the Community Association and area residents that large portions of the community be preserved and enhanced for families with children. This aspiration results from the existence of an elaborate system of social and recreational services in the area, the presence of four local schools, and the growing number of area residents committed to the preservation of the community. In order for this to be achieved, revised land use policies for the area and programs designed to preserve the existing housing stock are required.

However, it is also realized that the strategic location of the community will create pressures for apartment redevelopment. In order to accommodate both forms of residential use, the following policies establish different residential districts and guidelines related to each district.

Policies

1. That preservation and enhancement of appropriate portions of the community for families with children be strived for.

2. That areas suitable for higher density development be identified and that such developments minimize impacts on the remainder of the community.

3. That the existing stock of viable low profile housing be protected, maintained and improved.

4. That the development of a mix of housing styles and forms be encouraged so that a diverse population base may be accommodated.

5. Residential development in areas designated with the Neighbourhood-Limited building block is intended to:

a) include grade-oriented residential development including single, semi-detached, duplex, cottage cluster, and rowhouse forms of housing; and
b) encourage the retention of character homes through increased accommodations for multi-residential and grade-oriented residential development where Character Homes are being retained. Bylaw 46P2017
c) include multi-residential development for the land located at 230 - 7 A Street NE. Bylaw 66P2018

6. That within the Family Oriented Redevelopment Area, the appropriate land uses are residential in nature and that the appropriate designation within the Land Use Bylaw would be RM-3, with exception to lands located at: 420 and 424 Edmonton Trail NE and 609, 611 and 617 - 4 Avenue NE; 512, 516, 520 Edmonton Trail NE and 502, 510, 512 - 4 Avenue NE; 515 - 4A Street NE; 647 - 4 Avenue NE. Bylaw 82P2024

Implementation

1. That a Conservation Area be designated as indicated on Figure 3, and that such an area would exhibit the following characteristics:

a) predominate uses would be single family and duplex residential units,
b) that the majority of the existing housing stock be in satisfactory condition, or that can be successfully rehabilitated,
c) the location would be amenable to family living.

2. That within the Conservation Area, the appropriate land uses are residential in nature and that the appropriate designation within the Land Use Bylaw would be R-2 with the exception of the following lands which are suitable for low density multi-residential development in the form of rowhouses, townhouses and stacked townhouses: 438 – 8 Street NE, 523 – 8 Street NE, 523 – 9 Street NE, 525 – 9 Street NE, 502 – 9A Street NE, and 528 – 8A Street NE. Bylaw 71P2025

3. That within the Conservation Area, some existing housing needs upgrading, and that preference should be given applications requesting funds for such purposes from the Residential Rehabilitation Assistance Program.

4. That within the Conservation Area, where rehabilitation is not feasible, sensitive infill redevelopment of a residential nature should occur.

17. For that part of the community located within the Conservation Area, or where a development is retaining a character home within the Neighbourhood Limited building block, the following development guidelines and decorative features in addition to the rules of the Land Use Bylaw and the Low Density Residential Housing Guidelines for Established Communities, should be considered by the Approving Authority when reviewing discretionary use permits for either new residential development or additions to existing dwellings. In other cases it is hoped the developer will take advantage of these guidelines to the mutual benefit of himself and the community. These guidelines are not intended to restrict the development of new residential dwellings or additions. They are intended, rather, to provide some examples of existing historical elements that could be retained in new developments, to enable such developments to be compatible with the existing character of the community. These development guidelines are outlined below:

17.1 Compatibility with the existing streetscape:

a) New residential developments should be compatible with the general pattern of the streetscape in terms of building height, building form, and architectural massing. (Note: it may be necessary for the developer of new residential units to reduce the proposed floor area, particularly on the second storey, in order to achieve a building mass that fits into the context of the street.)

b) Front and side yard setbacks of new residential developments should approximate the established pattern on the block. (Note: to reduce overlooking and overshadowing of neighbouring properties, a proposed development should step down in height to be not more than one storey higher than the adjacent structure or rear of existing adjacent buildings. Where the new infill building extends beyond the rear of existing adjacent buildings, windows, and second storey balconies should be carefully placed and oriented to face away from neighbouring yards to preserve their privacy.)

c) The roof shape of new residential developments should relate to the roof shapes of the existing streetscape.

d) Chimneys visible from the street should be boxed in by a brick or stucco chase or other complementary materials.

e) Window arrangements and form should complement the housing in the area. Windows should not be positioned directly opposite neighbouring windows.

17.2. Development on the escarpments:

a) Residential developments on the escarpments should be slope adaptive or stepped back to conform to the natural contours.

b) New dwellings or additions to existing dwellings on the escarpment or the ridge of the escarpment should respect the views of properties above and on each side.

c) Special consideration should be given to allow rear yard balconies on the escarpments.

17.3. Location of Garages:

a) Front garages or driveways are discouraged except if there are neither lanes nor other vehicle access. Front drive garages or driveways may be acceptable where the majority of dwellings on the block have front drive garages and driveways and the placement of a rear garage is unsafe.

b) If a front drive garage is permitted, the garage width should be the lesser of either a two vehicle garage or 50% of the width of the front facade of the house.

17.5. Fences:
Fences are common front, side and rear yard decorative elements that should be encouraged where they are common on a particular block. Materials for fences found in the area include wood, wrought iron, brick, scroll and chain link. (See Figure 4.) Hedges include cotoneaster and caragana. These are important as they enhance the streetscape. Gravelled or hard surfaced front yards are discouraged and soft landscaping is encouraged. (Bylaw 16P91)

18. Historic Building Styles: Of the many historic dwellings in the Conservation Area, east of 6 Street N.E., there are three basic building types or styles of historical value. New residential developments should be designed to be sympathetic to and reflect, where possible, one of these historic building styles. In addition to these historic building styles, innovative and progressive designs that are complementary, are also encouraged. These three styles and their respective decorative elements are outlined and illustrated below:

18.1 1905 - 1920 Cottage Style (Figure 5) This style is characterized by two-storey dwellings, picturesque wood frame detail, decorative wooden brackets, spindles and rails, returned gable ends, double hung windows, steep roof-lines (12/12), second storey front balconies, transom windows, small decorative windows, bay windows, dormers that complement existing roof styles, sun porches, ornamental shingle siding, brick and shiplap siding, wood picket fences. (Bylaw 12P91)

18.2 1930 - 1940 Bungalow Style (Figure 6) This style is characterized by one storey buildings with front porches, over-sized columns, exposed timber ends and stucco decorations, quoined stucco detail, inset entries, enclosed chimney chase, extended vestibules, front entrance porticos, soffit brackets, sculptured rafter ends, hipped gables, narrow painted siding, header and sill siding bands, medium to high sloped roofs (8/12) and flat roofs. (Bylaw 16P91)

18.3 1950 - 1960 Bungalow Style (Figure 7) This style is characterized by one storey bungalows with raised foundations, 4/12 sloped and cottage roofs, wide horizontal siding, stucco and brick siding, metal railings, fixed centre with opening side light windows, extended vestibule and portico entries, and wrought iron fences. This building type often includes Mediterranean elements such as wrought iron balconies, tiled roofs, brick facades, and brick and stucco archways on fences and building facades.

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

The Low Density Residential Housing Guidelines for Established Communities (Infill Guidelines) were approved by City Council in May 1993. The Guidelines provide a comprehensive package of information to guide the development of low density residential housing in Established Communities. They are intended to apply to Single Detached Dwellings, Semi-detached Dwellings and Duplexes requiring a development permit. A map showing the Established Communities is included in Appendix 1.

- **4.2 Context**

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

- **4.3 Parcel Layout**

The setbacks of new development should respect the established street pattern.

One side setback should be kept clear in order to provide an unobstructed exterior access from the front to the rear of the house.

The rear setback area, in addition to being the garage and/or other accessory building location, is an important amenity space that should allow for outdoor activity and maintain the pattern of rear amenity space typical of the surrounding community.

Parcel coverage for new development should include all proposed and future accessory buildings.

Two on-site parking spaces should be provided to each new dwelling unit.

- **4.4 Building Mass**

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

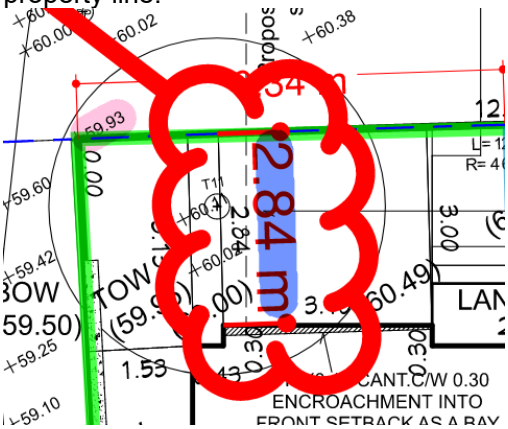
- **4.5 Privacy**

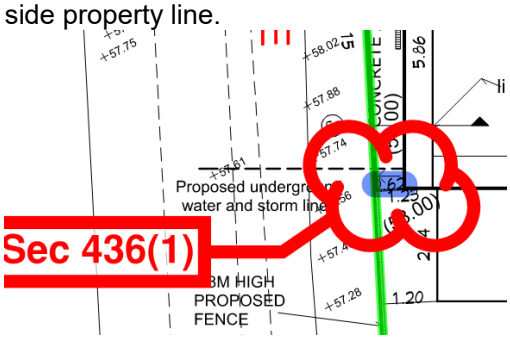
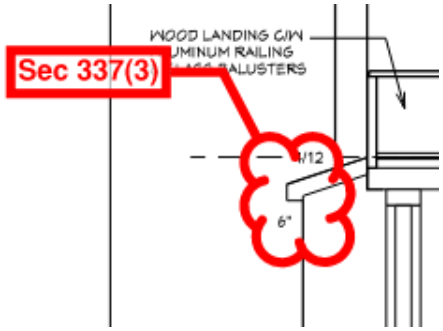
The privacy of adjacent residences should be respected.

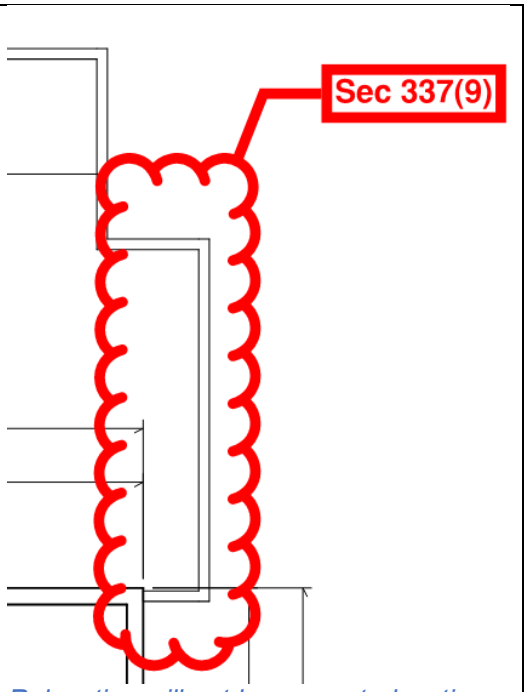
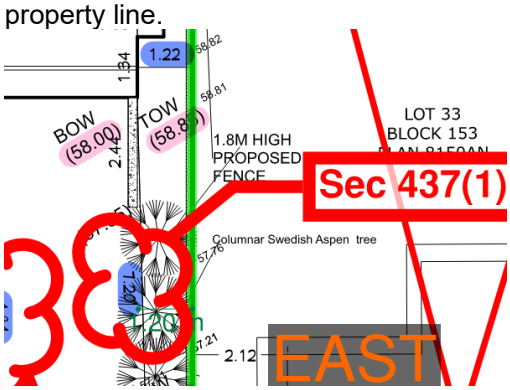
The principal entry should be clearly identifiable from the street and located in a manner which respects the privacy of the neighbours.

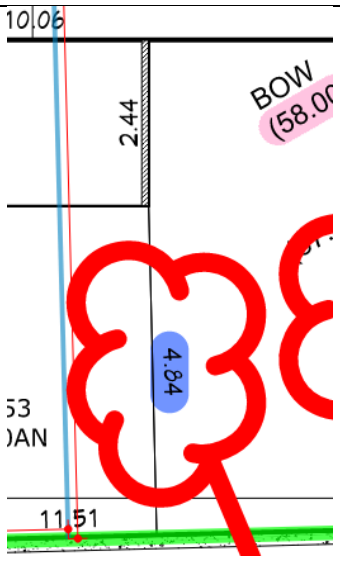
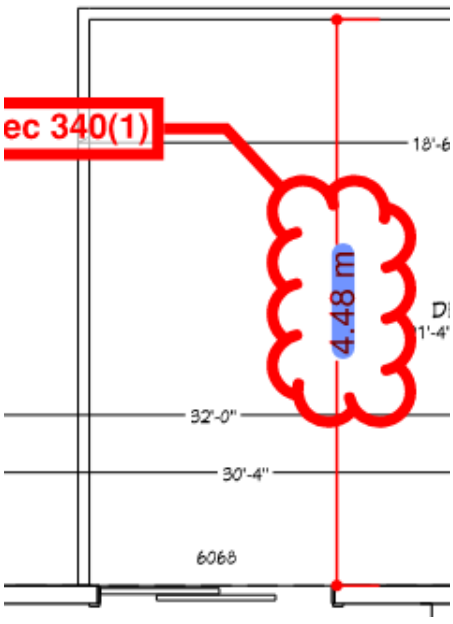
- **4.6 Landscaping**

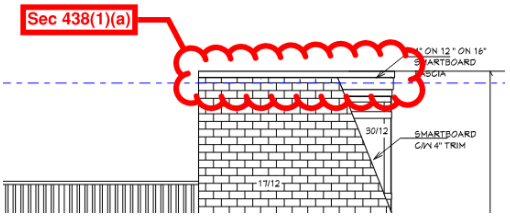
New developments in Established Communities should enhance the streetscape, through the retention of healthy mature trees and planting. Any mature trees which cannot be retained should be replaced at a value consistent with what has been removed.

Bylaw Discrepancies		
Regulation	**Standard**	**Provided**
435 Building Setback from Front Property Line	(1) For a Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling and a Single Detached Dwelling, the min. building setback from a front property line is the greater of: (a) the contextual front setback less 1.5m	Plans indicate a building setback of 2.84m (-6.70m) from the north front property line.  *Relaxation maybe supported, action not required.*

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.	Plans indicate eaves that project 7.01m (+6.41m) into the front setback area. *Relaxation maybe supported, action not required.*
436 Building Setback from Side Property Line	(1) For a laned parcel, the min. building setback from any side property line is 1.2m.	Plans indicate a building setback (garage) of 0.62m (-0.58m) from the west side property line.  *Relaxation maybe supported, action not required.*
337 Projections Into Side Setback Area	(3) Eaves may project a max. of 0.6m into any side setback area.	Plans indicate garage eaves that project 0.73m (+0.13m) into the west side setback area.  *Relaxation maybe supported, action not required.*
	(9) Balconies and decks must not project into any side setback area;	Plans indicate a third storey balcony in the west side setback area.

		 *Relaxation will not be supported, action required.* *Remove the 3rd floor and balcony, see PTD comment below.*
437 Building Setback Rear	(1) The min. setback from a rear property line is 7.5m	Plans indicate a building setback of 7.20m (-0.30m) from the south rear property line.  *Relaxation maybe supported, action not required.*
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.	Plans indicate a deck that projects 2.66m (+1.16m) into the south rear setback area.

		 *Relaxation maybe supported, action not required.*
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	Plans indicate a deck height of 3.05m (+1.55m). *Relaxation maybe supported, action not required.*
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.	Plans indicate a third storey balcony depth of 4.48m (+2.63m). 

		Relaxation will not be supported, action required. *Provide a 2m high privacy wall along the east position of the balcony. The applicant is required to note on the floor plans the proposed railing.*
438 Building Height	(1) For Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling and Single Detached Dwelling, the maximum building height is the greater of: (a) 8.6 m; or	Plans indicate a building height of 70.17 (+0.20m).  *Relaxation will not be supported, action required.*

Prior to Decision Requirements

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

Planning

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

2. Submit a written response to the Detailed Review (DR) that provides a point by point explanation as to how each of the Prior to Decision issues were addressed and/or resolved. If Prior to Release items have been addressed in the amended plans, include a point by point explanation for these items as well.

3. In addition to the alterations requested above in the Bylaw Discrepancies section the applicant shall make the following amendments:

   - The applicant shall remove the third floor / balcony and restore the roofline as previously proposed.

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

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

5. Provide a copy of the new land title and a copy of approved plan of subdivision upon registration of the subdivision.

6. Remit a performance security deposit (certified cheque, bank draft) of $6950 for the removal and rehabilitation of the existing driveway crossing(s) on BRIDGE CR NE within the public right-of-way.

   The attached document outlines the process for providing the security deposit, scheduling of work, responsibility for damages and requesting a refund, if applicable.

Utility Engineering

7. After the Development Permit is approved but prior to its release, the landowner shall pay the Off-Site Levy or execute an Off-Site Levy Agreement for the payment pursuant to Bylaw 1H2024. The off-site levy is based on a 2026 development approval date and on the following:

   Development Type:

   Existing Units(s):
   - Single Detached Dwelling(s): 0

   New Unit(s)
   - Single Detached Dwelling(s): 1

   Based on the information above, the preliminary estimate is $9,328

   Should payment be made prior to release of the development permit, an Off-Site Levy Agreement will not be required.

   - Include the completed Payment Submission Form, which was emailed to the applicant.
   - Only certified cheques or bank drafts made payable to the City of Calgary are acceptable.

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

Permanent Conditions

The following permanent conditions shall apply:

Planning

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

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 is required prior to the development being occupied.

12. When the main floor is constructed, submit the surveyed geodetic elevation to Geodetic.Review@Calgary.ca

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

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

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

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

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

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

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

Utility Engineering

19. Single retaining walls 1.2m in height or greater or terraced retaining walls 1.2m in height or greater with a horizontal separation between walls of less than 3.6m (3x height) require the approval of a Building Permit prior to construction.

    For retaining wall(s) that meet these criteria, the developer may either:
    a. Include the retaining walls with the Building Permit for the building, or
    b. Apply for a separate Building Permit for the retaining walls.

    It should be noted that the Building Permit for the building on site will not be released until the separate Building Permit for site retaining walls is approved.

20. 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).

21. 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).

22. All rooftop drainage shall be controlled with eave troughs and downspouts that direct drainage to the street.

23. The grades must match the grades indicated on the Development Permit approved 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.

24. 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. To obtain a final estimate, contact the Infrastructure Strategist, Development Commitments at 587-215-6253 or email yunpeng.qin@calgary.ca

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

Mobility Engineering

26. 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.

27. 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

28. 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

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

30. 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.

31. 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.

32. 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.

33. All plumbing services including sanitary, storm and water must be verified onsite by the owner and/or builder to ensure the size and location is compliant with the National Plumbing Code of Canada for the number of fixtures being installed. The waterline must be of the size that is indicated on the grade slip, but in no case smaller than 1 in size.

34. A minimum of three trees must be planted on the parcel. This may be accomplished by planting new trees or preserving existing trees. The trees must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association. To satisfy the requirement of one tree, the following sizes must be met:
a. A deciduous tree with a minimum calliper of 50.0mm; or
b. A coniferous tree with a minimum height of 2.0 metres.
To satisfy the requirement of two trees, the following sizes must be met:
a. A deciduous tree with a minimum calliper of 85.0mm; or
b. A coniferous tree with a minimum height of 4.0 metres.
The required trees must be provided on the parcel within 12 months of issuance of the development completion permit (DCP) and maintained for a minimum of 24 months after issuance of the DCP.

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

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

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

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

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

40. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. The Public Tree adjacent to this development is valued at **$5,573.85**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.

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

42. No stockpiling or dumping of construction materials is permitted on the adjacent boulevard.

Utility Engineering

43. The developer is responsible for ensuring that:

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

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

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

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

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

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

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

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

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

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

47. 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.

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

49. Discharge of roof leaders should be onto grassed or pervious areas to help reduce the volume of runoff. Direct connection of roof leaders to weeping tile or storm sewers is prohibited. Roof leaders are to be directed to the ground that is graded away from the building and must not discharge within 2.0m of a road right-of-way.

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

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

52. 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).

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

Prior to Decision Requirements

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

Planning

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

Revised plans uploaded.

2. Submit a written response to the Detailed Review (DR) that provides a point by point explanation as to how each of the Prior to Decision issues were addressed and/or resolved. If Prior to Release items have been addressed in the amended plans, include a point by point explanation for these items as well.

Noted.

3. In addition to the alterations requested above in the Bylaw Discrepancies section the applicant shall make the following amendments: - The applicant shall remove the third floor / balcony and restore the roofline as previously proposed.

Per discussion with file manager and consultation with development authority third floor has been retained and altered to be more consistent with the surrounding area and other aspects of the existing design.

Open balcony has been changed to a recessed balcony and integrated into the roof profile.

Privacy wall added and overall height reduced to require no relaxation.

Removed one third floor window and changed remaining window to a dormer style.

Balcony railing noted on floor plans.

District Title:	Residential – Contextual One / Two Dwelling (R-C2) District

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

Date:	July 28, 2026
Date Received:	July 14, 2026
BLC BY:	**Alex Trinh**
Review Required:	Complete

D.P. #	**2025-07188**

For Internal Distribution Only

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

Floodway/Floodfringe/Overland Flow

Does Not Apply

If applicable Complete Flood Sheet

Hertiage Guidelines Area

Not Located within Heritage Guideline Area

If Applicable Disregard Contextual Rules

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

Main Floor Elevation(S):		***Roof Peak Elevation(s):***	
Unit 1	**61.15**	**Unit 1**	**70.17**
Unit 2		**Unit 2**	

Notes:
SB2025-0452 Pending Registration
REF: DP2025-07187 (south parcel)
The two closest adjacent buildings on the block face are 843 Bridge CR NE and 910/912 Drury AV NE. Although the building on 910/912 Drury AV NE is facing the south street, by definition, the north property is considered the front as it's the shortest of the two (north PL is 15.25m, south PL is 15.44m). The south property lines of 810 Drury AV NE and 906 Bridge CR are considered the front being they are the shortest.

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Block Plan Tool

Residential – Contextual One / Two Dwelling

D.P. # 2025-07188

Rule	Requirements	Notes	Evaluation: Provided/Variance			
Secondary Suites	If applicable please refer to Secondary Suites Form		See Attached		N/A	N/I
153.1(a)(vi) Backyard Suite	except as otherwise indicated in subsection (vii), (viii) and (ix), must be located on the same parcel as a Contextual Single Detached Dwelling or a Single Detached Dwelling;		C	N/C	N/A	N/I
295(a) Secondary Suite	(v) is considered part of and secondary to a Dwelling Unit;		C	N/C	N/A	N/I
187 Duplex Dwelling	(a) means a building which contains two Dwelling Units, one located above the other, with each having a separate entrance;		C	N/C	N/A	N/I
347 Contextual Single Detached Dwelling	(**Front A** 59.93 + **Front B** 60.81) / 2 = Front *Average Building Reference Point*		60.37			
	(**Rear A** 56.70 + **Rear B** 56.80) / 2 = Rear *Average Building Reference Point*		56.75			
	(1)(e) Must not be located on a parcel where the difference between the average building reference points is greater than 2.4m;		C	N/C	N/A	N/I
	Difference between *Front & Rear Average Building Reference Points* =	**3.62**				
39 Contextual Front Setback	**A) Contextual Front Setback for 2 Contextual Adjacent Buildings**					
	(Adj. building 1 **6.39** + Adj. building 2 **15.69**) / 2 = **A**		11.04			
	OR B) Contextual Front Setback for 1 Contextual Adjacent Building					
	Adjacent Building = **B**		0			
	OR C) Contextual Front Setback with no Contextual Adjacent Buildings					
	= **C**		3			
435 Building Setback from Front Property Line	(1) For a Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling and a Single Detached Dwelling, the min. building setback from a front property line is the greater of: (a) the contextual front setback less 1.5m; (b) 3.0m	North	2.84	-6.70		
	Subsection (a) Applies: **11.04** (Contextual Front Setback) subtract 1.5m = **9.54** (Required Front Setback)					
Contextual Front Setback (see Contextual values use **A or B or C) =**	(3) For an addition or exterior alteration to a Duplex Dwelling, Semi-detached Dwelling, or Single Detached Dwelling which was legally existing or approved prior to the effective date of this Bylaw, the min. building setback from a front property line is the lesser of: (a) the contextual front setback less 1.5m to a minimum of 3.0m; or (b) the existing building setback less 1.5m to a minimum of 3.0m.		N/A			
	The minimum 3.0m applies: **Existing Front Setback** [ ] **Contextual Front Setback** 11.04 subtract 1.5m = **3.00** Required Front Setback					
11.04	(5) For all other uses, the minimum building setback from a front property line is 3.0m					
334 Projections into Setback	(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

SDAB2026-0183

Areas							
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.		North - Eaves	**7.01**		**6.41**	
	(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 2.5m²		**2.44**		**-0.06**	
	(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;					
		(b) the setback of the porch from the front property line is not less than the minimum setback in the district;					
		(c) the maximum height of the porch platform is 1.2m measured from grade, excluding stairs and a landing area not exceeding 2.5m²; and					
		(d) the portion of the porch that projects into a front setback area is unenclosed, other than by a railing, balustrade or privacy walls located on porches between attached units.					
	(6) Eaves may project an additional 0.6m from a porch into the front setback area, as described in subsection (5).						
335 Length of Portions of a Building in Setback Areas (Front)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40.0% of the length of the façade *(Does not apply to decks , eaves, porches, ramps, and stairs)*		PROVIDE LENGTH AND % VALUES	**%**	**Length**	**%**	**Length**
	1st st	X 40% =		**N/A**			
	2nd st	X 40% =					
	(2) The max. length of an individual projection into any setback area is 3.1 m.						
436 Building Setback from Side Property Line except (6) and (7)	(1) For a laned parcel, the min. building setback from any side property line is 1.2m.		West - To Garage	**0.62**		**-0.58**	
			West - To Rest of House	**1.23**		**0.03**	
			East	**1.22**		**0.02**	
	(2) For a laneless parcel, the min. setback is:	(a) 1.2m; or		**N/A**			
		(b) 3.0m when no provision has been made for a private garage on the front or side.					
	(4) except for subsection (5), for a corner parcel, the min. building setback from a side property line shared with a street is 1.2 m,	1.2m min. requirement to building					
	provided there is no portion of a building, **except for Eaves (337)** located within 3.0m of:	(a) the back of the public sidewalk; or (b) the curb, where there is no public sidewalk.					
	(5) Where a corner parcel shares a side property line with a street and the parcel forms part of a plan of subdivision approved by the Calgary Planning Commission prior to March 31, 1980, the minimum building setback from that side property line is 1.2m						
	(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.		West - 2F Cant	**0.53**		**-0.07**	
			East - 2F Cant x 2	**0.54**		**-0.06**	
	(1.2) Portions of a building less than 2.4m above grade may project a maximum of		East - MF Cant	**0.56**		**-0.04**	

	(1.2) Portions of a building less than 2.4m above grade may project a maximum of 0.6m,							
	(1.2) (b) for all other uses:	(i) when located on a corner parcel;		C	N/C	N/A	N/I	
		(ii) where at least one side setback area is clear of all portions of the building measured from grade to a height of 2.4m; or		C	N/C	N/A	N/I	
		(iii) where the side setback area contains a private maintenance easement required by this Bylaw and no portion of the building projects into the required private maintenance easement.		C	N/C	N/A	N/I	
	(1.3) Window wells may project a maximum of 0.8m into any side setback area.		East	0.74		-0.06		
337 Projections Into Side Setback Area	(2) Window wells and portions of a building, other than eaves, must not project into a 3.0m setback required on a laneless parcel.			C	N/C	N/A	N/I	
	(3) Eaves may project a max. of 0.6m into any side setback area.		Garage Eaves	0.73		0.13		
	(5) Landings, ramps other than wheelchair ramps and stairs may project in a side setback area provided:	(a) they provide access to the main floor or lower level of the building;		N/A				
		(b) the area of a landing does not exceed 2.5m^2						
		(c) the area of any portion of a landing that projects into the side setback area does not exceed 1.8m^2						
		(d) they are not located in a 3.0m side setback area required on a laneless parcel; and						
		(e) they are not located in a side setback area required to be clear of projections, unless pedestrian access from the front to the rear						
	(10) Central air conditioning equipment may project a maximum of 1.0m into a side setback area:							
	(8) Any portion of a building that projects into a side setback area, other than eaves, landings, window wells, ramps and stairs, must not be located closer than 0.9m from the nearest front façade.		Closest Portion	0.91		0.01		
	(9) Balconies and decks must not project into any side setback area;		West - 3F Balcony	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 40.0% of the length of the façade *(Does not apply to decks , eaves, porches, ramps, and stairs)*				PROVIDE LENGTH AND % VALUES	%	Length	%	Length
	1st st	East		X 40% =			Complies		
	2nd st	East	11.89	X 40% =	4.76		36.25	4.31	-3.75	-0.45
	2nd st	West	11.89	X 40% =	4.76		26.07	3.10	-13.93	-1.66
	__st			X 40% =						
	(2) The max. length of an individual projection into any setback area is 3.1m *(Includes Window Wells)*				Longest Projection	3.10		0.00	
437 Building Setback Rear	(1) The min. setback from a rear property line is 7.5m				South	7.20		-0.30	
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.				South -Deck	2.66		1.16	
	(3) A private garage attached to a building may project without limits into a rear setback area	(a) does not exceed 4.6m in height, measured from the finished floor of the private garage;							
		(b) does not exceed 75.0m^2 in gross floor area for each Dwelling Unit located on the parcel.							

	setback area provided it:	(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.							
	(4) When an attached private garage has a balcony or deck, the balcony or deck must not be located within 6.0m of a rear property line or 1.2m of a side property line.				*Rear* *Side* *Side*				
335 Length of Portions of a Building in Setback Areas (Rear)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40.0% of the length of the façade *(Does not apply to decks , eaves, porches, ramps, and stairs)*				PROVIDE LENGTH AND % VALUES	%	Length	%	Length
	1st st		X 40% =			N/A			
	2nd st		X 40% =						
	(2) The max. length of an individual projection into any setback area is 3.1 m.								
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			South - Forced Walkout	3.05		1.55	
		(b) 0.3 m above the main floor level of the closest main residential building on the parcel.							
						-0.10		-0.40	
	(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				2.00		0.00	
		(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
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.					4.48		2.63	
	(2) Unless otherwise referenced in this Part, the floor area of a recessed balcony must not exceed 10.0m²					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							
		(b) must not be located between the foremost front façade of the main residential building and front property line.							
40 Contextual Height *Contextual Height = Average Contextual High Point minus the highest Building Reference point*	**A) Average Contextual High Point for 2 Contextual adjacent buildings** (expressed as a geodetic datum) =								
	(Adj. building 1	62.35	+	Adj. building 2	67.31	) / 2 = A	64.83		
	OR B) Average Contextual High Point for 1 Contextual adjacent buildings (expressed as a geodetic datum) =								
	Adjacent Building = B						0		
	OR C) Average Contextual High Point for no Contextual adjacent buildings (expressed as a geodetic datum) =								
	Highest Geodetic Datum (of subject parcel) + 8.6m = C						0		
	64.83	-	60.81				Contextual Height		
	A or B or C Average Contextual High Point		highest Building Reference Point		=		4.02		
360 Building Height *(Method For Additions not to be noted as a bylaw relaxation)*	(5) The building height for an addition to a main residential building is measured from grade at any point adjacent to the addition when the addition is less than or equal to: ***If the Addition does not meet the height by using 5 (a) or (b) Use 438***	(a) 7.5m in height from grade where the existing building has a walkout basement, and				N/A			
		(b) 6.0m in height from grade where the existing building does not have a walkout basement							
	(1) For Contextual Single Detached Dwelling, Duplex	(a) 8.6 m; or			**Maximum Height Allowed =**	70.17		0.20	

438 Building Height *(See 360 (2) & (3) for height check method)*	Dwelling, Semi-detached Dwelling and Single Detached Dwelling, the maximum building height is the greater of:	(b) the **contextual height** plus 1.5 m, to a max. of 10.0 m.	8.60	N/A			
		4.02 + 1.5m **5.52** = **Contextual Height**	**Maximum Geodetic Height =** 69.97				
	(3) For all other uses, the max. building height is 10.0 m.			**C**	**N/C**	**N/A**	**N/I**
360(2) Building Height on a Sloped Parcel	When the difference between the average building reference point at the front and rear corners of the parcel is greater than or equal to 1.0m, the *Chamfer* applies to the façade at the lower end of the parcel. *Create a triangle with a 4:12 slope (5.5m Horizontally and 1.83m Vertically)*						
	Difference between *Front & Rear Average Building Reference Points* =		***3.62***	**C**	**N/C**	**N/A**	**N/I**
361 Building Height on a Corner Parcel	(1) In addition to the rules of sections 360(2) and (3), for a Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling and Single Detached Dwelling located on a corner parcel, the building height must not be greater than a height plane that intersects the horizontal portion of the height plane described in section 360 at a point that is 4.5m from the street side property line and extends downward toward the street side property line at a 4:12 slope.		**Max Ht =** **8.60**	**C**	**N/C**	**N/A**	**N/I**
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**			
430 Parcel Depth	The minimum parcel depth is 22.0m			**22.19**		**0.19**	
429 Parcel Width *(Only one situation applies)*	(a) 7.5m for a parcel containing a Contextual Single Detached Dwelling or Single Detached Dwelling;			**11.51**		**4.01**	
	(a.1) 9.0m for a parcel containing a Backyard Suite or Secondary Suite in a Contextual Single Detached Dwelling or Single Detached Dwelling, unless otherwise referenced in subsection (a.2);			**N/A**			
	(a.2) 7.5m for a parcel containing a Backyard Suite or Secondary Suite in a Contextual Single Detached Dwelling or Single Detached Dwelling where:	(i) it is located on a corner parcel or laned parcel; and					
		(ii) 3.0 or more motor vehicle parking stalls are provided on the parcel;					
	(b) 13.0m for a parcel containing a Duplex Dwelling; and						
431 Parcel Area	(a) 233.0m^2 for a parcel containing a Contextual Single Detached Dwelling or Single Detached Dwelling;		As per Applicant	**268.26**		**35.26**	
	(b) 400.0m^2 for a parcel containing a Duplex Dwelling; and			**N/A**			
357 Parcels Deemed Conforming	(1) Where a parcel is legally existing or approved prior to the effective date of this Bylaw and the parcel width, parcel depth or the area of the parcel is less than the minimum required in a district the parcel is deemed to conform to the minimum requirement of this Bylaw provided that the use of the parcel is not being intensified.			**Applies**		**N/A**	**N/I**
	(2) Where a parcel is legally existing, or received a subdivision approval between August 6, 2024 and August 4, 2026, and the parcel width, parcel depth or the area of the parcel is less than the minimum required in a district, the parcel is deemed to conform to the minimum requirement of this Bylaw.			**Applies**		**N/A**	**N/I**
Accessory Building	If applicable please refer to Accessory Residential Building Form			**See Attached**		**N/A**	**N/I**
	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						

365 Exempt Addition	Single Detached Dwelling: (b) the addition may be a maximum of:							
	(i) 40.0m² in floor area for any portion at a height less than 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) 10.0m² in floor area for any portion not exceeding the highest point of the existing roof;							
339.1 Porches *(must meet all requirements to be exempt)*	In a Developed Area, a porch is exempt from parcel coverage where:	(a) the porch is located between the façade of the main residential building and:	(i) the front property line; or		C	N/C	N/A	N/I
			(ii) the side property line on the street side of a corner parcel;		C	N/C	N/A	N/I
		(b) the porch is unenclosed on a minimum of two sides, other than by a railing, balustrade, or privacy walls located on porches between attached units when the porch is at or exceeds the contextual front setback; and			C	N/C	N/A	N/I
		(c) there is no enclosed floor area or balcony located directly above the roof of the porch.			C	N/C	N/A	N/I
432 Parcel Coverage	The max. parcel coverage is 45.0% of the area of a parcel, which must be reduced by 21.0 m^2 for each required motor vehicle parking stall that is **not** provided in a private garage.				%		%	
	45% X **268.26** Parcel Area minus **[ ]** Required Stalls X 21m^2 = **120.72** Max. Coverage				44.13%		-0.87%	
	Parcel Coverage Totals				m²		m²	
	House	**Proj. > 1.0m**	**Garage(s)**	**Other**	**Total**			
	118.39				**118.39**	**118.39**		**-2.33**
341 Driveways	(1) A driveway must not have direct access to a major street unless:	(a) there is no practical alternative method of vehicular access to the parcel; and			N/A			
		(b) a turning space is provided on the parcel to allow all vehicles exiting to face the major street.						
	(2) A driveway connecting a street to a private garage must:	(a) be a min of 6.0m in length along the intended direction of travel for vehicles measured from:	(i) the back of the public sidewalk to the door of the private garage; or					
			(ii) a curb where there is no public sidewalk it the door of a private garage, and					
		(b) contain a rectangular area measuring 6.0m in length and 3.0m in width.						
	(3) A driveway connecting a lane to a private garage must be a min of 0.60m in length along the intended direction of travel for vehicles, measured from the property line shared with the lane to the door of a private garage.				West	**0.62**	**0.02**	
	(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) 6.0 m where the parcel width is 9.0m or less; or		N/A			
			(b) 7.0m for parcel width > than 9.0m and < than 15.0m					
	(6) In the developed area a driveway accessing a street must not be constructed	(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						

Page 8	must not be constructed, altered or replaced except where:	relocated or widened. Number of Parcels along Block Face				
428 Density	The maximum number of main residential buildings on a parcel is one.		**C**	**N/C**	**N/A**	**N/I**
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**
305 Single Detached Dwelling	(1) Unless otherwise referenced in subsection (2) and (3), requires a minimum of 1.0 motor vehicle parking stall per Dwelling Unit *Includes secondary suites if applicable*		**2**		**1**	
443 Motor Vehicle Parking Stalls	(2) The minimum number of motor vehicle parking stalls for each Contextual Single Detached Dwelling and Single Detached Dwelling is 2.0 stalls per Dwelling Unit where: **(a)** the parcel width is less than 9.0m and the parcel is part of a plan of subdivision after September 7, 1982; **or** **(b)** the area of the parcel is less than 270.0m² and the parcel is part of a plan of subdivision approved after September 7, 1982.		**N/A**			
Parking	If use is other refer to Parking/Loading/Bicycle Form		**See Attached**		**N/A**	**N/I**
122 Standards for Motor Vehicle Parking Stalls	(3) The minimum depth of a motor vehicle parking stall is 5.9m where it is required for: (a) a Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling or Single Detached Dwelling		**C**	**N/C**	**N/A**	**N/I**
	(4) The minimum width of a motor vehicle parking stall required for a Dwelling Unit is: (a) 3.0m where both sides of a stall abut a physical barrier; (b) 2.85m where one side of a stall abuts a physical barrier; and (c) 2.5m in all other cases.		**C**	**N/C**	**N/A**	**N/I**
	(15) Motor vehicle parking stalls for a Backyard Suite, Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling and Single Detached Dwelling must be: (a) hard surfaced; and (b) located wholly on the subject parcel.		**C**	**N/C**	**N/A**	**N/I**
338.1 Patios	(1) Unless otherwise referenced in subsections (2) and (3), a privacy wall may be located on a patio, provided it does not exceed a height of 2.0m from the surface of the patio.		**C**	**N/C**	**N/A**	**N/I**
	(2) A privacy wall located on a patio must not exceed 2.0m in height, when measured from grade and when the privacy wall is located within: (a) a side setback area; or (b) 6.0m of a rear property line.		**C**	**N/C**	**N/A**	**N/I**
	(3) A privacy wall located on a patio must not exceed 1.2m in height when measured from grade when the privacy wall is located between the foremost front façade of the main residential building and the front property line.		**C**	**N/C**	**N/A**	**N/I**
343 Fences *Note: Only apply fence rules to proposed fences*	The height of a fence above grade at any point along a fence line must not exceed:	(a) 1.2m for any portion of a fence extending between the foremost front façade of the main residential building and the front property line;	**C**	**N/C**	**N/A**	**N/I**
		(b) 2.0m in all other cases, and	**C**	**N/C**	**N/A**	**N/I**
		(c) 2.5m at the highest point of a gate that is not more than 2.5m in length.	**C**	**N/C**	**N/A**	**N/I**
348 Visibility	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		**C**	**N/C**	**N/A**	**N/I**

District Title:	Residential – Contextual One / Two Dwelling (R-C2) District

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

Date:	September 16, 2026
Date Received:	September 9, 2026
BLC BY:	**Alex Trinh**
Review Required:	Partial

D.P. #	**2025-07188**

For Internal Distribution Only

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

Floodway/Floodfringe/Overland Flow

Does Not Apply

If applicable Complete Flood Sheet

Hertiage Guidelines Area

Not Located within Heritage Guideline Area

If Applicable Disregard Contextual Rules

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

Main Floor Elevation(S):		***Roof Peak Elevation(s):***	
Unit 1	**61.15**	**Unit 1**	**69.97**
Unit 2		**Unit 2**	

Notes:
SB2025-0452 - Registered
REF: DP2025-07187 (south parcel)
The two closest adjacent buildings on the block face are 843 Bridge CR NE and 910/912 Drury AV NE. Although the building on 910/912 Drury AV NE is facing the south street, by definition, the north property is considered the front as it's the shortest of the two (north PL is 15.25m, south PL is 15.44m). The south property lines of 810 Drury AV NE and 906 Bridge CR are considered the front being they are the shortest.
Partial check on previous discrepancies only as per F/M.

SDAB2026-0183

Block Plan Tool

Residential – Contextual One / Two Dwelling

D.P. # 2025-07188

Rule	Requirements	Notes	Evaluation Provided/Variance			
347 Contextual Single Detached Dwelling	(Front A 59.93 + Front B 60.81) / 2 = Front *Average Building Reference Point*		60.37			
	(Rear A 56.70 + Rear B 56.80) / 2 = Rear *Average Building Reference Point*		56.75			
	(1)(e) Must not be located on a parcel where the difference between the average building reference points is greater than 2.4m;		C	N/C	N/A	N/I
	Difference between *Front & Rear Average Building Reference Points* =	3.62				
39 Contextual Front Setback	**A) Contextual Front Setback for 2 Contextual Adjacent Buildings** (Adj. building 1 6.39 + Adj. building 2 15.69) / 2 = A		11.04			
	OR B) Contextual Front Setback for 1 Contextual Adjacent Building Adjacent Building = B		0			
	OR C) Contextual Front Setback with no Contextual Adjacent Buildings = C		3			
435 Building Setback from Front Property Line	(1) For a Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling and a Single Detached Dwelling, the min. building setback from a front property line is the greater of: (a) the contextual front setback less 1.5m; (b) 3.0m	North	2.84		-6.70	
	Subsection (a) Applies: 11.04 (Contextual Front Setback) subtract 1.5m = 9.54 (Required Front Setback)					
Contextual Front 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.	North - Eaves	7.01		6.41	
436 Building Setback from Side Property Line except (6) and (7)	(1) For a laned parcel, the min. building setback from any side property line is 1.2m.	West - To Garage	0.62		-0.58	
		West - To Rest of House	1.23		0.03	
		East	1.22		0.02	
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.	West - 2F Cant	0.53		-0.07	
		East - 2F Cant x 2	0.54		-0.06	
	(1.2) Portions of a building less than 2.4m above grade may project a maximum of 0.6m,	East - MF Cant	0.56		-0.04	
	(1.2) (b) for all other uses: (i) when located on a corner parcel;		C	N/C	N/A	N/I
	(ii) where at least one side setback area is clear of all portions of the building measured from grade to a height of 2.4m; or		C	N/C	N/A	N/I
	(iii) where the side setback area contains a private maintenance easement required by this Bylaw and no portion of the building projects into the required private maintenance easement.		C	N/C	N/A	N/I
	(1.3) Window wells may project a maximum of 0.8m into any side setback area.	East	0.74		-0.06	
	(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	Garage Eaves	0.73		0.13	

SDAB2026-0183

	(5) Eaves may project a max. of 0.6m into any side setback area.							
	(8) Any portion of a building that projects into a side setback area, other than eaves, landings, window wells, ramps and stairs, must not be located closer than 0.9m from the nearest front façade.		Closest Portion	0.91		0.01	
	(9) Balconies and decks must not project into any side setback area;		West - 3F Balcony	C	N/C	N/A	N/I
437 Building Setback Rear	(1) The min. setback from a rear property line is 7.5m		South	7.20		-0.30	
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.		South -Deck	2.66		1.16	
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	South - Forced Walkout	3.05		1.55	
		(b) 0.3 m above the main floor level of the closest main residential building on the parcel.		-0.10		-0.40	
	(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		2.00		0.00	
		(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
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 10.0m²		Recessed into Roof	8.97		-1.03	
40 Contextual Height *Contextual Height = Average Contextual High Point minus the highest Building Reference Point*	**A) Average Contextual High Point for 2 Contextual adjacent buildings** (expressed as a geodetic datum) =						
	(Adj. building 1 **62.35** + Adj. building 2 **67.31**) / 2 = **A**			**64.83**			
	OR B) Average Contextual High Point for 1 Contextual adjacent buildings (expressed as a geodetic datum) =						
	Adjacent Building = **B**			**0**			
	OR C) Average Contextual High Point for no Contextual adjacent buildings (expressed as a geodetic datum) =						
	Highest Geodetic Datum (of subject parcel) + 8.6m = **C**			**0**			
	64.83 (A or B or C Average Contextual High Point) - **60.81** (highest Building Reference Point) =			**Contextual Height** 4.02			
438 Building Height *(See 360 (2) & (3) for height check method)*	(1) For Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling and Single Detached Dwelling, the maximum building height is the greater of:	(a) 8.6 m; or	**Maximum Height Allowed =** 8.60	69.97		0.00	
		(b) the **contextual height** plus 1.5 m, to a max. of 10.0 m.					
		4.02 (Contextual Height) + 1.5m = **5.52**	**Maximum Geodetic Height =** 69.97	N/A			
	(3) For all other uses, the max. building height is 10.0 m.			C	N/C	N/A	N/I

FILE: DP 2025-07188

DATE RECEIVED: July 14, 2026

Bylaw Discrepancies		
Regulation	**Standard**	**Provided**
435 Building Setback from Front Property Line	(1) For a Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling and a Single Detached Dwelling, the min. building setback from a front property line is the greater of: (a) the contextual front setback less 1.5m	Plans indicate a building setback of 2.84m (-6.70m) from the north front property line.
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.	Plans indicate eaves that project 7.01m (+6.41m) into the front setback area.
436 Building Setback from Side Property Line	(1) For a laned parcel, the min. building setback from any side property line is 1.2m.	Plans indicate a building setback (garage) of 0.62m (-0.58m) from the west side property line.
337 Projections Into Side Setback Area	(3) Eaves may project a max. of 0.6m into any side setback area.	Plans indicate garage eaves that project 0.73m (+0.13m) into the west side setback area.
	(9) Balconies and decks must not project into any side setback area;	Plans indicate a third storey balcony in the west side setback area.
437 Building Setback Rear	(1) The min. setback from a rear property line is 7.5m	Plans indicate a building setback of 7.20m (-0.30m) from the south rear property line.
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.	Plans indicate a deck that projects 2.66m (+1.16m) into the south rear setback area.
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	Plans indicate a deck height of 3.05m (+1.55m).
340 Balconies	(1) Unless otherwise referenced in this Part, an open balcony must not project more than 1.85m from the	Plans indicate a third storey balcony depth of 4.48m (+2.63m).

	building façade to which it is attached.	
438 Building Height	(1) For Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling and Single Detached Dwelling, the maximum building height is the greater of: (a) 8.6 m; or	Plans indicate a building height of 70.17 (+0.20m).

FILE: DP 2025-07188 (Partial Check)

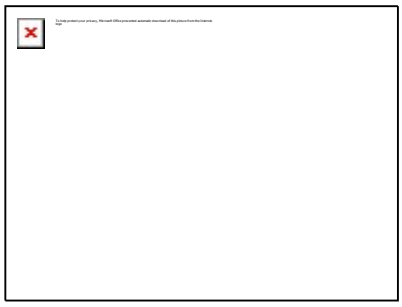
DATE RECEIVED: September 09, 2026

Bylaw Discrepancies

Regulation	Standard	Provided
435 Building Setback from Front Property Line	(1) For a Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling and a Single Detached Dwelling, the min. building setback from a front property line is the greater of: (a) the contextual front setback less 1.5m	Plans indicate a building setback of 2.84m (-6.70m) from the north front property line.
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.	Plans indicate eaves that project 7.01m (+6.41m) into the front setback area.
436 Building Setback from Side Property Line	(1) For a laned parcel, the min. building setback from any side property line is 1.2m.	Plans indicate a building setback (garage) of 0.62m (-0.58m) from the west side property line.
337 Projections Into Side Setback Area	(3) Eaves may project a max. of 0.6m into any side setback area.	Plans indicate garage eaves that project 0.73m (+0.13m) into the west side setback area.
437 Building Setback Rear	(1) The min. setback from a rear property line is 7.5m	Plans indicate a building setback of 7.20m (-0.30m) from the south rear property line.
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.	Plans indicate a deck that projects 2.66m (+1.16m) into the south rear setback area.
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	Plans indicate a deck height of 3.05m (+1.55m).

Knee, Judy

From: Anthony.Pirri@calgary.ca
Sent: Wednesday, December 17, 2025 11:27 AM
To: kuldeep_braich@hotmail.com
Cc: Anthony.Pirri@calgary.ca
Subject: DP2025-07188 COMPLETE APPLICATION 902 DRURY AV NE



Re: DP2025-07188 COMPLETENESS REVIEW - 902 DRURY AV NE

Dear Applicant,

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

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

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

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

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

Regards,

ANTHONY PIRRI
Senior Planning Technician
Anthony.Pirri@calgary.ca
403-333-5548
www.calgary.ca/PDMap

SDAB2026-0183

Knee, Judy

From: Pirri, Anthony
Sent: Thursday, July 9, 2026 4:18 PM
To: 'Mike Magnan'; Bob Wallace
Cc: Karol Chovanec
Subject: RE: [External] Re: Inquiry re RPR survey: GRSI FILE NO. 25CR1112

Afternoon,

The original survey that the designer would use to produce their drawings are not a requirement to be submitted. Typically the applicant will take the survey and use the info off of it and provide their own site plans / block plan. Some copy the site plan and insert their info, but it doesn't appear to be the case here. We trust what is proposed is accurate.

At the bottom of the application form the applicant signs that the info is accurate. It is also built in to the online application process (which this is), unfortunately I don't have an example to share of that.

Applicant's Signature **Date**
(confirming that all required information has been provided and is correct)

Screened by **Date**
Planning Services Technician

Date
Senior Planning Technician

Date
Safety Codes Officer

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

Phone: 403-268-5311
Web: calgary.ca/livechat

In Person:
3rd floor, Calgary Municipal Building
800 Macleod Trail SE, Calgary, Alberta
8:00 a.m. to 4:30 p.m. Monday – Friday

Mail:
The City of Calgary
Planning & Development (#8108)
800 Macleod Trail SE, Calgary, Alberta T2P 2M5

Anthony Pirri
Senior Planning Technician
Development & Subdivision Application Services
Community Planning
The City of Calgary l Mail code: #8094
Cell (403) 333-5548 l Anthony.Pirri@calgary.ca
Floor 4, Municipal Building - 4-B3-3,
800 Macleod Tr. S.E. P.O. Box 2100, Station M,
Calgary, AB Canada T2P 2M5

Check out Development Map to learn more about the development activity in your community.
Interested in knowing more about the Development Permit Process, visit Development Permit Process (calgary.ca)

*On December 15, 2025, Council initiated the process to repeal city-wide rezoning. This action does not change existing land use districts. Council has directed Administration to prepare amendments to the Land Use Bylaw for consideration at a Public Hearing scheduled for March 2026, with an anticipated effective date of August 2026. Until Council approves any changes, all applications will continue to be reviewed under their current zoning and in compliance with applicable provincial and municipal legislation. For more information, please visit **www.calgary.ca/rezoning**.*

From: Mike Magnan [redacted]
Sent: Thursday, J[redacted]
To: Bob Wallace [redacted]
Cc: Karol Chovanec <kchovanec@grs.ca>; Pirri, Anthony <Anthony.Pirri@calgary.ca>
Subject: [External] Re: Inquiry re RPR survey: GRSI FILE NO. 25CR1112

Hi Bob,

Apologies for the delay I've been away from home for a few weeks.

I don't have a copy of the survey, but I've cc'd Anthony Pirri who is the file manager for the DP application with The City and attached the information shown on the DP application.

Anthony - I have asked the surveyors who completed the RPR for our residence to evaluate the differences between the location of PL between our RPR and the site plan on DP2025-07187 / DP2025-07188. The downloaded plans do not contain a copy of the survey, only basic information. Bob requires a copy of the survey or the name of the survey company to rectify PL. I presume this was submitted as it is a CARL list requirement, but not posted online.

Thanks Bob and Anthony! Hoping to get PL sorted so that we have clarity. We are planning to make some minor improvements along PL — planting, irrigation, etc. so location of PL is important.

Best,

Mike

Comment Summary

Permit #: DP2025-07188
Address: 855 BRIDGE CR NE
Job Description: New: Single Detached Dwelling (north parcel)

Name:	Enmax	Created Date:	January 7, 2026
Phone:		Circulation Referee:	Y
Email:	EPC_Permits@enmax.com	Number:	642143738
Address:	Circulation Referee No Address		
Overall:	In support of this application		

Area of Concern

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

General Comment

No conflict with existing Enmax facilities.

Attachments

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2025-07188-Reply Letter-2026-01-07.pdf

Name:	Caylee Dyck	Created Date:	January 11, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	642921628
Address:	1003A Drury Avenue Northeast		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

I am writing as a former Drury Avenue resident who has direct experience redeveloping a subdivided property on this street. In my case, the site was subdivided and developed with two semi-detached dwellings, and considerable care was taken to maintain the established street rhythm, building alignment, and relationships to neighbouring properties.

Based on that experience, I am concerned that the north¿south orientation of two separate houses proposed at 902 Drury introduces a range of new and avoidable issues. The extreme forward placement of the south house disrupts the established block face, while the elevated position and overlook created by the north house introduce privacy and visual impacts that are difficult to resolve through design alone.

In my experience, these types of impacts are not incidental¿they are structural consequences of how the site is configured and how the buildings relate to one another and to the street. I am concerned that the proposal will create negative effects not only for immediate neighbours, but for the broader character and livability of Drury Avenue. I encourage The City to carefully consider whether this form of development can be made compatible without relying on significant relaxations or compromises that would not be acceptable elsewhere on the street.

Attachments

SDAB2026-0183

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

2026-01-07

File No: DP2025-07188
Location: 902 DRURY AV NE

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 will 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,

Marcelo Singson
Digitally signed by Marcelo Singson
Date: 2026.01.07 10:30:52-07'00'

Marcelo Singson P.Eng
Distribution Engineering

QR Code for ENMAX Ground Disturbance Guidelines

SDAB2026-0183

Name:		Created Date:	January 11, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	642932694
Address:	706 14st se		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

I am writing as a Calgary resident living in Inglewood, where I am seeing similar patterns of development that rely on R-CG zoning to push sites beyond what their physical and contextual constraints can reasonably support.

The proposed development at 902 Drury Avenue NE appears to depend on multiple relaxations of both the Land Use Bylaw and the intent of the Municipal Development Plan in order to be viable. This includes reliance on minimum setbacks and a building height that does not appear to meet contextual expectations for the site. When approval depends on several discretionary relaxations working together to resolve fundamental constraints, it signals a proposal that is misaligned with the site rather than an example of appropriate, site-responsive density.

Approving developments that rely on layered relaxations of height, setbacks, and massing to function sets a poor precedent and undermines public confidence in R-CG as a tool for delivering genuine ¿gentle density.¿ In my view, this proposal represents exactly the type of outcome Council has expressed concern about and should not be supported.
As per the other application

Attachments

Name:	Darren Dombrosky	Created Date:	January 13, 2026
Phone:		Circulation Referee:	N
Email:	dombroskyd@gmail.com	Number:	643560197
Address:	204 27th ave nw Calgary ab		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

While I understand the site has been subdivided, the current Development Permit proposal does not appear viable as two single detached dwellings given the site¿s steep topography, dual frontage, and proximity to existing homes. The resulting building placement relies heavily on minimum setbacks and produces massing, overlook, and privacy impacts that are difficult to reconcile with the established character of Drury Avenue and Bridge Crescent.

In my view, these impacts are not minor design issues but reflect fundamental site constraints that limit the suitability of this development form. Even where numerical compliance may be claimed, the visual dominance and overlook created by grade change and shallow building envelopes create adverse impacts on neighbouring properties that cannot be meaningfully mitigated through design refinements alone.

I respectfully request that the Development Authority give careful consideration to whether the proposed form of development is appropriate for this site and whether approval would result in undue impacts on adjacent properties and the public realm.

Attachments

Name:	Michael Magnan	Created Date:	January 20, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	645210505
Address:	906 Drury Av NE		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Hello. I'm copying comments from emails dates Jan 17/18 as I did not receive confirmation from the file manager they were received. Email contents and attachments uploaded here. Thank you.

Hi Anthony, Jeff and Lynn,

I trust the subdivision and development permit reviews are proceeding and look forward to any updates as they become available. With our formal possession date approaching, we are trying to stay aligned with the review process and timelines.

I wanted to share a supplemental shadow study that I prepared to illustrate potential impacts associated with the proposed development on 906 Drury Av. The study focuses on shadowing effects on adjacent properties and residential amenity, including both outdoor spaces and interior daylight. Please see the attached materials for your reference. One of our primary drivers for purchasing 906 Drury was the abundance of light in both the interior living areas (thanks to sloped topography and generous front facade windows in both the basement and main floor) and the sloping site. As the study reveals, the placement of both primary dwellings substantially reduces our access to daylight inside and in our front and rear amenity spaces. These issues are germane to our use and enjoyment of our property.

I understand that the Development Permit remains in the ¿Under Review¿ phase and that, while the formal public commenting period has closed, comments and supporting materials may still be considered while the application is actively under review. I also appreciate that the timing over the Christmas and holiday period was challenging for Interested Parties to comment, and thank you in advance for considering this submission within that context.

If there are any questions or if additional clarification would be helpful as part of the review, I would be happy to provide further information.

I also understand that the Planning Director and Ward 9 are planning to or have already submitted comments as well. Both are CC¿d here for awareness of the shadow study.

Kind regards,

Michael Magnan

Hi Anthony, Jeff, and Lynn,

Please see REV 1 of the 902 Drury Solar Study attached. This version supersedes the previous submission and includes an additional analysis quantifying the anticipated reduction in solar exposure to our primary street-facing façade, which contains large windows serving the main living areas on both the main floor and split-level basement.

This analysis further demonstrates that the impacts extend beyond outdoor amenity spaces and materially affect interior daylight access and residential use and enjoyment within the home.

Please confirm receipt, advise whether this revised study will be considered as part of the ongoing review, and share any updates you are able to provide on the status of the application.

Thank you for your time and consideration.

Best regards,

Michael

Attachments

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - 902 Drury Shadow Study_Rev 1.pdf

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - 902 Drury DP Review Report w appendices.pdf

902 Drury Av Shadow + Solar Irradiance Study

DP2025-07187
DP2025-01788

Prepared by:
Michael M.

Date: (REV 1)
Jan 18, 2026

Method:

- Modeled topography using open data and DP drawings.
- Sketchup model geo-located to correct coordinates.
- Corrected north orientation (mis-represented on DP drawings).
- Built 3D massing models using available DP drawings.
- Used Sketchup shadow settings at date / times generally requested by City of Calgary

Figure 1. Shadow study

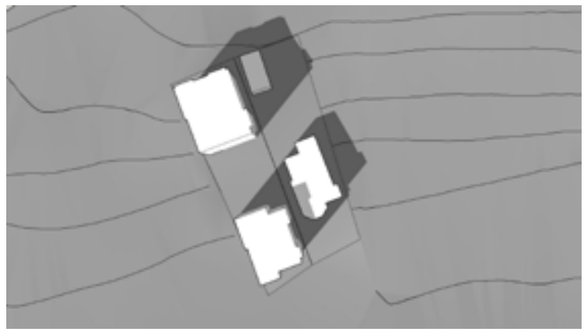
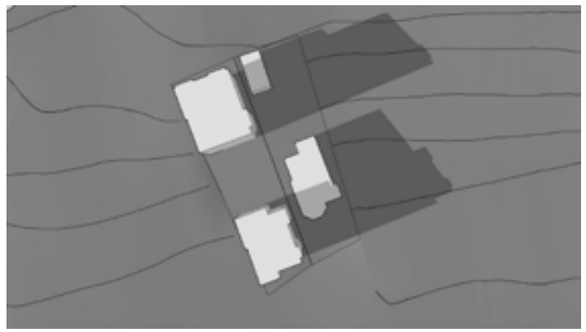
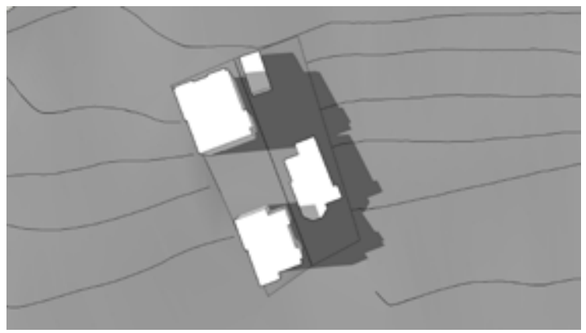
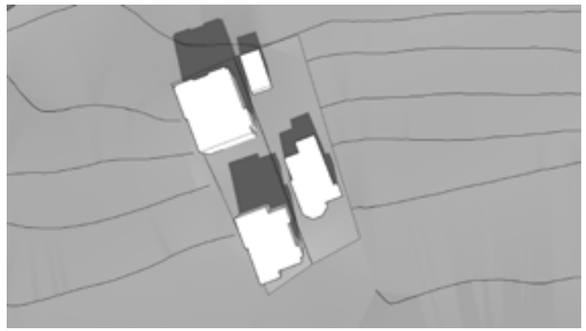
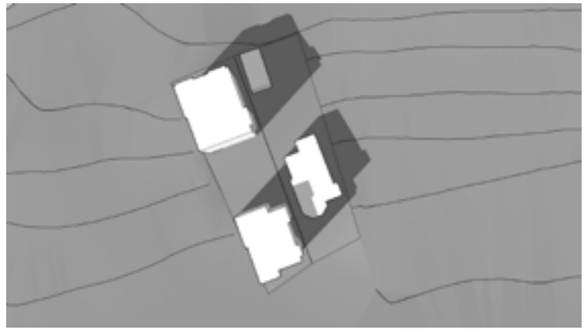
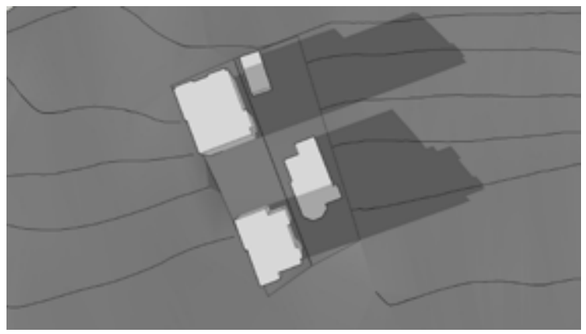
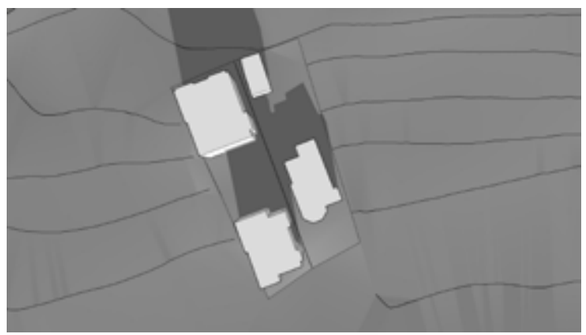
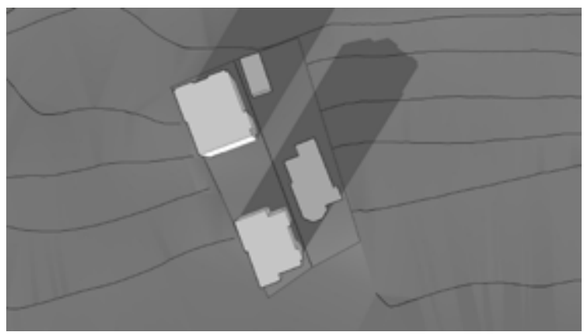
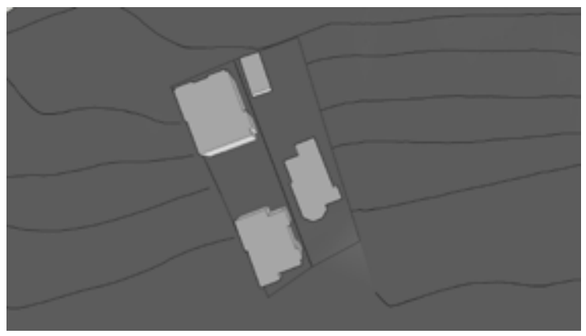
	12 pm	3pm	5pm
Mar 21			
Jun 21			
Sep 21			
Dec 21			

Figure 2. Scenario 1. Front Setback Aligned

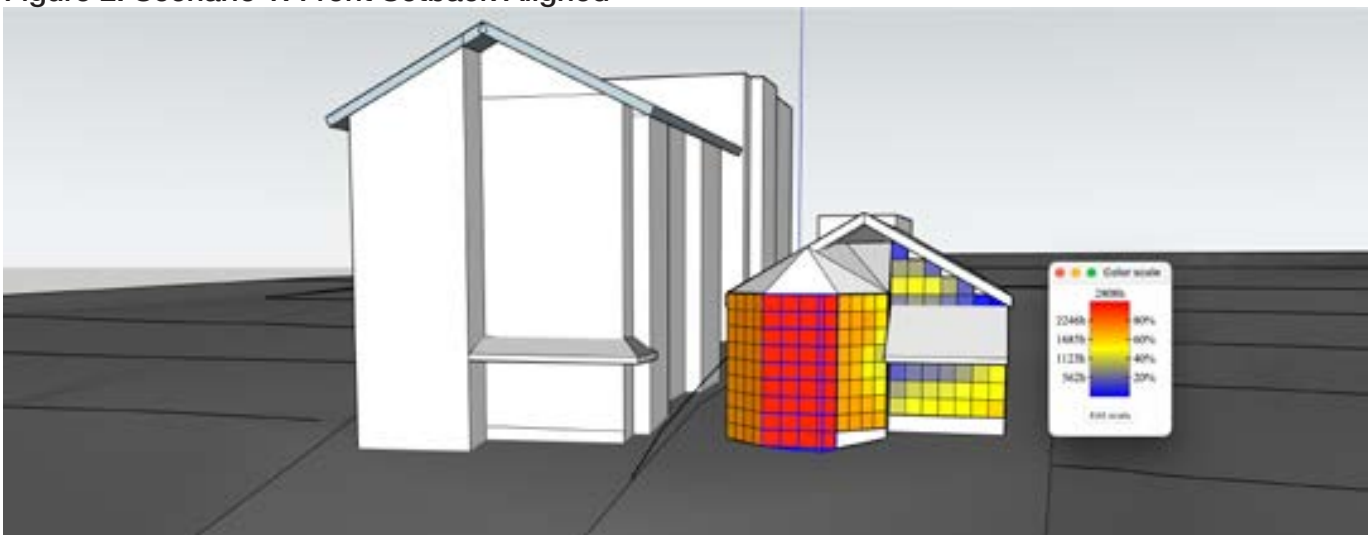
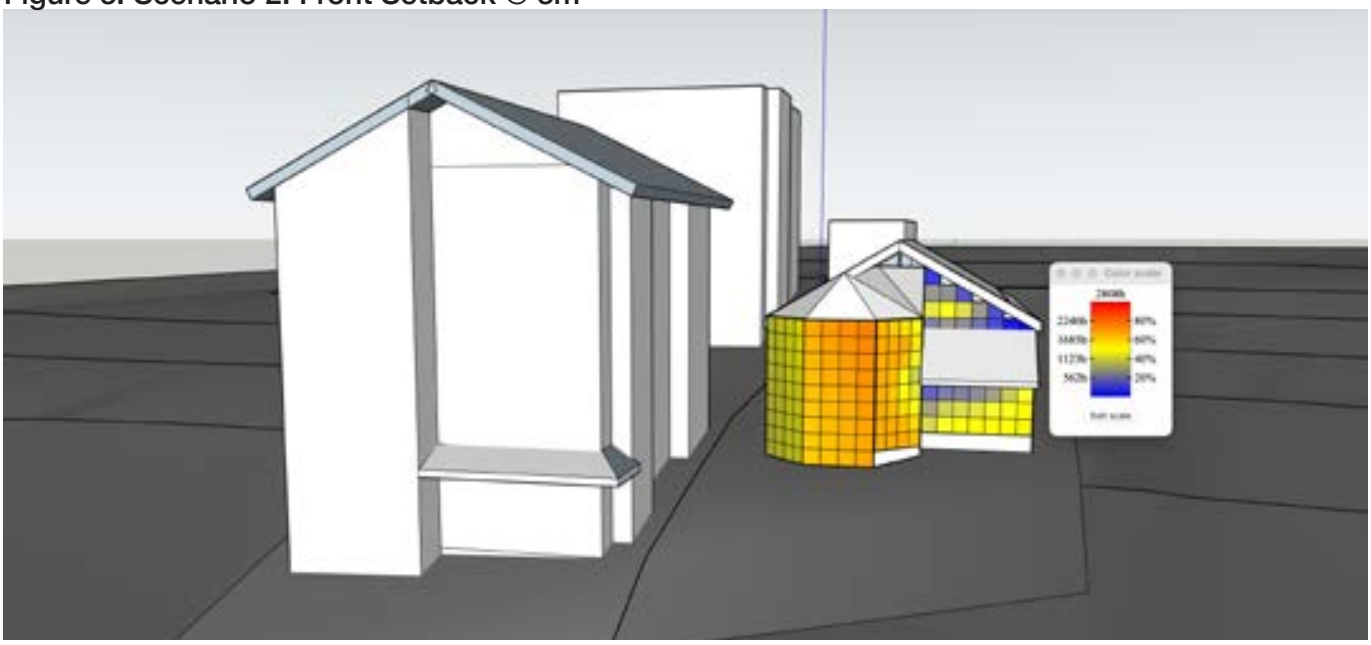


Figure 3. Scenario 2. Front Setback @ 3m



Method:

- Performed annual solar analysis for two development scenarios using Sketchup Sunhours plugin. 7am - 6pm / Jan 1 - December 31.
- Scenario 1: aligned setback with prevailing pattern along Drury Av including adjacent properties.
- Scenario 2: 3m setback per DP application.

Findings:

- Scenario 2 results in a substantial decrease in areas of high solar exposure due to building shading, equating to an estimated ~20% reduction in total annual solar hours and an approximately 25% reduction in high-exposure façade area (≥60% of total sun hours).
- The south-facing “turret” façade is the primary daylighting façade for the dwelling, serving the main-floor primary living space and projecting daylight into the open floor plan of the home.
- The primary basement living space is also located within the turret and relies on large south-facing windows to provide daylight to the split-level basement.

Key Findings

- The proposed development at 902 Drury Avenue introduces substantial and repeated shadowing impacts to 906 Drury across all four seasonal test dates (March 21, June 21, September 21, December 21), with the most pronounced effects occurring during mid-day to late afternoon periods.
- Due to the irregular placement and forward projection of the south parcel, shadows extend beyond what would be expected from a conventionally aligned infill development on Drury Avenue, particularly when combined with the site's escarpment topography.
- Shadowing impacts are not limited to rear yards or accessory spaces. The study demonstrates material shadowing of the primary south-facing façade of 906 Drury, including windows serving habitable interior rooms, resulting in reduced daylight penetration into the dwelling—particularly during shoulder seasons when solar access is most valuable.
- The accompanying solar exposure analysis confirms that this impact is not merely visual or momentary. When compared against a scenario in which the proposed south parcel is aligned with the established Drury Avenue setback, the proposed configuration results in an estimated ~20% reduction in total annual solar hours and an approximately 25% reduction in high-exposure (≥60%) façade area on the principal frontage of 906 Drury.
- Loss of sunlight to interior living spaces represents a direct impact on residential use and enjoyment, extending beyond outdoor amenity considerations. This is especially significant given that the affected façade is the principal frontage of a long-established dwelling, not a secondary elevation. Figures 2 and 3 illustrate impacts to the primary living areas on both the main floor—where the living room is located at the south façade with the dining and kitchen beyond—and the split-level basement, where the primary family room relies on large south-facing windows for daylight.
- Together, the shadow study and solar exposure modelling demonstrate that the impacts are both recurrent and quantifiable, affecting not only duration of shadow but the overall quality and intensity of sunlight available to the dwelling's principal living spaces.
- The impacts are structural rather than incidental. They arise from subdivision-driven building placement and orientation, not from minor architectural features that could be mitigated through design refinement at the Development Permit stage.
- On an escarpment site, apparent height and shadow length are amplified, meaning that numerical compliance with height limits does not equate to acceptable shadow performance. The study shows that even where height limits are nominally met, the resulting massing produces disproportionate shadow impacts on adjacent properties.
- The cumulative effect is a measurable degradation of both outdoor and indoor residential amenity at 906 Drury, reducing sunlight access to private yards, decks, and principal living spaces in a manner that is inconsistent with established development patterns along the block.
- This analysis acknowledges the presence of mature coniferous trees in the front yard of 906 Drury, which currently contribute to seasonal shading of the façade. However, these trees are private, non-permanent landscape elements that are approaching the end of their typical service life and may require removal for safety or maintenance reasons. As such, they cannot be relied upon to offset or justify permanent shadow and solar access impacts created by new development. In contrast, the shadowing and daylight reduction resulting from the proposed building placement are structural, subdivision-driven, and enduring, and must therefore be evaluated independently of discretionary or temporary vegetation.

Relevant Policy and Regulatory Context

Land Use Bylaw (LUB 1P2007 – R-CG District)

Section 23 (Purpose of the Land Use Districts)

- Requires development to be evaluated not only on numerical compliance, but on whether resulting outcomes are compatible with surrounding context and minimize negative impacts on adjacent properties, including impacts to residential amenity such as access to sunlight and daylight.

Section 50–55 (Rules for Residential Contextual Development)

- While R-CG permits increased density, it does not exempt development from considering contextual impacts related to massing, orientation, and interface with adjacent low-density residential parcels, including impacts to sunlight access and daylight availability for existing dwellings.

Section 26(1)(b) – Relaxations

- States that relaxations may only be approved where they do not unduly affect adjacent properties. The shadow and solar analysis demonstrates measurable, repeated impacts to adjacent residential amenity, including both private outdoor spaces and south-facing habitable rooms, raising concern regarding the appropriateness of discretionary relaxations in this instance.

Section 50.1(1)(f) – Building Height Measurement

- Compliance with numerical height limits alone does not address visual dominance or shadow impacts, particularly on sloped sites where apparent height, shadow length, and loss of interior daylight exceed what numerical limits imply.

Municipal Development Plan (MDP – Bylaw 57P2025)

Policy 2.3.1 – Development and Neighbourhood Character

- Requires new development to be sensitive to existing development patterns and to mitigate impacts such as shadowing, privacy loss, and reduced access to sunlight, including sunlight to habitable interior spaces where such access contributes to residential livability.

Policy 2.3.2(e) – Building Massing and Interface

- Directs that buildings should not be visually dominating when viewed from neighbouring sites or public spaces. The shadow study demonstrates dominance effects amplified by escarpment conditions and subdivision-driven building placement, resulting in disproportionate shadowing impacts on adjacent dwellings.

Policy 2.3.3(d) – Residential Amenity

- Emphasizes protection of use and enjoyment of residential properties, including access to sunlight for both private outdoor amenity areas and interior living spaces that rely on natural daylight for function and comfort.

Policy 3.5.1 – Climate-Responsive Design

- Encourages development that maximizes solar access and minimizes unnecessary shading of adjacent properties, particularly during shoulder seasons (spring and fall). The solar analysis indicates that the proposed development would materially reduce sunlight on the south-facing façade of 906 Drury, undermining passive solar gain and interior daylight that contribute to energy efficiency and year-round livability.

Bridgeland-Riverside Area Redevelopment Plan (ARP)

In the absence of a superseding Local Area Plan, the Bridgeland-Riverside Area Redevelopment Plan remains the governing statutory plan for this site. Its policies continue to apply notwithstanding the introduction of R-CG, particularly where they provide specific guidance on Conservation Areas, escarpment-sensitive development, and residential interface. The passage of time does not negate the ARP's authority or applicability.

Conservation Area Policies

- Reinforce the importance of contextual massing, established setbacks, and sensitivity to historic development patterns. Shadowing that degrades existing residential amenity—both within private outdoor spaces and primary habitable interior rooms—conflicts with the Conservation Area intent to protect long-standing patterns of livability. While the Municipal Development Plan promotes increased residential density, it also requires that intensification be context-sensitive; conservation objectives within established areas remain a valid and operative planning priority that must be balanced alongside density objectives, not displaced by them.

Escarpment Policies

- Require slope-adaptive development that responds to topography without exporting impacts onto adjacent properties. The shadow and solar analyses demonstrate that escarpment conditions materially amplify shadow length and reduce daylight penetration beyond what would occur on flat terrain, resulting in impacts that cannot be mitigated through numerical height compliance alone.

Residential Interface Policies

- Emphasize minimizing overlook, shadowing, and visual dominance where new development interfaces with established low-density housing. In this case, impacts extend to the primary south-facing façade of an existing dwelling, not merely secondary elevations or rear-yard conditions.

View and Streetscape Protection Intent

- While not expressed solely through quantitative standards, the ARP recognizes sunlight access, framed views, and spatial openness as integral components of neighbourhood livability—particularly along escarpment edges where topography and building placement have outsized visual and environmental effects.

Planning Interpretation

The shadow and solar analyses demonstrate that the impacts of the proposed development are not isolated to a single building or interface, but arise from the combined effects of two primary dwellings introduced through subdivision—each affecting different portions of 906 Drury in distinct and compounding ways.

The south parcel, through its forward placement and reduced front setback, produces substantial and repeated shadowing of the front yard and principal south-facing façade of 906 Drury. This directly affects the primary living areas of the dwelling, reducing daylight penetration into habitable interior rooms and diminishing the use and enjoyment of the front yard and elevated porch area. These impacts are materially greater than those experienced under established infill patterns along Drury Avenue, where front setbacks and massing alignment have historically moderated shadow effects on neighbouring properties.

At the same time, the north parcel introduces a second, independent source of shadowing at the rear of 906 Drury. Due to its size, height, and elevated position on the escarpment, this building casts shadows into the rear yard and rear-facing amenity areas that are substantially greater than those typically generated by accessory residential buildings such as garages, or by secondary suites located below garages—forms that represent the prevailing and policy-supported development pattern along this segment of Bridge Crescent.

In effect, the proposed redevelopment subjects 906 Drury to shadow impacts from both the front and the rear—an atypical and burdensome condition that does not exist elsewhere along the block. This dual-frontage impact results in a level of cumulative shadowing and loss of sunlight that exceeds what would reasonably be anticipated under conventional infill or accessory development scenarios and represents a material degradation of residential amenity.







GROSS AREA 906 Drury Ave NE - Calgary
MAIN LEVEL: 892.75 SqFt, ENTRANCE LEVEL: 45 SqFt
BASEMENT: 798.32 SqFt
TOTAL: 1737.75 SqFt

SDAB2026-0183

902 Drury Development Permit Application | Evaluation Report

Prepared by:
Michael Magnan

Prepared for:
City of Calgary

December 30, 2025

Executive Summary

This review evaluates the proposed north and south dwellings at 902 Drury Avenue NE against the Land Use Bylaw, the Bridgeland-Riverside Area Redevelopment Plan, the Municipal Development Plan, and applicable non-statutory design guidelines. The analysis builds directly on concerns previously identified at the subdivision stage, where the shallow parcel configuration and escarpment conditions were flagged as introducing heightened planning and design risk. The current Development Permit submissions confirm that many of those risks have materialized at the building design stage.

The review identifies a high concentration of bylaw non-compliance and statutory policy conflicts affecting both dwellings. These issues are not isolated or technical in nature; rather, they reflect fundamental constraints imposed by parcel depth, grade change, escarpment conditions, and the application of minimum standards without sufficient contextual mitigation. Several issues compound one another—particularly with respect to height, angular plane, setbacks, building depth, grading, and privacy—making resolution through minor design revisions unlikely.

In addition, a review of the Complete Application Requirement List (CARL) is attached. That review confirms that numerous required drawings and labels are missing, including site plans, landscaping plans, floor plans, cross-sections, grading details, and utility information. While it is acknowledged that applications are sometimes accepted for circulation on a good-faith basis to allow issues to be clarified through review, the absence of these materials significantly limits the ability to properly assess impacts and compliance and contributes to the volume and severity of issues identified.

A summary of categorical issues shown in the drawings is provided below:

- **24 Land Use Bylaw / Municipal Development Plan compliance issues** were identified across the North and South buildings. These include non-compliance or unresolved compliance with respect to building height and angular plane requirements, rear and side setbacks, building depth, parcel coverage, projections into setbacks, driveway grading and laneway encroachment, drainage and stormwater management, utility setbacks and easements, and built form impacts to the public realm.

- **8 Statutory Policy issues under the Bridgeland-Riverside Area Redevelopment Plan were identified.** These relate primarily to escarpment protection, privacy and overlook impacts between adjacent low-density residential properties, incompatibility arising from elevated grade conditions, forward building placement that disrupts established building patterns, and failure to demonstrate sensitive interface conditions consistent with ARP conservation and escarpment policies.

- **6 Planning Policy / Design Guideline** issues were identified under the Low Density Residential Housing Guidelines for Established Communities and the Municipal Development Plan. These include inadequate architectural articulation on highly visible façades, poor response to contextual conditions, insufficient mitigation of privacy impacts, and failure to positively contribute to streetscape character and the public realm.

- **A separate review of the Complete Application Requirement List (CARL) is attached**, which identifies numerous missing or incomplete drawings, including but not limited to floor plans, cross-sections, site plans, and landscaping plans. The absence of these drawings limits the ability to fully assess bylaw compliance, grading, drainage, privacy mitigation, and

interface conditions. It is acknowledged that these materials may have been accepted at intake in good faith, potentially in response to applicant representations or time pressures; however, the submission as provided does not meet the standard level of completeness typically required to support a comprehensive and defensible development permit review.

In light of the scale, number, and interrelated nature of the issues identified, **it is the author's opinion that the proposed north and south dwellings, as currently configured, do not demonstrate compliance with the Land Use Bylaw or alignment with applicable statutory plans and policy guidance.** The challenges identified are structural in nature and stem from the subdivision configuration, shallow parcel depths, escarpment conditions, and forward building placement, rather than from isolated design decisions. Resolution would require substantial redesign and clarification rather than incremental revisions. **Accordingly, it is recommended that the current Development Permit applications not proceed in their present form. Should the applicant wish to continue, a new Development Permit submission, supported by a complete and coordinated drawing set and responsive to the issues identified through both this review and the prior subdivision analysis, would be necessary to enable a comprehensive, transparent, and defensible evaluation.**

Introduction

This report provides a detailed review of the proposed subdivision and Development Permit applications for 902 Drury Avenue NE, assessing compliance with statutory bylaws, local area policies, contextual implementation guidance and detailed knowledge of site opportunities and constraints as they pertain to redevelopment. The analysis is informed both by professional expertise in planning, development, and urban design, and by direct, site-specific experience as a resident on this culturally significant street.

The report references key statutory and advisory documents relevant to the subject site, including: the City of Calgary Land Use Bylaw (LUB); the Bridgeland-Riverside Area Redevelopment Plan (ARP, OC2023); the Inner City Plan; the Bow Valley Centre Concept Plan; the Inner City Transportation System Management Strategy; the Low Density Residential Housing Guidelines for Established Communities (Updated 2008); and the Calgary River Valleys Plans for West Nose Creek and the Bow River. Particular attention is given to the distinction between statutory policies, which are Council-adopted and enforceable, and implementation guidelines within these documents, which provide advisory direction intended to achieve the objectives of the statutory policies. While guidelines are not legally binding, they are essential to promoting context-sensitive development, preserving neighbourhood character, and ensuring consistency in urban form.

Each section of this report documents individual departures from applicable LUB regulations and from the implementation guidance in the referenced plans. These departures are presented objectively, highlighting the potential cumulative impacts on contextual massing, building orientation, privacy, streetscape character, and sensitive integration with the slope and topography of the site. Where relevant, the report differentiates between matters that are strictly regulatory and those that are planning or design considerations, providing clarity on how each departure may affect the broader neighbourhood pattern.

The intent of this introduction is to establish a clear framework for understanding the planning and design context of 902 Drury, demonstrating that the review considers both technical compliance and broader urban design objectives. This ensures that commentary is grounded in defensible planning rationale, emphasizes cumulative impacts, and underscores the importance of sensitive, context-driven outcomes for this culturally and historically significant streetscape.

Relationship to Subdivision Review Findings

As identified in the subdivision review, the creation of shallow, irregularly proportioned parcels at 902 Drury Avenue NE introduced inherent constraints related to building placement, massing, height transitions, privacy interfaces, grading, and servicing. The subdivision analysis anticipated that the reduced parcel depth and proximity to an escarpment condition would significantly limit the ability to accommodate compliant and contextually sensitive development under the Land Use Bylaw and applicable statutory policies.

The issues now identified through the Development Permit review—including excessive building depth, angular plane and height non-compliance, privacy and overlook impacts, grading and drainage challenges, and reliance on minimum bylaw standards without adequate policy mitigation—are consistent with those earlier concerns. Collectively, these findings demonstrate that the current Development Permit challenges were foreseeable at the subdivision stage and underscore how the approved lot configuration materially constrains the ability to achieve compliant, compatible, and policy-aligned redevelopment on both parcels.

Challenges with resolution through Development Permit

The issues identified through the development permit review are substantial in nature and cannot be readily resolved through minor design refinement or typical mitigation measures. Many of the non-compliance and policy conflicts arise from fundamental spatial constraints created by the subdivision itself, including insufficient depth to accommodate a compliant building envelope while respecting angular plane requirements, minimum setbacks, and escarpment-related policies.

Attempts to resolve one constraint consistently introduce new conflicts elsewhere, resulting in a cascading series of bylaw and policy pressures. For example, efforts to achieve minimum setbacks directly exacerbate building depth and massing impacts; attempts to comply with height and angular plane provisions intensify overlook and privacy concerns; and grading solutions necessary to achieve access introduce conflicts related to drainage, lane modification, and utility setbacks. These are not discrete or easily separable issues, but interrelated consequences of the parcel configuration.

From a planning perspective, this condition represents a structural incompatibility between the approved subdivision pattern and the regulatory and policy framework governing low-density residential development in established communities, particularly within an escarpment-influenced context. As such, the current development challenges should be understood as the logical and foreseeable result of the subdivision decision, rather than matters that can be fully addressed at the development permit stage without compromising bylaw intent, statutory policy objectives, or adjacent property interests.

Development Permit Review

This Development Permit review evaluates the proposed South Building at 902 Drury Avenue NE against the requirements of Land Use Bylaw 1P2007 and applicable City of Calgary planning policy, including the Municipal Development Plan (MDP). The review focuses on bylaw compliance, built form, site design, and interface conditions with adjacent properties, with particular attention to impacts arising from parcel configuration, building massing, setbacks, and grading.

South Building

The South Building forms part of a coordinated redevelopment of 902 Drury Avenue NE involving two separate Development Permit applications on newly created parcels. While reviewed independently, the South Building is directly influenced by the shallow parcel configuration resulting from subdivision. As a result, the proposal presents a complex set of built form, setback, and site design challenges that require careful evaluation to ensure compliance with the Land Use Bylaw and consistency with established planning policy.

Bylaw Compliance Review

As anticipated during the review of the associated subdivision application, the shallow parcel configuration introduces a number of substantive compliance challenges. The South Building proposal brings forward additional issues that are difficult to resolve within the existing parcel constraints, including excessive building depth, reduced setbacks, angular plane non-compliance, grading reliance beyond parcel boundaries, and increased impacts on adjacent properties. Collectively, these issues indicate that the application relies heavily on minimum bylaw standards and assumptions that compound site constraints rather than resolving them, resulting in multiple areas of non-compliance with the Land Use Bylaw and conflict with Municipal Development Plan objectives. The scale, number, and interrelated nature of these issues are considered substantial and raise concerns regarding the appropriateness of the proposed development in its current form.

	Bylaw Compliance Issues (LUB / MDP)	
	Issue	**Notes**
1	LUB Sec. 541(1) – Building Height	Unless otherwise referenced in subsections (2), (3), and (4), the maximum building height is 11.0 metres measured from grade. The proposed development does not clearly demonstrate compliance with this maximum building height requirement as measured in accordance with the Land Use Bylaw.
2	LUB Sec. 541(2) – Building Height / Angular Plane	The south (rear) elevation does not comply with the side maximum height and angular plane requirements. As shown, the building mass exceeds the permitted 45-degree angular plane measured from the shared side property line, resulting in non-compliance with the Land Use Bylaw side height/angular plane provisions.

	Bylaw Compliance Issues (LUB / MDP)	
	Issue	**Notes**
3	LUB Sec. 310(1)(d) – Projections	Roof projections, including eaves and gutters, are limited to a maximum encroachment of 0.6 m (24 in.) into required setbacks. The drawings indicate roof projections exceeding 24 in., and gutters are not shown or dimensioned. As submitted, the proposal does not demonstrate compliance with the maximum allowable projection under the Land Use Bylaw and requires correction or clarification.
4	LUB Sec. 337 – Projections into Setback Areas	A projection on the east elevation extends to grade within the side setback. Projections that extend to the ground are considered part of the building footprint and are not an allowable projection under LUB Sec. 337; as such, they must comply with the minimum side setback requirements. The proposal does not demonstrate compliance and requires correction or relaxation.
5	LUB Sec. 543.1 – Parcel Coverage	The proposed development exceeds the maximum permitted parcel coverage of 45%. When accounting for the exposed basement area above grade, the effective coverage is approximately 52%, which exceeds the Land Use Bylaw maximum and does not comply with LUB Sec. 543.1.
6	LUB Sec. 540 Rear Setback	The rear property line does not abut a lane. As such, the minimum rear setback of 7.5 m under Land Use Bylaw 1P2007 s.540(1) applies. The reduced 1.2 m setback in s.540(2) is not applicable where the lane is located along a side property line. The proposed building setback does not comply with the Land Use Bylaw.
7	LUB Sec. 543 – Building Depth	The proposed building depth, inclusive of the basement projection, occupies approximately 87% of the parcel depth, which exceeds the maximum 65% building depth permitted for a building containing a dwelling unit under the Land Use Bylaw (Section 543 – Building Depth). This results in non-compliance with the bylaw standard and requires correction or relaxation.
8	LUB Sec 7 (Encroachments), Sec 59 (General Rules), 345 (Driveways, Walkways and Access)	The drawings indicate a grade drop of approximately 0.60 m between the property line and the garage over a distance of approximately 1.22 m, which appears to rely on regrading within the public laneway. Driveways and grading associated with a development must be contained entirely within the parcel boundaries; grading, excavation, or modification of the public lane is not permitted through a Development Permit and requires separate authorization. As shown, the proposal does not demonstrate compliance with Land Use Bylaw requirements respecting site grading and driveway access within the limits of the subject parcel.

	Bylaw Compliance Issues (LUB / MDP)	
	Issue	**Notes**
9	LUB Sec 547 – Parcel Grading and Drainage	Proposed grading to be shown to ensure surface drainage toward the adjacent property at 906 Drury Ave. The drawings do not demonstrate how on-site drainage will be managed to prevent off-site stormwater trespass, limiting the ability to assess impacts on the neighbouring parcel and consistency with good site design and compatibility objectives.
10	MDP Sec. 2.3.2 – Respecting and Enhancing Neighbourhood Character; Sec. 2.4.2 – Built Form	Due to the dwelling's extreme forward placement, approximately 60% of the east side façade is exposed to the public street, effectively functioning as a secondary street-facing elevation. This condition results in excessive side-façade dominance, undermines contextual building orientation and streetscape continuity, and detracts from a human-scale, pedestrian-oriented public realm, contrary to the intent of the Land Use Bylaw and the Municipal Development Plan.
11	MDP Part 2, Section 2.5 – Connecting the City / municipal servicing and access).	Laneway access for waste and recycling collection has not been demonstrated. Confirmation from Waste & Recycling Services is required to verify that the laneway configuration, grades, and driveway arrangement can safely accommodate collection vehicles and operations.

Statutory Policy Review

The proposed south building raises substantive statutory policy concerns under the Bridgeland-Riverside Area Redevelopment Plan related to privacy, interface conditions, and sensitive infill within an established low-density residential context. As submitted, the proposal does not adequately demonstrate how impacts to adjacent private amenity spaces and shared property lines are mitigated, nor how site design and landscaping are used to manage compatibility, contrary to the intent of the ARP to protect residential livability and stabilize the neighbourhood.

	Statutory Policy Issues (Bridgeland Riverside ARP)	
	Issue	**Notes**
1	Bridgeland-Riverside Area Redevelopment Plan, Part 2 – Residential Policies	The existing kitchen and dining room windows at 906 Drury Ave are oriented directly toward the adjacent patio and amenity space of 902 Drury, resulting in overlook and potential nuisance impacts between private amenity areas. This condition is inconsistent with the intent of the Bridgeland-Riverside Area Redevelopment Plan to minimize privacy conflicts and ensure sensitive interface conditions between adjacent low-density residential properties (Part 2 – Residential Policies).

	Statutory Policy Issues (Bridgeland Riverside ARP)	
	Issue	**Notes**
2	BR ARP (Part 2 – Residential Policies):	No site plan or landscaping plan has been provided for the North parcel. As a result, the application does not demonstrate how grading, outdoor amenity areas, privacy screening, fencing, or landscape buffers will be addressed along shared property lines, limiting the ability to assess compatibility with adjacent residential properties and sensitive infill within the established community. This is further inconsistent with the Low Density Residential Housing Guidelines for Established Communities, Section 4.6 (Landscaping), which emphasize site design and landscaping as key tools to mitigate privacy and interface impacts.

Guideline Compliance | Low Density Residential Housing Guidelines for Established Communities

The Low Density Residential Housing Guidelines for Established Communities (Updated 2008) are intended to supplement the Land Use Bylaw and provide qualitative guidance to ensure that infill development respects neighbourhood context, minimizes adverse impacts, and achieves sensitive integration within established residential areas. While compliance with numeric bylaw standards is necessary, it is not sufficient on its own to ensure compatibility. The following review identifies significant areas where the proposed South Building does not align with the intent and direction of the Guidelines.

As anticipated during review of the associated subdivision, the shallow parcel configuration introduces a series of compounding design challenges. The current proposal exacerbates these constraints through aggressive building placement, excessive massing, and insufficient attention to interface conditions. Collectively, these issues undermine privacy, contextual fit, and neighbourhood character, and represent substantive departures from the Guidelines' objectives for sensitive redevelopment in established communities.

	Infill Guidelines Compliance Issues	
	Issue	**Notes**
1	Guidelines Section 4.2 – Context	The proposed building form and siting do not adequately respond to the established development pattern on Drury Avenue. The extreme forward placement of the dwelling, combined with its height and massing, results in a form that is visually dominant and inconsistent with the prevailing rhythm of development. This disrupts established streetscape continuity and fails to respect the contextual cues emphasized in the Guidelines.
2	Guidelines Section 4.3 – Parcel Layout	The proposal demonstrates poor parcel utilization, with excessive building depth and minimal spatial relief at the rear of the parcel. The shallow lot condition results in compressed setbacks and limited transition space between buildings, contrary to the Guidelines' intent to maintain appropriate spatial relationships between adjacent dwellings.

	Infill Guidelines Compliance Issues	
	Issue	**Notes**
3	Guidelines Section 4.4 – Building Mass	The scale and massing of the building are not appropriately modulated to reflect the constraints of the parcel or the surrounding low-density context. The rear and side elevations present substantial vertical mass with limited articulation, intensifying perceived bulk and contributing to an overdevelopment of the site. This is inconsistent with the Guidelines' direction to reduce massing impacts through thoughtful form and step-downs.
4	Guidelines Section 4.5 – Privacy	The placement of windows, decks, and elevated amenity spaces results in direct overlook into adjacent private outdoor areas. In particular, the orientation of principal living space windows toward neighbouring patios introduces privacy conflicts and potential nuisance impacts. The Guidelines clearly emphasize minimizing overlook and ensuring sensitive interface conditions between adjacent properties; this objective is not achieved.
5	Guidelines Section 4.6 – Landscaping	No site plan or landscaping plan has been provided to demonstrate how soft landscaping, buffers, fencing, or grade transitions will mitigate the significant interface impacts created by the building's massing and siting. Landscaping is a key tool identified in the Guidelines to soften infill development and address privacy and compatibility concerns; its absence represents a major policy deficiency.

North Building

The North Building forms part of a coordinated redevelopment of 902 Drury Avenue NE involving two separate Development Permit applications on newly created parcels. While reviewed independently, the North Building is directly influenced by the shallow parcel configuration resulting from subdivision. As a result, the proposal presents a complex set of built form, setback, and site design challenges that require careful evaluation to ensure compliance with the Land Use Bylaw and consistency with established planning policy.

Bylaw Compliance Review

As anticipated during the review of the associated subdivision application, the shallow parcel configuration introduces a number of substantive compliance challenges. The North Building proposal brings forward additional issues that are difficult to resolve within the existing parcel constraints, including excessive building depth, reduced setbacks, angular plane non-compliance, grading reliance beyond parcel boundaries, and increased impacts on adjacent properties. Collectively, these issues indicate that the application relies heavily on minimum bylaw standards and assumptions that compound site constraints rather than resolving them, resulting in multiple areas of non-compliance with the Land Use Bylaw and conflict with Municipal Development Plan objectives. The scale, number, and interrelated nature of these issues are considered substantial and raise concerns regarding the appropriateness of the proposed development in its current form.

	Bylaw Compliance Issues (LUB / MDP)	
	Issue	**Notes**
1	LUB Sec. 541(2) – Building Height / Angular Plane	The south (rear) elevation does not comply with the side maximum height and angular plane requirements. As shown, the building mass exceeds the permitted 45-degree angular plane measured from the shared side property line, resulting in non-compliance with the Land Use Bylaw side height/angular plane provisions.
2	LUB Sec. 541(3) – Contextual Side/Rear Height Limitation:	Where not located on a corner parcel, the maximum building height is 8.6 metres for any portion of a main residential building located between the rear property line and 60.0 per cent of the parcel depth, or the contextual building depth average, whichever is greater. As shown, the north dwelling is located entirely beyond the 60.0 per cent parcel depth line established by the adjacent dwelling at 906 Drury Ave and exceeds the 8.6 m height limit within this area. The proposal does not demonstrate compliance with LUB Sec. 541(3).
3	LUB Sec. 310(1)(d) – Projections	Roof projections, including eaves and gutters, are limited to a maximum encroachment of 0.6 m (24 in.) into required setbacks. The drawings indicate roof projections exceeding 24 in., and gutters are not shown or dimensioned. As submitted, the proposal does not demonstrate compliance with the maximum allowable projection under the Land Use Bylaw and requires correction or clarification.

	Bylaw Compliance Issues (LUB / MDP)	
	Issue	**Notes**
4	LUB Sec. 310(1)(d) / Sec. 337 – Projections into Setback Areas:	The window well projects approximately 0.76 m into the required side setback, exceeding the maximum projection permitted under the Land Use Bylaw. Projections of this extent are not permitted within required setback areas, and compliance has not been demonstrated. In addition, the window well may encroach into the required ENMAX utility easement discussed above, further constraining allowable development and requiring clarification or correction.
5	LUB Sec. 337 – Projections into Setback Areas	A projection on the east elevation extends to grade within the side setback. Projections that extend to the ground are considered part of the building footprint and are not an allowable projection under LUB Sec. 337; as such, they must comply with the minimum side setback requirements. The proposal does not demonstrate compliance and requires correction or relaxation.
6	LUB Sec. 345, Sec. 7 – Utility Setbacks / Encroachments	A retaining wall is shown along the west property line within the required utility setback associated with the storm infrastructure in the rear lane. Structures within a utility right-of-way or utility setback are not permitted unless supported by a registered utility easement and written approval from the utility provider. No such easement or approval is shown; as submitted, the retaining wall does not demonstrate compliance with Land Use Bylaw utility setback requirements.
7	LUB Sec. 539 – Side Setback:	The southwest corner of the rear deck is located approximately 1.0 m from the side property line. Structures, including decks, must comply with the minimum side setback requirements of the Land Use Bylaw. As shown, the deck encroaches into the required side setback and does not demonstrate compliance, requiring revision or formal relaxation.
8	LUB Sec. 540 Rear Setback	The rear property line does not abut a lane. As such, the minimum rear setback of 7.5 m under Land Use Bylaw 1P2007 s.540(1) applies. The reduced 1.2 m setback in s.540(2) is not applicable where the lane is located along a side property line. The proposed building setback does not comply with the Land Use Bylaw.
9	LUB Sec. 540 – Rear Setback (Structures):	A main-floor rear deck is proposed with a depth of approximately 2.44 m from the south façade, resulting in a separation of approximately 4.84 m from the deck edge to the rear property line. Decks are considered part of the building footprint and are subject to minimum rear setback requirements. As shown, the deck does not meet the minimum rear setback under LUB Sec. 540, and no relaxation has been identified or justified.

	Bylaw Compliance Issues (LUB / MDP)	
	Issue	**Notes**
10	LUB Sec 547 – Parcel Grading and Drainage	Proposed grading to be shown to ensure surface drainage toward the adjacent property at 906 Drury Ave. The drawings do not demonstrate how on-site drainage will be managed to prevent off-site stormwater trespass, limiting the ability to assess impacts on the neighbouring parcel and consistency with good site design and compatibility objectives.
11	LUB Sec 7 (Encroachments), Sec 59 (General Rules), 345 (Driveways, Walkways and Access)	The drawings indicate a grade drop of approximately 0.60 m between the property line and the garage over a distance of approximately 1.22 m, which appears to rely on regrading within the public laneway. Driveways and grading associated with a development must be contained entirely within the parcel boundaries; grading, excavation, or modification of the public lane is not permitted through a Development Permit and requires separate authorization. As shown, the proposal does not demonstrate compliance with Land Use Bylaw requirements respecting site grading and driveway access within the limits of the subject parcel.
12	MDP Sec. 2.3.2 – Respecting and Enhancing Neighbourhood Character	The west elevation, which is highly visible from the public laneway and functions as a prominent public-facing façade, lacks architectural articulation, detailing, and modulation. Given that this dwelling represents the primary built frontage along this portion of the lane and the north side of the street, the blank and utilitarian treatment does not adequately address the public realm. This is inconsistent with the Low Density Residential Housing Guidelines for Established Communities (Section 4.2 – Context; Section 4.4 – Building Mass), which emphasize that highly visible façades should incorporate appropriate massing and design detail to contribute positively to streetscape character, and with the Municipal Development Plan objective to enhance neighbourhood character and the public realm through high-quality built form (MDP Sec. 2.3.2 – Respecting and Enhancing Neighbourhood Character).
13	MDP Part 2, Section 2.5 – Connecting the City / municipal servicing and access).	Laneway access for waste and recycling collection has not been demonstrated. Confirmation from Waste & Recycling Services is required to verify that the laneway configuration, grades, and driveway arrangement can safely accommodate collection vehicles and operations.

Statutory Policy Review

The rear elevation of the proposed north building results in substantial overlook toward 906 Drury Ave due to the elevated grade condition and escarpment context of the site, intensifying privacy and compatibility impacts between adjacent low-density residential properties. In addition, a main-floor deck is proposed immediately adjacent to a significant grade change along the south property line, which functions as part of the local escarpment condition. The Bridgeland-Riverside Area Redevelopment Plan places strong emphasis on the sensitive treatment, stabilization, and protection of escarpments and adjacent lands, and discourages development forms that exacerbate overlook, privacy conflicts, or adverse interface conditions. The application does not demonstrate adequate mitigation of these impacts, and strict application of the ARP's escarpment and residential compatibility policies is warranted.

Further, the highly visible side elevation lacks adequate articulation, detailing, and modulation despite functioning as a prominent public-facing façade. This is inconsistent with the intent of the Low Density Residential Housing Guidelines for Established Communities (Sections 4.2 – Context and 4.4 – Building Mass) and the Municipal Development Plan objective to respect and enhance neighbourhood character through high-quality built form (MDP Sec. 2.3.2).

	Statutory Policy Issues (Bridgeland Riverside ARP)	
	Issue	**Notes**
1	BR ARP – Escarpment / Privacy Interface:	The rear elevation results in substantial overlook toward 906 Drury due to the elevated grade condition of the north building. In the context of the site's escarpment condition, this exacerbates privacy and compatibility impacts between adjacent low-density residential properties. The Bridgeland-Riverside Area Redevelopment Plan includes specific policies respecting escarpments that emphasize sensitive development, protection of adjacent properties, and mitigation of adverse impacts; these escarpment-related policies should be strictly enforced in evaluating the proposal.
2	BR ARP – Escarpment & Compatibility	The proposed main-floor deck over the walkout basement is located immediately adjacent to a significant grade change along the south property line, which functions as part of the local escarpment condition. The Bridgeland-Riverside Area Redevelopment Plan places strong emphasis on the protection, stabilization, and sensitive treatment of escarpments and adjacent lands, and discourages development forms that adversely affect slope conditions, adjacent properties, or escarpment character (BR ARP, Part 2 – Open Space, Escarpment Policies). The proposal does not demonstrate how the deck and associated grading avoid or mitigate these impacts, resulting in privacy, overlook, and compatibility concerns that warrant strict application of the ARP escarpment policies in the evaluation of this development.

	Statutory Policy Issues (Bridgeland Riverside ARP)	
	Issue	**Notes**
3	Planning Policy / Discretionary (BR ARP / LDR Guidelines / MDP):	The side elevation lacks architectural articulation, detailing, and modulation despite being highly visible from the public realm, as this dwelling constitutes the primary and most prominent building frontage on the north side of the street. This condition is inconsistent with the Low Density Residential Housing Guidelines for Established Communities (Section 4.2 – Context; Section 4.4 – Building Mass), which emphasize that highly visible façades should contribute positively to streetscape character through appropriate massing and design quality, and with the Municipal Development Plan objective to respect and enhance neighbourhood character and the public realm through high-quality built form (MDP Sec. 2.3.2 – Respecting and Enhancing Neighbourhood Character).

Guideline Compliance | Low Density Residential Housing Guidelines for Established Communities

The Low Density Residential Housing Guidelines for Established Communities (Updated 2008) are intended to supplement the Land Use Bylaw and provide qualitative guidance to ensure that infill development respects neighbourhood context, minimizes adverse impacts, and achieves sensitive integration within established residential areas. While compliance with numeric bylaw standards is necessary, it is not sufficient on its own to ensure compatibility. The following review identifies significant areas where the proposed South Building does not align with the intent and direction of the Guidelines.

As anticipated during review of the associated subdivision, the shallow parcel configuration introduces a series of compounding design challenges. The current proposal exacerbates these constraints through aggressive building placement, excessive massing, and insufficient attention to interface conditions. Collectively, these issues undermine privacy, contextual fit, and neighbourhood character, and represent substantive departures from the Guidelines' objectives for sensitive redevelopment in established communities.

	Infill Guidelines Compliance Issues	
	Issue	**Notes**
1	Guidelines Sections 4.2 – Context; 4.3 – Parcel Layout) and broader neighbourhood compatibility objectives	Given the grade change along Drury Avenue, typical infill development in this context requires stair access to accommodate elevation differences. The proposed design does not clearly demonstrate how grade-related access will be managed without introducing additional impacts such as enlarged window wells, retaining walls, or encroachments near property lines. The absence of a clear grade-resolution strategy raises concerns regarding site functionality, interface conditions, and consistency with established infill patterns on Drury Avenue, contrary to the intent of the Low Density Residential Housing Guidelines for Established Communities (Sections 4.2 – Context; 4.3 – Parcel Layout) and broader neighbourhood compatibility objectives.
2	Guidelines Section 4.5 – Privacy	The placement of windows, decks, and elevated amenity spaces results in direct overlook into adjacent private outdoor areas. In particular, the orientation of principal living space windows toward neighbouring patios introduces privacy conflicts and potential nuisance impacts. The Guidelines clearly emphasize minimizing overlook and ensuring sensitive interface conditions between adjacent properties; this objective is not achieved.
3	Guidelines Section 4.6 – Landscaping	No site plan or landscaping plan has been provided to demonstrate how soft landscaping, buffers, fencing, or grade transitions will mitigate the significant interface impacts created by the building's massing and siting. Landscaping is a key tool identified in the Guidelines to soften infill development and address privacy and compatibility concerns; its absence represents a major policy deficiency.

Conclusion

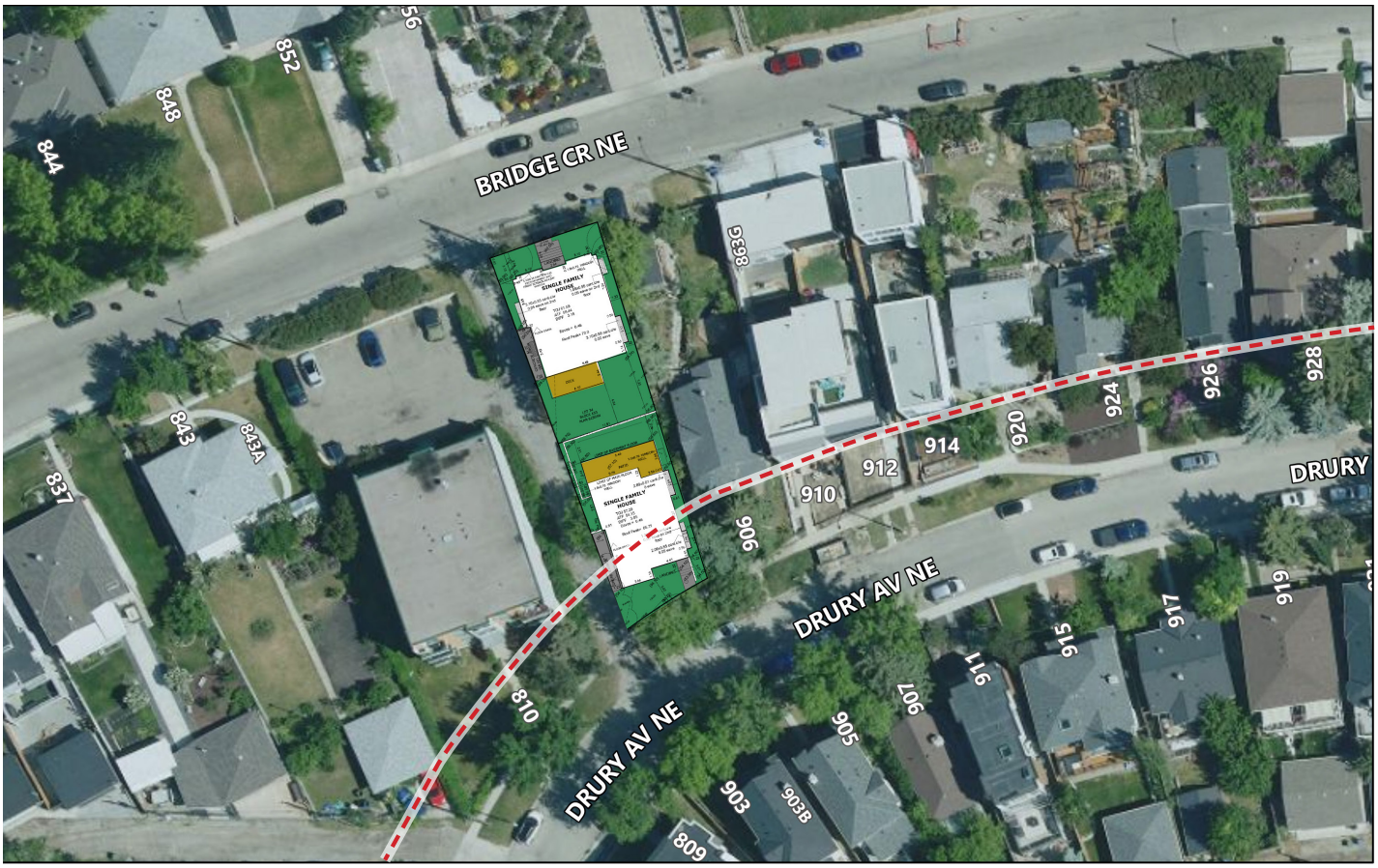
This review concludes that the proposed north and south dwellings at 902 Drury Avenue NE present a high number of interrelated Land Use Bylaw non-compliances, statutory policy conflicts, and unresolved planning and design issues. As demonstrated throughout this report, many of these issues were foreseeable at the subdivision stage due to shallow parcel depths, significant grade change, escarpment conditions, and the constrained application of minimum standards. The Development Permit submissions confirm that those structural constraints now manifest as substantive compliance, compatibility, and interface challenges that cannot be readily resolved through minor revisions.

In addition, the attached review of the Complete Application Requirement List confirms that the submitted drawings are substantially incomplete. Key materials—including site plans, landscaping plans, floor plans, cross-sections, grading details, and utility information—are missing or insufficiently detailed. While it is recognized that applications are sometimes accepted for circulation on a good-faith basis to facilitate issue identification, the absence of these drawings materially limits the ability of reviewers and Interested Parties to fully understand, assess, and respond to the impacts of the proposed development.

Given the volume, severity, and interdependence of the issues identified, it is strongly recommended that, should the applicant wish to proceed, the proposal be fundamentally reconsidered rather than incrementally revised. At a minimum, any revised drawings would need to be recirculated to ensure transparency and allow for a complete and informed assessment by all parties. Recognizing that recirculation is not common practice, submission of a new Development Permit—supported by a complete and policy-responsive drawing set—would be the most appropriate and defensible path forward in light of the findings of this review and the previously submitted subdivision analysis.

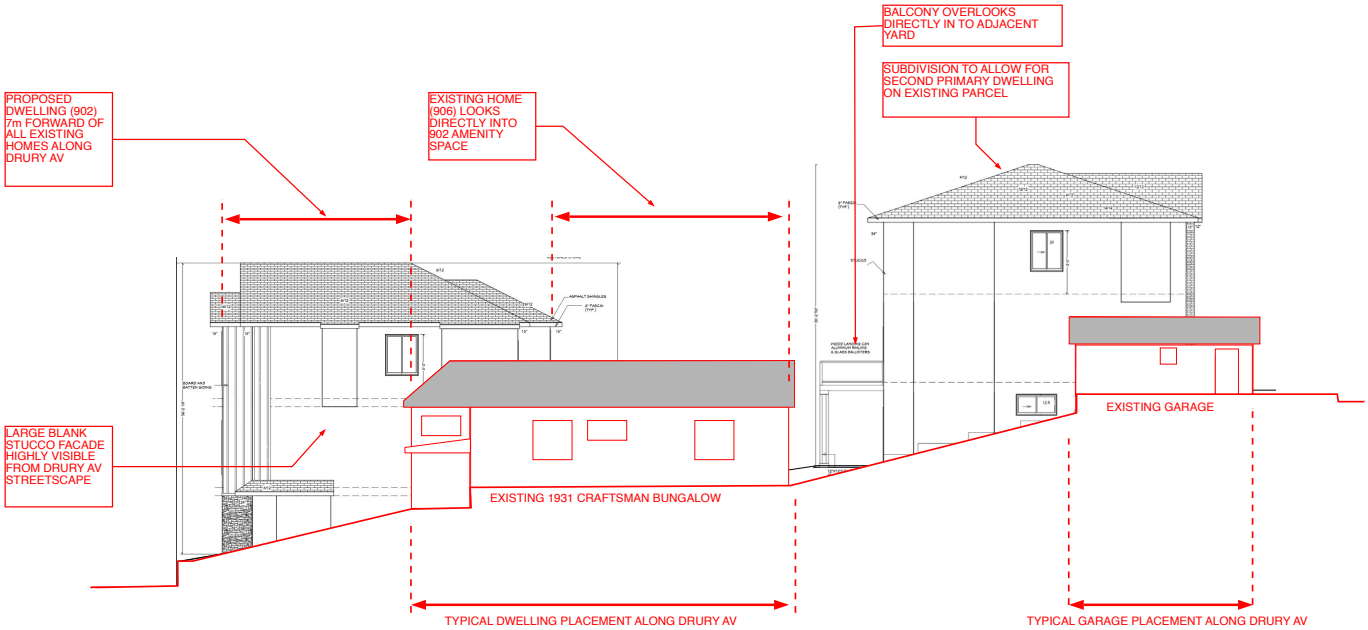
Taken together, the evidence supports the conclusion that the current proposal does not represent a viable or compliant response to the site's physical constraints or applicable planning framework, and that substantial redesign would be required to achieve alignment with the Land Use Bylaw, statutory plans, and established community policy objectives.

Appendix A - Supplemental Graphics



Above: Note that 1/3 of the south building footprint is beyond the established 6-8m front yard setback. A minimum of 3.0m is permitted under R-CG zoning, but The City has the ability to require a larger setback under its own discretion.

Below: Subdivision will result in substantial loss of privacy for adjacent properties. The substantial grade change will amplify “overlooking” and the visual impact of north dwellings in our rear yards.







Above: The 3m min. front yard setback under R-CG will conceal adjacent homes, likely causing a “race to the minimum setback” on future redevelopments seeking views of the city skyline to the south-west. The sense of privacy from the street enjoyed by the current setbacks will also be lost. Image created using DP building elevations and AI rendering tools.

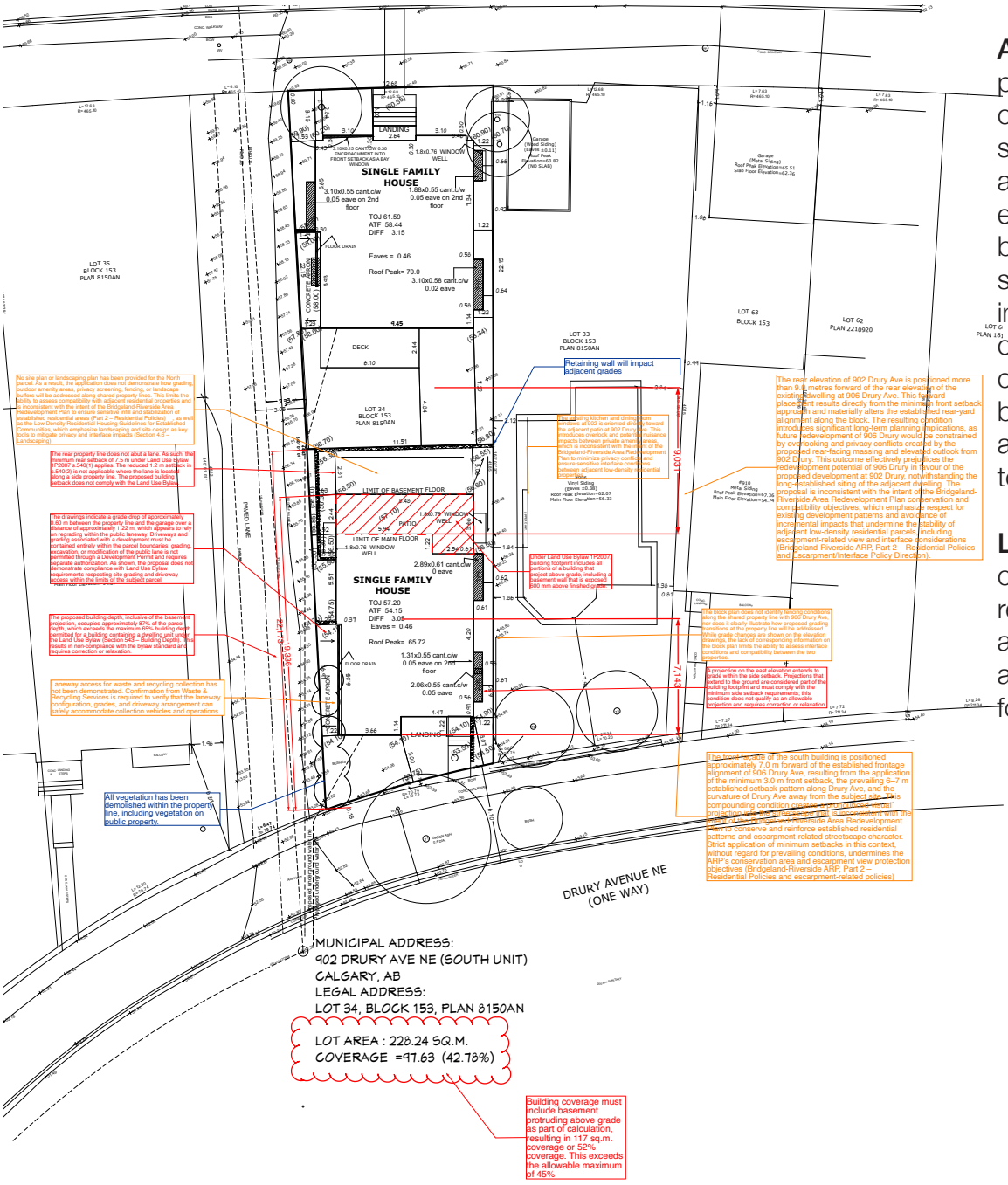
Below: Is an example of the impact from inside 906 Drury. Future developments like this will leave residents looking at large, blank facades placed very close (0.6-1.2m) to the side property line. The City should strongly consider maintaining existing setbacks for these reasons. Image created using DP building elevations and AI rendering tools.











Above: Introducing primary dwellings on Bridge Cres. will substantially alter adjacent resident's enjoyment of their back yard amenity spaces due to visual impacts and a loss of privacy. Image created using DP building elevations and AI rendering tools.

Left: Is a sample of one plan that was reviewed for Bylaw and Policy compliance. See Appendix for full review.

Appendix B - CARL List review

The information provided is missing substantial information and should not be consistuted as "complete." The City nor the public cannot provide a fulsome review of drawings that are published with over 50 required items missing on each submission

completed by applicant	office use only	Required Items
❍	❍	**1.** A copy of the current **Certificate(s) of Title**
❍	❍	**2.** Current copies of any **Restrictive Covenants, Utility Rights-of-Way, Easements, or City Caveats** registered on the Title(s)
❍	❍	**3. 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 can 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
❍	❍	**4. Colour Photographs,** showing: *(minimum of four different views, label and identify each photograph)*
❑	❑	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, garbage enclosures and overhead poles
❍	❍	**5.** Development Permit fee (Fee Schedule)
❍	❍	**6.** Residential Grades fee, where applicable
❍	❍	**7.** Completed Site Contamination Statement
❍	❍	**8.** Completed Public Tree Disclosure Statement
❑	❑	if public trees are identified, one additional site plan is required
❍	❍	**9.** Completed Single & Semi-detached Dwelling Exclusion from Permitted Evaluation Form (attached)
❍	❍	**10.** Completed New Driveway Information Form, when an existing driveway is being widened or when a parcel is laned and a new driveway is accessing a street
❍	❍	**11.** Completed Abandoned Well Declaration Form
❍	❍	**12.** Completed Applicant's Planning Overview
❍	❍	**13. Seven (7) copies of Site Plans, including:** *(1:100 metric scale recommended)*
❑	❑	north arrow, pointing to top or left of page
❑	❑	municipal address (i.e. street address) and legal address (i.e. plan/block/lot)
❑	❑	all elements of plan labelled as **existing** or **proposed**
❑	❑	**Plot and dimension all property lines and buildings:**
❑	❑	label existing and proposed
❑	❑	label parcel area in square metres
❑	❑	**Easements, Utility Rights-of-Way, etc:**
❑	❑	dimension (width, depth and location)
❑	❑	label type of easement and registration number
❑	❑	**Utilities on and adjoining the parcel (deep, shallow and overhead):**
❑	❑	water, storm and sanitary sewer
❑	❑	gas

These are missing entirely. Information below is missing on

❑	❑	electrical
❑	❑	cable, telephone
❑	❑	**Plot Rights-of-Way setback lines required in Section 53, Table 1:**
❑	❑	dimension depth of Rights-of-Way
❑	❑	dimension distance from Rights-of-Way to building
❑	❑	**Floodway, Flood Fringe and Overland Flow:**
❑	❑	indicated on the Floodway/Flood Fringe maps [Section 3 (c) & (d)]
❑	❑	dimension distance to buildings and structures
❑	❑	plot designated flood level
❑	❑	indicate method to prevent structural damage by floodwaters, if required in Section 60 & 61
❑	❑	plot location of mechanical and electrical equipment, electrical master switch, and sewer back up valve, if required in Section 60 & 61
❑	❑	**Adjacent to parcel:**
❑	❑	City streets, label street names
❑	❑	sidewalks, City and public paths (Regional Pathway System)
❑	❑	curb cuts, medians and breaks in medians
❑	❑	pedestrian crosswalks, bus zones and bus shelters
❑	❑	light standards, utility poles, street signage, street furniture
❑	❑	**Dimension to property line:**
❑	❑	back of sidewalk and curb
❑	❑	lip of gutter
❑	❑	width of sidewalk and public paths (Regional Pathway System)
❑	❑	**Setbacks:**
❑	❑	outline and dimension front, side and rear setbacks for all buildings on subject and adjacent parcels
❑	❑	draw, label, and dimension required setback areas (as prescribed in Bylaw 1P2007)
❑	❑	**Parcel and building coverage:**
❑	❑	calculate areas of all buildings (include all covered structures)
❑	❑	calculate parcel coverage (total area of footprint, divided by Parcel Area)
❑	❑	**Location of all:**
❑	❑	guy wires/pole anchors
❑	❑	hydrants, utility fixtures or boxes
❑	❑	**On corner parcels, outline and dimension corner visibility triangle**
❑	❑	**Geodetic datum points:**
❑	❑	at the corners of the parcel
❑	❑	at the back of sidewalk or curb
❑	❑	at primary corners of the building
❑	❑	main floor and roof peak of building
❑	❑	label existing and proposed geodetic datum points
❑	❑	**Geodetic datum points for Direct Control Sites prior to Land Use Bylaw 1P2007:**
❑	❑	at the corners of the parcel
❑	❑	at the back of sidewalk or curb
❑	❑	main floor and roof peak of building
❑	❑	on the side property line, 6.0 metres from the front property line
❑	❑	on the side property line, 12.0 metres from the rear property line
❑	❑	**Outline and dimension buildings:**
❑	❑	projections and structures (bay windows, cantilevers, window wells)
❑	❑	detached buildings and structures (sheds, garages)

❑	❑	mechanical equipment (air conditioners)
❑	❑	label projections and structures (2nd floor cantilever, deck)
❑	❑	location of all openings (windows, doors, overhead doors)
❑	❑	**Driveways & parking areas:**
❑	❑	label surface material
❑	❑	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
❑	❑	**Fencing:**
❑	❑	label height (include height of retaining walls)
❑	❑	cross reference to an elevation (for each type of fence)
❑	❑	**Retaining walls:**
❑	❑	cross reference to elevation (for each wall)
❑	❑	label height (provide height of fences on top of wall)
❑	❑	provide geodetic datum points at top and bottom of wall
❑	❑	provide geodetic datum points of grade on each side of the wall (**NOTE:** The height of the retaining wall is measured as the vertical difference between the ground levels on each side of the wall)
❑	❑	if one metre in height or higher, provide engineered, stamped structural design drawings, including cross-sections
❑	❑	**If trees are existing on public lands adjacent to the site:**
❑	❑	specify 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 3-1-1 to obtain additional information.
❑	❑	diameter of each tree, measured at a height of 1.4 meters 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)
❑	❑	**If an abandoned gas or oil well is identified on the site,** indicate the necessary setback area for each well.
❍	❍	**14. Six (6) copies of Block Plans, including:** *(1:100 metric scale recommended)* A *Block Plan provides a visual representation of the adjacent buildings in order to establish the context of a proposed development. (The block plans and site plans may be combined if the site plan doesn't become cluttered).*
❑	❑	north arrow, pointing to top or left of page
❑	❑	municipal address (i.e. street address) and legal address (i.e. plan/block/lot)
❑	❑	all elements of plan labelled as **existing** or **proposed**
❑	❑	**Adjacent parcels:**
❑	❑	City streets, label street names and addresses
❑	❑	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
❑	❑	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)
❑	❑	**Plot and dimension all property lines:**
❑	❑	dimension front, side and rear building setbacks from property lines

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❑	❑	outline subject parcel
❑	❑	**Outline and dimension all buildings on subject and adjacent parcels:**
❑	❑	outline eave and include eave depth
❑	❑	porches and other projections
❑	❑	plot location of exterior openings of subject house and houses across shared property lines (windows, doors, overhead doors)
❑	❑	label geodetic datum of roof peak of adjacent buildings
❍	❍	**15. Six (6) copies of Streetscape Drawings, including:** *(1:100 metric scale recommended)*
		The Streetscape Drawing is used in the assessment of compatibility of scale and design with the existing neighbouring houses.
❑	❑	municipal address (i.e. street address) and legal address (i.e. plan/block/lot)
❑	❑	**Adjacent parcels:**
❑	❑	plot the front elevation of the proposed building and the adjacent buildings that are required on the Block Plan
❑	❑	**Include on elevations:**
❑	❑	projections, doors, windows, overhead doors
❑	❑	geodetic elevation at roof peak of adjacent buildings
❑	❑	label roof slopes
❑	❑	**Grade:**
❑	❑	plot existing and proposed grade extending to property lines
❑	❑	plot property lines (extending vertically)
❍	❍	**16. Six (6) copies of Floor Plans, including:** *(minimum 1:100 or imperial scale, minimum 1/8"=1')*
❑	❑	municipal address (i.e. street address) and legal address (i.e. plan/block/lot)
❑	❑	all elements of plan labelled as **existing** or **proposed**
❑	❑	**Outline and dimension walls:**
❑	❑	Interior and exterior walls (dimension to centre line of common walls)
❑	❑	plot location of interior and exterior openings (windows, doors, overhead doors)
❑	❑	plot location of roof line
❑	❑	label the purpose of spaces (i.e. kitchen, living room, bathroom, interior/exterior stairways, mechanical rooms, meter room, corridors, washrooms, laundry facilities)
❍	❍	**17. Six (6) copies of Elevation Drawings, including:** *(minimum 1:100 or imperial scale, minimum 1/8"=1')*
❑	❑	municipal address (i.e. street address) and legal address (i.e. plan/block/lot)
❑	❑	all elements of plan labelled as **existing** or **proposed**
❑	❑	**Include elevations for:**
❑	❑	buildings
❑	❑	fences
❑	❑	walls (over 0.6 metres in height)
❑	❑	accessory residential buildings (e.g. detached garages)
❑	❑	cross reference with other plans, where applicable
❑	❑	**Include on elevations:**
❑	❑	doors, windows, overhead doors
❑	❑	projections and decorative elements
❑	❑	label roof slope
❑	❑	screening (e.g. service meters, privacy screens, mechanical equipment)
❑	❑	dimension all doors, windows and overhead doors

Missing for Bridge Cres.

These are missing entirely.

❑ ❑ **Label finishing materials:**
❑ ❑ exterior materials (brick, stucco, vinyl siding, metal siding)
❑ ❑ roof materials (asphalt, cedar shakes, concrete tile, metal)
❑ ❑ colours of all major exterior materials

❑ ❑ **Grade:**
❑ ❑ plot existing and proposed grade extending to property lines
❑ ❑ plot property lines (extending vertically)
❑ ❑ plot all geodetic datum points required on Site Plan

❑ ❑ **Building height (indicate on all elevations):**
❑ ❑ plot line for main floor
❑ ❑ dimension height (vertically) of building from existing and proposed grade
❑ ❑ dimension height of structures (fences, retaining walls) from existing and proposed grade

❍ ❍ **18. Six (6) copies of Cross-Sections, including:**

These are missing entirely.

❑ ❑ **Cross-section of sloping driveways:**
❑ ❑ indicate slope and include transition lengths
❑ ❑ provide geodetic datum points at transition points in ramp (including top and bottom)
❑ ❑ dimension overhead clearance

❑ ❑ **Cross-sections may be required if there are retaining walls on the parcel that are one metre or higher, or to provide more information on the impact of the proposed building on the adjacent properties, including:**

❑ ❑ existing and proposed grade of parcel
❑ ❑ grade of adjacent parcels and City streets
❑ ❑ cross-sectional outline of the building
❑ ❑ geodetic datum points

Confirm this was

Supporting Information:

❑ ❑ **19. Slope Stability Report including:**

❑ ❑ 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

❍ ❍ **20.** Information on the installation of weeping tile, or a geotechnical report on groundwater if seeking exemption from the weeping tile requirement as per Section 3.3.6.2.2 of the Stormwater Management and Design Guidelines.

❍ ❍ **21. Building Code Information**
(screened by a Safety Codes Officer at the time of application)

❑ ❑ provide calculations for spatial separation (on each side elevation drawing)
❑ ❑ label point of egress for floors above the second floor (on elevation drawings)

❍ ❍ **22. Off-site Levy Bylaw**
Review the Off-site Levy Bylaw at calgary.ca/offsitelevy to determine if additional charges are applicable to the application.

Initial by applicant ---------- If parcel is located within the area governed by the Airport Vicinity Protection Act (AVPA) clearly label the NEF layer to which the parcel is located. AVPA calculations will be required at time of Building Permit application. If you are uncertain as to the location within the AVPA phone 403-268-5311.

Appendix C - Development Permit Drawing Review

DP Drawing Application Review

Prepared by: Michael Magnan

Prepared for:
City of Calgary

DRAWING REVIEW LEGEND

RED CALLOUT INDICATES:

LAND USE BYLAW / MDP NON-COMPLIANCE.

ORANGE CALLOUT INDICATES:

RELEVANT DEVELOPMENT / PLANNING POLICY NON-COMPLIANCE.

BLUE CALLOUT INDICATES:

MISSING INFORMATION REQUIRED ON APPROPRIATE CARL LIST FOR COMPLETE SUBMISSION

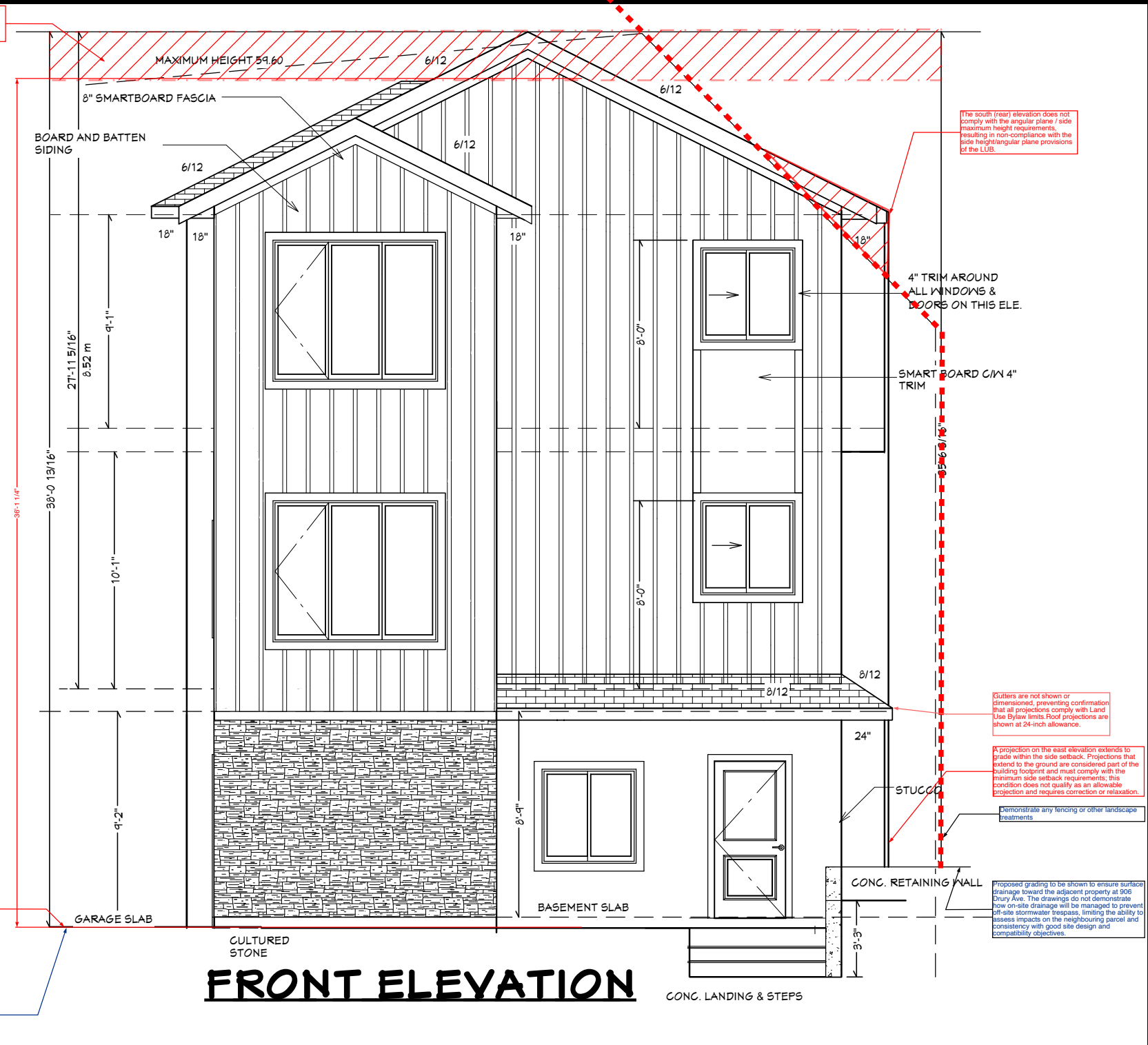
CRITICAL MISSING DRAWINGS REQUIRED FOR REVIEW

SITE PLANS
STREETSCAPE DRAWING (BRIDGE CRES)
FLOOR PLANS
CROSS SECTIONS (DRIVEWAYS AND WALLS)
ELEVATIONS (FENCES AND RETAINING WALLS)

NOTE:

SUBSTANTIAL INFORMATION MISSING FROM SUBMITTED DRAWINGS, INTERESTED PARTIES REQUIRE COMPLETE INFORMATION TO PROVIDE A FULL ASSESSMENT OF THE APPLICATION. CITY TO CONFIRM HOW THIS INFORMATION WILL BE PROVIDED AFTER COMMENT PERIOD SUBMISSION CLOSES.

541 (1)Unless otherwise referenced in subsections (2), (3) and (4), the maximum building height is 11.0 metres measured from grade.



The south (rear) elevation does not comply with the angular plane / side maximum height requirements, resulting in non-compliance with the side height/angular plane provisions of the LUB.

Gutters are not shown or dimensioned, preventing confirmation that all projections comply with Land Use Bylaw limits.Roof projections are shown at 24-inch allowance.

A projection on the east elevation extends to grade within the side setback. Projections that extend to the ground are considered part of the building footprint and must comply with the minimum side setback requirements; this condition does not qualify as an allowable projection and requires correction or relaxation.

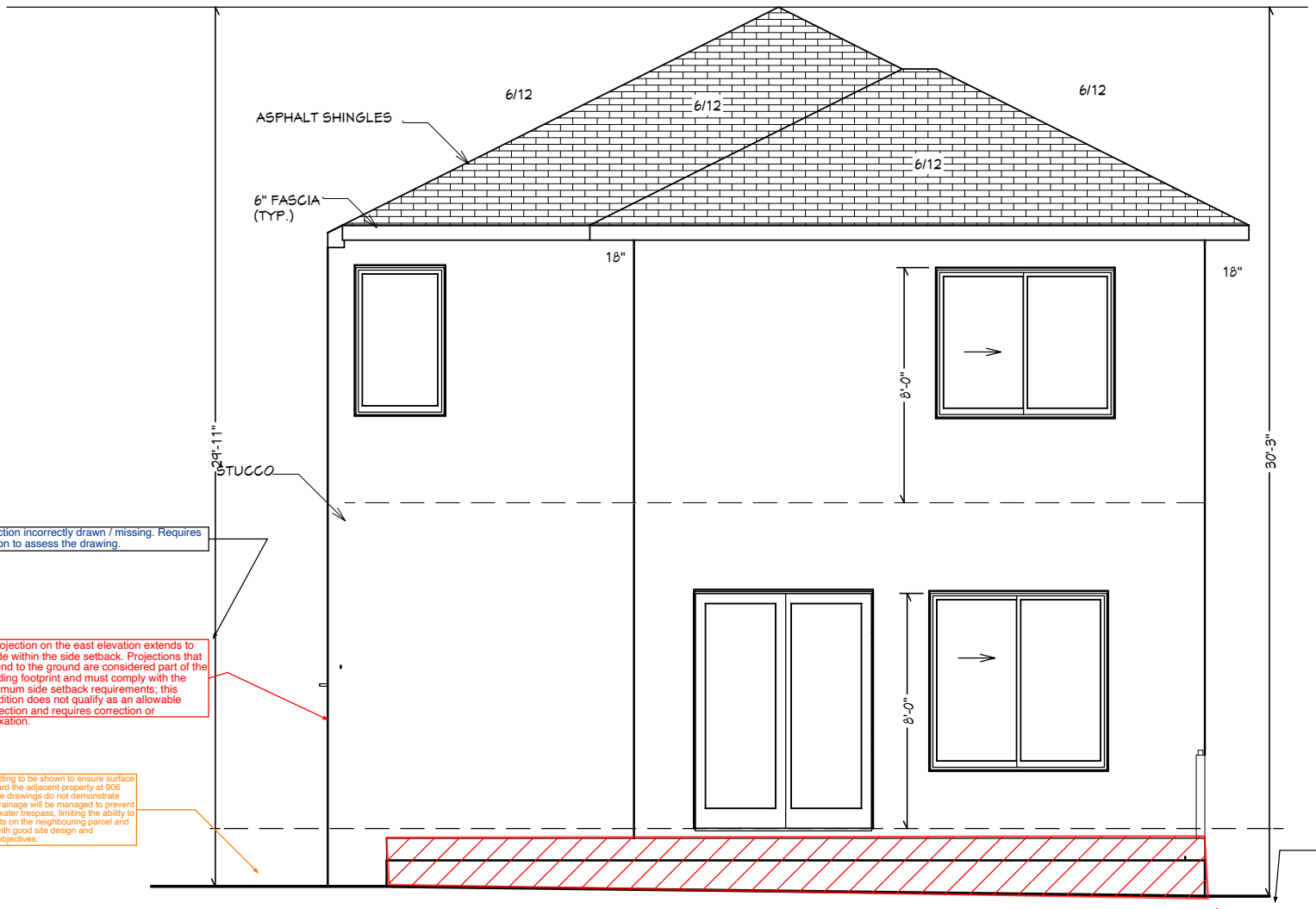
Demonstrate any fencing or other landscape treatments

Proposed grading to be shown to ensure surface drainage toward the adjacent property at 906 Drury Ave. The drawings do not demonstrate how on-site drainage will be managed to prevent off-site stormwater trespass, limiting the ability to assess impacts on the neighbouring parcel and consistency with good site design and compatibility objectives.

The drawings indicate a grade drop of approximately 0.60 m between the property line and the garage over a distance of approximately 1.22 m, which appears to rely on regrading within the public laneway. Driveways and grading associated with a development must be contained entirely within the parcel boundaries; grading, excavation, or modification of the public lane is not permitted through a Development Permit and requires separate authorization. As shown, the proposal does not demonstrate compliance with Land Use Bylaw requirements respecting site grading and driveway access within the limits of the subject parcel.

The drawings do not clearly demonstrate the slope and grade transition from the public laneway to the garage slab. Additional grading information is required to confirm access functionality and consistency with site servicing and drainage requirements.

FRONT ELEVATION



Projection incorrectly drawn / missing. Requires revision to assess the drawing.

A projection on the east elevation extends to grade within the side setback. Projections that extend to the ground are considered part of the building footprint and must comply with the minimum side setback requirements; this condition does not qualify as an allowable projection and requires correction or relaxation.

Proposed grading to be shown to ensure surface drainage toward the adjacent property at 906 Drury Ave. The drawings do not demonstrate how on-site drainage will be managed to prevent off-site stormwater trespass, limiting the ability to assess impacts on the neighbouring parcel and consistency with good site design and compatibility objectives.

Proposed grading to be shown to ensure surface drainage toward the adjacent property at 906 Drury Ave. The drawings do not demonstrate how on-site drainage will be managed to prevent off-site stormwater trespass, limiting the ability to assess impacts on the neighbouring parcel and consistency with good site design and compatibility objectives.

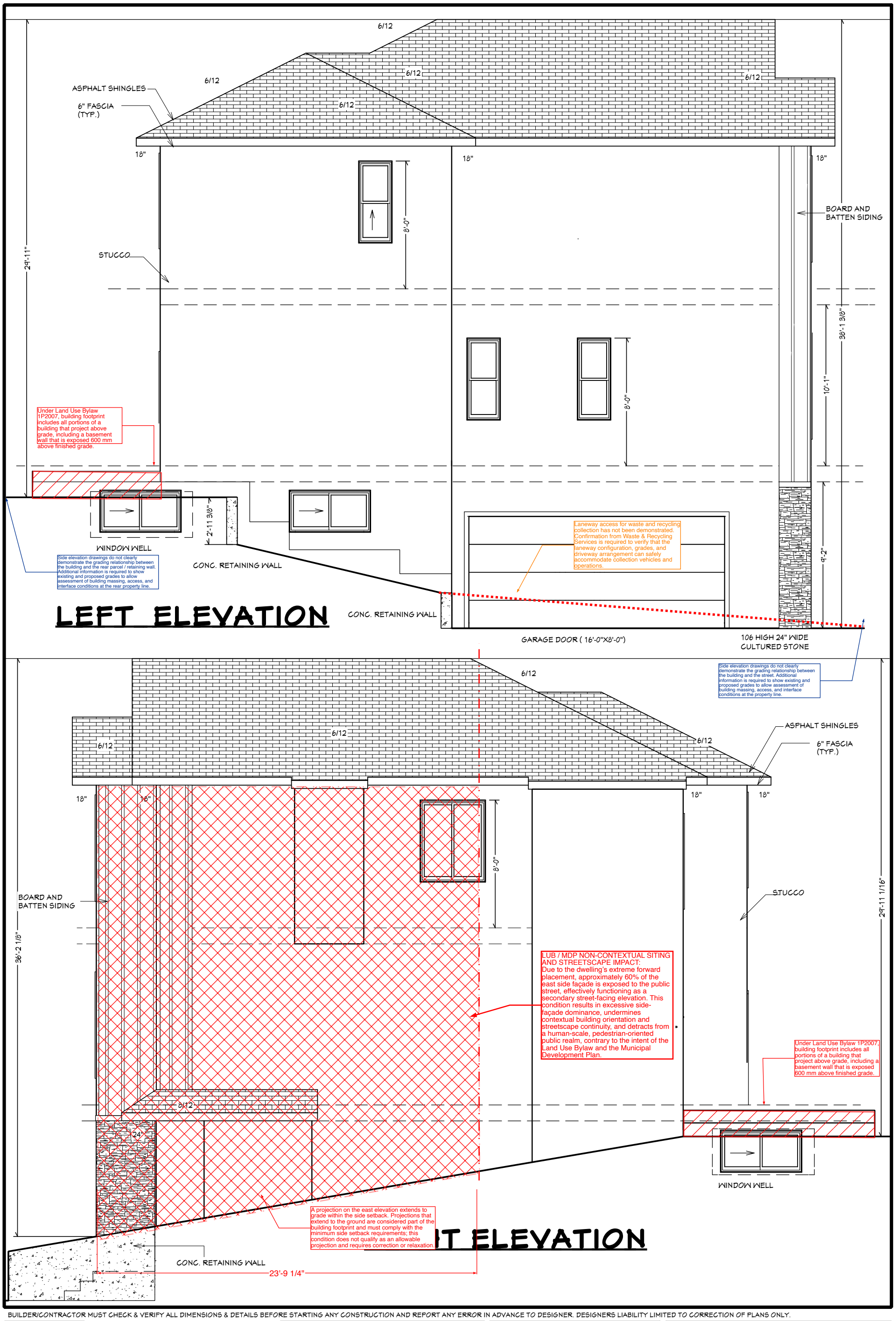
Under Land Use Bylaw 1P2007, building footprint includes all portions of a building that project above grade, including a basement wall that is exposed 600 mm above finished grade.

REAR ELEVATION

BUILDER/CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS & DETAILS BEFORE STARTING ANY CONSTRUCTION AND REPORT ANY ERROR IN ADVANCE TO DESIGNER. DESIGNERS LIABILITY LIMITED TO CORRECTION OF PLANS ONLY.

PAGE NO. 1 12/9/2025	OWNER: ISSUED FOR: 1 — Revisions — date	**902 Drury AVE NE-South** LOT 34, BLOCK 153, PLAN 8150AN SCALE **3/16"=1'- 0"**	**MAIN FLOOR: 1040 SQ.FT.** **SECOND FLOOR: 960 SQ.FT.** **TOTAL: 2000 SQ.FT.** **GARAGE : SQ.FT**	**ARCHI DESIGN INC.** hassan@archidesigns.ca Tel: 587.438.5721 ARCHiDESIGN

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BUILDER/CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS & DETAILS BEFORE STARTING ANY CONSTRUCTION AND REPORT ANY ERROR IN ADVANCE TO DESIGNER. DESIGNERS LIABILITY LIMITED TO CORRECTION OF PLANS ONLY.

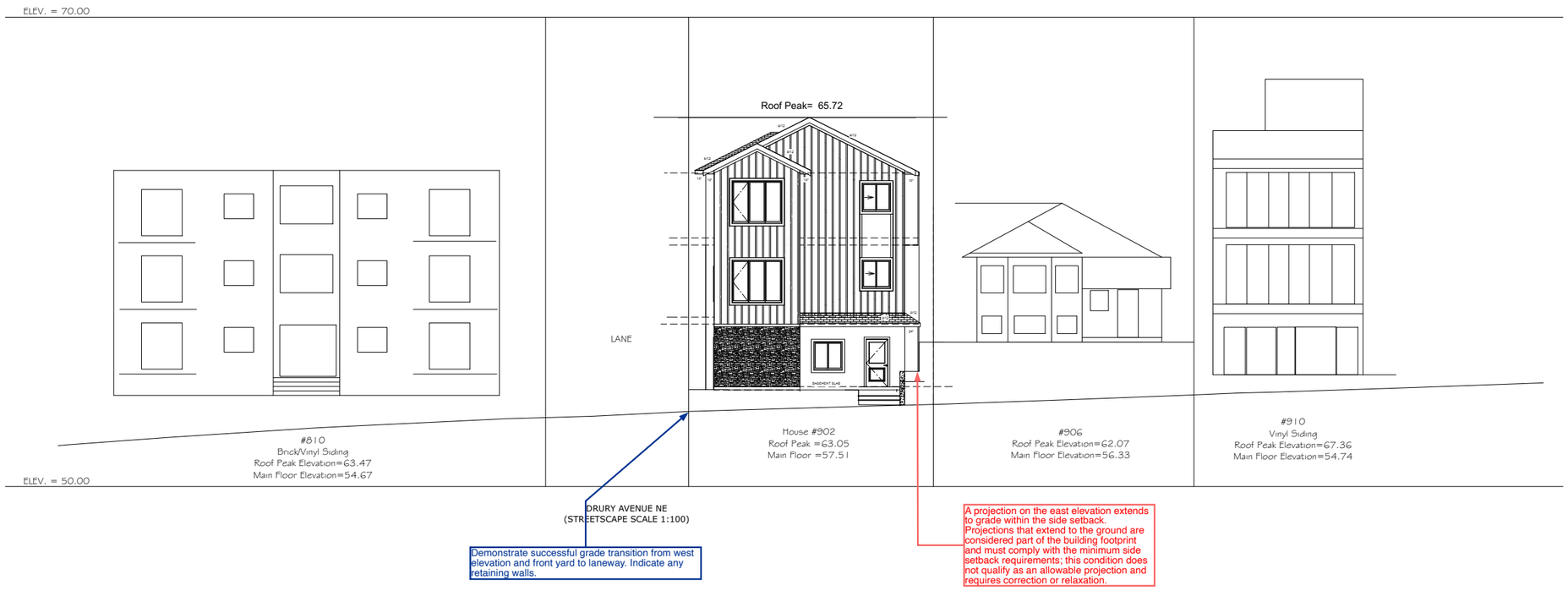
PAGE NO. 2 12/9/2025	OWNER: ISSUED FOR Revisions / date 1	**902 Drury AVE NE-South** LOT 34, BLOCK 153, PLAN 8150AN SCALE **3/16"=1'- 0"**	**MAIN FLOOR: 1040 SQ.FT.** **SECOND FLOOR: 960 SQ.FT.** **TOTAL: 2000 SQ.FT.** **GARAGE : SQ.FT**	**ARCHI DESIGN INC.** hassan@archidesigns.ca Tel: 587.438.5721 ARCHiDESIGN

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DRAWING SCALE
1 : 200

DRAWN ON
12/9/2025

STREETSCAPE



ARCHI DESIGN INC.
hasan@archidesigns.ca
Tel: 587.438.9721
ARCHIDESIGN

SDAB2026-0183

~~MUNICIPAL ADDRESS:~~
~~902 DRURY AVE NE (NORTH UNIT)~~
~~CALGARY, AB~~
~~LEGAL ADDRESS:~~
~~LOT 34, BLOCK 153, PLAN 8150AN~~

~~LOT AREA : 268.12 SQ.M.~~

~~COVERAGE =117.72 (43.9%)~~

BRIDGE CR NE

LOT 36
BLOCK 153
PLAN 8150AN

LOT 35
BLOCK 153
PLAN 8150AN

LOT 34
BLOCK 153
PLAN 8150AN

LOT 33
BLOCK 153
PLAN 8150AN

LOT 63
BLOCK 153

LOT 62
PLAN 2210920

LOT 60
PLAN 181 2375

~~SINGLE FAMILY HOUSE~~

~~3.10x0.30 cant.c/w 0.05 eave on 2nd floor~~

~~1.88x0.55 cant.c/w 0.05 eave on 2nd~~

~~TOJ 61.59~~
~~58.44~~
~~3.15~~

~~Eave~~
~~Roof Pe~~ ~~0.0~~
~~3.10x0.58 cant.c/w 0.02 eave~~

~~LANDING 2.64~~

~~0.30x0.15 CANT C/W 0.30 ENCROACHMENT INTO SETBACK AS A BAY WINDOW~~

~~1.8x0.76 WINDOW WELL~~

~~FLOOR DRAIN~~

~~CONCRETE APRON (58.00)~~

~~9.45~~

~~6.10~~

~~11.51~~

~~LIMIT OF BASEMENT FLOOR~~

~~8.48~~

~~1.8x0.76 WINDOW WELL~~

~~PATIO~~

~~5.94~~

~~LIMIT OF MAIN FLOOR~~

~~1.8x0.76 WINDOW WELL~~

~~2.89x0.61 cant.c/w 0 eave~~

~~SINGLE FAMILY HOUSE~~

~~TOJ 57.20~~
~~ATF 54.15~~
~~DIFF 3.05~~
~~Eaves = 0.46~~

~~Roof Peak= 65.72~~

~~1.31x0.55 cant.c/w 0.05 eave on 2nd floor~~

~~2.06x0.55 cant.c/w 0.05 eave~~

~~FLOOR DRAIN~~

~~CONCRETE APRON~~

~~LANDING~~

~~BUSHES~~

~~GREEN ASH 0.4 DIA.~~

~~BUSH~~

~~Garage (Wood Siding) (Eaves ±0.11) Roof Peak Elevation=63.82 (NO SLAB)~~

Garage
(Metal Siding)
Roof Peak Elevation=65.51
Slab Floor Elevation=62.36

#906
Vinyl Siding
(Eaves ±0.38)
Roof Peak Elevation=62.07
Main Floor Elevation=56.33

#910
Metal Siding
Roof Peak Elevation=67.36
Main Floor Elevation=54.74

CONC. DRIVEWAY

BALCONY

CONC. LANDING & STEPS

CONC. WALKWAY

ASPHALT

PAVED LANE

STORM

375 mm STORM

200 mm STORM

Proposed underground water line

Proposed underground water line

100 mm WATER

200 mm SANITARY

DRURY AVENUE NE
(ONE WAY)

No site plan or landscaping plan has been provided for the North parcel. As a result, the application does not demonstrate how grading, outdoor amenity areas, privacy screening, fencing, or landscape buffers will be addressed along shared property lines. This limits the ability to assess compatibility with adjacent residential properties and is inconsistent with the intent of the Bridgeland-Riverside Area Redevelopment Plan to ensure sensitive infill and stabilization of established residential areas (Part 2 – Residential Policies) , as well as the Low Density Residential Housing Guidelines for Established Communities, which emphasize landscaping and site design as key tools to mitigate privacy and interface impacts (Section 4.6 – Landscaping)

The rear property line does not abut a lane. As such, the minimum rear setback of 7.5 m under Land Use Bylaw 1P2007 s.540(1) applies. The reduced 1.2 m setback in s.540(2) is not applicable where the lane is located along a side property line. The proposed building setback does not comply with the Land Use Bylaw.

The drawings indicate a grade drop of approximately 0.60 m between the property line and the garage over a distance of approximately 1.22 m, which appears to rely on regrading within the public laneway. Driveways and grading associated with a development must be contained entirely within the parcel boundaries; grading, excavation, or modification of the public lane is not permitted through a Development Permit and requires separate authorization. As shown, the proposal does not demonstrate compliance with Land Use Bylaw requirements respecting site grading and driveway access within the limits of the subject parcel.

The proposed building depth, inclusive of the basement projection, occupies approximately 87% of the parcel depth, which exceeds the maximum 65% building depth permitted for a building containing a dwelling unit under the Land Use Bylaw (Section 543 – Building Depth). This results in non-compliance with the bylaw standard and requires correction or relaxation.

Laneway access for waste and recycling collection has not been demonstrated. Confirmation from Waste & Recycling Services is required to verify that the laneway configuration, grades, and driveway arrangement can safely accommodate collection vehicles and operations.

All vegetation has been demolished within the property line, including vegetation on public property.

Retaining wall will impact adjacent grades

The existing kitchen window is oriented directly toward the adjacent patio at 906 Drury Ave. This introduces overlook and potential nuisance impacts between private amenity areas, which is inconsistent with the intent of the Bridgeland-Riverside Area Redevelopment Plan to minimize privacy conflicts and ensure sensitive interface conditions between adjacent low-density residential properties.

Under Land Use Bylaw 1P2007, building footprint includes all portions of a building that project above grade, including a basement wall that is exposed 600 mm above finished grade.

The rear elevation of 902 Drury Ave is positioned more than 9.0 metres forward of the rear elevation of the existing dwelling at 906 Drury Ave. This forward placement results directly from the minimum front setback approach and materially alters the established rear-yard alignment along the block. The resulting condition introduces significant long-term planning implications, as future redevelopment of 906 Drury would be constrained by overlooking and privacy conflicts created by the proposed rear-facing massing and elevated outlook from 902 Drury. This outcome effectively prejudices the redevelopment potential of 906 Drury in favour of the proposed development at 902 Drury, notwithstanding the long-established siting of the adjacent dwelling. The proposal is inconsistent with the intent of the Bridgeland-Riverside Area Redevelopment Plan conservation and compatibility objectives, which emphasize respect for existing development patterns and avoidance of incremental impacts that undermine the stability of adjacent low-density residential parcels, including escarpment-related view and interface considerations (Bridgeland-Riverside ARP, Part 2 – Residential Policies and Escarpment/Interface Policy Direction).

The block plan does not identify fencing conditions along the shared property line with 906 Drury Ave, nor does it clearly illustrate how proposed grading transitions at the property line will be addressed. While grade changes are shown on the elevation drawings, the lack of corresponding information on the block plan limits the ability to assess interface conditions and compatibility between the two properties.

A projection on the east elevation extends to grade within the side setback. Projections that extend to the ground are considered part of the building footprint and must comply with the minimum side setback requirements; this condition does not qualify as an allowable projection and requires correction or relaxation.

The front façade of the south building is positioned approximately 7.0 m forward of the established frontage alignment of 906 Drury Ave, resulting from the application of the minimum 3.0 m front setback, the prevailing 6–7 m established setback pattern along Drury Ave, and the curvature of Drury Ave away from the subject site. This compounding condition creates a pronounced visual projection into the streetscape that is inconsistent with the intent of the Bridgeland-Riverside Area Redevelopment Plan to conserve and reinforce established residential patterns and escarpment-related streetscape character. Strict application of minimum setbacks in this context, without regard for prevailing conditions, undermines the ARP's conservation area and escarpment view protection objectives (Bridgeland-Riverside ARP, Part 2 – Residential Policies and escarpment-related policies)

MUNICIPAL ADDRESS:
902 DRURY AVE NE (SOUTH UNIT)
CALGARY, AB
LEGAL ADDRESS:
LOT 34, BLOCK 153, PLAN 8150AN

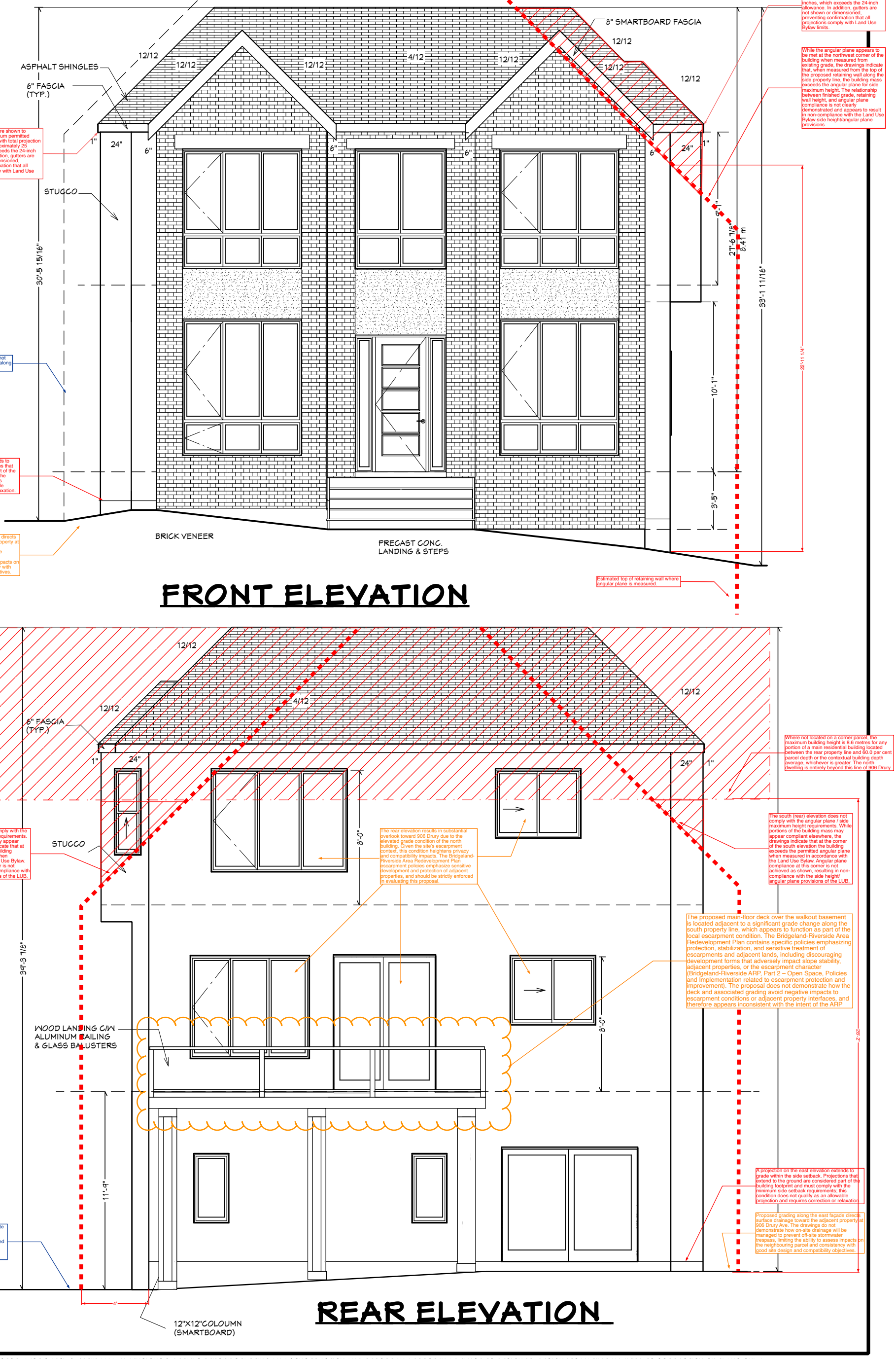
LOT AREA : 228.24 SQ.M.
COVERAGE =97.63 (42.78%)

Building coverage must include basement protruding above grade as part of calculation, resulting in 117 sq.m. coverage or 52% coverage. This exceeds the allowable maximum of 45%

DRAWING SCALE	DRAWN ON	BLOCK PLAN	
1 : 200	12/9/2025		

ARCHI DESIGN INC.
hassan@archidesigns.ca
Tel: 587.438.5721

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FRONT ELEVATION

REAR ELEVATION

BUILDER/CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS & DETAILS BEFORE STARTING ANY CONSTRUCTION AND REPORT ANY ERROR IN ADVANCE TO DESIGNER. DESIGNERS LIABILITY LIMITED TO CORRECTION OF PLANS ONLY.

PAGE NO. 1 12/9/2025	OWNER:	**902 Drury AVE NE-North** LOT 34, BLOCK 153, PLAN 8150AN SCALE **3/16"=1'- 0"**	**MAIN FLOOR: 1159 SQ.FT.** **SECOND FLOOR: 1101 SQ.FT.** **TOTAL: 2260 SQ.FT.** **GARAGE : SQ.FT**

ISSUED FOR

	Revisions	date
1		

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hassan@archidesigns.ca
Tel: 587.438.5721
ARCHiDESIGN

SDAB2026-0183

Where not located on a corner parcel, the maximum building height is 8.6 metres for any portion of a main residential building located between the rear property line and 60.0 per cent parcel depth or the contextual building depth average, whichever is greater. The north dwelling is entirely beyond this line of 906 Drury.

6" FASCIA (TYP.)

4/12 12/12 12/12 4/12 12/12

24"

18" 12"

STUCCO

20

8'-0"

The side elevation results in overlook toward 906 Drury due to the elevated grade condition of the north building. Given the site's escarpment context, this condition heightens privacy and compatibility impacts. The Bridgeland-Riverside Area Redevelopment Plan escarpment policies emphasize sensitive development and protection of adjacent properties, and should be strictly enforced in evaluating this proposal.

38'-2 7/8"

29'-10 1/8"

The side elevation lacks architectural articulation, detailing, and modulation despite being highly visible from the public realm, as this dwelling is the only primary building frontage on the north side of the street. This is inconsistent with the intent of the Low Density Residential Housing Guidelines for Established Communities, which emphasize that highly visible façades should incorporate appropriate massing, detailing, and design quality to contribute positively to the streetscape (Section 4.4 – Building Mass; Section 4.2 – Context) , and with the Municipal Development Plan objective to enhance neighbourhood character and the public realm through high-quality built form (MDP Section 2.3.2 – Respecting and Enhancing Neighbourhood Character)

WOOD LANDING C/W ALUMINUM RAILING & GLASS BALUSTERS

28'-2"

The proposed main-floor deck over the walkout basement is located adjacent to a significant grade change along the south property line, which appears to function as part of the local escarpment condition. The Bridgeland-Riverside Area Redevelopment Plan contains specific policies emphasizing protection, stabilization, and sensitive treatment of escarpments and adjacent lands, including discouraging development forms that adversely impact slope stability, adjacent properties, or the escarpment character (Bridgeland-Riverside ARP, Part 2 – Open Space, Policies and Implementation related to escarpment protection and improvement). The proposal does not demonstrate how the deck and associated grading avoid negative impacts to escarpment conditions or adjacent property interfaces, and therefore appears inconsistent with the intent of the ARP

1'-6"

12.5

10

Window locations, sizes, and dimensions are not consistently labeled on the drawings. Additional annotation is required to clearly identify window dimensions and placement to support review of setbacks, projections, and privacy impacts.

BRICK VENEER

PRECAST CONC. LANDING & STEPS

A projection on the east elevation extends to grade within the side setback. Projections that extend to the ground are considered part of the building footprint and must comply with the minimum side setback requirements; this condition does not qualify as an allowable projection and requires correction or relaxation.

Confirm height of window well above grade.

WALL AREA = 681 SQ.FT
UNPROTECTED OPENING=42.5 SQ.FT. (6.2 %)

Side elevation drawings do not clearly demonstrate the grading relationship between the building and the street. Additional information is required to show existing and proposed grades to allow assessment of building massing, access, and interface conditions at the rear property line.

12"X12"COLOUMN (SMARTBOARD)

LEFT ELEVATION

Typical infills on Drury require stairs to facilitate access down the grade. This would impact window wells; may require retaining walls.

4/12 12/12 12/12 4/12 12/12

ASPHALT SHINGLES

6" FASCIA (TYP.)

12" 18" 24" 24"

Where not located on a corner parcel, the maximum building height is 8.6 metres for any portion of a main residential building located between the rear property line and 60.0 per cent parcel depth or the contextual building depth average, whichever is greater. The north dwelling is entirely beyond this line of 906 Drury.

Unprotected opening calculations are not provided. The application does not demonstrate compliance with Alberta Building Code requirements for spatial separation and unprotected openings, and additional information is required to confirm compliance.

STUCCO

32'-1 11/16"

The side elevation lacks architectural articulation, detailing, and modulation despite being highly visible from the public realm, as this dwelling is the only primary building frontage on the north side of the street. This is inconsistent with the intent of the Low Density Residential Housing Guidelines for Established Communities, which emphasize that highly visible façades should incorporate appropriate massing, detailing, and design quality to contribute positively to the streetscape (Section 4.4 – Building Mass; Section 4.2 – Context) , and with the Municipal Development Plan objective to enhance neighbourhood character and the public realm through high-quality built form (MDP Section 2.3.2 – Respecting and Enhancing Neighbourhood Character)

13'-10"

8'-0"

39'-3 7/8"

WOOD LANDING C/W ALUMINUM RAILING & GLASS BALUSTERS

28'-2"

3'-5"

The proposed main-floor deck over the walkout basement is located adjacent to a significant grade change along the south property line, which appears to function as part of the local escarpment condition. The Bridgeland-Riverside Area Redevelopment Plan contains specific policies emphasizing protection, stabilization, and sensitive treatment of escarpments and adjacent lands, including discouraging development forms that adversely impact slope stability, adjacent properties, or the escarpment character (Bridgeland-Riverside ARP, Part 2 – Open Space, Policies and Implementation related to escarpment protection and improvement). The proposal does not demonstrate how the deck and associated grading avoid negative impacts to escarpment conditions or adjacent property interfaces, and therefore appears inconsistent with the intent of the ARP

BRICK VENEER

PRECAST CONC. LANDING & STEPS

Indicate facade material below stucco

Side elevation drawings do not clearly demonstrate the grading relationship between the building and the street. Additional information is required to show existing and proposed grades to allow assessment of building massing, access, and interface conditions at the rear property line.

Laneway access for waste and recycling collection has not been demonstrated. Confirmation from Waste & Recycling Services is required to verify that the laneway configuration, grades, and driveway arrangement can safely accommodate collection vehicles and operations.

Side elevation drawings do not clearly demonstrate the grading relationship between the building and the rear of the parcel. Additional information is required to show existing and proposed grades to allow assessment of building massing, access, and interface conditions at the rear property line.

RIGHT ELEVATION

TREATED WOOD RETAINING WALL

GARAGE DOOR (16'-0"X8'-0")

12"X12"COLOUMN (SMARTBOARD)

BUILDER/CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS & DETAILS BEFORE STARTING ANY CONSTRUCTION AND REPORT ANY ERROR IN ADVANCE TO DESIGNER. DESIGNERS LIABILITY LIMITED TO CORRECTION OF PLANS ONLY.

PAGE NO. 2

12/9/2025

OWNER:

ISSUED FOR

	Revisions	date
1		

902 Drury AVE NE-North

LOT 34, BLOCK 153, PLAN 8150AN

SCALE 3/16"=1'- 0"

MAIN FLOOR: 1159 SQ.FT.
SECOND FLOOR: 1101 SQ.FT.
TOTAL: 2260 SQ.FT.

GARAGE : SQ.FT

ARCHI DESIGN INC.
hassan@archidesigns.ca
Tel: 587.438.5721
ARCHiDESIGN

SDAB2026-0183

The site drawings are missing numerous required labels and details, including but not limited to utilities, sidewalks, curb and gutter, and north-side public realm elements. The absence of these items limits the ability to fully assess site servicing, access, and interface with the public right-of-way, and does not meet the Complete Application Requirement List standards.

MUNICIPAL ADDRESS:
902 DRURY AVE NE (NORTH UNIT)
CALGARY, AB
LEGAL ADDRESS:
LOT 34, BLOCK 153, PLAN 8150AN

LOT AREA : 268.12 SQ.M.

COVERAGE =117.72 (43.9%)

BRIDGE CR NE

An elevated deck is proposed over the walkout basement; however, it is not clearly identified whether the deck area has been included in the building coverage calculation. Clarification is required to confirm compliance with Land Use Bylaw 1P2007 building coverage provisions.

A private tree is shown on the plans; however, the tree has already been removed. Plans should be updated to accurately reflect existing site conditions and remove the tree from all drawings.

An existing front curb cut along Bridge Crescent is shown; however, vehicular access is no longer required from this frontage. The drawings should clearly indicate removal and rehabilitation of the curb cut to restore the public realm and maintain streetscape continuity, consistent with established community and streetscape objectives.

The applicant proposes a reduced front setback of approximately 2.84 m (noted as resolvable to 3.0 m), while also locating front entry stairs approximately 1.2 m within the front setback area. Although each element may be considered individually, the combined effect further reduces the effective front setback and building separation from the street. This compounding of minimums limits flexibility on the site and raises concerns regarding streetscape consistency and front-yard transition, which should be carefully evaluated under discretionary review.

Overhead power line is shown on the block plan; however, the required setback from the overhead utility line is not dimensioned. Without this information, potential impacts on building placement, safety clearances, and compatibility with adjacent infrastructure cannot be fully assessed.

The overhead power line serving the site appears to require an easement extending onto the south parcel; however, no utility easement is shown or labeled on the block plan. The absence of a demonstrated easement creates uncertainty regarding long-term utility access, constraints on development, and potential impacts on the adjacent parcel.

A lilac shrub formerly located along Bridge Crescent, which may have been situated on public property, appears to have been removed. The plans do not identify this removal or include confirmation through the Public Tree Disclosure process. Clarification is required regarding ownership, timing of removal, and whether approvals were obtained, or the plans should be updated to accurately reflect existing conditions.

Existing mature trees located at the NE corner of 906 Drury Ave are shown; however, the drawings do not clearly demonstrate how proposed grading and changes in elevation at the shared property line will affect tree root zones or long-term viability. Additional clarity is required to assess potential off-site impacts and compatibility with adjacent properties.

The driveway connection from the west façade to the rear laneway is not shown, and associated grades are not provided. In addition, the sloping laneway grades are unclear. Without this information, it is not possible to assess access conditions or how stormwater runoff will be managed to prevent trespass from the public laneway onto the private driveway and site.

The window well projects approximately 0.76 m into the side setback, which exceeds the maximum projection permitted under Land Use Bylaw 1P2007. Compliance with side setback projection limits has not been demonstrated.

The underground water line is mislabeled as a storm line on the plan. Utility labeling should be corrected to accurately reflect servicing infrastructure to avoid confusion during review and construction.

Eave projections are not clearly shown or dimensioned on the plans. Without explicit depiction of eaves, it is not possible to fully assess building massing, projections, or potential impacts at property lines and adjacent sites.

A retaining wall is shown along the west property line within the required utility setback from the storm line in the rear lane. Structures within a utility right-of-way or utility setback are not permitted unless supported by a registered utility easement and written utility provider approval. No such easement or approval is shown, and therefore the retaining wall does not comply with the Land Use Bylaw requirements for utility setbacks.

The block plan does not identify fencing conditions along the shared property line with 906 Drury Ave, nor does it clearly illustrate how proposed grading transitions at the property line will be addressed. While grade changes are shown on the elevation drawings, the lack of corresponding information on the block plan limits the ability to assess interface conditions and compatibility between the two properties.

A building projection is shown on the elevation but is not labeled or dimensioned on the plans. Additional information is required to confirm the extent of the projection and assess compliance with applicable setback and projection rules.

A projection on the east elevation extends to grade within the side setback. Projections that extend to the ground are considered part of the building footprint and must comply with the minimum side setback requirements; this condition does not qualify as an allowable projection and requires correction or relaxation.

The drawings indicate a grade drop of approximately 0.60 m between the property line and the garage over a distance of approximately 1.22 m, which appears to rely on regrading within the public laneway. Driveways and grading associated with a development must be contained entirely within the parcel boundaries; grading, excavation, or modification of the public lane is not permitted through a Development Permit and requires separate authorization. As shown, the proposal does not demonstrate compliance with Land Use Bylaw requirements respecting site grading and driveway access within the limits of the subject parcel.

The proposed main-floor deck over the walkout basement is located adjacent to a significant grade change along the south property line, which appears to function as part of the local escarpment condition. The Bridgeland-Riverside Area Redevelopment Plan contains specific policies emphasizing protection, stabilization, and sensitive treatment of escarpments and adjacent lands, including discouraging development forms that adversely impact slope stability, adjacent properties, or the escarpment character (Bridgeland-Riverside ARP, Part 2 – Open Space, Policies and Implementation related to escarpment protection and improvement). The proposal does not demonstrate how the deck and associated grading avoid negative impacts to escarpment conditions or adjacent property interfaces, and therefore appears inconsistent with the intent of the ARP.

Laneway access for waste and recycling collection has not been demonstrated. Confirmation from Waste & Recycling Services is required to verify that the laneway configuration, grades, and driveway arrangement can safely accommodate collection vehicles and operations.

A main-floor rear deck is proposed with a depth of approximately 2.44 m measured from the south façade, resulting in a reduced separation of approximately 4.84 m from the deck edge to the rear property line. Under Land Use Bylaw 1P2007, decks are considered part of the building footprint and must comply with the minimum rear setback requirements. The drawings do not demonstrate that the deck complies with the required rear setback, and no relaxation has been identified or justified.

The southwest corner of the rear deck is shown approximately 1.0 m from the property line, which does not meet the minimum rear setback requirement for structures under Land Use Bylaw 1P2007. As shown, the deck encroaches into the required setback and would require either revision or formal relaxation.

No site plan or landscaping plan has been provided for the North parcel. As a result, the application does not demonstrate how grading, outdoor amenity areas, privacy screening, fencing, or landscape buffers will be addressed along shared property lines. This limits the ability to assess compatibility with adjacent residential properties and is inconsistent with the intent of the Bridgeland-Riverside Area Redevelopment Plan to ensure sensitive infill and stabilization of established residential areas (Part 2 – Residential Policies) , as well as the Low Density Residential Housing Guidelines for Established Communities, which emphasize landscaping and site design as key tools to mitigate privacy and interface impacts (Section 4.6 – Landscaping)

SINGLE FAMILY HOUSE
TOJ 61.59
ATF 58.44
DIFF 3.15
Eaves = 0.46
Roof Peak= 70.0
3.10x0.55 cant.c/w 0.05 eave on 2nd floor
1.88x0.55 cant.c/w 0.05 eave on 2nd floor
3.10x0.58 cant.c/w 0.02 eave
3.10x0.15 CANT C/W 0.30 ENCROACHMENT INTO FRONT SETBACK AS A BAY WINDOW
1.8x0.76 WINDOW WELL
LANDING 2.64
DECK
FLOOR DRAIN
CONCRETE APRON
Garage (Wood Siding) (Eaves +0.11) Roof Peak Elevation=63.82 (NO SLAB)
LOT 35 BLOCK 153 PLAN 8150AN
LOT 34 BLOCK 153 PLAN 8150AN
LOT 63 BLOCK 153
PAVED LANE
#810 Brick/Vinyl Siding Roof Peak Elevation=63.47 Main Floor Elevation=54.67
#910 Metal Siding Roof Peak Elevation=67.3 Main Floor Elevation=54.7
DRURY AVENUE NE (ONE WAY)

~~MUNICIPAL ADDRESS:
902 DRURY AVE NE (SOUTH UNIT)
CALGARY, AB
LEGAL ADDRESS:
LOT 34, BLOCK 153, PLAN 8150AN
LOT AREA : 228.24 SQ.M.
COVERAGE =97.63 (42.78%)~~

DRAWING SCALE	DRAWN ON	PLOT PLAN	ARCHI DESIGN INC.
1 : 200	12/9/2025		hassan@archidesigns.ca Tel: 587.438.5721

SDAB2026-0183

Appendix D - Subdivision Application Review

902 Drury Subdivision Evaluation Report

Prepared by:
Michael Magnan

Prepared for:
Kyle Ripley
Registered Landowner 906 Drury Avenue NE

December 30, 2025
Revision 1.0

Executive Summary

This report evaluates the proposed subdivision of 902 Drury Avenue NE from a planning, urban design, and long-term land use perspective on behalf of the registered landowner of 906 Drury Avenue NE. The submission accepts that the application may meet baseline procedural requirements under the Municipal Government Act (MGA) and that technical servicing feasibility likely exists. The core planning question is different: whether the proposed "cross-wise" lotting pattern represents a resilient, low-risk subdivision outcome on a complex escarpment site—one that can reasonably support future development without embedding enduring conflicts that cannot be corrected once the lot fabric is legally created.

Core finding
The proposed subdivision is not a routine lot split. It is an irreversible reconfiguration of parcel geometry on a steep, dual-frontage site within an established cultural landscape and within the Bridgeland-Riverside ARP Conservation Area / escarpment policy context. The evidence assembled in this report indicates that the subdivision line—by reversing the established lotting orientation—creates a structural planning risk: it does not merely permit downstream conflict, it makes conflict likely by forcing two street-facing primary dwellings into shallow parcels on a steep grade, with limited ability to achieve contextual setbacks, rear-yard relationships, and privacy outcomes.

Major planning risks (why this is not “designable away” at DP)

1. **Break with established lotting and street function**
   1.1. Drury’s established pattern (and successful recent infill outcomes) relies on predictable building alignment, consistent front setbacks, and logical rear-yard relationships.
   1.2. The proposed subdivision introduces a novel "cross-wise" lotting arrangement that is not present on this block face, breaking predictability and making “compatibility” outcomes harder to secure through DP conditions.

2. **Bridge Crescent conversion from rear-condition to primary frontage**
   2.1. The south side of Bridge Crescent in this segment functions as a rear condition for ~28 Drury parcels (garages/access/amenity edges), with no primary dwelling frontages.
   2.2. Creating a primary dwelling frontage at 902 Bridge introduces an untested and qualitatively different interface (front doors, decks, windows) directly opposite rear amenity spaces across a steep escarpment condition—raising inherent overlook and streetscape impacts that are rooted in lotting, not façade design.

3. **Escarpment topography amplifies massing, privacy, and view impacts**
   3.1. With ~7.64 m grade change across the site (and ~6.75 m along the lane), bylaw-compliant envelopes can still read as visually dominant from the lower street, the lane, and adjacent amenity areas.
   3.2. The report’s DP “stress test” evidence supports that the subdivision geometry compresses slope impacts into shallow parcels, increasing reliance on minimums and intensifying perceived scale.

4. **Residual risk transferred to DP stage (and to neighbours)**
   4.1. Once subdivision fixes depth/frontage/orientation, the City cannot later "solve" the fundamental geometry. DP conditions can mitigate symptoms (screens, glazing, stepbacks) but cannot reliably recover:
      4.1.1. disrupted view relationships and escarpment corridors,
      4.1.2. front-to-front / rear-to-rear relationships created by lotting,
      4.1.3. forced minimum setbacks to make parcels viable.
   4.2. This increases discretionary pressure, creates inconsistent treatment risk, and elevates appeal exposure.

5. **Servicing and operational constraints compound geometry risk**
   5.1. Overhead ENMAX servicing from Bridge Crescent likely requires an easement (commonly ~3.0 m), which can materially reduce the north parcel's effective developable width—especially consequential on an already constrained lot.
   5.2. Lane access and operations risk: steep lane grades and tight geometry increase uncertainty for day-to-day functionality (e.g., garage access design constraints; practical concerns for waste/recycling operations in winter), further reducing the City's margin to require "better-than-minimum" site design later.

Why this matters beyond one neighbour

The planning consequence is not limited to 906 Drury. This subdivision introduces a street-level and community-level impact: it interrupts an established, view-oriented escarpment streetscape and reverses a long-standing block logic that has kept development outcomes predictable and compatible over time. It also creates reciprocal nuisance conditions that can prejudice future redevelopment potential on adjacent parcels (including 906 Drury), embedding long-term friction into the parcel fabric.

Recommendations to the Approving Authority

This report respectfully requests that the Subdivision Approving Authority:

- Treat subdivision as the primary risk-avoidance decision point, recognizing that DP tools cannot reliably correct conflicts that originate in parcel orientation, depth, and frontage.
- Apply the City's own subdivision rule regarding orientation/lotting pattern as a material test for approval (not merely a narrative guideline), particularly on this escarpment site with dual frontage and established block function.
- Test whether the resulting parcels can support viable development without routine reliance on discretionary outcomes (uses/relaxations) that would undermine ARP conservation area and escarpment intent, contextual setbacks, and compatibility objectives.
- Avoid transferring avoidable residual risk into the DP stage where mitigation is uncertain and where unresolved issues are likely to become conflict/appeal drivers between future landowners and the City.

Bottom line: Even if technically eligible, the proposed subdivision is a high-residual-risk planning outcome because it fixes a lotting framework that predictably produces enduring conflicts tied to geometry—not merely to design. The defensible planning response at subdivision is to prioritize avoidance, not deferment.

Introduction

This report has been prepared at the request of the registered landowner of 906 Drury Avenue NE to assist in evaluating the proposed subdivision application from a planning, urban design, and long-term land use perspective. The purpose of this submission is not to dispute the procedural eligibility of the application under the Municipal Government Act (MGA), nor to assess technical compliance at the Development Permit (DP) stage. Rather, it is intended to support the Approving Authority by identifying site-specific planning risks that arise from the proposed subdivision configuration and that may not be readily addressed once subdivision approval is granted.

Subdivision decisions permanently establish parcel geometry, frontage, and orientation. In complex sites—particularly those involving steep grade change, dual street frontage, and established contextual patterns—these decisions can materially constrain future development outcomes and limit the City's ability to resolve conflicts at subsequent approval stages. The subject application presents precisely such a condition.

This report therefore focuses on whether the proposed subdivision represents a resilient and defensible planning outcome when tested against applicable statutory plans, adopted policy guidance, and foreseeable development scenarios. It highlights how the proposed lotting pattern may introduce unavoidable long-term conflicts, prejudice adjacent and future redevelopment potential, and undermine the effective application of planning judgment at the Development Permit stage.

Evaluation Approach

The analysis is offered in a constructive spirit, with the intent of supporting sound decision-making and reducing the likelihood of downstream conflict, discretionary overreach, or appeal. It is intentionally neutral, avoids emotional statements and personal "just do the right thing" appeals—it is grounded in factual evidence and in-depth analysis that is defensible at all levels of approval and appeal. It is prepared by persons with deep subject matter expertise as it pertains to urban planning, development, urban design and community placemaking, and has been subsequently peer-reviewed by equally qualified subject matter experts for clarity and accuracy.

This report provides a planning-based evaluation of the proposed subdivision of 902 Drury Avenue NE. The intent of this evaluation is to identify whether the proposed subdivision geometry and resulting lot configuration creates foreseeable, unavoidable, and enduring planning risks—risks that would be difficult or impossible to meaningfully resolve once the parcels are legally created.

This submission proceeds from a simple premise: subdivision is not merely administrative housekeeping, nor is it "by right" when it meets minimum requirements. Even where an application appears to satisfy minimum statutory thresholds, subdivision remains a discretionary decision because it permanently establishes parcel geometry—frontage, depth, orientation, and lot-line relationships—that will govern all future development outcomes and constrain the City's ability to apply planning judgment at the Development Permit stage.

Risk Management as a Subdivision Evaluation + Decision Tool
Understanding that subdivision may burden The City and Interested Parties with residual risk at Development Permit, this evaluation is focused on identifying residual risk to The City, the Applicant and Interested Parties with the intent of practicing avoidance as the primary method of risk management. This is the process that occurs when planning scenarios are "stress tested," whereby the Development Authority or other agents evaluates possible development scenarios against potential positive and negative outcomes. The goal is to minimize residual risk and avoid any perception of prejudice in the approval of Subdivision and Development Applications.

The typical approach for managing risk in subdivision and development approvals involves four primary strategies, Avoidance, Mitigation, Transfer, and Acceptance. The table below summarizes each approach and where it can be reliably employed during Subdivision Application.

Risk Management Approach	Suitability of Application at Subdivision
Avoidance	**Preferred.** Reduce any chance of residual risk through an abundance of caution. Avoids unforeseen circumstances at Development Permit and Building Permit.
Mitigation	**Problematic.** Mitigation requires conditions of decision / approval at Development Permit. If they cannot be resolved, then risk is likely transferred or accepted with unsatisfactory results.
Transference	**Unacceptable.** Transference results in application of prejudice by The City and results in high exposure to appeals and legal proceedings as one Party is treated differently than the other.
Acceptance	**Unlikely.** Would require easements and agreements to be placed on title between landowners. These may be contested in the future, resulting in ongoing litigation and disagreements that may last indefinitely.

EC2023-0245
Attachment 3

Park #3 (BRD 778) Summary

Recommended Name: Olmsted Terrace

Suggested Name originally presented to the community: Olmsted Corner

Location: 5 Avenue / Bridge Crescent

Background: The section of land that became the community of Bridgeland was deeded to the Canadian Pacific Railway (CPR) by the federal government in the late 1800s. The CPR divided the land and sold small lots for housing to fund the building of a transcontinental railway that connected our country from sea to sea. In 1912 the CPR hired the Olmsted Company, pioneers in the new discipline of landscape architecture, to design the street layout on Bridgeland's hilly escarpment as well other CPR owned lands in Scarboro/ Sunalta and Mount Royal. The designers favoured gradually rising streets and park like settings to take advantage of the escarpment topography instead of the usual grid streetscape.

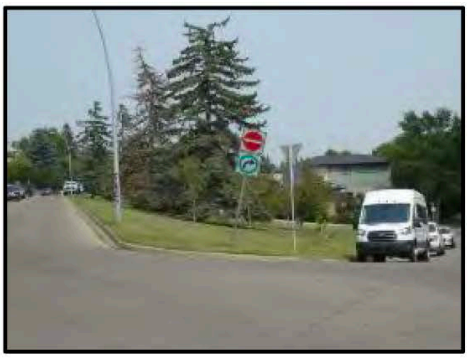
This small green space, adjacent to 5 Avenue and 6A / 7 Streets, is located between two parts of Bridge Crescent and is on a significant slope. Our recommended name is in recognition of the legacy of this unique and functional streetscape that was designed by the Olmsted company in the very early days of this community. Not only has this streetscape design enabled easy ascent from the bottom to the top of our escapement but it has also made possible the building of many homes along the streets that have an amazing view of the downtown and distant mountains. We recommend naming this sloped green space "**Olmsted Terrace**" in recognition of the unique contribution of the Olmsted firm to our community's escarpment streetscape.

Survey Results:

- 45 Number completed
- 69% Support, 16% Neutral, 15% Opposed

Feedback suggested that "Corner" was not the best descriptor for the park and indeed "Terrace" seems to be a better fit for this very sloped area. It would seem that there is considerable opportunity for future evolution to make this green space more usable. Criticism that the Olmsted family was involved in slavery was unfounded.





SDAB2026-0183

Context: Policy, Community and Block Analysis + Risks

Policy Context

Subdivision by tentative plan in Calgary operates within a clear provincial–municipal policy hierarchy. At the provincial level, the Municipal Government Act (MGA) establishes subdivision as a discretionary planning decision, not an entitlement, even where minimum technical requirements are met. The MGA requires that subdivisions be evaluated against applicable statutory plans, municipal bylaws, and the broader public interest, explicitly empowering the Approving Authority to consider long-term planning implications, compatibility, and orderly development—not merely parcel size or servicing feasibility. At the municipal level, this discretion is implemented through The City of Calgary's Subdivision Authority, operating under Land Use Bylaw 1P2007, applicable Area Redevelopment Plans (ARPs), and Council-adopted policies. A tentative plan is therefore not a rubber-stamp exercise; it is the stage at which parcel geometry, orientation, and access are tested for conformity with established lotting patterns, contextual planning intent, and future development viability. Importantly, because subdivision permanently fixes lot lines and frontage relationships, City policy and practice consistently treat this stage as the appropriate point to resolve—or avoid—planning risk, rather than deferring it to the Development Permit stage where the City's ability to correct structural issues is materially constrained.

According to The City's website on subdivision, under "The Rules" there is a key policy consideration that reinforces the importance of evaluating how a subdivision is configured—not merely whether it meets quantitative minimums. According to the City's official subdivision guidance:

> **"The location and orientation of the proposed subdivision line will shape the new parcel size and dimension, which must comply with the land use district rules and must follow the existing lotting pattern on the block."** *(Source: City of Calgary Subdivision Guidance — https://www.calgary.ca/development/home-building/subdivision.html)*

Community Context
The lands comprising Drury Avenue, Bridge Crescent, and the surrounding escarpment form part of a deliberately designed cultural landscape established in the early twentieth century by the Olmsted Company on behalf of the Canadian Pacific Railway. As documented in City of Calgary materials supporting the naming of Olmsted Terrace, these streets were intentionally laid out to follow the natural topography of the escarpment, favouring gently rising roadways, curvilinear alignments, and park-like settings rather than a rigid grid. This approach enabled both walkable access between Bridgeland-Riverside and Renfrew and the creation of framed public and private views toward the Bow River, Rocky Mountains and what would one day become downtown Calgary. The resulting streetscape is not incidental; it is the product of early, deliberate planning judgment applied to a complex hillside condition.

This planning legacy is reinforced through subsequent layers of policy and regulation, including:

- Historic restrictive covenants established by CP Rail at the time of subdivision to enforce consistent setbacks;
- The designation of this area within the Bridgeland-Riverside Area Redevelopment Plan Conservation Area;
- Inclusion of specific policy in the ARP with respect to protection of views and slope adaptive design along the escarpment lands (see Figures 2 + 3), and;
- Formal designation of “Olmsted Terrace” as a park that recognizes the contribution of the Olmsted Company in designing some of Calgary’s most highly regarded established communities including Mount Royal, Scarboro and the escarpment lands of Bridgeland-Riverside and Renfrew (see Figure 1 on the following page).

Together, these planning policies and instruments recognize that built form, orientation, and setback relationships along Drury Avenue and Bridge Crescent are integral to the character, livability, and visual quality of the neighbourhood. In this context, protection of views—both from the public realm and from established dwellings—is not a discretionary amenity, but a foreseeable and material outcome of the original street design and consistent application of setbacks. As evidenced by the City’s recognition of Olmsted Terrace, views along and across the escarpment are a defining characteristic of this area and a direct result of its intentional subdivision and street layout.

Accordingly, subdivision decisions that materially alter parcel orientation, depth, or frontage along this escarpment carry implications beyond the subject site. Introducing a "cross-wise" lotting pattern that enables new primary dwellings to project into established view corridors and streetscape character risks interrupting a coherent planning legacy that has guided development along this street for over a century. In this setting, the protection of views and streetscape character is a legitimate planning consideration directly linked to subdivision geometry, not merely a development permit design issue.

Approval of a subdivision that disregards this relationship would represent a departure from the cumulative planning intent that has shaped this area and would introduce long-term impacts that cannot be meaningfully mitigated at later stages of approval. The MDP’s guidance on Building Frontage and Interface also provides clear bylaw guidance with respect to *Building Frontage and Interface* that states:

> “*Ensure that a building is not visually dominating when viewed from the street, neighbouring sites, parks, natural areas and from distant locations, except for any corner site or landmark building identified in the Local Area Plan with higher height limit.” Bylaw 57P2025*

FIGURE 1: BRCA SUBMISSION FOR OLMSTED TERRACE

FIGURE 2: PLAN SHOWING THE EXTENT OF ESCARPMENT LANDS IN BRIDGELAND RIVERSIDE

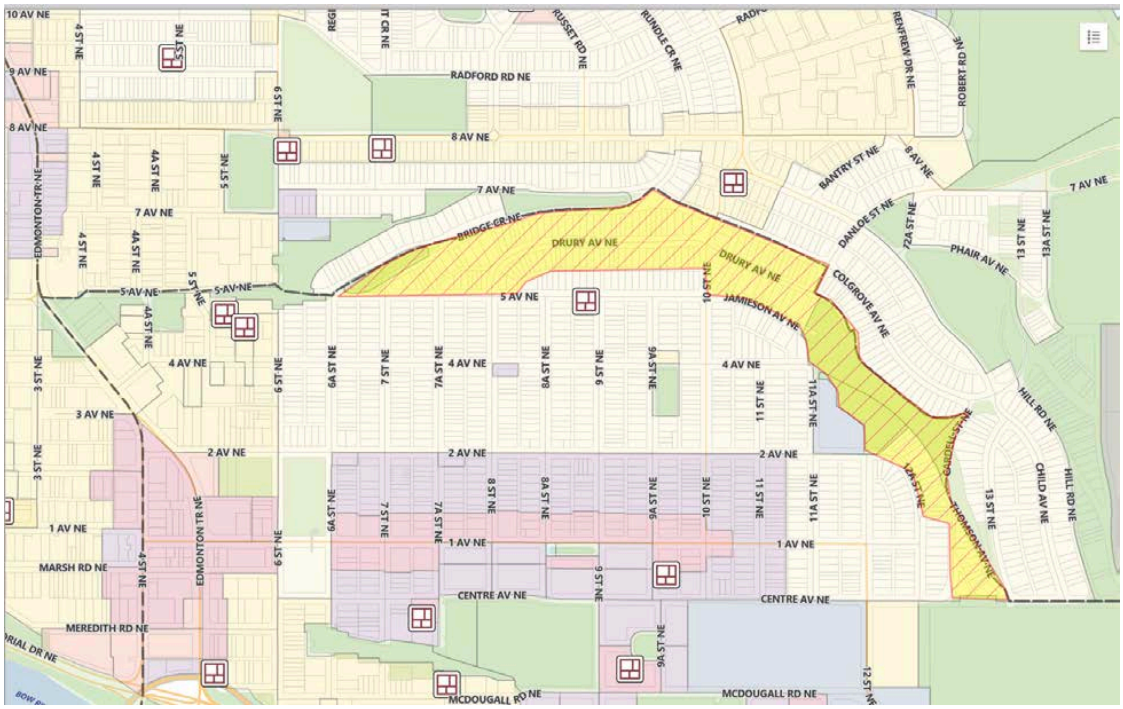


FIGURE 3: RELEVANT CONSERVATION AREA / ESCARPMENT POLICY FROM THE ARP

17.1 Compatibility with the existing streetscape:

a) New residential developments should be compatible with the general pattern of the streetscape in terms of building height, building form, and architectural massing. (Note: it may be necessary for the developer of new residential units to reduce the proposed floor area, particularly on the second storey, in order to achieve a building mass that fits into the context of the street.)

b) Front and side yard setbacks of new residential developments should approximate the established pattern on the block. (Note: to reduce overlooking and overshadowing of neighbouring properties, a proposed development should step down in height to be not more than one storey higher than the adjacent structure or rear of existing adjacent buildings. Where the new infill building extends beyond the rear of existing adjacent buildings, windows, and second storey balconies should be carefully placed and oriented to face away from neighbouring yards to preserve their privacy.)

c) The roof shape of new residential developments should relate to the roof shapes of the existing streetscape.

d) Chimneys visible from the street should be boxed in by a brick or stucco chase or other complementary materials.

e) Window arrangements and form should complement the housing in the area. Windows should not be positioned directly opposite neighbouring windows.

17.2. Development on the escarpments:

a) Residential developments on the escarpments should be slope adaptive or stepped back to conform to the natural contours.

b) New dwellings or additions to existing dwellings on the escarpment or the ridge of the escarpment should respect the views of properties above and on each side.

c) Special consideration should be given to allow rear yard balconies on the escarpments.

Residual risk as a result of subdivision:

- Subdivision geometry is not dictated by the Land Use Bylaw alone. Once parcel orientation, frontage, and depth are fixed, the City's ability to address view obstruction, overlook, and massing impacts through setbacks, angular planes, or façade treatment becomes constrained. Compliance with numerical LUB standards cannot recover lost view corridors or reverse front-to-front building relationships introduced at subdivision. This is the purpose of the subdivision rules require following the existing lotting pattern on the block.

- Design refinement at the Development Permit stage cannot restore disrupted escarpment relationships. While architectural treatments, screening, or stepbacks may marginally reduce impacts, they cannot meaningfully address the interruption of established view corridors that are a function of lotting pattern rather than building design.

- Approval increases appeal and conflict risk without a defensible planning fallback. Should development proceed under the proposed subdivision, the City may be left balancing competing and predictable claims of overlook, shadowing, and loss of amenity that stem from subdivision decisions rather than discretionary design choices—limiting the City's ability to rely on the Land Use Bylaw as a complete defence at appeal.

Block Context

Drury Avenue NE

Drury Avenue NE is a one-way street with a highly varied collection of building forms built through progressive development from the early 1920s to today. The initial building inventory began with a mixture of “cottage style” two-storey homes on the south side of Drury, followed by “craftsman bungalows” from the 1930s, to “post-war bungalows” in the 1950s. Following the initial buildout of the street, infill development has been ongoing progressively, providing a varied mixture of housing of different architectural styles, massing, affordability (assessed values range between $650K to $1.7M), square footage, and housing types.

At the time of this writing, the 1931 craftsman bungalow at 906 Drury is the oldest standing structure on the north side Drury Avenue between 5 Avenue and 10 Street and is in remarkably good condition thanks to ongoing maintenance and thoughtful renovation that has preserved the heritage character of the original dwelling. Immediately next door to 906 Drury, 910/912 (semi-detached) and 914 (single detached) represent the most recent redevelopment, completed in 2025 and 2023 respectively. The 910/912 development successfully leverages the dramatic grade change along the length of the property by locating secondary suites below the garage on the north side of the parcel. Despite pronounced differences in architectural expression, massing, and floor area between 906 Drury and 910/912 Drury, the block face reads as cohesive due to consistent front setbacks, controlled building height, and careful alignment of rear building edges (see Figure 4). Potential nuisance conditions—such as overlooking and loss of privacy—were mitigated through thoughtful window placement, alignment with adjacent rear façades, and slope-adaptive design.

While these outcomes were ultimately achieved at the Development Permit stage, their success was not accidental. They were predictable because the underlying subdivision framework preserved the established lotting pattern along Drury Avenue. Note that this lotting was established through subdivision in the last 5 years through consolidation of 2 lots and lengthwise subdivision into 3 lots. The subdivision configuration ensured that primary dwellings remained aligned, rear yards related logically to one another, and development pressures were resolved within a familiar and tested spatial structure. This minimized downstream conflict and avoided prejudice between adjacent properties.

In contrast, the proposed subdivision at 902 Drury introduces a "cross-wise" lotting arrangement that reverses the established orientation of development along this block face. This change fundamentally alters how buildings will relate to one another and to the public realm. By introducing two primary dwellings fronting different streets on a steeply sloping site, the subdivision creates a set of spatial relationships that are novel within this context and inherently unpredictable in outcome. Unlike prior subdivisions along Drury Avenue, this configuration does not benefit from an established pattern of development that has demonstrated compatibility over time.

FIGURE 4: ILLUSTRATION FROM DP2025-07187 DEMONSTRATING VISUAL DOMINANCE OF THE SOUTH PARCEL, LOCATED 7M FURTHER THAN THE ESTABLISHED "FRONT BLOCK FACE" OF ADJACENT BUILDINGS ON DRURY AVENUE"



The reversal of subdivision orientation introduces uncertainty with respect to building alignment, rear yard relationships, and the interface between existing and future dwellings. These uncertainties are not simply matters of architectural refinement; they arise directly from the geometry and orientation of the parcels themselves. Once approved, the subdivision fixes these conditions permanently, limiting the City's ability to resolve emerging conflicts at the Development Permit stage without reliance on discretionary relaxations or imposing design constraints that may compromise either parcel's development potential.

Rather than reinforcing the incremental, predictable evolution of the block, the proposed subdivision introduces a structural break in the established development pattern. This break increases the likelihood of unintended outcomes, including reciprocal overlooking, misalignment of rear façades, and pressure to push both new dwellings toward minimum front setbacks simultaneously. These outcomes are difficult to anticipate fully at subdivision and may prove resistant to resolution through Development Permit review alone. See Figure 5 for an approximate sketch of the permissible building envelopes under R-CG following subdivision.

FIGURE 5: SKETCH OF PROPOSED BUILDING ENVELOPES UNDER SUBDIVISION W/ R-CG. THE STREETSCAPE CHARACTER OF BRIDGE AND DRURY ARE SUBSTANTIALLY IMPACTED. NOTE THE IMPACTS TO THE DRURY AV BLOCK FACE AND DOMINANCE OVER 906 DRURY.



Residual risk as a result of subdivision:

- **Irreversible spatial relationships:** Approval of the subdivision permanently establishes parcel geometry and orientation that may preclude effective resolution of privacy, massing, and setback conflicts through Development Permit conditions alone.

- **Increased reliance on discretionary relaxations:** The City may be compelled to accept minimum and/or reduced setbacks, intensified massing, or compromised design responses to render one or both parcels developable, increasing appeal risk and weakening policy defensibility.

- **Precedent for unpredictable outcomes:** Introducing a novel subdivision pattern in a highly sensitive escarpment context risks setting a precedent that undermines the predictable application of planning policy along Drury Avenue and similar streets citywide.

Bridge Crescent NE

Bridge Crescent NE functions fundamentally differently from Drury Avenue NE. Along the south side of Bridge Crescent, from 902 Drury through approximately 1036 Drury (a continuous stretch of roughly 28 parcels), the street has historically operated as a rear condition for the Drury-facing homes. This segment of Bridge Crescent contains garages, surface parking, rear-yard access, and landscape interfaces associated with the Drury Avenue properties. There are no primary dwelling frontages along this portion of Bridge Crescent, and this condition has remained consistent over time.

To the north of Bridge Crescent, the street transitions immediately into the steep, naturalized escarpment that forms the physical and visual threshold between Bridgeland-Riverside and Renfrew. This escarpment condition reinforces Bridge Crescent's role as an edge condition rather than a conventional residential street, with the public realm characterized by grade change, vegetation, and framed views rather than front doors and active residential frontages.

Primary dwellings do occur along Bridge Crescent further west of the subject site; however, these are located where the street geometry and topography differ materially. In those locations, dwellings are consistently oriented, significantly depressed below street grade, and follow an established pattern that mitigates overlook, massing, and privacy impacts. This condition does not exist at 902 Drury. Introducing a primary dwelling frontage on the south side of Bridge Crescent at this location would therefore represent a clear departure from the prevailing block context and introduce a new development condition that has not previously been tested along this segment of the street.

Residual risks as a result of subdivision

Approval of the proposed subdivision introduces residual risks that cannot be fully mitigated through Development Permit review alone (see Figure 6), including:

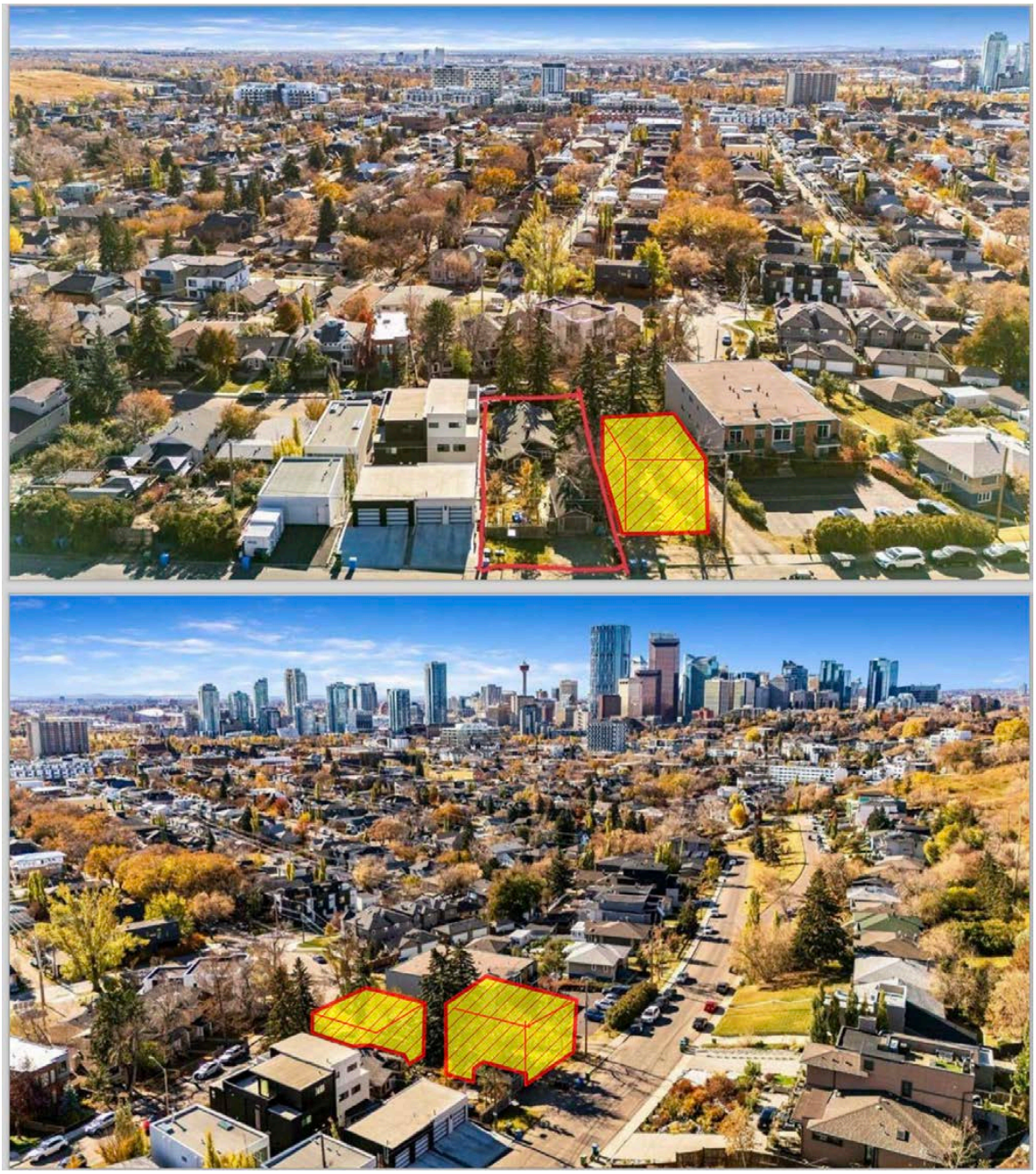
- **Breakdown of established block function: I**ntroducing a primary dwelling frontage on the south side of Bridge Crescent would alter the long-established rear-lane function of the street, creating a new and untested relationship between buildings, grade, and the public realm.

- **Unpredictable massing and overlook conditions:** The combination of escarpment topography, dual street frontage, and minimum setbacks creates elevated risk of overlook, shadowing, and visual dominance that may not be resolvable through standard design measures at the DP stage.

- **Loss of planning predictability:** Unlike prior infill and subdivision along Drury Avenue, the proposed "cross-wise" lotting introduces novel spatial relationships that increase the likelihood of nuisance, conflict, and appeal by adjacent or future landowners.

- **Constraint on future planning discretion:** Once parcel geometry is established, the City's ability to require contextual massing, setback alignment, or slope-adaptive design is materially reduced, increasing reliance on discretionary relaxations and reducing long-term defensibility.

FIGURE 6: SKETCH OF PROPOSED BUILDING ENVELOPES UNDER SUBDIVISION W/ R-CG. THE REAR PRIMARY DWELLING CAUSE SUBSTANTIAL OVERLOOK AND VISUAL IMPACT DUE TO THE SUBSTANTIAL GRADE CHANGE OF OVER 7M ACROSS THE ADJACENT PROPERTY AT 906 DRURY.



Site Parcel Context

Parcel Geometry, Access and Waste + Recycling Collection

The subject parcel at 902 Drury Avenue NE is an irregular through-lot with frontage on both Drury Avenue NE to the south and Bridge Crescent NE to the north, and lane access along the west property line. The parcel measures approximately 42.1 metres in depth along the east property line and 44.51 metres along the west, with frontage widths of approximately 10.68 metres on Drury Avenue and 12.68 metres on Bridge Crescent.

This configuration is atypical within the immediate block context and introduces complexity when subdivided "cross-wise" to the depth of the parcel. While the proposed subdivision establishes certainty with respect to parcel widths, it permanently fixes access, frontage, and orientation in a manner that departs from the prevailing lotting pattern along Drury Avenue / Bridge Crescent. Once approved, this geometry cannot be revisited and will dictate development outcomes on both resulting parcels.

Vehicular access to the site is available from the west lane. The 6.5m grade change along the lane will make garage access difficult, as the garage slab is 500mm lower than the laneway perpinducular to the driveway. A common guideline for maximum driveway slope is 10%, indicating that a 5m driveway will be required between the property line and the garage.

Waste + recycling collection would presumably occur through the laneway, but an approximate 15% lane grade over a 6.0 m ROW is at or beyond the upper practical limit for reliable City waste and recycling operations, especially in winter.

Parcel Topography

The subject parcel is characterized by significant and complex topography. The elevation difference between the highest point near Bridge Crescent and the lowest point near Drury Avenue is approximately 7.64 metres, with a grade differential of approximately 6.75 metres along the west lane frontage alone. This places the site squarely within the escarpment conditions recognized in the Bridgeland-Riverside Area Redevelopment Plan.

This degree of grade change has historically been accommodated through slope-adaptive design, stepped massing, and careful placement of primary dwellings relative to one another. Traditionally, parcels are divided lengthwise, thereby creating two long parcels. When parcels are divided “cross-wise" as proposed, the same grade change is compressed into significantly shallower parcels, intensifying massing, overlook, and height relationships in ways that are difficult to resolve at the Development Permit stage.

Subdivision approval in this context therefore carries heightened risk, as it determines how topography must be absorbed by future development rather than allowing design flexibility to respond holistically to the slope.

Site Servicing

Servicing to the subject parcel is available from multiple frontages. Water and sanitary connections can be accessed from Drury Avenue NE, Bridge Crescent NE, and the west lane, providing technical feasibility for subdivision from a servicing perspective.

Electrical servicing presents additional considerations. Overhead ENMAX infrastructure is located along Bridge Crescent NE. Provision of electrical service to a new primary dwelling on

the north parcel would likely require the establishment of a utility easement across the parcel. Typical ENMAX easements are approximately 3.0 metres in width, which would materially reduce the developable width of the north parcel.

While the establishment of utility easements is common, in this case it compounds other constraints introduced by subdivision geometry, including narrow parcel width, significant grade change, and angular plane requirements. The cumulative effect is a further reduction in design flexibility at the Development Permit stage and an increased likelihood that minimum setbacks and massing controls will be relied upon rather than contextual solutions.

Immediate Adjacencies

The immediate adjacencies to the subject parcel are highly sensitive and asymmetric. There are several properties which require careful consideration:

- **East | 906 Drury:** a 1931 craftsman bungalow (the property owned by Mr. Kyle Ripley) with modest 2005 expansion that preserved the historical character of the home. Shares a direct property line with the proposed subdivision. Is most likely to bear the greatest impacts and possible transference of risk as a result of subdivision. Assessed value $828K, sold November 17, 2025 for $848K.
- **West | 810 Drury:** a three-storey walkup apartment built in 1964, set 1.98 m from the west property line, with limited window openings facing the subject site. Shares the lane with the proposed subdivision. Set approximately 1.98 metres from west the property line, with limited openings oriented toward the subject site and functioning as a side-yard condition. Assessed value $2.13M. Currently listed for $3.25M
- **North | 810 Bridge Crescent:** a three storey walkout single detached dwelling. The primary frontage faces directly towards to proposed north dwelling at the proposed subdivision. Assessed value $2.23M.
- **South | 809 Drury Av:** A single detached dwelling with a registered secondary suite. Constructed in 2021. Assessed value $1.74M. **903 Drury Av:** a single detached dwelling with a registered secondary suite. Constructed in 2005. Assessed value $970K. **905 Drury Av:** a single detached dwelling with a registered secondary suite. Constructed in 2005. Assessed value $905K. **907 Drury Av:** a single detached dwelling with a registered secondary suite. Constructed in 1912. Assessed value $591K.

These adjacencies establish a delicate balance that has historically been maintained through consistent lotting patterns, building orientation, and the absence of front-to-front primary dwelling relationships. The proposed subdivision disrupts this balance by introducing new primary dwellings that would directly face existing residences across grade, yard, and setback conditions that were never intended to function as opposing frontages.

Of particular concern is the introduction of:

- A primary dwelling on the north parcel facing Bridge Crescent, which would establish a new residential frontage directly adjacent to the rear amenity spaces of Drury Avenue properties. This condition does not currently exist along this segment of Bridge Crescent and would fundamentally alter the functional and visual relationship between properties. See Figure 7 /8 showing the extent of overlooking and visual dominance.

- A primary dwelling on the south parcel facing Drury Avenue that, while aligned with the street, may be unable to meet contextual setback expectations of the Bridgeland Riverside ARP Policies for the Conservation Area AND the escarpment policies This places pressure on discretionary approvals to render the parcel developable, a situation that undermines the purpose of discretionary review and risks treating minimum standards as “by right.”

FIGURE 7: NORTH BUILDING ELEVATIONS TRANSPOSED ON EXISTING SITE PHOTOGRAPH DEPICTING OVERLOOKING AND VISUAL IMPACTS ON 906 DRURY TAKEN FROM DECK OUTSIDE REAR OF HOUSE.



FIGURE 8: RENDERING PRODUCED USING MNML.AI OF VISUAL MASSING AND BALCONY



FIGURE 9. EXISTING PHOTO OF 906 DRURY WITH 902 DEMOLISHED



FIGURE 10. SOUTH BUILDING ELEVATIONS TRANSPOSED ON EXISTING SITE PHOTOGRAPH DEPICTING EXTREME FORWARD POSITION OF HOUSE COMPARED TO 906 DRURY. FIG. 11 RENDERED WITH MNML.AI





FIGURE 12. EXISTING VIEW FROM FRONT WINDOW OF 906 DRURY.

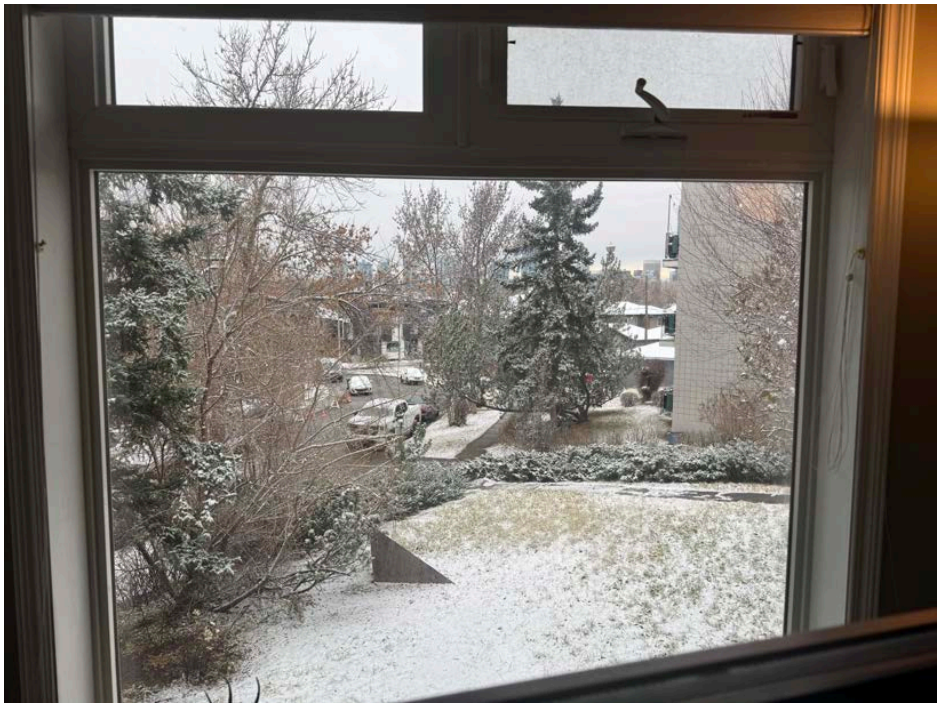


FIGURE 13. EAST BUILDING ELEVATION DEPICTING EXTREME FORWARD POSITION OF HOUSE WITH BLANK FACADE FROM THE FRONT WINDOW OF 906 DRURY. FIG. 14 RENDERED WITH MNML.AI



From the site plan below (Figure 15), the north dwelling directly overlooks into 906 drury amenity space from the south elevation, while also visually overpowering the rear yard of 906 Drury. The south dwelling is 7M forward of the front elevation of 906 Drury, exposing the blank east facade and obstructing the view protected by the BridgelandRiverside ARP. all other dwellings on drury are set back 6-7m

FIGURE 15. SITE PLAN OVERLAID ON EXISTING ORTHOPHOTO.



Alternate Subdivision Opportunities

On paper, the dual street configuration and lane access makes a “cross-wise” subdivision of a long parcel feasible. However, as shown throughout this report, this lotting pattern introduces numerous challenges that cannot be reliably overcome at Development Permit stage.

The traditional subdivision lotting pattern employed is a “lengthwise” subdivision where the street frontage is divided into two parcels. However, the parcel does not readily accommodate standard subdivision as it would result in narrow parcels with limited development potential, even as semi-detached dwellings.

Another alternative measure to increase the number of dwelling units is through a more traditional duplex that is split vertically between storeys. This, combined with a backyard suite below the garage (as has been executed on several properties on Drury), yields a meaningful opportunity for development and densification.

Residual risks as a result of subdivision

Approval of the proposed subdivision introduces a series of interrelated risks that cannot be fully mitigated at the Development Permit stage, including:

- **Compression of significant grade change into shallow parcels,** intensifying massing and overlook conditions.
- **Creation of opposing primary dwelling relationships** that do not exist elsewhere on the block.
- **Reduced ability to apply contextual setbacks** and step-down massing due to fixed parcel geometry.
- **Increased reliance on minimum standards** and discretionary relaxations to achieve developability.
- **Duplication of servicing and utility constraints** across two parcels where such risk is currently borne by one.

Taken together, these risks demonstrate that the proposed subdivision does more than divide land; it establishes permanent conditions that elevate conflict, constrain planning discretion, and undermine the predictability and durability of future development outcomes.

Discussion of Risks as a Result of Subdivision

This section re-examines the planning risks identified in the preceding analysis in an integrated and cumulative manner. Rather than introducing new issues, it considers how the individual risks interact and compound when assessed as a single planning decision. When viewed holistically, these factors reveal that the proposed subdivision does not present isolated or easily managed concerns, but a constellation of interrelated risks that are structurally linked to the subdivision itself.

Irregular Lotting Produces Unpredictable Results

Lengthwise subdivision is against current subdivision rules according to The City of Calgary's subdivision website. This is because it disrupts established development patterns, and substantially increases risk of future conflicts at Development Permit stage. **For example, there are numerous LUB requirements with respect to window placement, maximum building height and privacy when a primary dwelling extends beyond the rear of adjacent buildings. The north parcel will be entirely behind the rear of the adjacent dwelling at 906 Drury. It is also evident that 906 Drury will end up placed behind the rear elevation of the south lot of 902 Drury. This will likely limit future development potential on 906 Drury, as the existing building orientation will be deemed non-compliant under the LUB.**

Subdivision as an Irreversible Decision

A central planning concern with this application is that subdivision approval would permanently establish parcel geometry that is likely to produce downstream impacts that cannot be meaningfully addressed at later stages of approval. While Development Permit review allows for refinement of massing, articulation, window placement, and detailed siting, it does not allow for modification of the foundational geometry created through subdivision—namely parcel depth, frontage orientation, and front-to-rear relationships.

In this respect, subdivision approval is not simply the approval of two parcels, but the approval of a fixed spatial framework that governs all future development outcomes on the subject lands and adjacent properties in perpetuity. Once approved, the City's ability to manage or avoid planning conflicts is significantly constrained, and the burden of resolving those conflicts is transferred to the Development Permit stage, where available tools are more limited and expectations more entrenched.

From a risk-management perspective, subdivision represents the point in the approval process where risk avoidance is most effectively applied. Unlike Development Permit review, which relies on mitigation strategies to address site impacts, subdivision approval determines whether such risks are introduced at all. Where a subdivision geometry predictably generates conflict—rather than merely allowing for it—approval at this stage constitutes acceptance or transference of residual risk that cannot reliably be mitigated later.

Risk Management Considerations at the Subdivision Stage

The typical approaches to managing planning risk include avoidance, mitigation, transfer, and acceptance. In the context of subdivision approval, avoidance is the preferred and most defensible strategy. Avoidance reduces the likelihood that unresolved impacts will surface during Development Permit or Building Permit review, where options for resolution are narrower and the risk of appeal is significantly higher.

Mitigation at the subdivision stage is inherently problematic, as it depends on future Development Permit conditions that may or may not be achievable once parcel geometry is fixed. Where mitigation fails, risk is either transferred—through discretionary relaxations that prejudice one party over another—or implicitly accepted, often resulting in ongoing disputes between landowners or exposure to appeal.

Transfer of risk is particularly concerning in this context, as it places the City in the position of resolving conflicts created by subdivision geometry through discretionary approvals at the Development Permit stage. This approach exposes the City to claims of inconsistent treatment and undermines the predictability of planning outcomes. Acceptance of risk through title agreements or easements is similarly undesirable, as such instruments may be contested over time and do not resolve the underlying spatial conflict created by the subdivision.

For these reasons, subdivision approval should only proceed where there is a high degree of certainty that the resulting parcel configuration will not introduce residual planning risk that must later be managed through mitigation, transfer, or acceptance.

The Permitted Use Test and Residual Risk

In evaluating subdivision risk, a central planning consideration is whether the resulting parcels can reasonably support development under the Permitted Use provisions of the applicable land use district, without reliance on Discretionary Uses or discretionary relaxations to achieve basic viability. This assessment must consider not only the Land Use Bylaw, but also applicable statutory and adopted planning documents, including the Bridgeland-Riverside ARP and the Low Density Residential Housing Guidelines, both of which continue to guide setback, massing, and contextual relationships—particularly within the Conservation Area and escarpment context.

Under R-CG, the applicant's own Development Permit submissions indicate that development is being pursued on the assumption that minimum front setbacks will be applied and that discretionary outcomes will be available to resolve spatial constraints. This reliance is not incidental; it is a direct consequence of the parcel geometry created by the proposed subdivision.

Where subdivision geometry necessitates discretionary treatment in order to render development feasible, the City assumes additional risk. Subdivision approval in such circumstances effectively predetermines the need for discretionary decision-making at the Development Permit stage, constraining the Approving Authority's ability to apply independent planning judgment and increasing exposure to appeal.

This is not a theoretical concern. The concurrent Development Permit materials demonstrate that the proposed subdivision geometry compels minimum setbacks and intensified massing responses that conflict with ARP guidance for conservation areas and escarpment-sensitive development. As such, the subdivision does not merely allow discretionary outcomes—it makes them likely, thereby transferring planning risk from the applicant to the City. Should The City approve the Development Permit under these conditions, that risk has been transferred to the adjacent property, who are borne with the negative impacts of Development Approval.

Reciprocal Prejudice and Nuisance Risk
A further planning concern arising from the proposed subdivision is the creation of reciprocal nuisance conditions between the subject parcels and adjacent lands. The proposed lotting pattern introduces new front-to-front and rear-to-rear relationships that do not presently exist and that are likely to generate future conflict related to privacy, overlook, and massing.

This is significant from a subdivision perspective because it elevates the issue beyond a single adjacency. Where a subdivision predictably creates conditions under which neighbouring properties may reasonably object to one another's future redevelopment, the subdivision is not neutral in its effect. Instead, it reallocates planning constraints and imposes new burdens on surrounding lands that were not previously subject to such limitations.

From a risk perspective, this represents a failure of avoidance. Rather than preventing foreseeable conflict through careful lot configuration, the proposed subdivision embeds that conflict into the parcel fabric, leaving future Development Permit review to manage outcomes that are structurally constrained from the outset.

Summary
Taken together, the issues identified above indicate that the proposed subdivision introduces residual planning risk that cannot be reliably mitigated at later stages of approval. While Development Permit review provides tools for refinement and mitigation, those tools are not well suited to resolving conflicts that arise from fundamental parcel geometry and orientation decisions.

Subdivision approval is therefore the appropriate stage at which to apply an abundance of caution and to prioritize risk avoidance. Proceeding on the basis that such risks can be addressed later would shift responsibility from the applicant to the City and increase the likelihood of future conflict, discretionary pressure, and appeal.

Conclusion and Requested Planning Considerations

The proposed subdivision at 902 Drury Avenue NE is not a routine lot split. It is an irreversible reconfiguration of parcel geometry on a dual-frontage, escarpment-condition site within a long-established cultural landscape and Conservation Area context. Approval would permanently introduce a "cross-wise" lotting pattern that is materially different from the prevailing development logic on Drury Avenue and the long-standing rear-condition function of this segment of Bridge Crescent.

This report acknowledges that the application may meet minimum procedural thresholds under the MGA and that servicing feasibility exists. However, minimum eligibility is not the approval test. The planning question is whether the subdivision creates a resilient parcel framework that can reasonably support development outcomes consistent with the Land Use Bylaw and the continuing planning intent expressed through the Bridgeland-Riverside ARP (including Conservation Area and escarpment guidance), the Low Density Residential Housing Guidelines, and the long-standing pattern of lotting and setbacks that has produced predictable, compatible evolution along this block face.

On this site, the evidence suggests the opposite. The subdivision geometry compresses substantial grade change into shallow parcels, introduces new opposing primary-dwelling relationships where none exist today, and predictably increases reliance on minimum setbacks and discretionary decision-making to achieve basic viability. The concurrent Development Permit materials—used here as a stress test, not a compliance review—demonstrate that key impacts are not incidental “design issues,” but structural consequences of the lotting framework itself: intensified overlook and privacy conflict amplified by elevation; pressure toward minimum front setbacks; and limited room for contextual alignment of rear building edges and amenity interfaces. Once the parcels are legally created, these constraints cannot be undone, and the City’s ability to resolve them at DP becomes narrow and contested.

From a risk-management perspective, this is precisely the stage where avoidance should govern. The subdivision, as proposed, does not merely allow downstream conflict; it creates a predictable environment for reciprocal nuisance, prejudice to adjacent redevelopment potential (notably 906 Drury), and increased discretionary pressure on the Approving Authority. In practical terms, approval would transfer avoidable risk from the applicant to the City and Interested Parties, increasing exposure to appeal and long-term neighbourhood friction that cannot be reliably mitigated through Land Use Bylaw tools alone.

Accordingly, the Approving Authority is respectfully requested to:

- **Treat subdivision as the primary risk-avoidance decision point for this file:** recognizing that DP tools cannot meaningfully "design away" conflicts embedded by parcel orientation, depth, and frontage.

- **Assess the proposed subdivision against the continuing intent of applicable statutory and adopted documents:** including the Bridgeland-Riverside ARP's Conservation Area and escarpment guidance, and the established block pattern that has historically produced compatible outcomes on Drury Avenue and this portion of Bridge Crescent.

- **Require a high degree of certainty that the resulting parcels can support viable development without routine reliance on discretionary uses/relaxations** that would undermine contextual setbacks, slope-adaptive expectations, and compatibility objectives—particularly where those objectives are explicitly reinforced by ARP policy in this area.

- **Avoid establishing a novel lotting precedent in a highly sensitive escarpment setting** where the foreseeable impacts extend beyond a single adjacency and risk degrading street function, streetscape rhythm, and the view-oriented character that the City itself has recognized (including through the Olmsted Terrace naming rationale).

In summary: even if technically eligible, the proposed subdivision is not a low-risk planning outcome. It creates unavoidable, enduring conflicts that are structurally linked to parcel geometry, not simply building design. For that reason, and consistent with good planning practice, this application warrants an abundance of caution at the subdivision stage—where the City still has the ability to avoid transferring residual risk into later approvals and into the hands of future landowners.

Knee, Judy

From: Mike Magnan <mrmagnan@gmail.com>
Sent: Tuesday, April 14, 2026 1:42 PM
To: Pirri, Anthony
Cc: McKeown, Lynn
Subject: [External] NEW RPR / survey comment SB2025-0452 / DP2025-07187 / DP2025-07188
Attachments: RPR with Compliance_markup.pdf; Untitled attachment 00009.htm

Hi Anthony,

I wanted to follow up briefly with respect to the current state of the applications while they remain under review.

Based on the DP materials available on Development Map, it is not clear that complete information related to existing site grading, geodetic elevations, and interface conditions has been provided by the Applicant, particularly along the shared boundary with our property. Given the escarpment conditions and the grading sensitivity of this interface, I wanted to confirm whether Administration has sufficient and accurate information to assess the proposal.

In reviewing our own property and the shared boundary, I have noted some discrepancies between observed site conditions, the information shown in the available DP drawings, and our recent Real Property Report which we received upon closing our home purchase. This includes instances where retaining wall locations and interface conditions on site do not appear to be fully reflected in the submitted materials, as well as some variation between Property Line dimensions indicated on the DP plans and those shown on the RPR.

While not strictly a planning matter (this is a civil matter I presume), I have also documented unauthorized removals on our property during the demolition of 902 Drury, including removal of vegetation completely within the PL, which has further highlighted the importance of clearly defined and controlled property line conditions on the submission.

By way of context, we are currently addressing an existing encroachment from the neighbouring property at 910 Drury, where improvements extend onto our parcel. This has reinforced for us how small inconsistencies in boundary interpretation or site information can lead to permanent impacts.

All of the above can be found on the attached markup of our RPR Survey for your reference.

Taken together, these observations raise additional questions as to whether the current application materials fully capture existing conditions and provide a reliable basis for assessing grading, height, and interface impacts.I appreciate that the applications are still in circulation, and I trust that The City will use this information to ensure that that accurate and complete site and boundary information has (or will be) been provided, and it is (or will be) relied upon in the review.

Thank you for your time.

Best regards,

Michael

SDAB2026-0183

269

ALBERTA LAND SURVEYOR'S REAL PROP

Bridge Crescent N.E.





1. Ret Wall encroaches into City of Calgary Road Allowance by 0.55
2. Ret Wall encroaches into City of Calgary Road Allowance by 0.52
3. Ret Wall encroaches into City of Calgary Road Allowance by 0.57
4. Ret Wall encroaches into City of Calgary Road Allowance by 0.57
5. Fence encroaches into City of Calgary Road Allowance by 0.17

LEGEND

ABBREVIATIONS AND SYMBOLS THAT MAY APPEAR ON THIS PLAN.

Drill Hole found shown thus
Iron Bar found shown thus
Statutory Iron Post found shown thus
Delta (Central) angle of arc shown thus Δ
Eave Fascia are shown thus
Fences are shown thus — x —
Line not to scale shown thus — ||
Utility Rights-Of-Way are shown thus
Building foundation shown thus
Property line shown thus

A denotes length of arc
AC denotes Air Conditioner
Blk denotes Block
CB denotes Cinder Block
CS denotes depth Fd.I. is counter sunk
Cant denotes cantilever
Conc denotes concrete
E denotes East
Eave dimensioned to fascia
Fd denotes found
Fences are within 0.10m of property line unless otherwise noted
GL denotes ground level
I denotes iron post
m denotes metres
MA denotes Maintenance Access
MF denotes Main Floor
Mk denotes mark
Mks denotes marks
N denotes North
OD denotes Overland Drainage
R denotes radius of arc
RW denotes Right-Of-Way
Reg No denotes registration number
Ret Wall denotes retaining wall
S denotes South
U denotes Utility
Up denotes distance Fd. I. is above ground
W denotes West
WOB denotes Walk Out Basement

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global raymac surveys
29-8th Street S.E.
, Alberta T2G 3A5
Phone (403) 283-5455
E-mail: admin@globalraymac.ca
Fax (403) 283-5418

DESCRIPTION OF PROPERTY

LOT	33
BLOCK	153
PLAN	8150 AN

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

1. The Plan illustrates the boundaries of the Property, the improvements as defined in Part C, Section 6.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, registered easements and rights-of-way affecting the extent of the title to the property;
2. The improvements are entirely within the boundaries of the property unless otherwise noted;
3. No visible encroachments exist on the Property from any improvement situated on an adjacent property unless otherwise noted, and;
4. No visible encroachments exist on registered easements or rights-of-way affecting the extent of the property, unless otherwise noted.
5. Title information is based on a title search dated December 17th, 2025 C. of T. No. 021 410 344.
6. Date of Survey December 17th, 2025
7. Unless otherwise specified the dimensions shown relate to distances from Property boundaries to foundation walls at time of survey.
8. Distances are in metres and decimals thereof.
9. This document is not valid unless it bears the original digital signature of Robert M. Wallace, (Alberta Land Surveyor) and the Global Raymac Surveys's permit stamp.
10. Purpose: This report has been prepared for the benefit of the Property owner, subsequent owners and any of their agents for the purpose of a real estate transaction. Copying is permitted only for the benefit of these parties. Where applicable, registered easements and utility rights of way affecting the extent of the property have been shown on the plan. Unless shown otherwise, property corner markers have not been placed during the survey for this report. The plan should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user. The information on this Real Property Report reflects the status of this property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.
11. Property is subject to Caveat Reg. No. 2566 AP RE: Restrictive Covenant
12. Conc Retaining Walls and Fence from subject property encroach into the City of Calgary Road Allowance as shown.
13. Conc and Steps from Lot 63 encroach into the subject property as shown.

ALBERTA LAND SURVEYORS' ASSOCIATION
PERMIT NUMBER
P235
GLOBAL RAYMAC SURVEYS INC.

The City of Calgary Real Estate & Development Services

Encroachment Advisory

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

The City of Calgary Planning and Development
CERTIFICATE OF COMPLIANCE
Provided that all of the information shown on this survey plan is accurate the location of the building as shown complies with the Calgary Land Use Bylaw 1P2007. This Certificate of Compliance relates only to the building location requirements of the Land Use Bylaw 1P2007 and does not relate to the requirements of any federal, provincial or other municipal legislation nor to the terms and conditions of any easement, covenant, building scheme agreement of other document affecting the building or land.
Date: Jan 05, 2026

Adjacent existing encroachments illustrate importance of accurate survey information to avoid incorrect placement of new development + landscape improvements. This is a stair, retaining wall and concrete ramp encroachment from 910 Drury (developed in 2022)

Dated this 28th day of December 2025.

MUNICIPAL ADDRESS: 906 Drury Avenue N.E. Calgary, Alberta	Robert M. Wallace, A.L.S.
CLIENT: Kyle Ripley	
CLIENT FILE NO.	Drawn by: LC
SCALE 1: 200	GRSI. FILE NO. 25CR1112

Knee, Judy

From:	Mike Magnan [redacted]
Sent:	Sunday, Janua[redacted]
To:	Pirri, Anthony
Cc:	Nielsen, Jeffrey A.; McKeown, Lynn; Kyle Ripley; planning; EAWARD9 - Colleen Krueger
Subject:	[External] Re: SHADOW STUDY SB2025-0452 / DP2025-07187 / DP2025-07188
Attachments:	902 Drury Shadow Study_Rev 1.pdf; Untitled attachment 00021.htm; 902 Drury Shadow Study.pdf; Untitled attachment 00024.htm

Hi Anthony, Jeff, and Lynn,

Please see REV 1 of the 902 Drury Solar Study attached. This version supersedes the previous submission and includes an additional analysis quantifying the anticipated reduction in solar exposure to our primary street-facing façade, which contains large windows serving the main living areas on both the main floor and split-level basement.

This analysis further demonstrates that the impacts extend beyond outdoor amenity spaces and materially affect interior daylight access and residential use and enjoyment within the home.

Please confirm receipt, advise whether this revised study will be considered as part of the ongoing review, and share any updates you are able to provide on the status of the application.

Thank you for your time and consideration.

Best regards,

Michael

SDAB2026-0183

SDAB2026-0183

902 Drury Av Shadow + Solar Irradiance Study

DP2025-07187
DP2025-01788

Prepared by:
Michael M.

Date: (REV 1)
Jan 18, 2026

Method:

- Modeled topography using open data and DP drawings.
- Sketchup model geo-located to correct coordinates.
- Corrected north orientation (mis-represented on DP drawings).
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- Used Sketchup shadow settings at date / times generally requested by City of Calgary

Figure 1. Shadow study

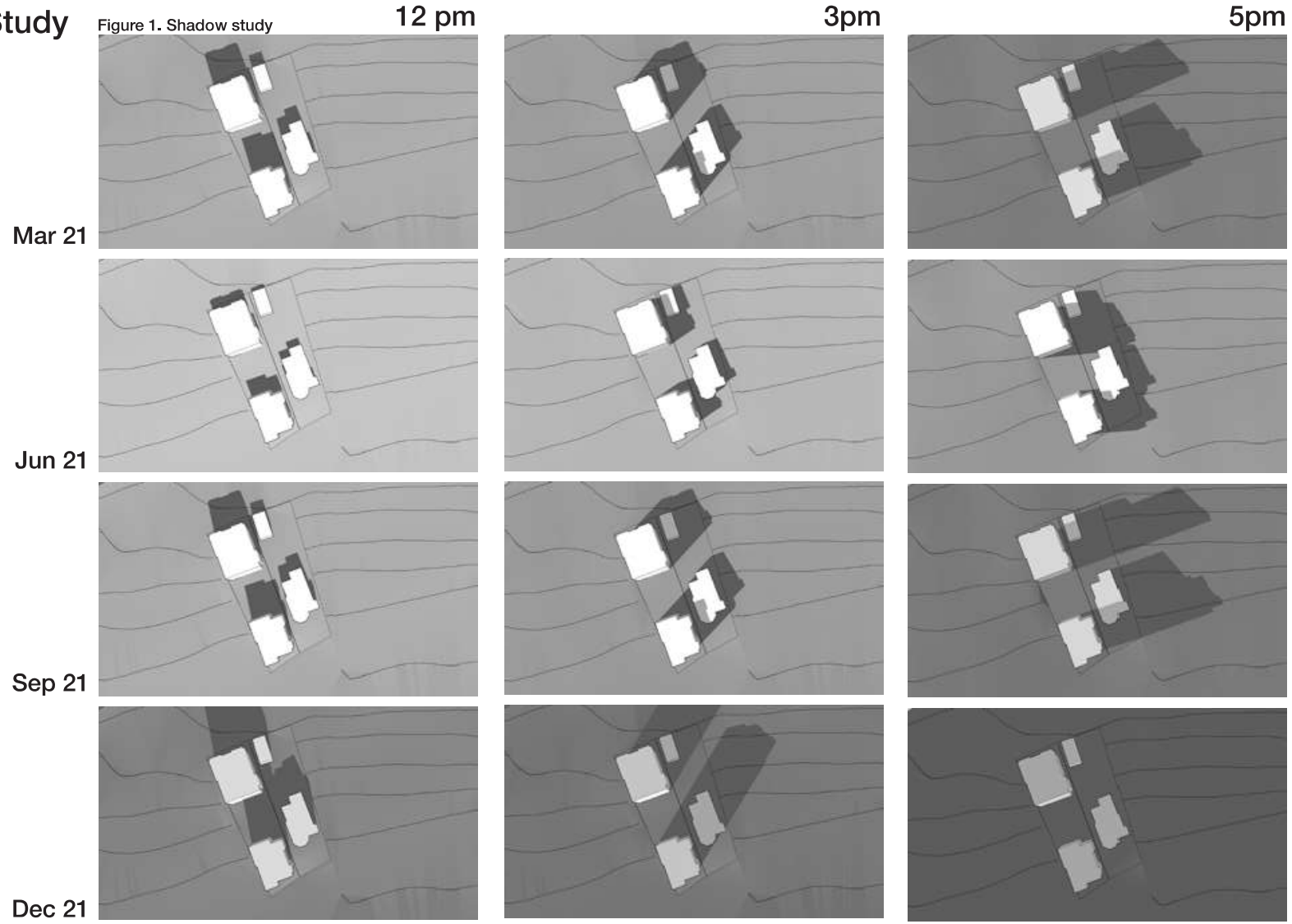


Figure 2. Scenario 1. Front Setback Aligned

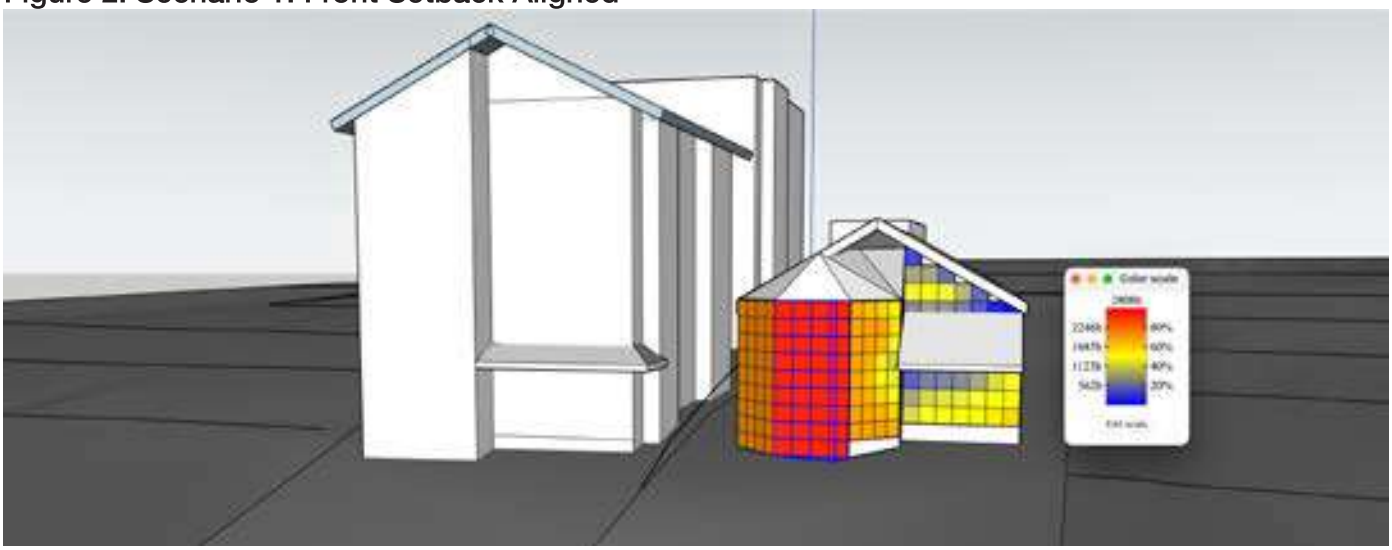
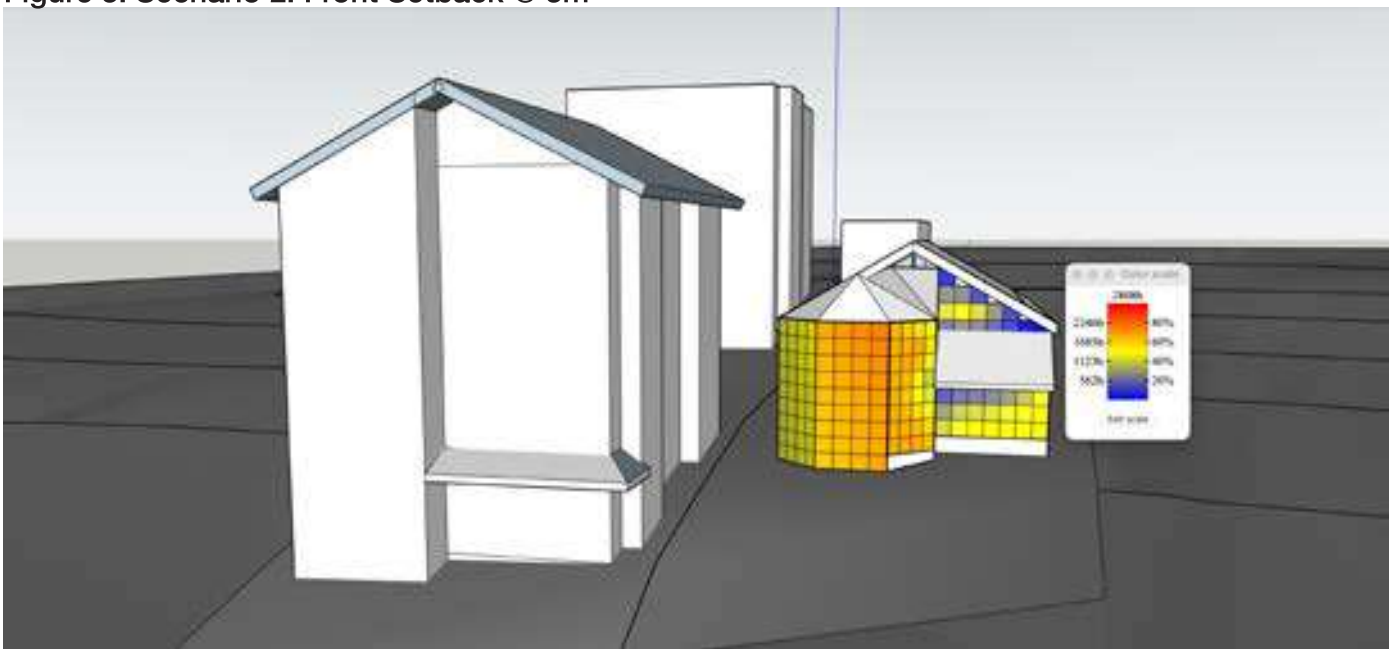


Figure 3. Scenario 2. Front Setback @ 3m



Method:

- Performed annual solar analysis for two development scenarios using Sketchup Sunhours plugin. 7am - 6pm / Jan 1 - December 31.
- Scenario 1: aligned setback with prevailing pattern along Drury Av including adjacent properties.
- Scenario 2: 3m setback per DP application.

Findings:

- Scenario 2 results in a substantial decrease in areas of high solar exposure due to building shading, equating to an estimated ~20% reduction in total annual solar hours and an approximately 25% reduction in high-exposure façade area (≥60% of total sun hours).
- The south-facing “turret” façade is the primary daylighting façade for the dwelling, serving the main-floor primary living space and projecting daylight into the open floor plan of the home.
- The primary basement living space is also located within the turret and relies on large south-facing windows to provide daylight to the split-level basement.

Key Findings

- The proposed development at 902 Drury Avenue introduces substantial and repeated shadowing impacts to 906 Drury across all four seasonal test dates (March 21, June 21, September 21, December 21), with the most pronounced effects occurring during mid-day to late afternoon periods.
- Due to the irregular placement and forward projection of the south parcel, shadows extend beyond what would be expected from a conventionally aligned infill development on Drury Avenue, particularly when combined with the site's escarpment topography.
- Shadowing impacts are not limited to rear yards or accessory spaces. The study demonstrates material shadowing of the primary south-facing façade of 906 Drury, including windows serving habitable interior rooms, resulting in reduced daylight penetration into the dwelling—particularly during shoulder seasons when solar access is most valuable.
- The accompanying solar exposure analysis confirms that this impact is not merely visual or momentary. When compared against a scenario in which the proposed south parcel is aligned with the established Drury Avenue setback, the proposed configuration results in an estimated ~20% reduction in total annual solar hours and an approximately 25% reduction in high-exposure (≥60%) façade area on the principal frontage of 906 Drury.
- Loss of sunlight to interior living spaces represents a direct impact on residential use and enjoyment, extending beyond outdoor amenity considerations. This is especially significant given that the affected façade is the principal frontage of a long-established dwelling, not a secondary elevation. Figures 2 and 3 illustrate impacts to the primary living areas on both the main floor—where the living room is located at the south façade with the dining and kitchen beyond—and the split-level basement, where the primary family room relies on large south-facing windows for daylight.
- Together, the shadow study and solar exposure modelling demonstrate that the impacts are both recurrent and quantifiable, affecting not only duration of shadow but the overall quality and intensity of sunlight available to the dwelling's principal living spaces.
- The impacts are structural rather than incidental. They arise from subdivision-driven building placement and orientation, not from minor architectural features that could be mitigated through design refinement at the Development Permit stage.
- On an escarpment site, apparent height and shadow length are amplified, meaning that numerical compliance with height limits does not equate to acceptable shadow performance. The study shows that even where height limits are nominally met, the resulting massing produces disproportionate shadow impacts on adjacent properties.
- The cumulative effect is a measurable degradation of both outdoor and indoor residential amenity at 906 Drury, reducing sunlight access to private yards, decks, and principal living spaces in a manner that is inconsistent with established development patterns along the block.
- This analysis acknowledges the presence of mature coniferous trees in the front yard of 906 Drury, which currently contribute to seasonal shading of the façade. However, these trees are private, non-permanent landscape elements that are approaching the end of their typical service life and may require removal for safety or maintenance reasons. As such, they cannot be relied upon to offset or justify permanent shadow and solar access impacts created by new development. In contrast, the shadowing and daylight reduction resulting from the proposed building placement are structural, subdivision-driven, and enduring, and must therefore be evaluated independently of discretionary or temporary vegetation.

Relevant Policy and Regulatory Context

Land Use Bylaw (LUB 1P2007 – R-CG District)

Section 23 (Purpose of the Land Use Districts)

- Requires development to be evaluated not only on numerical compliance, but on whether resulting outcomes are compatible with surrounding context and minimize negative impacts on adjacent properties, including impacts to residential amenity such as access to sunlight and daylight.

Section 50–55 (Rules for Residential Contextual Development)

- While R-CG permits increased density, it does not exempt development from considering contextual impacts related to massing, orientation, and interface with adjacent low-density residential parcels, including impacts to sunlight access and daylight availability for existing dwellings.

Section 26(1)(b) – Relaxations

- States that relaxations may only be approved where they do not unduly affect adjacent properties. The shadow and solar analysis demonstrates measurable, repeated impacts to adjacent residential amenity, including both private outdoor spaces and south-facing habitable rooms, raising concern regarding the appropriateness of discretionary relaxations in this instance.

Section 50.1(1)(f) – Building Height Measurement

- Compliance with numerical height limits alone does not address visual dominance or shadow impacts, particularly on sloped sites where apparent height, shadow length, and loss of interior daylight exceed what numerical limits imply.

Municipal Development Plan (MDP – Bylaw 57P2025)

Policy 2.3.1 – Development and Neighbourhood Character

- Requires new development to be sensitive to existing development patterns and to mitigate impacts such as shadowing, privacy loss, and reduced access to sunlight, including sunlight to habitable interior spaces where such access contributes to residential livability.

Policy 2.3.2(e) – Building Massing and Interface

- Directs that buildings should not be visually dominating when viewed from neighbouring sites or public spaces. The shadow study demonstrates dominance effects amplified by escarpment conditions and subdivision-driven building placement, resulting in disproportionate shadowing impacts on adjacent dwellings.

Policy 2.3.3(d) – Residential Amenity

- Emphasizes protection of use and enjoyment of residential properties, including access to sunlight for both private outdoor amenity areas and interior living spaces that rely on natural daylight for function and comfort.

Policy 3.5.1 – Climate-Responsive Design

- Encourages development that maximizes solar access and minimizes unnecessary shading of adjacent properties, particularly during shoulder seasons (spring and fall). The solar analysis indicates that the proposed development would materially reduce sunlight on the south-facing façade of 906 Drury, undermining passive solar gain and interior daylight that contribute to energy efficiency and year-round livability.

Bridgeland-Riverside Area Redevelopment Plan (ARP)

In the absence of a superseding Local Area Plan, the Bridgeland-Riverside Area Redevelopment Plan remains the governing statutory plan for this site. Its policies continue to apply notwithstanding the introduction of R-CG, particularly where they provide specific guidance on Conservation Areas, escarpment-sensitive development, and residential interface. The passage of time does not negate the ARP's authority or applicability.

Conservation Area Policies

- Reinforce the importance of contextual massing, established setbacks, and sensitivity to historic development patterns. Shadowing that degrades existing residential amenity—both within private outdoor spaces and primary habitable interior rooms—conflicts with the Conservation Area intent to protect long-standing patterns of livability. While the Municipal Development Plan promotes increased residential density, it also requires that intensification be context-sensitive; conservation objectives within established areas remain a valid and operative planning priority that must be balanced alongside density objectives, not displaced by them.

Escarpment Policies

- Require slope-adaptive development that responds to topography without exporting impacts onto adjacent properties. The shadow and solar analyses demonstrate that escarpment conditions materially amplify shadow length and reduce daylight penetration beyond what would occur on flat terrain, resulting in impacts that cannot be mitigated through numerical height compliance alone.

Residential Interface Policies

- Emphasize minimizing overlook, shadowing, and visual dominance where new development interfaces with established low-density housing. In this case, impacts extend to the primary south-facing façade of an existing dwelling, not merely secondary elevations or rear-yard conditions.

View and Streetscape Protection Intent

- While not expressed solely through quantitative standards, the ARP recognizes sunlight access, framed views, and spatial openness as integral components of neighbourhood livability—particularly along escarpment edges where topography and building placement have outsized visual and environmental effects.

Planning Interpretation

The shadow and solar analyses demonstrate that the impacts of the proposed development are not isolated to a single building or interface, but arise from the combined effects of two primary dwellings introduced through subdivision—each affecting different portions of 906 Drury in distinct and compounding ways.

The south parcel, through its forward placement and reduced front setback, produces substantial and repeated shadowing of the front yard and principal south-facing façade of 906 Drury. This directly affects the primary living areas of the dwelling, reducing daylight penetration into habitable interior rooms and diminishing the use and enjoyment of the front yard and elevated porch area. These impacts are materially greater than those experienced under established infill patterns along Drury Avenue, where front setbacks and massing alignment have historically moderated shadow effects on neighbouring properties.

At the same time, the north parcel introduces a second, independent source of shadowing at the rear of 906 Drury. Due to its size, height, and elevated position on the escarpment, this building casts shadows into the rear yard and rear-facing amenity areas that are substantially greater than those typically generated by accessory residential buildings such as garages, or by secondary suites located below garages—forms that represent the prevailing and policy-supported development pattern along this segment of Bridge Crescent.

In effect, the proposed redevelopment subjects 906 Drury to shadow impacts from both the front and the rear—an atypical and burdensome condition that does not exist elsewhere along the block. This dual-frontage impact results in a level of cumulative shadowing and loss of sunlight that exceeds what would reasonably be anticipated under conventional infill or accessory development scenarios and represents a material degradation of residential amenity.







SDAB2026-0183

902 Drury Av Shadow Study

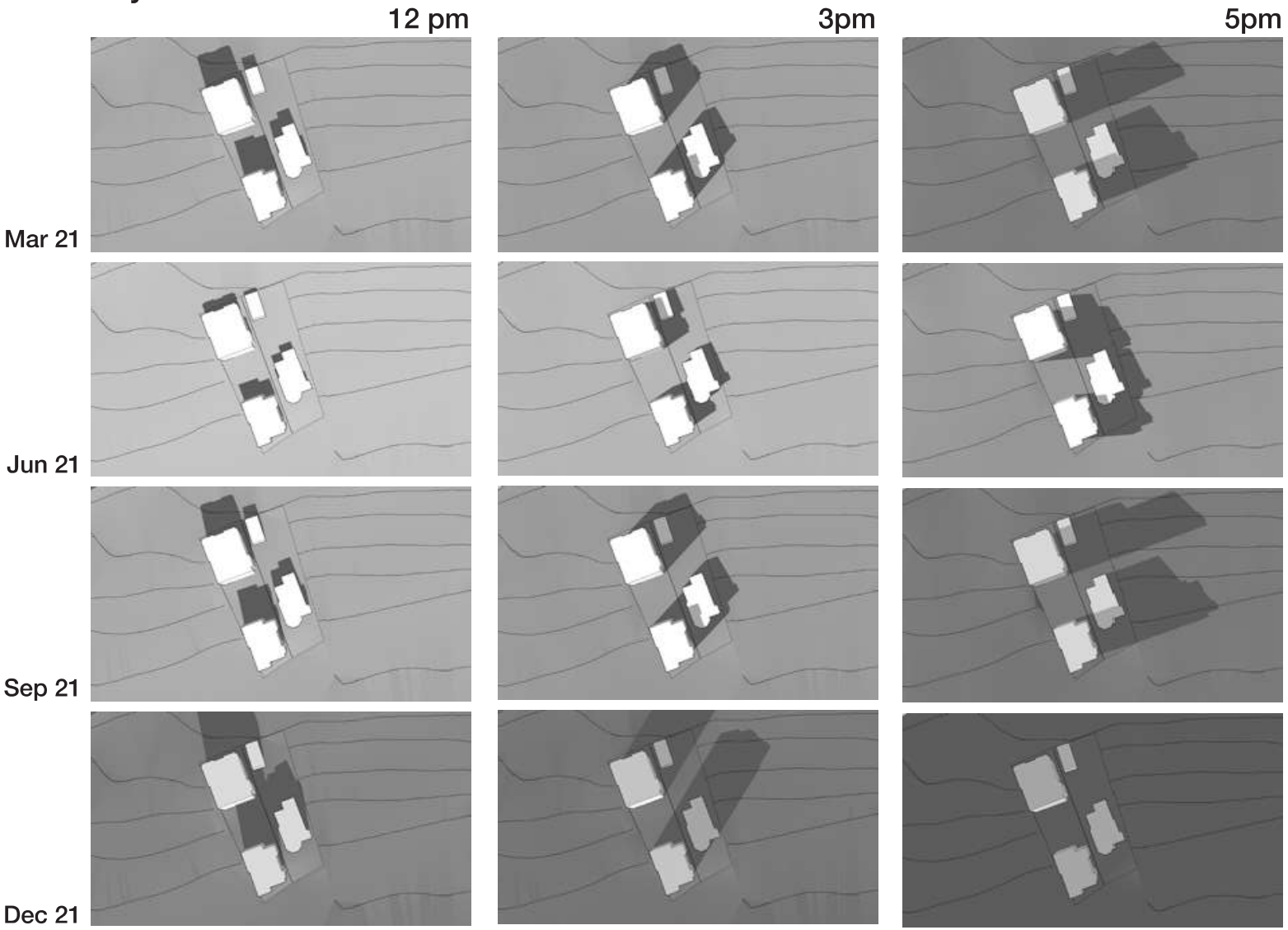
DP2025-07187
DP2025-01788

Prepared by:
Michael M.

Date:
Jan 17, 2026

Method:

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Key Findings

- The proposed development at 902 Drury Avenue introduces substantial and repeated shadowing impacts to 906 Drury across all four seasonal test dates (March 21, June 21, September 21, December 21), with the most pronounced effects occurring during mid-day to late afternoon periods.
- Due to the irregular placement and forward projection of the south parcel, shadows extend beyond what would be expected from a conventionally aligned infill development on Drury Avenue, particularly when combined with the site's escarpment topography.
- Shadowing impacts are not limited to rear yards or accessory spaces. The study demonstrates material shadowing of the primary south-facing façade of 906 Drury, including windows serving habitable interior rooms. This results in a reduction of natural daylight penetration into the dwelling, particularly during shoulder seasons when solar access is most valuable.
- Loss of sunlight to interior living spaces represents a direct impact on residential use and enjoyment, extending beyond outdoor amenity considerations. This is especially significant given that the affected façade is the principal frontage of a long-established dwelling, not a secondary elevation.
- The impacts are structural rather than incidental. They arise from subdivision-driven building placement and orientation, not from minor architectural features that could be mitigated through design refinement at the Development Permit stage.
- On an escarpment site, apparent height and shadow length are amplified, meaning that numerical compliance with height limits does not equate to acceptable shadow performance. The study shows that even where height limits are nominally met, the resulting massing produces disproportionate shadow impacts on adjacent properties.
- The cumulative effect is a measurable degradation of both outdoor and indoor residential amenity at 906 Drury, reducing sunlight access to private yards, decks, and principal living spaces in a manner that is inconsistent with established development patterns along the block.

Relevant Policy and Regulatory Context

Land Use Bylaw (LUB 1P2007 – R-CG District)

Section 23 (Purpose of the Land Use Districts)

- Requires development to be evaluated not only on numerical compliance, but on whether outcomes are compatible with surrounding context and minimize negative impacts on adjacent properties, including impacts to residential amenity.

Section 50–55 (Rules for Residential Contextual Development)

- While R-CG permits greater density, it does not exempt development from considering contextual impacts related to massing, orientation, and interface with adjacent low-density residential parcels, including impacts to sunlight access for existing dwellings

Section 26(1)(b) – Relaxations

- States that relaxations may only be approved where they do not unduly affect adjacent properties. The shadow study demonstrates measurable, repeated impacts to adjacent residential amenity, including both outdoor spaces and south-facing habitable rooms, raising concern about the appropriateness of discretionary relaxation

Section 50.1(1)(f) – Building Height Measurement

- Height compliance alone does not address visual dominance or shadow impacts, particularly on sloped sites where apparent height, shadow length, and loss of interior daylight exceed what numerical limits imply.

Municipal Development Plan (MDP – Bylaw 57P2025)

Policy 2.3.1 – Development and Neighbourhood Character

- Requires new development to be sensitive to existing development patterns and to mitigate impacts such as shadowing, privacy loss, and reduced access to sunlight, including sunlight to habitable interior spaces.

Policy 2.3.2(e) – Building Massing and Interface

- Directs that buildings should not be visually dominating when viewed from neighbouring sites or public spaces. The shadow study demonstrates dominance effects amplified by escarpment conditions and building placement.

Policy 2.3.3(d) – Residential Amenity

- Emphasizes protection of use and enjoyment of residential properties, including access to sunlight for both private outdoor amenity areas and interior living spaces.

Policy 3.5.1 – Climate-Responsive Design

- Encourages development that maximizes solar access and minimizes unnecessary shading of adjacent properties, particularly during shoulder seasons (spring and fall), when interior daylight access is critical for livability.

Bridgeland-Riverside Area Redevelopment Plan (ARP)

Conservation Area Policies

- Reinforce the importance of contextual massing, established setbacks, and sensitivity to historic development patterns. Shadowing that degrades existing residential amenity—both outdoors and within primary living spaces—conflicts with this intent.

Escarpment Policies

- Require slope-adaptive development that responds to topography without exporting impacts onto adjacent properties. The shadow study shows that escarpment conditions amplify shadow impacts and reduce daylight penetration beyond what would occur on flat terrain.

Residential Interface Policies

- Emphasize minimizing overlook, shadowing, and visual dominance where new development interfaces with established low-density housing, including impacts to primary façades.

View and Streetscape Protection Intent

- While not expressed solely as quantitative rules, the ARP recognizes sunlight, views, and spatial openness as integral to neighbourhood livability—particularly along escarpment edges.

Planning Interpretation

- The shadow impacts demonstrated are not incidental and not limited to winter conditions.
- The impacts arise from subdivision-driven building placement, not from minor design choices.
- Taken together, the LUB, MDP, and ARP provide a clear policy basis for evaluating shadowing as a material planning consideration, particularly in Conservation Area and escarpment contexts.
- Approval under these conditions would rely on discretionary acceptance of impacts that conflict with multiple layers of adopted policy.

Implications Relevant to the Planning Assessment

- Impacts are structural, not cosmetic: These shadow conditions arise from parcel orientation and building placement driven by the subdivision, not from discretionary design details that can be “fixed” at DP.
- Mitigation at Development Permit stage is unlikely to succeed: Stepbacks, articulation, or façade treatments cannot meaningfully resolve the loss of sunlight demonstrated in the study.
- Conflict with ARP escarpment and Conservation Area intent: The demonstrated shadowing undermines policies related to slope-adaptive development, protection of residential amenity, and context-sensitive massing.
- Evidence of reduced residential use and enjoyment: The study provides objective visual evidence supporting concerns about livability impacts, not speculative or subjective claims.
- Increased appeal risk: The clarity and consistency of the shadow impacts across seasons strengthens the case that approval would expose the City to defensibility challenges at SDAB.

On Jan 17, 2026, at 15:30, Mike Magnan <mrmagnan@gmail.com> wrote:

Hi Anthony, Jeff and Lynn,

I trust the subdivision and development permit reviews are proceeding and look forward to any updates as they become available. With our formal possession date approaching, we are trying to stay aligned with the review process and timelines.

I wanted to share a supplemental shadow study that I prepared to illustrate potential impacts associated with the proposed development on 906 Drury Av. The study focuses on shadowing effects on adjacent properties and residential amenity, including both outdoor spaces and interior daylight. Please see the attached materials for your reference. One of our primary drivers for purchasing 906 Drury was the abundance of light in both the interior living areas (thanks to sloped topography and generous front facade windows in both the basement and main floor) and the sloping site. As the study reveals, the placement of both primary dwellings substantially reduces our access to daylight inside and in our front and rear amenity spaces. These issues are germane to our use and enjoyment of our property.

I understand that the Development Permit remains in the “Under Review” phase and that, while the formal public commenting period has closed, comments and supporting materials may still be considered while the application is actively under review. I also appreciate that the timing over the Christmas and holiday period was challenging for Interested Parties to comment, and thank you in advance for considering this submission within that context.

If there are any questions or if additional clarification would be helpful as part of the review, I would be happy to provide further information.

I also understand that the Planning Director and Ward 9 are planning to or have already submitted comments as well. Both are CC’d here for awareness of the shadow study.

Kind regards,

Michael Magnan

SDAB2026-0183

Knee, Judy

From: Mike Magnan [redacted]
Sent: Saturday, January 17, 2026 3:30 PM
To: Pirri, Anthony
Cc: Nielsen, Jeffrey A.; McKeown, Lynn; Kyle Ripley; planning; EAWARD9 - Colleen Krueger
Subject: [External] SHADOW STUDY SB2025-0452 / DP2025-07187 / DP2025-07188
Attachments: 902 Drury Shadow Study.pdf; Untitled attachment 00035.htm

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SDAB2026-0183

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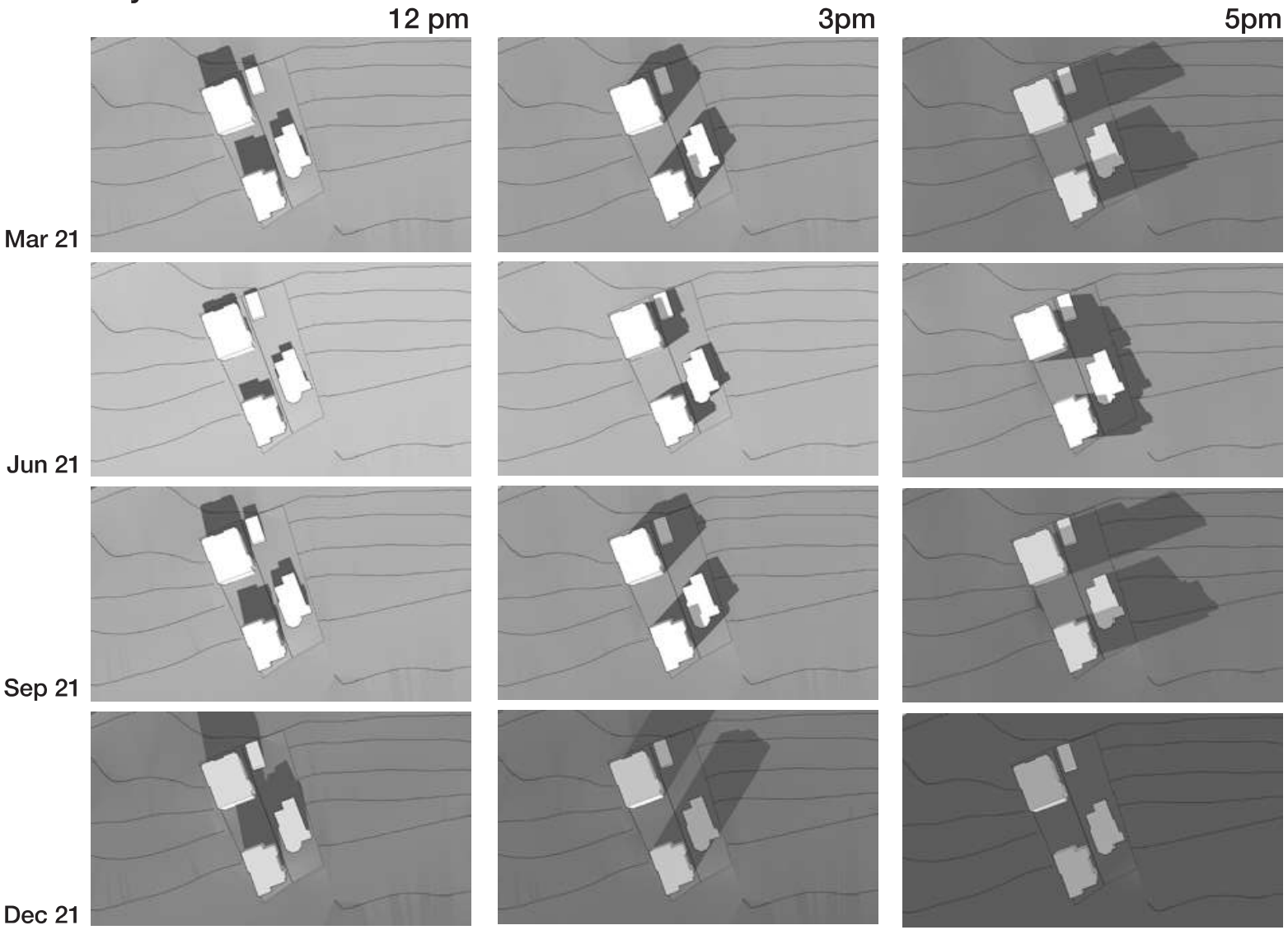
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Knee, Judy

From: Mike Magnan [redacted]
Sent: Wednesday, December 31, 2025 1:36 PM
To: McKeown, Lynn; Nielsen, Jeffrey A.; Pirri, Anthony
Cc: Kyle Ripley
Subject: Re: [External] Adjacent Landowner Inquiry SB2025-0452 / DP2025-07187 / DP2025-07188
Attachments: 902 Drury DP Review Report w appendices.pdf; 902 Drury Subdivision Analysis Report Rev 1 Dec 30.pdf; 902 Drury Subdivision Analysis Report Rev 1 Dec 30.pdf

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Report Suspicious

Thanks Jeff and Lynn for your replies below.

Hi Anthony,

I am writing to formally submit the attached Development Permit review report for **DP2025-07187 and DP2025-07188** for your consideration, as well as looping you back in to the email chain that originated through Jeff's subdivision application review. See thread below.

Kyle Ripley, the registered landowner of 906 Drury Avenue NE, has retained me to act as his agent and planning advisor with respect to both the subdivision and the associated Development Permit applications. I prepared the attached report, which is also included as an appendix to my broader Development Permit review submission.

I recognize that this is a lengthy and detailed document. However, given the complexity of the site, the unconventional subdivision configuration, and the escarpment context, I felt it was important to provide a comprehensive and structured analysis to assist The City in its review. Having worked both as a City reviewer and as an applicant on challenging files, I appreciate the level of effort required to assess applications of this nature and hope the report is helpful in that regard.

In particular, the submission is intended to assist The City in evaluating the following overarching concerns:

- **Completeness of the application**, as numerous required drawings and technical details remain unresolved or unprovided;
- **Substantial and, in some cases, unresolvable challenges** arising from the compounding effects of shallow parcel depth, grade change, escarpment conditions, and the application of

minimum standards without sufficient contextual mitigation under the Land Use Bylaw, the Bridgeland-Riverside Area Redevelopment Plan, and applicable City guidelines; and

- **Implications for the adjacent parcel at 906 Drury Avenue NE**, where the proposed lotting pattern and building relationships will impede resident use and enjoyment of their properties, and may constrain future redevelopment options and introduce long-term compatibility issues. As upcoming owners, our intent is to retain the existing 1931 character dwelling located within the ARP Conservation Area and escarpment lands, which are subject to specific and heightened policy considerations.

I trust this submission will be considered as part of the formal Development Permit review and will assist in providing a clear, defensible assessment of the applications. Please feel free to contact me should clarification be helpful on any aspect of the report.

Thank you for your time and consideration.

Anthony - kindly request formal receipt of the email and attachment.

Best regards,

Michael Magnan, M.Arch, B.Sc., Dip. ET

AALA, OALA, BCSLA

(on behalf of Kyle Ripley, 906 Drury Avenue NE)

On Dec 31, 2025, at 09:12, Nielsen, Jeffrey A. <Jeffrey.Nielsen@calgary.ca> wrote:

Good morning Mike,

I have received the report and will add it to the file.

Cheers.

Jeff Nielsen
Senior Planning Technician
Development & Subdivision Application Services | Community Planning
Planning and Development Services
The City of Calgary | Mail Code: # 8094
C| 825.945.3750 E| Jeffrey.Nielsen@calgary.ca

On Dec 31, 2025, at 08:41, McKeown, Lynn <Lynn.McKeown@calgary.ca> wrote:

Hello Mike and Kyle,
I'll let Jeff respond individually on his receipt or your email and the attached document. If you haven't already done so, I would suggest that this email and the attached document be submitted to the Development Permit(s) File Manager – Anthony Pirri (Anthony.pirri@calgary.ca) for review and consideration.
Thanks.
Lynn

Lynn McKeown, RPP, MCIP (she/her)
Manager, Development & Subdivision Application Services
Community Planning, Planning & Development Services
City of Calgary
Drop Offs: Floor 3, Municipal Building (City Hall) Permit Pick Up Counter
Mail: PO Box 2100, Station M, #8094, Calgary, AB, T2P 2M5
T| 403.268.8795 **C**| 403.863.2694 **E**| lynn.mckeown@calgary.ca



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**My work hours may differ from yours; please don't feel obligated to reply to this email outside of your normal work hours.*

From: Mike Magnar[redacted]
Sent: Tuesday, December 30, 2025 6:32 PM
To: Kyle Ripley <kyle.e.ripley@gmail.com>
Cc: Nielsen, Jeffrey A. <Jeffrey.Nielsen@calgary.ca>; McKeown, Lynn <Lynn.McKeown@calgary.ca>
Subject: Re: [External] Adjacent Landowner Inquiry SB2025-0452 / DP2025-07187 / DP2025-07188

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Report Suspicious

Hi Jeff,

Thank you Kyle for allowing me the opportunity to support you as the existing landowner and act as your agent / subject matter expert in planning + development to prepare the following report. This version supersedes the previous draft, with the following changes.

- New graphics depicting building massing in relation to adjacent properties.
- Some wording corrections that were a bit confusing, specifically the naming convention of lotting patterns. Note that I've dubbed this subdivision lotting pattern "cross-wise" versus traditional "lengthwise" subdivision patterns commonly used to create semi-detached dwellings on 50 ft. lots.
- Minor grammar corrections.

I trust that this report will be considered as part of Kyle's commentary on subdivision and treated accordingly. I will be submitting Development Permit comments ASAP - scheduling these reviews has been challenging over the holiday season.

Jeff - please kindly reply you have received the report and it will be considered according to Kyle's request.

Best,

Michael Magnan
M. Arch, B.Sc,. Dip. ET.
AALA, OALA, BCSLA

On Dec 26, 2025, at 00:29, Kyle Ripley <kyle.e.ripley@gmail.com> wrote:

Hello again Jeff,

I hope you had a nice Christmas break.

As noted below, I have retained the services of Michael Magnan to review and comment on my behalf for this proposed subdivision and also for the proposed development permits.

Please see the attached DRAFT Subdivision Report as my initial response prior to your original deadline. I have requested Michael to make a few revisions and then to resubmit the final Subdivision Report prior to the revised deadline.

Michael will also be submitting DP Reports on my behalf as I am currently out of the country (12 time zones away) and I would appreciate you advising the appropriate File Manager of this on my behalf.

Please note my connectivity will be severely limited for the next few weeks and as such please cc Michael on any and all correspondence with me.

Thank you,
Kyle Ripley
906 Drury AV N.E.
403-510-0179

On Wed, Dec 24, 2025 at 07:56 Kyle Ripley <kyle.e.ripley@gmail.com> wrote:

> OK. Thank you Jeff.
>
> I have retained the services of a planning consultant and a report will be submitted prior to the January 2nd deadline.
>
> Merry Christmas,
> Kyle
>
> On Tue, Dec 23, 2025 at 22:01 Nielsen, Jeffrey A. <Jeffrey.Nielsen@calgary.ca> wrote:
>
>> Good morning Kyle,
>>
>> Thank you for your comments. I will add them to the file. The period for adjacent neighbor comments was actually due on Dec. 25th but I extended that period to January 2nd to give people more time to submit any comments.
>>
>> Cheers.
>>
>> **Jeff Nielsen**
>>
>> **Senior Planning Technician**
>>
>> Development & Subdivision Application Services | Community Planning
>>
>> Planning and Development Services
>>
>> The City of Calgary | Mail Code: # 8094
>>
>> C| 825.945.3750 E| Jeffrey.Nielsen@calgary.ca

From: Kyle Ripley <kyle.e.ripley@gmail.com>
Sent: Monday, December 22, 2025 9:09 PM
To: Nielsen, Jeffrey A. <Jeffrey.Nielsen@calgary.ca>
Cc: McKeown, Lynn <Lynn.McKeown@calgary.ca>
Subject: Re: [External] Adjacent Landowner Inquiry SB2025-0452 / DP2025-07187 / DP2025-07188

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Report Suspic

Hello again Jeff,

I have now had a chance to review the letter you provided and take a brief look at the DP drawings.

I would like to state my opposition for this proposed subdivision. With the proposed subdivision bisecting 902 to create a “north” parcel and a “south” parcel, the south parcel would push a new structure very close to Drury Avenue. This alone creates a front setback that is inconsistent with the existing setbacks of all the other houses on the street and specifically destroys the downtown views from our home.

The DP drawings appear to support this and I too will be voicing opposition to them.

I also find it suspicious that the application was submitted at a time when most residents will be away on vacation (as I am) or focused on celebrations. Is it possible to request an extension to the January 2nd deadline as I will be out of the country until January 8th?

I hope to provide additional comments, prior to the deadline, but wanted to ensure my opposition, as the most impacted land owner by this development, was voice as soon as possible.

Thank you,

Kyle

On Sat, Dec 20, 2025 at 07:34 Kyle Ripley <kyle.e.ripley@gmail.com> wrote:

> Thank you so much Jeff,
>
> I will take a read, let you know if I have any questions and will likely provide comments.
>
> Happy holidays!
>
> Kyle
>
> On Fri, Dec 19, 2025 at 22:55 Nielsen, Jeffrey A. <Jeffrey.Nielsen@calgary.ca> wrote:
>
> > Good morning Kyle,
> >
> > Please find attached a digital version of the adjacent neighbor letter that was mailed out. If you have any subdivision related comments about this subdivision application, please forward them to me and I will add them to the file.
> >
> > Cheers.
> >
> > **Jeff Nielsen**

Senior Planning Technician

Development & Subdivision Application Services | Community Planning

Planning and Development Services

The City of Calgary | Mail Code: # 8094

C| 825.945.3750 E| Jeffrey.Nielsen@calgary.ca

From: Kyle Ripley <kyle.e.ripley@gmail.com>
Sent: Thursday, December 18, 2025 9:25 PM
To: McKeown, Lynn <Lynn.McKeown@calgary.ca>
Cc: Nielsen, Jeffrey A. <Jeffrey.Nielsen@calgary.ca>; Pirri, Anthony <Anthony.Pirri@calgary.ca>
Subject: Re: [External] Adjacent Landowner Inquiry SB2025-0452 / DP2025-07187 / DP2025-07188

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Report Susp

Hello Lynne and team,

As Michael notes below, I am the current owner of 906 Drury Avenue and out of the country until January 8th.

I am hoping you can email me a copy of the subdivision notification letter (and any other standard correspondence) as I do not want to miss the opportunity to comment.

902 Drury Subdivision Evaluation Report

Prepared by:
Michael Magnan

Prepared for:
Kyle Ripley
Registered Landowner 906 Drury Avenue NE

December 30, 2025
Revision 1.0

SDAB2026-0183

Executive Summary

This report evaluates the proposed subdivision of 902 Drury Avenue NE from a planning, urban design, and long-term land use perspective on behalf of the registered landowner of 906 Drury Avenue NE. The submission accepts that the application may meet baseline procedural requirements under the Municipal Government Act (MGA) and that technical servicing feasibility likely exists. The core planning question is different: whether the proposed "cross-wise" lotting pattern represents a resilient, low-risk subdivision outcome on a complex escarpment site—one that can reasonably support future development without embedding enduring conflicts that cannot be corrected once the lot fabric is legally created.

Core finding

The proposed subdivision is not a routine lot split. It is an irreversible reconfiguration of parcel geometry on a steep, dual-frontage site within an established cultural landscape and within the Bridgeland-Riverside ARP Conservation Area / escarpment policy context. The evidence assembled in this report indicates that the subdivision line—by reversing the established lotting orientation—creates a structural planning risk: it does not merely permit downstream conflict, it makes conflict likely by forcing two street-facing primary dwellings into shallow parcels on a steep grade, with limited ability to achieve contextual setbacks, rear-yard relationships, and privacy outcomes.

Major planning risks (why this is not “designable away” at DP)

1. **Break with established lotting and street function**
   1.1. Drury’s established pattern (and successful recent infill outcomes) relies on predictable building alignment, consistent front setbacks, and logical rear-yard relationships.
   1.2. The proposed subdivision introduces a novel "cross-wise" lotting arrangement that is not present on this block face, breaking predictability and making “compatibility” outcomes harder to secure through DP conditions.

2. **Bridge Crescent conversion from rear-condition to primary frontage**
   2.1. The south side of Bridge Crescent in this segment functions as a rear condition for ~28 Drury parcels (garages/access/amenity edges), with no primary dwelling frontages.
   2.2. Creating a primary dwelling frontage at 902 Bridge introduces an untested and qualitatively different interface (front doors, decks, windows) directly opposite rear amenity spaces across a steep escarpment condition—raising inherent overlook and streetscape impacts that are rooted in lotting, not façade design.

3. **Escarpment topography amplifies massing, privacy, and view impacts**
   3.1. With ~7.64 m grade change across the site (and ~6.75 m along the lane), bylaw-compliant envelopes can still read as visually dominant from the lower street, the lane, and adjacent amenity areas.
   3.2. The report’s DP “stress test” evidence supports that the subdivision geometry compresses slope impacts into shallow parcels, increasing reliance on minimums and intensifying perceived scale.

4. **Residual risk transferred to DP stage (and to neighbours)**
   4.1. Once subdivision fixes depth/frontage/orientation, the City cannot later "solve" the fundamental geometry. DP conditions can mitigate symptoms (screens, glazing, stepbacks) but cannot reliably recover:
      4.1.1. disrupted view relationships and escarpment corridors,
      4.1.2. front-to-front / rear-to-rear relationships created by lotting,
      4.1.3. forced minimum setbacks to make parcels viable.
   4.2. This increases discretionary pressure, creates inconsistent treatment risk, and elevates appeal exposure.

5. **Servicing and operational constraints compound geometry risk**
   5.1. Overhead ENMAX servicing from Bridge Crescent likely requires an easement (commonly ~3.0 m), which can materially reduce the north parcel's effective developable width—especially consequential on an already constrained lot.
   5.2. Lane access and operations risk: steep lane grades and tight geometry increase uncertainty for day-to-day functionality (e.g., garage access design constraints; practical concerns for waste/recycling operations in winter), further reducing the City's margin to require "better-than-minimum" site design later.

Why this matters beyond one neighbour

The planning consequence is not limited to 906 Drury. This subdivision introduces a street-level and community-level impact: it interrupts an established, view-oriented escarpment streetscape and reverses a long-standing block logic that has kept development outcomes predictable and compatible over time. It also creates reciprocal nuisance conditions that can prejudice future redevelopment potential on adjacent parcels (including 906 Drury), embedding long-term friction into the parcel fabric.

Recommendations to the Approving Authority

This report respectfully requests that the Subdivision Approving Authority:

- Treat subdivision as the primary risk-avoidance decision point, recognizing that DP tools cannot reliably correct conflicts that originate in parcel orientation, depth, and frontage.
- Apply the City's own subdivision rule regarding orientation/lotting pattern as a material test for approval (not merely a narrative guideline), particularly on this escarpment site with dual frontage and established block function.
- Test whether the resulting parcels can support viable development without routine reliance on discretionary outcomes (uses/relaxations) that would undermine ARP conservation area and escarpment intent, contextual setbacks, and compatibility objectives.
- Avoid transferring avoidable residual risk into the DP stage where mitigation is uncertain and where unresolved issues are likely to become conflict/appeal drivers between future landowners and the City.

Bottom line: Even if technically eligible, the proposed subdivision is a high-residual-risk planning outcome because it fixes a lotting framework that predictably produces enduring conflicts tied to geometry—not merely to design. The defensible planning response at subdivision is to prioritize avoidance, not deferment.

Introduction

This report has been prepared at the request of the registered landowner of 906 Drury Avenue NE to assist in evaluating the proposed subdivision application from a planning, urban design, and long-term land use perspective. The purpose of this submission is not to dispute the procedural eligibility of the application under the Municipal Government Act (MGA), nor to assess technical compliance at the Development Permit (DP) stage. Rather, it is intended to support the Approving Authority by identifying site-specific planning risks that arise from the proposed subdivision configuration and that may not be readily addressed once subdivision approval is granted.

Subdivision decisions permanently establish parcel geometry, frontage, and orientation. In complex sites—particularly those involving steep grade change, dual street frontage, and established contextual patterns—these decisions can materially constrain future development outcomes and limit the City's ability to resolve conflicts at subsequent approval stages. The subject application presents precisely such a condition.

This report therefore focuses on whether the proposed subdivision represents a resilient and defensible planning outcome when tested against applicable statutory plans, adopted policy guidance, and foreseeable development scenarios. It highlights how the proposed lotting pattern may introduce unavoidable long-term conflicts, prejudice adjacent and future redevelopment potential, and undermine the effective application of planning judgment at the Development Permit stage.

Evaluation Approach

The analysis is offered in a constructive spirit, with the intent of supporting sound decision-making and reducing the likelihood of downstream conflict, discretionary overreach, or appeal. It is intentionally neutral, avoids emotional statements and personal "just do the right thing" appeals—it is grounded in factual evidence and in-depth analysis that is defensible at all levels of approval and appeal. It is prepared by persons with deep subject matter expertise as it pertains to urban planning, development, urban design and community placemaking, and has been subsequently peer-reviewed by equally qualified subject matter experts for clarity and accuracy.

This report provides a planning-based evaluation of the proposed subdivision of 902 Drury Avenue NE. The intent of this evaluation is to identify whether the proposed subdivision geometry and resulting lot configuration creates foreseeable, unavoidable, and enduring planning risks—risks that would be difficult or impossible to meaningfully resolve once the parcels are legally created.

This submission proceeds from a simple premise: subdivision is not merely administrative housekeeping, nor is it "by right" when it meets minimum requirements. Even where an application appears to satisfy minimum statutory thresholds, subdivision remains a discretionary decision because it permanently establishes parcel geometry—frontage, depth, orientation, and lot-line relationships—that will govern all future development outcomes and constrain the City's ability to apply planning judgment at the Development Permit stage.

Risk Management as a Subdivision Evaluation + Decision Tool

Understanding that subdivision may burden The City and Interested Parties with residual risk at Development Permit, this evaluation is focused on identifying residual risk to The City, the Applicant and Interested Parties with the intent of practicing avoidance as the primary method of risk management. This is the process that occurs when planning scenarios are "stress tested," whereby the Development Authority or other agents evaluates possible development scenarios against potential positive and negative outcomes. The goal is to minimize residual risk and avoid any perception of prejudice in the approval of Subdivision and Development Applications.

The typical approach for managing risk in subdivision and development approvals involves four primary strategies, Avoidance, Mitigation, Transfer, and Acceptance. The table below summarizes each approach and where it can be reliably employed during Subdivision Application.

Risk Management Approach	Suitability of Application at Subdivision
Avoidance	**Preferred.** Reduce any chance of residual risk through an abundance of caution. Avoids unforeseen circumstances at Development Permit and Building Permit.
Mitigation	**Problematic.** Mitigation requires conditions of decision / approval at Development Permit. If they cannot be resolved, then risk is likely transferred or accepted with unsatisfactory results.
Transference	**Unacceptable.** Transference results in application of prejudice by The City and results in high exposure to appeals and legal proceedings as one Party is treated differently than the other.
Acceptance	**Unlikely.** Would require easements and agreements to be placed on title between landowners. These may be contested in the future, resulting in ongoing litigation and disagreements that may last indefinitely.

Park #3 (BRD 778) Summary

Recommended Name: Olmsted Terrace

Suggested Name originally presented to the community: Olmsted Corner

Location: 5 Avenue / Bridge Crescent

Background: The section of land that became the community of Bridgeland was deeded to the Canadian Pacific Railway (CPR) by the federal government in the late 1800s. The CPR divided the land and sold small lots for housing to fund the building of a transcontinental railway that connected our country from sea to sea. In 1912 the CPR hired the Olmsted Company, pioneers in the new discipline of landscape architecture, to design the street layout on Bridgeland's hilly escarpment as well other CPR owned lands in Scarboro/ Sunalta and Mount Royal. The designers favoured gradually rising streets and park like settings to take advantage of the escarpment topography instead of the usual grid streetscape.

This small green space, adjacent to 5 Avenue and 6A / 7 Streets, is located between two parts of Bridge Crescent and is on a significant slope. Our recommended name is in recognition of the legacy of this unique and functional streetscape that was designed by the Olmsted company in the very early days of this community. Not only has this streetscape design enabled easy ascent from the bottom to the top of our escapement but it has also made possible the building of many homes along the streets that have an amazing view of the downtown and distant mountains. We recommend naming this sloped green space **"Olmsted Terrace"** in recognition of the unique contribution of the Olmsted firm to our community's escarpment streetscape.

Survey Results:

- 45 Number completed
- 69% Support, 16% Neutral, 15% Opposed

Feedback suggested that "Corner" was not the best descriptor for the park and indeed "Terrace" seems to be a better fit for this very sloped area. It would seem that there is considerable opportunity for future evolution to make this green space more usable. Criticism that the Olmsted family was involved in slavery was unfounded.





Context: Policy, Community and Block Analysis + Risks

Policy Context

Subdivision by tentative plan in Calgary operates within a clear provincial–municipal policy hierarchy. At the provincial level, the Municipal Government Act (MGA) establishes subdivision as a discretionary planning decision, not an entitlement, even where minimum technical requirements are met. The MGA requires that subdivisions be evaluated against applicable statutory plans, municipal bylaws, and the broader public interest, explicitly empowering the Approving Authority to consider long-term planning implications, compatibility, and orderly development—not merely parcel size or servicing feasibility. At the municipal level, this discretion is implemented through The City of Calgary's Subdivision Authority, operating under Land Use Bylaw 1P2007, applicable Area Redevelopment Plans (ARPs), and Council-adopted policies. A tentative plan is therefore not a rubber-stamp exercise; it is the stage at which parcel geometry, orientation, and access are tested for conformity with established lotting patterns, contextual planning intent, and future development viability. Importantly, because subdivision permanently fixes lot lines and frontage relationships, City policy and practice consistently treat this stage as the appropriate point to resolve—or avoid—planning risk, rather than deferring it to the Development Permit stage where the City's ability to correct structural issues is materially constrained.

According to The City's website on subdivision, under "The Rules" there is a key policy consideration that reinforces the importance of evaluating how a subdivision is configured—not merely whether it meets quantitative minimums. According to the City's official subdivision guidance:

> **"The location and orientation of the proposed subdivision line will shape the new parcel size and dimension, which must comply with the land use district rules and must follow the existing lotting pattern on the block."** *(Source: City of Calgary Subdivision Guidance — https://www.calgary.ca/development/home-building/subdivision.html)*

Community Context

The lands comprising Drury Avenue, Bridge Crescent, and the surrounding escarpment form part of a deliberately designed cultural landscape established in the early twentieth century by the Olmsted Company on behalf of the Canadian Pacific Railway. As documented in City of Calgary materials supporting the naming of Olmsted Terrace, these streets were intentionally laid out to follow the natural topography of the escarpment, favouring gently rising roadways, curvilinear alignments, and park-like settings rather than a rigid grid. This approach enabled both walkable access between Bridgeland-Riverside and Renfrew and the creation of framed public and private views toward the Bow River, Rocky Mountains and what would one day become downtown Calgary. The resulting streetscape is not incidental; it is the product of early, deliberate planning judgment applied to a complex hillside condition.

This planning legacy is reinforced through subsequent layers of policy and regulation, including:

- Historic restrictive covenants established by CP Rail at the time of subdivision to enforce consistent setbacks;
- The designation of this area within the Bridgeland-Riverside Area Redevelopment Plan Conservation Area;
- Inclusion of specific policy in the ARP with respect to protection of views and slope adaptive design along the escarpment lands (see Figures 2 + 3), and;
- Formal designation of “Olmsted Terrace” as a park that recognizes the contribution of the Olmsted Company in designing some of Calgary’s most highly regarded established communities including Mount Royal, Scarboro and the escarpment lands of Bridgeland-Riverside and Renfrew (see Figure 1 on the following page).

Together, these planning policies and instruments recognize that built form, orientation, and setback relationships along Drury Avenue and Bridge Crescent are integral to the character, livability, and visual quality of the neighbourhood. In this context, protection of views—both from the public realm and from established dwellings—is not a discretionary amenity, but a foreseeable and material outcome of the original street design and consistent application of setbacks. As evidenced by the City’s recognition of Olmsted Terrace, views along and across the escarpment are a defining characteristic of this area and a direct result of its intentional subdivision and street layout.

Accordingly, subdivision decisions that materially alter parcel orientation, depth, or frontage along this escarpment carry implications beyond the subject site. Introducing a "cross-wise" lotting pattern that enables new primary dwellings to project into established view corridors and streetscape character risks interrupting a coherent planning legacy that has guided development along this street for over a century. In this setting, the protection of views and streetscape character is a legitimate planning consideration directly linked to subdivision geometry, not merely a development permit design issue.

Approval of a subdivision that disregards this relationship would represent a departure from the cumulative planning intent that has shaped this area and would introduce long-term impacts that cannot be meaningfully mitigated at later stages of approval. The MDP’s guidance on Building Frontage and Interface also provides clear bylaw guidance with respect to *Building Frontage and Interface* that states:

> “*Ensure that a building is not visually dominating when viewed from the street, neighbouring sites, parks, natural areas and from distant locations, except for any corner site or landmark building identified in the Local Area Plan with higher height limit.” Bylaw 57P2025*

FIGURE 1: BRCA SUBMISSION FOR OLMSTED TERRACE

FIGURE 2: PLAN SHOWING THE EXTENT OF ESCARPMENT LANDS IN BRIDGELAND RIVERSIDE

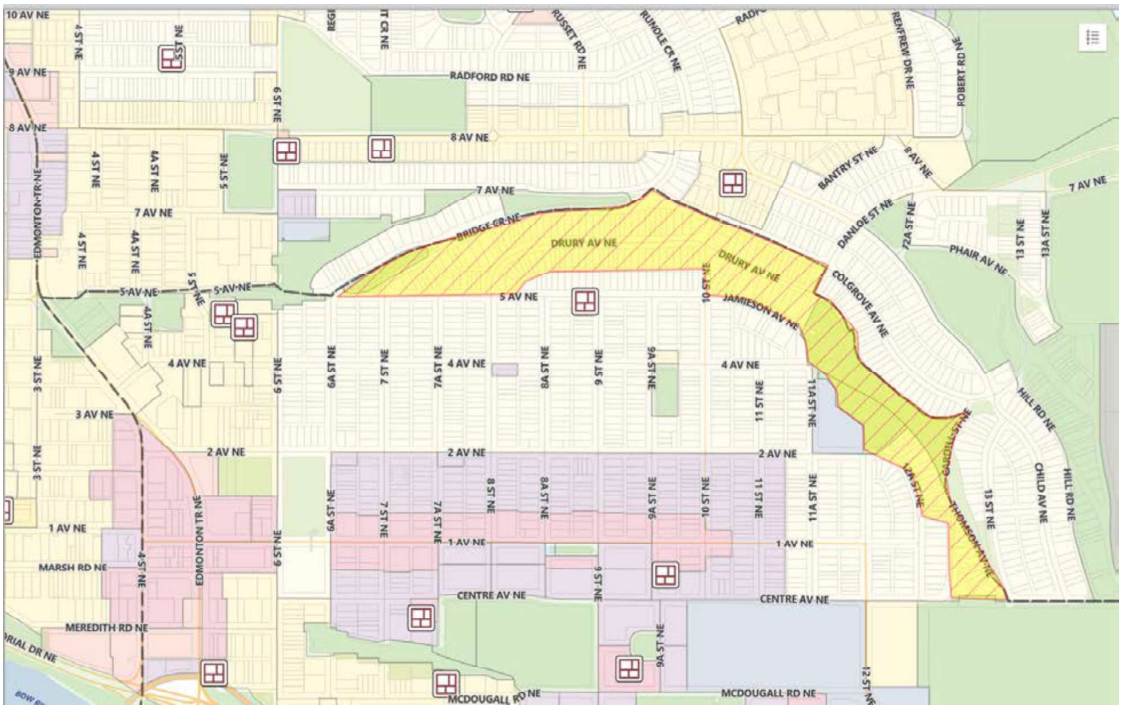


FIGURE 3: RELEVANT CONSERVATION AREA / ESCARPMENT POLICY FROM THE ARP

17.1 *Compatibility with the existing streetscape:*

a) *New residential developments should be compatible with the general pattern of the streetscape in terms of building height, building form, and architectural massing. (Note: it may be necessary for the developer of new residential units to reduce the proposed floor area, particularly on the second storey, in order to achieve a building mass that fits into the context of the street.)*

b) *Front and side yard setbacks of new residential developments should approximate the established pattern on the block. (Note: to reduce overlooking and overshadowing of neighbouring properties, a proposed development should step down in height to be not more than one storey higher than the adjacent structure or rear of existing adjacent buildings. Where the new infill building extends beyond the rear of existing adjacent buildings, windows, and second storey balconies should be carefully placed and oriented to face away from neighbouring yards to preserve their privacy.)*

c) *The roof shape of new residential developments should relate to the roof shapes of the existing streetscape.*

d) *Chimneys visible from the street should be boxed in by a brick or stucco chase or other complementary materials.*

e) *Window arrangements and form should complement the housing in the area. Windows should not be positioned directly opposite neighbouring windows.*

17.2. *Development on the escarpments:*

a) *Residential developments on the escarpments should be slope adaptive or stepped back to conform to the natural contours.*

b) *New dwellings or additions to existing dwellings on the escarpment or the ridge of the escarpment should respect the views of properties above and on each side.*

c) *Special consideration should be given to allow rear yard balconies on the escarpments.*

Residual risk as a result of subdivision:

- Subdivision geometry is not dictated by the Land Use Bylaw alone. Once parcel orientation, frontage, and depth are fixed, the City's ability to address view obstruction, overlook, and massing impacts through setbacks, angular planes, or façade treatment becomes constrained. Compliance with numerical LUB standards cannot recover lost view corridors or reverse front-to-front building relationships introduced at subdivision. This is the purpose of the subdivision rules require following the existing lotting pattern on the block.

- Design refinement at the Development Permit stage cannot restore disrupted escarpment relationships. While architectural treatments, screening, or stepbacks may marginally reduce impacts, they cannot meaningfully address the interruption of established view corridors that are a function of lotting pattern rather than building design.

- Approval increases appeal and conflict risk without a defensible planning fallback. Should development proceed under the proposed subdivision, the City may be left balancing competing and predictable claims of overlook, shadowing, and loss of amenity that stem from subdivision decisions rather than discretionary design choices—limiting the City's ability to rely on the Land Use Bylaw as a complete defence at appeal.

Block Context

Drury Avenue NE

Drury Avenue NE is a one-way street with a highly varied collection of building forms built through progressive development from the early 1920s to today. The initial building inventory began with a mixture of “cottage style” two-storey homes on the south side of Drury, followed by “craftsman bungalows” from the 1930s, to “post-war bungalows” in the 1950s. Following the initial buildout of the street, infill development has been ongoing progressively, providing a varied mixture of housing of different architectural styles, massing, affordability (assessed values range between $650K to $1.7M), square footage, and housing types.

At the time of this writing, the 1931 craftsman bungalow at 906 Drury is the oldest standing structure on the north side Drury Avenue between 5 Avenue and 10 Street and is in remarkably good condition thanks to ongoing maintenance and thoughtful renovation that has preserved the heritage character of the original dwelling. Immediately next door to 906 Drury, 910/912 (semi-detached) and 914 (single detached) represent the most recent redevelopment, completed in 2025 and 2023 respectively. The 910/912 development successfully leverages the dramatic grade change along the length of the property by locating secondary suites below the garage on the north side of the parcel. Despite pronounced differences in architectural expression, massing, and floor area between 906 Drury and 910/912 Drury, the block face reads as cohesive due to consistent front setbacks, controlled building height, and careful alignment of rear building edges (see Figure 4). Potential nuisance conditions—such as overlooking and loss of privacy—were mitigated through thoughtful window placement, alignment with adjacent rear façades, and slope-adaptive design.

While these outcomes were ultimately achieved at the Development Permit stage, their success was not accidental. They were predictable because the underlying subdivision framework preserved the established lotting pattern along Drury Avenue. Note that this lotting was established through subdivision in the last 5 years through consolidation of 2 lots and lengthwise subdivision into 3 lots. The subdivision configuration ensured that primary dwellings remained aligned, rear yards related logically to one another, and development pressures were resolved within a familiar and tested spatial structure. This minimized downstream conflict and avoided prejudice between adjacent properties.

In contrast, the proposed subdivision at 902 Drury introduces a "cross-wise" lotting arrangement that reverses the established orientation of development along this block face. This change fundamentally alters how buildings will relate to one another and to the public realm. By introducing two primary dwellings fronting different streets on a steeply sloping site, the subdivision creates a set of spatial relationships that are novel within this context and inherently unpredictable in outcome. Unlike prior subdivisions along Drury Avenue, this configuration does not benefit from an established pattern of development that has demonstrated compatibility over time.

FIGURE 4: ILLUSTRATION FROM DP2025-07187 DEMONSTRATING VISUAL DOMINANCE OF THE SOUTH PARCEL, LOCATED 7M FURTHER THAN THE ESTABLISHED "FRONT BLOCK FACE" OF ADJACENT BUILDINGS ON DRURY AVENUE"



The reversal of subdivision orientation introduces uncertainty with respect to building alignment, rear yard relationships, and the interface between existing and future dwellings. These uncertainties are not simply matters of architectural refinement; they arise directly from the geometry and orientation of the parcels themselves. Once approved, the subdivision fixes these conditions permanently, limiting the City's ability to resolve emerging conflicts at the Development Permit stage without reliance on discretionary relaxations or imposing design constraints that may compromise either parcel's development potential.

Rather than reinforcing the incremental, predictable evolution of the block, the proposed subdivision introduces a structural break in the established development pattern. This break increases the likelihood of unintended outcomes, including reciprocal overlooking, misalignment of rear façades, and pressure to push both new dwellings toward minimum front setbacks simultaneously. These outcomes are difficult to anticipate fully at subdivision and may prove resistant to resolution through Development Permit review alone. See Figure 5 for an approximate sketch of the permissible building envelopes under R-CG following subdivision.

FIGURE 5: SKETCH OF PROPOSED BUILDING ENVELOPES UNDER SUBDIVISION W/ R-CG. THE STREETSCAPE CHARACTER OF BRIDGE AND DRURY ARE SUBSTANTIALLY IMPACTED. NOTE THE IMPACTS TO THE DRURY AV BLOCK FACE AND DOMINANCE OVER 906 DRURY.



Residual risk as a result of subdivision:

- **Irreversible spatial relationships:** Approval of the subdivision permanently establishes parcel geometry and orientation that may preclude effective resolution of privacy, massing, and setback conflicts through Development Permit conditions alone.

- **Increased reliance on discretionary relaxations:** The City may be compelled to accept minimum and/or reduced setbacks, intensified massing, or compromised design responses to render one or both parcels developable, increasing appeal risk and weakening policy defensibility.

- **Precedent for unpredictable outcomes:** Introducing a novel subdivision pattern in a highly sensitive escarpment context risks setting a precedent that undermines the predictable application of planning policy along Drury Avenue and similar streets citywide.

Bridge Crescent NE

Bridge Crescent NE functions fundamentally differently from Drury Avenue NE. Along the south side of Bridge Crescent, from 902 Drury through approximately 1036 Drury (a continuous stretch of roughly 28 parcels), the street has historically operated as a rear condition for the Drury-facing homes. This segment of Bridge Crescent contains garages, surface parking, rear-yard access, and landscape interfaces associated with the Drury Avenue properties. There are no primary dwelling frontages along this portion of Bridge Crescent, and this condition has remained consistent over time.

To the north of Bridge Crescent, the street transitions immediately into the steep, naturalized escarpment that forms the physical and visual threshold between Bridgeland-Riverside and Renfrew. This escarpment condition reinforces Bridge Crescent's role as an edge condition rather than a conventional residential street, with the public realm characterized by grade change, vegetation, and framed views rather than front doors and active residential frontages.

Primary dwellings do occur along Bridge Crescent further west of the subject site; however, these are located where the street geometry and topography differ materially. In those locations, dwellings are consistently oriented, significantly depressed below street grade, and follow an established pattern that mitigates overlook, massing, and privacy impacts. This condition does not exist at 902 Drury. Introducing a primary dwelling frontage on the south side of Bridge Crescent at this location would therefore represent a clear departure from the prevailing block context and introduce a new development condition that has not previously been tested along this segment of the street.

Residual risks as a result of subdivision

Approval of the proposed subdivision introduces residual risks that cannot be fully mitigated through Development Permit review alone (see Figure 6), including:

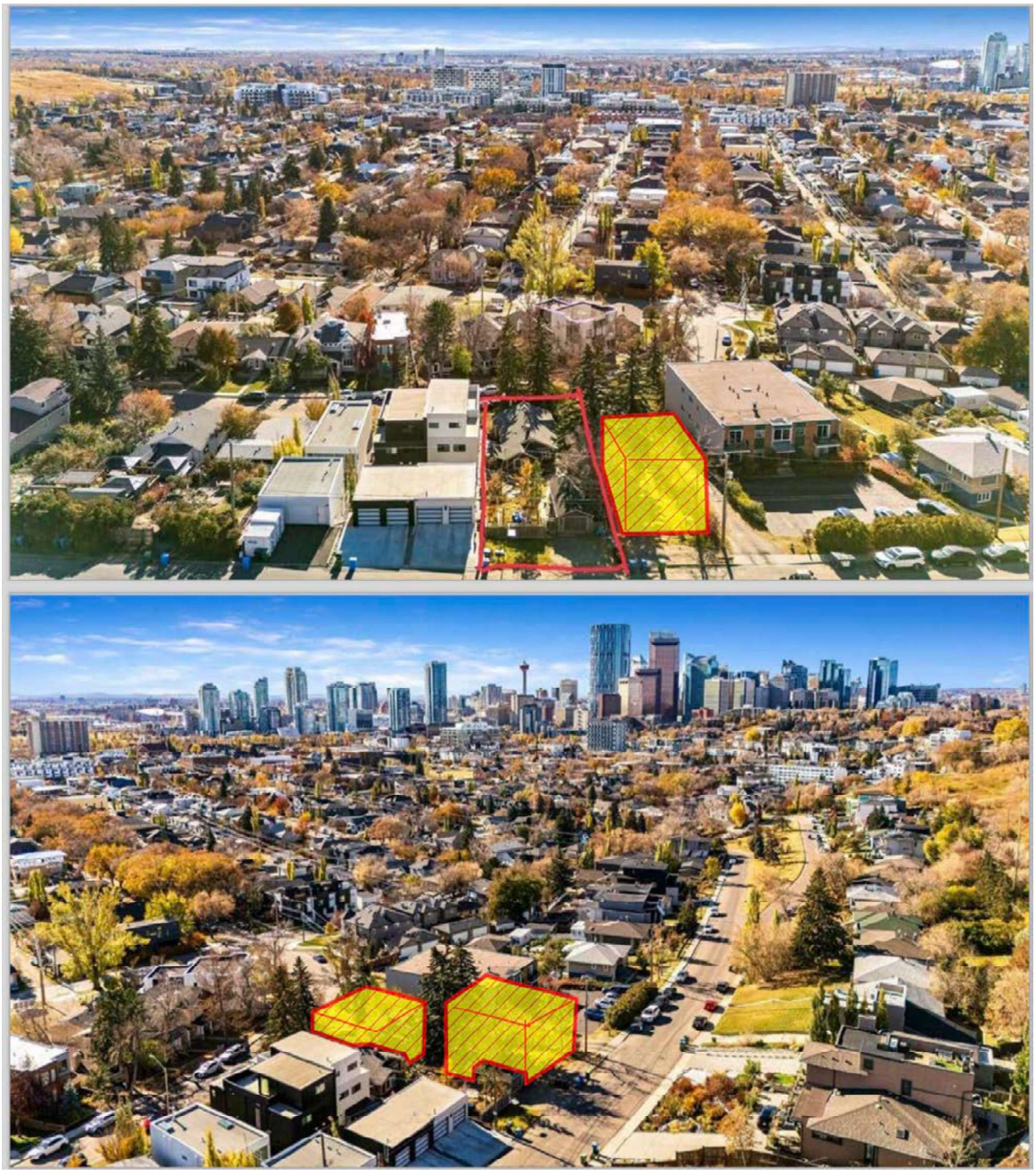
- **Breakdown of established block function: I**ntroducing a primary dwelling frontage on the south side of Bridge Crescent would alter the long-established rear-lane function of the street, creating a new and untested relationship between buildings, grade, and the public realm.

- **Unpredictable massing and overlook conditions:** The combination of escarpment topography, dual street frontage, and minimum setbacks creates elevated risk of overlook, shadowing, and visual dominance that may not be resolvable through standard design measures at the DP stage.

- **Loss of planning predictability:** Unlike prior infill and subdivision along Drury Avenue, the proposed "cross-wise" lotting introduces novel spatial relationships that increase the likelihood of nuisance, conflict, and appeal by adjacent or future landowners.

- **Constraint on future planning discretion:** Once parcel geometry is established, the City's ability to require contextual massing, setback alignment, or slope-adaptive design is materially reduced, increasing reliance on discretionary relaxations and reducing long-term defensibility.

FIGURE 6: SKETCH OF PROPOSED BUILDING ENVELOPES UNDER SUBDIVISION W/ R-CG. THE REAR PRIMARY DWELLING CAUSE SUBSTANTIAL OVERLOOK AND VISUAL IMPACT DUE TO THE SUBSTANTIAL GRADE CHANGE OF OVER 7M ACROSS THE ADJACENT PROPERTY AT 906 DRURY.



Site Parcel Context

Parcel Geometry, Access and Waste + Recycling Collection

The subject parcel at 902 Drury Avenue NE is an irregular through-lot with frontage on both Drury Avenue NE to the south and Bridge Crescent NE to the north, and lane access along the west property line. The parcel measures approximately 42.1 metres in depth along the east property line and 44.51 metres along the west, with frontage widths of approximately 10.68 metres on Drury Avenue and 12.68 metres on Bridge Crescent.

This configuration is atypical within the immediate block context and introduces complexity when subdivided "cross-wise" to the depth of the parcel. While the proposed subdivision establishes certainty with respect to parcel widths, it permanently fixes access, frontage, and orientation in a manner that departs from the prevailing lotting pattern along Drury Avenue / Bridge Crescent. Once approved, this geometry cannot be revisited and will dictate development outcomes on both resulting parcels.

Vehicular access to the site is available from the west lane. The 6.5m grade change along the lane will make garage access difficult, as the garage slab is 500mm lower than the laneway perpinducular to the driveway. A common guideline for maximum driveway slope is 10%, indicating that a 5m driveway will be required between the property line and the garage.

Waste + recycling collection would presumably occur through the laneway, but an approximate 15% lane grade over a 6.0 m ROW is at or beyond the upper practical limit for reliable City waste and recycling operations, especially in winter.

Parcel Topography

The subject parcel is characterized by significant and complex topography. The elevation difference between the highest point near Bridge Crescent and the lowest point near Drury Avenue is approximately 7.64 metres, with a grade differential of approximately 6.75 metres along the west lane frontage alone. This places the site squarely within the escarpment conditions recognized in the Bridgeland-Riverside Area Redevelopment Plan.

This degree of grade change has historically been accommodated through slope-adaptive design, stepped massing, and careful placement of primary dwellings relative to one another. Traditionally, parcels are divided lengthwise, thereby creating two long parcels. When parcels are divided “cross-wise" as proposed, the same grade change is compressed into significantly shallower parcels, intensifying massing, overlook, and height relationships in ways that are difficult to resolve at the Development Permit stage.

Subdivision approval in this context therefore carries heightened risk, as it determines how topography must be absorbed by future development rather than allowing design flexibility to respond holistically to the slope.

Site Servicing

Servicing to the subject parcel is available from multiple frontages. Water and sanitary connections can be accessed from Drury Avenue NE, Bridge Crescent NE, and the west lane, providing technical feasibility for subdivision from a servicing perspective.

Electrical servicing presents additional considerations. Overhead ENMAX infrastructure is located along Bridge Crescent NE. Provision of electrical service to a new primary dwelling on

the north parcel would likely require the establishment of a utility easement across the parcel. Typical ENMAX easements are approximately 3.0 metres in width, which would materially reduce the developable width of the north parcel.

While the establishment of utility easements is common, in this case it compounds other constraints introduced by subdivision geometry, including narrow parcel width, significant grade change, and angular plane requirements. The cumulative effect is a further reduction in design flexibility at the Development Permit stage and an increased likelihood that minimum setbacks and massing controls will be relied upon rather than contextual solutions.

Immediate Adjacencies

The immediate adjacencies to the subject parcel are highly sensitive and asymmetric. There are several properties which require careful consideration:

- **East | 906 Drury:** a 1931 craftsman bungalow (the property owned by Mr. Kyle Ripley) with modest 2005 expansion that preserved the historical character of the home. Shares a direct property line with the proposed subdivision. Is most likely to bear the greatest impacts and possible transference of risk as a result of subdivision. Assessed value $828K, sold November 17, 2025 for $848K.
- **West | 810 Drury:** a three-storey walkup apartment built in 1964, set 1.98 m from the west property line, with limited window openings facing the subject site. Shares the lane with the proposed subdivision. Set approximately 1.98 metres from west the property line, with limited openings oriented toward the subject site and functioning as a side-yard condition. Assessed value $2.13M. Currently listed for $3.25M
- **North | 810 Bridge Crescent:** a three storey walkout single detached dwelling. The primary frontage faces directly towards to proposed north dwelling at the proposed subdivision. Assessed value $2.23M.
- **South | 809 Drury Av:** A single detached dwelling with a registered secondary suite. Constructed in 2021. Assessed value $1.74M. **903 Drury Av:** a single detached dwelling with a registered secondary suite. Constructed in 2005. Assessed value $970K. **905 Drury Av:** a single detached dwelling with a registered secondary suite. Constructed in 2005. Assessed value $905K. **907 Drury Av:** a single detached dwelling with a registered secondary suite. Constructed in 1912. Assessed value $591K.

These adjacencies establish a delicate balance that has historically been maintained through consistent lotting patterns, building orientation, and the absence of front-to-front primary dwelling relationships. The proposed subdivision disrupts this balance by introducing new primary dwellings that would directly face existing residences across grade, yard, and setback conditions that were never intended to function as opposing frontages.

Of particular concern is the introduction of:

- A primary dwelling on the north parcel facing Bridge Crescent, which would establish a new residential frontage directly adjacent to the rear amenity spaces of Drury Avenue properties. This condition does not currently exist along this segment of Bridge Crescent and would fundamentally alter the functional and visual relationship between properties. See Figure 7 /8 showing the extent of overlooking and visual dominance.

- A primary dwelling on the south parcel facing Drury Avenue that, while aligned with the street, may be unable to meet contextual setback expectations of the Bridgeland Riverside ARP Policies for the Conservation Area AND the escarpment policies This places pressure on discretionary approvals to render the parcel developable, a situation that undermines the purpose of discretionary review and risks treating minimum standards as “by right.”

FIGURE 7: NORTH BUILDING ELEVATIONS TRANSPOSED ON EXISTING SITE PHOTOGRAPH DEPICTING OVERLOOKING AND VISUAL IMPACTS ON 906 DRURY TAKEN FROM DECK OUTSIDE REAR OF HOUSE.



FIGURE 8: RENDERING PRODUCED USING MNML.AI OF VISUAL MASSING AND BALCONY



FIGURE 9. EXISTING PHOTO OF 906 DRURY WITH 902 DEMOLISHED



FIGURE 10. SOUTH BUILDING ELEVATIONS TRANSPOSED ON EXISTING SITE PHOTOGRAPH DEPICTING EXTREME FORWARD POSITION OF HOUSE COMPARED TO 906 DRURY. FIG. 11 RENDERED WITH MNML.AI





FIGURE 12. EXISTING VIEW FROM FRONT WINDOW OF 906 DRURY.

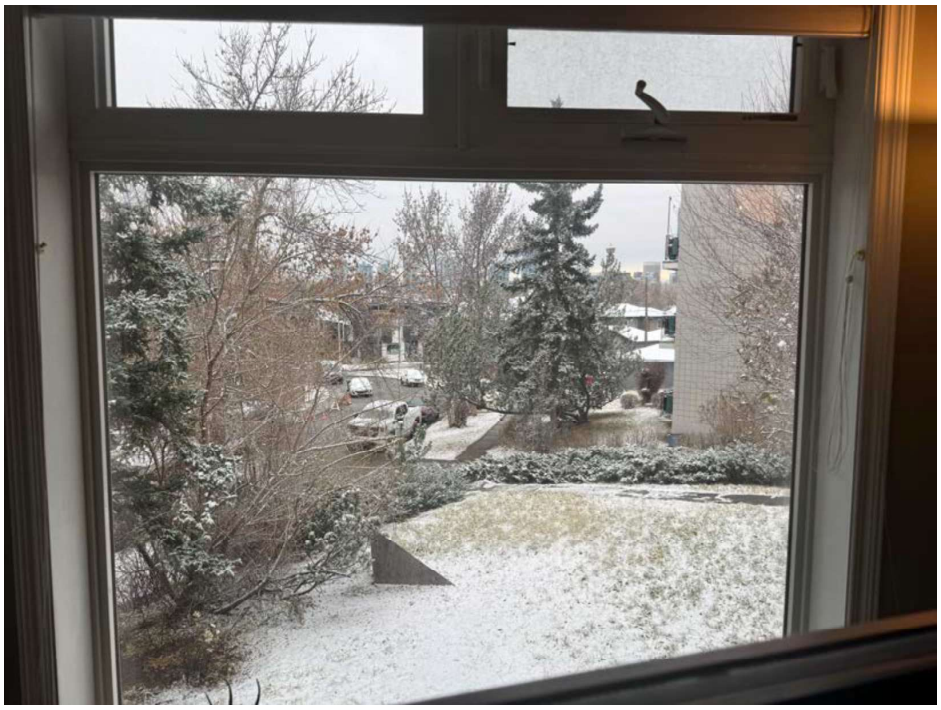


FIGURE 13. EAST BUILDING ELEVATION DEPICTING EXTREME FORWARD POSITION OF HOUSE WITH BLANK FACADE FROM THE FRONT WINDOW OF 906 DRURY. FIG. 14 RENDERED WITH MNML.AI



From the site plan below (Figure 15), the north dwelling directly overlooks into 906 drury amenity space from the south elevation, while also visually overpowering the rear yard of 906 Drury. The south dwelling is 7M forward of the front elevation of 906 Drury, exposing the blank east facade and obstructing the view protected by the BridgelandRiverside ARP. all other dwellings on drury are set back 6-7m

FIGURE 15. SITE PLAN OVERLAID ON EXISTING ORTHOPHOTO.



Alternate Subdivision Opportunities

On paper, the dual street configuration and lane access makes a “cross-wise” subdivision of a long parcel feasible. However, as shown throughout this report, this lotting pattern introduces numerous challenges that cannot be reliably overcome at Development Permit stage.

The traditional subdivision lotting pattern employed is a “lengthwise” subdivision where the street frontage is divided into two parcels. However, the parcel does not readily accommodate standard subdivision as it would result in narrow parcels with limited development potential, even as semi-detached dwellings.

Another alternative measure to increase the number of dwelling units is through a more traditional duplex that is split vertically between storeys. This, combined with a backyard suite below the garage (as has been executed on several properties on Drury), yields a meaningful opportunity for development and densification.

Residual risks as a result of subdivision

Approval of the proposed subdivision introduces a series of interrelated risks that cannot be fully mitigated at the Development Permit stage, including:

- **Compression of significant grade change into shallow parcels,** intensifying massing and overlook conditions.
- **Creation of opposing primary dwelling relationships** that do not exist elsewhere on the block.
- **Reduced ability to apply contextual setbacks** and step-down massing due to fixed parcel geometry.
- **Increased reliance on minimum standards** and discretionary relaxations to achieve developability.
- **Duplication of servicing and utility constraints** across two parcels where such risk is currently borne by one.

Taken together, these risks demonstrate that the proposed subdivision does more than divide land; it establishes permanent conditions that elevate conflict, constrain planning discretion, and undermine the predictability and durability of future development outcomes.

Discussion of Risks as a Result of Subdivision

This section re-examines the planning risks identified in the preceding analysis in an integrated and cumulative manner. Rather than introducing new issues, it considers how the individual risks interact and compound when assessed as a single planning decision. When viewed holistically, these factors reveal that the proposed subdivision does not present isolated or easily managed concerns, but a constellation of interrelated risks that are structurally linked to the subdivision itself.

Irregular Lotting Produces Unpredictable Results

Lengthwise subdivision is against current subdivision rules according to The City of Calgary's subdivision website. This is because it disrupts established development patterns, and substantially increases risk of future conflicts at Development Permit stage. **For example, there are numerous LUB requirements with respect to window placement, maximum building height and privacy when a primary dwelling extends beyond the rear of adjacent buildings. The north parcel will be entirely behind the rear of the adjacent dwelling at 906 Drury. It is also evident that 906 Drury will end up placed behind the rear elevation of the south lot of 902 Drury. This will likely limit future development potential on 906 Drury, as the existing building orientation will be deemed non-compliant under the LUB.**

Subdivision as an Irreversible Decision

A central planning concern with this application is that subdivision approval would permanently establish parcel geometry that is likely to produce downstream impacts that cannot be meaningfully addressed at later stages of approval. While Development Permit review allows for refinement of massing, articulation, window placement, and detailed siting, it does not allow for modification of the foundational geometry created through subdivision—namely parcel depth, frontage orientation, and front-to-rear relationships.

In this respect, subdivision approval is not simply the approval of two parcels, but the approval of a fixed spatial framework that governs all future development outcomes on the subject lands and adjacent properties in perpetuity. Once approved, the City's ability to manage or avoid planning conflicts is significantly constrained, and the burden of resolving those conflicts is transferred to the Development Permit stage, where available tools are more limited and expectations more entrenched.

From a risk-management perspective, subdivision represents the point in the approval process where risk avoidance is most effectively applied. Unlike Development Permit review, which relies on mitigation strategies to address site impacts, subdivision approval determines whether such risks are introduced at all. Where a subdivision geometry predictably generates conflict—rather than merely allowing for it—approval at this stage constitutes acceptance or transference of residual risk that cannot reliably be mitigated later.

Risk Management Considerations at the Subdivision Stage

The typical approaches to managing planning risk include avoidance, mitigation, transfer, and acceptance. In the context of subdivision approval, avoidance is the preferred and most defensible strategy. Avoidance reduces the likelihood that unresolved impacts will surface during Development Permit or Building Permit review, where options for resolution are narrower and the risk of appeal is significantly higher.

Mitigation at the subdivision stage is inherently problematic, as it depends on future Development Permit conditions that may or may not be achievable once parcel geometry is fixed. Where mitigation fails, risk is either transferred—through discretionary relaxations that prejudice one party over another—or implicitly accepted, often resulting in ongoing disputes between landowners or exposure to appeal.

Transfer of risk is particularly concerning in this context, as it places the City in the position of resolving conflicts created by subdivision geometry through discretionary approvals at the Development Permit stage. This approach exposes the City to claims of inconsistent treatment and undermines the predictability of planning outcomes. Acceptance of risk through title agreements or easements is similarly undesirable, as such instruments may be contested over time and do not resolve the underlying spatial conflict created by the subdivision.

For these reasons, subdivision approval should only proceed where there is a high degree of certainty that the resulting parcel configuration will not introduce residual planning risk that must later be managed through mitigation, transfer, or acceptance.

The Permitted Use Test and Residual Risk

In evaluating subdivision risk, a central planning consideration is whether the resulting parcels can reasonably support development under the Permitted Use provisions of the applicable land use district, without reliance on Discretionary Uses or discretionary relaxations to achieve basic viability. This assessment must consider not only the Land Use Bylaw, but also applicable statutory and adopted planning documents, including the Bridgeland-Riverside ARP and the Low Density Residential Housing Guidelines, both of which continue to guide setback, massing, and contextual relationships—particularly within the Conservation Area and escarpment context.

Under R-CG, the applicant's own Development Permit submissions indicate that development is being pursued on the assumption that minimum front setbacks will be applied and that discretionary outcomes will be available to resolve spatial constraints. This reliance is not incidental; it is a direct consequence of the parcel geometry created by the proposed subdivision.

Where subdivision geometry necessitates discretionary treatment in order to render development feasible, the City assumes additional risk. Subdivision approval in such circumstances effectively predetermines the need for discretionary decision-making at the Development Permit stage, constraining the Approving Authority's ability to apply independent planning judgment and increasing exposure to appeal.

This is not a theoretical concern. The concurrent Development Permit materials demonstrate that the proposed subdivision geometry compels minimum setbacks and intensified massing responses that conflict with ARP guidance for conservation areas and escarpment-sensitive development. As such, the subdivision does not merely allow discretionary outcomes—it makes them likely, thereby transferring planning risk from the applicant to the City. Should The City approve the Development Permit under these conditions, that risk has been transferred to the adjacent property, who are borne with the negative impacts of Development Approval.

Reciprocal Prejudice and Nuisance Risk
A further planning concern arising from the proposed subdivision is the creation of reciprocal nuisance conditions between the subject parcels and adjacent lands. The proposed lotting pattern introduces new front-to-front and rear-to-rear relationships that do not presently exist and that are likely to generate future conflict related to privacy, overlook, and massing.

This is significant from a subdivision perspective because it elevates the issue beyond a single adjacency. Where a subdivision predictably creates conditions under which neighbouring properties may reasonably object to one another's future redevelopment, the subdivision is not neutral in its effect. Instead, it reallocates planning constraints and imposes new burdens on surrounding lands that were not previously subject to such limitations.

From a risk perspective, this represents a failure of avoidance. Rather than preventing foreseeable conflict through careful lot configuration, the proposed subdivision embeds that conflict into the parcel fabric, leaving future Development Permit review to manage outcomes that are structurally constrained from the outset.

Summary
Taken together, the issues identified above indicate that the proposed subdivision introduces residual planning risk that cannot be reliably mitigated at later stages of approval. While Development Permit review provides tools for refinement and mitigation, those tools are not well suited to resolving conflicts that arise from fundamental parcel geometry and orientation decisions.

Subdivision approval is therefore the appropriate stage at which to apply an abundance of caution and to prioritize risk avoidance. Proceeding on the basis that such risks can be addressed later would shift responsibility from the applicant to the City and increase the likelihood of future conflict, discretionary pressure, and appeal.

Conclusion and Requested Planning Considerations

The proposed subdivision at 902 Drury Avenue NE is not a routine lot split. It is an irreversible reconfiguration of parcel geometry on a dual-frontage, escarpment-condition site within a long-established cultural landscape and Conservation Area context. Approval would permanently introduce a "cross-wise" lotting pattern that is materially different from the prevailing development logic on Drury Avenue and the long-standing rear-condition function of this segment of Bridge Crescent.

This report acknowledges that the application may meet minimum procedural thresholds under the MGA and that servicing feasibility exists. However, minimum eligibility is not the approval test. The planning question is whether the subdivision creates a resilient parcel framework that can reasonably support development outcomes consistent with the Land Use Bylaw and the continuing planning intent expressed through the Bridgeland-Riverside ARP (including Conservation Area and escarpment guidance), the Low Density Residential Housing Guidelines, and the long-standing pattern of lotting and setbacks that has produced predictable, compatible evolution along this block face.

On this site, the evidence suggests the opposite. The subdivision geometry compresses substantial grade change into shallow parcels, introduces new opposing primary-dwelling relationships where none exist today, and predictably increases reliance on minimum setbacks and discretionary decision-making to achieve basic viability. The concurrent Development Permit materials—used here as a stress test, not a compliance review—demonstrate that key impacts are not incidental “design issues,” but structural consequences of the lotting framework itself: intensified overlook and privacy conflict amplified by elevation; pressure toward minimum front setbacks; and limited room for contextual alignment of rear building edges and amenity interfaces. Once the parcels are legally created, these constraints cannot be undone, and the City’s ability to resolve them at DP becomes narrow and contested.

From a risk-management perspective, this is precisely the stage where avoidance should govern. The subdivision, as proposed, does not merely allow downstream conflict; it creates a predictable environment for reciprocal nuisance, prejudice to adjacent redevelopment potential (notably 906 Drury), and increased discretionary pressure on the Approving Authority. In practical terms, approval would transfer avoidable risk from the applicant to the City and Interested Parties, increasing exposure to appeal and long-term neighbourhood friction that cannot be reliably mitigated through Land Use Bylaw tools alone.

Accordingly, the Approving Authority is respectfully requested to:

- **Treat subdivision as the primary risk-avoidance decision point for this file:** recognizing that DP tools cannot meaningfully "design away" conflicts embedded by parcel orientation, depth, and frontage.

- **Assess the proposed subdivision against the continuing intent of applicable statutory and adopted documents:** including the Bridgeland-Riverside ARP's Conservation Area and escarpment guidance, and the established block pattern that has historically produced compatible outcomes on Drury Avenue and this portion of Bridge Crescent.

- **Require a high degree of certainty that the resulting parcels can support viable development without routine reliance on discretionary uses/relaxations** that would undermine contextual setbacks, slope-adaptive expectations, and compatibility objectives—particularly where those objectives are explicitly reinforced by ARP policy in this area.

- **Avoid establishing a novel lotting precedent in a highly sensitive escarpment setting** where the foreseeable impacts extend beyond a single adjacency and risk degrading street function, streetscape rhythm, and the view-oriented character that the City itself has recognized (including through the Olmsted Terrace naming rationale).

In summary: even if technically eligible, the proposed subdivision is not a low-risk planning outcome. It creates unavoidable, enduring conflicts that are structurally linked to parcel geometry, not simply building design. For that reason, and consistent with good planning practice, this application warrants an abundance of caution at the subdivision stage—where the City still has the ability to avoid transferring residual risk into later approvals and into the hands of future landowners.

902 Drury Development Permit Application | Evaluation Report

Prepared by:
Michael Magnan

Prepared for:
City of Calgary

December 30, 2025

Executive Summary

This review evaluates the proposed north and south dwellings at 902 Drury Avenue NE against the Land Use Bylaw, the Bridgeland-Riverside Area Redevelopment Plan, the Municipal Development Plan, and applicable non-statutory design guidelines. The analysis builds directly on concerns previously identified at the subdivision stage, where the shallow parcel configuration and escarpment conditions were flagged as introducing heightened planning and design risk. The current Development Permit submissions confirm that many of those risks have materialized at the building design stage.

The review identifies a high concentration of bylaw non-compliance and statutory policy conflicts affecting both dwellings. These issues are not isolated or technical in nature; rather, they reflect fundamental constraints imposed by parcel depth, grade change, escarpment conditions, and the application of minimum standards without sufficient contextual mitigation. Several issues compound one another—particularly with respect to height, angular plane, setbacks, building depth, grading, and privacy—making resolution through minor design revisions unlikely.

In addition, a review of the Complete Application Requirement List (CARL) is attached. That review confirms that numerous required drawings and labels are missing, including site plans, landscaping plans, floor plans, cross-sections, grading details, and utility information. While it is acknowledged that applications are sometimes accepted for circulation on a good-faith basis to allow issues to be clarified through review, the absence of these materials significantly limits the ability to properly assess impacts and compliance and contributes to the volume and severity of issues identified.

A summary of categorical issues shown in the drawings is provided below:

- **24 Land Use Bylaw / Municipal Development Plan compliance issues** were identified across the North and South buildings. These include non-compliance or unresolved compliance with respect to building height and angular plane requirements, rear and side setbacks, building depth, parcel coverage, projections into setbacks, driveway grading and laneway encroachment, drainage and stormwater management, utility setbacks and easements, and built form impacts to the public realm.

- **8 Statutory Policy issues under the Bridgeland-Riverside Area Redevelopment Plan were identified.** These relate primarily to escarpment protection, privacy and overlook impacts between adjacent low-density residential properties, incompatibility arising from elevated grade conditions, forward building placement that disrupts established building patterns, and failure to demonstrate sensitive interface conditions consistent with ARP conservation and escarpment policies.

- **6 Planning Policy / Design Guideline** issues were identified under the Low Density Residential Housing Guidelines for Established Communities and the Municipal Development Plan. These include inadequate architectural articulation on highly visible façades, poor response to contextual conditions, insufficient mitigation of privacy impacts, and failure to positively contribute to streetscape character and the public realm.

- **A separate review of the Complete Application Requirement List (CARL) is attached**, which identifies numerous missing or incomplete drawings, including but not limited to floor plans, cross-sections, site plans, and landscaping plans. The absence of these drawings limits the ability to fully assess bylaw compliance, grading, drainage, privacy mitigation, and

interface conditions. It is acknowledged that these materials may have been accepted at intake in good faith, potentially in response to applicant representations or time pressures; however, the submission as provided does not meet the standard level of completeness typically required to support a comprehensive and defensible development permit review.

In light of the scale, number, and interrelated nature of the issues identified, **it is the author's opinion that the proposed north and south dwellings, as currently configured, do not demonstrate compliance with the Land Use Bylaw or alignment with applicable statutory plans and policy guidance.** The challenges identified are structural in nature and stem from the subdivision configuration, shallow parcel depths, escarpment conditions, and forward building placement, rather than from isolated design decisions. Resolution would require substantial redesign and clarification rather than incremental revisions. **Accordingly, it is recommended that the current Development Permit applications not proceed in their present form. Should the applicant wish to continue, a new Development Permit submission, supported by a complete and coordinated drawing set and responsive to the issues identified through both this review and the prior subdivision analysis, would be necessary to enable a comprehensive, transparent, and defensible evaluation.**

Introduction

This report provides a detailed review of the proposed subdivision and Development Permit applications for 902 Drury Avenue NE, assessing compliance with statutory bylaws, local area policies, contextual implementation guidance and detailed knowledge of site opportunities and constraints as they pertain to redevelopment. The analysis is informed both by professional expertise in planning, development, and urban design, and by direct, site-specific experience as a resident on this culturally significant street.

The report references key statutory and advisory documents relevant to the subject site, including: the City of Calgary Land Use Bylaw (LUB); the Bridgeland-Riverside Area Redevelopment Plan (ARP, OC2023); the Inner City Plan; the Bow Valley Centre Concept Plan; the Inner City Transportation System Management Strategy; the Low Density Residential Housing Guidelines for Established Communities (Updated 2008); and the Calgary River Valleys Plans for West Nose Creek and the Bow River. Particular attention is given to the distinction between statutory policies, which are Council-adopted and enforceable, and implementation guidelines within these documents, which provide advisory direction intended to achieve the objectives of the statutory policies. While guidelines are not legally binding, they are essential to promoting context-sensitive development, preserving neighbourhood character, and ensuring consistency in urban form.

Each section of this report documents individual departures from applicable LUB regulations and from the implementation guidance in the referenced plans. These departures are presented objectively, highlighting the potential cumulative impacts on contextual massing, building orientation, privacy, streetscape character, and sensitive integration with the slope and topography of the site. Where relevant, the report differentiates between matters that are strictly regulatory and those that are planning or design considerations, providing clarity on how each departure may affect the broader neighbourhood pattern.

The intent of this introduction is to establish a clear framework for understanding the planning and design context of 902 Drury, demonstrating that the review considers both technical compliance and broader urban design objectives. This ensures that commentary is grounded in defensible planning rationale, emphasizes cumulative impacts, and underscores the importance of sensitive, context-driven outcomes for this culturally and historically significant streetscape.

Relationship to Subdivision Review Findings

As identified in the subdivision review, the creation of shallow, irregularly proportioned parcels at 902 Drury Avenue NE introduced inherent constraints related to building placement, massing, height transitions, privacy interfaces, grading, and servicing. The subdivision analysis anticipated that the reduced parcel depth and proximity to an escarpment condition would significantly limit the ability to accommodate compliant and contextually sensitive development under the Land Use Bylaw and applicable statutory policies.

The issues now identified through the Development Permit review—including excessive building depth, angular plane and height non-compliance, privacy and overlook impacts, grading and drainage challenges, and reliance on minimum bylaw standards without adequate policy mitigation—are consistent with those earlier concerns. Collectively, these findings demonstrate that the current Development Permit challenges were foreseeable at the subdivision stage and underscore how the approved lot configuration materially constrains the ability to achieve compliant, compatible, and policy-aligned redevelopment on both parcels.

Challenges with resolution through Development Permit

The issues identified through the development permit review are substantial in nature and cannot be readily resolved through minor design refinement or typical mitigation measures. Many of the non-compliance and policy conflicts arise from fundamental spatial constraints created by the subdivision itself, including insufficient depth to accommodate a compliant building envelope while respecting angular plane requirements, minimum setbacks, and escarpment-related policies.

Attempts to resolve one constraint consistently introduce new conflicts elsewhere, resulting in a cascading series of bylaw and policy pressures. For example, efforts to achieve minimum setbacks directly exacerbate building depth and massing impacts; attempts to comply with height and angular plane provisions intensify overlook and privacy concerns; and grading solutions necessary to achieve access introduce conflicts related to drainage, lane modification, and utility setbacks. These are not discrete or easily separable issues, but interrelated consequences of the parcel configuration.

From a planning perspective, this condition represents a structural incompatibility between the approved subdivision pattern and the regulatory and policy framework governing low-density residential development in established communities, particularly within an escarpment-influenced context. As such, the current development challenges should be understood as the logical and foreseeable result of the subdivision decision, rather than matters that can be fully addressed at the development permit stage without compromising bylaw intent, statutory policy objectives, or adjacent property interests.

Development Permit Review

This Development Permit review evaluates the proposed South Building at 902 Drury Avenue NE against the requirements of Land Use Bylaw 1P2007 and applicable City of Calgary planning policy, including the Municipal Development Plan (MDP). The review focuses on bylaw compliance, built form, site design, and interface conditions with adjacent properties, with particular attention to impacts arising from parcel configuration, building massing, setbacks, and grading.

South Building

The South Building forms part of a coordinated redevelopment of 902 Drury Avenue NE involving two separate Development Permit applications on newly created parcels. While reviewed independently, the South Building is directly influenced by the shallow parcel configuration resulting from subdivision. As a result, the proposal presents a complex set of built form, setback, and site design challenges that require careful evaluation to ensure compliance with the Land Use Bylaw and consistency with established planning policy.

Bylaw Compliance Review

As anticipated during the review of the associated subdivision application, the shallow parcel configuration introduces a number of substantive compliance challenges. The South Building proposal brings forward additional issues that are difficult to resolve within the existing parcel constraints, including excessive building depth, reduced setbacks, angular plane non-compliance, grading reliance beyond parcel boundaries, and increased impacts on adjacent properties. Collectively, these issues indicate that the application relies heavily on minimum bylaw standards and assumptions that compound site constraints rather than resolving them, resulting in multiple areas of non-compliance with the Land Use Bylaw and conflict with Municipal Development Plan objectives. The scale, number, and interrelated nature of these issues are considered substantial and raise concerns regarding the appropriateness of the proposed development in its current form.

	Bylaw Compliance Issues (LUB / MDP)	
	Issue	**Notes**
1	LUB Sec. 541(1) – Building Height	Unless otherwise referenced in subsections (2), (3), and (4), the maximum building height is 11.0 metres measured from grade. The proposed development does not clearly demonstrate compliance with this maximum building height requirement as measured in accordance with the Land Use Bylaw.
2	LUB Sec. 541(2) – Building Height / Angular Plane	The south (rear) elevation does not comply with the side maximum height and angular plane requirements. As shown, the building mass exceeds the permitted 45-degree angular plane measured from the shared side property line, resulting in non-compliance with the Land Use Bylaw side height/angular plane provisions.

	Bylaw Compliance Issues (LUB / MDP)	
	Issue	**Notes**
3	LUB Sec. 310(1)(d) – Projections	Roof projections, including eaves and gutters, are limited to a maximum encroachment of 0.6 m (24 in.) into required setbacks. The drawings indicate roof projections exceeding 24 in., and gutters are not shown or dimensioned. As submitted, the proposal does not demonstrate compliance with the maximum allowable projection under the Land Use Bylaw and requires correction or clarification.
4	LUB Sec. 337 – Projections into Setback Areas	A projection on the east elevation extends to grade within the side setback. Projections that extend to the ground are considered part of the building footprint and are not an allowable projection under LUB Sec. 337; as such, they must comply with the minimum side setback requirements. The proposal does not demonstrate compliance and requires correction or relaxation.
5	LUB Sec. 543.1 – Parcel Coverage	The proposed development exceeds the maximum permitted parcel coverage of 45%. When accounting for the exposed basement area above grade, the effective coverage is approximately 52%, which exceeds the Land Use Bylaw maximum and does not comply with LUB Sec. 543.1.
6	LUB Sec. 540 Rear Setback	The rear property line does not abut a lane. As such, the minimum rear setback of 7.5 m under Land Use Bylaw 1P2007 s.540(1) applies. The reduced 1.2 m setback in s.540(2) is not applicable where the lane is located along a side property line. The proposed building setback does not comply with the Land Use Bylaw.
7	LUB Sec. 543 – Building Depth	The proposed building depth, inclusive of the basement projection, occupies approximately 87% of the parcel depth, which exceeds the maximum 65% building depth permitted for a building containing a dwelling unit under the Land Use Bylaw (Section 543 – Building Depth). This results in non-compliance with the bylaw standard and requires correction or relaxation.
8	LUB Sec 7 (Encroachments), Sec 59 (General Rules), 345 (Driveways, Walkways and Access)	The drawings indicate a grade drop of approximately 0.60 m between the property line and the garage over a distance of approximately 1.22 m, which appears to rely on regrading within the public laneway. Driveways and grading associated with a development must be contained entirely within the parcel boundaries; grading, excavation, or modification of the public lane is not permitted through a Development Permit and requires separate authorization. As shown, the proposal does not demonstrate compliance with Land Use Bylaw requirements respecting site grading and driveway access within the limits of the subject parcel.

	Bylaw Compliance Issues (LUB / MDP)	
	Issue	**Notes**
9	LUB Sec 547 – Parcel Grading and Drainage	Proposed grading to be shown to ensure surface drainage toward the adjacent property at 906 Drury Ave. The drawings do not demonstrate how on-site drainage will be managed to prevent off-site stormwater trespass, limiting the ability to assess impacts on the neighbouring parcel and consistency with good site design and compatibility objectives.
10	MDP Sec. 2.3.2 – Respecting and Enhancing Neighbourhood Character; Sec. 2.4.2 – Built Form	Due to the dwelling's extreme forward placement, approximately 60% of the east side façade is exposed to the public street, effectively functioning as a secondary street-facing elevation. This condition results in excessive side-façade dominance, undermines contextual building orientation and streetscape continuity, and detracts from a human-scale, pedestrian-oriented public realm, contrary to the intent of the Land Use Bylaw and the Municipal Development Plan.
11	MDP Part 2, Section 2.5 – Connecting the City / municipal servicing and access).	Laneway access for waste and recycling collection has not been demonstrated. Confirmation from Waste & Recycling Services is required to verify that the laneway configuration, grades, and driveway arrangement can safely accommodate collection vehicles and operations.

Statutory Policy Review

The proposed south building raises substantive statutory policy concerns under the Bridgeland-Riverside Area Redevelopment Plan related to privacy, interface conditions, and sensitive infill within an established low-density residential context. As submitted, the proposal does not adequately demonstrate how impacts to adjacent private amenity spaces and shared property lines are mitigated, nor how site design and landscaping are used to manage compatibility, contrary to the intent of the ARP to protect residential livability and stabilize the neighbourhood.

	Statutory Policy Issues (Bridgeland Riverside ARP)	
	Issue	**Notes**
1	Bridgeland-Riverside Area Redevelopment Plan, Part 2 – Residential Policies	The existing kitchen and dining room windows at 906 Drury Ave are oriented directly toward the adjacent patio and amenity space of 902 Drury, resulting in overlook and potential nuisance impacts between private amenity areas. This condition is inconsistent with the intent of the Bridgeland-Riverside Area Redevelopment Plan to minimize privacy conflicts and ensure sensitive interface conditions between adjacent low-density residential properties (Part 2 – Residential Policies).

	Statutory Policy Issues (Bridgeland Riverside ARP)	
	Issue	**Notes**
2	BR ARP (Part 2 – Residential Policies):	No site plan or landscaping plan has been provided for the North parcel. As a result, the application does not demonstrate how grading, outdoor amenity areas, privacy screening, fencing, or landscape buffers will be addressed along shared property lines, limiting the ability to assess compatibility with adjacent residential properties and sensitive infill within the established community. This is further inconsistent with the Low Density Residential Housing Guidelines for Established Communities, Section 4.6 (Landscaping), which emphasize site design and landscaping as key tools to mitigate privacy and interface impacts.

Guideline Compliance | Low Density Residential Housing Guidelines for Established Communities

The Low Density Residential Housing Guidelines for Established Communities (Updated 2008) are intended to supplement the Land Use Bylaw and provide qualitative guidance to ensure that infill development respects neighbourhood context, minimizes adverse impacts, and achieves sensitive integration within established residential areas. While compliance with numeric bylaw standards is necessary, it is not sufficient on its own to ensure compatibility. The following review identifies significant areas where the proposed South Building does not align with the intent and direction of the Guidelines.

As anticipated during review of the associated subdivision, the shallow parcel configuration introduces a series of compounding design challenges. The current proposal exacerbates these constraints through aggressive building placement, excessive massing, and insufficient attention to interface conditions. Collectively, these issues undermine privacy, contextual fit, and neighbourhood character, and represent substantive departures from the Guidelines' objectives for sensitive redevelopment in established communities.

	Infill Guidelines Compliance Issues	
	Issue	**Notes**
1	Guidelines Section 4.2 – Context	The proposed building form and siting do not adequately respond to the established development pattern on Drury Avenue. The extreme forward placement of the dwelling, combined with its height and massing, results in a form that is visually dominant and inconsistent with the prevailing rhythm of development. This disrupts established streetscape continuity and fails to respect the contextual cues emphasized in the Guidelines.
2	Guidelines Section 4.3 – Parcel Layout	The proposal demonstrates poor parcel utilization, with excessive building depth and minimal spatial relief at the rear of the parcel. The shallow lot condition results in compressed setbacks and limited transition space between buildings, contrary to the Guidelines' intent to maintain appropriate spatial relationships between adjacent dwellings.

	Infill Guidelines Compliance Issues	
	Issue	**Notes**
3	Guidelines Section 4.4 – Building Mass	The scale and massing of the building are not appropriately modulated to reflect the constraints of the parcel or the surrounding low-density context. The rear and side elevations present substantial vertical mass with limited articulation, intensifying perceived bulk and contributing to an overdevelopment of the site. This is inconsistent with the Guidelines' direction to reduce massing impacts through thoughtful form and step-downs.
4	Guidelines Section 4.5 – Privacy	The placement of windows, decks, and elevated amenity spaces results in direct overlook into adjacent private outdoor areas. In particular, the orientation of principal living space windows toward neighbouring patios introduces privacy conflicts and potential nuisance impacts. The Guidelines clearly emphasize minimizing overlook and ensuring sensitive interface conditions between adjacent properties; this objective is not achieved.
5	Guidelines Section 4.6 – Landscaping	No site plan or landscaping plan has been provided to demonstrate how soft landscaping, buffers, fencing, or grade transitions will mitigate the significant interface impacts created by the building's massing and siting. Landscaping is a key tool identified in the Guidelines to soften infill development and address privacy and compatibility concerns; its absence represents a major policy deficiency.

North Building

The North Building forms part of a coordinated redevelopment of 902 Drury Avenue NE involving two separate Development Permit applications on newly created parcels. While reviewed independently, the North Building is directly influenced by the shallow parcel configuration resulting from subdivision. As a result, the proposal presents a complex set of built form, setback, and site design challenges that require careful evaluation to ensure compliance with the Land Use Bylaw and consistency with established planning policy.

Bylaw Compliance Review

As anticipated during the review of the associated subdivision application, the shallow parcel configuration introduces a number of substantive compliance challenges. The North Building proposal brings forward additional issues that are difficult to resolve within the existing parcel constraints, including excessive building depth, reduced setbacks, angular plane non-compliance, grading reliance beyond parcel boundaries, and increased impacts on adjacent properties. Collectively, these issues indicate that the application relies heavily on minimum bylaw standards and assumptions that compound site constraints rather than resolving them, resulting in multiple areas of non-compliance with the Land Use Bylaw and conflict with Municipal Development Plan objectives. The scale, number, and interrelated nature of these issues are considered substantial and raise concerns regarding the appropriateness of the proposed development in its current form.

	Bylaw Compliance Issues (LUB / MDP)	
	Issue	**Notes**
1	LUB Sec. 541(2) – Building Height / Angular Plane	The south (rear) elevation does not comply with the side maximum height and angular plane requirements. As shown, the building mass exceeds the permitted 45-degree angular plane measured from the shared side property line, resulting in non-compliance with the Land Use Bylaw side height/angular plane provisions.
2	LUB Sec. 541(3) – Contextual Side/Rear Height Limitation:	Where not located on a corner parcel, the maximum building height is 8.6 metres for any portion of a main residential building located between the rear property line and 60.0 per cent of the parcel depth, or the contextual building depth average, whichever is greater. As shown, the north dwelling is located entirely beyond the 60.0 per cent parcel depth line established by the adjacent dwelling at 906 Drury Ave and exceeds the 8.6 m height limit within this area. The proposal does not demonstrate compliance with LUB Sec. 541(3).
3	LUB Sec. 310(1)(d) – Projections	Roof projections, including eaves and gutters, are limited to a maximum encroachment of 0.6 m (24 in.) into required setbacks. The drawings indicate roof projections exceeding 24 in., and gutters are not shown or dimensioned. As submitted, the proposal does not demonstrate compliance with the maximum allowable projection under the Land Use Bylaw and requires correction or clarification.

	Bylaw Compliance Issues (LUB / MDP)	
	Issue	**Notes**
4	LUB Sec. 310(1)(d) / Sec. 337 – Projections into Setback Areas:	The window well projects approximately 0.76 m into the required side setback, exceeding the maximum projection permitted under the Land Use Bylaw. Projections of this extent are not permitted within required setback areas, and compliance has not been demonstrated. In addition, the window well may encroach into the required ENMAX utility easement discussed above, further constraining allowable development and requiring clarification or correction.
5	LUB Sec. 337 – Projections into Setback Areas	A projection on the east elevation extends to grade within the side setback. Projections that extend to the ground are considered part of the building footprint and are not an allowable projection under LUB Sec. 337; as such, they must comply with the minimum side setback requirements. The proposal does not demonstrate compliance and requires correction or relaxation.
6	LUB Sec. 345, Sec. 7 – Utility Setbacks / Encroachments	A retaining wall is shown along the west property line within the required utility setback associated with the storm infrastructure in the rear lane. Structures within a utility right-of-way or utility setback are not permitted unless supported by a registered utility easement and written approval from the utility provider. No such easement or approval is shown; as submitted, the retaining wall does not demonstrate compliance with Land Use Bylaw utility setback requirements.
7	LUB Sec. 539 – Side Setback:	The southwest corner of the rear deck is located approximately 1.0 m from the side property line. Structures, including decks, must comply with the minimum side setback requirements of the Land Use Bylaw. As shown, the deck encroaches into the required side setback and does not demonstrate compliance, requiring revision or formal relaxation.
8	LUB Sec. 540 Rear Setback	The rear property line does not abut a lane. As such, the minimum rear setback of 7.5 m under Land Use Bylaw 1P2007 s.540(1) applies. The reduced 1.2 m setback in s.540(2) is not applicable where the lane is located along a side property line. The proposed building setback does not comply with the Land Use Bylaw.
9	LUB Sec. 540 – Rear Setback (Structures):	A main-floor rear deck is proposed with a depth of approximately 2.44 m from the south façade, resulting in a separation of approximately 4.84 m from the deck edge to the rear property line. Decks are considered part of the building footprint and are subject to minimum rear setback requirements. As shown, the deck does not meet the minimum rear setback under LUB Sec. 540, and no relaxation has been identified or justified.

	Bylaw Compliance Issues (LUB / MDP)	
	Issue	**Notes**
10	LUB Sec 547 – Parcel Grading and Drainage	Proposed grading to be shown to ensure surface drainage toward the adjacent property at 906 Drury Ave. The drawings do not demonstrate how on-site drainage will be managed to prevent off-site stormwater trespass, limiting the ability to assess impacts on the neighbouring parcel and consistency with good site design and compatibility objectives.
11	LUB Sec 7 (Encroachments), Sec 59 (General Rules), 345 (Driveways, Walkways and Access)	The drawings indicate a grade drop of approximately 0.60 m between the property line and the garage over a distance of approximately 1.22 m, which appears to rely on regrading within the public laneway. Driveways and grading associated with a development must be contained entirely within the parcel boundaries; grading, excavation, or modification of the public lane is not permitted through a Development Permit and requires separate authorization. As shown, the proposal does not demonstrate compliance with Land Use Bylaw requirements respecting site grading and driveway access within the limits of the subject parcel.
12	MDP Sec. 2.3.2 – Respecting and Enhancing Neighbourhood Character	The west elevation, which is highly visible from the public laneway and functions as a prominent public-facing façade, lacks architectural articulation, detailing, and modulation. Given that this dwelling represents the primary built frontage along this portion of the lane and the north side of the street, the blank and utilitarian treatment does not adequately address the public realm. This is inconsistent with the Low Density Residential Housing Guidelines for Established Communities (Section 4.2 – Context; Section 4.4 – Building Mass), which emphasize that highly visible façades should incorporate appropriate massing and design detail to contribute positively to streetscape character, and with the Municipal Development Plan objective to enhance neighbourhood character and the public realm through high-quality built form (MDP Sec. 2.3.2 – Respecting and Enhancing Neighbourhood Character).
13	MDP Part 2, Section 2.5 – Connecting the City / municipal servicing and access).	Laneway access for waste and recycling collection has not been demonstrated. Confirmation from Waste & Recycling Services is required to verify that the laneway configuration, grades, and driveway arrangement can safely accommodate collection vehicles and operations.

Statutory Policy Review

The rear elevation of the proposed north building results in substantial overlook toward 906 Drury Ave due to the elevated grade condition and escarpment context of the site, intensifying privacy and compatibility impacts between adjacent low-density residential properties. In addition, a main-floor deck is proposed immediately adjacent to a significant grade change along the south property line, which functions as part of the local escarpment condition. The Bridgeland-Riverside Area Redevelopment Plan places strong emphasis on the sensitive treatment, stabilization, and protection of escarpments and adjacent lands, and discourages development forms that exacerbate overlook, privacy conflicts, or adverse interface conditions. The application does not demonstrate adequate mitigation of these impacts, and strict application of the ARP's escarpment and residential compatibility policies is warranted.

Further, the highly visible side elevation lacks adequate articulation, detailing, and modulation despite functioning as a prominent public-facing façade. This is inconsistent with the intent of the Low Density Residential Housing Guidelines for Established Communities (Sections 4.2 – Context and 4.4 – Building Mass) and the Municipal Development Plan objective to respect and enhance neighbourhood character through high-quality built form (MDP Sec. 2.3.2).

	Statutory Policy Issues (Bridgeland Riverside ARP)	
	Issue	**Notes**
1	BR ARP – Escarpment / Privacy Interface:	The rear elevation results in substantial overlook toward 906 Drury due to the elevated grade condition of the north building. In the context of the site's escarpment condition, this exacerbates privacy and compatibility impacts between adjacent low-density residential properties. The Bridgeland-Riverside Area Redevelopment Plan includes specific policies respecting escarpments that emphasize sensitive development, protection of adjacent properties, and mitigation of adverse impacts; these escarpment-related policies should be strictly enforced in evaluating the proposal.
2	BR ARP – Escarpment & Compatibility	The proposed main-floor deck over the walkout basement is located immediately adjacent to a significant grade change along the south property line, which functions as part of the local escarpment condition. The Bridgeland-Riverside Area Redevelopment Plan places strong emphasis on the protection, stabilization, and sensitive treatment of escarpments and adjacent lands, and discourages development forms that adversely affect slope conditions, adjacent properties, or escarpment character (BR ARP, Part 2 – Open Space, Escarpment Policies). The proposal does not demonstrate how the deck and associated grading avoid or mitigate these impacts, resulting in privacy, overlook, and compatibility concerns that warrant strict application of the ARP escarpment policies in the evaluation of this development.

	Statutory Policy Issues (Bridgeland Riverside ARP)	
	Issue	**Notes**
3	Planning Policy / Discretionary (BR ARP / LDR Guidelines / MDP):	The side elevation lacks architectural articulation, detailing, and modulation despite being highly visible from the public realm, as this dwelling constitutes the primary and most prominent building frontage on the north side of the street. This condition is inconsistent with the Low Density Residential Housing Guidelines for Established Communities (Section 4.2 – Context; Section 4.4 – Building Mass), which emphasize that highly visible façades should contribute positively to streetscape character through appropriate massing and design quality, and with the Municipal Development Plan objective to respect and enhance neighbourhood character and the public realm through high-quality built form (MDP Sec. 2.3.2 – Respecting and Enhancing Neighbourhood Character).

Guideline Compliance | Low Density Residential Housing Guidelines for Established Communities

The Low Density Residential Housing Guidelines for Established Communities (Updated 2008) are intended to supplement the Land Use Bylaw and provide qualitative guidance to ensure that infill development respects neighbourhood context, minimizes adverse impacts, and achieves sensitive integration within established residential areas. While compliance with numeric bylaw standards is necessary, it is not sufficient on its own to ensure compatibility. The following review identifies significant areas where the proposed South Building does not align with the intent and direction of the Guidelines.

As anticipated during review of the associated subdivision, the shallow parcel configuration introduces a series of compounding design challenges. The current proposal exacerbates these constraints through aggressive building placement, excessive massing, and insufficient attention to interface conditions. Collectively, these issues undermine privacy, contextual fit, and neighbourhood character, and represent substantive departures from the Guidelines' objectives for sensitive redevelopment in established communities.

	Infill Guidelines Compliance Issues	
	Issue	**Notes**
1	Guidelines Sections 4.2 – Context; 4.3 – Parcel Layout) and broader neighbourhood compatibility objectives	Given the grade change along Drury Avenue, typical infill development in this context requires stair access to accommodate elevation differences. The proposed design does not clearly demonstrate how grade-related access will be managed without introducing additional impacts such as enlarged window wells, retaining walls, or encroachments near property lines. The absence of a clear grade-resolution strategy raises concerns regarding site functionality, interface conditions, and consistency with established infill patterns on Drury Avenue, contrary to the intent of the Low Density Residential Housing Guidelines for Established Communities (Sections 4.2 – Context; 4.3 – Parcel Layout) and broader neighbourhood compatibility objectives.
2	Guidelines Section 4.5 – Privacy	The placement of windows, decks, and elevated amenity spaces results in direct overlook into adjacent private outdoor areas. In particular, the orientation of principal living space windows toward neighbouring patios introduces privacy conflicts and potential nuisance impacts. The Guidelines clearly emphasize minimizing overlook and ensuring sensitive interface conditions between adjacent properties; this objective is not achieved.
3	Guidelines Section 4.6 – Landscaping	No site plan or landscaping plan has been provided to demonstrate how soft landscaping, buffers, fencing, or grade transitions will mitigate the significant interface impacts created by the building's massing and siting. Landscaping is a key tool identified in the Guidelines to soften infill development and address privacy and compatibility concerns; its absence represents a major policy deficiency.

Conclusion

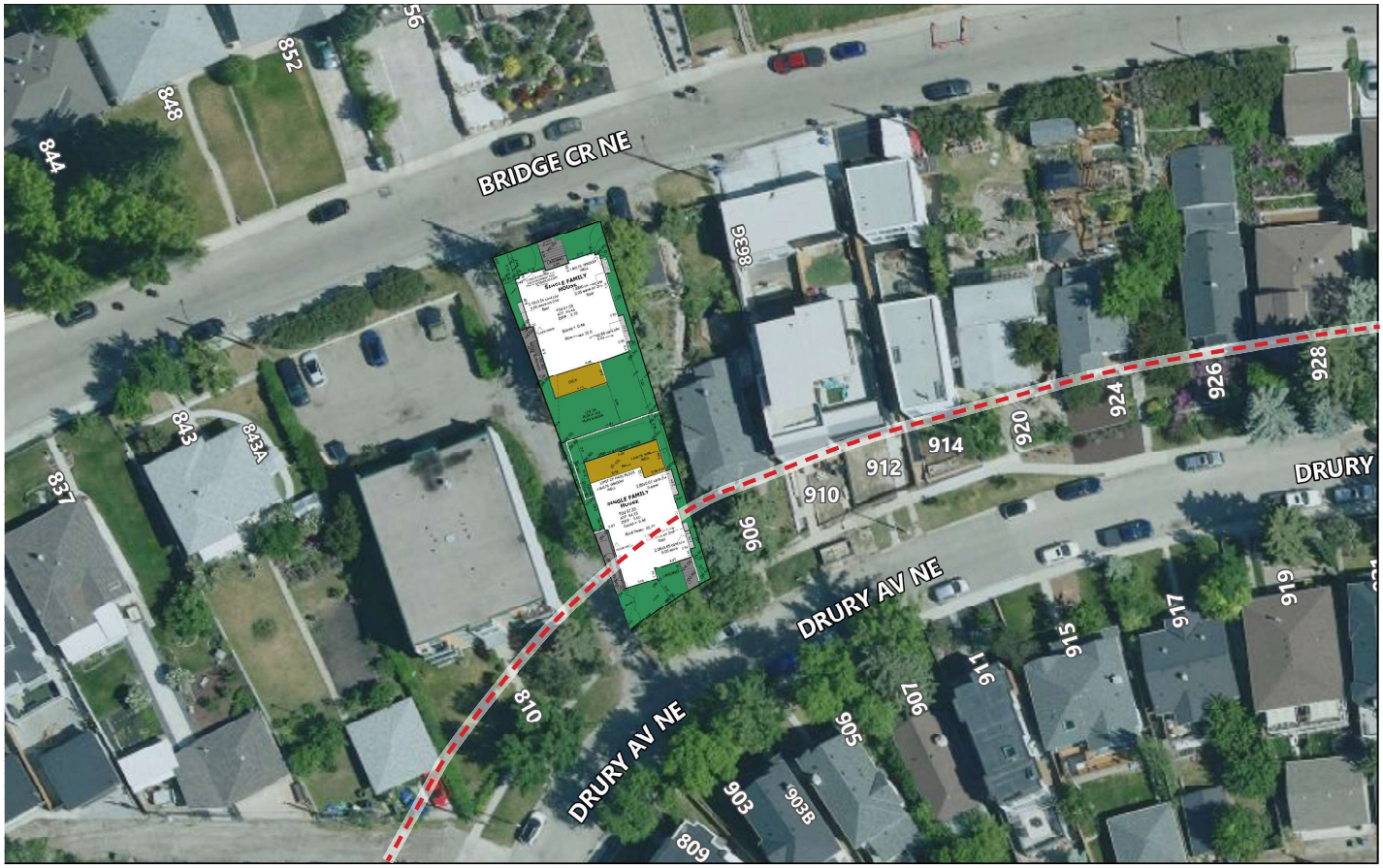
This review concludes that the proposed north and south dwellings at 902 Drury Avenue NE present a high number of interrelated Land Use Bylaw non-compliances, statutory policy conflicts, and unresolved planning and design issues. As demonstrated throughout this report, many of these issues were foreseeable at the subdivision stage due to shallow parcel depths, significant grade change, escarpment conditions, and the constrained application of minimum standards. The Development Permit submissions confirm that those structural constraints now manifest as substantive compliance, compatibility, and interface challenges that cannot be readily resolved through minor revisions.

In addition, the attached review of the Complete Application Requirement List confirms that the submitted drawings are substantially incomplete. Key materials—including site plans, landscaping plans, floor plans, cross-sections, grading details, and utility information—are missing or insufficiently detailed. While it is recognized that applications are sometimes accepted for circulation on a good-faith basis to facilitate issue identification, the absence of these drawings materially limits the ability of reviewers and Interested Parties to fully understand, assess, and respond to the impacts of the proposed development.

Given the volume, severity, and interdependence of the issues identified, it is strongly recommended that, should the applicant wish to proceed, the proposal be fundamentally reconsidered rather than incrementally revised. At a minimum, any revised drawings would need to be recirculated to ensure transparency and allow for a complete and informed assessment by all parties. Recognizing that recirculation is not common practice, submission of a new Development Permit—supported by a complete and policy-responsive drawing set—would be the most appropriate and defensible path forward in light of the findings of this review and the previously submitted subdivision analysis.

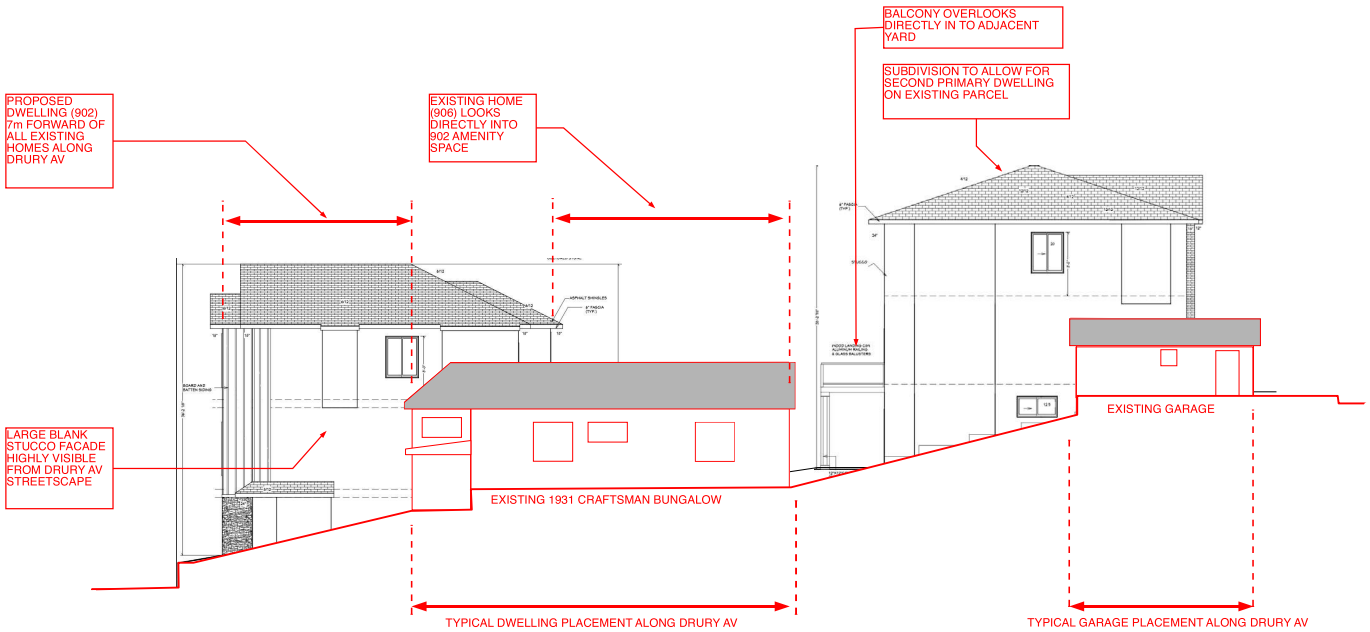
Taken together, the evidence supports the conclusion that the current proposal does not represent a viable or compliant response to the site's physical constraints or applicable planning framework, and that substantial redesign would be required to achieve alignment with the Land Use Bylaw, statutory plans, and established community policy objectives.

Appendix A - Supplemental Graphics



Above: Note that 1/3 of the south building footprint is beyond the established 6-8m front yard setback. A minimum of 3.0m is permitted under R-CG zoning, but The City has the ability to require a larger setback under its own discretion.

Below: Subdivision will result in substantial loss of privacy for adjacent properties. The substantial grade change will amplify “overlooking” and the visual impact of north dwellings in our rear yards.



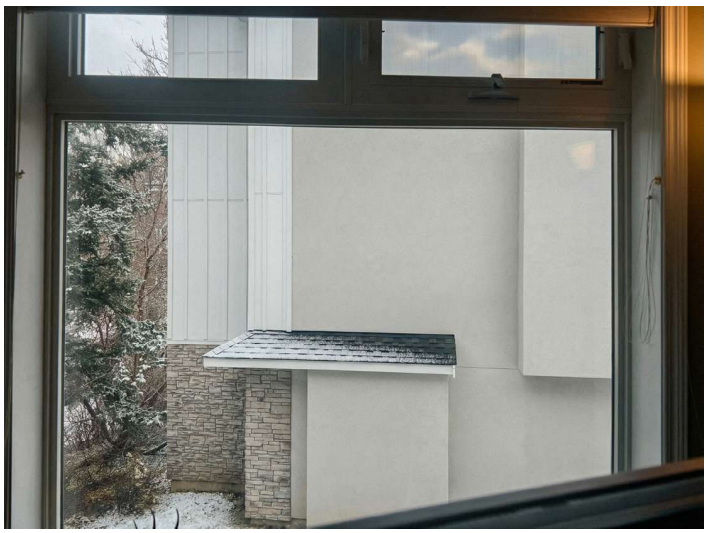




Above: The 3m min. front yard setback under R-CG will conceal adjacent homes, likely causing a “race to the minimum setback” on future redevelopments seeking views of the city skyline to the south-west. The sense of privacy from the street enjoyed by the current setbacks will also be lost. Image created using DP building elevations and AI rendering tools.

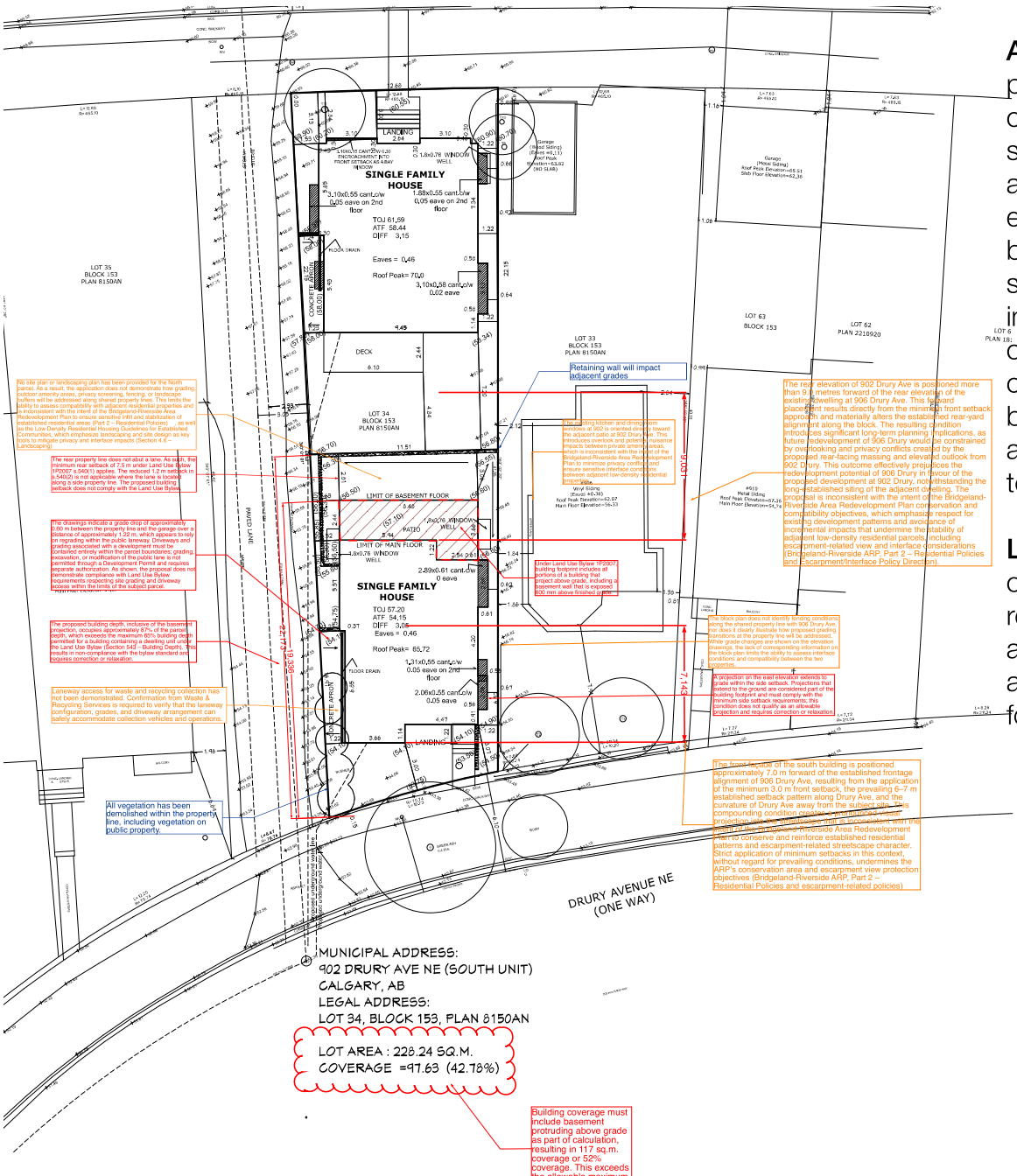
Below: Is an example of the impact from inside 906 Drury. Future developments like this will leave residents looking at large, blank facades placed very close (0.6-1.2m) to the side property line. The City should strongly consider maintaining existing setbacks for these reasons. Image created using DP building elevations and AI rendering tools.











Above: Introducing primary dwellings on Bridge Cres. will substantially alter adjacent resident's enjoyment of their back yard amenity spaces due to visual impacts and a loss of privacy. Image created using DP building elevations and AI rendering tools.

Left: Is a sample of one plan that was reviewed for Bylaw and Policy compliance. See Appendix for full review.

Appendix B - CARL List review

The information provided is missing substantial information and should not be consistuted as "complete." The City nor the public cannot provide a fulsome review of drawings that are published with over 50 required items missing on each submission.

completed by applicant	office use only	Required Items
❍	❍	**1.** A copy of the current **Certificate(s) of Title**
❍	❍	**2.** Current copies of any **Restrictive Covenants, Utility Rights-of-Way, Easements, or City Caveats** registered on the Title(s)
❍	❍	**3. 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 can 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
❍	❍	**4. Colour Photographs,** showing: *(minimum of four different views, label and identify each photograph)*
❑	❑	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, garbage enclosures and overhead poles
❍	❍	**5.** Development Permit fee (Fee Schedule)
❍	❍	**6.** Residential Grades fee, where applicable
❍	❍	**7.** Completed Site Contamination Statement
❍	❍	**8.** Completed Public Tree Disclosure Statement
❑	❑	if public trees are identified, one additional site plan is required
❍	❍	**9.** Completed Single & Semi-detached Dwelling Exclusion from Permitted Evaluation Form (attached)
❍	❍	**10.** Completed New Driveway Information Form, when an existing driveway is being widened or when a parcel is laned and a new driveway is accessing a street
❍	❍	**11.** Completed Abandoned Well Declaration Form
❍	❍	**12.** Completed Applicant's Planning Overview
❍	❍	**13. Seven (7) copies of Site Plans, including:** *(1:100 metric scale recommended)*
❑	❑	north arrow, pointing to top or left of page
❑	❑	municipal address (i.e. street address) and legal address (i.e. plan/block/lot)
❑	❑	all elements of plan labelled as **existing** or **proposed**
❑	❑	**Plot and dimension all property lines and buildings:**
❑	❑	label existing and proposed
❑	❑	label parcel area in square metres
❑	❑	**Easements, Utility Rights-of-Way, etc:**
❑	❑	dimension (width, depth and location)
❑	❑	label type of easement and registration number
❑	❑	**Utilities on and adjoining the parcel (deep, shallow and overhead):**
❑	❑	water, storm and sanitary sewer
❑	❑	gas

These are missing entirely. Information below is missing on block plan.

❑	❑	electrical
❑	❑	cable, telephone
❑	❑	**Plot Rights-of-Way setback lines required in Section 53, Table 1:**
❑	❑	dimension depth of Rights-of-Way
❑	❑	dimension distance from Rights-of-Way to building
❑	❑	**Floodway, Flood Fringe and Overland Flow:**
❑	❑	indicated on the Floodway/Flood Fringe maps [Section 3 (c) & (d)]
❑	❑	dimension distance to buildings and structures
❑	❑	plot designated flood level
❑	❑	indicate method to prevent structural damage by floodwaters, if required in Section 60 & 61
❑	❑	plot location of mechanical and electrical equipment, electrical master switch, and sewer back up valve, if required in Section 60 & 61
❑	❑	**Adjacent to parcel:**
❑	❑	City streets, label street names
❑	❑	sidewalks, City and public paths (Regional Pathway System)
❑	❑	curb cuts, medians and breaks in medians
❑	❑	pedestrian crosswalks, bus zones and bus shelters
❑	❑	light standards, utility poles, street signage, street furniture
❑	❑	**Dimension to property line:**
❑	❑	back of sidewalk and curb
❑	❑	lip of gutter
❑	❑	width of sidewalk and public paths (Regional Pathway System)
❑	❑	**Setbacks:**
❑	❑	outline and dimension front, side and rear setbacks for all buildings on subject and adjacent parcels
❑	❑	draw, label, and dimension required setback areas (as prescribed in Bylaw 1P2007)
❑	❑	**Parcel and building coverage:**
❑	❑	calculate areas of all buildings (include all covered structures)
❑	❑	calculate parcel coverage (total area of footprint, divided by Parcel Area)
❑	❑	**Location of all:**
❑	❑	guy wires/pole anchors
❑	❑	hydrants, utility fixtures or boxes
❑	❑	**On corner parcels, outline and dimension corner visibility triangle**
❑	❑	**Geodetic datum points:**
❑	❑	at the corners of the parcel
❑	❑	at the back of sidewalk or curb
❑	❑	at primary corners of the building
❑	❑	main floor and roof peak of building
❑	❑	label existing and proposed geodetic datum points
❑	❑	**Geodetic datum points for Direct Control Sites prior to Land Use Bylaw 1P2007:**
❑	❑	at the corners of the parcel
❑	❑	at the back of sidewalk or curb
❑	❑	main floor and roof peak of building
❑	❑	on the side property line, 6.0 metres from the front property line
❑	❑	on the side property line, 12.0 metres from the rear property line
❑	❑	**Outline and dimension buildings:**
❑	❑	projections and structures (bay windows, cantilevers, window wells)
❑	❑	detached buildings and structures (sheds, garages)

❑	❑	mechanical equipment (air conditioners)
❑	❑	label projections and structures (2nd floor cantilever, deck)
❑	❑	location of all openings (windows, doors, overhead doors)
❑	❑	**Driveways & parking areas:**
❑	❑	label surface material
❑	❑	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
❑	❑	**Fencing:**
❑	❑	label height (include height of retaining walls)
❑	❑	cross reference to an elevation (for each type of fence)
❑	❑	**Retaining walls:**
❑	❑	cross reference to elevation (for each wall)
❑	❑	label height (provide height of fences on top of wall)
❑	❑	provide geodetic datum points at top and bottom of wall
❑	❑	provide geodetic datum points of grade on each side of the wall (**NOTE:** The height of the retaining wall is measured as the vertical difference between the ground levels on each side of the wall)
❑	❑	if one metre in height or higher, provide engineered, stamped structural design drawings, including cross-sections
❑	❑	**If trees are existing on public lands adjacent to the site:**
❑	❑	specify 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 3-1-1 to obtain additional information.
❑	❑	diameter of each tree, measured at a height of 1.4 meters 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)
❑	❑	**If an abandoned gas or oil well is identified on the site,** indicate the necessary setback area for each well.
❍	❍	**14. Six (6) copies of Block Plans, including:** *(1:100 metric scale recommended)* A *Block Plan provides a visual representation of the adjacent buildings in order to establish the context of a proposed development. (The block plans and site plans may be combined if the site plan doesn't become cluttered).*
❑	❑	north arrow, pointing to top or left of page
❑	❑	municipal address (i.e. street address) and legal address (i.e. plan/block/lot)
❑	❑	all elements of plan labelled as **existing** or **proposed**
❑	❑	**Adjacent parcels:**
❑	❑	City streets, label street names and addresses
❑	❑	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
❑	❑	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)
❑	❑	**Plot and dimension all property lines:**
❑	❑	dimension front, side and rear building setbacks from property lines

❑	❑	outline subject parcel
❑	❑	**Outline and dimension all buildings on subject and adjacent parcels:**
❑	❑	outline eave and include eave depth
❑	❑	porches and other projections
❑	❑	plot location of exterior openings of subject house and houses across shared property lines (windows, doors, overhead doors)
❑	❑	label geodetic datum of roof peak of adjacent buildings
○	○	**15. Six (6) copies of Streetscape Drawings, including:** Missing for Bridge Cres. *(1:100 metric scale recommended)* *The Streetscape Drawing is used in the assessment of compatibility of scale and design with the existing neighbouring houses.*
❑	❑	municipal address (i.e. street address) and legal address (i.e. plan/block/lot)
❑	❑	**Adjacent parcels:**
❑	❑	plot the front elevation of the proposed building and the adjacent buildings that are required on the Block Plan
❑	❑	**Include on elevations:**
❑	❑	projections, doors, windows, overhead doors
❑	❑	geodetic elevation at roof peak of adjacent buildings
❑	❑	label roof slopes
❑	❑	**Grade:**
❑	❑	plot existing and proposed grade extending to property lines
❑	❑	plot property lines (extending vertically)
○	○	**16. Six (6) copies of Floor Plans, including:** These are missing entirely. *(minimum 1:100 or imperial scale, minimum 1/8"=1')*
❑	❑	municipal address (i.e. street address) and legal address (i.e. plan/block/lot)
❑	❑	all elements of plan labelled as **existing** or **proposed**
❑	❑	**Outline and dimension walls:**
❑	❑	Interior and exterior walls (dimension to centre line of common walls)
❑	❑	plot location of interior and exterior openings (windows, doors, overhead doors)
❑	❑	plot location of roof line
❑	❑	label the purpose of spaces (i.e. kitchen, living room, bathroom, interior/exterior stairways, mechanical rooms, meter room, corridors, washrooms, laundry facilities)
○	○	**17. Six (6) copies of Elevation Drawings, including:** *(minimum 1:100 or imperial scale, minimum 1/8"=1')*
❑	❑	municipal address (i.e. street address) and legal address (i.e. plan/block/lot)
❑	❑	all elements of plan labelled as **existing** or **proposed**
❑	❑	**Include elevations for:**
❑	❑	buildings
❑	❑	fences
❑	❑	walls (over 0.6 metres in height)
❑	❑	accessory residential buildings (e.g. detached garages)
❑	❑	cross reference with other plans, where applicable
❑	❑	**Include on elevations:**
❑	❑	doors, windows, overhead doors
❑	❑	projections and decorative elements
❑	❑	label roof slope
❑	❑	screening (e.g. service meters, privacy screens, mechanical equipment)
❑	❑	dimension all doors, windows and overhead doors

❑	❑	**Label finishing materials:**
❑	❑	exterior materials (brick, stucco, vinyl siding, metal siding)
❑	❑	roof materials (asphalt, cedar shakes, concrete tile, metal)
❑	❑	colours of all major exterior materials
❑	❑	**Grade:**
❑	❑	plot existing and proposed grade extending to property lines
❑	❑	plot property lines (extending vertically)
❑	❑	plot all geodetic datum points required on Site Plan
❑	❑	**Building height (indicate on all elevations):**
❑	❑	plot line for main floor
❑	❑	dimension height (vertically) of building from existing and proposed grade
❑	❑	dimension height of structures (fences, retaining walls) from existing and proposed grade
○	○	**18. Six (6) copies of Cross-Sections, including:**
❑	❑	**Cross-section of sloping driveways:**
❑	❑	indicate slope and include transition lengths
❑	❑	provide geodetic datum points at transition points in ramp (including top and bottom)
❑	❑	dimension overhead clearance
❑	❑	**Cross-sections may be required if there are retaining walls on the parcel that are one metre or higher, or to provide more information on the impact of the proposed building on the adjacent properties, including:**
❑	❑	existing and proposed grade of parcel
❑	❑	grade of adjacent parcels and City streets
❑	❑	cross-sectional outline of the building
❑	❑	geodetic datum points
		Supporting Information:
❑	❑	**19. Slope Stability Report including:**
❑	❑	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
○	○	**20.** Information on the installation of weeping tile, or a geotechnical report on groundwater if seeking exemption from the weeping tile requirement as per Section 3.3.6.2.2 of the Stormwater Management and Design Guidelines.
○	○	**21. Building Code Information** *(screened by a Safety Codes Officer at the time of application)*
❑	❑	provide calculations for spatial separation (on each side elevation drawing)
❑	❑	label point of egress for floors above the second floor (on elevation drawings)
○	○	**22. Off-site Levy Bylaw** Review the Off-site Levy Bylaw at calgary.ca/offsitelevy to determine if additional charges are applicable to the application.
Initial by applicant	----------	If parcel is located within the area governed by the Airport Vicinity Protection Act (AVPA) clearly label the NEF layer to which the parcel is located. AVPA calculations will be required at time of Building Permit application. If you are uncertain as to the location within the AVPA phone 403-268-5311.

These are missing entirely.

Confirm this was provided

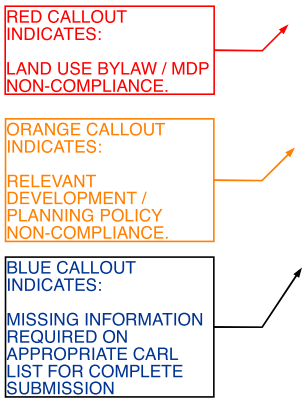
Appendix C - Development Permit Drawing Review

DP Drawing Application Review

Prepared by: Michael Magnan

Prepared for:
City of Calgary

DRAWING REVIEW LEGEND

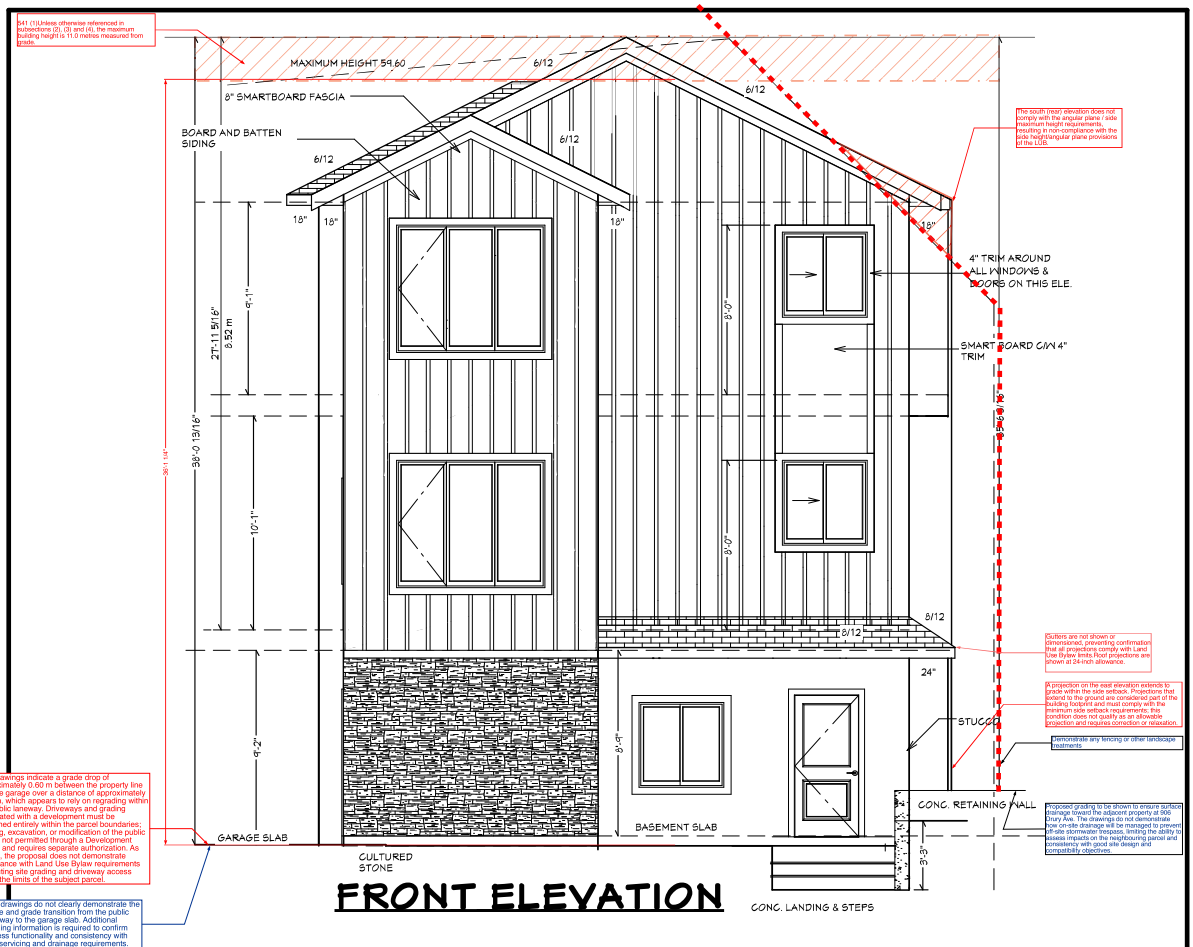


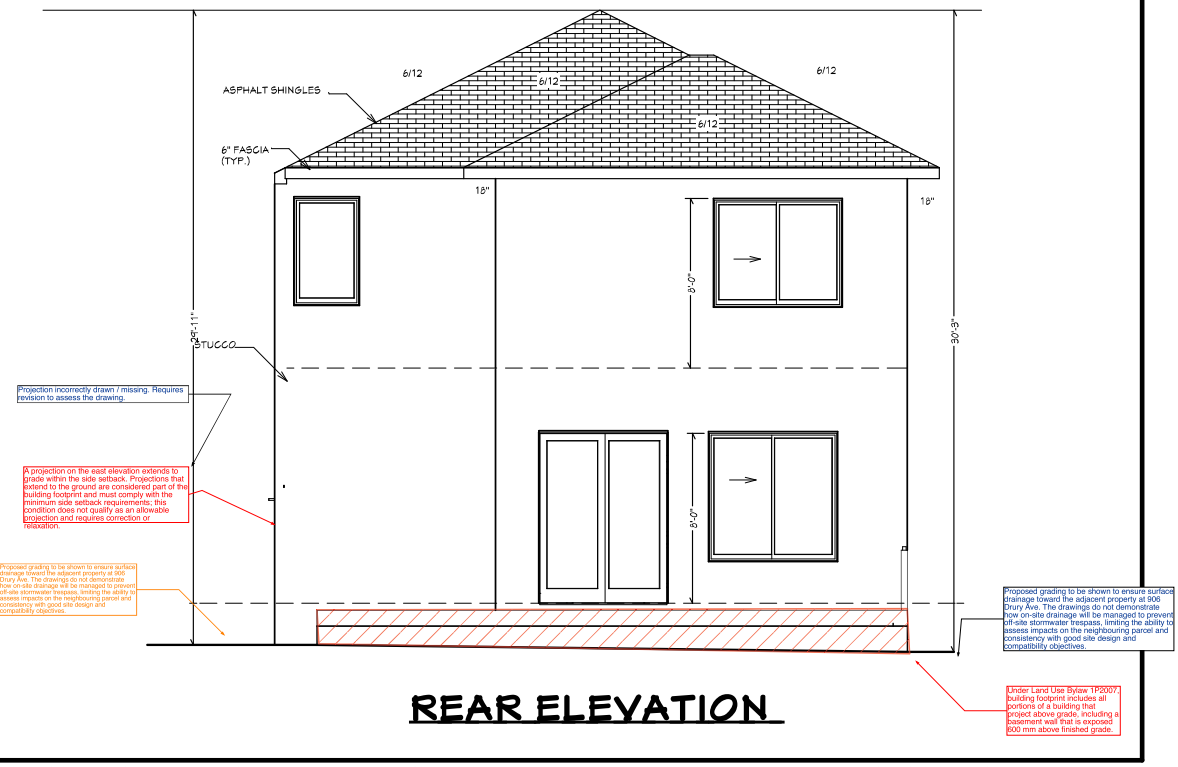
CRITICAL MISSING DRAWINGS REQUIRED FOR REVIEW

SITE PLANS
STREETSCAPE DRAWING (BRIDGE CRES)
FLOOR PLANS
CROSS SECTIONS (DRIVEWAYS AND WALLS)
ELEVATIONS (FENCES AND RETAINING WALLS)

NOTE:

SUBSTANTIAL INFORMATION MISSING FROM SUBMITTED DRAWINGS, INTERESTED PARTIES REQUIRE COMPLETE INFORMATION TO PROVIDE A FULL ASSESSMENT OF THE APPLICATION. CITY TO CONFIRM HOW THIS INFORMATION WILL BE PROVIDED AFTER COMMENT PERIOD SUBMISSION CLOSES.



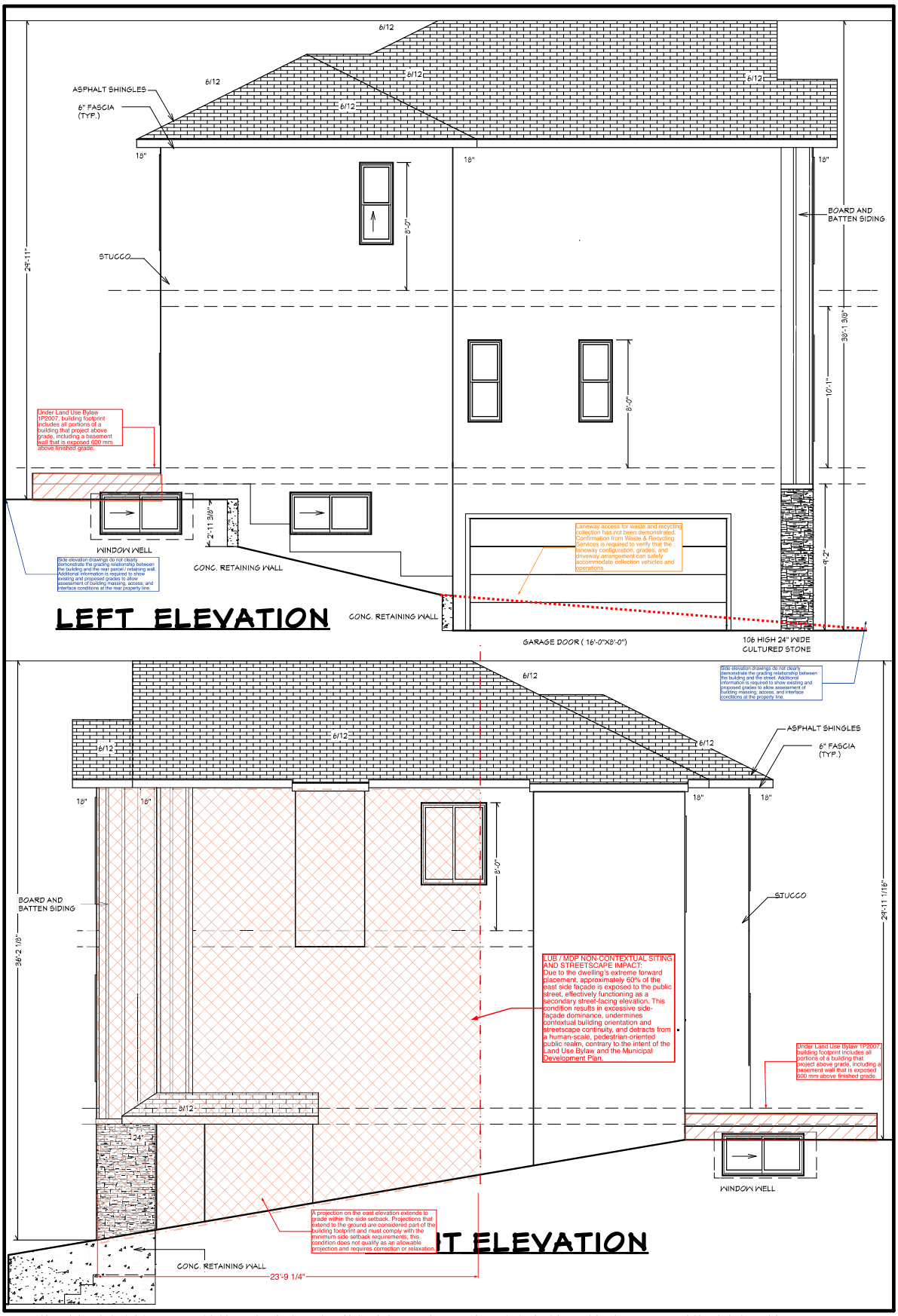


BUILDER/CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS & DETAILS BEFORE STARTING ANY CONSTRUCTION AND REPORT ANY ERROR IN ADVANCE TO DESIGNER. DESIGNERS LIABILITY LIMITED TO CORRECTION OF PLANS ONLY.

PAGE NO. 1	OWNER:	**902 Drury AVE NE-South**	MAIN FLOOR: 1040 SQ.FT.
12/9/2025	ISSUED FOR: Revisions / date	LOT 34, BLOCK 153, PLAN 8150AN	SECOND FLOOR: 960 SQ.FT.
	1	SCALE 3/16"=1'- 0"	TOTAL: 2000 SQ.FT.
			GARAGE : SQ.FT

ARCHI DESIGN INC.
hassan@archidesigns.ca
Tel: 587.438.5721
ARCHiDESIGN

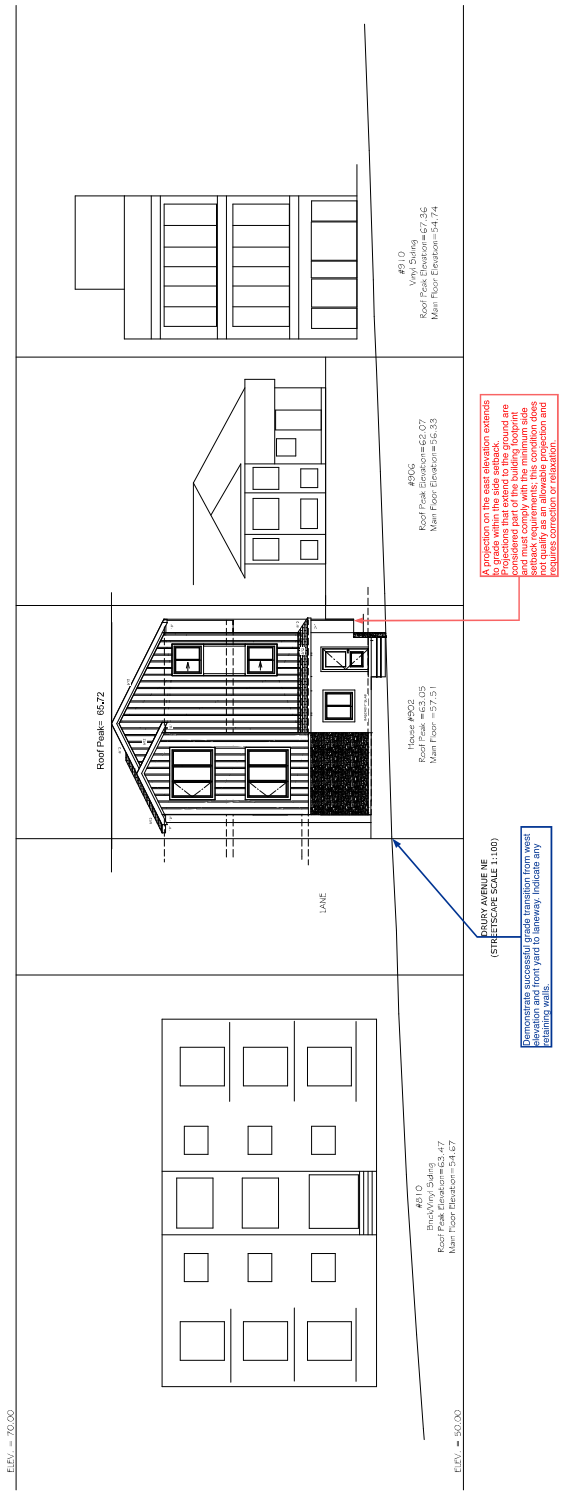
SDAB2026-0183



BUILDER/CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS & DETAILS BEFORE STARTING ANY CONSTRUCTION AND REPORT ANY ERROR IN ADVANCE TO DESIGNER. DESIGNERS LIABILITY LIMITED TO CORRECTION OF PLANS ONLY.

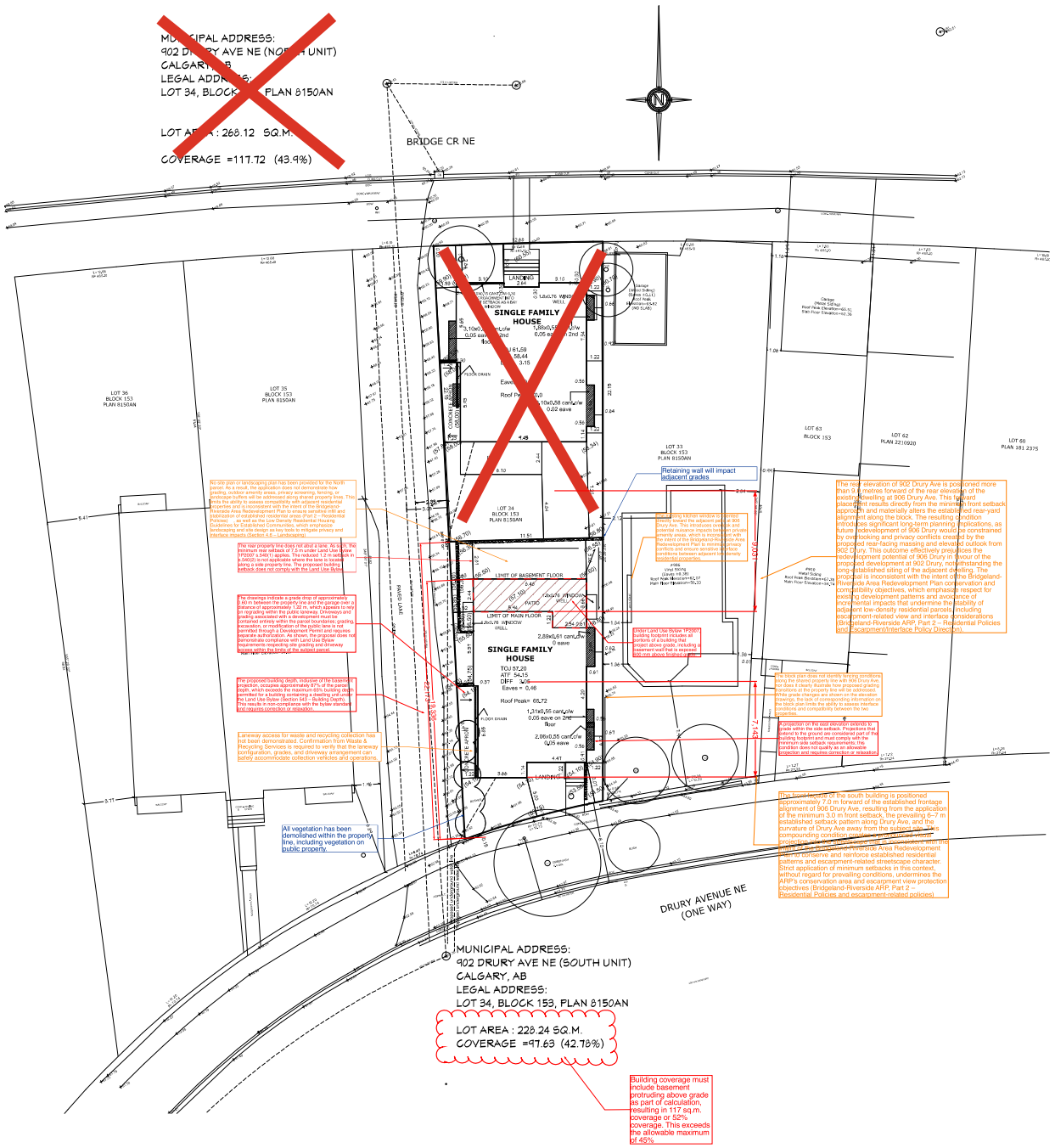
PAGE NO. 2 12/9/2025	OWNER: ISSUED FOR Revisions / date 1	**902 Drury AVE NE-South** LOT 34, BLOCK 153, PLAN 8150AN SCALE 3/16"=1'- 0"	MAIN FLOOR: 1040 SQ.FT. SECOND FLOOR: 960 SQ.FT. TOTAL: 2000 SQ.FT. GARAGE : SQ.FT	**ARCHI DESIGN INC.** hassan@archidesigns.ca Tel: 587.438.5721 ARCHIDESIGN

SDAB2026-0183



DRAWING SCALE	DRAWN ON	STREETSCAPE	ARCHI DESIGN INC.
1 : 200	12/9/2025		hassan@archidesigns.ca Tel: 587.438.5721

SDAB2026-0183

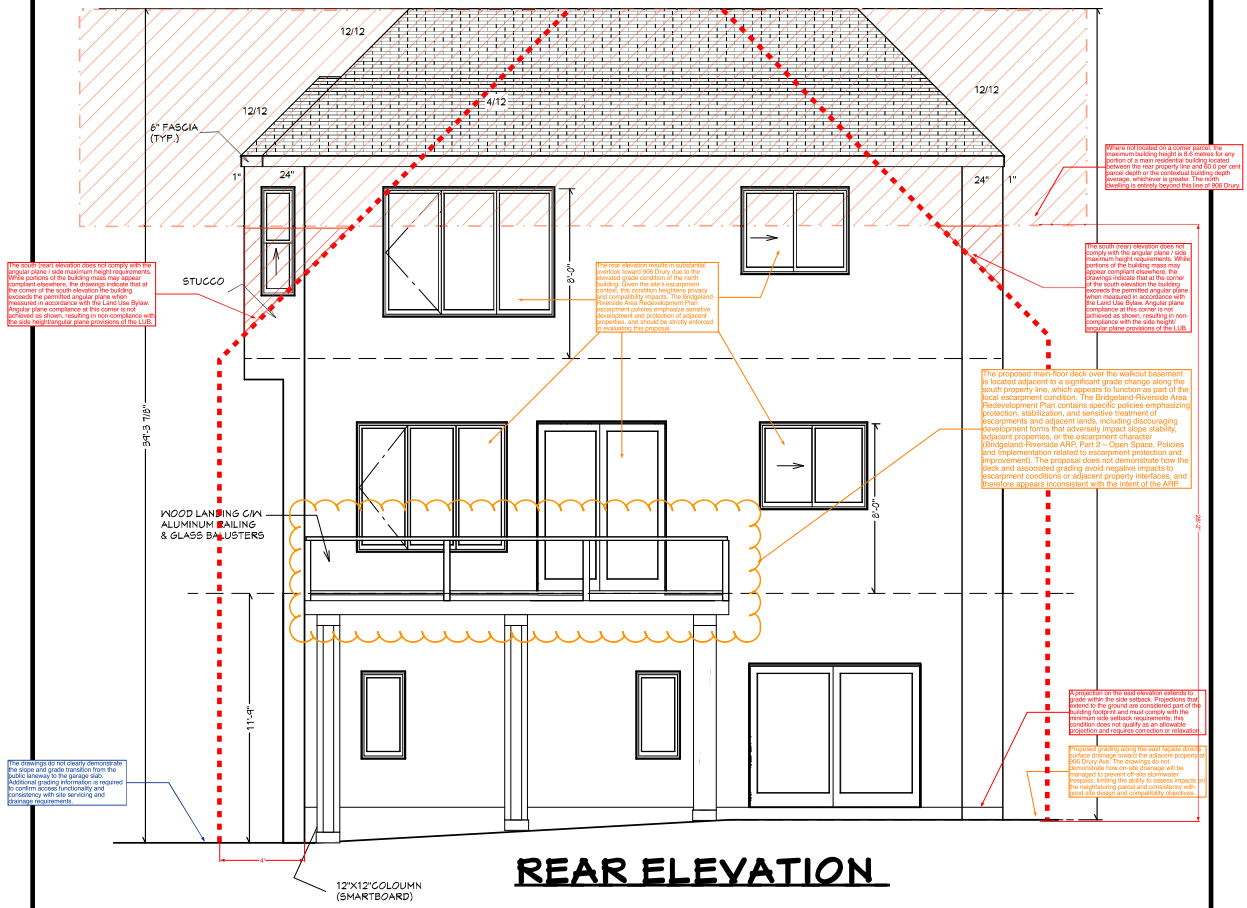


DRAWING SCALE	DRAWN ON	BLOCK PLAN	ARCHI DESIGN INC.
1 : 200	12/9/2025		bassam@archidesigns.ca Tel: 587.438.5721

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FRONT ELEVATION

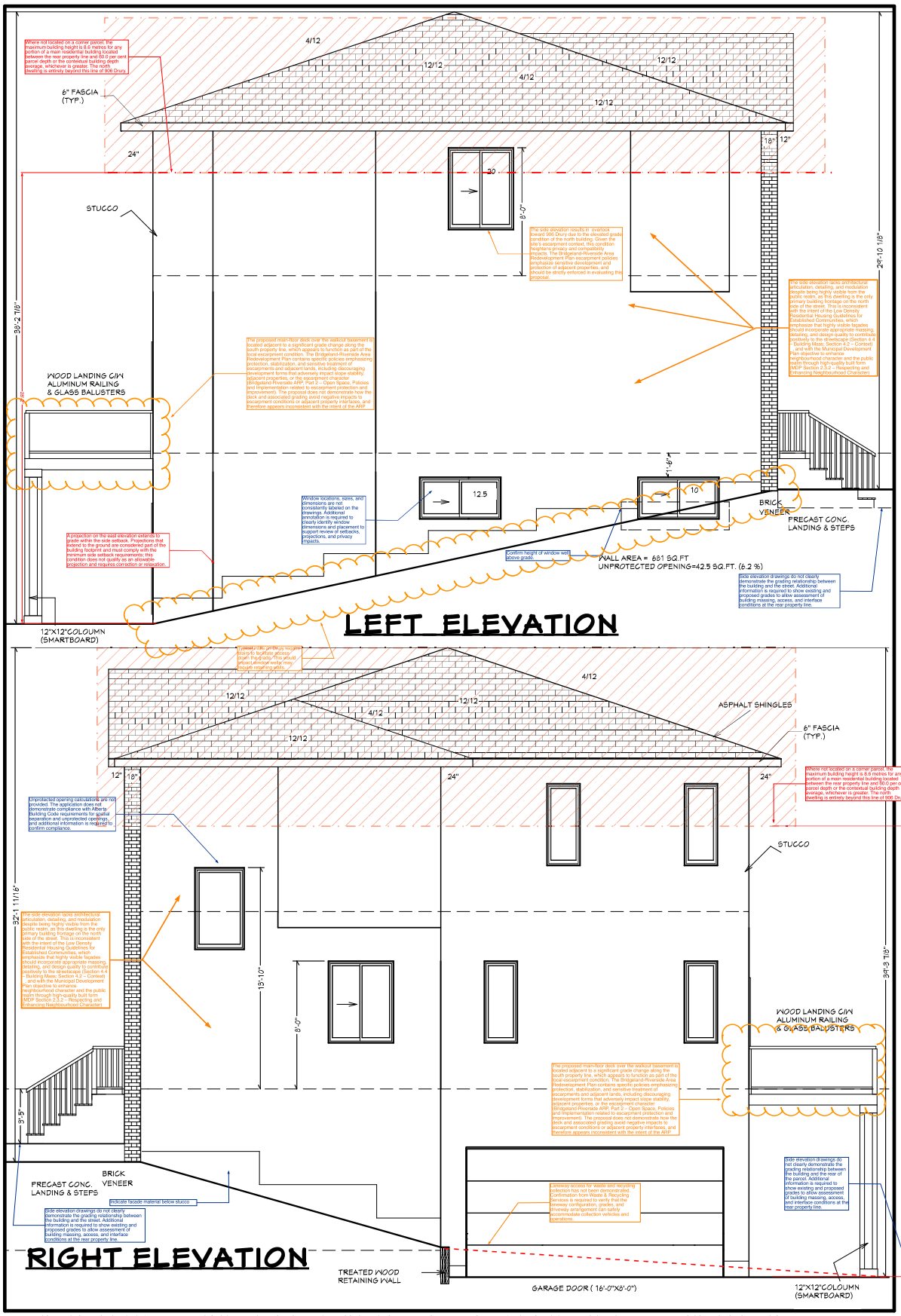


REAR ELEVATION

BUILDER/CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS & DETAILS BEFORE STARTING ANY CONSTRUCTION AND REPORT ANY ERROR IN ADVANCE TO DESIGNER. DESIGNERS LIABILITY LIMITED TO CORRECTION OF PLANS ONLY.

PAGE NO. 1 12/9/2025	OWNER: ISSUED FOR: Revisions / date 1	**902 Drury AVE NE-North** LOT 34, BLOCK 153, PLAN 8150AN SCALE 3/16"=1'- 0"	MAIN FLOOR: 1159 SQ.FT. SECOND FLOOR: 1101 SQ.FT. TOTAL: 2260 SQ.FT. GARAGE : SQ.FT	**ARCHI DESIGN INC.** hassan@archidesigns.ca Tel: 587.438.5721 ARCHiDESIGN

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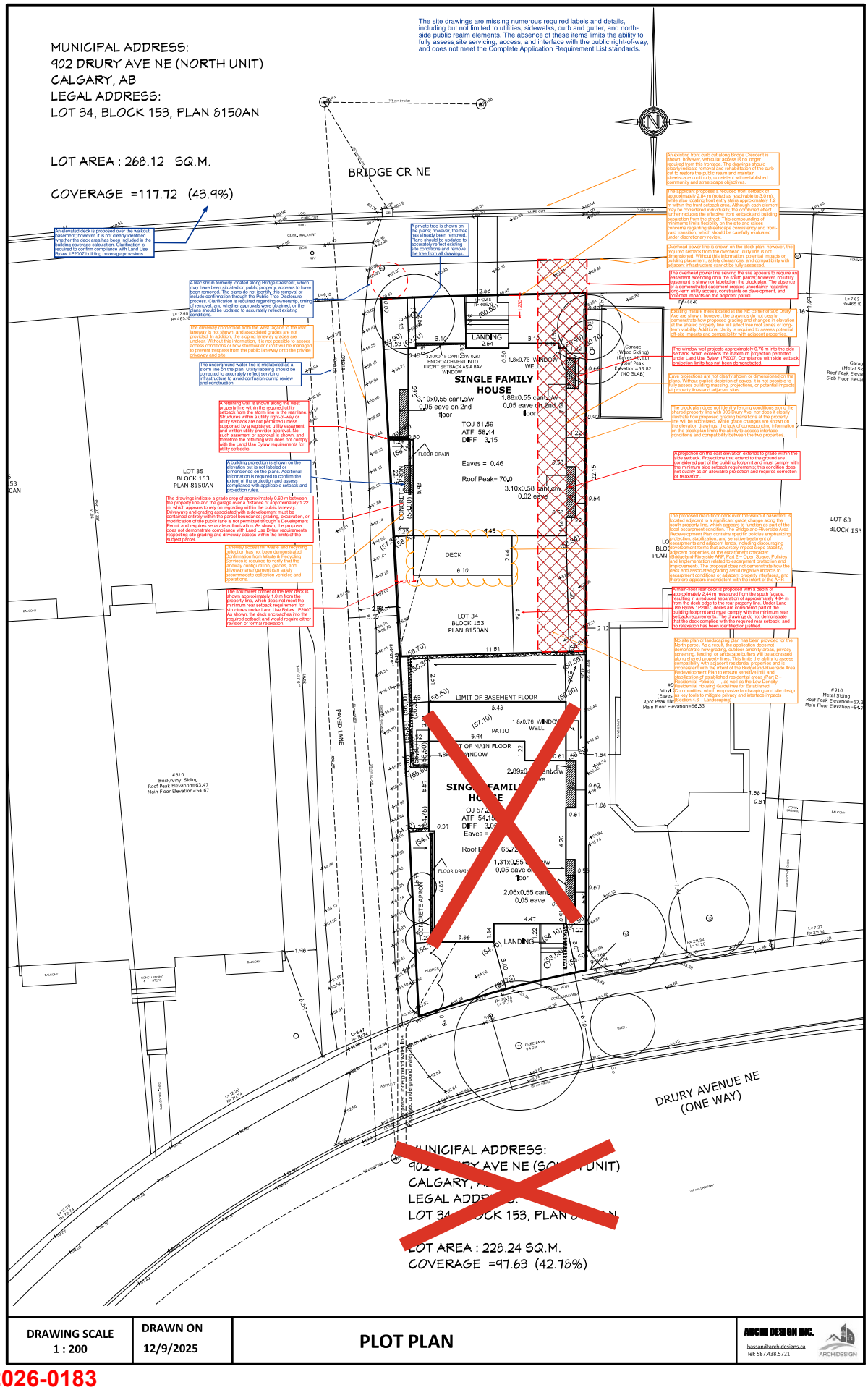


BUILDER/CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS & DETAILS BEFORE STARTING ANY CONSTRUCTION AND REPORT ANY ERROR IN ADVANCE TO DESIGNER. DESIGNERS LIABILITY LIMITED TO CORRECTION OF PLANS ONLY.

PAGE NO. 2 12/9/2025	OWNER: ISSUED FOR: Revisions / date 1	**902 Drury AVE NE-North** LOT 34, BLOCK 153, PLAN 8150AN SCALE 3/16"=1'- 0"	MAIN FLOOR: 1159 SQ.FT. SECOND FLOOR: 1101 SQ.FT. TOTAL: 2260 SQ.FT. GARAGE : SQ.FT

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SDAB2026-0183


The site drawings are missing numerous required labels and details, including but not limited to utilities, sidewalks, curb and gutter, and north-side public realm elements. The absence of these items limits the ability to fully assess site servicing, access, and interface with the public right-of-way, and does not meet the Complete Application Requirement List standards.
MUNICIPAL ADDRESS:
902 DRURY AVE NE (NORTH UNIT)
CALGARY, AB
LEGAL ADDRESS:
LOT 34, BLOCK 153, PLAN 8150AN
LOT AREA : 268.12 SQ.M.
COVERAGE =117.72 (43.9%)
BRIDGE CR NE
SINGLE FAMILY HOUSE
LANDING
DECK
LOT 34 BLOCK 153 PLAN 8150AN
LOT 35 BLOCK 153 PLAN 8150AN
LOT 63 BLOCK 153
LIMIT OF BASEMENT FLOOR
PATIO
PAVED LANE
DRURY AVENUE NE (ONE WAY)
MUNICIPAL ADDRESS:
LOT AREA : 228.24 SQ.M.
COVERAGE =97.63 (42.78%)
DRAWING SCALE 1 : 200
DRAWN ON 12/9/2025
PLOT PLAN
ARCHI DESIGN INC.
hassan@archidesigns.ca
Tel: 587.438.5721
SDAB2026-0183

Appendix D - Subdivision Application Review

902 Drury Subdivision Evaluation Report

Prepared by:
Michael Magnan

Prepared for:
Kyle Ripley
Registered Landowner 906 Drury Avenue NE

December 30, 2025
Revision 1.0

Executive Summary

This report evaluates the proposed subdivision of 902 Drury Avenue NE from a planning, urban design, and long-term land use perspective on behalf of the registered landowner of 906 Drury Avenue NE. The submission accepts that the application may meet baseline procedural requirements under the Municipal Government Act (MGA) and that technical servicing feasibility likely exists. The core planning question is different: whether the proposed "cross-wise" lotting pattern represents a resilient, low-risk subdivision outcome on a complex escarpment site—one that can reasonably support future development without embedding enduring conflicts that cannot be corrected once the lot fabric is legally created.

Core finding

The proposed subdivision is not a routine lot split. It is an irreversible reconfiguration of parcel geometry on a steep, dual-frontage site within an established cultural landscape and within the Bridgeland-Riverside ARP Conservation Area / escarpment policy context. The evidence assembled in this report indicates that the subdivision line—by reversing the established lotting orientation—creates a structural planning risk: it does not merely permit downstream conflict, it makes conflict likely by forcing two street-facing primary dwellings into shallow parcels on a steep grade, with limited ability to achieve contextual setbacks, rear-yard relationships, and privacy outcomes.

Major planning risks (why this is not “designable away” at DP)

1. **Break with established lotting and street function**
   1.1. Drury’s established pattern (and successful recent infill outcomes) relies on predictable building alignment, consistent front setbacks, and logical rear-yard relationships.
   1.2. The proposed subdivision introduces a novel "cross-wise" lotting arrangement that is not present on this block face, breaking predictability and making “compatibility” outcomes harder to secure through DP conditions.

2. **Bridge Crescent conversion from rear-condition to primary frontage**
   2.1. The south side of Bridge Crescent in this segment functions as a rear condition for ~28 Drury parcels (garages/access/amenity edges), with no primary dwelling frontages.
   2.2. Creating a primary dwelling frontage at 902 Bridge introduces an untested and qualitatively different interface (front doors, decks, windows) directly opposite rear amenity spaces across a steep escarpment condition—raising inherent overlook and streetscape impacts that are rooted in lotting, not façade design.

3. **Escarpment topography amplifies massing, privacy, and view impacts**
   3.1. With ~7.64 m grade change across the site (and ~6.75 m along the lane), bylaw-compliant envelopes can still read as visually dominant from the lower street, the lane, and adjacent amenity areas.
   3.2. The report’s DP “stress test” evidence supports that the subdivision geometry compresses slope impacts into shallow parcels, increasing reliance on minimums and intensifying perceived scale.

4. **Residual risk transferred to DP stage (and to neighbours)**
   4.1. Once subdivision fixes depth/frontage/orientation, the City cannot later "solve" the fundamental geometry. DP conditions can mitigate symptoms (screens, glazing, stepbacks) but cannot reliably recover:
      4.1.1. disrupted view relationships and escarpment corridors,
      4.1.2. front-to-front / rear-to-rear relationships created by lotting,
      4.1.3. forced minimum setbacks to make parcels viable.
   4.2. This increases discretionary pressure, creates inconsistent treatment risk, and elevates appeal exposure.

5. **Servicing and operational constraints compound geometry risk**
   5.1. Overhead ENMAX servicing from Bridge Crescent likely requires an easement (commonly ~3.0 m), which can materially reduce the north parcel's effective developable width—especially consequential on an already constrained lot.
   5.2. Lane access and operations risk: steep lane grades and tight geometry increase uncertainty for day-to-day functionality (e.g., garage access design constraints; practical concerns for waste/recycling operations in winter), further reducing the City's margin to require "better-than-minimum" site design later.

Why this matters beyond one neighbour

The planning consequence is not limited to 906 Drury. This subdivision introduces a street-level and community-level impact: it interrupts an established, view-oriented escarpment streetscape and reverses a long-standing block logic that has kept development outcomes predictable and compatible over time. It also creates reciprocal nuisance conditions that can prejudice future redevelopment potential on adjacent parcels (including 906 Drury), embedding long-term friction into the parcel fabric.

Recommendations to the Approving Authority

This report respectfully requests that the Subdivision Approving Authority:

- Treat subdivision as the primary risk-avoidance decision point, recognizing that DP tools cannot reliably correct conflicts that originate in parcel orientation, depth, and frontage.
- Apply the City's own subdivision rule regarding orientation/lotting pattern as a material test for approval (not merely a narrative guideline), particularly on this escarpment site with dual frontage and established block function.
- Test whether the resulting parcels can support viable development without routine reliance on discretionary outcomes (uses/relaxations) that would undermine ARP conservation area and escarpment intent, contextual setbacks, and compatibility objectives.
- Avoid transferring avoidable residual risk into the DP stage where mitigation is uncertain and where unresolved issues are likely to become conflict/appeal drivers between future landowners and the City.

Bottom line: Even if technically eligible, the proposed subdivision is a high-residual-risk planning outcome because it fixes a lotting framework that predictably produces enduring conflicts tied to geometry—not merely to design. The defensible planning response at subdivision is to prioritize avoidance, not deferment.

Introduction

This report has been prepared at the request of the registered landowner of 906 Drury Avenue NE to assist in evaluating the proposed subdivision application from a planning, urban design, and long-term land use perspective. The purpose of this submission is not to dispute the procedural eligibility of the application under the Municipal Government Act (MGA), nor to assess technical compliance at the Development Permit (DP) stage. Rather, it is intended to support the Approving Authority by identifying site-specific planning risks that arise from the proposed subdivision configuration and that may not be readily addressed once subdivision approval is granted.

Subdivision decisions permanently establish parcel geometry, frontage, and orientation. In complex sites—particularly those involving steep grade change, dual street frontage, and established contextual patterns—these decisions can materially constrain future development outcomes and limit the City's ability to resolve conflicts at subsequent approval stages. The subject application presents precisely such a condition.

This report therefore focuses on whether the proposed subdivision represents a resilient and defensible planning outcome when tested against applicable statutory plans, adopted policy guidance, and foreseeable development scenarios. It highlights how the proposed lotting pattern may introduce unavoidable long-term conflicts, prejudice adjacent and future redevelopment potential, and undermine the effective application of planning judgment at the Development Permit stage.

Evaluation Approach

The analysis is offered in a constructive spirit, with the intent of supporting sound decision-making and reducing the likelihood of downstream conflict, discretionary overreach, or appeal. It is intentionally neutral, avoids emotional statements and personal "just do the right thing" appeals—it is grounded in factual evidence and in-depth analysis that is defensible at all levels of approval and appeal. It is prepared by persons with deep subject matter expertise as it pertains to urban planning, development, urban design and community placemaking, and has been subsequently peer-reviewed by equally qualified subject matter experts for clarity and accuracy.

This report provides a planning-based evaluation of the proposed subdivision of 902 Drury Avenue NE. The intent of this evaluation is to identify whether the proposed subdivision geometry and resulting lot configuration creates foreseeable, unavoidable, and enduring planning risks—risks that would be difficult or impossible to meaningfully resolve once the parcels are legally created.

This submission proceeds from a simple premise: subdivision is not merely administrative housekeeping, nor is it "by right" when it meets minimum requirements. Even where an application appears to satisfy minimum statutory thresholds, subdivision remains a discretionary decision because it permanently establishes parcel geometry—frontage, depth, orientation, and lot-line relationships—that will govern all future development outcomes and constrain the City's ability to apply planning judgment at the Development Permit stage.

Risk Management as a Subdivision Evaluation + Decision Tool
Understanding that subdivision may burden The City and Interested Parties with residual risk at Development Permit, this evaluation is focused on identifying residual risk to The City, the Applicant and Interested Parties with the intent of practicing avoidance as the primary method of risk management. This is the process that occurs when planning scenarios are "stress tested," whereby the Development Authority or other agents evaluates possible development scenarios against potential positive and negative outcomes. The goal is to minimize residual risk and avoid any perception of prejudice in the approval of Subdivision and Development Applications.

The typical approach for managing risk in subdivision and development approvals involves four primary strategies, Avoidance, Mitigation, Transfer, and Acceptance. The table below summarizes each approach and where it can be reliably employed during Subdivision Application.

Risk Management Approach	Suitability of Application at Subdivision
Avoidance	**Preferred.** Reduce any chance of residual risk through an abundance of caution. Avoids unforeseen circumstances at Development Permit and Building Permit.
Mitigation	**Problematic.** Mitigation requires conditions of decision / approval at Development Permit. If they cannot be resolved, then risk is likely transferred or accepted with unsatisfactory results.
Transference	**Unacceptable.** Transference results in application of prejudice by The City and results in high exposure to appeals and legal proceedings as one Party is treated differently than the other.
Acceptance	**Unlikely.** Would require easements and agreements to be placed on title between landowners. These may be contested in the future, resulting in ongoing litigation and disagreements that may last indefinitely.

Park #3 (BRD 778) Summary

Recommended Name: Olmsted Terrace

Suggested Name originally presented to the community: Olmsted Corner

Location: 5 Avenue / Bridge Crescent

Background: The section of land that became the community of Bridgeland was deeded to the Canadian Pacific Railway (CPR) by the federal government in the late 1800s. The CPR divided the land and sold small lots for housing to fund the building of a transcontinental railway that connected our country from sea to sea. In 1912 the CPR hired the Olmsted Company, pioneers in the new discipline of landscape architecture, to design the street layout on Bridgeland's hilly escarpment as well other CPR owned lands in Scarboro/ Sunalta and Mount Royal. The designers favoured gradually rising streets and park like settings to take advantage of the escarpment topography instead of the usual grid streetscape.

This small green space, adjacent to 5 Avenue and 6A / 7 Streets, is located between two parts of Bridge Crescent and is on a significant slope. Our recommended name is in recognition of the legacy of this unique and functional streetscape that was designed by the Olmsted company in the very early days of this community. Not only has this streetscape design enabled easy ascent from the bottom to the top of our escapement but it has also made possible the building of many homes along the streets that have an amazing view of the downtown and distant mountains. We recommend naming this sloped green space "**Olmsted Terrace**" in recognition of the unique contribution of the Olmsted firm to our community's escarpment streetscape.

Survey Results:

- 45 Number completed
- 69% Support, 16% Neutral, 15% Opposed

Feedback suggested that "Corner" was not the best descriptor for the park and indeed "Terrace" seems to be a better fit for this very sloped area. It would seem that there is considerable opportunity for future evolution to make this green space more usable. Criticism that the Olmsted family was involved in slavery was unfounded.





Context: Policy, Community and Block Analysis + Risks

Policy Context

Subdivision by tentative plan in Calgary operates within a clear provincial–municipal policy hierarchy. At the provincial level, the Municipal Government Act (MGA) establishes subdivision as a discretionary planning decision, not an entitlement, even where minimum technical requirements are met. The MGA requires that subdivisions be evaluated against applicable statutory plans, municipal bylaws, and the broader public interest, explicitly empowering the Approving Authority to consider long-term planning implications, compatibility, and orderly development—not merely parcel size or servicing feasibility. At the municipal level, this discretion is implemented through The City of Calgary's Subdivision Authority, operating under Land Use Bylaw 1P2007, applicable Area Redevelopment Plans (ARPs), and Council-adopted policies. A tentative plan is therefore not a rubber-stamp exercise; it is the stage at which parcel geometry, orientation, and access are tested for conformity with established lotting patterns, contextual planning intent, and future development viability. Importantly, because subdivision permanently fixes lot lines and frontage relationships, City policy and practice consistently treat this stage as the appropriate point to resolve—or avoid—planning risk, rather than deferring it to the Development Permit stage where the City's ability to correct structural issues is materially constrained.

According to The City's website on subdivision, under "The Rules" there is a key policy consideration that reinforces the importance of evaluating how a subdivision is configured—not merely whether it meets quantitative minimums. According to the City's official subdivision guidance:

> **"The location and orientation of the proposed subdivision line will shape the new parcel size and dimension, which must comply with the land use district rules and must follow the existing lotting pattern on the block."** *(Source: City of Calgary Subdivision Guidance — https://www.calgary.ca/development/home-building/subdivision.html)*

Community Context

The lands comprising Drury Avenue, Bridge Crescent, and the surrounding escarpment form part of a deliberately designed cultural landscape established in the early twentieth century by the Olmsted Company on behalf of the Canadian Pacific Railway. As documented in City of Calgary materials supporting the naming of Olmsted Terrace, these streets were intentionally laid out to follow the natural topography of the escarpment, favouring gently rising roadways, curvilinear alignments, and park-like settings rather than a rigid grid. This approach enabled both walkable access between Bridgeland-Riverside and Renfrew and the creation of framed public and private views toward the Bow River, Rocky Mountains and what would one day become downtown Calgary. The resulting streetscape is not incidental; it is the product of early, deliberate planning judgment applied to a complex hillside condition.

This planning legacy is reinforced through subsequent layers of policy and regulation, including:

- Historic restrictive covenants established by CP Rail at the time of subdivision to enforce consistent setbacks;
- The designation of this area within the Bridgeland-Riverside Area Redevelopment Plan Conservation Area;
- Inclusion of specific policy in the ARP with respect to protection of views and slope adaptive design along the escarpment lands (see Figures 2 + 3), and;
- Formal designation of “Olmsted Terrace” as a park that recognizes the contribution of the Olmsted Company in designing some of Calgary’s most highly regarded established communities including Mount Royal, Scarboro and the escarpment lands of Bridgeland-Riverside and Renfrew (see Figure 1 on the following page).

Together, these planning policies and instruments recognize that built form, orientation, and setback relationships along Drury Avenue and Bridge Crescent are integral to the character, livability, and visual quality of the neighbourhood. In this context, protection of views—both from the public realm and from established dwellings—is not a discretionary amenity, but a foreseeable and material outcome of the original street design and consistent application of setbacks. As evidenced by the City’s recognition of Olmsted Terrace, views along and across the escarpment are a defining characteristic of this area and a direct result of its intentional subdivision and street layout.

Accordingly, subdivision decisions that materially alter parcel orientation, depth, or frontage along this escarpment carry implications beyond the subject site. Introducing a "cross-wise" lotting pattern that enables new primary dwellings to project into established view corridors and streetscape character risks interrupting a coherent planning legacy that has guided development along this street for over a century. In this setting, the protection of views and streetscape character is a legitimate planning consideration directly linked to subdivision geometry, not merely a development permit design issue.

Approval of a subdivision that disregards this relationship would represent a departure from the cumulative planning intent that has shaped this area and would introduce long-term impacts that cannot be meaningfully mitigated at later stages of approval. The MDP’s guidance on Building Frontage and Interface also provides clear bylaw guidance with respect to *Building Frontage and Interface* that states:

> “*Ensure that a building is not visually dominating when viewed from the street, neighbouring sites, parks, natural areas and from distant locations, except for any corner site or landmark building identified in the Local Area Plan with higher height limit.” Bylaw 57P2025*

FIGURE 1: BRCA SUBMISSION FOR OLMSTED TERRACE

FIGURE 2: PLAN SHOWING THE EXTENT OF ESCARPMENT LANDS IN BRIDGELAND RIVERSIDE

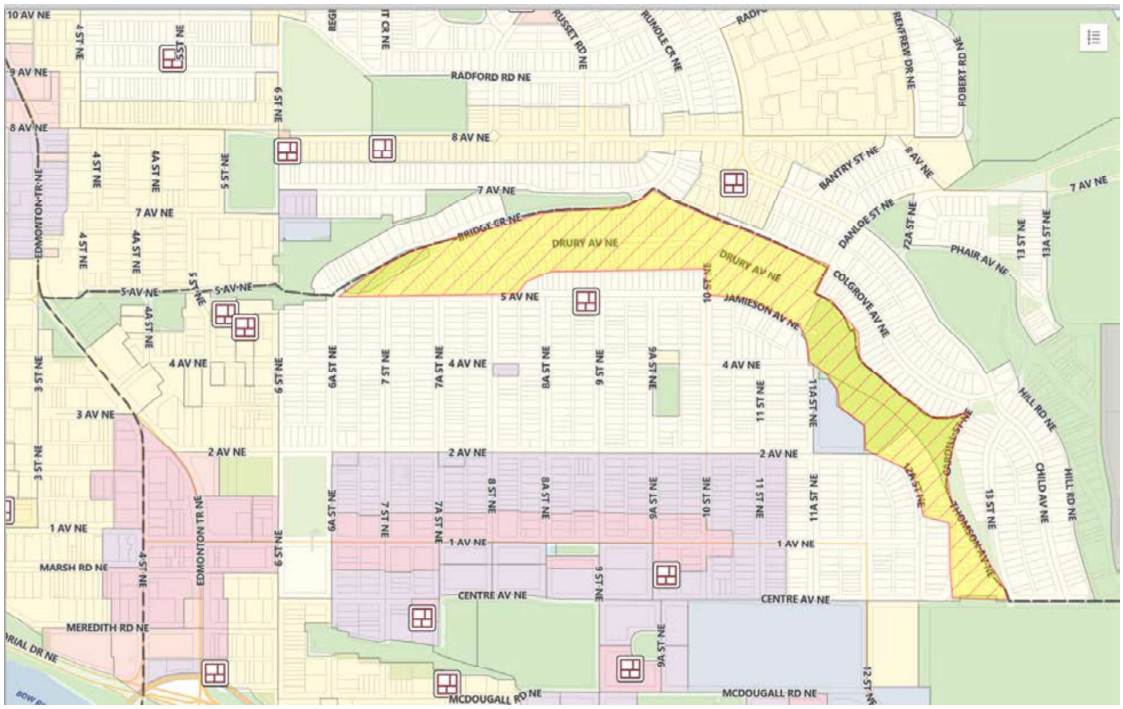


FIGURE 3: RELEVANT CONSERVATION AREA / ESCARPMENT POLICY FROM THE ARP

17.1 Compatibility with the existing streetscape:

a) New residential developments should be compatible with the general pattern of the streetscape in terms of building height, building form, and architectural massing. (Note: it may be necessary for the developer of new residential units to reduce the proposed floor area, particularly on the second storey, in order to achieve a building mass that fits into the context of the street.)

b) Front and side yard setbacks of new residential developments should approximate the established pattern on the block. (Note: to reduce overlooking and overshadowing of neighbouring properties, a proposed development should step down in height to be not more than one storey higher than the adjacent structure or rear of existing adjacent buildings. Where the new infill building extends beyond the rear of existing adjacent buildings, windows, and second storey balconies should be carefully placed and oriented to face away from neighbouring yards to preserve their privacy.)

c) The roof shape of new residential developments should relate to the roof shapes of the existing streetscape.

d) Chimneys visible from the street should be boxed in by a brick or stucco chase or other complementary materials.

e) Window arrangements and form should complement the housing in the area. Windows should not be positioned directly opposite neighbouring windows.

17.2. Development on the escarpments:

a) Residential developments on the escarpments should be slope adaptive or stepped back to conform to the natural contours.

b) New dwellings or additions to existing dwellings on the escarpment or the ridge of the escarpment should respect the views of properties above and on each side.

c) Special consideration should be given to allow rear yard balconies on the escarpments.

Residual risk as a result of subdivision:

- Subdivision geometry is not dictated by the Land Use Bylaw alone. Once parcel orientation, frontage, and depth are fixed, the City's ability to address view obstruction, overlook, and massing impacts through setbacks, angular planes, or façade treatment becomes constrained. Compliance with numerical LUB standards cannot recover lost view corridors or reverse front-to-front building relationships introduced at subdivision. This is the purpose of the subdivision rules require following the existing lotting pattern on the block.

- Design refinement at the Development Permit stage cannot restore disrupted escarpment relationships. While architectural treatments, screening, or stepbacks may marginally reduce impacts, they cannot meaningfully address the interruption of established view corridors that are a function of lotting pattern rather than building design.

- Approval increases appeal and conflict risk without a defensible planning fallback. Should development proceed under the proposed subdivision, the City may be left balancing competing and predictable claims of overlook, shadowing, and loss of amenity that stem from subdivision decisions rather than discretionary design choices—limiting the City's ability to rely on the Land Use Bylaw as a complete defence at appeal.

Block Context

Drury Avenue NE

Drury Avenue NE is a one-way street with a highly varied collection of building forms built through progressive development from the early 1920s to today. The initial building inventory began with a mixture of “cottage style” two-storey homes on the south side of Drury, followed by “craftsman bungalows” from the 1930s, to “post-war bungalows” in the 1950s. Following the initial buildout of the street, infill development has been ongoing progressively, providing a varied mixture of housing of different architectural styles, massing, affordability (assessed values range between $650K to $1.7M), square footage, and housing types.

At the time of this writing, the 1931 craftsman bungalow at 906 Drury is the oldest standing structure on the north side Drury Avenue between 5 Avenue and 10 Street and is in remarkably good condition thanks to ongoing maintenance and thoughtful renovation that has preserved the heritage character of the original dwelling. Immediately next door to 906 Drury, 910/912 (semi-detached) and 914 (single detached) represent the most recent redevelopment, completed in 2025 and 2023 respectively. The 910/912 development successfully leverages the dramatic grade change along the length of the property by locating secondary suites below the garage on the north side of the parcel. Despite pronounced differences in architectural expression, massing, and floor area between 906 Drury and 910/912 Drury, the block face reads as cohesive due to consistent front setbacks, controlled building height, and careful alignment of rear building edges (see Figure 4). Potential nuisance conditions—such as overlooking and loss of privacy—were mitigated through thoughtful window placement, alignment with adjacent rear façades, and slope-adaptive design.

While these outcomes were ultimately achieved at the Development Permit stage, their success was not accidental. They were predictable because the underlying subdivision framework preserved the established lotting pattern along Drury Avenue. Note that this lotting was established through subdivision in the last 5 years through consolidation of 2 lots and lengthwise subdivision into 3 lots. The subdivision configuration ensured that primary dwellings remained aligned, rear yards related logically to one another, and development pressures were resolved within a familiar and tested spatial structure. This minimized downstream conflict and avoided prejudice between adjacent properties.

In contrast, the proposed subdivision at 902 Drury introduces a "cross-wise" lotting arrangement that reverses the established orientation of development along this block face. This change fundamentally alters how buildings will relate to one another and to the public realm. By introducing two primary dwellings fronting different streets on a steeply sloping site, the subdivision creates a set of spatial relationships that are novel within this context and inherently unpredictable in outcome. Unlike prior subdivisions along Drury Avenue, this configuration does not benefit from an established pattern of development that has demonstrated compatibility over time.

FIGURE 4: ILLUSTRATION FROM DP2025-07187 DEMONSTRATING VISUAL DOMINANCE OF THE SOUTH PARCEL, LOCATED 7M FURTHER THAN THE ESTABLISHED "FRONT BLOCK FACE" OF ADJACENT BUILDINGS ON DRURY AVENUE"



The reversal of subdivision orientation introduces uncertainty with respect to building alignment, rear yard relationships, and the interface between existing and future dwellings. These uncertainties are not simply matters of architectural refinement; they arise directly from the geometry and orientation of the parcels themselves. Once approved, the subdivision fixes these conditions permanently, limiting the City's ability to resolve emerging conflicts at the Development Permit stage without reliance on discretionary relaxations or imposing design constraints that may compromise either parcel's development potential.

Rather than reinforcing the incremental, predictable evolution of the block, the proposed subdivision introduces a structural break in the established development pattern. This break increases the likelihood of unintended outcomes, including reciprocal overlooking, misalignment of rear façades, and pressure to push both new dwellings toward minimum front setbacks simultaneously. These outcomes are difficult to anticipate fully at subdivision and may prove resistant to resolution through Development Permit review alone. See Figure 5 for an approximate sketch of the permissible building envelopes under R-CG following subdivision.

FIGURE 5: SKETCH OF PROPOSED BUILDING ENVELOPES UNDER SUBDIVISION W/ R-CG. THE STREETSCAPE CHARACTER OF BRIDGE AND DRURY ARE SUBSTANTIALLY IMPACTED. NOTE THE IMPACTS TO THE DRURY AV BLOCK FACE AND DOMINANCE OVER 906 DRURY.



Residual risk as a result of subdivision:

- **Irreversible spatial relationships:** Approval of the subdivision permanently establishes parcel geometry and orientation that may preclude effective resolution of privacy, massing, and setback conflicts through Development Permit conditions alone.

- **Increased reliance on discretionary relaxations:** The City may be compelled to accept minimum and/or reduced setbacks, intensified massing, or compromised design responses to render one or both parcels developable, increasing appeal risk and weakening policy defensibility.

- **Precedent for unpredictable outcomes:** Introducing a novel subdivision pattern in a highly sensitive escarpment context risks setting a precedent that undermines the predictable application of planning policy along Drury Avenue and similar streets citywide.

Bridge Crescent NE

Bridge Crescent NE functions fundamentally differently from Drury Avenue NE. Along the south side of Bridge Crescent, from 902 Drury through approximately 1036 Drury (a continuous stretch of roughly 28 parcels), the street has historically operated as a rear condition for the Drury-facing homes. This segment of Bridge Crescent contains garages, surface parking, rear-yard access, and landscape interfaces associated with the Drury Avenue properties. There are no primary dwelling frontages along this portion of Bridge Crescent, and this condition has remained consistent over time.

To the north of Bridge Crescent, the street transitions immediately into the steep, naturalized escarpment that forms the physical and visual threshold between Bridgeland-Riverside and Renfrew. This escarpment condition reinforces Bridge Crescent's role as an edge condition rather than a conventional residential street, with the public realm characterized by grade change, vegetation, and framed views rather than front doors and active residential frontages.

Primary dwellings do occur along Bridge Crescent further west of the subject site; however, these are located where the street geometry and topography differ materially. In those locations, dwellings are consistently oriented, significantly depressed below street grade, and follow an established pattern that mitigates overlook, massing, and privacy impacts. This condition does not exist at 902 Drury. Introducing a primary dwelling frontage on the south side of Bridge Crescent at this location would therefore represent a clear departure from the prevailing block context and introduce a new development condition that has not previously been tested along this segment of the street.

Residual risks as a result of subdivision

Approval of the proposed subdivision introduces residual risks that cannot be fully mitigated through Development Permit review alone (see Figure 6), including:

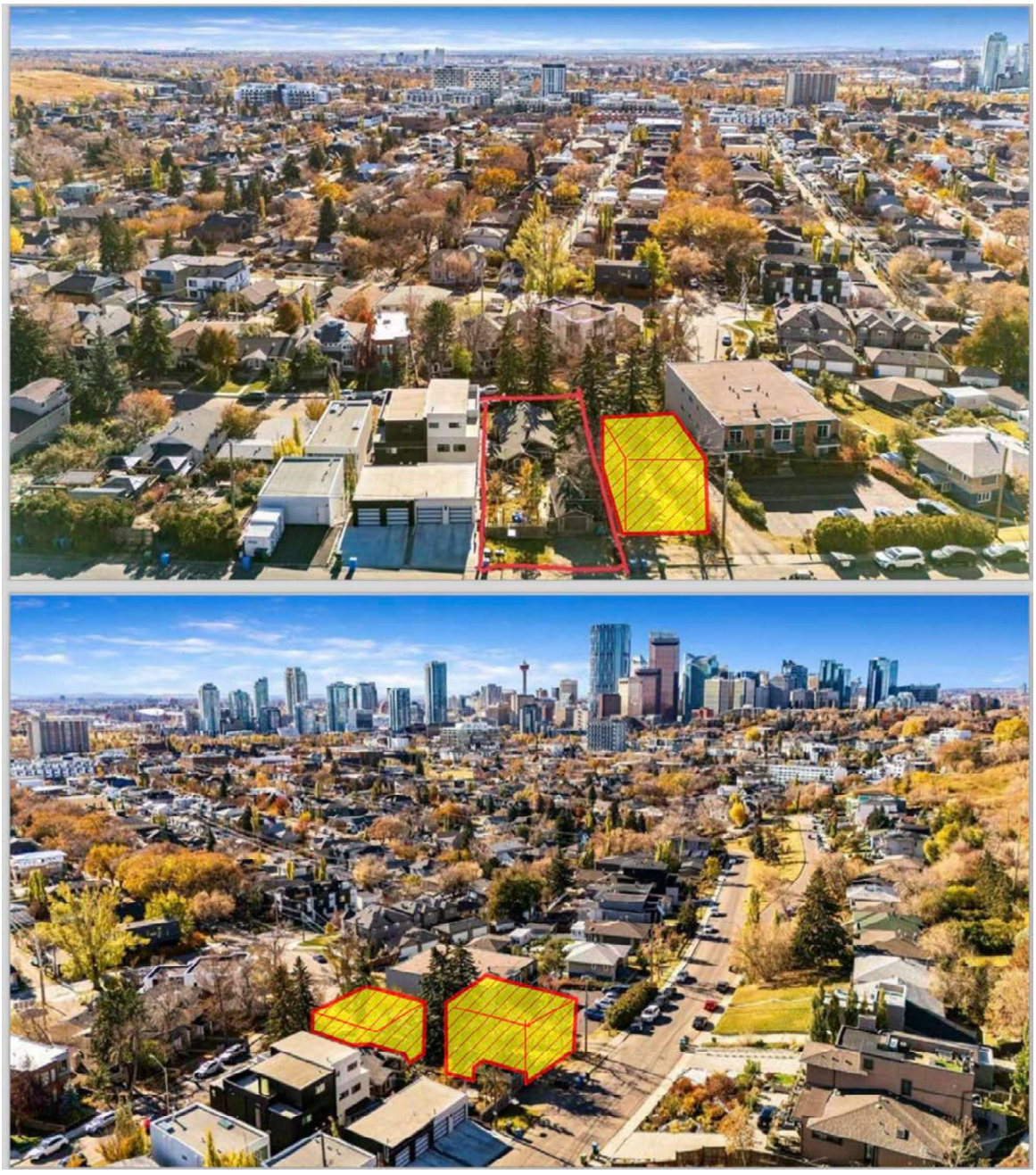
- **Breakdown of established block function: I**ntroducing a primary dwelling frontage on the south side of Bridge Crescent would alter the long-established rear-lane function of the street, creating a new and untested relationship between buildings, grade, and the public realm.

- **Unpredictable massing and overlook conditions:** The combination of escarpment topography, dual street frontage, and minimum setbacks creates elevated risk of overlook, shadowing, and visual dominance that may not be resolvable through standard design measures at the DP stage.

- **Loss of planning predictability:** Unlike prior infill and subdivision along Drury Avenue, the proposed "cross-wise" lotting introduces novel spatial relationships that increase the likelihood of nuisance, conflict, and appeal by adjacent or future landowners.

- **Constraint on future planning discretion:** Once parcel geometry is established, the City's ability to require contextual massing, setback alignment, or slope-adaptive design is materially reduced, increasing reliance on discretionary relaxations and reducing long-term defensibility.

FIGURE 6: SKETCH OF PROPOSED BUILDING ENVELOPES UNDER SUBDIVISION W/ R-CG. THE REAR PRIMARY DWELLING CAUSE SUBSTANTIAL OVERLOOK AND VISUAL IMPACT DUE TO THE SUBSTANTIAL GRADE CHANGE OF OVER 7M ACROSS THE ADJACENT PROPERTY AT 906 DRURY.



Site Parcel Context

Parcel Geometry, Access and Waste + Recycling Collection

The subject parcel at 902 Drury Avenue NE is an irregular through-lot with frontage on both Drury Avenue NE to the south and Bridge Crescent NE to the north, and lane access along the west property line. The parcel measures approximately 42.1 metres in depth along the east property line and 44.51 metres along the west, with frontage widths of approximately 10.68 metres on Drury Avenue and 12.68 metres on Bridge Crescent.

This configuration is atypical within the immediate block context and introduces complexity when subdivided "cross-wise" to the depth of the parcel. While the proposed subdivision establishes certainty with respect to parcel widths, it permanently fixes access, frontage, and orientation in a manner that departs from the prevailing lotting pattern along Drury Avenue / Bridge Crescent. Once approved, this geometry cannot be revisited and will dictate development outcomes on both resulting parcels.

Vehicular access to the site is available from the west lane. The 6.5m grade change along the lane will make garage access difficult, as the garage slab is 500mm lower than the laneway perpinducular to the driveway. A common guideline for maximum driveway slope is 10%, indicating that a 5m driveway will be required between the property line and the garage.

Waste + recycling collection would presumably occur through the laneway, but an approximate 15% lane grade over a 6.0 m ROW is at or beyond the upper practical limit for reliable City waste and recycling operations, especially in winter.

Parcel Topography

The subject parcel is characterized by significant and complex topography. The elevation difference between the highest point near Bridge Crescent and the lowest point near Drury Avenue is approximately 7.64 metres, with a grade differential of approximately 6.75 metres along the west lane frontage alone. This places the site squarely within the escarpment conditions recognized in the Bridgeland-Riverside Area Redevelopment Plan.

This degree of grade change has historically been accommodated through slope-adaptive design, stepped massing, and careful placement of primary dwellings relative to one another. Traditionally, parcels are divided lengthwise, thereby creating two long parcels. When parcels are divided “cross-wise" as proposed, the same grade change is compressed into significantly shallower parcels, intensifying massing, overlook, and height relationships in ways that are difficult to resolve at the Development Permit stage.

Subdivision approval in this context therefore carries heightened risk, as it determines how topography must be absorbed by future development rather than allowing design flexibility to respond holistically to the slope.

Site Servicing

Servicing to the subject parcel is available from multiple frontages. Water and sanitary connections can be accessed from Drury Avenue NE, Bridge Crescent NE, and the west lane, providing technical feasibility for subdivision from a servicing perspective.

Electrical servicing presents additional considerations. Overhead ENMAX infrastructure is located along Bridge Crescent NE. Provision of electrical service to a new primary dwelling on

the north parcel would likely require the establishment of a utility easement across the parcel. Typical ENMAX easements are approximately 3.0 metres in width, which would materially reduce the developable width of the north parcel.

While the establishment of utility easements is common, in this case it compounds other constraints introduced by subdivision geometry, including narrow parcel width, significant grade change, and angular plane requirements. The cumulative effect is a further reduction in design flexibility at the Development Permit stage and an increased likelihood that minimum setbacks and massing controls will be relied upon rather than contextual solutions.

Immediate Adjacencies

The immediate adjacencies to the subject parcel are highly sensitive and asymmetric. There are several properties which require careful consideration:

- **East | 906 Drury:** a 1931 craftsman bungalow (the property owned by Mr. Kyle Ripley) with modest 2005 expansion that preserved the historical character of the home. Shares a direct property line with the proposed subdivision. Is most likely to bear the greatest impacts and possible transference of risk as a result of subdivision. Assessed value $828K, sold November 17, 2025 for $848K.
- **West | 810 Drury:** a three-storey walkup apartment built in 1964, set 1.98 m from the west property line, with limited window openings facing the subject site. Shares the lane with the proposed subdivision. Set approximately 1.98 metres from west the property line, with limited openings oriented toward the subject site and functioning as a side-yard condition. Assessed value $2.13M. Currently listed for $3.25M
- **North | 810 Bridge Crescent:** a three storey walkout single detached dwelling. The primary frontage faces directly towards to proposed north dwelling at the proposed subdivision. Assessed value $2.23M.
- **South | 809 Drury Av:** A single detached dwelling with a registered secondary suite. Constructed in 2021. Assessed value $1.74M. **903 Drury Av:** a single detached dwelling with a registered secondary suite. Constructed in 2005. Assessed value $970K. **905 Drury Av:** a single detached dwelling with a registered secondary suite. Constructed in 2005. Assessed value $905K. **907 Drury Av:** a single detached dwelling with a registered secondary suite. Constructed in 1912. Assessed value $591K.

These adjacencies establish a delicate balance that has historically been maintained through consistent lotting patterns, building orientation, and the absence of front-to-front primary dwelling relationships. The proposed subdivision disrupts this balance by introducing new primary dwellings that would directly face existing residences across grade, yard, and setback conditions that were never intended to function as opposing frontages.

Of particular concern is the introduction of:

- A primary dwelling on the north parcel facing Bridge Crescent, which would establish a new residential frontage directly adjacent to the rear amenity spaces of Drury Avenue properties. This condition does not currently exist along this segment of Bridge Crescent and would fundamentally alter the functional and visual relationship between properties. See Figure 7 /8 showing the extent of overlooking and visual dominance.

- A primary dwelling on the south parcel facing Drury Avenue that, while aligned with the street, may be unable to meet contextual setback expectations of the Bridgeland Riverside ARP Policies for the Conservation Area AND the escarpment policies This places pressure on discretionary approvals to render the parcel developable, a situation that undermines the purpose of discretionary review and risks treating minimum standards as “by right.”

FIGURE 7: NORTH BUILDING ELEVATIONS TRANSPOSED ON EXISTING SITE PHOTOGRAPH DEPICTING OVERLOOKING AND VISUAL IMPACTS ON 906 DRURY TAKEN FROM DECK OUTSIDE REAR OF HOUSE.



FIGURE 8: RENDERING PRODUCED USING MNML.AI OF VISUAL MASSING AND BALCONY



FIGURE 9. EXISTING PHOTO OF 906 DRURY WITH 902 DEMOLISHED



FIGURE 10. SOUTH BUILDING ELEVATIONS TRANSPOSED ON EXISTING SITE PHOTOGRAPH DEPICTING EXTREME FORWARD POSITION OF HOUSE COMPARED TO 906 DRURY. FIG. 11 RENDERED WITH MNML.AI





FIGURE 12. EXISTING VIEW FROM FRONT WINDOW OF 906 DRURY.

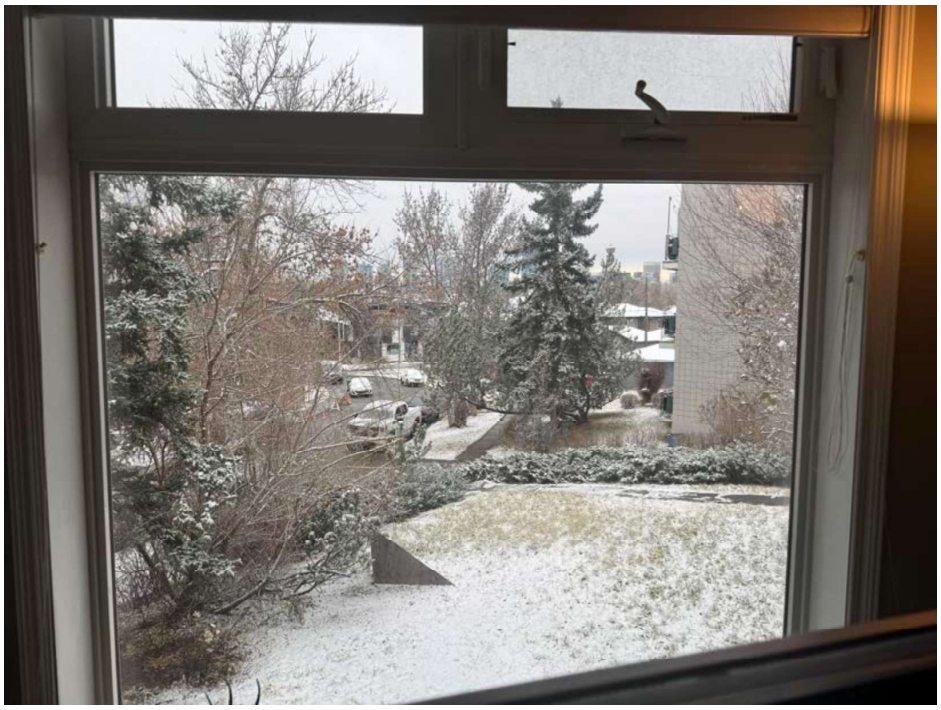
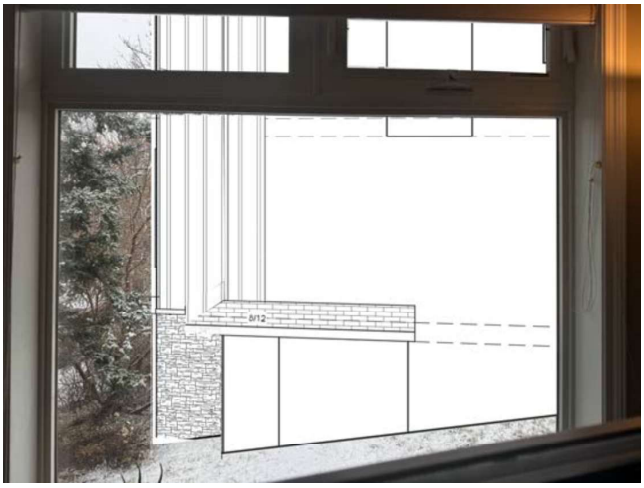


FIGURE 13. EAST BUILDING ELEVATION DEPICTING EXTREME FORWARD POSITION OF HOUSE WITH BLANK FACADE FROM THE FRONT WINDOW OF 906 DRURY. FIG. 14 RENDERED WITH MNML.AI





From the site plan below (Figure 15), the north dwelling directly overlooks into 906 drury amenity space from the south elevation, while also visually overpowering the rear yard of 906 Drury. The south dwelling is 7M forward of the front elevation of 906 Drury, exposing the blank east facade and obstructing the view protected by the BridgelandRiverside ARP. all other dwellings on drury are set back 6-7m

FIGURE 15. SITE PLAN OVERLAID ON EXISTING ORTHOPHOTO.



Alternate Subdivision Opportunities

On paper, the dual street configuration and lane access makes a “cross-wise” subdivision of a long parcel feasible. However, as shown throughout this report, this lotting pattern introduces numerous challenges that cannot be reliably overcome at Development Permit stage.

The traditional subdivision lotting pattern employed is a “lengthwise” subdivision where the street frontage is divided into two parcels. However, the parcel does not readily accommodate standard subdivision as it would result in narrow parcels with limited development potential, even as semi-detached dwellings.

Another alternative measure to increase the number of dwelling units is through a more traditional duplex that is split vertically between storeys. This, combined with a backyard suite below the garage (as has been executed on several properties on Drury), yields a meaningful opportunity for development and densification.

Residual risks as a result of subdivision

Approval of the proposed subdivision introduces a series of interrelated risks that cannot be fully mitigated at the Development Permit stage, including:

- **Compression of significant grade change into shallow parcels,** intensifying massing and overlook conditions.
- **Creation of opposing primary dwelling relationships** that do not exist elsewhere on the block.
- **Reduced ability to apply contextual setbacks** and step-down massing due to fixed parcel geometry.
- **Increased reliance on minimum standards** and discretionary relaxations to achieve developability.
- **Duplication of servicing and utility constraints** across two parcels where such risk is currently borne by one.

Taken together, these risks demonstrate that the proposed subdivision does more than divide land; it establishes permanent conditions that elevate conflict, constrain planning discretion, and undermine the predictability and durability of future development outcomes.

Discussion of Risks as a Result of Subdivision

This section re-examines the planning risks identified in the preceding analysis in an integrated and cumulative manner. Rather than introducing new issues, it considers how the individual risks interact and compound when assessed as a single planning decision. When viewed holistically, these factors reveal that the proposed subdivision does not present isolated or easily managed concerns, but a constellation of interrelated risks that are structurally linked to the subdivision itself.

Irregular Lotting Produces Unpredictable Results

Lengthwise subdivision is against current subdivision rules according to The City of Calgary's subdivision website. This is because it disrupts established development patterns, and substantially increases risk of future conflicts at Development Permit stage. **For example, there are numerous LUB requirements with respect to window placement, maximum building height and privacy when a primary dwelling extends beyond the rear of adjacent buildings. The north parcel will be entirely behind the rear of the adjacent dwelling at 906 Drury. It is also evident that 906 Drury will end up placed behind the rear elevation of the south lot of 902 Drury. This will likely limit future development potential on 906 Drury, as the existing building orientation will be deemed non-compliant under the LUB.**

Subdivision as an Irreversible Decision

A central planning concern with this application is that subdivision approval would permanently establish parcel geometry that is likely to produce downstream impacts that cannot be meaningfully addressed at later stages of approval. While Development Permit review allows for refinement of massing, articulation, window placement, and detailed siting, it does not allow for modification of the foundational geometry created through subdivision—namely parcel depth, frontage orientation, and front-to-rear relationships.

In this respect, subdivision approval is not simply the approval of two parcels, but the approval of a fixed spatial framework that governs all future development outcomes on the subject lands and adjacent properties in perpetuity. Once approved, the City's ability to manage or avoid planning conflicts is significantly constrained, and the burden of resolving those conflicts is transferred to the Development Permit stage, where available tools are more limited and expectations more entrenched.

From a risk-management perspective, subdivision represents the point in the approval process where risk avoidance is most effectively applied. Unlike Development Permit review, which relies on mitigation strategies to address site impacts, subdivision approval determines whether such risks are introduced at all. Where a subdivision geometry predictably generates conflict—rather than merely allowing for it—approval at this stage constitutes acceptance or transference of residual risk that cannot reliably be mitigated later.

Risk Management Considerations at the Subdivision Stage

The typical approaches to managing planning risk include avoidance, mitigation, transfer, and acceptance. In the context of subdivision approval, avoidance is the preferred and most defensible strategy. Avoidance reduces the likelihood that unresolved impacts will surface during Development Permit or Building Permit review, where options for resolution are narrower and the risk of appeal is significantly higher.

Mitigation at the subdivision stage is inherently problematic, as it depends on future Development Permit conditions that may or may not be achievable once parcel geometry is fixed. Where mitigation fails, risk is either transferred—through discretionary relaxations that prejudice one party over another—or implicitly accepted, often resulting in ongoing disputes between landowners or exposure to appeal.

Transfer of risk is particularly concerning in this context, as it places the City in the position of resolving conflicts created by subdivision geometry through discretionary approvals at the Development Permit stage. This approach exposes the City to claims of inconsistent treatment and undermines the predictability of planning outcomes. Acceptance of risk through title agreements or easements is similarly undesirable, as such instruments may be contested over time and do not resolve the underlying spatial conflict created by the subdivision.

For these reasons, subdivision approval should only proceed where there is a high degree of certainty that the resulting parcel configuration will not introduce residual planning risk that must later be managed through mitigation, transfer, or acceptance.

The Permitted Use Test and Residual Risk

In evaluating subdivision risk, a central planning consideration is whether the resulting parcels can reasonably support development under the Permitted Use provisions of the applicable land use district, without reliance on Discretionary Uses or discretionary relaxations to achieve basic viability. This assessment must consider not only the Land Use Bylaw, but also applicable statutory and adopted planning documents, including the Bridgeland-Riverside ARP and the Low Density Residential Housing Guidelines, both of which continue to guide setback, massing, and contextual relationships—particularly within the Conservation Area and escarpment context.

Under R-CG, the applicant's own Development Permit submissions indicate that development is being pursued on the assumption that minimum front setbacks will be applied and that discretionary outcomes will be available to resolve spatial constraints. This reliance is not incidental; it is a direct consequence of the parcel geometry created by the proposed subdivision.

Where subdivision geometry necessitates discretionary treatment in order to render development feasible, the City assumes additional risk. Subdivision approval in such circumstances effectively predetermines the need for discretionary decision-making at the Development Permit stage, constraining the Approving Authority's ability to apply independent planning judgment and increasing exposure to appeal.

This is not a theoretical concern. The concurrent Development Permit materials demonstrate that the proposed subdivision geometry compels minimum setbacks and intensified massing responses that conflict with ARP guidance for conservation areas and escarpment-sensitive development. As such, the subdivision does not merely allow discretionary outcomes—it makes them likely, thereby transferring planning risk from the applicant to the City. Should The City approve the Development Permit under these conditions, that risk has been transferred to the adjacent property, who are borne with the negative impacts of Development Approval.

Reciprocal Prejudice and Nuisance Risk
A further planning concern arising from the proposed subdivision is the creation of reciprocal nuisance conditions between the subject parcels and adjacent lands. The proposed lotting pattern introduces new front-to-front and rear-to-rear relationships that do not presently exist and that are likely to generate future conflict related to privacy, overlook, and massing.

This is significant from a subdivision perspective because it elevates the issue beyond a single adjacency. Where a subdivision predictably creates conditions under which neighbouring properties may reasonably object to one another's future redevelopment, the subdivision is not neutral in its effect. Instead, it reallocates planning constraints and imposes new burdens on surrounding lands that were not previously subject to such limitations.

From a risk perspective, this represents a failure of avoidance. Rather than preventing foreseeable conflict through careful lot configuration, the proposed subdivision embeds that conflict into the parcel fabric, leaving future Development Permit review to manage outcomes that are structurally constrained from the outset.

Summary
Taken together, the issues identified above indicate that the proposed subdivision introduces residual planning risk that cannot be reliably mitigated at later stages of approval. While Development Permit review provides tools for refinement and mitigation, those tools are not well suited to resolving conflicts that arise from fundamental parcel geometry and orientation decisions.

Subdivision approval is therefore the appropriate stage at which to apply an abundance of caution and to prioritize risk avoidance. Proceeding on the basis that such risks can be addressed later would shift responsibility from the applicant to the City and increase the likelihood of future conflict, discretionary pressure, and appeal.

Conclusion and Requested Planning Considerations

The proposed subdivision at 902 Drury Avenue NE is not a routine lot split. It is an irreversible reconfiguration of parcel geometry on a dual-frontage, escarpment-condition site within a long-established cultural landscape and Conservation Area context. Approval would permanently introduce a "cross-wise" lotting pattern that is materially different from the prevailing development logic on Drury Avenue and the long-standing rear-condition function of this segment of Bridge Crescent.

This report acknowledges that the application may meet minimum procedural thresholds under the MGA and that servicing feasibility exists. However, minimum eligibility is not the approval test. The planning question is whether the subdivision creates a resilient parcel framework that can reasonably support development outcomes consistent with the Land Use Bylaw and the continuing planning intent expressed through the Bridgeland-Riverside ARP (including Conservation Area and escarpment guidance), the Low Density Residential Housing Guidelines, and the long-standing pattern of lotting and setbacks that has produced predictable, compatible evolution along this block face.

On this site, the evidence suggests the opposite. The subdivision geometry compresses substantial grade change into shallow parcels, introduces new opposing primary-dwelling relationships where none exist today, and predictably increases reliance on minimum setbacks and discretionary decision-making to achieve basic viability. The concurrent Development Permit materials—used here as a stress test, not a compliance review—demonstrate that key impacts are not incidental “design issues,” but structural consequences of the lotting framework itself: intensified overlook and privacy conflict amplified by elevation; pressure toward minimum front setbacks; and limited room for contextual alignment of rear building edges and amenity interfaces. Once the parcels are legally created, these constraints cannot be undone, and the City’s ability to resolve them at DP becomes narrow and contested.

From a risk-management perspective, this is precisely the stage where avoidance should govern. The subdivision, as proposed, does not merely allow downstream conflict; it creates a predictable environment for reciprocal nuisance, prejudice to adjacent redevelopment potential (notably 906 Drury), and increased discretionary pressure on the Approving Authority. In practical terms, approval would transfer avoidable risk from the applicant to the City and Interested Parties, increasing exposure to appeal and long-term neighbourhood friction that cannot be reliably mitigated through Land Use Bylaw tools alone.

Accordingly, the Approving Authority is respectfully requested to:

- **Treat subdivision as the primary risk-avoidance decision point for this file:** recognizing that DP tools cannot meaningfully "design away" conflicts embedded by parcel orientation, depth, and frontage.

- **Assess the proposed subdivision against the continuing intent of applicable statutory and adopted documents:** including the Bridgeland-Riverside ARP's Conservation Area and escarpment guidance, and the established block pattern that has historically produced compatible outcomes on Drury Avenue and this portion of Bridge Crescent.

- **Require a high degree of certainty that the resulting parcels can support viable development without routine reliance on discretionary uses/relaxations** that would undermine contextual setbacks, slope-adaptive expectations, and compatibility objectives—particularly where those objectives are explicitly reinforced by ARP policy in this area.

- **Avoid establishing a novel lotting precedent in a highly sensitive escarpment setting** where the foreseeable impacts extend beyond a single adjacency and risk degrading street function, streetscape rhythm, and the view-oriented character that the City itself has recognized (including through the Olmsted Terrace naming rationale).

In summary: even if technically eligible, the proposed subdivision is not a low-risk planning outcome. It creates unavoidable, enduring conflicts that are structurally linked to parcel geometry, not simply building design. For that reason, and consistent with good planning practice, this application warrants an abundance of caution at the subdivision stage—where the City still has the ability to avoid transferring residual risk into later approvals and into the hands of future landowners.

From: Kuldeep Braich
To: Calgary SDAB Info
Cc: rgrol; rgrol@grol.ca
Subject: [External] SDAB2026-0183 - Agent/Representative Notification
Date: Tuesday, November 3, 2026 11:07:10 AM

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

Report Suspicious

To whom it may concern,

I am the applicant for **DP2025-07188** relating to 855 Bridge Cr NE which is the subject of appeal **2026-0183.** The appeal is scheduled for a Procedural and Jurisdictional hearing on November 24, 2026 at 9:00am.

Please be advised that **Mr. Rick Grol** (cc'd) has been retained as our agent/representative with respect to the appeal of the DP.

Kind regards,
Kuldeep Braich
403-437-6269

Submitted November 3, 2026

From: Amarveer Braich
To: Calgary SDAB Info
Cc: rgrol@grol.ca; rgrol
Subject: [External] SDAB2026-0183 - Agent/Representative Notification
Date: Tuesday, November 3, 2026 11:05:17 AM

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Report Suspicious

To whom it may concern,

I am the registered owner of 855 Bridge Cr NE which is the subject of appeal **2026-0183** and the development permit **DP2025-07188**. The appeal is scheduled for a Procedural and Jurisdictional hearing on November 24, 2026 at 9:00am.

Please be advised that **Mr. Rick Grol** (cc'd) has been retained as our agent/representative with respect to the appeal of the DP.

Kind regards,
Amarveer Braich
403-903-6949

Submitted November 3, 2026

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN



FRONT ELEVATION



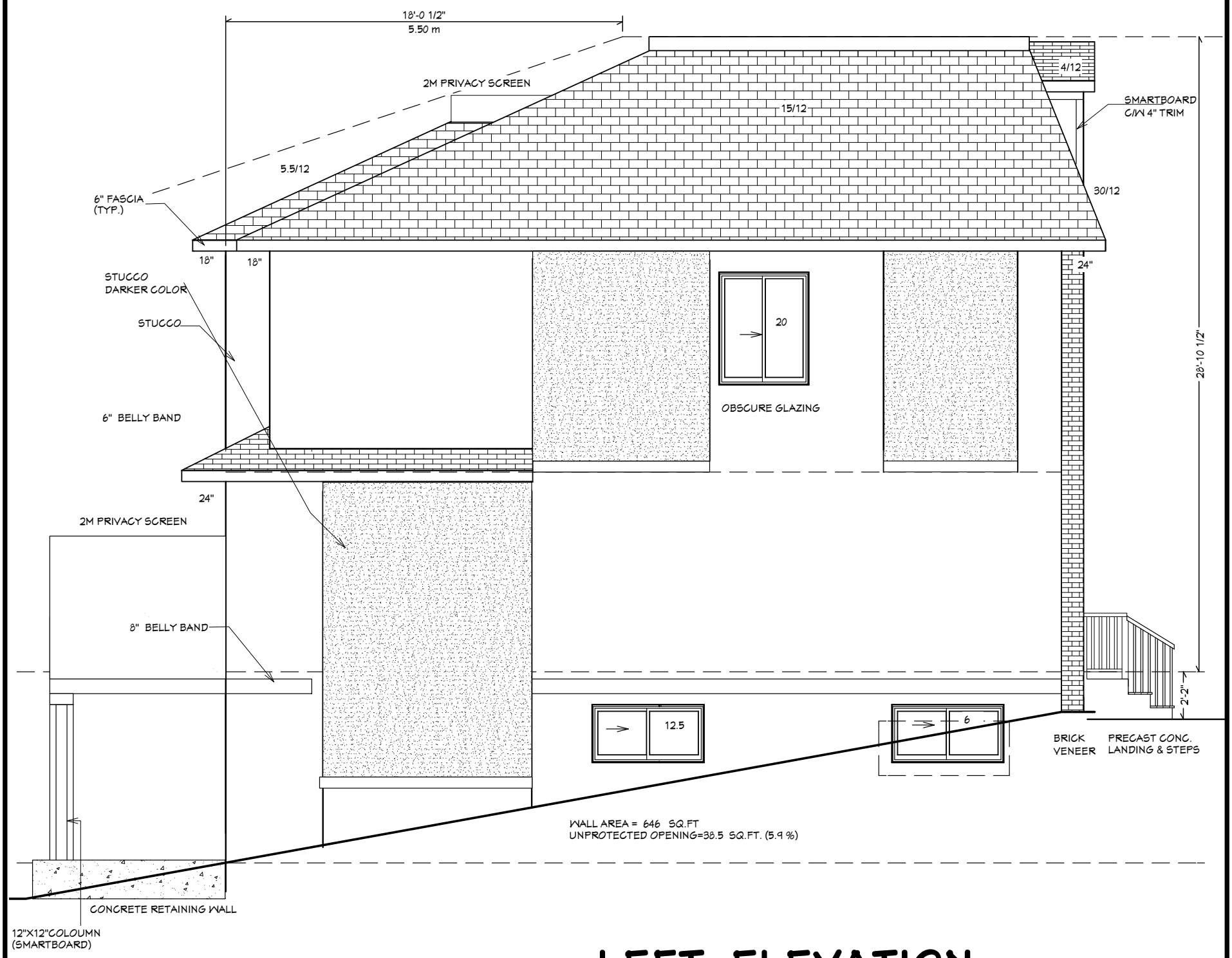
REAR ELEVATION

BUILDER/CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS & DETAILS BEFORE STARTING ANY CONSTRUCTION AND REPORT ANY ERROR IN ADVANCE TO DESIGNER. DESIGNERS LIABILITY LIMITED TO CORRECTION OF PLANS ONLY.

PAGE NO. 1 9/1/2026	OWNER: ISSUED FOR Revisions / date 1	**902 Drury AVE NE-North** LOT 34, BLOCK 153, PLAN 8150AN SCALE **3/16"=1'- 0"**	**MAIN FLOOR: 1214 SQ.FT.** **SECOND FLOOR: 1,208 SQ.FT** **THIRD FLOOR: 414 SQ.FT.** **TOTAL: 2836 SQ.FT.** **GARAGE : SQ.FT**	**ARCHI DESIGN INC.** hassan@archidesigns.ca Tel: 587.438.5721 ARCHiDESIGN

SDAB2026-0183

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN



LEFT ELEVATION

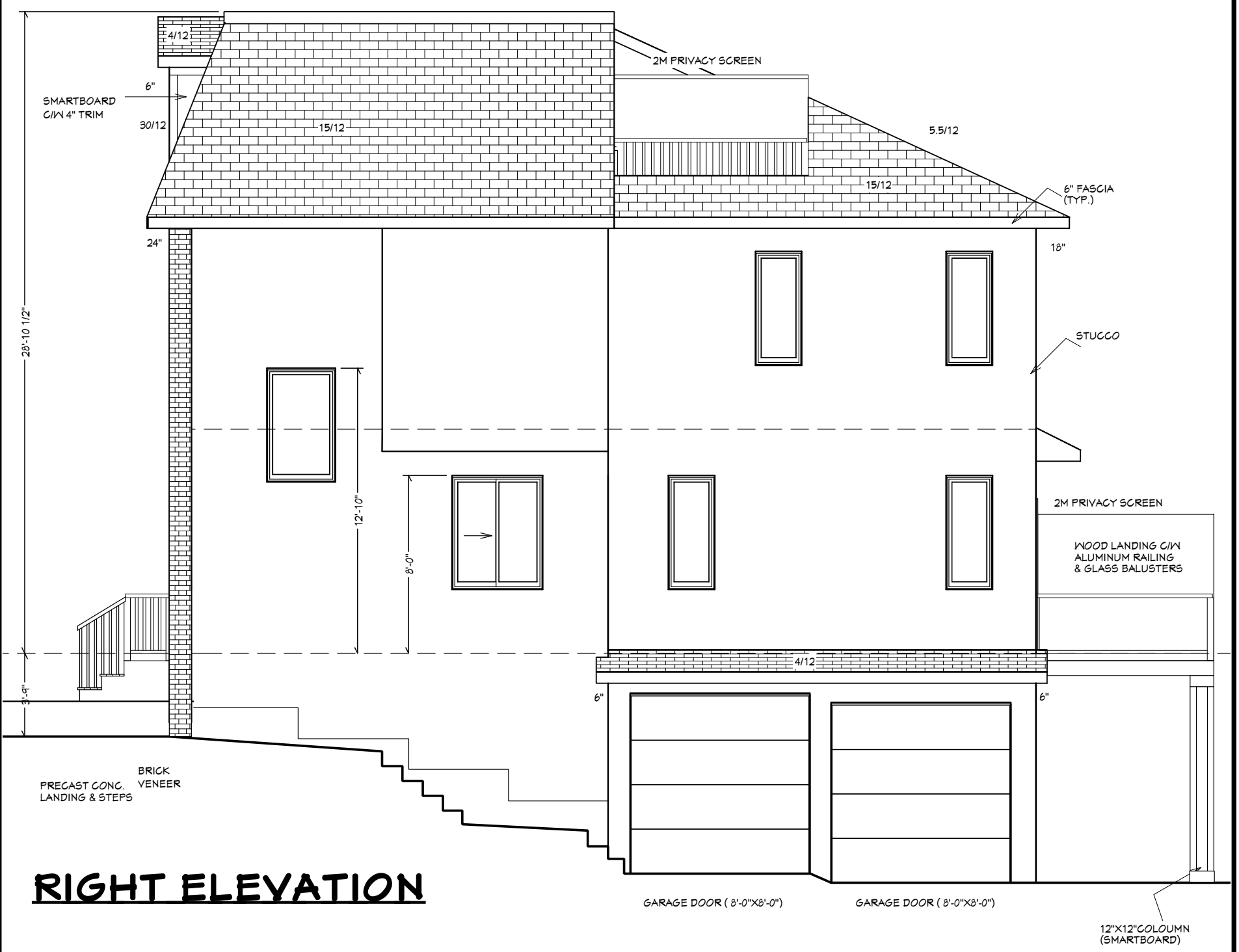
BUILDER/CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS & DETAILS BEFORE STARTING ANY CONSTRUCTION AND REPORT ANY ERROR IN ADVANCE TO DESIGNER. DESIGNERS LIABILITY LIMITED TO CORRECTION OF PLANS ONLY.

PAGE NO.	OWNER:	902 Drury AVE NE-North	MAIN FLOOR: 1214 SQ.FT.
2		LOT 34, BLOCK 153, PLAN 8150AN	SECOND FLOOR: 1,208 SQ.FT
9/1/2026	ISSUED FOR: 1 — Revisions — date	SCALE 3/16"=1'- 0"	THIRD FLOOR: 414 SQ.FT. TOTAL: 2836 SQ.FT. GARAGE : SQ.FT

ARCHI DESIGN INC.
hassan@archidesigns.ca
Tel: 587.438.5721
ARCHiDESIGN

SDAB2026-0183

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN



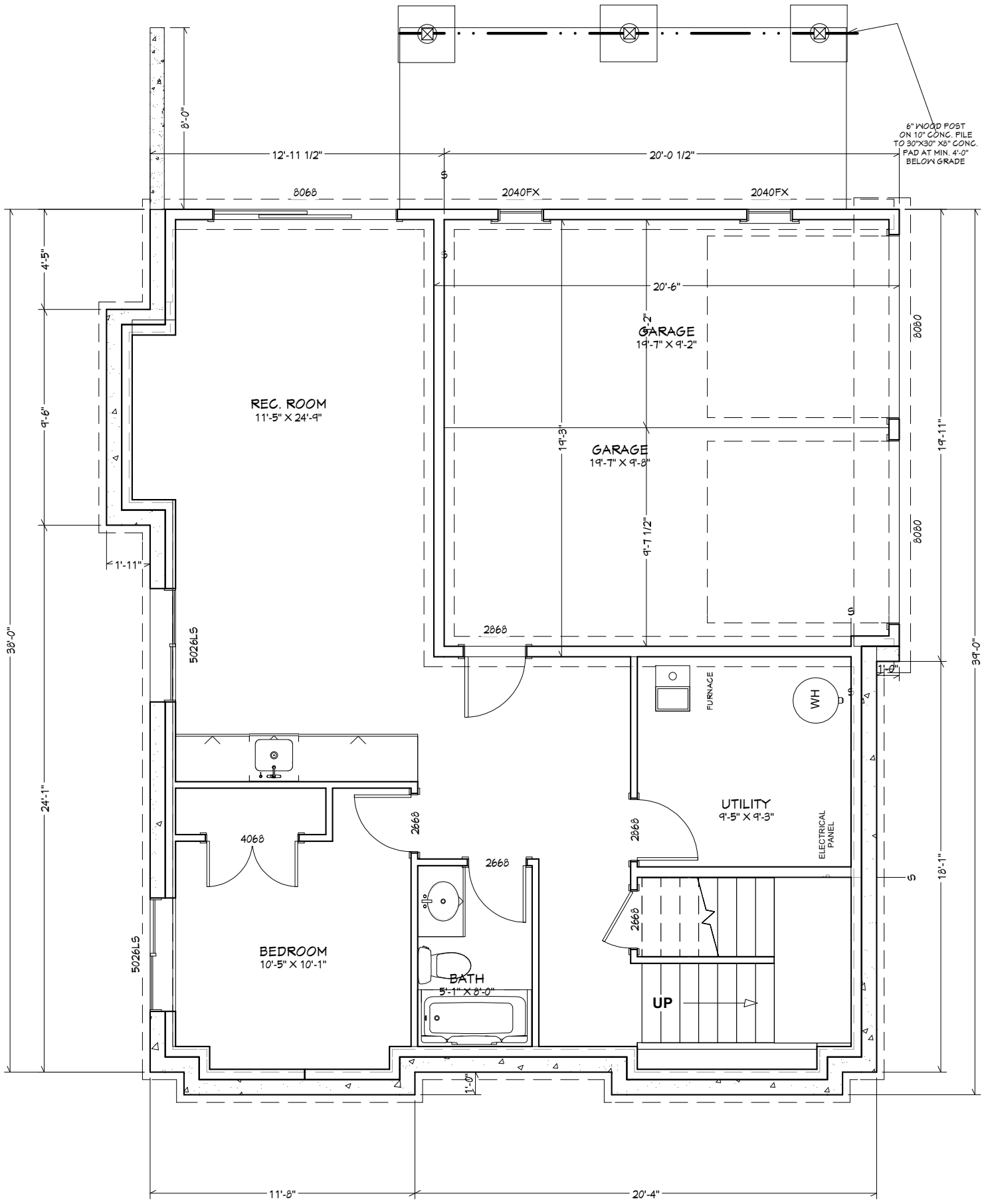
RIGHT ELEVATION

BUILDER/CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS & DETAILS BEFORE STARTING ANY CONSTRUCTION AND REPORT ANY ERROR IN ADVANCE TO DESIGNER. DESIGNERS LIABILITY LIMITED TO CORRECTION OF PLANS ONLY.

PAGE NO. 3 9/1/2026	OWNER: ISSUED FOR 1 Revisions date	**902 Drury AVE NE-North** LOT 34, BLOCK 153, PLAN 8150AN SCALE **3/16"=1'- 0"**	**MAIN FLOOR: 1214 SQ.FT.** **SECOND FLOOR: 1,208 SQ.FT** **THIRD FLOOR: 414 SQ.FT.** **TOTAL: 2836 SQ.FT.** **GARAGE : SQ.FT**	**ARCHI DESIGN INC.** hassan@archidesigns.ca Tel: 587.438.5721 ARCHiDESIGN

SDAB2026-0183

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN



BASEMENT AREA: 687 SQ.FT

BASEMENT PLAN

BUILDER/CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS & DETAILS BEFORE STARTING ANY CONSTRUCTION AND REPORT ANY ERROR IN ADVANCE TO DESIGNER. DESIGNERS LIABILITY LIMITED TO CORRECTION OF PLANS ONLY.

PAGE NO. 4

9/1/2026

OWNER:

ISSUED FOR

	Revisions	date
1		

902 Drury AVE NE-North

LOT 34, BLOCK 153, PLAN 8150AN

SCALE 3/16"=1'- 0"

MAIN FLOOR: 1214 SQ.FT.
SECOND FLOOR: 1,208 SQ.FT
THIRD FLOOR: 414 SQ.FT.
TOTAL: 2836 SQ.FT.
GARAGE : SQ.FT

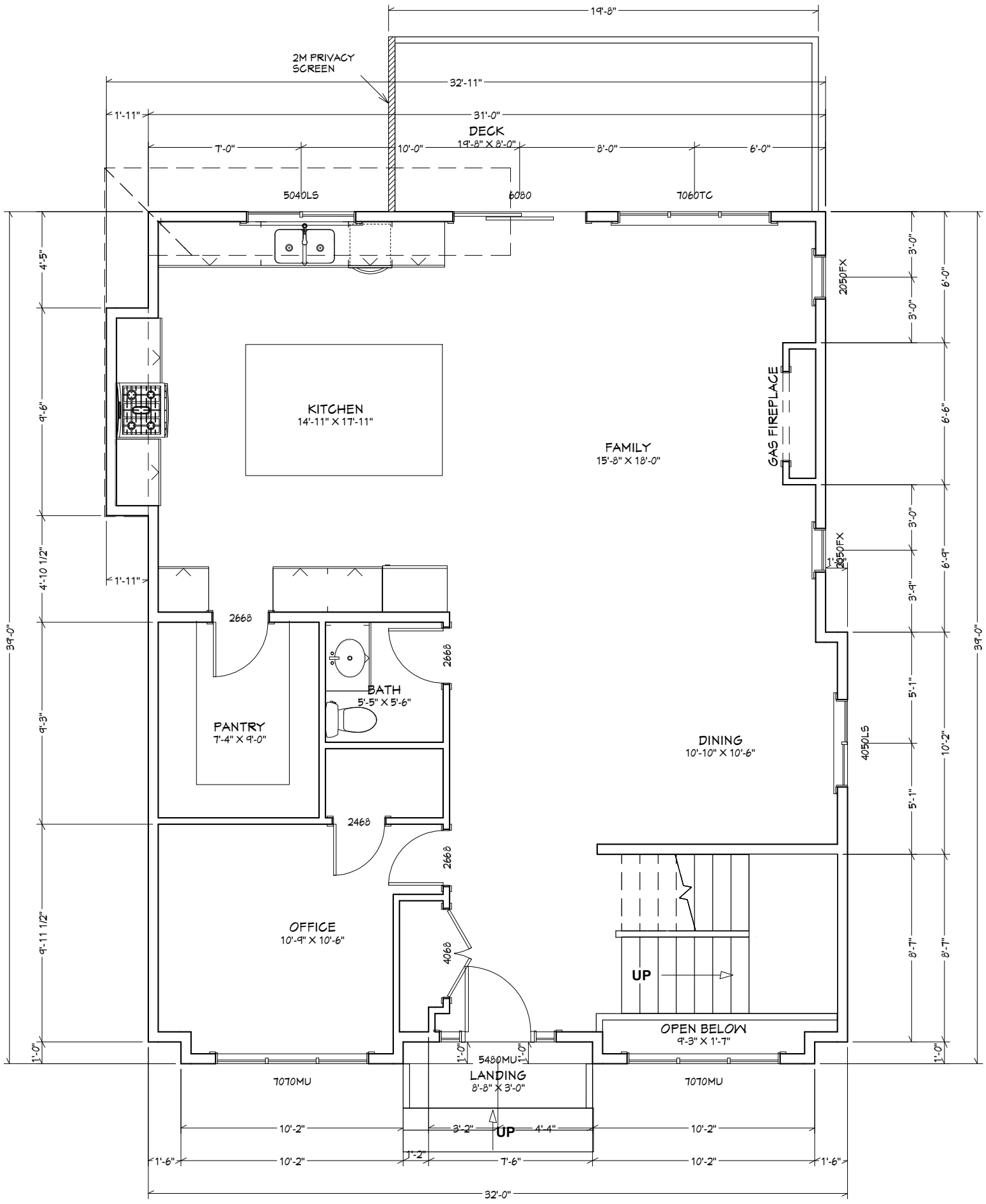
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Tel: 587.438.5721

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MAIN FLOOR PLAN

BUILDER/CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS & DETAILS BEFORE STARTING ANY CONSTRUCTION AND REPORT ANY ERROR IN ADVANCE TO DESIGNER. DESIGNERS LIABILITY LIMITED TO CORRECTION OF PLANS ONLY.

PAGE NO. 5

9/1/2026

OWNER:

ISSUED FOR		Revisions	date
	1		

902 Drury AVE NE-North

LOT 34, BLOCK 153, PLAN 8150AN

SCALE

3/16"=1'- 0"

MAIN FLOOR: 1214 SQ.FT.
SECOND FLOOR: 1,208 SQ.FT
THIRD FLOOR: 414 SQ.FT.
TOTAL: 2836 SQ.FT.
GARAGE : SQ.FT

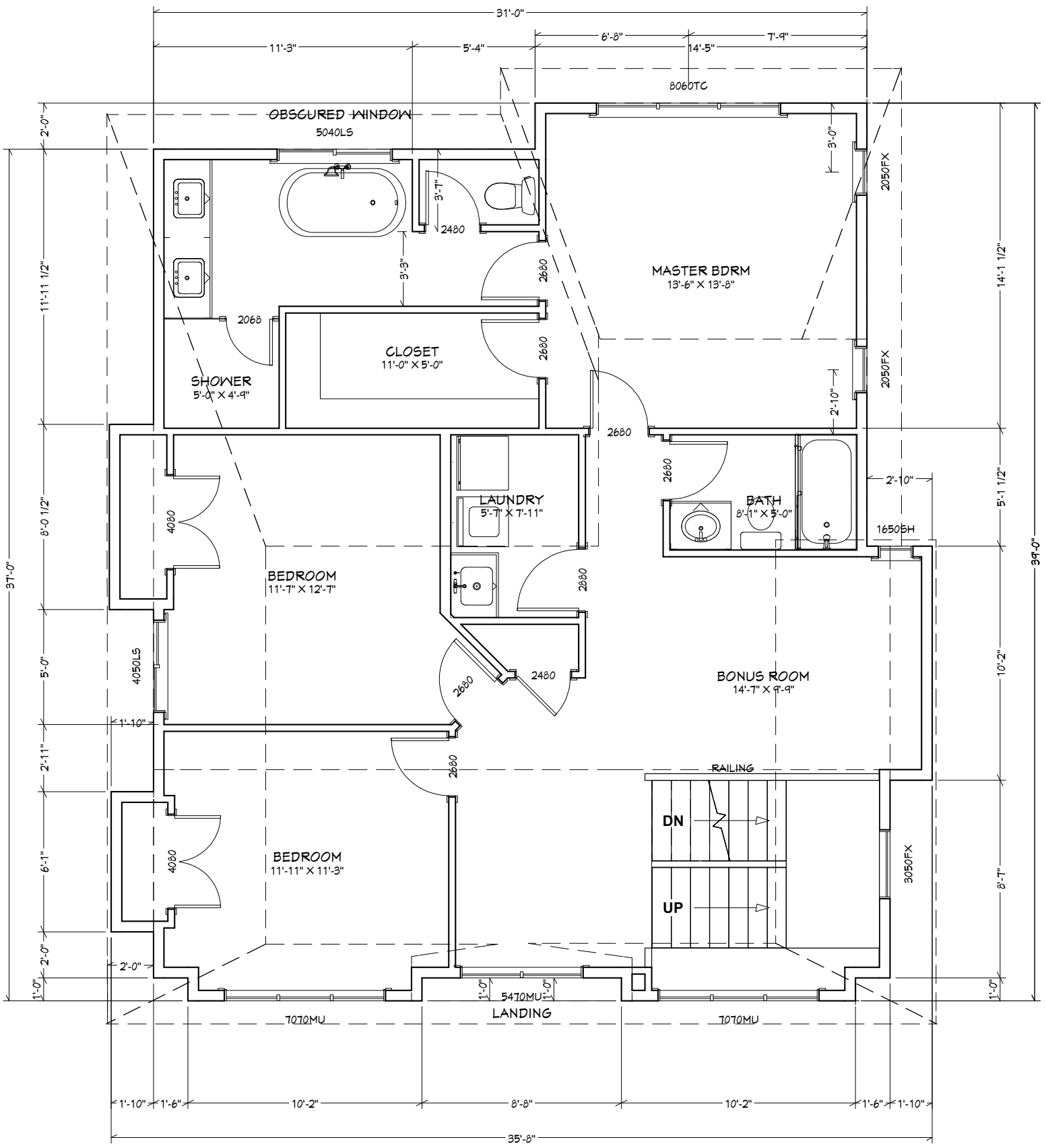
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SECOND FLOOR PLAN

BUILDER/CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS & DETAILS BEFORE STARTING ANY CONSTRUCTION AND REPORT ANY ERROR IN ADVANCE TO DESIGNER. DESIGNERS LIABILITY LIMITED TO CORRECTION OF PLANS ONLY.

PAGE NO. 6

9/1/2026

OWNER:

ISSUED FOR		Revisions	date
	1		

902 Drury AVE NE-North

LOT 34, BLOCK 153, PLAN 8150AN

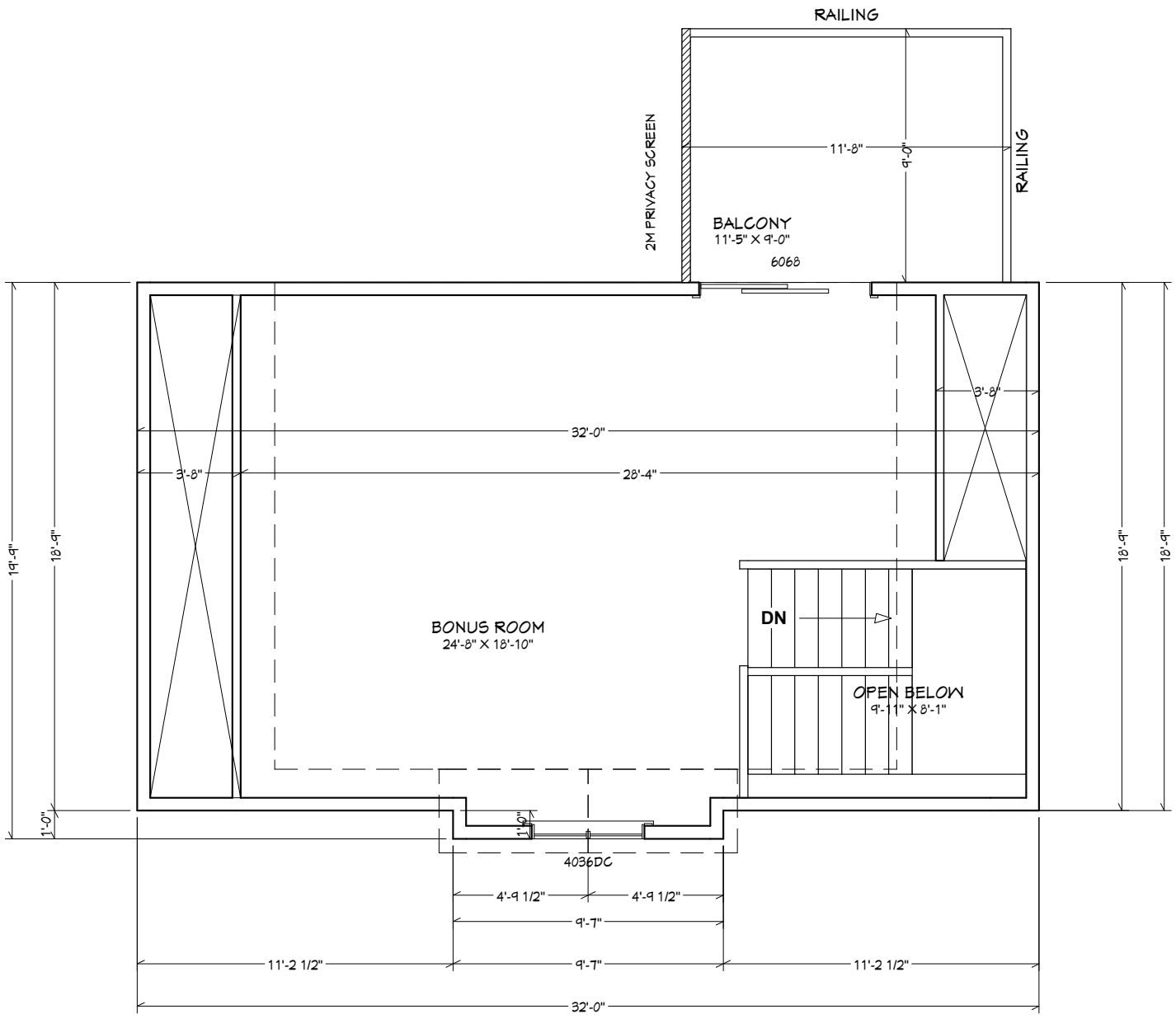
SCALE 3/16"=1'- 0"

MAIN FLOOR: 1214 SQ.FT.
SECOND FLOOR: 1,208 SQ.FT
THIRD FLOOR: 414 SQ.FT.
TOTAL: 2836 SQ.FT.
GARAGE : SQ.FT

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hassan@archidesigns.ca
Tel: 587.438.5721
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THIRD FLOOR PLAN

BUILDER/CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS & DETAILS BEFORE STARTING ANY CONSTRUCTION AND REPORT ANY ERROR IN ADVANCE TO DESIGNER. DESIGNERS LIABILITY LIMITED TO CORRECTION OF PLANS ONLY.

PAGE NO. 7

9/1/2026

OWNER:

ISSUED FOR

	Revisions	date
1		

902 Drury AVE NE-North

LOT 34, BLOCK 153, PLAN 8150AN

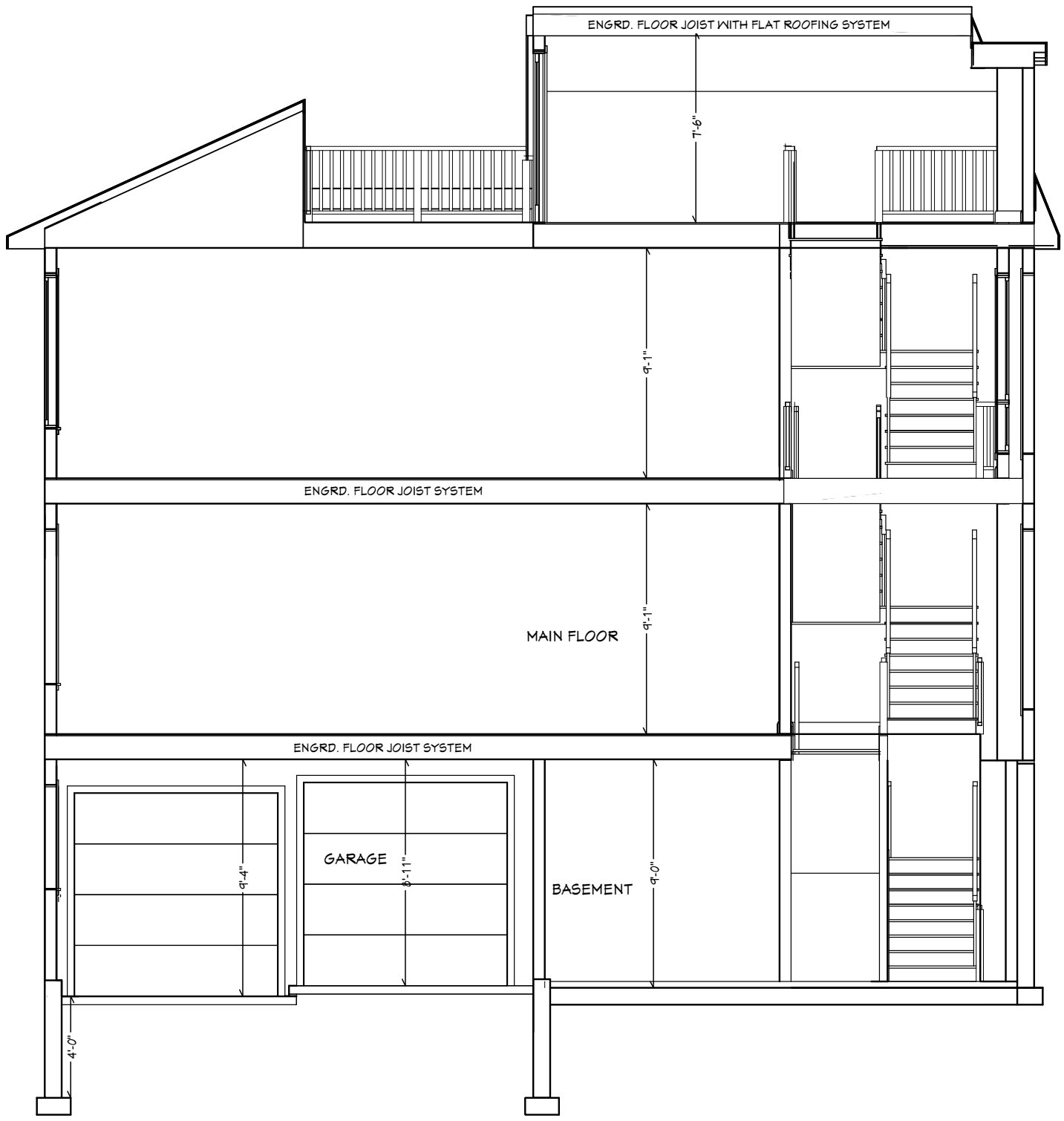
SCALE 3/16"=1'- 0"

MAIN FLOOR: 1214 SQ.FT.
SECOND FLOOR: 1,208 SQ.FT
THIRD FLOOR: 414 SQ.FT.
TOTAL: 2836 SQ.FT.
GARAGE : SQ.FT

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DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN



CROSS SECTION

BUILDER/CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS & DETAILS BEFORE STARTING ANY CONSTRUCTION AND REPORT ANY ERROR IN ADVANCE TO DESIGNER. DESIGNERS LIABILITY LIMITED TO CORRECTION OF PLANS ONLY.

PAGE NO. 8 9/1/2026	OWNER: ISSUED FOR Revisions / date 1	**902 Drury AVE NE-North** LOT 34, BLOCK 153, PLAN 8150AN SCALE **3/16"=1'- 0"**	**MAIN FLOOR: 1214 SQ.FT.** **SECOND FLOOR: 1,208 SQ.FT** **THIRD FLOOR: 414 SQ.FT.** **TOTAL: 2836 SQ.FT.** **GARAGE : SQ.FT**	**ARCHI DESIGN INC.** hassan@archidesigns.ca Tel: 587.438.5721 ARCHiDESIGN

SDAB2026-0183

MUNICIPAL ADDRESS:
902 DRURY AVE NE (NORTH UNIT)
CALGARY, AB
LEGAL ADDRESS:
LOT 34, BLOCK 153, PLAN 8150AN

LOT AREA : 268.26 SQ.M.

COVERAGE =118.49 (44.17%)

NOTE:
AN URBAN FORESTRY TECHNICIAN MUST BE ON-SITE DURING EXCAVATION OF THE EXISTING WATER LINE IN ORDER TO MITIGATE ANY DAMAGE TO ADJACENT PUBLIC TREES. CONTACT URBAN FORESTRY BY PHONING 311 AT LEAST SEVEN (7) BUSINESS DAYS IN ADVANCE OF EXCAVATION.' IF CANOPIES OR ROOT SYSTEMS ARE DAMAGED TO THE POINT WHERE THE TREE BECOMES UNSTABLE, THEN URBAN FORESTRY WILL REQUIRE THEIR REMOVAL USING AN APPROVED INDEMNIFIED TREE CONTRACTOR AT APPLICANT'S EXPENSE, PLUS COMPENSATION.

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

+53.61 EXISTING GRADE
(54.10) PROPOSED GRADE

BRIDGE CR NE

CLOSURE, REMOVAL AND REHABILITATION OF EXISTING, UNUSED DRIVEWAYS CROSSINGS ON BRIDGE CR NE AS PER THE CITY OF CALGARY 2021 ROADS CONSTRUCTION STANDARD SPECIFICATIONS, AT THE EXPENSE OF THE DEVELOPER

SINGLE FAMILY HOUSE
TOJ 61.15
ATF 58.10
DIFF 3.05
Eaves = 0.61
Roof Peak= 69.97

SINGLE FAMILY HOUSE
TOJ 57.35
ATF 54.30
DIFF 3.05
Eaves = 0.46
Roof Peak= 64.10

LOT 35
BLOCK 153
PLAN 8150AN

LOT 34
BLOCK 153
PLAN 8150AN

LOT 33
BLOCK 153
PLAN 8150AN

LOT 63
BLOCK 153

#810
Brick/Vinyl Siding
Roof Peak Elevation=63.47
Main Floor Elevation=54.67

#906
Vinyl Siding
(Eaves ±0.11)
Roof Peak Elevation=62.07
Main Floor Elevation=56.33

#910
Metal Siding
Roof Peak Elevation=67.3
Main Floor Elevation=54.7

Garage
(Wood Siding)
(Eaves ±0.11)
Roof Peak Elevation=63.82
(NO SLAB)

Garag
(Metal Sid
Roof Peak Elevat
Slab Floor Elevat

PAVED LANE

DRURY AVENUE NE
(ONE WAY)

MUNICIPAL ADDRESS:
902 DRURY AVE NE (SOUTH UNIT)
CALGARY, AB
LEGAL ADDRESS:
LOT 34, BLOCK 153, PLAN 8150AN

LOT AREA : 224.39 SQ.M.
COVERAGE =93.06 (41.15%)

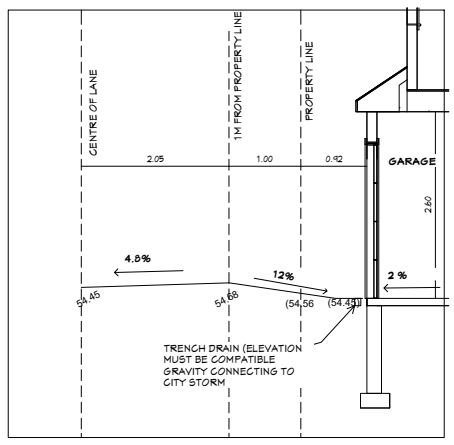
+53.61 EXISTING GRADE
(54.10) PROPOSED GRADE

DRAWING SCALE	DRAWN ON	PLOT PLAN	
1 : 200	8/31/2026		ARCHI DESIGN INC. hassan@archidesigns.ca Tel: 587.438.5721 ARCHIDESIGN

SDAB2026-0183

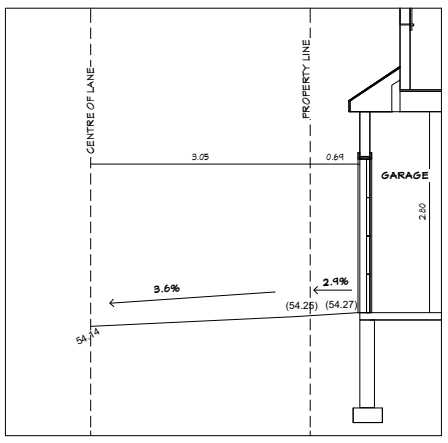
DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN





CROSS SECTION OF APRON-S3

SCALE 1:100



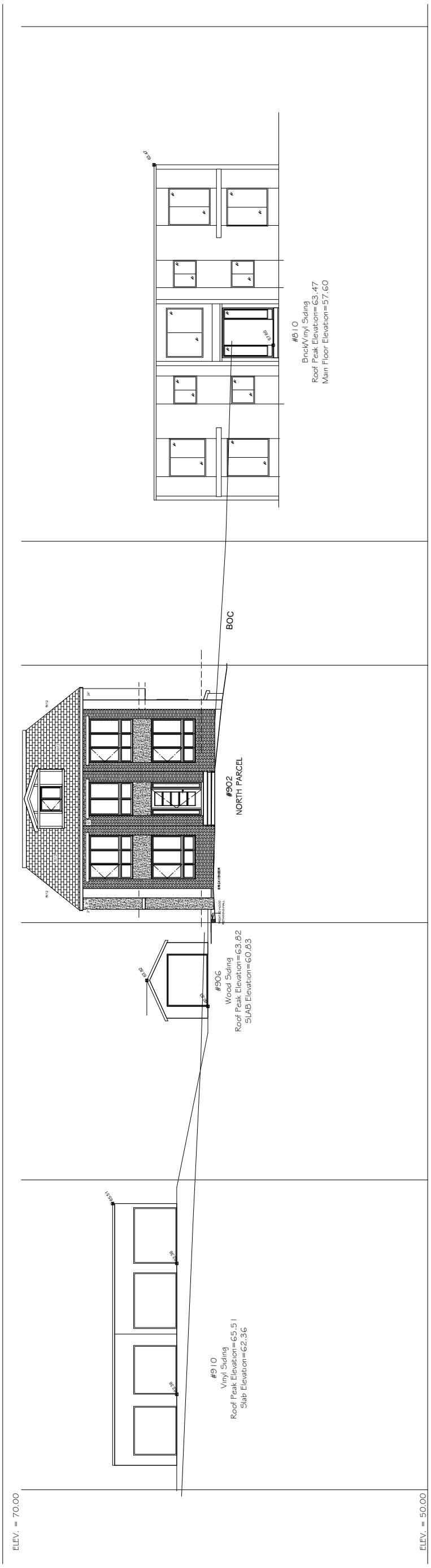
CROSS SECTION OF APRON-S4

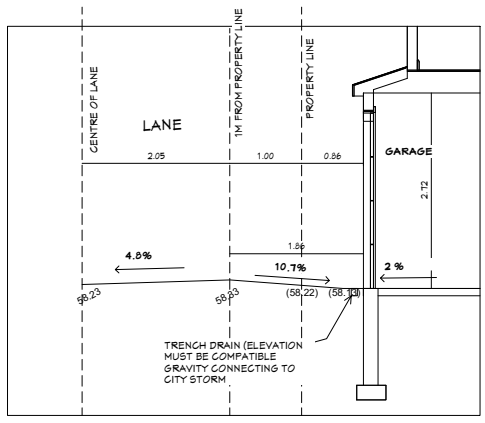
SCALE 1:100

DRAWING SCALE	DRAWN ON	SOUTH PARCEL STREETSCAPE AND CROSS SECTION	
1 : 200	8/31/2026		ARCHI DESIGN INC. hassan@archidesigns.ca Tel: 587.438.5721 ARCHIDESIGN

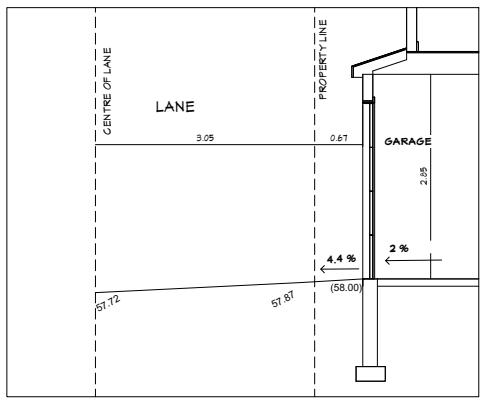
SDAB2026-0183

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN





CROSS SECTION OF APRON-S1
SCALE 1:100



CROSS SECTION OF APRON-S2
SCALE 1:100

DRAWING SCALE	DRAWN ON	NORTH PARCEL STREETSCAPE AND CROSS SECTION	
1 : 200	8/31/2026		

ARCHI DESIGN INC.
hassan@archidesigns.ca
Tel: 587.438.5721
ARCHIDESIGN

SDAB2026-0183