REPORT TO THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD

DATE: April 14, 2026	**APPEAL NO.: SDAB2026-0037** **FILE NO.: DP2025-05935**
APPEAL BY: Robert Betteridge	
FROM A DECISION OF THE DEVELOPMENT AUTHORITY where a **New: Semi-detached Dwelling, Single Detached Dwelling, Secondary Suite (basement - 3), Accessory Residential Building (garage)** **was approved at 203 12A Street NE.**	**LAND USE DESIGNATION: R-CG** **Discretionary**
COMMUNITY OF: Bridgeland/Riverside	**DATE OF DECISION: March 2, 2026**
APPLICANT: JOHN TRINH & ASSOCIATES	**OWNER/S: 2678322 ALBERTA LTD.**

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]	203 12A Street NE
Development Permit/Subdivision Application/File Number [required]	DP2025-0593
Name of Appellant [required]	Robert Betteridge
Agent Name (if applicable)	
Street Address [required]	204 12A Street Northeast
hdnFullAddress	204 12A Street Northeast, Calgary, AB, Canada Calgary AB T2E 4R5
City [required]	Calgary
Province [required]	Alberta
Postal Code [required]	T2E 4R5
Residential Phone # [required]	(403) 700-8550
Business Phone #	
Email Address [required]	robertdbetteridge@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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Mar 24, 2026

9:10:52 PM

SDAB2026-0037

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]	Notwithstanding that the captioned Development Permit purports to comply with City requirements, we submit that the approval of this development requires further consideration because it doesn't adequately consider and/or fails to consider the following elements: CONTEXTUAL SAFETY INFRASTRUCTURE STABILITY THE TREE DEVELOPMENT IS NOT A GAME OF 'GOTTCHA!' LACK OF PROCEEDURAL FAIRNESS Further particulars for these arguments are attached.

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

Estimated Presentation Time	20-30 minutes
Will you be using an agent/legal counsel? [required]	No
Do you anticipate any preliminary issues with your appeal? (i.e. jurisdiction, parties status as affected persons, adjournment, etc.)? [required]	No
If yes, what are the issues?	
Do you anticipate bringing any witnesses/experts to your hearing? [required]	Yes
If yes, how many will you be bringing?	1

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SDAB2026-0037

Subdivision & Development APPEAL BOARD

Subdivision and Development Appeal Board - Notice of Appeal

CC 821 (R2023-03)

I confirm and acknowledge that

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

Submission Date	2026-03-24 21:10:35 MST

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

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

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CONTEXTUAL SAFETY

- The proposed development at 203 12A Street NE – DP2025-0593 (the "**Project**") as presented includes many 'deep dark spaces with nooks and crannies' - in an inner city neighbourhood like ours, these spaces lead to poor outcomes for individuals and neighbourhoods - life and property would be at risk as a result of this Project.
- It's unclear how this Project could possibly support the implicit vehicle traffic that it requires let alone further 'imputed' traffic. This particular location is extremely prone to accidents - at all times but particularly during winter months - more cars and traffic will jeopardise life and limb for all folk but especially immediate neighbours and their guests. Furthermore, the 'garage' plans of the Project are an inartful appeasement designed to 'comply' with City rules and restrictions but are not functionally useful and are, in reality, a further danger to our neighbourhood. It must be remembered that Bridgeland, and particularly this location, has extremely limited 'on street' options for parking and Bridgeland is home to a number of senior citizens (many of whom are 'original' owners) and children. More traffic = calamity.

INFRASTRUCTURE STABILITY

- Given: (a) how 'fragile' Calgary's infrastructure has recently been exposed to be; and (b) that Bridgeland is one of Calgary's oldest neighbourhoods, it's not in the collective interest of my neighbours, our neighbourhood, or the City to incur additional (and presently avoidable) significant stresses. When a problem manifests – and it will - at whose cost and inconvenience? Tax Payers? My Neighbour's household? My family/insurance?
- The Project does not adequately consider drainage – all drainage spouts from the Project directly impact neighbours and 'lot coverage' rules have existed for a reason – concrete does not = drainage or functional ground water usage. Drainage us if grave concern to neighbours and the neighbourhood – particularly with the passage of time and with the shifting settling of such a mass of concrete – which is likely to occur.

THE TREE

- There is a very particular tree at peril in our present matter. In all these discussions and deliberations, it must be remembered that Rosalyn has lived in her property for 30+ years and she lives in the house of her parents circa 1950 and the subject property of the Project belonged to her grandparents. This cannot be understated nor can the living breathing life of The Tree – namely a very large, deciduous, and mature ash tree ("**The Tree**") that exists on Rosalyn's property and has lived and

thrived on Rosalyn's property for 50+ years. The applicant suggests that The Tree can be compensated for with a handful of dollars – The Tree is *priceless* and is a living breathing member of Rosalyn's family. If the Project proceeds it will kill another member of Rosalyn's family – The Tree embodies her very real (and actual) roots to our neighbourhood.

- IN THE ALTERNATIVE – considering the very long standing encroachment of The Tree's root system into the Project lands the Project applicant ought to make an application under Section 69 of *The Law of Property Act* to determine the fate and status of The Tree before any approval or confirmation of the Project.

DEVELOPMENT IS NOT A GAME OF 'GOTTCHA!'

- Notice ought to be taken that our newly appointed Council and Mayor have endorsed the repeal of the so called 'blanket rezoning' provisions in order to revert to previous nuanced restrictions. Although there is an understandable reticence to 'de-approve' ongoing projects, that is NOT this. In the present case, the Project is still awaiting permission to proceed. There are no holes, no shovels in the ground, and the original serviceable house is still standing – this profit seeking applicant will continue to enjoy the bargain they made when they acquired this property.
- IN THE ALTERNATIVE - Given the 'new' state of this zoning status (based, in part, on the recent 13-2 vote at Council to repeal blanket zoning) the zoning for a property like the one in question is very much in flux. With this current state of affairs at City Hall, it's not in anyone's interest to allow this Project to proceed prior to having real and actual guidance from the City and Council. The contrary is the very embodiment of 'irreparable harm' (that could require further, needless action) - tearing down a home and killing The Tree can't be 'undone'.
- Although the concept of higher density development is commendable, particularly considering the goal of 'affordable housing' – THAT is not this. Given an expected guestimate of total project cost (and planned number of units in the Development proposal as provided) the resulting costs do not add up – query: does this suggest that more living units are actually contemplated? How about 6 separate kitchens?

LACK OF PROCEEDURAL FAIRNESS

- It's noted that the 'original' development proposal signage for the Project mysteriously 'disappeared' after being posted for only a couple of days. Thankfully this signage was eventually recovered in the yard of the subject Project property.
- Subsequently deployed Project signage was 'artfully' displayed/obscured behind the requisite concrete barricades for the Project site and this 'disclosure' did not, in

fact, continue for the requisite number of clear days – contrast this with a bare lot roughly across the street that had no fewer than 6 signs proudly and prominently displayed on all roadways around it without obstruction

RELIEF REQUESTED

On the basis of the foregoing, the appellant respectfully requests that the Project approval be rescinded and rejected.

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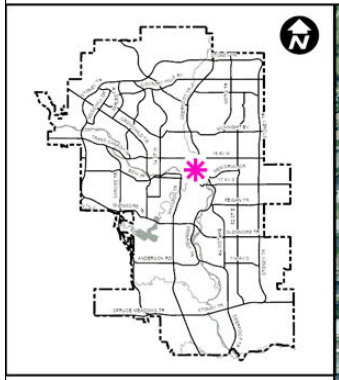
Community Context SDAB2026-0037

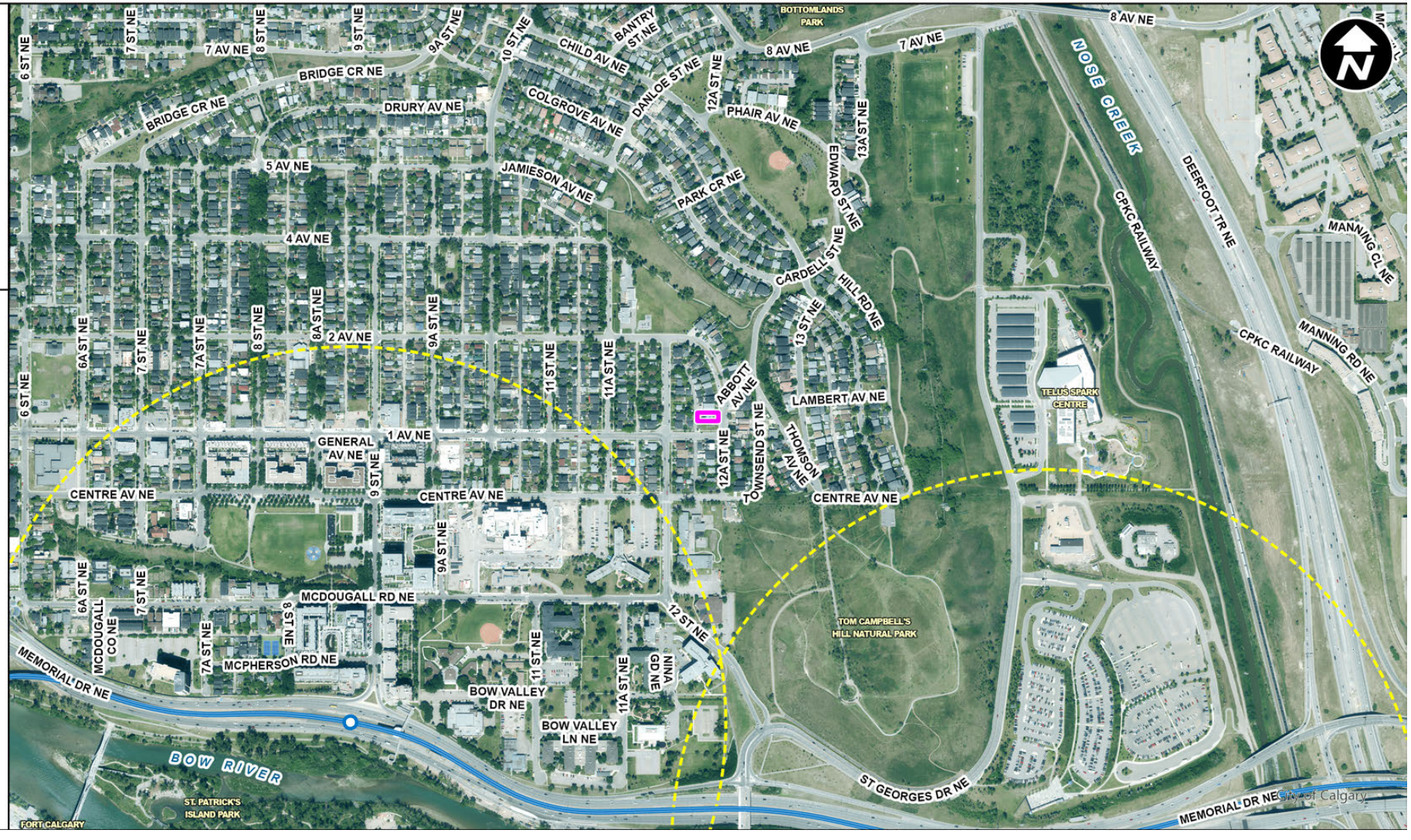


- Subject Site
- 600m buffer from LRT Station
- City Limits

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



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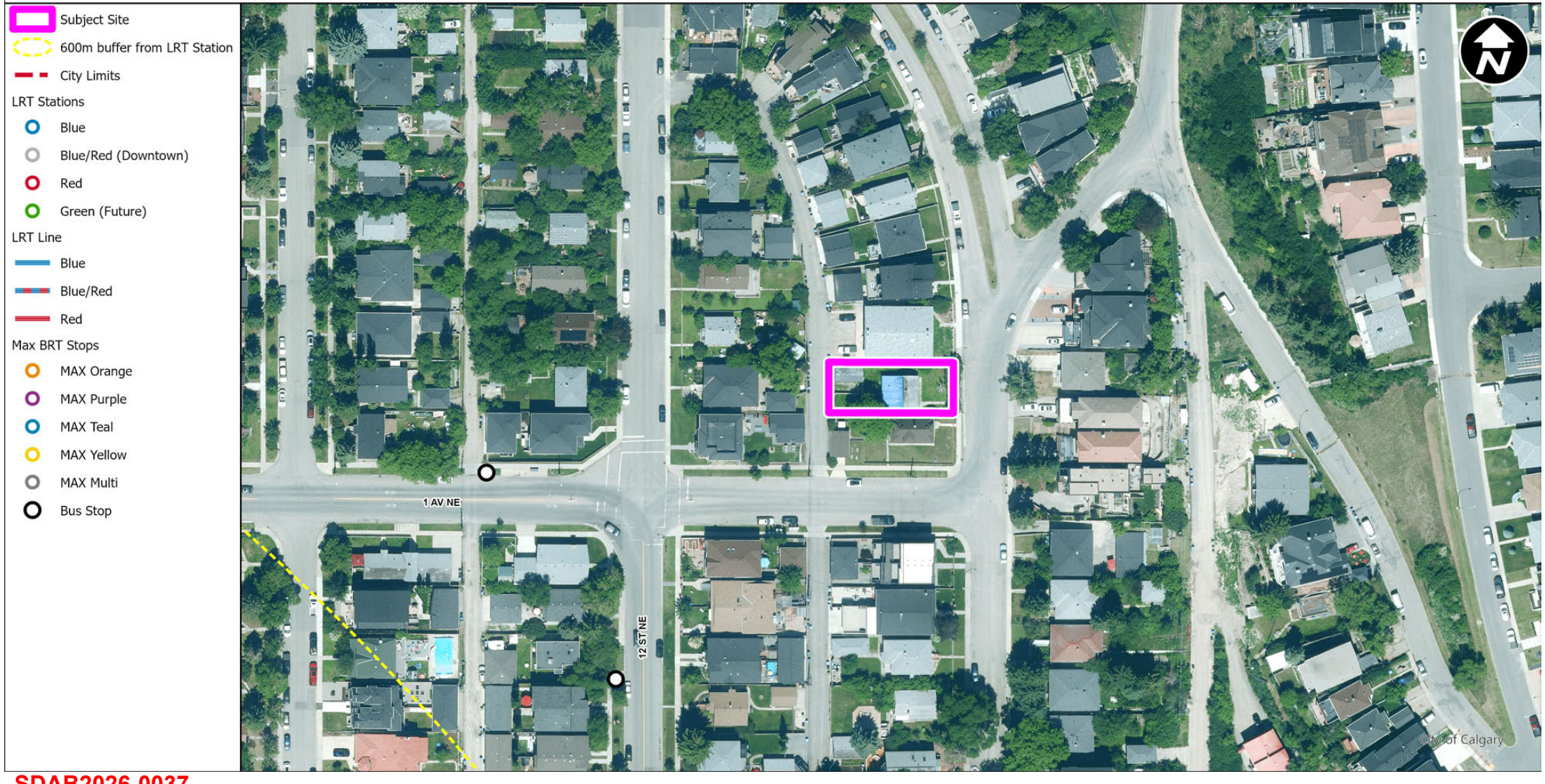
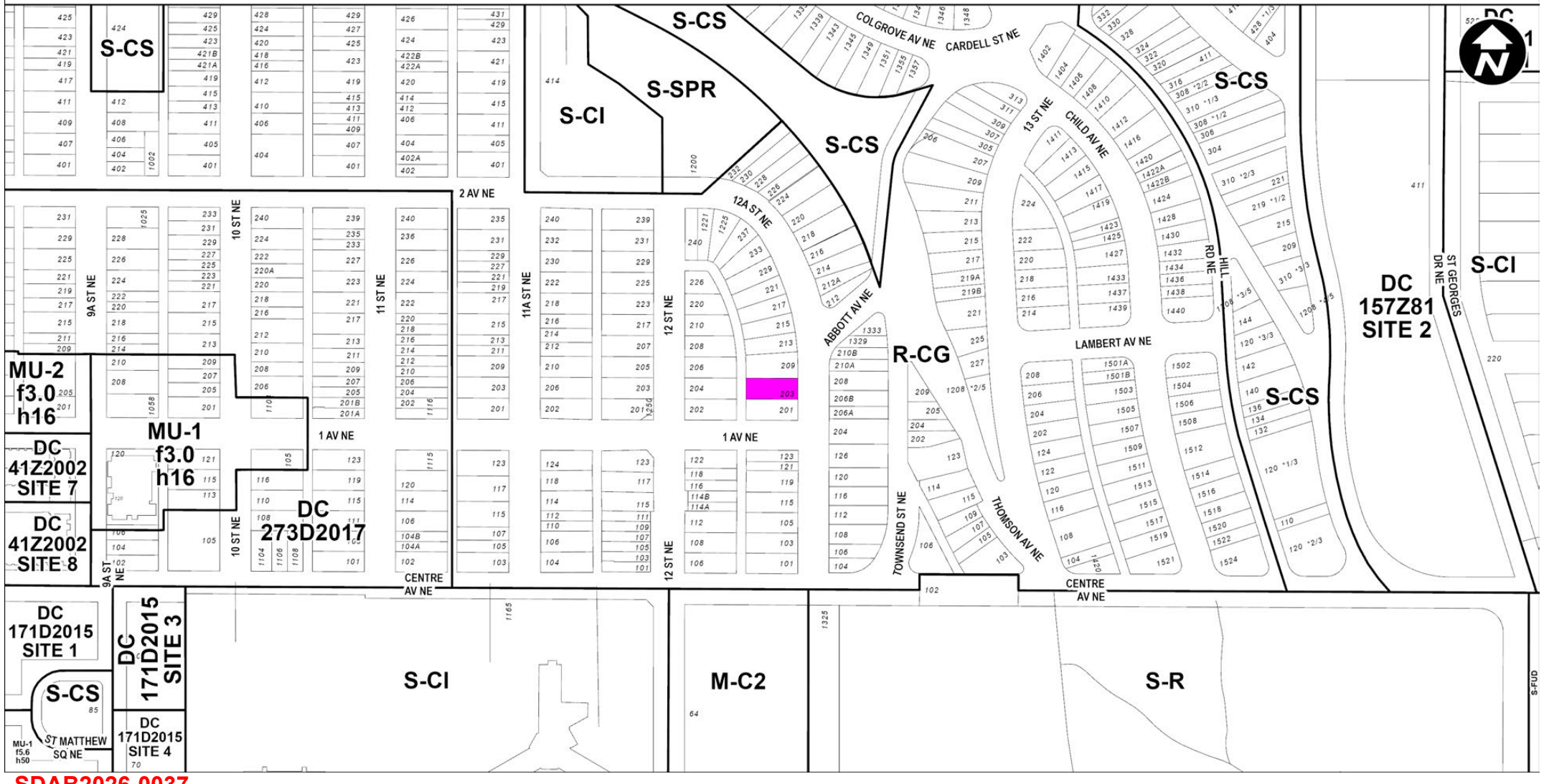
SDAB2026-0037

Site Context SDAB2026-0037



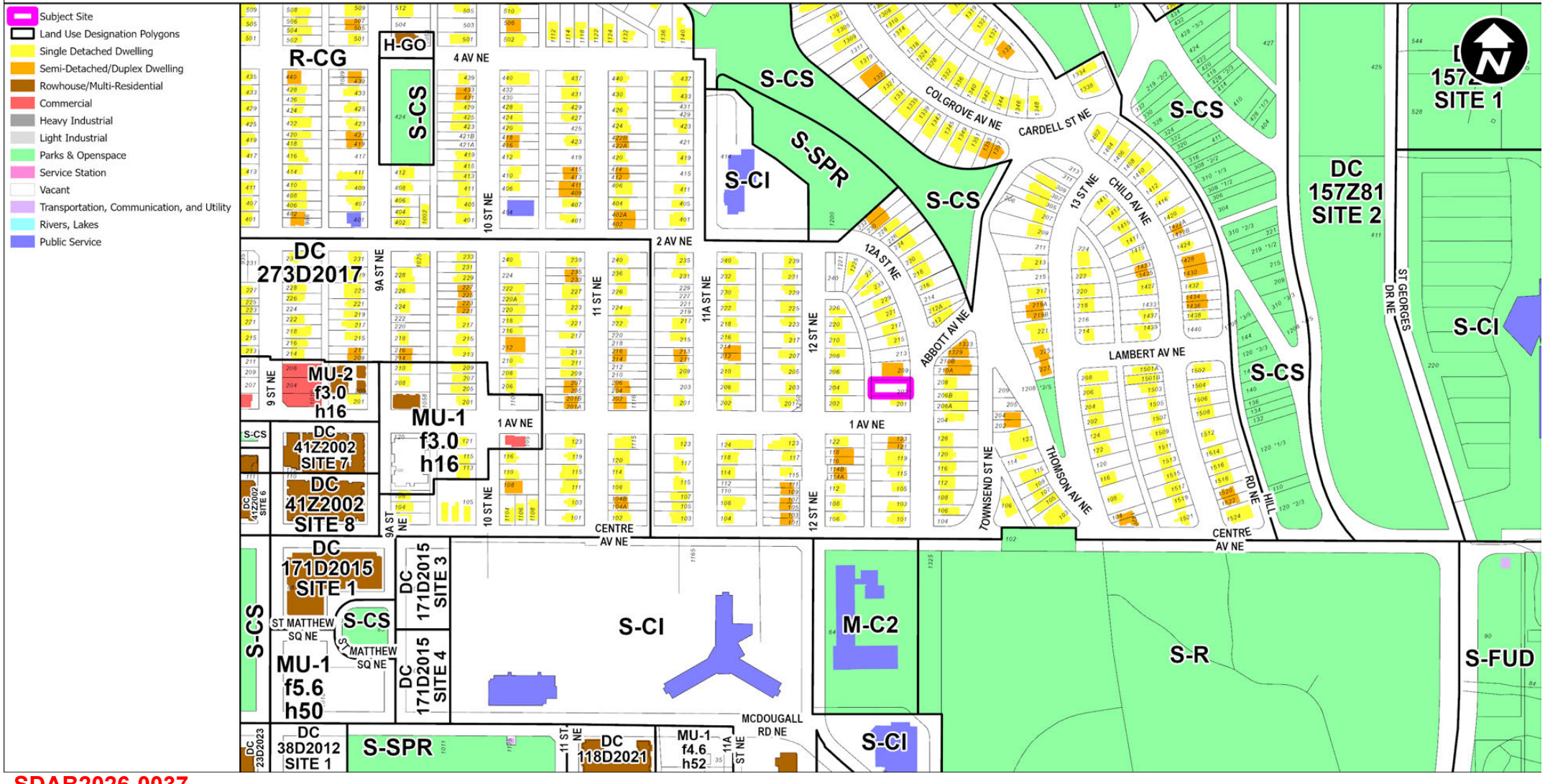
SDAB2026-0037

Land Use Districts SDAB2026-0037



SDAB2026-0037

Surrounding Land Use SDAB2026-0037



SDAB2026-0037

March 3, 2026

JOHN TRINH & ASSOCIATES
John DP Inquiries
DP@johntrinh.ca
[redacted]

Dear Applicant:

RE: Notification of Decision: DP2025-05935
Subject: New: Semi-detached Dwelling, Single Detached Dwelling, Secondary Suite (basement - 3), Accessory Residential Building (garage)
Address: 203 12A ST NE

This is your notification of decision by the Development Authority to approve the above noted application on March 2, 2026.

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

Development approved by this permit must commence by March 2, 2028 or the development permit shall cease to be valid. The decision will be advertised beginning March 5, 2026 at www.calgary.ca/publicnotices, which is the start of the mandatory 21-day appeal period. This appeal period will conclude at midnight March 26, 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 403-333-5376 or by email at Alan.Cecconi@calgary.ca and assist me by quoting the Development Permit number.

Yours truly,

Alan Cecconi
Senior Planning Technician
Planning and Development
Attachment(s)

DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

DP2025-05935

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

203 12A ST NE

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

and legally described as:

8150AN;141;2

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

New: Semi-detached Dwelling, Single Detached Dwelling, Secondary Suite (basement - 3), Accessory Residential Building (garage)

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

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

Decision By: **Development Authority**

Date of Decision: **March 2, 2026**

Development Authority: **Melanie D Meadows**

File Manager: **Alan Cecconi** Release Date: _____

This permit will not be valid if development has not commenced by: March 02, 2028

This Development Permit was advertised on: **March 05, 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: **JOHN TRINH & ASSOCIATES**
Address: **222 17 AV SE**
City: **CALGARY, AB, T2G1H4**
Phone: [redacted]

SDAB2026-0037

DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

DP2025-05935

Complete Address and Legal Description listing for Development Permit DP2025-05935

Address Type	Address	Legal Description
Parcel	203 12A ST NE	**8150AN;141;2**

SDAB2026-0037

Conditions of Approval – Development Permit

Application Number:	**DP2025-05935**
Application Description:	New: Semi-detached Dwelling, Single Detached Dwelling, Secondary Suite (basement - 3), Accessory Residential Building (garage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	203 12A ST NE
Community:	BRIDGELAND/RIVERSIDE
Applicant:	JOHN TRINH & ASSOCIATES
Planning:	ALAN CECCONI 403-333-5376 Alan.Cecconi@calgary.ca
Utility Engineering:	DINO DI TOSTO 403-268-2131 Dino.diTosto@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:

Utility Engineering

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

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

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

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

   The off-site levy is based on a 2025 development approval date and on the following:

   Development Type:

SDAB2026-0037

Existing Single: 1/New Grade: 3

Based on the information above, the preliminary estimate is $7,690.00

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

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

Permanent Conditions

The following permanent conditions shall apply:

Planning

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

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

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

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

Utility Engineering

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

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

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

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

8. 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).

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

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

11. 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.

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

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

13. 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.

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

15. 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.

16. 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.

17. 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.

18. (1) The following non-exhaustive list of bylaws apply to this development: the Street Bylaw 20M88; the Controlled Streets Bylaw 12M80; and the Encroachment Bylaw 9M2020. Accordingly:

    a) Clear visibility to the street/lane must be maintained at all vehicular crossings. Fences, mailboxes, shrubs, etc. are not allowed to extend into the street/boulevard/lane. Please contact 311 (calgary.ca/311.html) to have any trees or bushes on City property trimmed for visibility.

    b) The developer shall be responsible for the cost of all public works and any damage to City rights-of-way caused during construction. All work performed on public property shall be done in accordance with City standards.

(2) Prior to commencement of any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas, please consider the following:

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

b) Street light cables may exist along property lines shared with a street or within utility rights-of-way. Locates must be obtained prior to ANY ground disturbance. Where street light cables are present within 1.0m of any work, the Developer must contact streetlighting@calgary.ca to de-energize the street light cables. Street light de-energization is always required when there is street light cable within or surrounding the property line, and can only be completed by the City of Calgary. Please allow a minimum of five business days for de-energization.

19. The slope of the driveway to be constructed from the property line to a private garage or parking pad must be between 2-10%, with a recommended 3.5-5% crossfall.

20. 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.

Utility Engineering

21. Calgary International Airport Vicinity Special Regulations apply to the proposed development.

22. 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.

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

Special variations could be permitted for a house or residential building that is protected with an automatic sprinkler system. The sprinkler system must be designed in accordance with the appropriate NFPA standard and there must be assurance that water supply pressure and quantity are unlikely to fail. These considerations could apply to buildings that are located on the sides of hills and are not conveniently accessible by roads designed for firefighting equipment and also to infill housing units that are located behind other buildings on a given property.
Appropriate code reference A-9.10.20.3.(1) Fire Department Access Route Modification.

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

24. A new water connection is required to service the development and is available from 12A St NE.

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

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

27. Review with Fire Prevention Bureau at 403-268-5378 for on-site hydrant coverage and Siamese connection location(s). A site servicing (hydrant location

plan) stamped by the Fire Prevention Bureau is to be submitted at the Development Site Servicing Plan stage. Principal entrance(s) are to be labeled on the plan.

28. Each unit must be individually metered.

29. 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.

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

31. A new sanitary connection is required to service the development and is available from 12A St NE and Lane.

32. A new storm sewer connection is required to service this development and is available from 12A St NE.

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

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

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

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

37. 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).

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

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

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

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

42. In the event the proposed development is no longer able to obtain waste collection service as shown in this development approval, the landowner is responsible for obtaining a new development permit for an alternative service plan.

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Reasons for Approval for DP2025-05935

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

Scope and Process

Development Scope:

The application is for a discretionary Semi-Detached Dwelling and a Single Detached Dwelling with Secondary Suites (basements) and Accessory Residential Building (garage) at 203 12A ST NE in the northeast community of Bridgeland – Riverside. The site is surrounded by low density dwellings to the north, east south, and west. Primary access for adjacent residences along 12A ST NE is via a rear lane.

Circulation and Notice Posting:

The following referees were circulated:

a) Ward Councillor – provided comments, concerning:
    a) Building (massing, façade, height, shadowing, etc.)
    b) Parking or loading zones
    c) Landscaping plans
    d) Privacy considerations
    e) Garbage and recycling facility locations
b) Bridgeland Riverside Community Association – provided comments, concerning:
    a) Building (massing, façade, height, shadowing, etc.)
    b) Access/accessibility (vehicle, pedestrian, cycling)
    c) Parking or loading zones
    d) Landscaping plans
    e) Environmental preservation
    f) Privacy considerations
    g) Garbage and recycling facility locations
    h) Site layout.
c) As per Land Use Bylaw requirements, the application was notice posted for a 1 week period. Comments were received indicating concerns which included:
    a) Building (massing, façade, height, shadowing, etc.)
    b) Access/accessibility (vehicle, pedestrian, cycling)

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c) Parking or loading zones
d) Landscaping plans
e) Environmental preservation
f) Privacy considerations
g) Garbage and recycling facility locations
h) Site layout

The above comments were considered and amended drawings were not requested, for the following reasons:

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

b) Parking
The development provides the required parking to satisfy the Land Use Bylaw. A rear garage is provided, that accesses off the lane, fitting the context of the area. The rear garage will accommodate parking of motor vehicles onsite, further reducing the need for parking on, and congestion of, adjacent streets.

c) Landscaping
The proposed landscaping complies with the minimum landscaping requirements for new development. Trees and landscaping are to be provided and maintained in a manner that reflects the approved development permit plans.

d) Privacy
There is minimal concern regarding window alignment as the side façade has very few windows facing the neighboring building. The general understanding living within an urban setting is there maybe overlooking and privacy impact may occur indirectly. The Development Authority places emphasis on limiting overlooking / privacy impact of rear year amenity space. The rear amenity space is located at grade limiting overlooking. The entrance of the development is oriented to towards the front street providing a welcoming façade.

e) Site
The development provides a compliant building depth, sufficient setback from the rear property line and separation from the side property lines.

f) Garbage and recycling facility locations

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Utility Engineering has reviewed the proposed waste and recycling onsite and has accepted the proposal.

Comments on Relevant City Planning Policies

Municipal Development Plan
2.3.1 Housing – Policies
Housing diversity and choice
a. Provide for a wide range of housing types, tenures (rental and ownership) and densities to create diverse neighbourhoods that include:
i. A mix of housing types and tenures, including single detached, ground-oriented (e.g., duplexes, row houses, attached housing, accessory dwelling units and secondary suites), medium and higher-density and mixed-use residential developments.
ii. A range of housing choices for all stages of life, in terms of the mix of housing sizes and types to meet affordability, accessibility and lifestyle needs of different people and family types.
b. Promote a broader range of housing choice for all ages, income groups, family types and lifestyles by:
i. Encouraging housing opportunities for low- and moderate-income households in all communities.
ii. Promoting innovative housing types, such as co-housing, live/work and cottage and carriage housing and accessory dwelling units, as alternative means of accommodating residential growth and providing affordable housing options.

The proposal complies with the MDP by providing an alternative grade-oriented housing form which will provide housing choice in the community.

Bridgeland – Riverside Area Redevelopment Plans

The subject parcel falls within the Conservation Generalized Land Use area indicated on Figure 3 of the Bridgeland – Riverside Area Redevelopment Plan.

3. Residential

Implementation

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, to achieve a building mass that fits into the context of the street.)

The development is compatible with the existing streetscape in terms of design, sitting and massing. All setbacks and the height of the dwellings are compliant with the Land Use Bylaw. The front facade of the dwelling has been articulated using a combination of building materials, facade staggers both vertically and horizontally, and an obvious front entrance.

b) Front and side yard setbacks of new residential developments should approximate the established pattern on the block.

The front, side, and rear setbacks of the development comply with the Land Use Bylaw.

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

The pitch roof of the proposed building reflects the roof shapes of the existing streetscape.

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

Window placement on the side façade is reasonable, and the quantity of windows is minimal. The windowsills are located a minimum of 1.5m above the finish floor, the height of the windowsill mitigates overlooking.

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.

The entire perimeter of the development is indicated to have a wood fence meeting the intent of the policy.

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.

Massing, building setbacks, possible privacy impacts, and Land Use Bylaw conformity are the main priority when reviewing proposed infills.

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Land Use Bylaw 1P2007

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

A bylaw check of the proposed development identified no discrepancies. The proposed development meets the intent of the land use district 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
None Noted.		

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 proposed development in the context of the neighbourhood. The development complies with the intent of the 1P2007 Land Use Bylaw pertaining to discretionary residential developments.

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 of land while discreetly increasing density. As such, the Development Permit is approved, subject to relevant conditions.

Calgary

APPLICATION FOR A DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

625332771-001
Taken By:

Application Date **Oct 20, 2025**

APPLICATION NO DP2025-05935

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

Total Fees: $1,199.00
Cart #:

Applicant: **JOHN TRINH & ASSOCIATES**
Address: **1039 20 AV SE**
City: **CALGARY, AB, T2G 1M7**
Phone: [redacted]

Contact: **DP Inquiries, John**
Phone: **(403) 472-8184**
Fax: **( ) -**
e-mail: **DP@johntrinh.ca**

Parcel Address: **203 12A ST NE**
Legal: **8150AN;141;2**

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

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

Description: **New: Semi-detached Dwelling, Single Detached Dwelling, Secondary Suite (3 suites), Accessory Residential Building (garage), Backyard Suite (above garage)**

Gross Floor Area: 5949.67 feet - squared\r\nDwelling Units: 3

Proposed Development is: **Discretionary**

Proposed Use: **Accessory Residential Building**
Single Detached Dwelling
Semi-Detached Dwelling
Secondary Suite
Backyard Suite

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

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

Applicant / Agent Signature: _____ Date: _____

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

Track your application on-line with **VISTA** Go to: **www.calgary.ca/vista** and enter your JOB ACCESS CODE (JAC) **DP2025-05935-32771**
or call our Planning Support Centre at (403)268-5311.

LAND TITLE CERTIFICATE

B

LINC	SHORT LEGAL	TITLE NUMBER
0012 967 345	8150AN;141;2	251 081 326

LEGAL DESCRIPTION
PLAN 8150AN
BLOCK 141
LOT 2

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

MUNICIPALITY: CITY OF CALGARY

REFERENCE NUMBER: 251 081 325

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
251 081 326	24/03/2025	TRANSFER OF LAND	$625,000	CASH & MORTGAGE

OWNERS

2678322 ALBERTA LTD.
OF 11135 HARVEST HILLS GATE NE
CALGARY
ALBERTA T3K 3X2

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
2566AP .	18/09/1912	CAVEAT RE : RESTRICTIVE COVENANT CAVEATOR - CANADIAN PACIFIC RAILWAY COMPANY. DATA UPDATED BY: 951087958
771 147 064	20/10/1977	ZONING REGULATIONS SUBJECT TO CALGARY INTERNATIONAL AIRPORT ZONING REGULATIONS
251 081 327	24/03/2025	MORTGAGE

(CONTINUED)

SDAB2026-0037

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		MORTGAGEE - CALVERT HOME MORTGAGE INVESTMENT CORPORATION. 127, 808-42 AVENUE SE CALGARY ALBERTA T2G1Y9 ORIGINAL PRINCIPAL AMOUNT: $507,500
251 081 328	24/03/2025	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - CALVERT HOME MORTGAGE INVESTMENT CORPORATION. 127, 808-42 AVENUE SE CALGARY ALBERTA T2G1Y9 AGENT - JOHN DHILLON

TOTAL INSTRUMENTS: 004

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	SUBMITTER	LAND ID
G00BF85	02/10/2025	1871784 ALBERTA INC. O/A MOHAR LAW 403-455-6147 CUSTOMER FILE NUMBER: 8456-AS	
001		MORTGAGE AMOUNT: $250,000	8150AN;141;2
002		CAVEAT	8150AN;141;2

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.

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 16 DAY OF OCTOBER, 2025 AT 11:31 A.M.

ORDER NUMBER: 55284252

CUSTOMER FILE NUMBER:

END OF CERTIFICATE

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

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

Date 2025-10-16

The City of Calgary
Development & Building Approvals
PO Box 2100, Station M (#8108)
Calgary AB T2P 2M5

Subject: 203 12a St NE (property address)

40-25 (project name, if applicable)

2678322 Alberta Ltd. (registered owner(s) as on land title)

Please be advised that, as owner(s) of the above mentioned property, I/we authorize

JOHN TRINH (agent name) and/or it's

JOHN TRINH & ASSOCIATES INC (applicant, consultant, contractor)

to apply for any and all DEVELOPMENT AND BUILDING, DEMO PERMITS (permit type) for the above mentioned property.

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

Date signed October 16, 2025 (yyyy/mm/dd)

Contact name Sumitjot Sandhu

Contact address 11135 Harvest Hills Gate NE

Contact phone number(s) [redacted]

Contact email [redacted]

Authorized signature of owner (print) Sumitjot Sandhu

(sign)

Photos – 203 12a St NE

Front View

Rear View

Left Parcel

Right Parcel

Updated 2016 July 15

Abandoned Well Declaration

Application # _____
for office use only

Site Address: 203 12a St NE, Calgary, AB T2E

Legal Description: 8150AN;141;

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

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

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

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

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

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

   Licensee Company Name_____ Licensee Contact _____

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

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

   ☑ Applicant ☐ Owner ☐ Builder ☐ Other _____

   Company Name _____ Contact Person John

   Address 222 17 Ave SE, Calgary AB

   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.

2025-02-0
Date

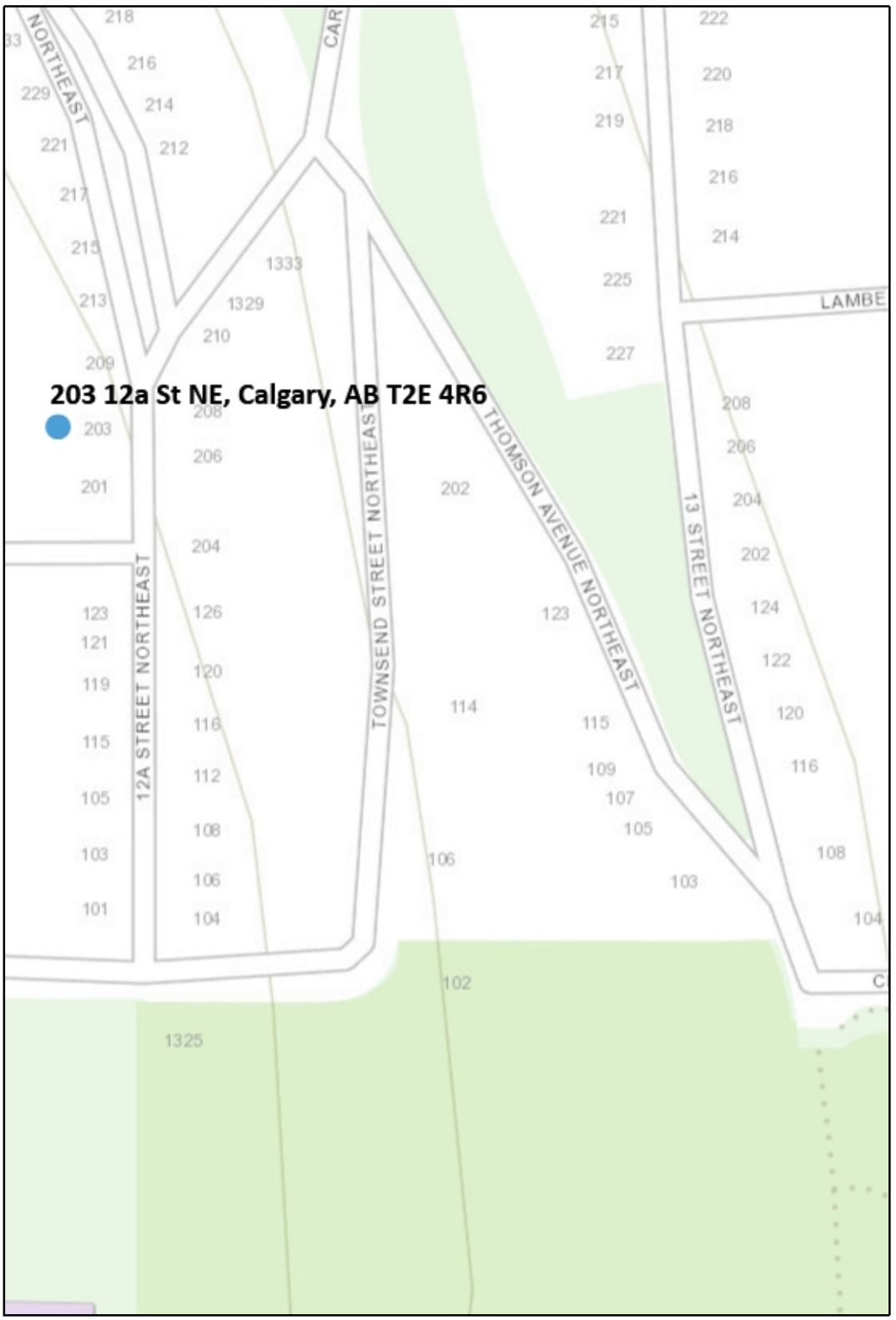
Applicant Signature

John Trinh
Applicant Name (Please Print)

John Trinh & Associates Inc.
Company Name (Please Print)

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

Map Results



Legend

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

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

Tuesday, February 04, 2025 12:29:07 -07:00

0.1 0.06 0.1 Kilometers
0

Map Scale: 1: 2,257

Alberta Government
GeoDiscover Alberta

SDAB2026-0037

Public Tree Disclosure Statement

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

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

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

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

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

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

Applicant Owner Builder Other:

If Other: Name: _____ Phone: _____

Email: _____

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

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

Updated 2016 June 15

Site Contamination Statement

Application # _____
for office use only

Site Address: 2031 12a St NE, Calgary, AB T2E 4R6 2031 12a St NE, Calgary, AB T2E

Legal Description: 8150AN;141;

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

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

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

   If yes, please provide copy(s).

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

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

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

   If yes, please provide a brief description:

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

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

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

5. Have any permits been issued or are you currently operating under a license or approval issued by federal or provincial authorities 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.

2025-02-0

Date

Applicant Signature

JOHN TRINH

Applicant Name (Please Print)

JOHN TRINH & ASSOCIATES INC.

Company Name (Please Print)

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

Applicant'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: 203 12a St NE, Calgary, AB T2E 4R6

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).

This is a flat rectangular lot with a single dwelling on this property

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).

R-CG is a residential designation that is primarily for rowhouses but also allows for single detached, side-by-side and duplex homes that may include a secondary suite.

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?

February 2, 2026

JOHN TRINH & ASSOCIATES
DP Inquiries, John
DP@johntrinh.[redacted]
[redacted]

Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2025-05935

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

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

This information must be received, in its entirety, no later than March 4, 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 403-333-5376 or by email at Alan.Cecconi@calgary.ca.

Sincerely,

ALAN CECCONI
Senior Planning Technician

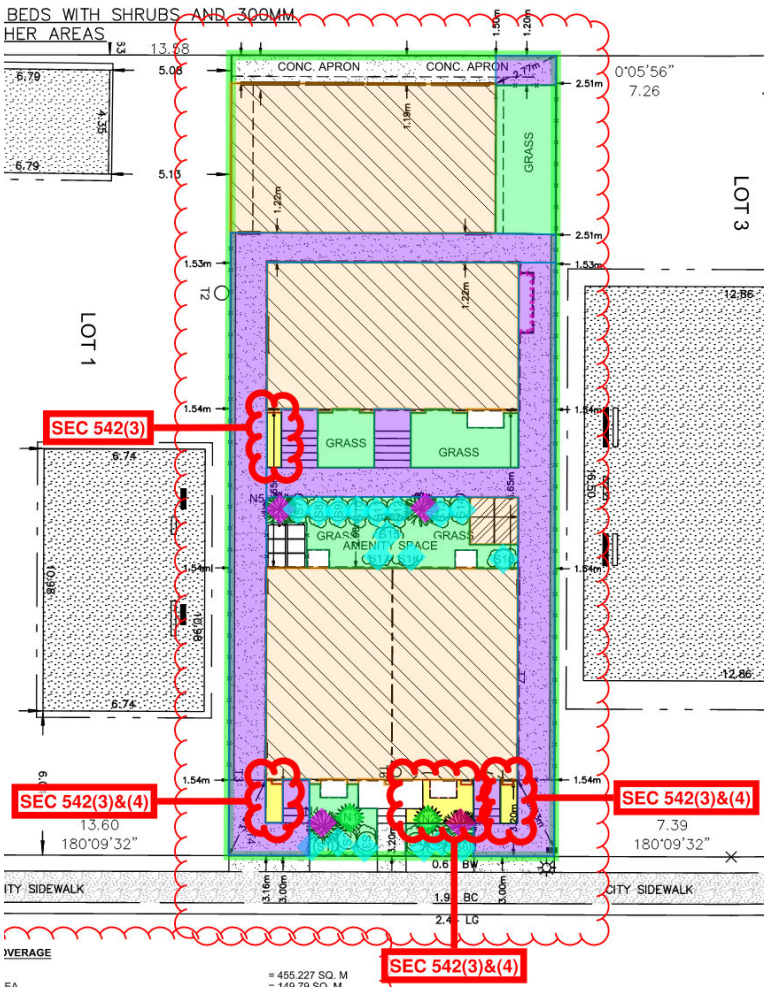
Detailed Review 2 – Development Permit

Application Number:	**DP2025-05935**
Application Description:	New: Semi-detached Dwelling, Single Detached Dwelling, Secondary Suite (3 suites), Accessory Residential Building (garage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	203 12A ST NE
Community:	BRIDGELAND/RIVERSIDE
Applicant:	JOHN TRINH & ASSOCIATES
Date DR Sent:	February 2, 2026
Response Due Date:	March 4, 2026
Planning:	ALAN CECCONI 403-333-5376 Alan.Cecconi@calgary.ca
Utility Engineering:	DINO DI TOSTO 403-268-2131 Dino.diTosto@calgary.ca

Land Use Bylaw Review

Bylaw Discrepancies

Regulation	Standard	Provided
542 Landscaping Requirements	(3) All areas of a parcel, except for those portions specifically required for motor vehicle access, motor vehicle parking stalls, loading stalls, garbage facilities, or any purpose allowed by the Development Authority, must be a landscaped area.	Plans do not indicate the surface landscape material used for portions of the site.
	(4) All setback areas adjacent to a street, except for those portions specifically required for motor vehicle access, must be a landscaped area.	



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:

Utility Engineering

1. Amend the plans to:

   Waste And Recycling - Automated Bin Storage and Collection
   a) Provide a sidewalk of a min 1.2m, along the north side of the garage to allow for the bins to be rolled out for collection in the lane.

   Note:
   The automated bins cannot be rolled out over grass. In the winter, snow would be problematic to clear also. This was missed on the first DR, so it has been made a prior to release condition.

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:

Utility Engineering

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

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

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

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

   The off-site levy is based on a 2025 development approval date and on the following:

   Development Type:
   Existing Single: 1/New Grade: 3

   Based on the information above, the preliminary estimate is $7,690.00

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

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

Permanent Conditions

The following permanent conditions shall apply:

Planning

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

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

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

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

Utility Engineering

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

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

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

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

9. 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).

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

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

12. 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.

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

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

14. 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.

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

16. 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.

17. 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.

18. 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.

19. (1) The following non-exhaustive list of bylaws apply to this development: the Street Bylaw 20M88; the Controlled Streets Bylaw 12M80; and the Encroachment Bylaw 9M2020. Accordingly:

    a) Clear visibility to the street/lane must be maintained at all vehicular crossings. Fences, mailboxes, shrubs, etc. are not allowed to extend into the street/boulevard/lane. Please contact 311 (calgary.ca/311.html) to have any trees or bushes on City property trimmed for visibility.

    b) The developer shall be responsible for the cost of all public works and any damage to City rights-of-way caused during construction. All work performed on public property shall be done in accordance with City standards.

(2) Prior to commencement of any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas, please consider the following:

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

b) Street light cables may exist along property lines shared with a street or within utility rights-of-way. Locates must be obtained prior to ANY ground disturbance. Where street light cables are present within 1.0m of any work, the Developer must contact streetlighting@calgary.ca to de-energize the street light cables. Street light de-energization is always required when there is street light cable within or surrounding the property line, and can only be completed by the City of Calgary. Please allow a minimum of five business days for de-energization.

20. The slope of the driveway to be constructed from the property line to a private garage or parking pad must be between 2-10%, with a recommended 3.5-5% crossfall.

21. 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.

Utility Engineering

22. Calgary International Airport Vicinity Special Regulations apply to the proposed development.

23. 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.

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

Special variations could be permitted for a house or residential building that is protected with an automatic sprinkler system. The sprinkler system must be designed in accordance with the appropriate NFPA standard and there must be assurance that water supply pressure and quantity are unlikely to fail. These considerations could apply to buildings that are located on the sides of hills and are not conveniently accessible by roads designed for firefighting equipment and also to infill housing units that are located behind other buildings on a given property.
Appropriate code reference A-9.10.20.3.(1) Fire Department Access Route Modification.

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

25. A new water connection is required to service the development and is available from 12A St NE.

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

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

28. Review with Fire Prevention Bureau at 403-268-5378 for on-site hydrant coverage and Siamese connection location(s). A site servicing (hydrant location

plan) stamped by the Fire Prevention Bureau is to be submitted at the Development Site Servicing Plan stage. Principal entrance(s) are to be labeled on the plan.

29. Each unit must be individually metered.

30. 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.

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

32. A new sanitary connection is required to service the development and is available from 12A St NE and Lane.

33. A new storm sewer connection is required to service this development and is available from 12A St NE.

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

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

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

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

38. 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).

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

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

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

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

43. In the event the proposed development is no longer able to obtain waste collection service as shown in this development approval, the landowner is responsible for obtaining a new development permit for an alternative service plan.

40-25 - Har - 203 12a St NE - 3+3

December 9, 2025

JOHN TRINH & ASSOCIATES
DP Inquiries, John
DP@johntrinh.[redacted]
[redacted]

Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2025-05935

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 January 8, 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 403-333-5376 or by email at Alan.Cecconi@calgary.ca.

Sincerely,

ALAN CECCONI
Senior Planning Technician

Detailed Review 1 – Development Permit

Application Number:	**DP2025-05935**
Application Description:	New: Semi-detached Dwelling, Single Detached Dwelling, Secondary Suite (3 suites), Accessory Residential Building (garage), Backyard Suite (above garage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	203 12A ST NE
Community:	BRIDGELAND/RIVERSIDE
Applicant:	JOHN TRINH & ASSOCIATES
Date DR Sent:	December 9, 2025
Response Due Date:	January 8, 2026
Planning:	ALAN CECCONI 403-333-5376 Alan.Cecconi@calgary.ca
Utility Engineering:	DINO DI TOSTO 403-268-2131 Dino.diTosto@calgary.ca

General Comments

The development, as proposed, is not supported for the following reasons:

Reference issues/rationale elsewhere in the Detailed Review, including policy section and Prior to Decision issues.

Indicate, in writing, the manner in which the application will proceed:

(A) Request **cancellation** of the application. Any applicable fee refund will be determined at the time of cancellation.

(B) **Pursue** the application, as proposed, with a decision of refusal by the Development Authority. The refusal will be based on the comments listed above.

OR

(C) **Amend** the application to address all prior to decision conditions of this detailed review (DR).

If option (C) is pursued, the last day to respond to the detailed review is thirty days from the date the detailed review was issued (see cover page of detailed review for exact date).

Notice Posting Comments

As per Land Use Bylaw requirements, the application was notice posted for a 1 week period. Comments were received indicating concerns which included:

a) Building (massing, façade, height, shadowing, etc.)
b) Access/accessibility (vehicle, pedestrian, cycling)
c) Parking or loading zones
d) Landscaping plans
e) Privacy considerations
f) Garbage and recycling facility locations

Community Association Comments

The Community association was circulated the application material, the comment received concerned:

g) Building (massing, façade, height, shadowing, etc.)
h) Access/accessibility (vehicle, pedestrian, cycling)
i) Parking or loading zones
j) Landscaping plans
k) Privacy considerations
l) Garbage and recycling facility locations

Ward Councillor Comments

The Ward Councillor was circulated the application material, the comment received concerned:

a) No comments were received during the application review.

Relevant City Planning Policies

Low Density Residential Housing Guidelines for Established Communities:

4.2 Context:

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

4.3 Parcel Layout:

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

4.3.6 Parking

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

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

4.5 Privacy:

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

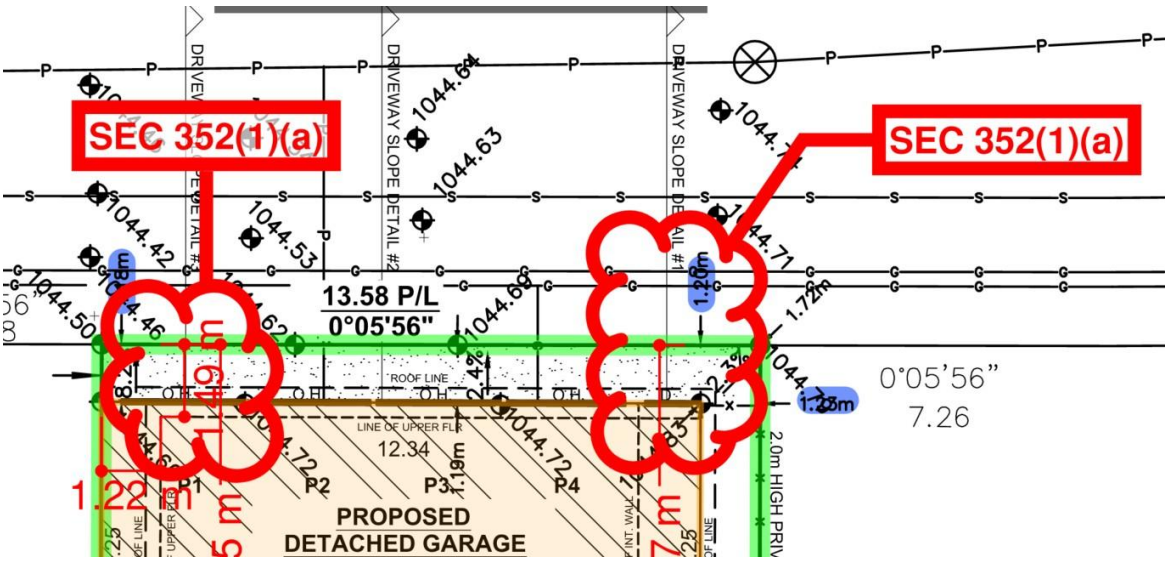
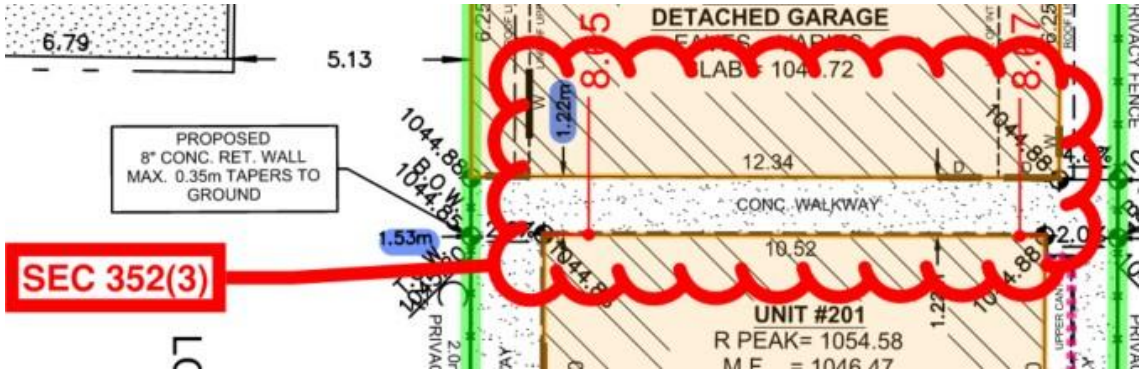
4.5.2 Entry treatment/entrances
The principal entry should be clearly identifiable from the street and located in a manner which respects the privacy of the neighbours.

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.

Land Use Bylaw Review

Bylaw Discrepancies

Regulation	Standard	Provided
543 Amenity Space	(1) For developments of three units or more, each unit and suite must have amenity space that is located outdoors and is labelled on the required landscape plan.	Plans do not indicate amenity space. Amenity space indicated, see landscape plan.
542 Landscaping Requirements	(7) A minimum of 30.0% of the landscaped area must be covered with soft surfaced landscaping.	Plans indicate the soft surfaced landscaped area is 19.99% (-10.01%) or 38.64m² (-19.35m²). Plans amended, soft surfaced landscaped area now exceeds 30.0%.

352 Backyard Suite	(1) For a Backyard Suite, the minimum building setback from a rear property line is: (a) 1.5m for any portion of the building used as a Backyard Suite;	Plans indicate a building setback of 1.49m (-0.01m) from the rear property line to the Backyard Suite (second storey). Plans indicate a building setback of 1.20m (-0.30m) from the rear property line to the Backyard Suite (main floor). Plans amended to remove garage suite.
		
352 Backyard Suite	(3) Unless otherwise referenced in subsections (3.1) and (3.2), a minimum separation of 5.0m is required between the closest facade of the main residential building to the closest façade of a Backyard Suite.	Plans indicate a separation distance of 1.22m (-3.78m) where the conditions of subsection 3.1(b) have not been met. *Note: The separation distance is less than 1.5m; therefore, subsection 3.1(b) does not apply.* Plans amended to remove garage suite.
		
352 Backyard Suite	(4.1) The maximum building height for a Backyard Suite is: (a) 5.0m measured from grade at a side property line shared with a	Plans indicate a portion of the building and roof extending beyond the max. building height chamfer formed along the East and West property lines.

	parcel designated with a low density residential district; (c) increases at a 45 degree angle to a maximum of 7.5m at a proportional distance from the shared property line.	Plans amended to remove garage suite.

Prior to Decision Requirements

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

Planning

1. Submit a complete set of the amended plans, by email in PDF format, to the Senior Planning Technician. The submitted plans must address the requirements

listed in this document. Ensure that all plans affected by the revisions are amended accordingly. Acknowledged.

Correct the discrepancies noted in the Land Use Bylaw Review section, to comply with the rules:

- show the amenity space on the site plan, with dimensions

- amend the landscaping to a minimum of 30.0%; covered with soft surfaced landscaping

- indicated the Backyard Suite building setback to the rear property line of a minimum of 1.5m

- increase the separation distance between, the main residential building (single detached dwelling) and the closest façade of a Backyard Suite, to a minimum of 5m.

- remove the Backyard Suite roof from projecting through the building height plane

Plans amended, soft surface landscaping exceeds 30.0%, amenity space included, garage suite in backyard removed.

Utility Engineering

2. Amend the plans to:

   Utility Engineering - Sidewalk Grades
   a) Revise the grades on all relevant sidewalks to be at a max of 4% crossfall. The plans show crossfalls of 9.7% and 4.8% in some locations. Plans amended.

3. Amend the plans to:

   Utility Engineering - Water Servicing
   a) Indicate an adequate water meter area where the services (50mm and smaller) enter the building.

   Note:
   The water meters are shown in different buildings. They need to be shown all in the same mechanical room.

   Water meter location must be shown on the Development Permit plans and match the DSSP. The water meter area must have all meters in the same place (not in separate buildings or areas) and not under stairwells as there needs to be a minimum height clearance of 2m. The DSSP application will be rejected if the Development Permit plans are not updated with the water meter room/location.

Plans amended.

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:

Utility Engineering

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

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

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

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

   The off-site levy is based on a 2025 development approval date and on the following:

   Development Type:
   Existing Single: 1/New Grade: 3

   Based on the information above, the preliminary estimate is $7,690.00

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

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

Permanent Conditions

The following permanent conditions shall apply:

Planning

6. 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.

7. 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.

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

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

Utility Engineering

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

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

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

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

11. 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).

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

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

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

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

Advisory Comments

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

Planning

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

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

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

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

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

21. (1) The following non-exhaustive list of bylaws apply to this development: the Street Bylaw 20M88; the Controlled Streets Bylaw 12M80; and the Encroachment Bylaw 9M2020. Accordingly:

    a) Clear visibility to the street/lane must be maintained at all vehicular crossings. Fences, mailboxes, shrubs, etc. are not allowed to extend into the street/boulevard/lane. Please contact 311 (calgary.ca/311.html) to have any trees or bushes on City property trimmed for visibility.

    b) The developer shall be responsible for the cost of all public works and any damage to City rights-of-way caused during construction. All work performed on public property shall be done in accordance with City standards.

(2) Prior to commencement of any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas, please consider the following:

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

b) Street light cables may exist along property lines shared with a street or within utility rights-of-way. Locates must be obtained prior to ANY ground disturbance. Where street light cables are present within 1.0m of any work, the Developer must contact streetlighting@calgary.ca to de-energize the street light cables. Street light de-energization is always required when there is street light cable within or surrounding the property line, and can only be completed by the City of Calgary. Please allow a minimum of five business days for de-energization.

22. The slope of the driveway to be constructed from the property line to a private garage or parking pad must be between 2-10%, with a recommended 3.5-5% crossfall.

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

Utility Engineering

24. Calgary International Airport Vicinity Special Regulations apply to the proposed development.

25. 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.

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

Special variations could be permitted for a house or residential building that is protected with an automatic sprinkler system. The sprinkler system must be designed in accordance with the appropriate NFPA standard and there must be assurance that water supply pressure and quantity are unlikely to fail. These considerations could apply to buildings that are located on the sides of hills and are not conveniently accessible by roads designed for firefighting equipment and also to infill housing units that are located behind other buildings on a given property.
Appropriate code reference A-9.10.20.3.(1) Fire Department Access Route Modification.

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

27. A new water connection is required to service the development and is available from 12A St NE.

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

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

30. Review with Fire Prevention Bureau at 403-268-5378 for on-site hydrant coverage and Siamese connection location(s). A site servicing (hydrant location

plan) stamped by the Fire Prevention Bureau is to be submitted at the Development Site Servicing Plan stage. Principal entrance(s) are to be labeled on the plan.

31. Each unit must be individually metered.

32. 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.

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

34. A new sanitary connection is required to service the development and is available from 12A St NE and Lane.

35. A new storm sewer connection is required to service this development and is available from 12A St NE.

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

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

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

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

40. 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).

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

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

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

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

45. In the event the proposed development is no longer able to obtain waste collection service as shown in this development approval, the landowner is responsible for obtaining a new development permit for an alternative service plan.

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

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

Date:	January 30, 2026
Date Received:	January 22, 2026
BLC BY:	**BRITTANY ROY**
Review Required:	PARTIAL

D.P. #	**2025-05935**

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):***	
BLDG 1		**BLDG 1**	
BLDG 2		**BLDG 2**	

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

Notes:
PARTIAL CHECK FOR PREVIOUS DEFICIENCIES AS REQUESTED BY FM. AMENDED PLANS REMOVED BYS. BLC UPDATED ACCORDINGLY.

SDAB2026-0037

Part 4 A to Z Use and Use Rules			D.P. # 2025-05935			
Section / Use	**Type**	**Requirements**	**Evaluation**			
153.1 Backyard Suite	Compulsory	(iii) is located in a detached building located behind the front façade of the main residential building;	**C**	**N/C**	**N/A**	**N/I**
		(vi) Must not be located on the same parcel or bare land unit as either a Rowhouse Building or a Townhouse use;	**C**	**N/C**	**N/A**	**N/I**
170.2 Contextual Semi-detached Dwelling	Compulsory	(i) contains two Dwelling Units located side by side and separated by a common party wall extending from foundation to roof;	**C**	**N/C**	**N/A**	**N/I**
171 Contextual Single Detached Dwelling	Compulsory	(i) meets all of the rules specified for the use in a district;	**C**	**N/C**	**N/A**	**N/I**
		(ii) may contain a Secondary Suite in a district where a Secondary Suite is a listed use and conforms with the rules of the district;	**C**	**N/C**	**N/A**	**N/I**
187 Duplex Dwelling	Compulsory	(a) means a building which contains two Dwelling Units, one located above the other, with each having a separate entrance;	**C**	**N/C**	**N/A**	**N/I**
287 Rowhouse	Compulsory	(i) contains three or more Dwelling Units, located side by side and separated by common party walls extending from foundation to roof;	**C**	**N/C**	**N/A**	**N/I**
		(ii) where one façade of each Dwelling Unit directly faces a public street;	**C**	**N/C**	**N/A**	**N/I**
		(iii) where no intervening building is located between the street facing façade of each Dwelling Unit and the adjacent public street;	**C**	**N/C**	**N/A**	**N/I**
		(iv) where each Dwelling Unit has a separate direct entry from grade to an adjacent public sidewalk or an adjacent public street;	**C**	**N/C**	**N/A**	**N/I**
		(v) where no Dwelling Unit is located wholly or partially above another Dwelling Unit; and	**C**	**N/C**	**N/A**	**N/I**
		(vi) may contain a Secondary Suite within a Dwelling Unit in a district where a Secondary Suite is a listed use and conforms with the rules of the district;	**C**	**N/C**	**N/A**	**N/I**
295 Secondary Suite	Compulsory	(i) contains two or more rooms used or designed to be used as a residence by one or more persons;	**C**	**N/C**	**N/A**	**N/I**
		(ii) contains a kitchen, living, sleeping and sanitary facilities;	**C**	**N/C**	**N/A**	**N/I**
		(iii) is self-contained and located within a Dwelling Unit;	**C**	**N/C**	**N/A**	**N/I**
		(iv) must not be located in a Dwelling Unit where another Dwelling Unit is located wholly or partially above or below the Dwelling Unit containing the Secondary Suite; and	**C**	**N/C**	**N/A**	**N/I**
		(v) is considered part of and secondary to a Dwelling Unit;	**C**	**N/C**	**N/A**	**N/I**
297 Semi-Detached Dwelling	Compulsory	(a) means a use where a building contains two Dwelling Units located side by side and separated by a common party wall extending from foundation to roof;	**C**	**N/C**	**N/A**	**N/I**
319 Townhouse	Compulsory	(i) comprising three or more Dwelling Units;	**C**	**N/C**	**N/A**	**N/I**
		(ii) where each Dwelling Unit has a separate direct entry from grade;	**C**	**N/C**	**N/A**	**N/I**
		(iii) where no Dwelling Unit is located wholly or partially above another Dwelling Unit; and	**C**	**N/C**	**N/A**	**N/I**
		(iv) that does not include a Rowhouse Building;	**C**	**N/C**	**N/A**	**N/I**

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

D.P. # 2025-05935

Rule	Requirements			Notes	Evaluation			
					Provided/Variance			
Secondary Suites	If applicable please refer to Secondary Suites Form				See Attached		N/A	N/I
543 Amenity Space	(1) For developments of three units or more, each unit and suite must have amenity space that is located outdoors and is labelled on the required landscape plan.				F/M Discretion		N/A	N/I
	(2) Amenity space may be provided as common amenity space, private amenity space or a combination of both.				Applies		N/A	N/I
339.1 Porches *(must meet all requirements to be exempt)*	In a Developed Area, a porch is exempt from parcel coverage where:	(a) the porch is located between the façade of the main residential building and:	(i) the front property line; or		C	N/C	N/A	N/I
			(ii) the side property line on the street side of a corner parcel;		C	N/C	N/A	N/I
		(b) the porch is unenclosed on a minimum of two sides, other than by a railing, balustrade, or privacy walls located on porches between attached units when the porch is at or exceeds the contextual front setback; and			C	N/C	N/A	N/I
		(c) there is no enclosed floor area or balcony located directly above the roof of the porch.			C	N/C	N/A	N/I
534 Parcel Coverage	(2) Unless otherwise referenced in subsection (3), the maximum cumulative building coverage over all the parcels subject to a single development permit containing a Contextual Semi-Detached Dwelling, Contextual Single Detached Dwelling, Cottage Housing Cluster, Rowhouse Building, Semi-Detached Dwelling, Single Detached Dwelling or Townhouse is:	(a) 45.0% of the area of the parcels subject to a single development permit for a development with a density of less than 40 units per hectare;			Applies		Does Not Apply	
		(b) 50.0% of the area of the parcels subject to a single development permit for a development with a density 40 units per hectare or greater and less than 50 units per hectare;			Applies		Does Not Apply	
		(c) 55.0% of the area of the parcels subject to a single development permit for a development with a density of 50 units per hectare or greater and less than 60 units per hectare; or			Applies		Does Not Apply	
		(d) 60.0% of the area of the parcels subject to a single development permit for a development with a density of 60 units per hectare or greater.			Applies		Does Not Apply	
	(3) The maximum parcel coverage referenced in subsections (1) and (2), must be reduced by:	(a) 21.0m² where one motor vehicle parking stall is required on a parcel that is not located in a private garage; and			Applies		Does Not Apply	
		(b) 19.0m² for each required motor vehicle parking stall that is not located in a private garage where more than one motor vehicle parking stall is required on a parcel.			Applies		Does Not Apply	
	(4) For all other uses, the maximum parcel coverage is 45.0%				Applies		Does Not Apply	

Determine correct percentage of parcel coverage and input values below

	3 Number of Units		Stalls			%	%
60.0%	455.47 Total Parcel Area	minus	Required Stalls	=	273.28 Max. Coverage	50.04%	-9.96%

Parcel Coverage Totals

	House	Proj. > 1.0m	Garage(s)	Other	Total	m^2	m^2
Total	158.50		69.42		227.92	227.92	-45.36

Accessory Building	If applicable please refer to Accessory Residential Building Form		See Attached	N/A	N/I
	(3) All areas of a parcel, except for those portions specifically required for motor vehicle access, motor vehicle parking stalls, loading stalls, garbage facilities, or any purpose allowed by the Development Authority, must be a landscaped area.	C	N/C	N/A	N/I
	(4) All setback areas adjacent to a street, except for those portions specifically required for motor vehicle access, must be a landscaped area.	C	N/C	N/A	N/I
	(5) Amenity space provided outdoors at grade must be included in the calculation of a	C	N/C	N/A	N/I

	landscaped area.					
542 Landscaping Requirements *Applies with 3 or more units*	(6) Any part of the parcel used for motor vehicle access, motor vehicle parking stalls, loading stalls and garbage or recycling facilities must not be included in the calculation of a landscaped area.		C	N/C	N/A	N/I
	(7) A minimum of 30.0% of the landscaped area must be covered with soft surfaced landscaping. 197.22 Landscaped Area (m²)		Percentage (%) 32.69%		2.69%	
			Area (m²) 64.47		5.30	
	(8) All soft surfaced landscaped area must be irrigated by an underground irrigation system, unless otherwise provided by a low water irrigation system.		C	N/C	Low H20 Irrig.	N/I
	(9) Mechanical systems or equipment that are located outside of a building must be screened.		C	N/C	N/A	N/I
542.2 Planting Requirements *Applies with 3 or more units*	(4) The requirement for the provision of 1.0 tree is met where: (a) a deciduous tree has a minimum calliper of 60mm; 4 # Provided		Calliper (mm) 60.00		0.00	
	(4) The requirement for the provision of 1.0 tree is met where: (b) a coniferous tree has a minimum height of 2.0m 2 # Provided		Height (m) 3.00		1.00	
	(5) The requirement for the provision of 2.0 trees is met where: (a) a deciduous tree has a minimum calliper of 85mm; 0 # Provided		Calliper (mm) N/A			
	(5) The requirement for the provision of 2.0 trees is met where: (b) a coniferous tree has a minimum height of 4.0m 0 # Provided		Height (m) N/A			
	(6) The requirement for the provision of 3.0 trees is met where an existing deciduous tree with a calliper greater than 100mm is preserved. 0 # Provided		Calliper (mm) N/A			
	(2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0m² of parcel area. 5 Required Trees 455.47 13 Required Shrubs Parcel Area (m²)		# of Trees 6		1	
			# of Shrubs 18		5	
	(3) Shrubs must be a minimum height or spread of 0.6m at the time of planting.		0.61		0.01	
	(7) For landscaped areas with a building below, planting areas must have the following minimum soil depths: (a) 1.2m for trees;		N/A			
	(7) For landscaped areas with a building below, planting areas must have the following minimum soil depths: (b) 0.6m for shrubs; an		N/A			
	(7) For landscaped areas with a building below, planting areas must have the following minimum soil depths: (c) 0.3m for all other planting areas.		N/A			
	(8) The soil depths referenced in (7) must cover an area equal to the mature spread of the planting material.		Requires review by planner or technician		N/A	N/I
546 Motor Vehicle Parking Stalls	(1) The minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 1.0 stalls per unit or suite.	Community (select below) *BRIDGELAND/ RIVERSIDE*				
	(2) Notwithstanding subsection (1), the minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 0.5 stalls per unit or suite for the area listed in Table 2.1 below.	Parking Rate: 0.50 Stall per Unit & Suite				
	6 Number of Units & Suites Stalls Within a Private Garage 4 Stalls provided on Parking Pad 0		4		1	
546.2 Bicycle Parking Stalls	(2) Notwithstanding subsection (1), there is no requirement for a bicycle parking stall – class 1 for parcels with two or less Dwelling Units.		Applies		N/A	N/I
	(1) The minimum number of bicycle parking stalls – class 1 is calculated based on the sum of all units and suites at a rate of 1.0 stall per unit or suite where a unit or suite is not provided a motor vehicle parking stall located in a private garage. 2 Number of Units & Suites	TWO-DOOR BIKE LOCKERS	4		2	
122 Standards for Motor Vehicle Parking Stalls	(3) The minimum depth of a motor vehicle parking stall is 5.9m where it is required for: (a) a Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling or Single Detached Dwelling		C	N/C	N/A	N/I
	(4) The minimum width of a motor vehicle parking stall required for a Dwelling Unit is: (a) 3.0m where both sides of a stall abut a physical barrier; (b) 2.85m where one side of a stall abuts a physical barrier; and (c) 2.5m in all other		C	N/C	N/A	N/I

Page 6	(15) Motor vehicle parking stalls for a Backyard Suite, Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling and Single Detached Dwelling must be: (a) hard surfaced; and (b) located wholly on the subject parcel.		C	N/C	N/A	N/I

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Accessory Residential Building

D.P. # 2025-05935

Rule	Requirements			Notes	Evaluation			
					Provided/Variance			
345 Accessory Residential Building	(1) The min. building setback for an Accessory Residential Building is::	(a) 1.2m from a side or rear property line shared with a street; or			N/A			
		(b) 0.6m from a side or rear property line in all other cases.		EAST	0.00		-0.60	
				SOUTH	1.18		0.58	
				WEST	2.51		1.91	
	(2) The min. building setback for an Accessory Residential Building that does not share a side or rear property line with a street may be reduced to zero m when:	(a) the Accessory Residential Building is less than 10.0m^2			C	N/C	N/A	N/I
		(b) the wall of the Accessory Residential Building is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel; or			C	N/C	N/A	N/I
		(c) the owner of the adjacent parcel grants a 1.5m private maintenance easement that must:	(i) be registered against the title of the parcel proposed for development and the title of the adjacent parcel; and		C	N/C	N/A	N/I
			(ii) include a 0.60m eave and footing encroachment easement.		C	N/C	N/A	N/I
	(3) An Accessory Residential Building must not be located in the actual front setback area.				C	N/C	N/A	N/I
	(4) A private garage on laneless parcel may be located in required 3.0m side setback, except along street side of a corner parcel.				C	N/C	N/A	N/I
	(5) The min. distance between any façade of an Accessory Residential Building 10.0m^2 or more and a main residential building or a building containing a Secondary Suite is 1.0m				C	N/C	N/A	N/I
	(6) The height of an Accessory Residential Building must not exceed:	(a) 4.6m, measured from the finished floor of the building;			4.14		-0.46	
		(b) 3.0m at any eaveline, when measured from the finished floor of the building; or			2.89		-0.11	
		(c) one storey,			C	N/C	N/A	N/I
		(c) one storey, which may include an attic space that:	(i) is accessed by a removable ladder;		C	N/C	N/A	N/I
			(ii) does not have windows;		C	N/C	N/A	N/I
			(iv) has a max. height of 1.5m from the attic floor to the underside of any rafter.		N/A			
346 Restrictions on Use of Accessory Residential Building	(1) The finished floor of an Accessory Residential Building, other than a private garage, must not exceed 0.6m above grade.				C	N/C	N/A	N/I
	(2) An Accessory Residential Building must not be used as a Dwelling Unit, unless a Backyard Suite has been approved.				C	N/C	N/A	N/I
	(3) An Accessory Residential Building must not have a balcony or rooftop deck.				C	N/C	N/A	N/I
	(4) The area of a parcel covered by all Accessory Residential Buildings located on a parcel:	(a) must not exceed the less of:	(i) the building coverage of the main residential buildings; or		C	N/C	N/A	N/I
			(ii) 75.0m^2 for each Dwelling Unit located on the parcel; and	Unit 1	23.14		-51.86	
				Unit 2	23.14		-51.86	
				Unit 3	23.14		-51.86	
			3 # of Units	≥ Unit 4				

SDAB2026-0037

Page 8 Secondary Suite - R-CG				D.P. # 2025-05935			
Rule	**Requirements**			**Evaluation**			
			Notes	**Provided/Variance**			
Note: Remember to check any applicable district rules							
351 Secondary Suite	(1) For a Secondary Suite the minimum building setback from a property line, must be equal to or greater than the minimum building setback from a property line for the main residential building.			**C**	**N/C**	**N/A**	**N/I**
	(2) Except as otherwise stated in subsection (2.1) and (3), the maximum floor area of a Secondary Suite, excluding any area covered by stairways and landings, is 100.0m²:	(a) in the R-C1L, R-C1Ls, R-C1, R-C1s, R-C1N, R-1, R-1s and R-1N District; or		**N/A**			
		(b) when located on a parcel with a parcel width less than 13.0m.		**N/A**			
	(2.1) There is no maximum floor area for a Secondary Suite wholly located in a basement. Internal landings and stairways providing access to the basement may be located above grade.		BLDG #1	**Applies**		**N/A**	**N/I**
295 Secondary Suite	(c) has a maximum floor area of 100.0 square metres, excluding any area covered by stairways and landings;		BLDG #2	**59.99**		**-40.01**	

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

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

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

Date:	February 22, 2026
Date Received:	February 4, 2026
BLC BY:	**Jeff Douglas**
Review Required:	PARTIAL

D.P. #	**2025-05935**

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):***	
BLDG 1		**BLDG 1**	
BLDG 2		**BLDG 2**	

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

Notes:
PARTIAL CHECK FOR LANDSCAPING
Bluebeam overlay ran to confirm changes. Notes regarding surface material for landscaped areas and 2 trees moved from front to between the buidlings

Part 4 A to Z Use and Use Rules			D.P. # 2025-05935			
Section / Use	**Type**	**Requirements**	**Evaluation**			
153.1 Backyard Suite	Compulsory	(iii) is located in a detached building located behind the front façade of the main residential building;	**C**	**N/C**	**N/A**	**N/I**
		(vi) Must not be located on the same parcel or bare land unit as either a Rowhouse Building or a Townhouse use;	**C**	**N/C**	**N/A**	**N/I**
170.2 Contextual Semi-detached Dwelling	Compulsory	(i) contains two Dwelling Units located side by side and separated by a common party wall extending from foundation to roof;	**C**	**N/C**	**N/A**	**N/I**
171 Contextual Single Detached Dwelling	Compulsory	(i) meets all of the rules specified for the use in a district;	**C**	**N/C**	**N/A**	**N/I**
		(ii) may contain a Secondary Suite in a district where a Secondary Suite is a listed use and conforms with the rules of the district;	**C**	**N/C**	**N/A**	**N/I**
187 Duplex Dwelling	Compulsory	(a) means a building which contains two Dwelling Units, one located above the other, with each having a separate entrance;	**C**	**N/C**	**N/A**	**N/I**
287 Rowhouse	Compulsory	(i) contains three or more Dwelling Units, located side by side and separated by common party walls extending from foundation to roof;	**C**	**N/C**	**N/A**	**N/I**
		(ii) where one façade of each Dwelling Unit directly faces a public street;	**C**	**N/C**	**N/A**	**N/I**
		(iii) where no intervening building is located between the street facing façade of each Dwelling Unit and the adjacent public street;	**C**	**N/C**	**N/A**	**N/I**
		(iv) where each Dwelling Unit has a separate direct entry from grade to an adjacent public sidewalk or an adjacent public street;	**C**	**N/C**	**N/A**	**N/I**
		(v) where no Dwelling Unit is located wholly or partially above another Dwelling Unit; and	**C**	**N/C**	**N/A**	**N/I**
		(vi) may contain a Secondary Suite within a Dwelling Unit in a district where a Secondary Suite is a listed use and conforms with the rules of the district;	**C**	**N/C**	**N/A**	**N/I**
295 Secondary Suite	Compulsory	(i) contains two or more rooms used or designed to be used as a residence by one or more persons;	**C**	**N/C**	**N/A**	**N/I**
		(ii) contains a kitchen, living, sleeping and sanitary facilities;	**C**	**N/C**	**N/A**	**N/I**
		(iii) is self-contained and located within a Dwelling Unit;	**C**	**N/C**	**N/A**	**N/I**
		(iv) must not be located in a Dwelling Unit where another Dwelling Unit is located wholly or partially above or below the Dwelling Unit containing the Secondary Suite; and	**C**	**N/C**	**N/A**	**N/I**
		(v) is considered part of and secondary to a Dwelling Unit;	**C**	**N/C**	**N/A**	**N/I**
297 Semi-Detached Dwelling	Compulsory	(a) means a use where a building contains two Dwelling Units located side by side and separated by a common party wall extending from foundation to roof;	**C**	**N/C**	**N/A**	**N/I**
319 Townhouse	Compulsory	(i) comprising three or more Dwelling Units;	**C**	**N/C**	**N/A**	**N/I**
		(ii) where each Dwelling Unit has a separate direct entry from grade;	**C**	**N/C**	**N/A**	**N/I**
		(iii) where no Dwelling Unit is located wholly or partially above another Dwelling Unit; and	**C**	**N/C**	**N/A**	**N/I**
		(iv) that does not include a Rowhouse Building;	**C**	**N/C**	**N/A**	**N/I**

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

D.P. # 2025-05935

Rule	Requirements			Notes	Evaluation			
					Provided/Variance			
Secondary Suites	If applicable please refer to Secondary Suites Form				See Attached		N/A	N/I
543 Amenity Space	(1) For developments of three units or more, each unit and suite must have amenity space that is located outdoors and is labelled on the required landscape plan.				F/M Discretion		N/A	N/I
	(2) Amenity space may be provided as common amenity space, private amenity space or a combination of both.				Applies		N/A	N/I
339.1 Porches *(must meet all requirements to be exempt)*	In a Developed Area, a porch is exempt from parcel coverage where:	(a) the porch is located between the façade of the main residential building and:	(i) the front property line; or		C	N/C	N/A	N/I
			(ii) the side property line on the street side of a corner parcel;		C	N/C	N/A	N/I
		(b) the porch is unenclosed on a minimum of two sides, other than by a railing, balustrade, or privacy walls located on porches between attached units when the porch is at or exceeds the contextual front setback; and			C	N/C	N/A	N/I
		(c) there is no enclosed floor area or balcony located directly above the roof of the porch.			C	N/C	N/A	N/I
534 Parcel Coverage	(2) Unless otherwise referenced in subsection (3), the maximum cumulative building coverage over all the parcels subject to a single development permit containing a Contextual Semi-Detached Dwelling, Contextual Single Detached Dwelling, Cottage Housing Cluster, Rowhouse Building, Semi-Detached Dwelling, Single Detached Dwelling or Townhouse is:	(a) 45.0% of the area of the parcels subject to a single development permit for a development with a density of less than 40 units per hectare;			Applies		Does Not Apply	
		(b) 50.0% of the area of the parcels subject to a single development permit for a development with a density 40 units per hectare or greater and less than 50 units per hectare;			Applies		Does Not Apply	
		(c) 55.0% of the area of the parcels subject to a single development permit for a development with a density of 50 units per hectare or greater and less than 60 units per hectare; or			Applies		Does Not Apply	
		(d) 60.0% of the area of the parcels subject to a single development permit for a development with a density of 60 units per hectare or greater.			Applies		Does Not Apply	
	(3) The maximum parcel coverage referenced in subsections (1) and (2), must be reduced by:	(a) 21.0m² where one motor vehicle parking stall is required on a parcel that is not located in a private garage; and			Applies		Does Not Apply	
		(b) 19.0m² for each required motor vehicle parking stall that is not located in a private garage where more than one motor vehicle parking stall is required on a parcel.			Applies		Does Not Apply	
	(4) For all other uses, the maximum parcel coverage is 45.0%				Applies		Does Not Apply	

Determine correct percentage of parcel coverage and input values below

	3	Number of Units		Stalls			%	%
60.0%	455.47 Total Parcel Area	minus		Required Stalls	=	273.28 Max. Coverage	50.04%	-9.96%

Parcel Coverage Totals

	House	Proj. > 1.0m	Garage(s)	Other	Total	m^2	m^2
Total	158.50		69.42		227.92	227.92	-45.36

Accessory Building	If applicable please refer to Accessory Residential Building Form		See Attached	N/A	N/I
	(3) All areas of a parcel, except for those portions specifically required for motor vehicle access, motor vehicle parking stalls, loading stalls, garbage facilities, or any purpose allowed by the Development Authority, must be a landscaped area.	C	N/C	N/A	N/I
	(4) All setback areas adjacent to a street, except for those portions specifically required for motor vehicle access, must be a landscaped area.	C	N/C	N/A	N/I
	(5) Amenity space provided outdoors at grade must be included in the calculation of a	C	N/C	N/A	N/I

	landscaped area.		C	N/C	N/A	N/I
542 Landscaping Requirements *Applies with 3 or more units*	(6) Any part of the parcel used for motor vehicle access, motor vehicle parking stalls, loading stalls and garbage or recycling facilities must not be included in the calculation of a landscaped area.		C	N/C	N/A	N/I
	(7) A minimum of 30.0% of the landscaped area must be covered with soft surfaced landscaping. 197.20 Landscaped Area (m²)		Percentage (%) 32.56%		2.56%	
			Area (m²) 64.21		5.05	
	(8) All soft surfaced landscaped area must be irrigated by an underground irrigation system, unless otherwise provided by a low water irrigation system.		C	N/C	Low H20 Irrig.	N/I
	(9) Mechanical systems or equipment that are located outside of a building must be screened.		C	N/C	N/A	N/I
542.2 Planting Requirements *Applies with 3 or more units*	(4) The requirement for the provision of 1.0 tree is met where: (a) a deciduous tree has a minimum calliper of 60mm; 4 # Provided (b) a coniferous tree has a minimum height of 2.0m 2 # Provided		Calliper (mm) 60.00		0.00	
			Height (m) 3.00		1.00	
	(5) The requirement for the provision of 2.0 trees is met where: (a) a deciduous tree has a minimum calliper of 85mm; 0 # Provided (b) a coniferous tree has a minimum height of 4.0m 0 # Provided		Calliper (mm) N/A			
			Height (m) N/A			
	(6) The requirement for the provision of 3.0 trees is met where an existing deciduous tree with a calliper greater than 100mm is preserved. 0 # Provided		Calliper (mm) N/A			
	(2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0m² of parcel area. 5 Required Trees 455.47 13 Required Shrubs Parcel Area (m²)		# of Trees 6		1	
			# of Shrubs 18		5	
	(3) Shrubs must be a minimum height or spread of 0.6m at the time of planting.		0.61		0.01	
	(7) For landscaped areas with a building below, planting areas must have the following minimum soil depths: (a) 1.2m for trees;		N/A			
	(b) 0.6m for shrubs; an		N/A			
	(c) 0.3m for all other planting areas.		N/A			
	(8) The soil depths referenced in (7) must cover an area equal to the mature spread of the planting material.		Requires review by planner or technician		N/A	N/I
546 Motor Vehicle Parking Stalls	(1) The minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 1.0 stalls per unit or suite.	Community (select below) *BRIDGELAND/ RIVERSIDE*				
	(2) Notwithstanding subsection (1), the minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 0.5 stalls per unit or suite for the area listed in Table 2.1 below.	Parking Rate: 0.50 Stall per Unit & Suite				
	6 Number of Units & Suites Stalls Within a Private Garage 4 Stalls provided on Parking Pad 0		4		1	
546.2 Bicycle Parking Stalls	(2) Notwithstanding subsection (1), there is no requirement for a bicycle parking stall – class 1 for parcels with two or less Dwelling Units.		Applies		N/A	N/I
	(1) The minimum number of bicycle parking stalls – class 1 is calculated based on the sum of all units and suites at a rate of 1.0 stall per unit or suite where a unit or suite is not provided a motor vehicle parking stall located in a private garage. 2 Number of Units & Suites	TWO-DOOR BIKE LOCKERS	4		2	
122 Standards for Motor Vehicle Parking Stalls	(3) The minimum depth of a motor vehicle parking stall is 5.9m where it is required for: (a) a Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling or Single Detached Dwelling		C	N/C	N/A	N/I
	(4) The minimum width of a motor vehicle parking stall required for a Dwelling Unit is: (a) 3.0m where both sides of a stall abut a physical barrier; (b) 2.85m where one side of a stall abuts a physical barrier; and (c) 2.5m in all other		C	N/C	N/A	N/I

Page 6	(15) Motor vehicle parking stalls for a Backyard Suite, Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling and Single Detached Dwelling must be: (a) hard surfaced; and (b) located wholly on the subject parcel.		C	N/C	N/A	N/I

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Accessory Residential Building

D.P. # 2025-05935

Rule	Requirements			Notes	Evaluation: Provided/Variance			
345 Accessory Residential Building	(1) The min. building setback for an Accessory Residential Building is::	(a) 1.2m from a side or rear property line shared with a street; or			N/A			
		(b) 0.6m from a side or rear property line in all other cases.		EAST	0.00		-0.60	
				SOUTH	1.18		0.58	
				WEST	2.51		1.91	
	(2) The min. building setback for an Accessory Residential Building that does not share a side or rear property line with a street may be reduced to zero m when:	(a) the Accessory Residential Building is less than 10.0m^2			C	N/C	N/A	N/I
		(b) the wall of the Accessory Residential Building is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel; or			C	N/C	N/A	N/I
		(c) the owner of the adjacent parcel grants a 1.5m private maintenance easement that must:	(i) be registered against the title of the parcel proposed for development and the title of the adjacent parcel; and		C	N/C	N/A	N/I
			(ii) include a 0.60m eave and footing encroachment easement.		C	N/C	N/A	N/I
	(3) An Accessory Residential Building must not be located in the actual front setback area.				C	N/C	N/A	N/I
	(4) A private garage on laneless parcel may be located in required 3.0m side setback, except along street side of a corner parcel.				C	N/C	N/A	N/I
	(5) The min. distance between any façade of an Accessory Residential Building 10.0m^2 or more and a main residential building or a building containing a Secondary Suite is 1.0m				C	N/C	N/A	N/I
	(6) The height of an Accessory Residential Building must not exceed:	(a) 4.6m, measured from the finished floor of the building;			4.14		-0.46	
		(b) 3.0m at any eaveline, when measured from the finished floor of the building; or			2.89		-0.11	
		(c) one storey,			C	N/C	N/A	N/I
		(c) one storey, which may include an attic space that:	(i) is accessed by a removable ladder;		C	N/C	N/A	N/I
			(ii) does not have windows;		C	N/C	N/A	N/I
			(iv) has a max. height of 1.5m from the attic floor to the underside of any rafter.		N/A			
346 Restrictions on Use of Accessory Residential Building	(1) The finished floor of an Accessory Residential Building, other than a private garage, must not exceed 0.6m above grade.				C	N/C	N/A	N/I
	(2) An Accessory Residential Building must not be used as a Dwelling Unit, unless a Backyard Suite has been approved.				C	N/C	N/A	N/I
	(3) An Accessory Residential Building must not have a balcony or rooftop deck.				C	N/C	N/A	N/I
	(4) The area of a parcel covered by all Accessory Residential Buildings located on a parcel:	(a) must not exceed the less of:	(i) the building coverage of the main residential buildings; or		C	N/C	N/A	N/I
			(ii) 75.0m^2 for each Dwelling Unit located on the parcel; and	Unit 1	23.14		-51.86	
				Unit 2	23.14		-51.86	
				Unit 3	23.14		-51.86	
			3 # of Units	≥ Unit 4				

Page 8 Secondary Suite - R-CG				D.P. # 2025-05935			
Rule	**Requirements**			**Evaluation**			
			Notes	**Provided/Variance**			
Note: Remember to check any applicable district rules							
351 Secondary Suite	(1) For a Secondary Suite the minimum building setback from a property line, must be equal to or greater than the minimum building setback from a property line for the main residential building.			**C**	**N/C**	**N/A**	**N/I**
	(2) Except as otherwise stated in subsection (2.1) and (3), the maximum floor area of a Secondary Suite, excluding any area covered by stairways and landings, is 100.0m²:	(a) in the R-C1L, R-C1Ls, R-C1, R-C1s, R-C1N, R-1, R-1s and R-1N District; or		**N/A**			
		(b) when located on a parcel with a parcel width less than 13.0m.		**N/A**			
	(2.1) There is no maximum floor area for a Secondary Suite wholly located in a basement. Internal landings and stairways providing access to the basement may be located above grade.		BLDG #1	**Applies**		**N/A**	**N/I**
295 Secondary Suite	(c) has a maximum floor area of 100.0 square metres, excluding any area covered by stairways and landings;		BLDG #2	**59.99**		**-40.01**	

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

FILE: **DP 2025-05935**

DATE RECEIVED: January 22, 2026

Bylaw Discrepancies		
Regulation	**Standard**	**Provided**
542 Landscaping Requirements	(3) All areas of a parcel, except for those portions specifically required for motor vehicle access, motor vehicle parking stalls, loading stalls, garbage facilities, or any purpose allowed by the Development Authority, must be a landscaped area.	Plans do not indicate the surface landscape material used for portions of the site. *The comprehensive sheet shows landscaping at 32.69% - AC*
	(4) All setback areas adjacent to a street, except for those portions specifically required for motor vehicle access, must be a landscaped area.	

FILE: **DP 2025-05935**

DATE RECEIVED: February 4, 2026

Bylaw Discrepancies		
Regulation	**Standard**	**Provided**
None noted		

Re: DP2025-05935 COMPLETENESS REVIEW - 203 12A ST 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 underwa

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

Please track your application, using your Job Access Code (JAC) DP2025-05935-32771, at www.calgary.ca/vista.

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

Regards,

ALAN CECCONI
Senior Planning Technician
Alan.Cecconi@calgary.ca
403-333-5376
www.calgary.ca/PDMap

Comment Summary

Permit #: DP2025-05935

Address: 203 12A ST NE

Job Description: New: Semi-detached Dwelling, Single Detached Dwelling, Secondary Suite (basement - 3), Accessory Residential Building (garage)

Name:	Laurie Gill	Created Date:	November 9, 2025
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]com	Number:	630608244
Address:	233 12a St.N.E.		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Way too big for this neighborhood and that lot.
Parking already huge problem as rental suites cramming to many into houses.

Attachments

Name:	Rosalyn Klempner	Created Date:	November 12, 2025
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	631369217
Address:	201 12 A Street NE		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Hello Alan,
You are aware of my concerns, but specifically for my property being right next door. I am concerned about street parking

(the barricade in front of our homes needs to stay for safety). Already less street parking. I am concerned about my mature tree in my backyard that is near the property line. I am concerned about water issues that may arise into my property from rain/snow melt with 3 buildings (and up to 5 suites). I am also concerned about bins in back alleys. The enjoyment of my home and my neighbours, if this went ahead would not be the same. I am opposed to this latest proposed development. I will continue to be in touch via email and look forward to the extention date for me an my neighbours to voice our concerns. Thank you.

Attachments

Name:	BRCA Planning Committee	Created Date:	November 13, 2025
Phone:		Circulation Referee:	Y
Email:	planning@brcacalgary.org	Number:	631591518
Address:	Circulation Referee No Address		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

The massing of the three buildings together does not reflect good planning, for several reasons. There are already traffic concerns in the area given the limited access up the hill, and the addition of so many units will exacerbate this issue, though the onsite parking reduces the demand for street parking spaces, another major concern. The lack of landscaping further erodes the tree canopy. We are additionally concerned about slope stability. The neighbours will be significantly impacted by privacy concerns on either side. Neighbours to the north will have significant shadowing on their property, impacting the ability to enjoy their property. The scale of the development could be reduced to better fit into the existing area.

Attachments

Name:	Ron Conlin	Created Date:	November 15, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:	[redacted]	Number:	632002678
Address:	237 12 a St NE		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

This development is very crowded and takes away from the neighbourhood.
The street parking is very limited for friends and family. Especially since there is a massive concrete barrier to protect the homes from cars in the winter from crashing into the homes along 12a. I don¿t think this was thought through given this particular circumstance!

Attachments

Name:	Ashley Kubacki	Created Date:	November 17, 2025
Phone:	4[redacted]	Circulation Referee:	N
Email:	[redacted]	Number:	632104672
Address:	229 12a St NE		
Overall:	Neither in support nor in opposition of this application		

Area of Concern
Signage

General Comment
There is no proper signage posted at the property. This has been a concern since Oct 31. Sign was posted for one day and then was gone. It was still not posted as of this morning (Nov 17).

Attachments

Name:	Michael	Created Date:	November 21, 2025
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	633818199
Address:	218 12A St NE		
Overall:	In opposition of this application		

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

General Comment
The building structure is too large for the neighborhood, there is very little parking around this property on the street. It should stay a single family dwelling.

Attachments

Name:	Shell Prakash	Created Date:	November 22, 2025
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	633854436
Address:	115 12A ST		
Overall:	In opposition of this application		

Area of Concern
Building (massing, façade, height, shadowing, etc.)

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

Strengths / Challenges

Challenges are the amount of units that will be on a road with already has a concern with cars getting down the street.

Property Impact

Will make it worse for access and street parking for 12A.

Surrounding Impact

Building height and units both in the back and front will create a building feeling between the other properties

General Comment

I don¿t believe that the 44x110 lot sizes are a good use for multi contextual properties

Attachments

Name:	Zafarene Chunara	Created Date:	November 22, 2025
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	633854702
Address:	210 11 St NE		
Overall:	In opposition of this application		

Area of Concern

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

Strengths / Challenges

The number of units and overall structure is not consistent with others on this street.

Property Impact

Due to the number of units this will make parking an issue for myself, other owners and guests. There is also a median on this street which makes access difficult for traffic passing through.

Community Impact

Compact city

Surrounding Impact

The numbers of units is high considering the lot size. The height and overall look of the project is not consistent with the rest of the infills on this street. Street parking on this street is already difficult due to the number due to the median.

Attachments

Name:	lorne lehtonen	Created Date:	December 1, 2025
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	635620666
Address:	201 12a st. sw		
Overall:	In opposition of this application		

Area of Concern

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

Other

Strengths / Challenges

I live next door and there is not enough room for all those buildings. There is no parking around this house as it is, also i have severe and serious end stage health disease and insomnia. I dont sleep enough as it is and i cant get to sleep when i want many nights. Sleep is most important especially with advanced illness and construction workers ripping apart the property at 7 am is really gonna be bad for my health. I can try all i want to sleep early but i have liver and heart disease and many times i dont get to sleep till 1 am and i need at last 7 hours, this a huge concern for me. But after its built it is too many people living in a tiny space, There will be parking issues, noise issues, parking problems cramming all those units into a tiny property.

Property Impact

there is also a tree here on this properly which is near the fence line and definitely grows under the property and me and the landlord want it there i also lock up my bike right beside the fence on that side of the house to the meters on this house and wonder if that would disturb that

Community Impact

Calgary is putting up to many condoes for healthy people and sick and disabled are getting screwed cause of this. The greedy lack of care for other humans should be of utmost importance.

Surrounding Impact

i wrote a lot of it above. Putting too many dwelling on that tiny piece of land it just not ethical for many reason espcially parking, neighbour consideration etc. Too many ppl in confined areas always cause problems even with families who care about each other.

General Comment

I am sick and disabled and can barely live now cause of this housing crisis in calgary, This city is aboutmoney and progress and no care for human beings or the downtrodden. The medical profession is even worse.

Attachments

Name:	Ron Conlin	Created Date:	December 2, 2025
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	635701245
Address:	237 12 A St NE		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

This is a massive development for a limited lot size. The height is towering to the nearby residents. the lots is overcrowded with no green space whatsoever. while there is a 4-car garage, most families in Calgary have more than 1vechicle. (1.85 VPHLD) in 2011) Where will they park? To exacerbate this problem there is no safe street parking in front of this unit due to a collision barrier in front on 12 a street to prevent cars coming down Abbott hill from crashing into the property
(This is a huge mistake) and on this alone this development should be reconsidered. I can't image the potential legal ramifications if there was an incident because of this.
Ron Conlin

Attachments

Name:	Kim Festa	Created Date:	December 10, 2025
Phone:	4036295280	Circulation Referee:	N
Email:	r1festa@telus.net	Number:	637681065
Address:	201 12th St NE		
Overall:	In opposition of this application		

Area of Concern

Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Privacy considerations
Garbage and recycling facility locations

Strengths / Challenges

We have huge concerns with the scope of this build given the already restricted walkways and access. Parking is already a huge issue in this area of Bridgeland as 12th street is one of the very few free parking locations and we have a number of cars parking on our street who do NOT live in this area or in Bridgeland at all. News to do a much better job in ensuring that the building projects meet the needs of the neighbourhood and the ability to walk and park

Property Impact

Parking and Walking accessibility are the biggest concerns for my property. The location of the garbage bins will also not be very pleasing as well. Once again we continue to develop residential projects that absolutely surpass the land envelope. Sad day for Bridgeland given the fact that it took us over two years to secure a carriage house and our main home on our land which could not exceed 47% of the building envelope for the land.

Community Impact

Managing growth and change but not round a walking or parking perspective.

Surrounding Impact

Number of units with little parking to accommodate the amount of units. Walking is already a hazard at 12a with the barricades not sure how this will improve the accessibility for people in the neighbourhood.

General Comment

I understand growth and I also understand the need for change however given the density of this project I truly do not understand how this will improve our area of Bridgeland. Parking and Walking accessibility will be impacted more than it is today.

Attachments

Name:	Michael Magnan	Created Date:	January 14, 2026
Phone:	[redacted]	[redacted]	
[redacted]	[redacted]	Number:	643908422
Address:	704 14 St SE		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Comment on Development Application ¿ Incomplete Submission and Density Concerns

I am submitting this comment as a concerned Bridgeland-Riverside resident reviewing the referenced Development Permit application.

At this time, the application does not contain sufficient information to allow for a meaningful assessment of compliance with the Land Use Bylaw (1P2007) or applicable planning policy. Specifically, the submission lacks a site plan and block plan that clearly illustrate building footprints, setbacks, and relationships to adjacent parcels, contrary to the information typically required to evaluate compliance under Sections 25 and 26 (application completeness and required plans). There are no dimensions provided between buildings on site or between the proposed buildings and neighbouring structures. As a result, it is not possible to assess compliance with window placement, window coverage, and separation distance requirements under Section 339 (Windows ¿ General) and related privacy provisions.

The application also appears to propose an intensity of approximately 166 dwelling units per hectare, which substantially exceeds the density typically contemplated under the Residential ¿ Contextual Grade-Oriented (R-CG) District when tested against parcel size and built form. While R-CG does not regulate density solely through a numeric cap, the cumulative effect of the proposed number of dwellings, building massing, and site coverage raises serious concerns when evaluated against Section 139 (R-CG District Purpose) and Sections 140¿141 (R-CG Rules), which emphasize contextual development, compatibility, and sensitivity to surrounding residential forms¿particularly in mid-block conditions.

In the absence of a complete site plan, block context, and clear dimensional information, it is also not possible to verify compliance with maximum parcel coverage limits, building separation, or height and massing controls, including those that apply to accessory and backyard buildings (e.g., Sections 531¿533, where applicable). The lack of this information prevents a proper assessment of whether the development can meet bylaw requirements without reliance on multiple discretionary relaxations.

Applications that depend on extensive relaxations to achieve basic viability undermine the intent of R-CG and set a problematic precedent for ¿gentle density¿ in established neighbourhoods. This concern is amplified in a mid-block condition, where impacts related to massing, overlook, and loss of privacy are more pronounced and require clear, demonstrable compliance rather than assumptions to be resolved at a later stage.

Accordingly, I respectfully request that the City either require the applicant to revise the proposal to demonstrate compliance within an intensity and built form that can be reasonably supported under the R-CG District, or refuse the application as currently submitted. Proceeding without these corrections would risk approving a development that is not viable within the Land Use Bylaw framework and would transfer avoidable planning risk to adjacent residents and the City.

Attachments

Name:	Colleen Krueger on behalf of Cllr Clark	Created Date:	January 16, 2026
Phone:	[redacted]	Circulation Referee:	Y
Email:	eaward9@calgary.ca	Number:	644451315
Address:	Circulation Referee No Address		
Overall:	In opposition of this application		

Area of Concern

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

Strengths / Challenges

The scale, massing, and number of units present challenges given the site¿s mid-block location and proximity to predominantly single-family homes. The building form appears large and visually dominant relative to the surrounding context, raising concerns about compatibility with the established residential character emphasized in the Bridgeland Local Area Plan. Upper-storey windows and limited setbacks may result in increased overlooking and reduced privacy for adjacent properties, negatively affecting livability. The proposal does not clearly demonstrate how these impacts are mitigated or how the design responds to LAP guidance for context-sensitive, low-impact infill. Residents have indicated a preference for a more gentle use of the lot, with a building form and scale that better reflect the established character of the street and reduce impacts on privacy and livability.

Property Impact

The proposed development is expected to affect the use and enjoyment of nearby properties due to its scale, massing, and proximity to existing homes. The height and number of units, combined with limited setbacks and the orientation of upper-storey windows, raise concerns regarding increased overlooking and reduced privacy for neighbouring properties. The visually dominant form may also alter the established residential character of the street, affecting the quiet enjoyment of adjacent yards and living spaces. Collectively, these impacts have the potential to reduce livability and diminish residents¿ ability to comfortably use and enjoy their properties. We have heard from neighbouring residents, and there is opposition to the proposed design. Neighbours have expressed concern that the scale, massing, and intensity of the development are not consistent with the surrounding residential context.

Community Impact

The proposed development aligns with the City of Calgary¿s broader goals of increasing housing supply, supporting housing diversity, and making efficient use of existing infrastructure within established neighbourhoods. By introducing additional dwelling units, the project contributes to city-wide objectives related to accommodating growth and limiting outward expansion.

However, alignment with community goals is less clear. Feedback from neighbouring residents indicates that the scale, massing, and intensity of the proposal are not consistent with the established residential character of the area. The community has expressed a desire for more context-sensitive, gentle infill that respects privacy, livability, and the prevailing form of surrounding homes. As submitted, the proposal does not clearly demonstrate how it balances city-wide growth objectives with community expectations for neighbourhood compatibility and thoughtful integration.

Surrounding Impact

The proposed development will impact its immediate surroundings in several ways. While the residential use is generally compatible with the area, the scale, height, and number of units proposed are significantly greater than what currently exists on this mid-block site. Neighbouring residents have raised concerns that the building¿s massing and proximity will negatively affect quality of life through increased overlooking, reduced privacy, and changes to sunlight and yard usability. Although on-site parking is provided, the concentration of multiple units may increase activity levels and parking demand on the street. The overall size and intensity of the development may also create a visually dominant presence that alters the established residential character. Collectively, these impacts raise concerns about livability and compatibility with the surrounding single-family homes.

General Comment

The proposed development does not adequately reflect a context-sensitive approach for a mid-block location surrounded by single-family homes. The scale, massing, and number of units exceed what would be considered a gentle or incremental use of the site. The Bridgeland Local Area Plan emphasizes sensitive infill, compatibility with existing residential character, and the protection of privacy and neighbourhood livability. As submitted, the proposal does not clearly demonstrate alignment with these objectives or sufficient mitigation of impacts on adjacent properties. In addition, the lack of meaningful engagement with neighbouring residents prior to submission limits confidence that community concerns were appropriately considered. A revised proposal with reduced intensity and improved contextual fit is warranted.

Attachments

Samnick, Cyrille

From: James Campbell [redacted]
Sent: Thursday, November 6, 2025 1:49 PM
To: Cecconi, Alan
Subject: Re: [External] Development Permit - DP2025-05935

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Hello Alan,

My comments are that

The proposed development is at the bottom of a steep hill that is often icy and dangerous. There is a protective barrier on the street in front of the house provided by the city. The generous front setback the development is asking for should not be granted due to the risk of traffic colliding with the front of the house, the front setback is also not contextual with the existing development on the street. There should not be any window wells or concrete porches within the front setback. Additionally since the barrier is blocking the street parking in front of the lot, the 0.5 parking stalls requested (4 stalls for 7 suites) should not be granted. Pedestrian safety should also be taken into account with the redevelopment of this lot (e.g. moving the sidewalk inwards and placing trees or a barrier between the street and sidewalk).

Thank you

On Wed, Nov 5, 2025 at 4:53 PM James Campbell [redacted] > wrote:

Hi Alan,

In DP2025-05935 the developer lists total units 3 and a density of 66 units/ha.

TOTAL UNITS: 3
LOT SIZE: 455.227 SQ M (0.0455227 ha)
DENSITY: 66 UNITS/ha

However the DP is for **Semi-detached Dwelling, Single Detached Dwelling, Secondary Suite (3 suites), Accessory Residential Building (garage), Backyard Suite (above garage).**

Can you clarify how many units this development permit is asking for? Kind of seems like it would be at least 4 and possibly 7 by my count (2+1+3+1=7). 4 units or more would be over the the maximum density for parcels designated R-CG.

Thanks,
James Campbell

On Tue, Nov 4, 2025 at 4:09 PM Cecconi, Alan <Alan.Cecconi@calgary.ca> wrote:

Hi There,

You are welcome to provide your comments directly to me as an alternative to Dmap.

Thank you,

Alan Cecconi

Technical Planner

Development & Subdivision Application Services | Community Planning

Planning and Development Services

T 403.333.5376 | **E** alan.cecconi@calgary.ca

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

From: James Campbell [redacted]>
Sent: Friday, October 31, 2025 10:05 PM
To: Cecconi, Alan <Alan.Cecconi@calgary.ca>
Subject: [External] Development Permit - DP2025-05935

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Hello,

I would like to submit comments on this DP, it still says in circulation on dmap, but it won't let me submit comments.

Thanks,
James Campbell

NOTICE -
This communication is intended ONLY for the use of the person or entity named above and may contain information that is confidential or legally privileged. If you are not the intended recipient named above or a person responsible for delivering messages or communications to the intended recipient, YOU ARE HEREBY NOTIFIED that any use, distribution, or copying of this communication or any of the information contained in it is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and then destroy or delete this communication, or return it to us by mail if requested by us. The City of Calgary thanks you for your attention and co-operation.

Samnick, Cyrille

From: Robert Betteridge [redacted]
Sent: Wednesday, November 12, 2025 10:30 AM
To: Cecconi, Alan
Cc: [redacted] Esther (Roseanne) Roseanne Penner
Subject: [External] 203 12A Street NE - DP2025-05935

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Dear Mr. Cecconi,

I believe you are the person that I need to contact about the referenced 'Development' described above.

I am the owner neighbour (204 12A Street NE) of this proposed development and I must say that I'm deeply concerned from the point of view of a directly adjacent property owner both in terms of the proposed development itself and the process that has been followed thus far.

I will admit that I wasn't surprised to see a 'Development' sign on the referenced property a few days ago - however, I was deeply surprised to: a) see said sign disappear a day later; and then b) find out from one of my other neighbours just a day ago that this project was still ongoing. When I saw the sign disappear (and I walk by this property every single day) I presumed that this development was not proceeding. Apparently I was incorrect in this presumption.

With the foregoing in mind, I'd like to better understand the 'hows' and the 'whys' to all of this. In particular, I'd like to hear from you regarding:

- What is the city policy regarding development posting exactly? I would think it would be more than a day? Perhaps I'm mistaken - please could you educate me.
- How exactly may I appeal this development? I'm not sure I understand the process - again, please could you educate me.
- I believe that my understand regarding 'multifamily zoning' concepts have changed a whole bunch in recent years (and I'm actually not particularly opposed to densification as a concept frankly) but I'd like to think that concepts for things like 'streetscape' and 'lot coverage' and 'setbacks' and the like have been retained in some fashion or another - please could you educate me. Here I will presume that our neighbourhood ARP is a bit of a 'lame duck' but it would be great to hear from you on this point as well - and to be clear, I'm certainly not going to rail on about the 'ugliness' of this proposal (and it is indeed ugly) or that this project will radically change our streetscape and immediate concept of neighbourhood (and it will). I'm confident that with just a bit of time I will be able to see a number of available avenues.

Luckily for me, as a recently retired lawyer, I have TONS of time to educate myself and become involved in this process and I intend to do so on behalf of myself, my family, my numerous neighbours (who are, I'm quite sure, just now coming to terms with the status of this project), and my neighbourhood generally (who will be equally concerned and alarmed).

Please accept this note as formal service upon you that I intend to pursue any and all avenues available to oppose this proposal. I'd really hate to needly escalate this but it's something that I'm certainly intending to do - I look forward to hearing from you at your earliest convenience.

Kind regards,

Robert Betteridge
204 12A Street NE
Calgary, AB T2E 4R5

p.s. I don't have direct contact information available for John Trinh & Associates (the project developer that I see listed on the project) but I presume that you do. It would be great if you could forward this correspondence to their attention.

Samnick, Cyrille

From: Rosalyn Klempner [redacted]
Sent: Wednesday, November 5, 2025 5:50 PM
To: Cecconi, Alan
Cc: Rosalyn Klempner
Subject: [External] 203 12A Street-DP2025-0593

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Hello Alan,
I reached out as I am the neighbour to this property. I left you a vm a bit ago.

I took a picture of this sign on the sidewalk in front the property on Thur. Oct 30th (which was the first time I saw and noticed it).... and the next day, Friday Oct 31st it was gone. It is still not there.

I am concerned, as it looks like this sign should be up for my other neighbours and the community to see. I think it should be at least there till Nov 13th etc when the date was to give comments on the development proposal. We have a barricade in front of our homes..for safety for the bottom of the hill on 12A Street, so even then the sign that I saw only the one day, was not very visible.

Please contact me via email or by ph (home [redacted] or at work ph [redacted] where I may have to call back during a lunch hour or after 4pm) and advise on the situation. I do not want the developer next door to be advised that I reached out, as I will have to work/deal with them eventually as I live right next door. I just want this to be a fair process and something seems to be not quite right.

Thank you,
Rosalyn

For Community: **BRIDGELAND/RIVERSIDE**

DP2025-05935	**Address:** 203 12A ST NE	**Application Date:** 2025/10/20
	Applicant: JOHN TRINH & ASSOCIATES	**From LUD:** R-CG
	Accessory Residential Building, Single Detached Dwelling, Semi-detached Dwelling, Secondary Suite, Backyard Suite	**To LUD:**
	Description: New: Semi-detached Dwelling, Single Detached Dwelling, Secondary Suite (3 suites), Accessory Residential Building (garage), Backyard Suite (above garage)	**Community:** BRIDGELAND/RIVERSIDE
		Ward: 09
		Units / Parcels: 3
		Gross Building Area (M2): 552.724343

https://dmap.calgary.ca/?p=DP2025-05935

DP2025-01212 -July

DP2025-05935 - Oct 20th

Ph 4[redacted]

Samnick, Cyrille

From: Rosalyn Klempner [redacted] >
Sent: Friday, December 12, 2025 12:14 PM
To: Cecconi, Alan
Cc: Rosalyn Klempner
Subject: Re: [External] 203 12A Street-DP2025-0593

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And my previous comments remain as do all my neighbours. We are 'very' concerned that this proposed development 'does not' get approved.

Thank you again,
Rosalyn

> On Nov 14, 2025, at 12:22 PM, Rosalyn Klempner <Rosalyn.Klempner@shaw.ca> wrote:
>
> And now today someone put the original sign back on the sidewalk.
>
> Please advise today on status update as the date for comments has 'not' been updated. It still shows Nov. 13th.
>
> ...and that the sign will be there for at least another 14 days.
>
> Regards
> Rosalyn
>
> > On Nov 13, 2025, at 6:05 PM, Rosalyn Klempner [redacted] wrote:
> >
> > Hello Alan,
> > I just wanted to also advise, strange, I noticed the disappeared City sign 'reappeared' in the back yard next door lying down on the ground when I came home from work. It is in the yard behind the lilac hedges, so not visible to anyone, unless they went into the yard (and I also can see as I am right next door).

Please keep me posted as we are concerened about this proposed development.

Regards,
Rosalyn

On Nov 8, 2025, at 6:15 PM, Rosalyn Klempner [redacted]> wrote:

Thank you Alan,

Yes, me and neighbours are very concerned and will be reaching out. We look forward to the new Notice Posting being up shortly and with an extended deadline time-frame to voice our concerns.

Regards,
Rosalyn

On Nov 6, 2025, at 2:54 PM, Cecconi, Alan <Alan.Cecconi@calgary.ca> wrote:

HI There,

Thank you for the status of the Notice Posting sign. I will repost the site it will take me a few working days. I intended on the posting to be up for 14 days. Keep me posted after you see the second posting, if its down in less than 14 days.

If you have any other comments about the development please email to me, then I will have them on hand once it time for the full review.

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

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

Where to obtain application status updates

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

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

How do I view the application plans and available information?

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

If you have a Microsoft 365 account, please book your viewing using the email address associated with your account. You must log in with your Microsoft credentials to view the files. We'll email you to confirm your appointment after we've verified your form and date.

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

Notification of Decision

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

Please note that, in keeping with Land Use Bylaw 1P2007, the official notification of the decision to

approve the application is by the Public Notice advertisement. **No other public notification process will be initiated and the File Manager is not required to notify you directly.**

Appealing the decision

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

How Are Your Comments Used?

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

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

FOIP Statement

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

Regards,

Alan Cecconi
Technical Planner
Development & Subdivision Application Services | Community Planning
Planning and Development Services
T 403.333.5376 | **E** alan.cecconi@calgary.ca
Check out www.calgary.ca/pdmap to learn more about the development activity in your community.

From: Rosalyn Klempner
<[redacted]
Sent: Wednesday, November 5, 2025 5:50 PM
To: Cecconi, Alan <Alan.Cecconi@calgary.ca>
Cc: Rosalyn Klempner [redacted]
Subject: [External] 203 12A Street-DP2025-0593

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.
ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe
forward suspicious/concerning email to spam@calgary.ca

Hello Alan,
I reached out as I am the neighbour to this property. I left you a vm a bit ago.

I took a picture of this sign on the sidewalk in front the property on Thur. Oct 30th (which was the first time I saw and noticed it).... and the next day, Friday Oct 31st it was gone. It is still not there.

I am concerned, as it looks like this sign should be up for my other neighbours and the community to see. I think it should be at least there till Nov 13th etc when the date was to give comments on the development proposal. We have a barricade in front of our homes..for safety for the bottom of the hill on 12A Street, so even then the sign that I saw only the one day, was not very visible.

Please contact me via email or by ph (home [redacted] or at work ph [redacted] where I may have to call back during a lunch hour or after 4pm) and advise on the situation. I do not want

the developer next door to be advised that I reached out, as I will have to work/deal with them eventually as I live right next door. I just want this to be a fair process and something seems to be not quite right.

Thank you,
Rosalyn

For Community: **BRIDGELAND/RIVERSIDE**

DP2025-05935

Address: 203 12A ST NE
Applicant: JOHN TRINH & ASSOCIATES
Description: Accessory Residential Building, Single Detached Dwelling, Semi-detached Dwelling, Secondary Suite, Backyard Suite
New: Semi-detached Dwelling, Single Detached Dwelling, Secondary Suite (3 suites), Accessory Residential Building (garage), Backyard Suite (above garage)

Application Date: 2025/10/20
From LUD: R-CG
To LUD:
Community: BRIDGELAND/RIVERSIDE
Ward: 09
Units / Parcels: 3
Gross Building Area (M2): 552.724343

https://dmap.calgary.ca/?p=DP2025-05935

DP2025-01212 -July

DP2025-05935 - Oct 20th

Ph 4[redacted]

NOTICE -
This communication is intended ONLY for the use of the person or entity named above and may contain information that is confidential or legally privileged. If you are not the intended recipient named above or a person responsible for delivering messages or communications to the intended recipient, YOU ARE HEREBY NOTIFIED that any use, distribution, or copying of this communication or any of the information contained in it is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and then destroy or delete this communication, or return it to us by mail if requested by us. The City of Calgary thanks you for your attention and co-operation.

The City of Calgary
Planning & Development Services

Development Authority Appeal Response

Appeal Number: SDAB2026-0037

Development Permit Number: DP2025-05935

Address: 203 12A ST NE

Description: New: Semi-detached Dwelling, Single Detached Dwelling, Secondary Suite (basement - 3), Accessory Residential Building (garage)

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

Community: Bridgeland/Riverside

Identified Appeal Body:

Subdivision and Development Appeal Board (SDAB)

Development Authority Attendance: Yes

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)
- Policy to Guide Discretion for Secondary Suites and Backyard Suites (the Policy)

Bylaw Relaxations:
The development does not require Land Use Bylaw relaxations.

Additional Factors, Considerations, and/or Rationale:

a. Please see the Reasons for Approval.
b. In response to the Notice of Appeal:
    a. Utility infrastructure is reviewed through the DSSP for development with three or more units, which is governed under a separate bylaw and is included as a PTR. If the owner is unable to satisfy that requirement for servicing, then the development permit will not be released. If upgrades are required, they would be at the expense of the developer.
    b. Surface drainage is regulated through the Lot Grading Bylaw 32M2004 and the Stormwater Bylaw 37M2005, not through the Land Use Bylaw.
    c. Notice was posted on October 30, 2025. After receiving some concerns from the neighbours regarding the notice posting sign not being on display, a second notice was posted on December 1, 2025. 13 comments regarding the proposed development were received through the City of Calgary's Development Map portal from neighbours and additional comments were emailed in to the file manager as well.
d. The Development Authority may provide additional materials prior to the merits hearing.

Cody, Kimberly

From: Sumit Sandhu <sumitsandhu678@gmail.com>
Sent: Sunday, April 5, 2026 9:47 PM
To: Calgary SDAB Info
Cc: Rick Grol; lei.atienza@johntrinh.ca; john; Har Sandhu
Subject: [External] SDAB2026-0037 (Agent/Representative Notification)

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

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

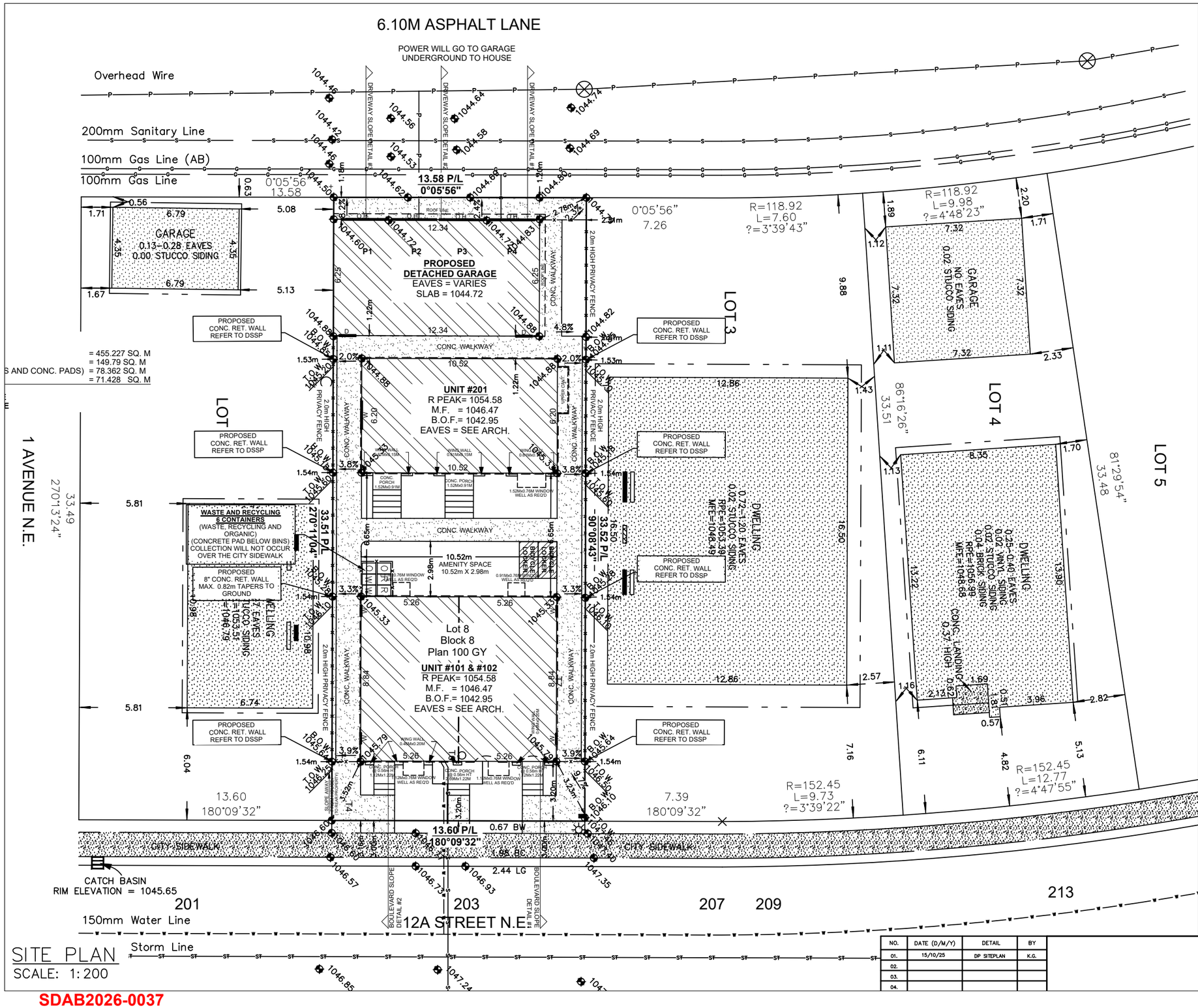
Report Suspicious

Too whom it may concern,

Our company, 2678322 ALBERTA LTD., is the registered owner of the property 203 12A Street NE, which is the subject of appeal SDAB2026-0037 and development permit DP2025-05935. The appeal is scheduled for a Procedural and Jurisdictional hearing on April 14. Please be advised that Mr. Rick Grol (cc-ed) has been retained as our agent/representative with respect to the appeal and DP application.

Kind regards,

Sumit Sandhu,
Director, 2678322 ALBERTA LTD.



SITE PLAN
SCALE: 1:200

SITE PLAN

LEGEND

ELEVATIONS ARE SHOWN THUS: 1000.00 = 1000.00 METRES. (GEODETIC)
DISTANCES ARE IN METRES AND DECIMALS THEREOF.
ELEVATIONS ARE REFERRED TO GEODETIC DATUM
AND ARE DERIVED FROM ASCMS 55269 AND 179085
ASCM 55269 IS HELD FOR HORIZONTAL AND VERTICAL POSITIONING.
WINDOWS AND DOORS ARE DESCRIBED AS WIDTH x HEIGHT.
THE FOLLOWING ABBREVIATIONS MAY APPEAR ON THIS PLAN:

- denotes Calculation points
- denotes Water Valve
- denotes Gas Valve
- denotes Manhole
- denotes Tree
- denotes Power Pole
- denotes Sign
- denotes Light Standard
- denotes Fence
- denotes Sanitary Line
- denotes Storm Line
- denotes Water Line
- denotes Gas Line
- denotes Electrical Line
- denotes A.G.T Line
- denotes Utility Right of Way Line
- denotes Property Line
- denotes Door
- denotes Main Floor Windows
- denotes Second Floor Windows
- denotes Basement Floor Windows
- denotes Shed Hatch
- denotes Detached Garage Hatch
- denotes Main Building Hatch
- denotes Concrete and Asphalt Hatch
- denotes Wood Hatch

'Cant.' denotes Cantilevers
'Enc.' denotes Encroach(es)
'BW' denotes Back of Walkway
'BOW' denotes Bottom of Wall
'Conc.' denotes Concrete
'Ret.' denotes Retaining
'BC' denotes Back of Curb
'TOW' denotes Top of Wall

Disclaimer

The gas line information shown on this sheet is compiled from records maintained by ATCO GAS NO warrantee or guarantee is given as to the accuracy or completeness of those records. service lines, water lines, storm, sanitary, electrical and cable as shown are schematic representation only, and do not indicate the actual location or length of the service line. Dial-before-you-dig services should be utilized before commencement of any excavation or construction.

LAND USE: R-CG

SCALE 1:200

LEGAL DESCRIPTION:

LOT 2
BLOCK 141
PLAN 8150 AN

MUNICIPAL ADDRESS:

203 12A ST. N.E.
Calgary, Alberta

LOT COVERAGE DETAIL:
(ROW HOUSE)

LOT SIZE: 455.227 SQ M
HOUSE SIZE: 157.586 SQ M
CANT.: 0.000 SQ M
COVERED PORCH: 0.000 SQ M
GARAGE: 77.133 SQ M
WINGWALL: 1.115 SQ M

TOTAL: 235.834/455.227
= 51.81%

TOTAL UNITS: 3
LOT SIZE: 455.227 SQ M (0.0455227 ha)
DENSITY: 66 UNITS/ha

PARKING:

PARKING PROVIDED: 4 STALLS

NO.	DATE (D/M/Y)	DETAIL	BY
01.	15/10/25	DP SITEPLAN	K.G.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
203 12A ST. N.E. CALGARY AB.
LOT 8
BLOCK 8
PLAN 100 GY

PROJECT: CLUSTER HOUSE
SCALE: 1: 200
DATE: OCT. 15, 2025
DIVISION: S NUMBER: 01

SDAB2026-0037

6.10M ASPHALT LANE

POWER WILL GO TO GARAGE
UNDERGROUND TO HOUSE

Overhead Wire

200mm Sanitary Line

100mm Gas Line (AB)

100mm Gas Line

DRIVEWAY SLOPE DETAIL #2

DRIVEWAY SLOPE DETAIL #1

13.58 P/L
0°05'56"
13.58

0°05'56"
7.26

R=118.92
L=9.98
?=4°48'23"

R=118.92
L=7.60
?=3°39'43"

PROPOSED
DETACHED GARAGE
EAVES = VARIES
SLAB = 1044.72

GARAGE
0.13-0.28 EAVES
0.00 STUCCO SIDING

GARAGE
NO EAVES
0.02 STUCCO SIDING

UNIT #201
R PEAK= 1054.58
M.F. = 1046.47
B.O.F.= 1042.95
EAVES = SEE ARCH.

Lot 8
Block 8
Plan 100 GY

UNIT #101 & #102
R PEAK= 1054.58
M.F. = 1046.47
B.O.F.= 1042.95
EAVES = SEE ARCH.

10.52m
AMENITY SPACE
10.52m X 2.98m

CONC. WALKWAY

2.0m HIGH PRIVACY FENCE

PROPOSED
CONC. RET. WALL
REFER TO DSSP

WASTE AND RECYCLING
6 CONTAINERS
(WASTE, RECYCLING AND ORGANIC)
(CONCRETE PAD BELOW BINS)
COLLECTION WILL NOT OCCUR OVER THE CITY SIDEWALK

PROPOSED
8° CONC. RET. WALL
MAX. 0.82m TAPERS TO GROUND

DWELLING
7.7 EAVES
STUCCO SIDING
TOC=1053.51
BOW=1046.79

DWELLING
0.72-1.20 EAVES
0.02 STUCCO SIDING
TOC=1053.39
BOW=1046.49
MFE=1048.49

DWELLING
0.25-0.40 EAVES
0.02 VINYL SIDING
0.02 STUCCO SIDING
0.04 BRICK SIDING
TOC=1056.98
BOW=1048.68
MFE=1048.68

CONC. LANDING
0.37 HIGH

LOT 3

LOT 4

LOT 5

LOT

1 AVENUE N.E.
33.49
270°11'04"

81°29'54"
33.48

86°16'26"
33.51

90°08'43"
33.52 P/L

180°09'32"
13.60

180°09'32"
7.39

R=152.45
L=9.73
?=3°39'22"

R=152.45
L=12.77
?=4°47'55"

13.60 P/L
180°09'32"

0.67 BW
1.98 BC
2.44 LG

CITY SIDEWALK

CATCH BASIN
RIM ELEVATION = 1045.65

201 203 207 209 213

12A STREET N.E.

150mm Water Line

375mm Storm Line

BOULEVARD SLOPE DETAIL #2

BOULEVARD SLOPE DETAIL #1

AGE

= 455.227 SQ. M
= 149.79 SQ. M
ONC. WALKWAY, APRONS AND CONC. PADS) = 78.362 SQ. M
GRASS + MULCH) = 71.428 SQ. M

1% OF HARD LANDSCAPE
59% OF SOFT LANDSCAPE

BLOCK PLAN
SCALE: 1:200

NO.	DATE (D/M/Y)	DETAIL	BY
01.	15/10/25	DP SITEPLAN	K.G.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
203 12A ST. N.E. CALGARY AB.
LOT 8
BLOCK 8
PLAN 100 GY

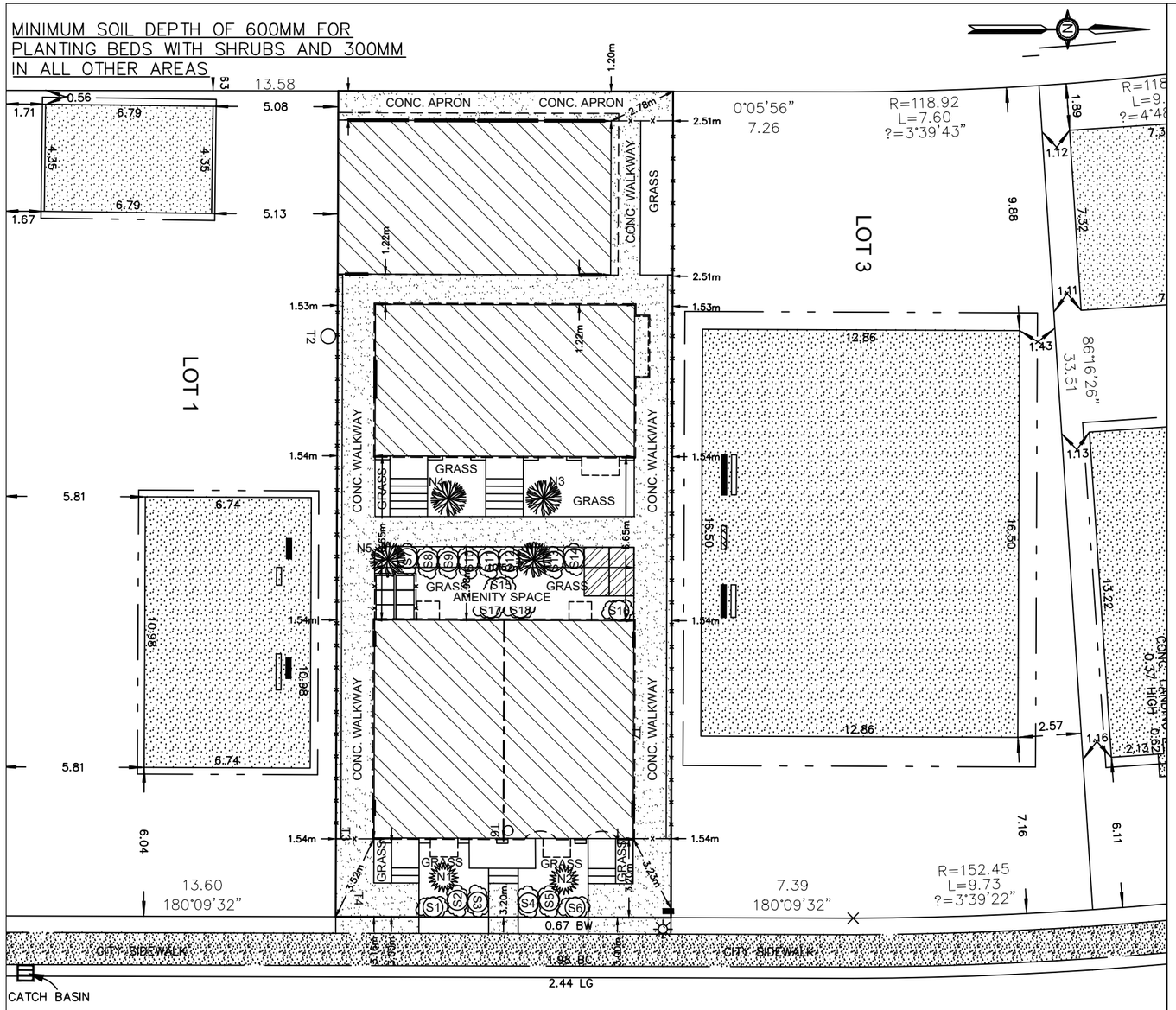
PROJECT: CLUSTER HOUSE

SCALE: 1: 250

DATE: OCT. 15, 2025

DIVISION: S NUMBER: 02

SDAB2026-0037



LANDSCAPE COVERAGE

LOT SIZE	= 455.227 SQ. M
LANDSCAPE AREA	= 149.79 SQ. M
HARD LANDSCAPE (CONC. WALKWAY, APRONS AND CONC. PADS)	= 78.362 SQ. M
SOFT LANDSCAPE (GRASS + MULCH)	= 71.428 SQ. M

78.362 / 149.79 **= 52.31% OF HARD LANDSCAPE**
71.428 / 149.79 **= 47.69% OF SOFT LANDSCAPE**

NOTE:
"If clearance pruning of public trees is required, Urban Forestry must be given minimum two business days' notice and an approved tree contractor, who has met the City's minimum qualifications, must be used at the applicant's expense. Please contact Urban Forestry at 311 for more information".

"Any tree planting in the City boulevard shall be performed and inspected in accordance with Parks Development Guidelines and Standard Specifications (current edition). Applicant is to contact the Parks Development Inspector at 403-804-9417 or call 311 to arrange an inspection".

"All soft surfaced landscaped area will be irrigated by an underground irrigation system".

LANDSCAPING PLAN
SCALE: 1:200

"An Urban Forestry Technician must be onsite to mitigate possible root damage to adjacent public trees during excavation. Please contact Urban Forestry at 311 to make arrangements. Urban Forestry requires minimum two business days' notice prior to meeting onsite".

TREE SCHEDULE:

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	Disposition
T1	Bush	–	2.50	2.20	In Subject Property	To Be Removed
T2	Deciduous	0.60	13.50	13.00	In Adjacent Property	To Be Removed
T3	Bush	–	1.40	1.60	On Property Line	To Be Removed
T4	Bush	–	2.50	4.00	On Property Line	To Be Removed
T5	Bush	–	2.50	4.00	On Property Line	To Be Removed
T6	Deciduous	0.40	3.00	5.50	In Subject Property	To Be Removed
T7	Bush	–	3.80	3.60	In Subject Property	To Be Removed

LANDSCAPING LEGEND

----- denotes Deciduous Tree
----- denotes Coniferous Tree
----- denotes Shrubs

LANDSCAPING REQUIREMENTS:

LOT SIZE: 455.227 SQ M
1 TREE PER/110.000 SQM
3 SHRUBS PER/110.000 SQM
455.227/110.000 = 4.14

6 TREES
18 SHRUBS

PROPOSED TREE SCHEDULE

TREE NO.	VARIETY		CALLIPER (±)	CANOPY (±)	HEIGHT (±)	LOCATION	DISPOSITION
N1	*Columnar Spruce*	*(Coniferous Tree)*	*0.06*	*0.75*	*3.00*	*In Subject Property*	*New*
N2	*Columnar Spruce*	*(Coniferous Tree)*	*0.06*	*0.75*	*3.00*	*In Subject Property*	*New*
N3	*Swedish Aspen*	*(Deciduous Tree)*	*0.06*	*0.75*	*3.00*	*In Subject Property*	*New*
N4	*Swedish Aspen*	*(Deciduous Tree)*	*0.06*	*0.75*	*3.00*	*In Subject Property*	*New*
N5	*Swedish Aspen*	*(Deciduous Tree)*	*0.06*	*0.75*	*3.00*	*In Subject Property*	*New*
N6	*Swedish Aspen*	*(Deciduous Tree)*	*0.06*	*0.75*	*3.00*	*In Subject Property*	*New*
N7	*Swedish Aspen*	*(Deciduous Tree)*	*0.06*	*0.75*	*3.00*	*In Subject Property*	*New*

TREE NO.	VARIETY		CALLIPER (±)	CANOPY (±)	HEIGHT (±)	LOCATION	DISPOSITION
S1	*Mugo Pine*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S2	*Mugo Pine*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S3	*Mugo Pine*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S4	*Mugo Pine*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S5	*Hawthorn*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S6	*Hawthorn*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S7	*Hawthorn*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S8	*Hawthorn*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S9	*Hawthorn*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S10	*Hawthorn*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S11	*Mugo Pine*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S12	*Mugo Pine*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S13	*Hawthorn*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S14	*Lilac*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S15	*Lilac*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S16	*Hawthorn*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S17	*Lilac*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S18	*Lilac*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*

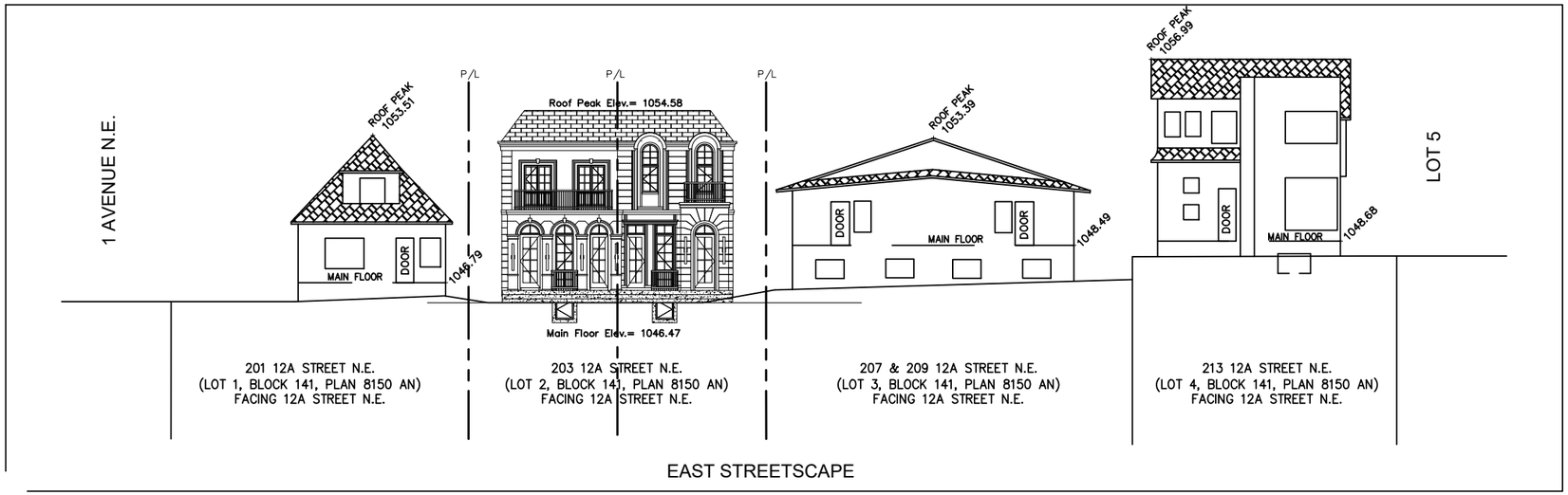
Note: A minimum soil depth of 600mm for planting beds with shrubs and 300mm in all other areas

NO.	DATE (D/M/Y)	DETAIL	BY
01.	15/10/25	DP SITEPLAN	K.G.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
203 12A ST. N.E. CALGARY AB.
LOT 8
BLOCK 8
PLAN 100 GY

PROJECT: CLUSTER HOUSE
SCALE: 1: 200
DATE: OCT. 15, 2025
DIVISION: S NUMBER: 03

SDAB2026-0037

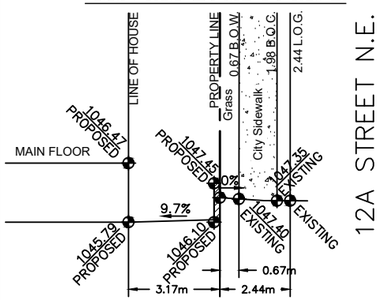


STREETSCAPE
SCALE: 1:250

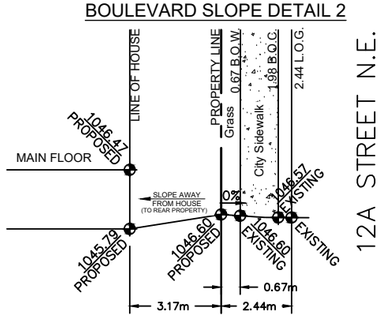
AREA

	UNIT #101 AREA	UNIT #102 AREA	UNIT #201 AREA
BASEMENT	500.25 SQ FT	500.25 SQ FT	695.75 SQ FT
MAIN FLOOR	500.25 SQ FT	500.25 SQ FT	695.75 SQ FT
UPPER FLOOR	500.25 SQ FT	500.25 SQ FT	710.42 SQ FT
TOTAL AREA	1000.50 SQ FT	1000.50 SQ FT	1406.17 SQ FT

BOULEVARD SLOPE DETAIL 1

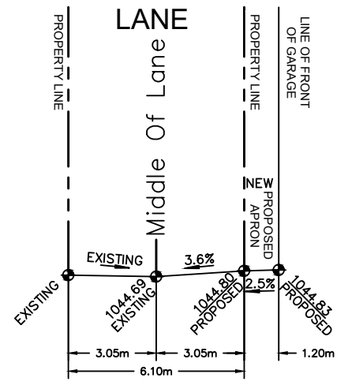


BOULEVARD SLOPE DETAIL 2

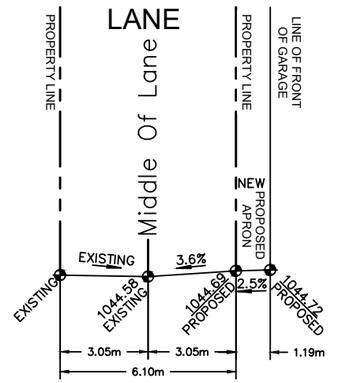


BOULEVARD SLOPE DETAIL
SCALE: NTS

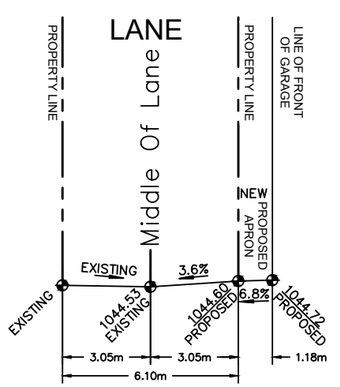
DRIVE WAY SLOPE DETAIL #1



DRIVE WAY SLOPE DETAIL #2

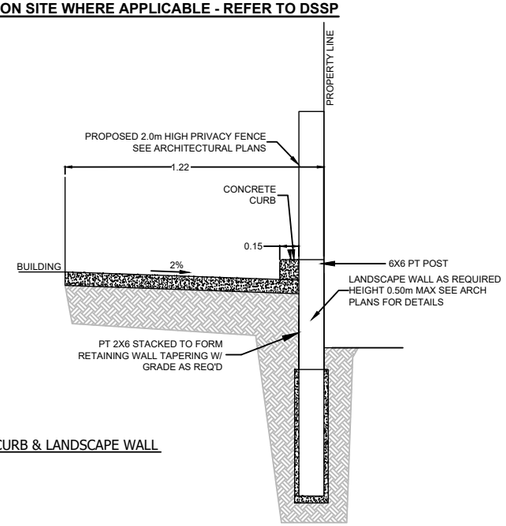


DRIVE WAY SLOPE DETAIL #3



DRIVEWAY SLOPE DETAIL
SCALE: NTS

NOTE:
USE ONLY ON SITE WHERE APPLICABLE - REFER TO DSSP



A CONCRETE CURB & LANDSCAPE WALL
Scale: NTS

FENCE SECTION DETAIL
SCALE: NTS

NO.	DATE (D/M/Y)	DETAIL	BY
01.	15/10/25	DP SITEPLAN	K.G.
02.			
03.			
04.			

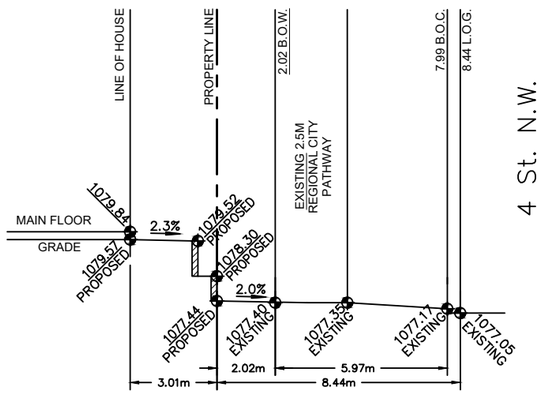
JOHN TRINH & ASSOCIATES
Design | Drafting | Planning | Permits
www.johntrinh.ca – 403.472.8184

PROJECT NAME AND ADDRESS:
203 12A ST. N.E. CALGARY AB.
LOT 8
BLOCK 8
PLAN 100 GY

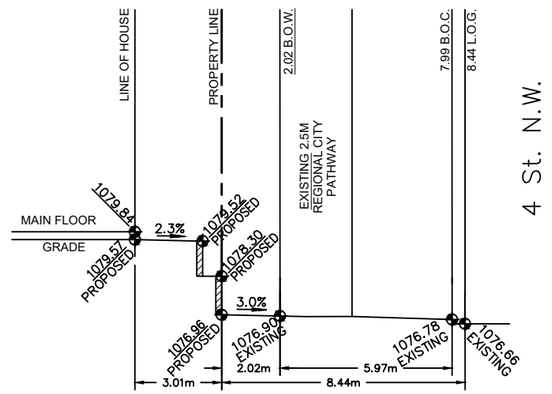
PROJECT: CLUSTER HOUSE
DATE: OCT. 15, 2025
SCALE: AS SHOWN
DIVISION: S NUMBER: 04

SDAB2026-0037

BOULEVARD SLOPE DETAIL #1



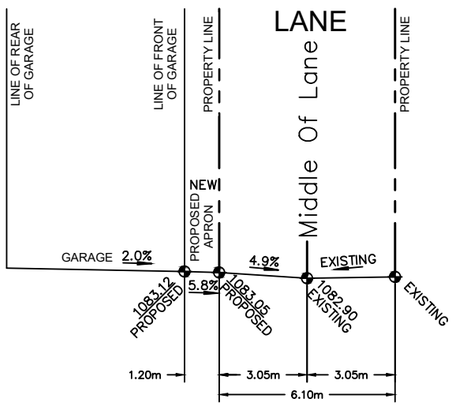
BOULEVARD SLOPE DETAIL #2



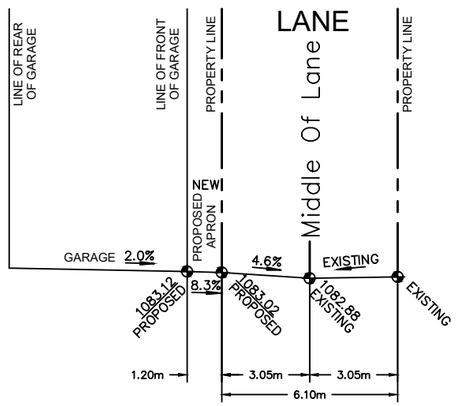
BOULEVARD SLOPE DETAILS

SCALE: NTS

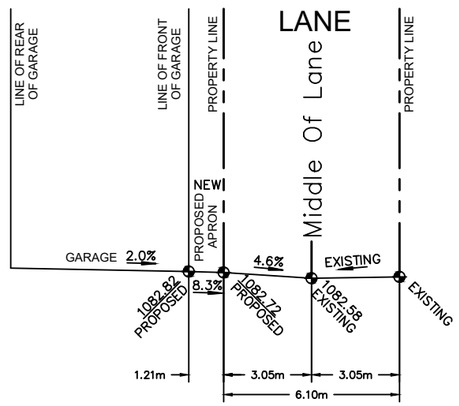
DRIVE WAY SLOPE DETAIL #1



DRIVE WAY SLOPE DETAIL #2



DRIVE WAY SLOPE DETAIL #3



DRIVEWAY/LANE SLOPE DETAILS

SCALE: NTS

NO.	DATE (D/M/Y)	DETAIL	BY
01.	15/10/25	DP SITEPLAN	K.G.
02.			
03.			
04.			

JOHN TRINH & ASSOCIATES
Design | Drafting | Planning | Permits
www.johntrinh.ca – 403.472.8184

PROJECT NAME AND ADDRESS:
203 12A ST. N.E. CALGARY AB.
LOT 8
BLOCK 8
PLAN 100 GY

PROJECT: CLUSTER HOUSE

SCALE: AS SHOWN

DATE: OCT. 15, 2025

DIVISION: S NUMBER: 05

LIST OF DRAWINGS	
A-0.0	Cover Page
A-1.0	Foundation Plan
A-1.1	Basement Plan
A-1.2	Main Floor Plan
A-1.3	Upper Floor Plan
A-1.5	Roof Plan
A-2.0	Front & Rear Elevation
A-2.1	Left & Right Elevation
A-3.0	Garage Plans & Elevations
A-3.1	Garage Sections

UNIT #101 AREA

BASEMENT FLOOR:	500.25 SQ.FT.
MAIN FLOOR:	500.25 SQ.FT.
UPPER FLOOR:	500.25 SQ.FT.
TOTAL:	1000.50 SQ.FT.

UNIT #102 AREA

BASEMENT FLOOR:	500.25 SQ.FT.
MAIN FLOOR:	500.25 SQ.FT.
UPPER FLOOR:	500.25 SQ.FT.
TOTAL:	1000.50 SQ.FT.

UNIT #201 AREA

BASEMENT FLOOR:	695.75 SQ.FT.
MAIN FLOOR:	695.75 SQ.FT.
UPPER FLOOR:	710.42 SQ.FT.
TOTAL:	1406.17 SQ.FT.

GENERAL NOTES:

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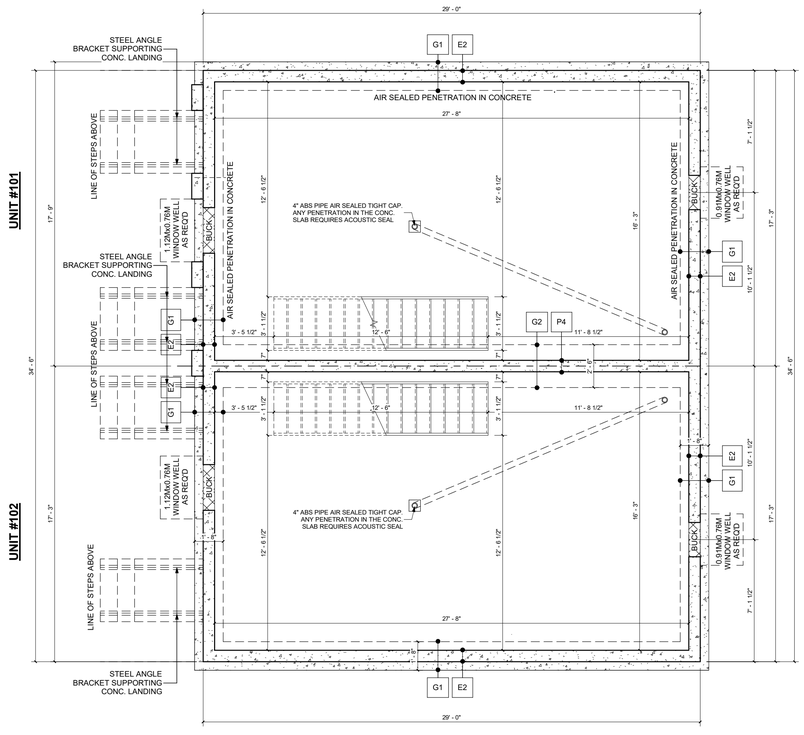
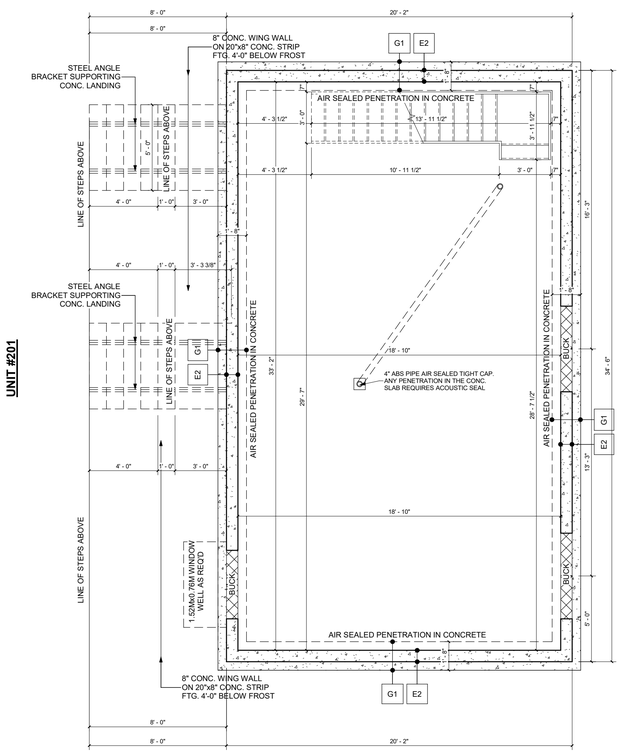
203 12A ST. N.E.
CALGARY, ALBERTA
PROJECT:
CLUSTER HOUSING
STATUS:
DP PLANS
LEGAL LAND DISCRIPTION:
LOT: BLOCK: PLAN:

PROJECT NUMBER: 40-25
DESIGN BY: JT
DRAWN BY: JT
LAST REVISION BY:
LAST REVISION DATE: *
SCALE:

DRAWING SET:
SHEET NAME:
Cover Page
PAGE: **A-0.0**





FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

GENERAL NOTES:

FOR RADON PIPE SIZE:
-THE CODE IS NOT SPECIFIC ON THE TYPE OF PIPE THAT MAY BE USED, ONLY ON THE DIMENSION OF NOT LESS THAN 100mm (4")

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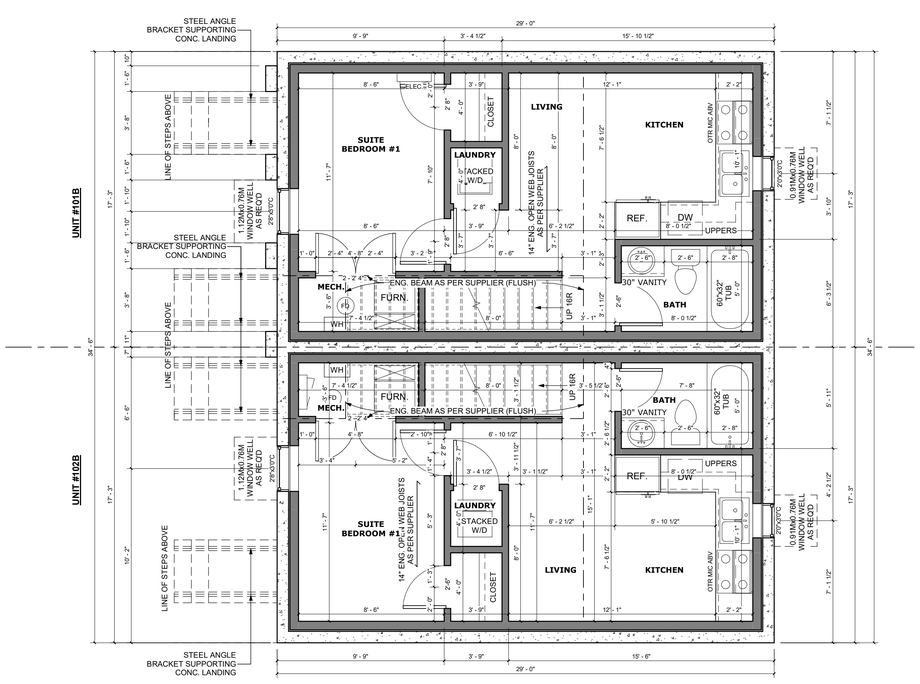
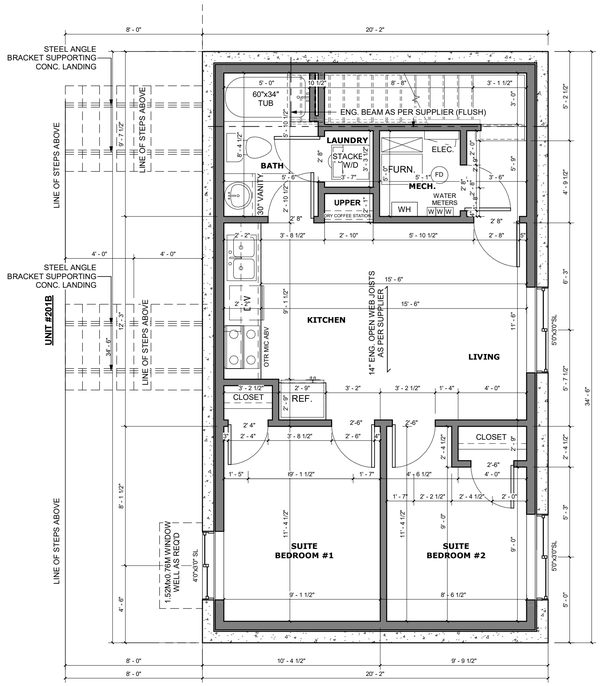
CALGARY, ALBERTA
PROJECT:
CLUSTER HOUSING
STATUS:
DP PLANS
LEGAL LAND DISCRIPTION:
LOT: BLOCK: PLAN:

PROJECT NUMBER:	40-25
DESIGN BY:	JT
DRAWN BY:	JT
LAST REVISION BY:	
LAST REVISION DATE:	*
SCALE:	1/4" = 1'-0"

DRAWING SET:
SHEET NAME:
Foundation Plan
PAGE: A-1.0





BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"

9'-0" BASEMENT FLOOR

GENERAL NOTES:

BASEMENT FLOOR AREA

UNIT #101 - 500.25 SQ.FT.
UNIT #102 - 500.25 SQ.FT.
UNIT #201 - 695.75 SQ.FT.

-ENSURE HEADROOM AT ELEC. PANEL IS MIN 6'-6" AND HAS 39" CLEARANCE.
-EXACT FURNACE & HWT LOCATION & ORIENTATION TO BE DETERMINE BY HEATING CONTRACTOR. RADON PIPING LOCATION TBD ON SITE.

WITH LIFEBREATH RNC 205 HEAT RECOVERY VENTILATION
(SEE SPEC. FOR DETAILS A-5.3)

LENNOX FURNACE WITH AFUE Rating of 95% - 98.7%

BRADFORD WATER HEATER WITH 0.67-0.70 ENERGY STAR RATING AND 70-80 RECOVERY EFFICIENCY

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203 12A ST. N.E.
CALGARY, ALBERTA
PROJECT:
CLUSTER HOUSING
STATUS:
DP PLANS
LEGAL LAND DISCRIPTION:
LOT: BLOCK: PLAN:

PROJECT NUMBER:	40-25
DESIGN BY:	JT
DRAWN BY:	JT
LAST REVISION BY:	
LAST REVISION DATE:	*
SCALE:	1/4" = 1'-0"

DRAWING SET:
SHEET NAME:
Basement Plan
PAGE: A-1.1

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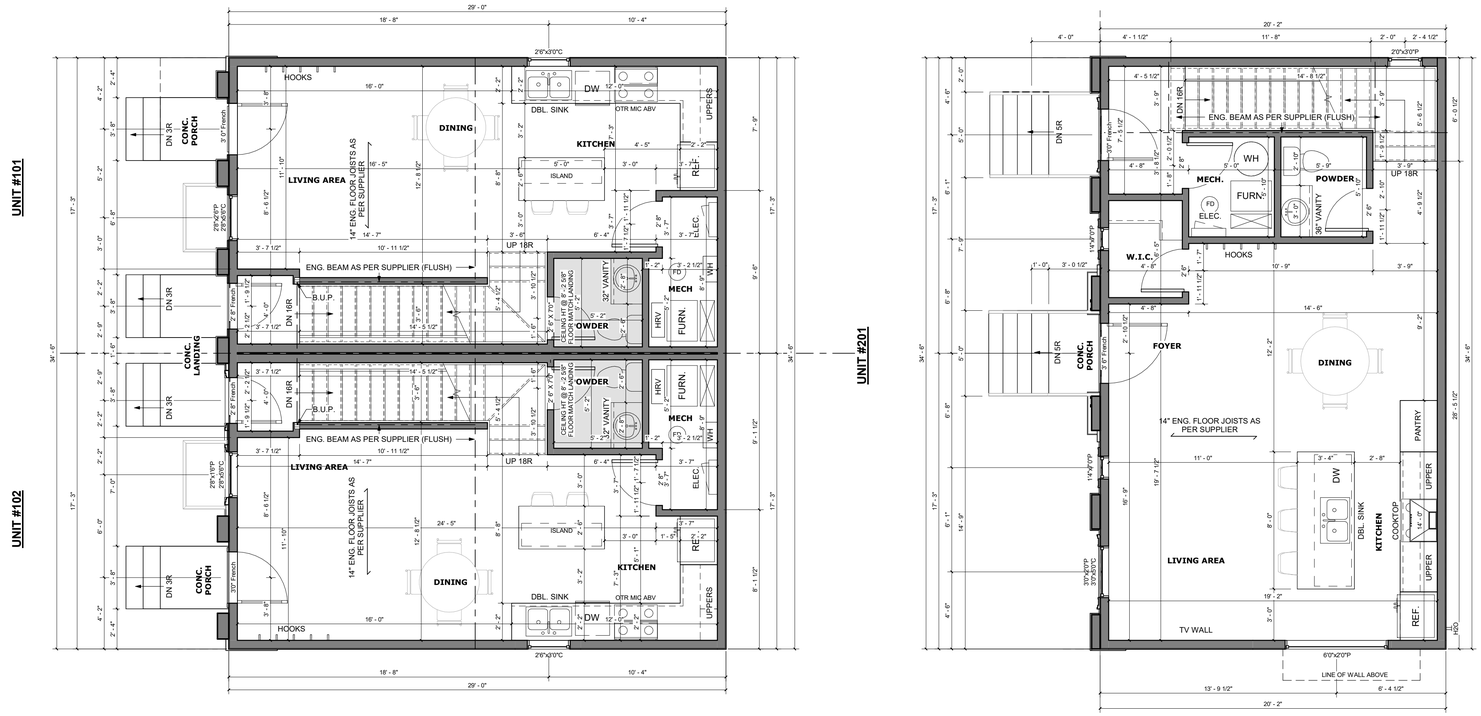

MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

10' - 1 1/8" MAIN FLOOR

GENERAL NOTES:

MAIN FLOOR AREA

UNIT #101 - 500.25 SQ.FT.
UNIT #102 - 500.25 SQ.FT.
UNIT #201 - 695.75 SQ.FT.

SPRAY FOAM NOTES: CCMC#14140-L
-2LBS SPRAY FOAM INSULATION TO BE USED OF RIM JOISTS
-FRAME TOP OF MAIN FLOOR WINDOWS TO MATCH HEIGHT OF EXT DOOR AND TRANSOM UNLESS NOTED
-ALL SIDEYARD CANTILEVERS MUST BE DRYWALLED W/ 5/8 DRYWALL & NON VENTING SOFFIT ON UNDERSIDE, NAILING PATTERN TO BE 6" OC ON PERIMETER AND 8" OC IN THE FIELD-GALVANISED NAILS TO BE USED

DO NOT SCALE DRAWINGS.
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203 12A ST. N.E.
CALGARY, ALBERTA
PROJECT:
CLUSTER HOUSING
STATUS:
DP PLANS
LEGAL LAND DISCRIPTION:
LOT: BLOCK: PLAN:

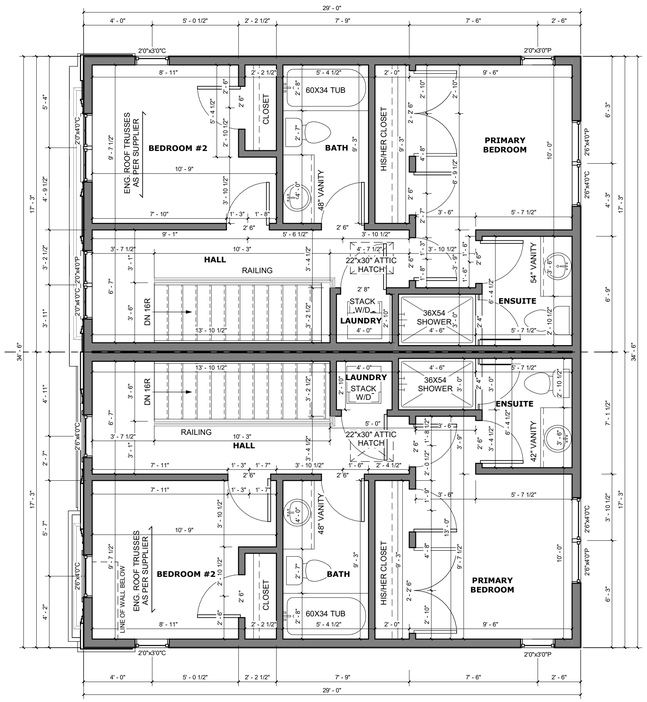
PROJECT NUMBER: 40-25
DESIGN BY: JT
DRAWN BY: JT
LAST REVISION BY:
LAST REVISION DATE: *
SCALE: 1/4" = 1'-0"

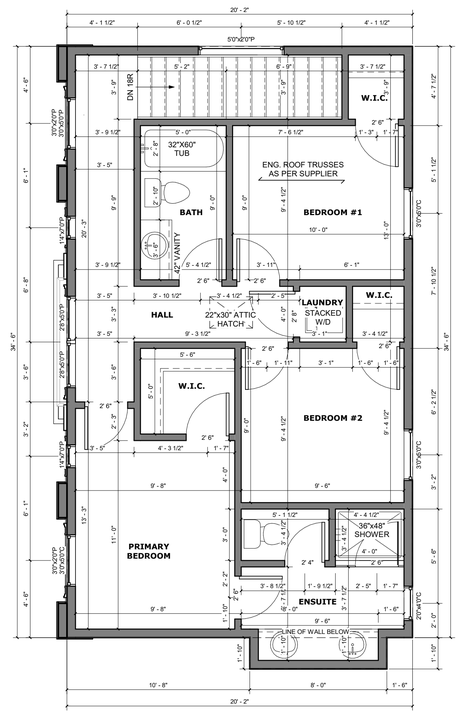
DRAWING SET:
SHEET NAME: Main Floor Plan
PAGE: A-1.2

SDAB2026-0037

UNIT #101

UNIT #102





UNIT #201

UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"

9' - 1 1/8" UPPER FLOOR

GENERAL NOTES:

UPPER FLOOR AREA

UNIT #101 - 500.25 SQ.FT.
UNIT #102 - 500.25 SQ.FT.
UNIT #201 - 710.42 SQ.FT.

GARAGE SUITE AREA
711.75 SQ.FT.

SPRAY FOAM NOTES: CCMC#14140-L
-2LBS SPRAY FOAM INSULATION TO BE USED OF RIM JOISTS
-FRAME TOP OF MAIN FLOOR WINDOWS TO MATCH HEIGHT OF EXT DOOR AND TRANSOM UNLESS NOTED
-ALL SIDEYARD CANTILEVERS MUST BE DRYWALLED W/ 5/8 DRYWALL & NON VENTING SOFFIT ON UNDERSIDE, NAILING PATTERN TO BE 6" OC ON PERIMETER AND 8" OC IN THE FIELD- GALVANISED NAILS TO BE USED

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203 12A ST. N.E.
CALGARY, ALBERTA
PROJECT:
CLUSTER HOUSING
STATUS:
DP PLANS
LEGAL LAND DISCRIPTION:
LOT: BLOCK: PLAN:

PROJECT NUMBER:	40-25
DESIGN BY:	JT
DRAWN BY:	JT
LAST REVISION BY:	
LAST REVISION DATE:	*
SCALE:	1/4" = 1'-0"

DRAWING SET:
SHEET NAME:
Upper Floor Plan
PAGE: **A-1.3**

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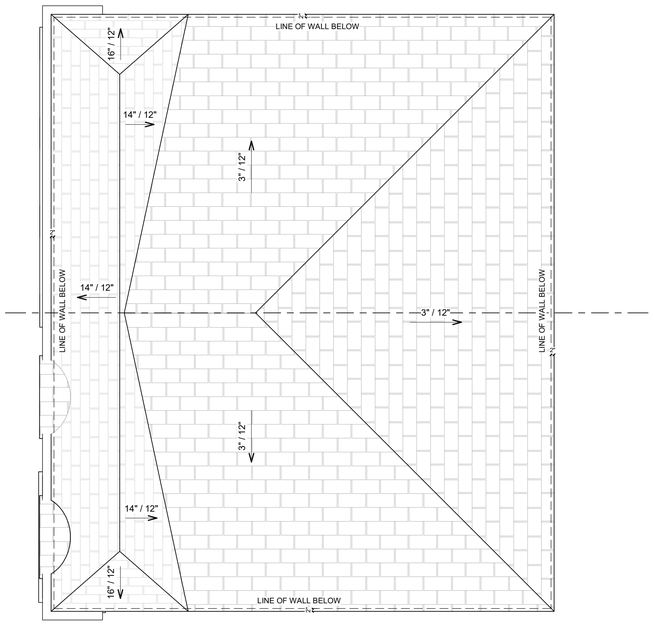

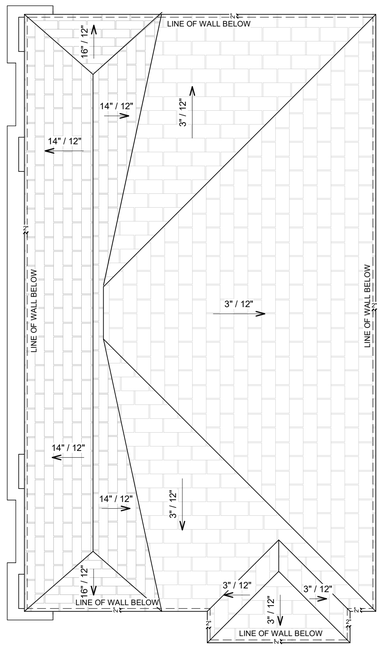

ROOF PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

-CONTRACTOR TO CONFIRM HEEL HEIGHT
& ROOF DETAILS PRIOR TO ORDERING
WITH THE MANUFACTURE. ANY ISSUE
MUST BE RESOLVED WITH THE DESIGNER

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01.	13/10/2025	DP PLANS	K.G.
02.	--	--	--
03.	--	--	--
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MUNICIPAL ADDRESS:
203 12A ST. N.E.
CALGARY, ALBERTA
PROJECT:
CLUSTER HOUSING
STATUS:
DP PLANS
LEGAL LAND DISCRIPTION:
LOT: BLOCK: PLAN:

PROJECT NUMBER:	40-25
DESIGN BY:	JT
DRAWN BY:	JT
LAST REVISION BY:	
LAST REVISION DATE:	*
SCALE:	1/4" = 1'-0"

DRAWING SET:
SHEET NAME:
Roof Plan
PAGE: A-1.5

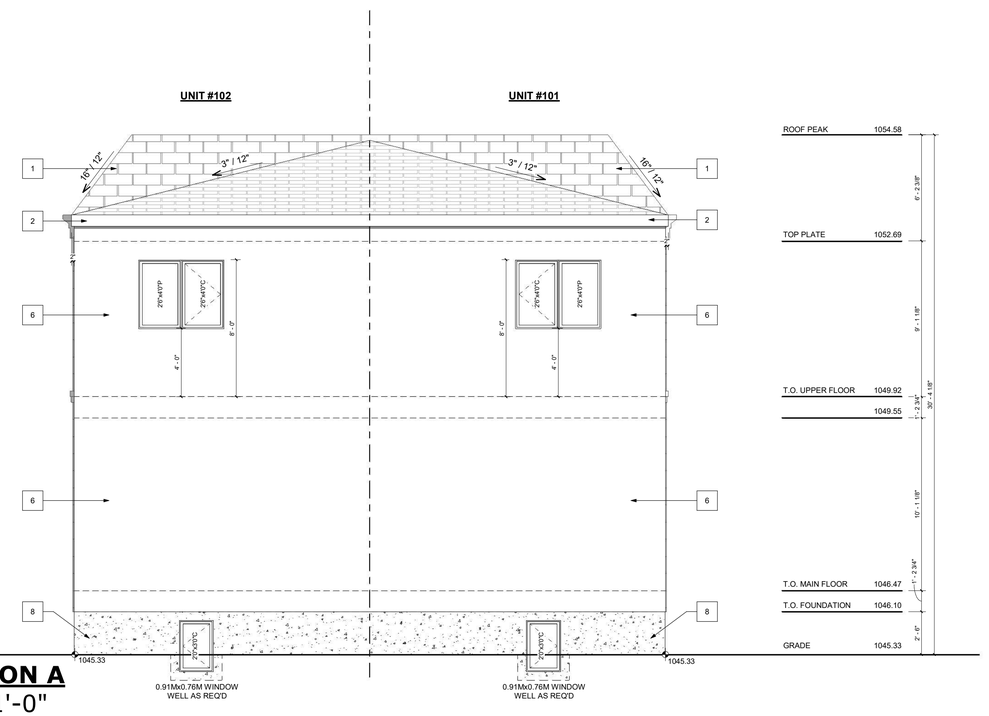
EXTERIOR FINISHES

1	ASPHALT SHINGLES
2	6" ALUMINIUM EAVES
3	HARDIE BOARD - WHITE
4	SMOOTH STUCCO - WHITE
5	SMOOTH STUCCO - BLACK
6	STUCCO FINISH - WHITE
7	PRECAST CONCRETE
8	CONCRETE PARGING

FRONT ELEVATION A
SCALE: 1/4" = 1'-0"

UNIT #101& #102 WINDOW CALCULATION :
@ 6.50 LIMITING DISTANCE

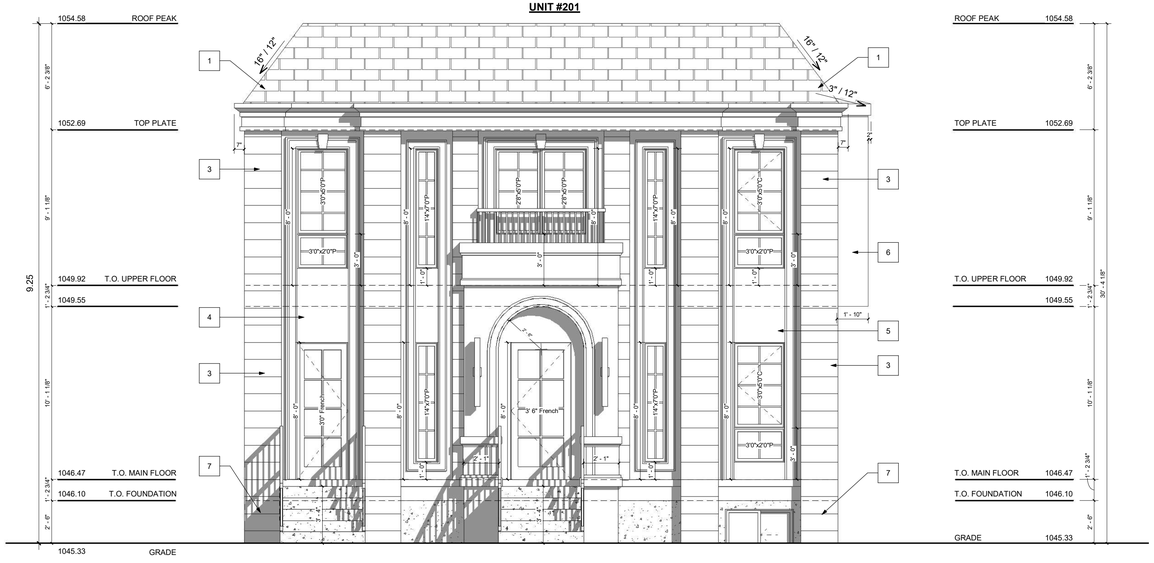
WALL AREA = 863.39 SQ. FT.
WINDOW AREA = 50.02 SQ. FT.
TOTAL: 50.02 / 863.39 = 5.79%



REAR ELEVATION A
SCALE: 1/4" = 1'-0"

UNIT #201 WINDOW CALCULATION :
@ 1.22 LIMITING DISTANCE

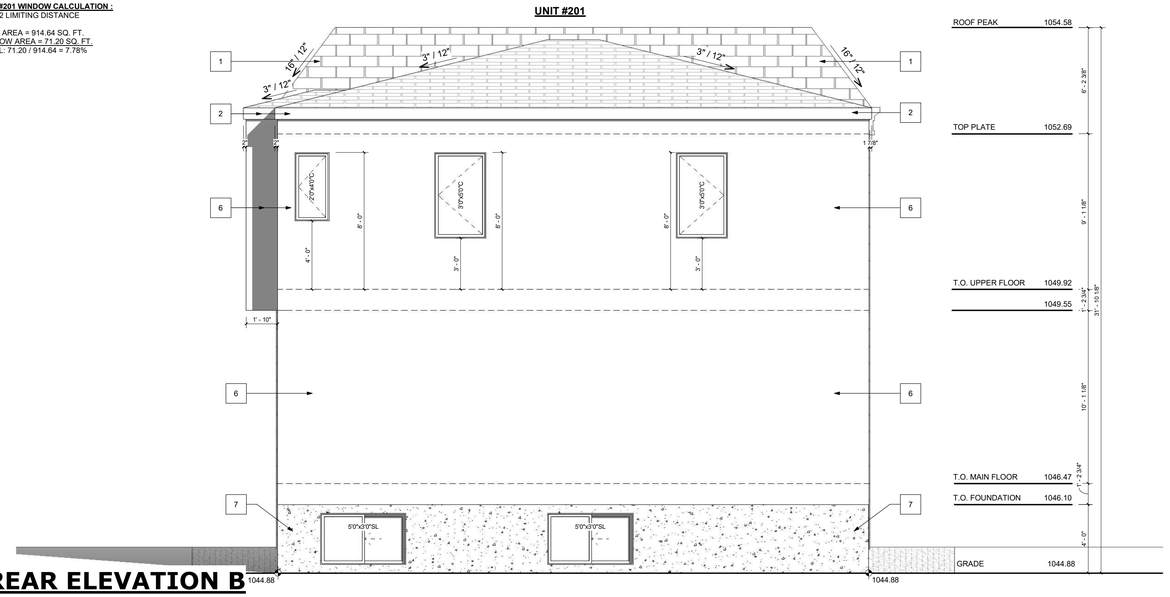
WALL AREA = 914.64 SQ. FT.
WINDOW AREA = 71.20 SQ. FT.
TOTAL: 71.20 / 914.64 = 7.78%



FRONT ELEVATION B
SCALE: 1/4" = 1'-0"

UNIT #201 WINDOW CALCULATION :
@ 1.22 LIMITING DISTANCE

WALL AREA = 914.64 SQ. FT.
WINDOW AREA = 71.20 SQ. FT.
TOTAL: 71.20 / 914.64 = 7.78%



REAR ELEVATION B
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

VENTED SOFFIT NOTES:
-VENTED SOFFIT (FRONT AND BACK)
-VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
-NON VENTED SIDES SOFFIT IF WITHIN 1.2m
(SOFFIT ARE PRE-FIN ALUM)

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01.	13/10/2025	DP PLANS	K.G.
02.	--	--	--
03.	--	--	--
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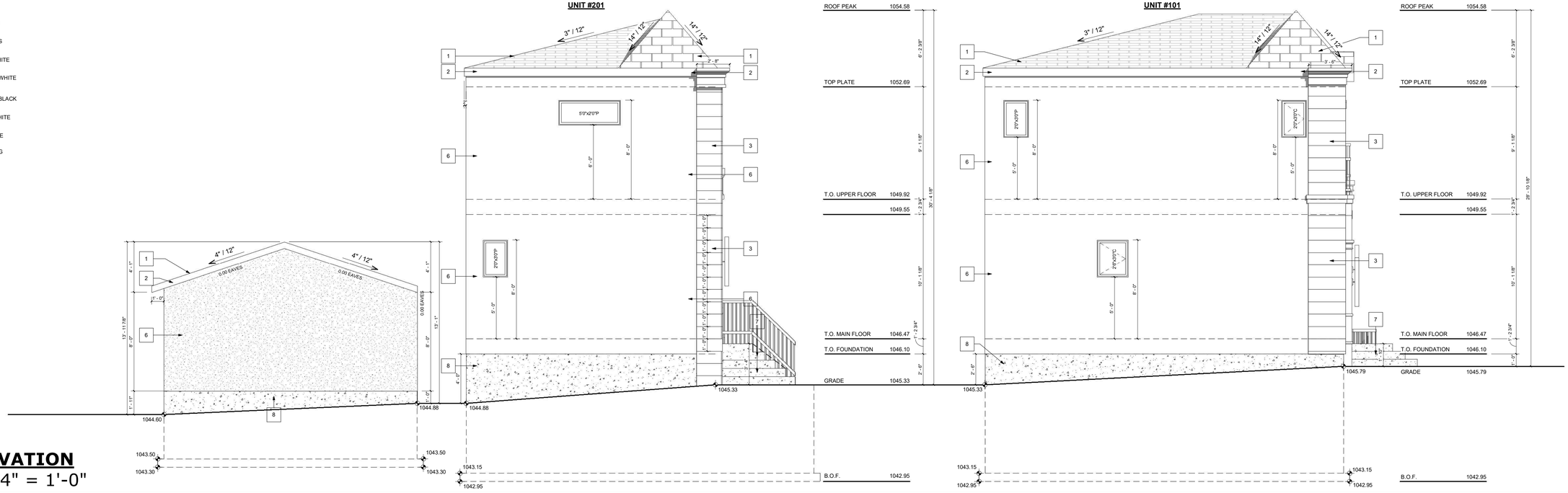
203 12A ST. N.E.
CALGARY, ALBERTA
PROJECT:
CLUSTER HOUSING
STATUS:
DP PLANS
LEGAL LAND DISCRIPTION:
LOT: BLOCK: PLAN:

PROJECT NUMBER:	40-25
DESIGN BY:	JT
DRAWN BY:	JT
LAST REVISION BY:	
LAST REVISION DATE:	*
SCALE:	1/4" = 1'-0"

DRAWING SET:
SHEET NAME:
Front & Rear Elevation
PAGE: **A-2.0**

EXTERIOR FINISHES

1	ASPHALT SHINGLES
2	6" ALUMINIUM EAVES
3	HARDIE BOARD - WHITE
4	SMOOTH STUCCO - WHITE
5	SMOOTH STUCCO - BLACK
6	STUCCO FINISH - WHITE
7	PRECAST CONCRETE
8	CONCRETE PARGING



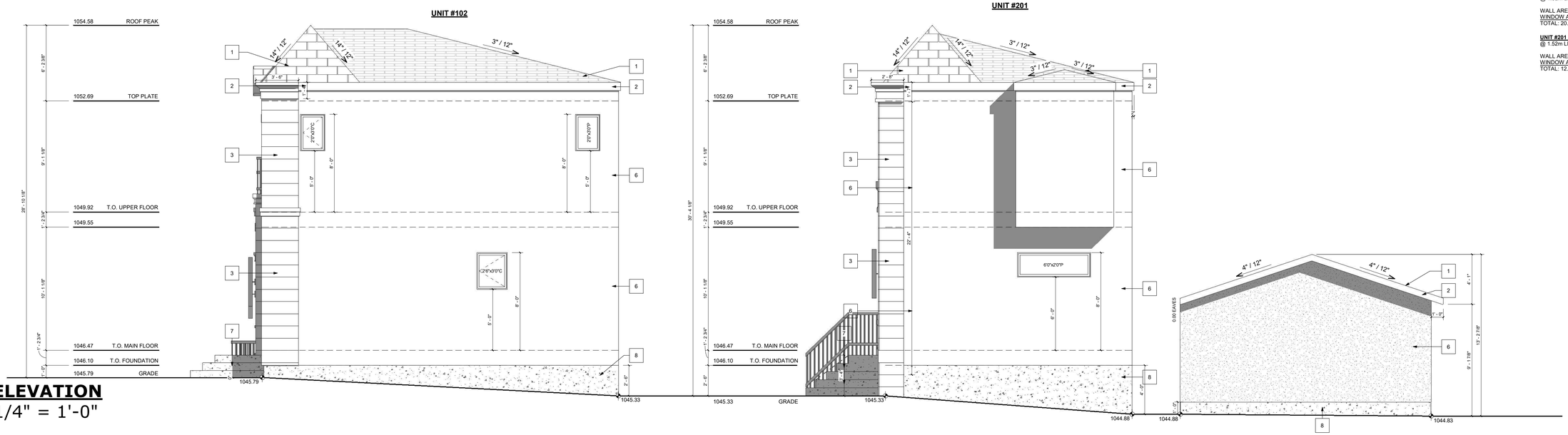
UNIT #101 WINDOW CALCULATION :
@ 1.52m LIMITING DISTANCE

WALL AREA = 707.98 SQ. FT.
WINDOW AREA = 20.81 SQ. FT.
TOTAL: 20.81 / 707.98 = 2.94%

UNIT #201 WINDOW CALCULATION :
@ 1.52m LIMITING DISTANCE

WALL AREA = 519.73 SQ. FT.
WINDOW AREA = 17.01 SQ. FT.
TOTAL: 17.01 / 519.73 = 3.27%

LEFT ELEVATION
SCALE: 1/4" = 1'-0"



UNIT #102 WINDOW CALCULATION :
@ 1.52m LIMITING DISTANCE

WALL AREA = 707.98 SQ. FT.
WINDOW AREA = 20.81 SQ. FT.
TOTAL: 20.81 / 707.98 = 2.94%

UNIT #201 WINDOW CALCULATION :
@ 1.52m LIMITING DISTANCE

WALL AREA = 519.73 SQ. FT.
WINDOW AREA = 12.67 SQ. FT.
TOTAL: 12.67 / 519.73 = 2.44%

RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

VENTED SOFFIT NOTES:
-VENTED SOFFIT (FRONT AND BACK)
-VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
-NON VENTED SIDES SOFFIT IF WITHIN 1.2m
(SOFFIT ARE PRE-FIN ALUM)

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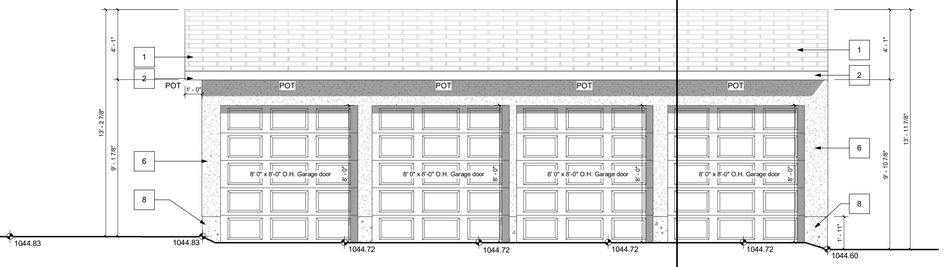
203 12A ST. N.E.
CALGARY, ALBERTA
PROJECT:
CLUSTER HOUSING
STATUS:
DP PLANS
LEGAL LAND DISCRIPTION:
LOT: BLOCK: PLAN:

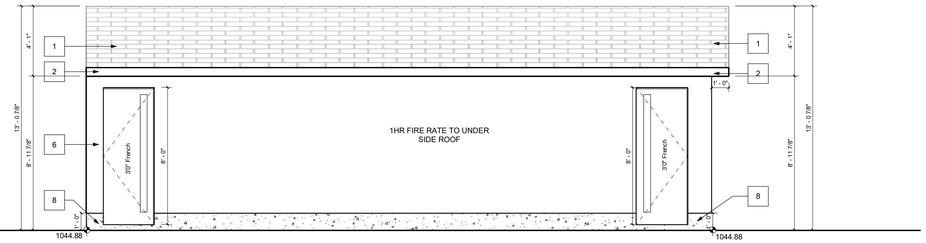
PROJECT NUMBER: 40-25
DESIGN BY: JT
DRAWN BY: JT
LAST REVISION BY:
LAST REVISION DATE: *
SCALE: 1/4" = 1'-0"

DRAWING SET:
SHEET NAME: Left & Right Elevation
PAGE: **A-2.1**

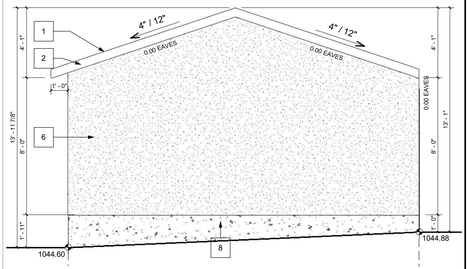
SDAB2026-0037

GARAGE FRONT ELEVATION (LANE)
SCALE: 1/4" = 1'-0"

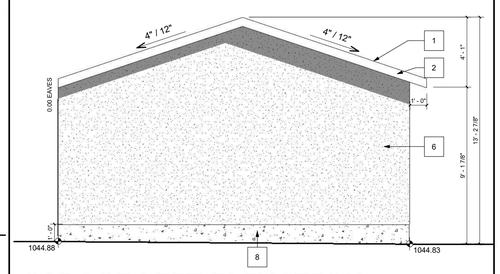




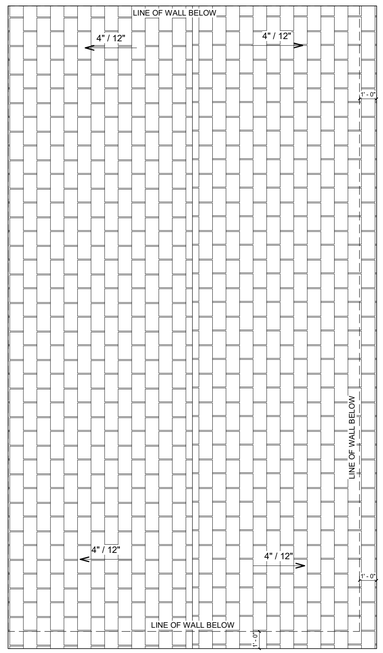
GARAGE REAR ELEVATION
SCALE: 1/4" = 1'-0"



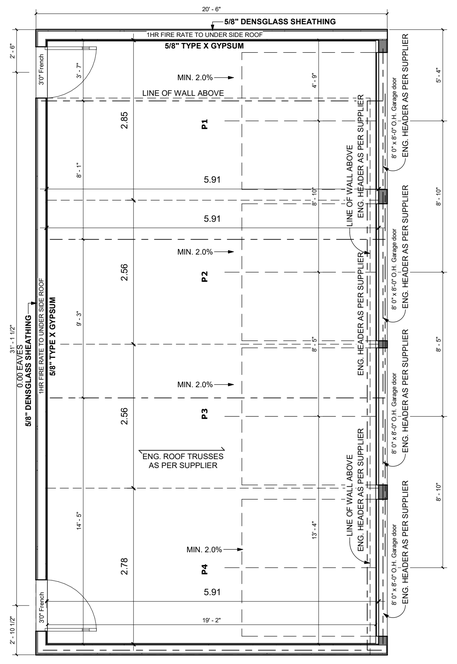
GARAGE RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



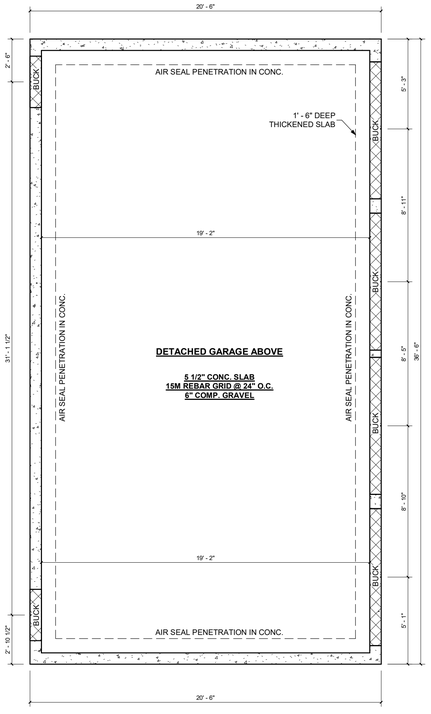
GARAGE LEFT ELEVATION
SCALE: 1/4" = 1'-0"



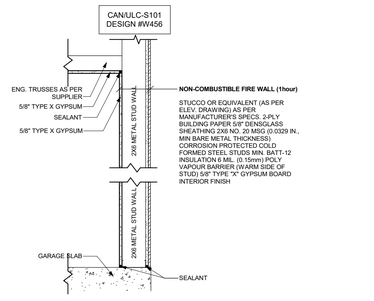
GARAGE ROOF PLAN
SCALE: 1/4" = 1'-0"



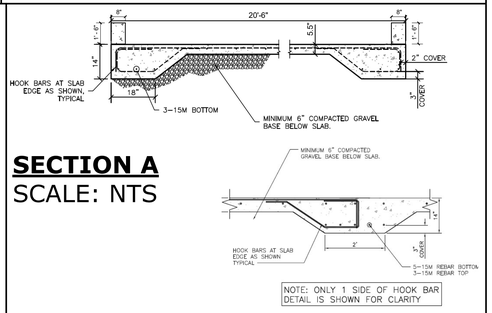
GARAGE PLAN
SCALE: 1/4" = 1'-0"



GARAGE FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



NON-COMBUSTIBLE WALL DETAIL
SCALE: NTS



SECTION A
SCALE: NTS

SECTION @ PARTY WALL
SCALE: NTS

NOTE: FOUNDATION IS DESIGNED AS A RIGID MAT FOUNDATION TO ACCOMMODATE MINOR AMOUNT OF DIFFERENTIAL AND/OR SETTLEMENT ARE ANTICIPATED

* 32MPA CONCRETE STRENGTH AT 28 DAYS C/W TYPE 50 CEMENT UNLESS RECOMMENDED OTHERWISE BY GEOTC3ECHNICAL ENGINEER.

GENERAL NOTES:

VENTED SOFFIT NOTES:
-VENTED SOFFIT (FRONT AND BACK)
-VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
-NON VENTED SIDES SOFFIT IF WITHIN 1.2m
(SOFFIT ARE PRE-FIN ALUM)

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	7	VERTICAL SMARTBOARD FINISH AS SPEC'D
2	6" ALUMINUM FASCIA - BLACK	8	STUCCO FINISH - WHITE
3	ALUMINUM FASCIA - BLACK	9	STUCCO FINISH - BLACK / DARK GREY
4	ALUMINIUM SOFFIT - BLACK	10	CONCRETE PARGING
5	HARDIE PANEL - BLACK	11	PRECAST CONCRETE
6	HARDIE PANEL - WHITE		

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DP PLANS
LEGAL LAND DISCRIPTION:
LOT: BLOCK: PLAN:

PROJECT NUMBER:	40-25
DESIGN BY:	JT
DRAWN BY:	JT
LAST REVISION BY:	
LAST REVISION DATE:	*
SCALE:	As indicated

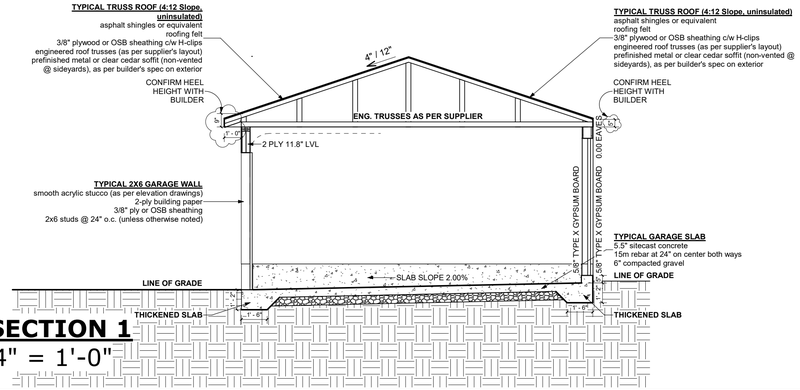
DRAWING SET:

SHEET NAME:
Garage Plans & Elevations

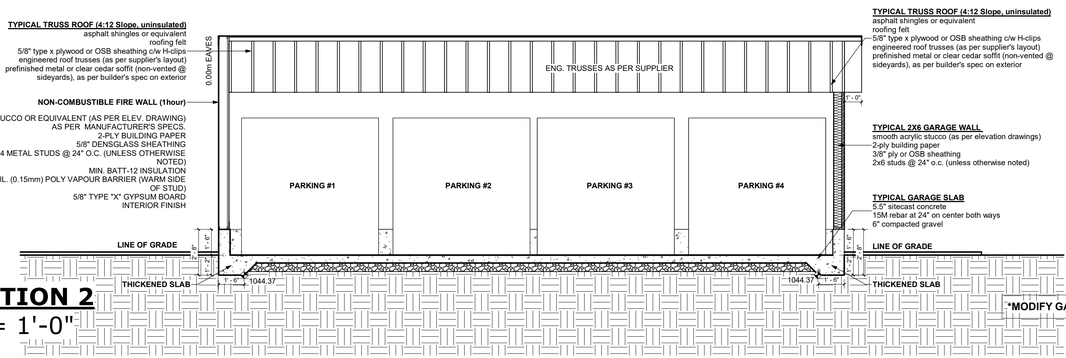
PAGE: **A-3.0**

SDAB2026-0037

MODIFY GARAGE SLAB AS NEEDED



GARAGE SECTION 1
SCALE: 1/4" = 1'-0"



GARAGE SECTION 2
SCALE: 1/4" = 1'-0"

MODIFY GARAGE SLAB AS NEEDED

BIKE LOCKERS

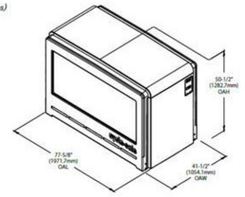
The bicycle locker pioneer: CycleSafe lockers are engineered with high strength poly-resin composites with the high impact resistance of structural steel. The benchmark in secure bicycle parking, CycleSafe offers the most secure, versatile and cost effective bike lockers on the market that

PROPARK SERIES® — Class I - Long Term Security

The **ProPark** series by **CycleSafe** is a modular, interlocking locker system that stores bikes/gear in a fire-retardant, weather and vandal resistant hot compression molded poly-resin material that will not crack, dent, warp, corrode or sustain UV degradation. Standard unit includes high security Abloy cylinder T-handle, other lock options available depending on the level of security required. Each unit has a door on each side with a diagonal partition to create two triangular stalls to secure one bike per door, or a single door unit without an interior partition for two bikes per door.

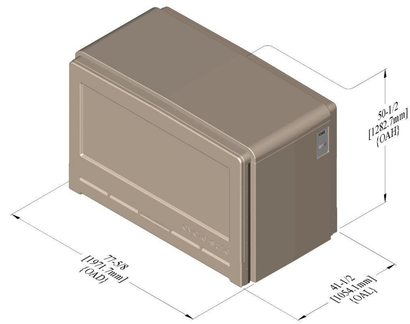
Options: *(Refer to cyclesafe.com for more options)*
- **Double Tier Capacity**
- **Display Panels**
- **Storage Bins**
- **Electronic Access**

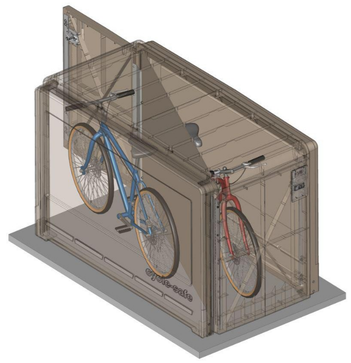
Finishes:



1-door, 1/2 bike capacity

2-door, 2 bike capacity





CLASS 1 BIKE LOCKER DETAILS
SCALE: NTS

GENERAL NOTES:

VENTED SOFFIT NOTES:
-VENTED SOFFIT (FRONT AND BACK)
-VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
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DRAWING SET:
SHEET NAME: Garage Sections
PAGE: **A-3.1**

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