

REPORT TO THE SUBDIVISION AND
DEVELOPMENT APPEAL BOARD

DATE: July 10, 2025	APPEAL NO.: SDAB2025-0077 FILE NO.: DP2025-01969
APPEAL BY: Elias Gedamu	
FROM A DECISION OF THE DEVELOPMENT AUTHORITY where a New: Single Detached Dwelling was approved at <u>6 Varcrest Place NW.</u>	LAND USE DESIGNATION: R-CG Discretionary
COMMUNITY OF: Varsity	DATE OF DECISION: May 16, 2025
APPLICANT: Sara Karimi Avval	OWNERS: Navjeevan Khaira and Sharanjeet Sandhu

Notes:

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

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

Municipal Address of Site Under Appeal [required]	6 Varcrest Place NW
Development Permit/Subdivision Application/File Number [required]	DP2025-01969
Name of Appellant [required]	Elias Gedamu
Agent Name (if applicable)	
Street Address [required]	4 Varcrest Place Northwest
hdnFullAddress	4 Varcrest Place Northwest calgary AB T3A 0B9
City [required]	Calgary
Province [required]	Alberta
Postal Code [required]	T3A 0B9
Residential Phone # [required]	(587) 894-0789
Business Phone #	
Email Address [required]	gedamu77@yahoo.com

APPEAL AGAINST

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

Development Permit Approval

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

Please see pdf attachment.

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

Estimated Presentation Time

10 - 15 minutes

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

Unknown

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

Unknown

If yes, what are the issues?

Do you anticipate bringing any
witnesses/experts to your hear-
ing? [required]

Unknown

If yes, how many will you be
bringing?

I confirm and acknowledge that

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

Submission Date

2025-06-11 21:18:51 MST

This personal information is collected under the authority of the Freedom of Information and Protection of Privacy Act, section 33(c) and the Municipal Government Act, Sections 678 and 686. THIS INFORMATION WILL BE USED FOR PROCESSING YOUR APPEAL AND WILL BECOME PART OF A PUBLIC AGENDA. If you have any questions regarding the collection of this information, contact the Tribunal Coordinator, City Appeal Boards at 403-268-5312 or PO Box 2100, Stn "M", #8110, Calgary, AB, T2P 2M5.

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

Date: 11 June 2025

REASONS FOR APPEAL

1 Preliminary Grounds of Appeal

(To be refined once the Detailed Team Review, Relaxations Table and draft conditions are received from the Development Authority.)

1. Side-yard setback variance
The approved west side-yard setback is 1.47 m where Land Use Bylaw 1P2007 (“LUB”) s. 322(1)(b) requires 1.50 m for a two-storey wall. Any relaxation—however small—triggers the Board’s jurisdiction under MGA s. 685(1)(d).
2. Contextual front setback variance
The proposed open-porch line is ± 7.47 m from the front property line. Preliminary tape-measurements show the contextual average of the two flanking houses (4 & 8 Varcrest) exceeds this distance, contrary to LUB ss. 315 & 367. This requires a relaxation that was granted without adequate rationale.
3. Driveway-width variance
The approved driveway crossing appears ± 7.6 m wide at the sidewalk, exceeding the 7.0 m maximum in LUB s. 349(3)(f). Any excess width is a discretionary relaxation.
4. Adverse off-site impacts not properly considered (MGA s. 687(3)(d); LUB s. 35)
 - *Two-storey cantilevered massing and high rear-facing windows significantly overlook the private amenity space of 4 Varcrest.*
 - *Finished grade along the west lot line is raised 0.30–0.40 m; combined with the 1.47 m setback this directs drainage toward the appellant’s foundation.*
 - *The demolition/excavation plan lacks engineered shoring or vibration-monitoring provisions, posing structural risk to the 1968 concrete foundation at 4 Varcrest.*
5. Procedural fairness & completeness
The Development Authority’s decision was issued without first disclosing the Detailed Team Review or draft permit conditions to affected neighbours, limiting meaningful input.

Reserve right to add grounds: The appellant reserves the right to add, withdraw or amend grounds upon receipt of the full administrative record (Detailed Team Review, Relaxations Table, staff comments, and any engineering memoranda).

2 Relief Requested

1. Principal relief: *That Development Permit DP2025-01969 be refused for failing to meet mandatory LUB setbacks and for posing unjustified adverse impacts on neighbouring property.*
2. Alternative relief (conditional approval):
Should the Board choose not to refuse the application outright, the appellant requests that the permit be amended and conditioned as follows:

Condition	Purpose / Rationale
a. Reduce west side-yard setback to LUB-compliant 1.50 m, or require west façade articulation to mitigate massing.	Eliminate variance; lessen overlook & drainage risk.
b. Require contextual front setback to equal or exceed the average of flanking dwellings.	Preserve Varcrest streetscape consistency.
c. Limit driveway crossing to ≤ 7.0 m and require poured-in-place integrally-coloured concrete to match existing streetscape.	Conform to LUB; protect boulevard tree & pedestrian safety.
d. Prior to any excavation, submit sealed shoring & vibration-monitoring plan prepared by a professional engineer; post a refundable \$25 000 damage-deposit bond in favour of the City, releaseable upon written consent of 4 Varcrest Place NW's owner.	Safeguard structural integrity of adjacent foundation & services.
e. Provide a lot-grading certificate post-construction demonstrating zero net increase in runoff onto 4 Varcrest Place NW.	Prevent drainage impacts.
f. Install privacy-screening or obscured glazing on second-storey west-facing windows within 3.0 m of the lot line.	Mitigate overlook into private amenity space.

3 Procedural Request

Given that key documents were not available before the statutory appeal deadline, the appellant respectfully asks the Board to:

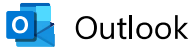
- Schedule a preliminary procedural session to (i) compel timely disclosure of the Detailed Team Review, Relaxations Table, and draft permit conditions; and (ii) set filing deadlines that provide all parties at least 21 days to prepare evidence after full disclosure.

4 Evidence to Follow

The appellant is commissioning:

- A Real Property Report & grade survey showing existing versus proposed elevations.
- An independent drainage & shoring memo from a geotechnical/structural engineer.
- Photographic documentation of existing privacy conditions and mature landscaping.

These materials will be filed no later than five (5) calendar days before the merits hearing, in accordance with SDAB Rule 15.



Outlook

[External] Addendum Submission – SDAB2025-0077 (6 Varcrest Place NW)

From Elias Gedamu <gedamu77@yahoo.com>**Date** Wed 7/2/2025 11:58 AM**To** Calgary SDAB Info <Info@calgarysdab.ca> 1 attachment (2 MB)

Addendum - SDAB_Addendum_With_Photos.pdf;

This Message Is From an External Sender

This message came from outside your organization.

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

Dear Subdivision and Development Appeal Board,

Please find attached an addendum to our previously submitted appeal for Appeal No. SDAB2025-0077, concerning the development at 6 Varcrest Place NW (DP2025-01969).

This addendum includes additional grounds for the appeal based on a significant incident observed and documented on June 20, 2025, involving unauthorized use of the subject property for storage of offsite demolition materials. The attached document includes a written summary of the incident and photographic evidence.

We respectfully request that this addendum be accepted as part of the official record for the upcoming hearing scheduled for Thursday, July 10, 2025.

Please confirm receipt of this submission. Should you require any further details, do not hesitate to contact us at 587-894-0789 or via reply to this email.

Sincerely,

Elias

Addendum to SDAB Appeal Submission**Summary of Violation**

To: Subdivision and Development Appeal Board (SDAB)

RE: Appeal Against Development Permit - DP2025-01969

We respectfully submit the following addendum to our original appeal filed with the SDAB concerning the demolition and redevelopment occurring at the neighbouring property located at 6 Varcrest Place NW, Calgary, Alberta, T3A 0B9.

Description of Incident

On June 20, 2025 at 7:44am, our attention was drawn to unauthorized activity occurring at the site under appeal. A contractor associated with the same developer was observed unloading scrap metal materials, specifically from a different demolition site, onto the driveway of the subject property. These materials were then scraped across the driveway using a rake and moved into the property's garage.

When approached, the individual moving the metal explicitly stated and confirmed that the scrap metal was being transported from another site for the developer and was being relocated to the subject property.

This activity constitutes an inappropriate and unauthorized use of the subject property as a storage or transfer site for offsite construction debris. It is a clear intensification of use beyond the development permit's scope and zoning allowances for this residential parcel. Further, it raises safety and environmental concerns, undermines the integrity of the appeal process, and disrespects the stay of demolition that is currently in place pending the outcome of this appeal.

Request to the SDAB

We submit the following photographic evidence taken on the same date, which documents the presence of the truck, the unloading process, visible scrap metal on the driveway, and the eventual storage of the materials within the garage.

Addendum to SDAB Appeal Submission

We respectfully request that the SDAB consider this addendum as further grounds for appeal and that the Board direct enforcement services to immediately investigate the unauthorized use of this property as a staging area for unrelated demolition activity.











Photo 1-2





Site Photo 10





The City of Calgary
Planning & Development Services

Development Authority Appeal Response

Appeal Number: SDAB2025-0077

Development Permit Number: DP2025-01969

Address: 6 Varcrest PL NW

Description: New: Single Detached Dwelling

Land Use: Residential – Grade-Oriented Infill

Community: Varsity

Identified Appeal Body:

Subdivision and Development Appeal Board (SDAB)

Development Authority Attendance: No

Use: Discretionary

Notice Posted: Completed as per Bylaw

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

Applicable Planning Policies:

- South Shaganappi Communities Local Area Plan (the LAP)

Bylaw Relaxations:

The development requires the following Land Use Bylaw relaxations:

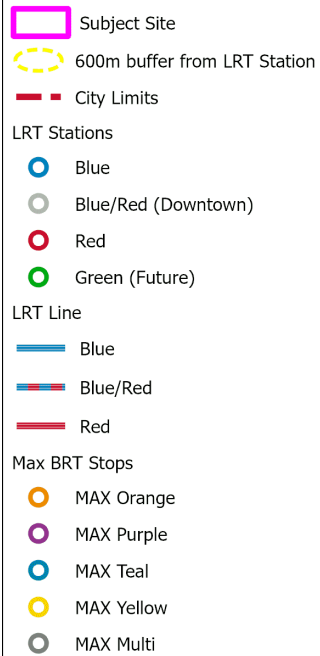
Regulation	Standard	Provided
335 Length of Portions of a Building in Setback Areas (Rear)	(2) The max. length of an individual projection into any setback area is 3.1m	Plans indicate porch projection length of 3.96m (+0.86m).
535 Building Depth and Separation	(1) Unless otherwise referenced in subsections (2) and (3) the maximum building depth is 65.0% of the parcel depth for a building containing a unit.	Plans indicate building depth of 84.85% (+19.85%) or 33.61m (+7.91m).
540.1 Fences	The height of a fence above grade at any point along a fence line must not exceed 1.2m for any portion of a fence extending between the foremost front façade of the immediately adjacent main residential building and the front property line.	Plans indicate proposed fence height of 1.83m (+0.63m).
343 Fences	The height of a fence above grade at any point along a fence line must not exceed: (a) 1.2 metres for any portion of a fence extending between the foremost front façade of the main residential building and the front property line;	

Additional Factors, Considerations, and/or Rationale:

















1. Please see the Reasons for Approval.
2. In response to the Notice of Appeal:
 - a. The decision rendered plans indicate a proposed setback of 1.5 metres on the west side of the development, a side setback of 1.2 metres is required [S. 539(2)(a)].
 - b. This parcel is designated R-CG and there are no “contextual setbacks” that apply. The minimum building setback from the front property line is 3.0 metres [S.537], the proposed development is 6.1 metres from the front property line.
 - c. As the parcel width exceeds 15.0 metres, there is no maximum driveway width that applies [S.341(5)].
 - d. There is one window on the upper storey of the west elevation, the window is in a bedroom and is located 4.0 metres from the side property line.
 - e. A notice posting sign, advising the community of the proposed development, was posted on the subject parcel on April 16 and removed on April 24. Providing adjacent parcel owners with the Detailed Review and/or draft conditions of

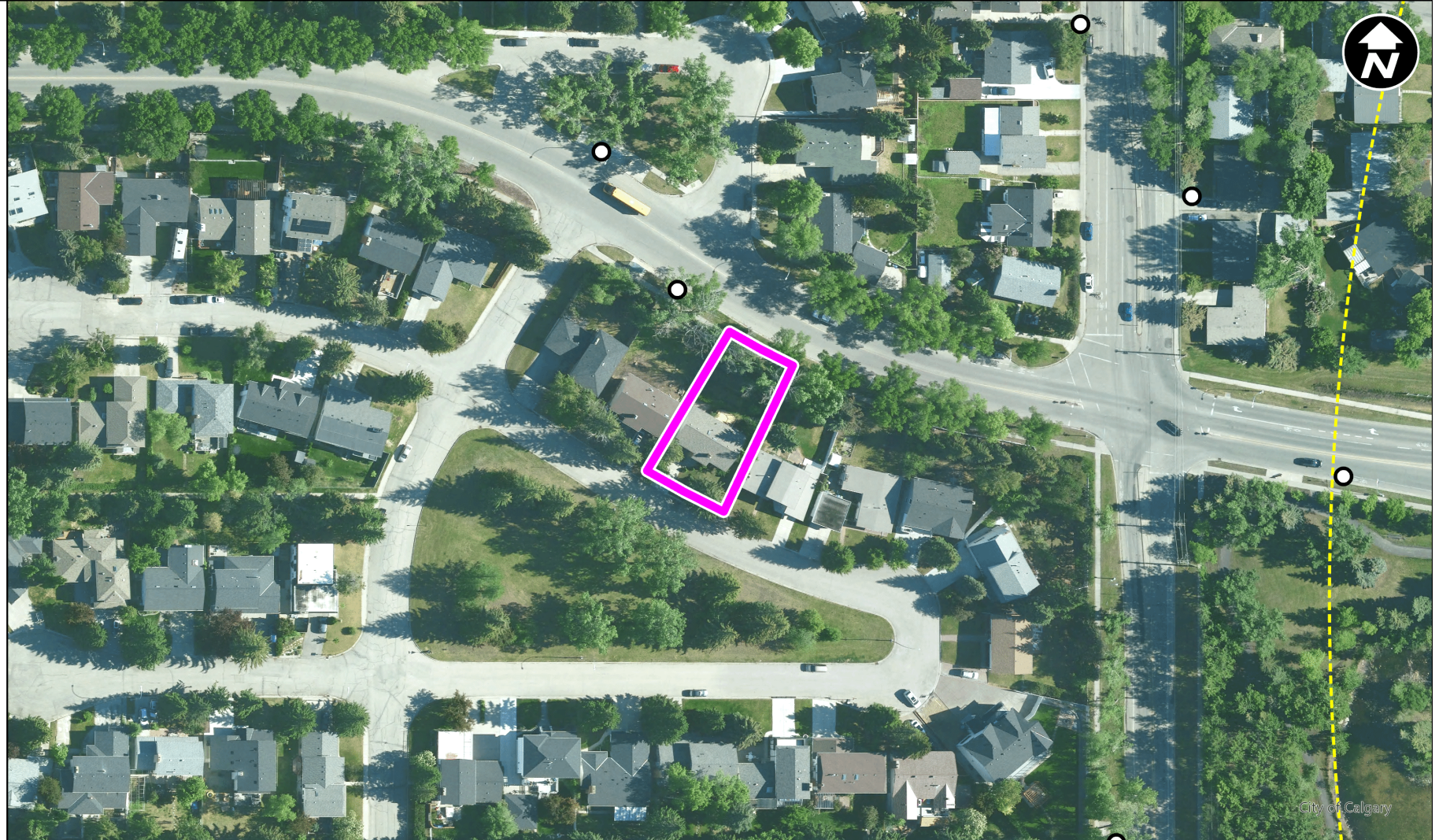
approval is not required by any legislation, nor is a part of the customary development permit review process.

- f. Surface drainage is legislated by the Lot Grading Bylaw 32M2004 administered through Water Services through the building permit process.
3. The Development Authority may provide additional materials prior to the merits hearing.

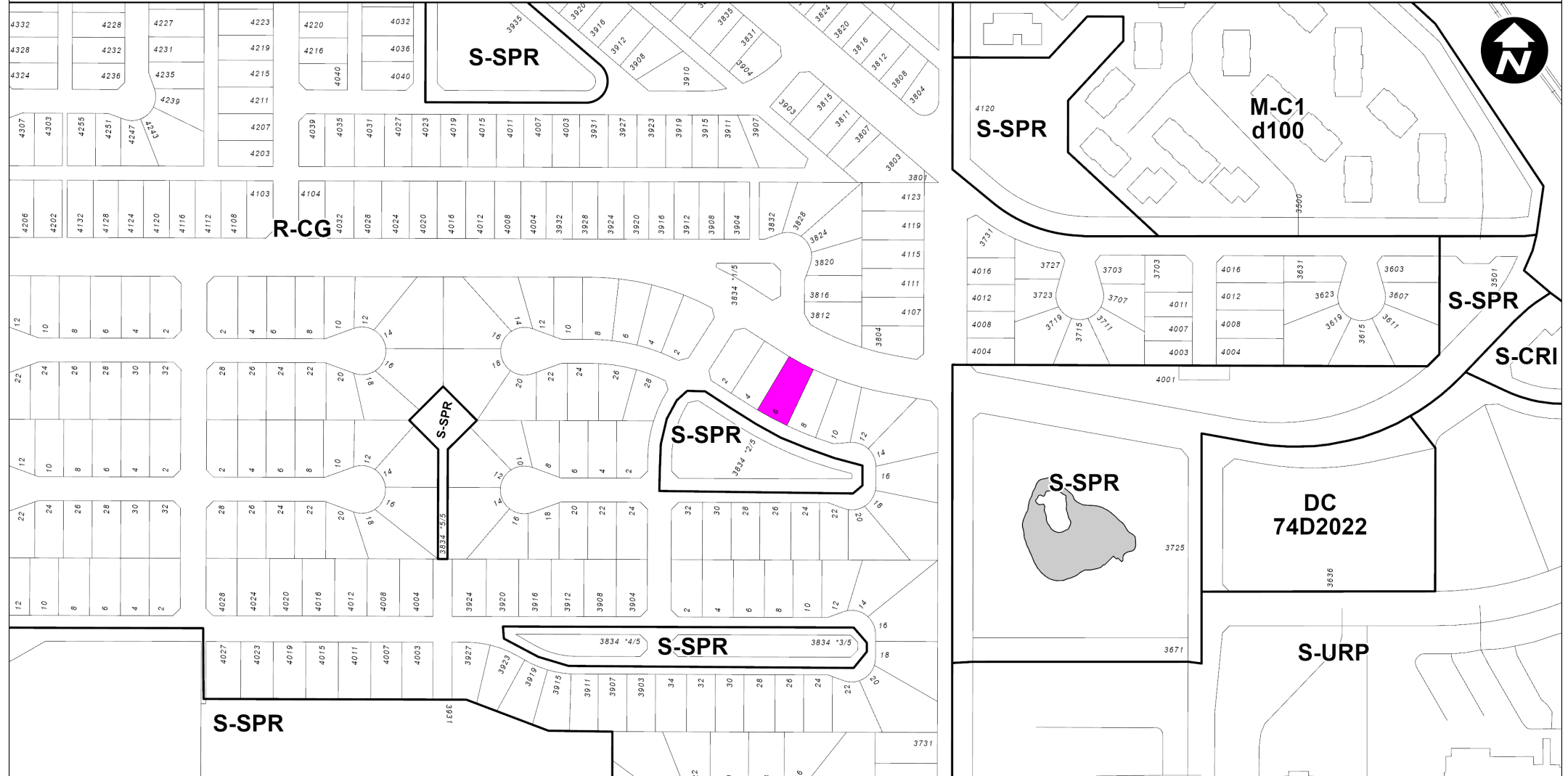


Site Context SDAB2025-0077

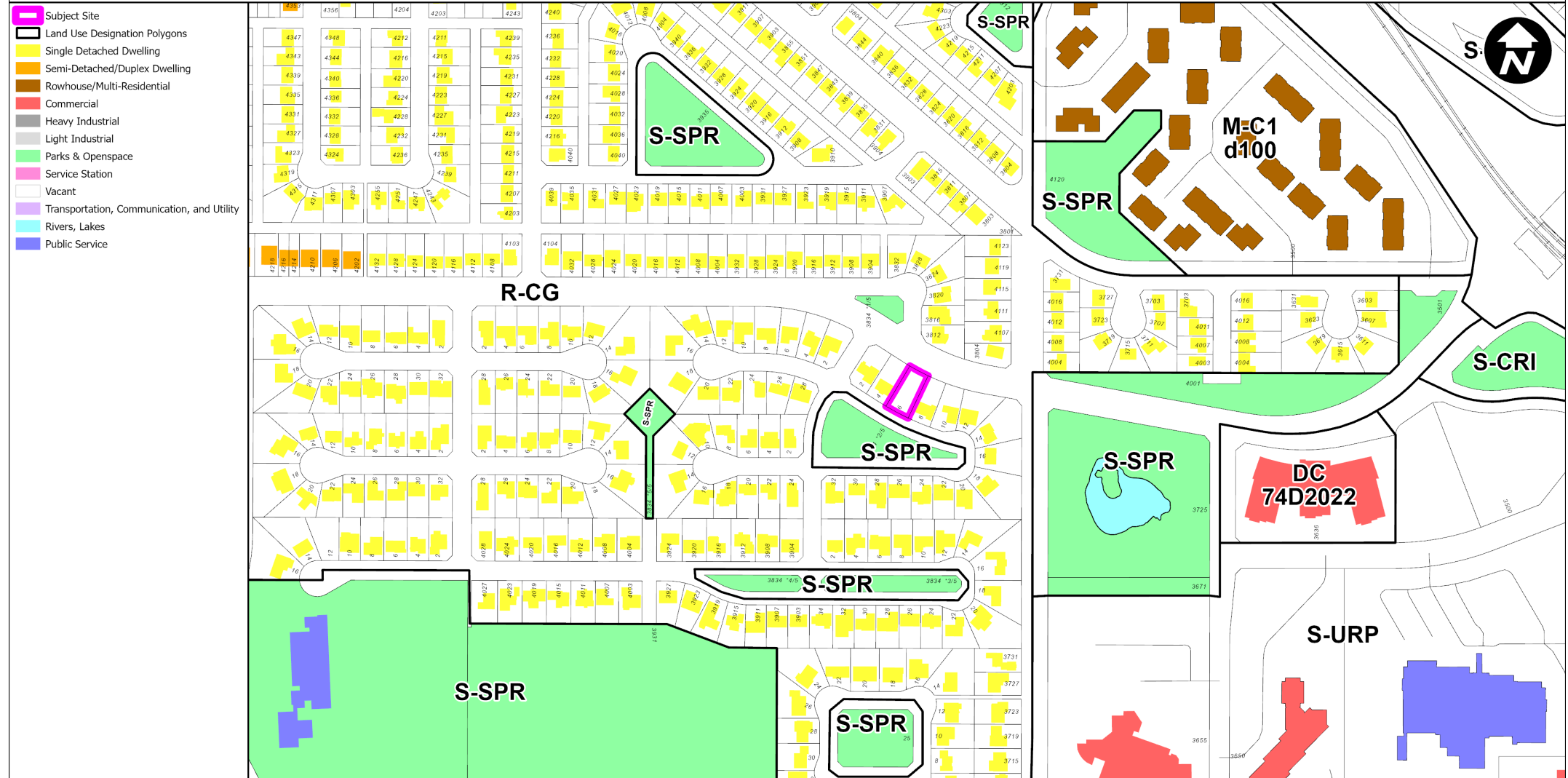
-  Subject Site
 600m buffer from LRT Station
 City Limits
- LRT Stations
-  Blue
 -  Blue/Red (Downtown)
 -  Red
 -  Green (Future)
- LRT Line
-  Blue
 -  Blue/Red
 -  Red
- Max BRT Stops
-  MAX Orange
 -  MAX Purple
 -  MAX Teal
 -  MAX Yellow
 -  MAX Multi
 -  Bus Stop



Land Use Districts SDAB2025-0077



Surrounding Land Use SDAB2025-0077





May 21, 2025

SARA KARIMI AVVAL*

SARA KARIMI AVVAL



Dear Applicant:

RE: Notification of Decision: DP2025-01969

Subject: New: Single Detached Dwelling

Address: 6 VARCREST PL NW

This is your notification of decision by the Development Authority to approve the above noted application on May 16, 2025.

Read all of the Permanent Conditions of approval carefully as they form part of the approval decision. Advisory Comments, if applicable, are also attached and are intended to be of assistance in obtaining additional permits and supplementary information for the successful completion of your development.

Development approved by this permit must commence by May 16, 2027 or the development permit shall cease to be valid. The decision will be advertised beginning May 22, 2025 at www.calgary.ca/publicnotices, which is the start of the mandatory 21-day appeal period. This appeal period will conclude at midnight June 12, 2025. 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, your Development Permit will be released. Should you require clarification of the above or further information, please contact me at 403-620-8355 or by email at Naomi.Kunz@calgary.ca and assist me by quoting the Development Permit number.

Yours truly,

Naomi Kunz
Senior Planning Technician
Planning and Development
Attachment(s)



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

DP2025-01969

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

6 VARCREST PL NW

Community: **Varsity**

L.U.D.:R-CG

and legally described as:

5224JK;36;3

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

New: Single Detached Dwelling

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

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

Decision By: **Development Authority**

Date of Decision: **May 16, 2025**

Development Authority: **Melanie D Meadows**

File Manager: **Naomi Kunz**

Release Date: _____

This permit will not be valid if development has not commenced by: May 16, 2027

This Development Permit was advertised on: **May 22, 2025**

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: **SARA KARIMI AVVAL***
Address: **631 104 AV SW**
City: **CALGARY, AB, T2W 0A4**
Phone: **4039718177**



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

DP2025-01969

Complete Address and Legal Description listing for Development Permit DP2025-01969

Address Type	Address	Legal Description
Parcel	6 VARCREST PL NW	5224JK;36;3



Conditions of Approval – Development Permit

Application Number:	DP2025-01969
Application Description:	New: Single Detached Dwelling
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	6 VARCREST PL NW
Community:	VARSITY
Applicant:	SARA KARIMI AVVAL*
Planning:	NAOMI KUNZ 403-620-8355 Naomi.Kunz@calgary.ca

Permanent Conditions

The following permanent conditions shall apply:

Planning

1. 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.
2. 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.
3. A Development Completion Permit is required prior to the development being occupied.
4. When the main floor is constructed, submit the surveyed geodetic elevation to Geodetic.Review@Calgary.ca

Advisory Comments

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

Planning

5. 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.
6. 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.
7. 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.
8. 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.
9. A minimum of three trees must be planted on the parcel. This may be accomplished by planting new trees or preserving existing trees. The trees must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association. To satisfy the requirement of one tree, the following sizes must be met:
 - a. A deciduous tree with a minimum calliper of 50.0mm; or
 - b. A coniferous tree with a minimum height of 2.0 metres.
 To satisfy the requirement of two trees, the following sizes must be met:
 - a. A deciduous tree with a minimum calliper of 85.0mm; or
 - b. A coniferous tree with a minimum height of 4.0 metres.
 The required trees must be provided on the parcel within 12 months of issuance of the development completion permit (DCP) and maintained for a minimum of 24 months after issuance of the DCP.
10. 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.

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

Page 2 of 3

Property owners must evaluate whether this development is in compliance with any documents registered on title.

11. The Streets Bylaw (20M88) and the Tree Protection Bylaw (23M2002) contain clauses intended to protect trees growing on Public Land. No person shall remove, move, cut, or prune a Public Tree or cause a Public Tree to be removed, moved, cut or pruned without prior written authorization from the Director, Parks. A copy of the bylaw can be found at www.calgary.ca. Parks does not permit the removal of public trees to facilitate development unless all options to retain and protect are exhausted.
12. If clearance pruning of public trees is required, Urban Forestry must be notified (minimum two business days notice) and an indemnified contractor must be used at the applicants expense. Please contact Urban Forestry at 311 for more information.
13. Tree plantings within City of Calgary boulevards and/or right of ways are subject to approval from Utility Line Assignment and Parks. No person shall plant trees or shrubbery on City Lands without prior written authorization from the Manager, Parks and in the case of walkways, medians, boulevards, and road rights of way, without additional prior written authorization from the Manager, Water Resources.
14. As part of the Tree Protection Bylaw, a Tree Protection Plan will be required when a development, construction activity, or a disturbance occurring on the City Boulevard is within 6 metres of a boulevard tree. For more information about submitting your tree protection plan visit www.calgary.ca and search protecting trees during construction and development; alternatively, call 311 or email tree.protection@calgary.ca. Applicant is to apply for tree protection plan prior to demolition.
15. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. The Public Tree(s) adjacent to this development is/are valued at \$_____. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.



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Planning and Development Services

Development and Subdivision Application Services

Reasons for Approval for DP2025-01969

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 Single Detached Dwelling located at 6 Varcrest Place NW in the community of Varsity. The site is surrounded by low density residential development in all directions. Primary vehicular access for adjacent residences is from Varcrest Place, as access is not available from 40 Avenue NW at the rear of the property.

Circulation and Notice Posting:

The following referees were circulated:

1. **Public Infrastructure** – Development Charges and Off-site Levy are not required.
2. **ENMAX** – Reviewed application, no conflicts identified.
3. **Ward 1 Councillor** – Neither in support nor opposition to the proposal.
4. **Varsity Community Association** – No comments received.
5. **Notice Posting** - As per Land Use Bylaw requirements, the application was notice posted for a 1-week period. One submission was received in support of the development.

Comments on Relevant City Planning Policies

South Shaganappi Communities Local Area Plan

Map 3: Urban Form – Neighbourhood Local

Map 4: Building Scale – Limited (up to 3 Storeys)

2.2.1.4 Neighbourhood Connector and Neighbourhood Local Policy

Site, Building, and Landscape Design

In addition to the general site, building, and landscape design policies in Section 2.4, the following policies apply:

- c. Development in Neighbourhood Connector and Neighbourhood Local areas should:
 - i. consider the local built form context;
 - ii. be oriented towards the street;
 - iii. consider shadowing impacts on neighbouring properties and parks; and,



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- iv. provide access to off-street parking and loading areas from the lane.

2.3.1 Limited Scale Policy

- a. Development in Limited Scale areas should be three storeys in height or less.
- b. Development in Limited Scale areas may limit building mass above the second storey in Neighbourhood Local areas.
- c. In Neighbourhood Connector and Neighbourhood Local areas, each residential unit in Limited Scale areas should have an individual entrance at grade.

The proposal is aligned with the above policies.

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

4.2 Context

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

The proposal matches the typical pattern of development for the area. The typical built form is a primary building (single detached dwelling) at the front of the parcel with vehicular access from the street.

4.3.1 Front Setback

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

The proposed front setback follows the pattern of development on the street.

4.3.5 Parcel Coverage

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

The proposed building coverage complies with the maximum parcel coverage prescribed by the Land Use Bylaw.

4.4.1 Building Height

The Land Use Bylaw regulates the height of low density residential development.

The proposal complies with the maximum height and height chamfers described in the Land Use Bylaw.

4.5.1 Privacy

The privacy of adjacent residences should be respected.

The privacy of adjacent residences has been respected through sensitive window placement and the rear amenity area will be provided at grade.

Land Use Bylaw 1P2007

The existing land use for the site is Residential – Grade-Oriented Infill (R-CG) District. The R-CG district is intended to accommodate existing residential development and a wide range of grade-oriented development in the Developed Area.

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



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Bylaw Discrepancies		
Regulation	Standard	Provided
335 Length of Portions of a Building in Setback Areas (Rear)	(2) The max. length of an individual projection into any setback area is 3.1m	Plans indicate porch projection length of 3.96m (+0.86m).
535 Building Depth and Separation	(1) Unless otherwise referenced in subsections (2) and (3) the maximum building depth is 65.0% of the parcel depth for a building containing a unit.	Plans indicate building depth of 84.85% (+19.85%) or 33.61m (+7.91m).
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343 Fences	The height of a fence above grade at any point along a fence line must not exceed: (a) 1.2 metres for any portion of a fence extending between the foremost front façade of the main residential building and the front property line;	

Planning Review

During the review, the Development Authority considered the Land Use Bylaw rules and the appropriateness of the proposed development in the context of the neighbourhood.

A relaxation is required for the projection length of the porch. Based on the Land Use Bylaw definition, the North property line is the technical front property line, however all existing buildings on the block front onto Varcrest Place NW. The porch is setback over 3.0 metres from the South property line and the building placement is aligned with the other houses.

The building depth requires a relaxation. The depth measurement is taken from the North property line along 40 Ave. The building placement complies with all of the minimum building setback requirements in the Land Use Bylaw and the is aligned with the existing development on the street.



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Development and Subdivision Application Services

A relaxation is required for the fence height around the northern perimeter of the parcel. In continuation of the existing street pattern, the northern portion of the parcel is functionally the rear amenity space and the fence will provide separation and privacy from adjacent parcels and 40 Avenue.

The Development Authority has determined that the proposal is in keeping with the character of the surrounding area. The relaxations will have minimal impact upon the adjacent properties. Further, the proposed development respects the intent of the South Shaganappi Communities Local Area Plan and the Infill Guidelines.



Development Permit - Approved Plans (Approved)

Application Number: DP2025-01969
Description: Single Detached Dwelling
Land Use District: R-CG - Residential - Grade-Oriented Infill
Site Address: 6 VARCREST PL NW
Applicant: Sara Karimiavval (SARA KARIMI AVVAL*)
Senior Planning Technician: NAOMI KUNZ

List Of Plans Reviewed				
Approved Files	Doc ID	Document Type	Submitted Date	Approved Date
20250402-DP-Varcrest_20250403_140357.pdf	1764819	RESIDENTIAL DRAWINGS	2025/04/03 2:03:57 PM	2025/05/16 12:00:00 AM
20250402-Block-Site-DP-Varcrest_20250403_140403.pdf	1764820	SITE/BLOCK PLAN	2025/04/03 2:04:03 PM	2025/05/16 12:00:00 AM

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



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

580096072-001
Taken By:

Application Date **Apr 3, 2025**

APPLICATION NO DP2025-01969

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

Total Fees: \$0.00

Cart #:

Applicant: **SARA KARIMI AVVAL***
Address: **631 104 AV SW**
City: **CALGARY, AB, T2W 0A4**
Phone:

Contact: **KARIMI AVVAL, SARA**
Phone:
Fax:
e-mail:

Parcel Address: **6 VARCREST PL NW**
Legal: **5224JK;36;3**

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

Community: **VARSIITY**
Sec. Number: **36W** Ward: **01**

Description: **New: Single Detached Dwelling**

Gross Floor Area: 3816 feet -
squared
Dwelling Units: 1

Proposed Development is: **Discretionary**

Proposed Use: **Single Detached Dwelling**

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

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

Applicant / Agent Signature: _____ Date: _____

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



LAND TITLE CERTIFICATE

S
 LINC SHORT LEGAL TITLE NUMBER
 0019 267 913 5224JK;36;3 251 074 030

LEGAL DESCRIPTION
 PLAN 5224JK
 BLOCK 36
 LOT 3
 EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
 ATS REFERENCE: 5;2;24;36;SE

MUNICIPALITY: CITY OF CALGARY

REFERENCE NUMBER: 231 151 851

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
251 074 030	17/03/2025	TRANSFER OF LAND	\$889,600	CASH & MORTGAGE

OWNERS

NAVJEEVAN KHAIRA

AND

SHARANJEET SANDHU

BOTH OF:

7819 MARTHA'S HAVEN PARK NE

CALGARY

ALBERTA T3J 3X8

AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
7182JU	27/09/1967	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF CALGARY. AS TO PORTION OR PLAN: 5225JK

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTSPAGE 2
251 074 030

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
7185JU .	27/09/1967	RESTRICTIVE COVENANT
251 074 031	17/03/2025	MORTGAGE MORTGAGEE - THE BANK OF NOVA SCOTIA. 4715 TAHOE BLVD MISSISSAUGA ONTARIO L4W0B4 ORIGINAL PRINCIPAL AMOUNT: \$1,112,000

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 3 DAY OF APRIL,
2025 AT 11:26 A.M.

ORDER NUMBER: 53322147

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).

Navjeevan singh khaira

owner(s)
NAV

contact name

7819 martha's haven pk ne

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

To Whom It May Concern,

With regards to 6, Varcrest Place, NW New Single Family Dwelling
 property address project name (if applicable)

Please be advised that I, navjeevan singh khaira am:
 full name

(select one)

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

Sara Karimiavval and/or its DP/BP/Demolish
 agent or company name applicant, consultant, contractor (if applicable)

to apply for any and all DP/BP/Demolish
 permit type

for the above mentioned property.

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

april 03 2024

date signed


 signature of owner

navjeevan singh khaira

name of owner (printed)

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







SDAB2025-0077





Site Contamination Statement

Application # _____
for office use only

Site Address: 6, Varcrest Place, NW

Legal Description: Lot 3, Block 36, Plan 5224 JK

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

You are responsible for the accuracy of the information provided in this statement. The questions must be answered to the best of your knowledge based upon diligent inquiry and the thorough inspection and review of all documents and other information pertaining to the subject property.

Please be aware that further site assessments may be required as part of the review of your application.

1. Are you aware of any environmental investigations (audits, assessments, tests, surveys or studies) for this site?

☐ Yes ☒ No

If yes, please provide copy(s).

2. Are you aware of any environmental requirements associated with any previous planning applications on this site?
(i.e. development permit, land use redesign or subdivision)

☐ Yes ☒ No

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

3. Has there been site remediation or a request for such on the site?

☐ Yes ☒ No

If yes, please provide a brief description:

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?
(e.g. certificates of approval, storage tank regulations, plant operating permits)

☐ Yes ☒ No

If yes, please describe:

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

☐ Yes ☒ No

If yes, please provide 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.

april 03 2025

Date



Applicant Signature

Navjeevan singh

Applicant Name (Please Print)

Navjeevan singh

Company Name (Please Print)

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Public Tree Disclosure Statement

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

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

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

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

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

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

Applicant Owner Builder Other:

If Other: Name: _____ Phone: _____

Email: _____

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

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Abandoned Well Declaration

Application # _____
for office use only

Site Address: 6, Varcrest Place, NW

Legal Description: Lot 3, Block 36, Plan 5224 JK

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 rocky bear homes Contact Person Navjeevan singh

Address 7819 martha haven pk ne

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.

april

Date



Applicant Signature

navjeevan singh

Applicant Name (Please Print)

rocky bear homes

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 Boundaries
- 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.

Sunday, March 30, 2025 19:24:59 -06:00

0.5 0.23 0.5 Kilometers
0

Map Scale: 1: 9,028



Alberta Government
GeoDiscover Alberta

SDAB2025-0077

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.

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).
- 2) Please explain how the development meets any applicable City policies and how it fits with the context of the community. (Refer to calgary.ca/myproperty for a list of the policies that apply to your site).
- 3) Of the known relaxations, please elaborate on why the relaxations are requested. (A bylaw check has not yet been undertaken on this application. Further relaxations may be identified once the bylaw check is complete.)
- 4) Is there anything else we should know about your development that may assist the review of your application?

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

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

Date:	April 15, 2025
Date Received:	April 3, 2025
BLC BY:	Jessica Tang
Review Required:	<div>COMPLETE ▼</div>

D.P. #

2025-01969

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

Heritage 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):

Unit 1	1109.98	Unit 1	1118.82
Unit 2		Unit 2	

Roof Peak Elevation(s):

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

Notes:

Review completed with North PL as front PL based on LUB Section (66)(b) definition.

Communities

0.5 Parking Rate				
Within 600.0m of Existing LRT or BRT Bus Stop				
Other Areas of the City				
A	D		N	S
☐ Acadia	☐ Dalhousie	☐ Hillhurst	☐ North Glenmore Park	☐ Scarboro
☐ Albert Park / Ridsson Heights	☐ Downtown Commercial Core	☐ Hounsfield Heights / Briar Hill	☐ North Haven	☐ Shaganappi
☐ Altadore	☐ Downtown Commercial Core	☐ Huntington Hills	☐ North Haven Upper	☐ South Calgary
B	☐ Downtown East Village	I	O	☐ Southview
☐ Banff Trail	☐ Downtown West End	☐ Inglewood	☐ Oakridge	☐ Southwood
☐ Bankview	E	K	☐ Ogden	☐ Spruce Cliff
☐ Bayview	☐ Eagle Ridge	☐ Kelvin Grove	P	☐ St. Andrews Heights
☐ Bel-air	☐ Eau Claire	☐ Killarney / Glengarry	☐ Palliser	☐ Sunalta
☐ Beltline	☐ Elbow Park	☐ Kingsland	☐ Parkdale	☐ Sunalta West
☐ Bonavista Downs	☐ Elboya	L	☐ Parkhill	☐ Sunnyside
☐ Bowness	☐ Eriton	☐ Lake Bonavista	☐ Point McKay	T
☐ Braeside	F	☐ Lakeview	☐ Pump Hill	☐ Thorncliffe
☐ Brentwood	☐ Fairview	☐ Lincoln Park	Q	☐ Tuxedo Park
☐ Bridgeland / Riverside	☐ Forest Heights	☐ Lower Mount Royal	☐ Queens Park Village	U
☐ Britannia	☐ Forest Lawn	M	R	☐ University District
C	G	☐ Manchester	☐ Ramsay	☐ University Heights
☐ Cambrian Heights	☐ Garrison Green	☐ Maple Ridge	☐ Renfrew	☐ Upper Mount Royal
☐ Canyon Meadows	☐ Garrison Woods	☐ Marlborough	☐ Richmond	V
☐ Capitol Hill	☐ Glamorgan	☐ Mayfair	☐ Rideau Park	☐ Varsity
☐ Charleswood	☐ Glenbrook	☐ Mayland Heights	☐ Rosedale	☐ Vista Heights
☐ Chinatown	☐ Glendale	☐ Meadowlark Park	☐ Rosemont	W
☐ Chinook Park	☐ Greenview	☐ Mission	☐ Rosscarrock	☐ West Hillhurst
☐ Cliff Bungalow	H	☐ Montgomery	☐ Roxboro	☐ Westgate
☐ Collingwood	☐ Haysboro	☐ Mount Pleasant	☐ Rutland Park	☐ Wildwood
☐ Crescent Heights	☐ Highland Park			☐ Willow Park
☐ Currie Barracks	☐ Highwood			☐ Windsor Park
				☐ Winston Heights / Mountview

Part 4 A to Z Use and Use Rules			D.P. # 2025-01969			
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
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

Page 5		Residential - Grade-Oriented Infill (R-CG) District					D.P. #		2025-01969		
Rule	Requirements						Evaluation				
					Notes		Provided/Variance				
Secondary Suites	If applicable please refer to Secondary Suites Form						See Attached	N/A	N/I		
347 Contextual Single Detached Dwelling	(Front A 1108.76 + Front B 1109.00) / 2 = Front Average Building Reference Point						1108.88				
	(Rear A 1108.29 + Rear B 1108.48) / 2 = Rear Average Building Reference Point						1108.39				
	(1) A Contextual Single Detached Dwelling: (e) must not be located on a parcel where the difference between the average building reference points is greater than 2.4m; and										
	Difference between Front & Rear Average Building Reference Points =				0.49		C	N/C	N/A	N/I	
537 Building Setback from Front Property line	The minimum building setback from a front property line is 3.0m				North		13.81		10.81		
347 Contextual Single Detached Dwelling	(1) A contextual Single Detached Dwelling	(a) must have:	(i) a portion of the front façade with an area less than or equal to 50% of the area of all front facades, recessed or projecting forward from the remaining façade that has a minimum dimension of: (A) 2.0m in width; (B) 0.6m in depth; and; (C) 2.4m in height; or			C	N/C	N/A	N/I		
			(ii) a porch projecting from the front façade with a minimum dimension of: (A) 2.0m in width; and (B) 1.2m in depth			C	N/C	N/A	N/I		
334 Projections into Setback Areas	(3) Portions of a building below the surface of the ground may extend without any limits into a setback area, with the exception of the required front setback area.						C	N/C	N/A	N/I	
336 Projections Into Front Setback Area	(1) Unless otherwise referenced in subsection (6), bay windows and eaves may project a max. of 0.6 m into the front setback area.					N/A					
	(2) Landings, ramps other than wheelchair ramps and stairs may project into a front setback area provided:		(a) they provide access to the main floor or lower level of the building; and								
			(b) the area of a landing does not exceed 2.5m²								
	(5) In a Developed Area, a porch may project a maximum of 1.8m into a front setback area where:										
	(a) it forms an entry to the main floor of a Dwelling Unit of a main residential building;										
	(b) the setback of the porch from the front property line is not less than the minimum setback in the district;										
	(c) the maximum height of the porch platform is 1.2m measured from grade, excluding stairs and a landing area not exceeding 2.5m²; and										
	(d) the portion of the porch that projects into a front setback area is unenclosed, other than by a railing, balustrade or privacy walls located on porches between attached units.										

	(6) Eaves may project an additional 0.6m from a porch into the front setback area, as described in subsection (5).								
335 Length of Portions of a Building in Setback Areas (Front)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade <i>(Does not apply to decks , eaves, porches, ramps, and stairs)</i>				PROVIDE LENGTH AND % VALUES	%	Length	%	Length
	1st st			X 40% =		N/A			
	2nd st			X 40% =					
	(2) The max. length of an individual projection into any setback area is 3.1m								
539 Building Setback from Side Property Line	(1) Subject to subsections (3) through (9), the minimum building setback from any side property line is 1.2m					N/A			
	(2) Subject to subsections (3) through (7), for a laneless parcel, the minimum building setback from any side property line is:	(a) 1.2m; or			East	2.66	1.46		
					West	1.50	0.30		
	(b) 3.0m on one side of the parcel when no provision is made for a private garage on the front or side of a building.				N/A				
	(3) There is no requirement for a building setback from a property line upon which a party wall is located.					Applies	N/A	N/I	
	(4) The minimum building setback from a side property line may be reduced to a zero setback where:	(a) the owner of the parcel proposed for development and the owner of the adjacent parcel register, against both titles, a 1.2m private maintenance easement.				Applies	N/A	N/I	
	(5) The minimum building setback from a side property line may be reduced to a zero setback where the main residential building on the adjoining parcel has a zero setback.					Applies	N/A	N/I	
	(6) For a corner parcel, the minimum building setback from a side property line shared with a street is 0.6m					N/A			
	(7) The building setback from a side property line of 3.0m required in subsection 2(b) may be reduced to zero metres where the owner of the parcel proposed for development and the owner of the adjacent parcel registers, against both titles, a private access easement:	(a) where the width of the easement, in combination with the reduced building setback, must be at least 3.0 metres;				N/A			
		(b) that provides unrestricted vehicle access to the rear of the parcel.				Applies	N/A	N/I	
						N/A			
	(8) Unless otherwise referenced in subsection (9), on a laned parcel the minimum building setback from a side property line for a private garage attached to a main residential building is 0.6m								
	(9) On a laned parcel, the minimum building setback for a private garage attached to a main residential building that does not share a side or rear property line with a street may be reduced to zero metres where the wall of the portion of the building that contains the private garage is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel.					Applies	N/A	N/I	
	(1.1) Portions of a building greater than or equal to 2.4m above grade may project a max of 0.6m into any side setback area.					N/A			
	(1.2) Portions of a building less than 2.4m above grade may project a maximum of 0.6m,								

337 Projections Into Side Setback Area	(1.2) (b) for all other uses:	(i) when located on a corner parcel;		C	N/C	N/A	N/I
		(ii) where at least one side setback area is clear of all portions of the building measured from grade to a height of 2.4m; or		C	N/C	N/A	N/I
		(iii) where the side setback area contains a private maintenance easement required by this Bylaw and no portion of the building projects into the required private maintenance easement.		C	N/C	N/A	N/I
	(1.3) Window wells may project a maximum of 0.8m into any side setback area.			N/A			
	(2) Window wells and portions of a building, other than eaves, must not project into a 3.0 metre setback required on a laneless parcel.			C	N/C	N/A	N/I
	(3) Eaves may project a max. of 0.6m into any side setback area.		West	0.11		-0.49	
	(5) Landings, ramps other than wheelchair ramps and stairs may project in a side setback area provided:	(a) they provide access to the main floor or lower level of the building;		N/A			
		(b) the area of a landing does not exceed 2.5m ²					
		(c) the area of any portion of a landing that projects into the side setback area does not exceed 1.8m ²					
		(d) they are not located in a 3.0m side setback area required on a laneless parcel; and					
		(e) they are not located in a side setback area required to be clear of projections, unless pedestrian access from the front to the rear					
	(10) Central air conditioning equipment may project a maximum of 1.0m into a side setback area:						
	(8) Any portion of a building that projects into a side setback area, other than eaves, landings, window wells, ramps and stairs, must not be located closer than 0.9m from the nearest front façade.						
	(9) Balconies and decks must not project into any side setback area;		West - Balcony North - Deck	C	N/C	N/A	N/I
335 Length of Portions of a Building in Setback Areas (Side)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade <i>(Does not apply to decks , eaves, porches, ramps, and stairs)</i>			%	Length	%	Length
	1st st		X 40% =	N/A			
	2nd st		X 40% =				
	__st		X 40% =				
	__st		X 40% =				
	(2) The max. length of an individual projection into any setback area is 3.1m <i>(Includes Window Wells)</i>						
540 Building Setback from Rear Property Line	(1) Unless otherwise referenced in subsection (2) the minimum building setback from a rear property line is 7.5m		South - to main dwelling	8.49		0.99	
	(2) On a laned or corner parcel, the minimum building setback from a rear property line is 1.2m			N/A			
	(2) Awnings, balconies, bay windows, canopies, chimneys, decks, eaves, fireplaces, fire escapes, landings, porches, and ramps other than wheelchair ramps may project a max of 1.5m into any rear setback area.		South - Porch	1.45		-0.05	
	(3) A private garage attached to a building	(a) does not exceed 4.6m in height, measured from the finished floor of the private garage;		4.21		-0.39	
(b) does not exceed 75.0m ² in gross floor area for each			73.64		-1.36		

338 Projections Into Rear Setback Area	may project without limits into a rear setback area provided it:	Dwelling Unit located on the parcel.									
		(c) has no part that is located closer than 0.60m to the rear property line; and				South	6.06	5.46			
		(d) has no eave closer than 0.6m to a side property line.					1.09	0.49			
	(4) When an attached private garage has a balcony or deck, the balcony or deck must not be located within 6.0 m of a rear property line or 1.2m of a side property line.				Rear	10.61	4.61				
				Side	2.46	1.26					
				Side	13.96	12.76					
347 Contextual Single Detached Dwelling	(1) A contextual Single Detached Dwelling	(b) must not have vehicular access from the lane to an attached private garage					C	N/C	N/A	N/I	
		(c) must not have windows that are located beyond the rear façade of a main residential building on an adjoining parcel unless:	(i) the window is located below the second storey;					Applies		N/A	N/I
			(ii) the window is located on the rear façade;					Applies		N/A	N/I
			(iii) the glass in the window is entirely obscured; or					C	N/C	N/A	N/I
			(iv) there is a minimum distance of 1.5m between the finished floor and the bottom of the window sill					C	N/C	N/A	N/I
		335 Length of Portions of a Building in Setback Areas (Rear)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade <i>(Does not apply to decks , eaves, porches, ramps, and stairs)</i>				PROVIDE LENGTH AND % VALUES	%	Length	%	Length
1st st			14.91	X 40% =	5.96	N/A					
2nd st				X 40% =							
(2) The max. length of an individual projection into any setback area is 3.1m				South - Porch	3.96	0.86					
339 Decks	(2) The height of a deck in the Developed Area must not exceed:	(a) 1.5m above grade at any point, except where the deck is located on the same façade as the at-grade entrance to a walkout basement; and				North	1.01	-0.49			
		(b) 0.3m above the main floor level of the closest main residential building on the parcel.					-0.10	-0.40			
	(2.1) Unless otherwise referenced in subsection (3), a privacy wall located on a deck:	(a) must not exceed 2.0m in height when measured from the surface of the deck; and					N/A				
		(b) must not be located between the foremost front façade of the main residential building and the front property line.					C	N/C	N/A	N/I	
340 Balconies	(1) Unless otherwise referenced in this Part, an open balcony must not project more than 1.85m from the building façade to which it is attached.					N/A					
	(2) Unless otherwise referenced in this Part, the floor area of a recessed balcony must not exceed 10.0m²										
	(2.1) Unless otherwise referenced in this Part, a privacy wall located on a balcony:	(a) must not exceed 3.0m in height when measured from the surface of the balcony; and									
		(b) must not be located between the foremost front façade of the main residential building and front property line.									
	(a) may have a balcony located on a side façade:	(i) where it forms part of the front façade and is not recessed back more than 4.5m from the front façade; or					C	N/C	N/A	N/I	
		(ii) where it is on the street side of a corner parcel					C	N/C	N/A	N/I	


347 Contextual Single Detached Dwelling	(2) Unless otherwise referenced in this Part, a Contextual Single Detached Dwelling:	(b) may have a balcony located on a rear façade where:	(i) it does not form part of the side façade unless the side façade is on the street side of a corner parcel		C	N/C	N/A	N/I						
			(ii) a privacy wall is provided where the balcony is facing a side property line shared with a parcel; and		C	N/C	N/A	N/I						
				(iii) the privacy wall is a minimum of 2.0m in height and a maximum of 3.0m in height		C	N/C	N/A	N/I					
					(c) must not have a balcony with a height greater than 6.0m, measured vertically at any point from grade to the platform of the balcony	Height of balcony platform N/I but height of 2nd floor to eaves well within	complies		#VALUE!					
			544 Balconies	(1) Where a balcony is located on the roof of the first or second storey of a main residential building and does not overhang any façade of the storey below, the balcony may have a maximum floor area that equals 50.0 per cent of the horizontal cross section of the storey below.	237.78		Area of Storey Below Balcony (m²)		Percentage (%)					
							2.76%	-47.24%						
						Area (m²)								
						6.56	-112.33							
(2) A balcony attached to a Contextual Single Detached Dwelling, Contextual Semi-detached Dwelling, or Rowhouse Building that is a permitted use:	(a) may be located on a side façade of a building:	(i) where it forms part of the front façade and is not recessed back more than 4.5m from the front façade; or			N/A									
		(ii) where it is on the street side of a corner parcel;												
	(b) may be located on a rear façade of a building where:	(i) it does not form part of the side façade unless the side façade is on the street side of a corner parcel;												
		(ii) a privacy wall is provided where the balcony is facing a side property line shared with a contextually adjacent building; and												
				(iii) the privacy wall is a minimum of 2.0m in height and a maximum of 3.0m in height; and						Minimum				
										Maximum				
		(c) must not have a balcony on the rear façade with a height greater than 6.0m, when measured vertically at any point from grade to the platform of the balcony.		Height of balcony platform N/I, measured above platform shown on elevations										
		543 Amenity Space		(1) For developments of three units or more, each unit and suite must have amenity space that is located outdoors and is labelled on the required landscape plan.							F/M Discretion		N/A	N/I
	(2) Amenity space may be provided as common amenity space, private amenity space or a combination of both.									Applies		N/A	N/I	
	533 At Grade Orientation of Units			(1) All units must provide individual, separate, direct access to grade.							C	N/C	N/A	N/I
(2) Units with an exterior wall facing a street must provide:			(a) an entrance that is visible from the street; and		C	N/C	N/A	N/I						
		(b) sidewalks that provide direct exterior access to the unit.		C	N/C	N/A	N/I							
	(1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum building height is 11.0m measured from grade.		Front	9.87	-1.13									
			Left	9.57	-1.43									
			Right	9.91	-1.09									
			Rear	9.88	-1.12									
	(2) Where a building setback is required from a property line shared with another parcel designated with a low density residential district, the M-CG	(a) is the greater of:	(i) the highest geodetic elevation of a main residential building on the adjoining parcel; or		C	N/C	N/A	N/I						
			(ii) 7.0m from grade; measured at the shared											

541 Building Height	District or H-GO District, the max building height:		property line; and					
	(b) increases at a 45 degree angle to a max of 11.0m measured from grade.							
	(3) On a corner parcel, the max area of a horizontal cross section through a building at 9.5m above average grade must not be greater than 75.0% of the max area of a horizontal cross section through the building between average grade and 8.6m							
					Geo 9.5m Above Avrge Grade		N/A Interior Lot	
					Geo 8.6m Above Avrge Grade			
	X 75% =							
	Max. Area		Max. Area allowed at 9.5m above avg. grade					
	(4) Where not located on a corner parcel, the maximum building height is 8.6m for any portion of a main residential building located between the rear property line and 60.0% parcel depth or the contextual building depth average, whichever is greater.							
	Height Required Beyond 37.58 m and Rear Property Line							
32.21		33.74		39.61		N/A MRB not located within contextual building depth avg and rear PL		
C.A.B. #1		C.A.B. #2		Parcel Depth				
349 Roof Equipment Projection	(2) Mechanical equipment may project a maximum of 0.3m from the surface of a roof on a building.						N/A	
532 Façade Width	The minimum width of a street facing façade of a unit is 4.2m				South		14.91	10.71
37 Contextual Building Depth Average	A) Contextual Building Depth Average for 2 Contextual Adjacent Buildings							
	(Adj. building 1	32.21	+ Adj. building 2	33.74) / 2 + 4.6 = A		37.58	
	OR B) Contextual Building Depth Average for 1 Contextual Adjacent Building							
	Adjacent Building		0.00	+ 4.6 = B		4.6		
347 Contextual Single Detached Dwelling	OR C) Contextual Building Depth Average with no Contextual Adjacent Buildings							
	65% X				= C		0	
	Parcel Depth							
347 Contextual Single Detached Dwelling	(3) Where a contextual Single Detached Dwelling is located on a parcel with a parcel width less than or equal to 10.0m the maximum building depth is the greater of:		(a) 65.0 per cent of the parcel depth; or				N/A	
			65% x		=			
			(b) the contextual building depth average					
	Contextual Building Depth Avg. =		37.6					
(4) Where a Contextual Single Detached Dwelling is located on a parcel with a parcel width greater than 10.0m the maximum building depth is the contextual building depth average								
Contextual Building Depth Average =		37.6				33.61	-3.99	
	(1) Unless otherwise referenced in subsections (2) and (3) the maximum building depth is 65.0% of the parcel depth for a building containing a unit.				Percentage (%)			
					84.85%		19.85%	
					Building Depth (m)			
					33.61		7.91	
	65% x		=					
		(a) there is more than one main residential building on the parcel;						
		(b) 50.0% or more of the units on the parcel are contained in main residential buildings located within the first 60.0% of the parcel depth; and						
		Parcel Depth (m)						

Page 1 535 Building Depth and Separation	(2) On a laned parcel, there is no maximum building depth for a main residential building wholly contained to the rear of 40.0% parcel depth where: <i>Note: The Main Residential Building exempt from Building Depth must be WHOLLY contained within rear 60.0%; otherwise see subsection (1).</i>	<div>40% / 60.0% Parcel Depth (m)</div> <div>Total Number of Units</div> <div>Required Number of Units in Front 60.0%</div>		N/A Laneless parcel				
		(c) where the minimum separation distance of the main residential buildings on the front portion of the parcel and the main residential buildings contained on the rear portion of the parcel is 6.5m						
		(3) For a main residential building that is located on a corner parcel there is no maximum building depth where the minimum building setback from the side property line shared with another parcel is 3.0m for any portion of the building located between the rear property line and:	(a) 50.0 per cent parcel depth; or					
			<div>Parcel Depth</div>					
			(b) the building depth of the main residential building on the adjoining parcel;					
			<div>C.A.B. Building Depth</div>					
whichever is closer to the rear property line.								
	3.0m Building Side Setback Required beyond							
	<div>0.00</div> m							
	and the rear							
	property line							
529 Density	<i>For parcels designated R-CG use this calculation:</i>							
	The maximum density for parcels designated R-CG District is 75 units per hectare.				Units	1	-4	
	<div>75</div>	<div>771.57</div>	(m ²)	<div>5.00</div>				
		<div>0.0771565</div>	(ha)	=	Units			
	U.P.H				U.P.H	12.96	-62.04	
	<i>For multi-residential parcels reverting to low density uses in section 573, use the density maximum for that multi-residential district:</i>							
	Enter UPH of MDR district below: <i>The max density for parcels designated multi-residential is the density requirement of that district.</i>				Units	N/A		
	<div></div>	<div></div>	(m ²)	<div></div>				
		<div>Enter m² Above</div>	(ha)	=	Units			
	U.P.H				U.P.H			
365 Exempt Addition	In order for the exemption in section 25(2)(a) to apply to an exterior alteration or addition to an existing Duplex Dwelling, Semi-detached Dwelling or Single Detached Dwelling:							
	(b) the addition may be a maximum of:							
	(i) 40.0m ² in floor area for any portion at a height less than or equal to:	(A) 7.5m measured from grade where the existing building has a walkout basement; or					N/A	
		(B) 6.0m measured from grade where the existing building does not have a walkout basement; and						
	(ii) 10.0m ² in floor area for any portion not exceeding the highest point of the existing roof;							
339.1 Porches <i>(must meet all requirements to be exempt)</i>	In a Developed Area, a porch is exempt from parcel coverage where:	(a) the porch is located between the façade of the main residential building and:	(i) the front property line; or		C	N/C	N/A	N/I
			(ii) the side property line on the street side of a corner parcel;		C	N/C	N/A	N/I
		(b) the porch is unenclosed on a minimum of two sides, other than by a railing, balustrade, or privacy walls located on porches between attached units when the porch is at or exceeds the contextual front setback; and			C	N/C	N/A	N/I
		(c) there is no enclosed floor area or balcony located directly above the roof of the porch.			C	N/C	N/A	N/I

534 Parcel Coverage	(2) Unless otherwise referenced in subsection (3), the maximum cumulative building coverage over all the parcels subject to a single development permit containing a Contextual Semi-Detached Dwelling, Contextual Single Detached Dwelling, Cottage Housing Cluster, Rowhouse Building, Semi-Detached Dwelling, Single Detached Dwelling or Townhouse is:	(a) 45.0% of the area of the parcels subject to a single development permit for a development with a density of less than 40 units per hectare;		Applies	Does Not Apply	
		(b) 50.0% of the area of the parcels subject to a single development permit for a development with a density 40 units per hectare or greater and less than 50 units per hectare;		Applies	Does Not Apply	
		(c) 55.0% of the area of the parcels subject to a single development permit for a development with a density of 50 units per hectare or greater and less than 60 units per hectare; or		Applies	Does Not Apply	
		(d) 60.0% of the area of the parcels subject to a single development permit for a development with a density of 60 units per hectare or greater.		Applies	Does Not Apply	
	(3) The maximum parcel coverage referenced in subsections (1) and (2), must be reduced by:	(a) 21.0m ² where one motor vehicle parking stall is required on a parcel that is not located in a private garage; and		Applies	Does Not Apply	
		(b) 19.0m ² for each required motor vehicle parking stall that is not located in a private garage where more than one motor vehicle parking stall is required on a parcel.		Applies	Does Not Apply	
	(4) For all other uses, the maximum parcel coverage is 45.0%			Applies	Does Not Apply	
	Determine correct percentage of parcel coverage and input values below			%	%	
	45.0%	<div>1</div> <div>771.57</div> <div>Parcel Area (m²)</div>	<div>0</div> <div>Required Stalls</div>	=	<div>347.20</div> <div>Max. Coverage</div>	<div>31.83%</div> <div>-13.17%</div>
	Parcel Coverage Totals					
House	Proj. > 1.0m	Garage(s)	Other	Total	m ²	m ²
245.59				245.59	245.59	-101.61
347 Contextual Single Detached Dwelling	(6) Where a private garage is attached to a Contextual Single-Detached Dwelling the maximum building coverage is the maximum parcel coverage which must be reduced by 21m ² for each required parking stall				N/A	
	<div>347.20</div> <div>Max. Coverage</div>	<div>1</div> <div>Required Stalls</div>	X 21m ²	=		<div>326.20</div> <div>Max. Coverage</div>
	(5) Where a Contextual Single Detached Dwelling is located on a parcel with a parcel width greater than 10.0m, the maximum area of a horizontal cross section through each storey above the first storey must not exceed the building coverage					
Accessory Building	If applicable please refer to Accessory Residential Building Form			See Attached	N/A	N/I
542 Landscaping Requirements <i>Applies with 3 or more units</i>	(3) All areas of a parcel, except for those portions specifically required for motor vehicle access, motor vehicle parking stalls, loading stalls, garbage facilities, or any purpose allowed by the Development Authority, must be a landscaped area.					
	(4) All setback areas adjacent to a street, except for those portions specifically required for motor vehicle access, must be a landscaped area.					
	(5) Amenity space provided outdoors at grade must be included in the calculation of a landscaped area.					
	(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.					
	(7) A minimum of 30.0% of the landscaped area must be covered with soft surfaced landscaping.					

[illegible]

Page 14	shared with the lane to the door of a private garage.			N/A			
	(5) That portion of a driveway including a motor vehicle parking stall within 6.0m of a public sidewalk, or a curb on a street where there is no public sidewalk, must not exceed a width of:	(a) 6.0m where the parcel width is 9.0m or less; or					
		(b) 7.0m for parcel width > than 9.0m and < than 15.0m					
	(6) In the developed area a driveway accessing a street must not be constructed, altered or replaced except where:		(a) located on a laneless parcel; (b) located on a laned parcel and 50.0% or more parcels on same block face have an existing driveway accessing a street; or (c) legally existing driveway not being relocated or widened.				
							
Number of Parcels along Block Face							
342 Retaining Walls	(1) A retaining wall must be less than 1.2m in height when measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall.			C	N/C	N/A	N/I
	(2) A min horizontal separation of 1.0m must be maintained between retaining walls on the same parcel.			C	N/C	N/A	N/I
338.1 Patios	(1) Unless otherwise referenced in subsections (2) and (3), a privacy wall may be located on a patio, provided it does not exceed a height of 2.0m from the surface of the patio.			C	N/C	N/A	N/I
	(2) A privacy wall located on a patio must not exceed 2.0m in height, when measured from grade and when the privacy wall is located within: (a) a side setback area; or (b) 6.0m of a rear property line.			C	N/C	N/A	N/I
	(3) A privacy wall located on a patio must not exceed 1.2m in height when measured from grade when the privacy wall is located between the foremost front façade of the main residential building and the front property line.			C	N/C	N/A	N/I
540.1 Fences	The height of a fence above grade at any point along a fence line must not exceed 1.2m for any portion of a fence extending between the foremost front façade of the immediately adjacent main residential building and the front property line.		East and West				
			C	N/C	N/A	N/I	
343 Fences	The height of a fence above grade at any point along a fence line must not exceed:	(a) 1.2 metres for any portion of a fence extending between the foremost front façade of the main residential building and the front property line;		C	N/C	N/A	N/I
		(b) 2.0m in all other cases, and		C	N/C	N/A	N/I
		(c) 2.5m at the highest point of a gate that is not more than 2.5m in length.		C	N/C	N/A	N/I
348 Visibility Setback	Within a corner visibility triangle, buildings, fences, finished grade of a parcel and vegetation must not exceed the lowest elevation of the street by more than 0.75m above lowest elevation of the street.			C	N/C	N/A	N/I
546.3 Waste, Recycling and Organics	For developments of three or more units, garbage, recycling, and organics must be stored in a screened location approved by the Development Authority			C	N/C	N/A	N/I
			*Note: Applies when there are 3 or more Units				
171 Contextual Single Detached Dwelling	(c) requires a minimum of 1.0 motor vehicle parking stalls per Dwelling Unit; and			3		2	
546 Motor	(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.		*See Communities Tab to Adjust Parking Rate				
	(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						
			Parking Rate: 0.50 Stall per Unit & Suite				

Vehicle Parking Stalls	Unit or suite for the area listed in Table 2.1 below.									
	1	Number of Units								
		Stalls Within a Private Garage	3	3			2			
		Stalls provided on Parking Pad	0							
546.1 Mobility Storage	(2) Notwithstanding subsection (1), there is no requirement for mobility storage lockers for parcels with two or less Dwelling Units.						N/A			
	The minimum number of mobility storage lockers is calculated based on the sum of all units and suites at a rate of 0.5 lockers 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								
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.									
	(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 or mobility storage locker.									
	-2	Number of Units								
13(90.3) Mobility Storage Locker	(a) has a door with a minimum width of 0.9m that has direct access to grade;									
	(b) has a minimum length of 2.8m;									
		(c) has a minimum width of 1.2m;								
		(d) has a minimum height of 1.8m								
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:						C	N/C	N/A	N/I
	(a) a Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling or Single Detached Dwelling									
	(4) The minimum width of a motor vehicle parking stall required for a Dwelling Unit is:						C	N/C	N/A	N/I
	(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
	(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.									

FILE: DP2025-01969

DATE RECEIVED: April 3, 2025

Bylaw Discrepancies		
Regulation	Standard	Provided
335 Length of Portions of a Building in Setback Areas (Rear)	(2) The max. length of an individual projection into any setback area is 3.1m	Plans indicate porch projection length of 3.96m (+0.86m).
535 Building Depth and Separation	(1) Unless otherwise referenced in subsections (2) and (3) the maximum building depth is 65.0% of the parcel depth for a building containing a unit.	Plans indicate building depth of 84.85% (+19.85%) or 33.61m (+7.91m).
540.1 Fences	The height of a fence above grade at any point along a fence line must not exceed 1.2m for any portion of a fence extending between the foremost front façade of the immediately adjacent main residential building and the front property line.	Plans indicate proposed fence height of 1.83m (+0.63m).
343 Fences	The height of a fence above grade at any point along a fence line must not exceed: (a) 1.2 metres for any portion of a fence extending between the foremost front façade of the main residential building and the front property line;	
Permitted Contextual Use Rules		
Regulation	Standard	Provided
NONE NOTED.		

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

7185JU .

ORDER NUMBER: 53325805

ADVISORY

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7185JU

6-7

49P27 to 49 incl

In Reply

ref

I certify that the within instrument
 is duly Entered and Registered in the Land
 Titles Office for the South Alberta Land
 Registration District at Calgary, in the
 Province of Alberta, at _____
 o'clock _____ M., on the _____ day
 of _____ A.D. 1967
 as number 7185 Book _____
 folio _____

[Signature]
 Registrar

[Signature]
 S.A.L.A.O.

A.D. 1967

DATED

BETWEEN:

SPYHILL DEVELOPMENT & HOLDING CO. LTD.

- and -

CARMA DEVELOPERS (NORTH) LTD.

RESTRICTIVE COVENANT AS TO USE OF LAND

7/85 J.T.

RESTRICTIVE COVENANT AS TO USE OF LAND

KNOW ALL MEN BY THESE PRESENTS that SPYHILL DEVELOPMENT & HOLDING CO. LTD. a body corporate with office at the City of Calgary, in the Province of Alberta (hereinafter called "the Vendor"), being registered as owner of an estate in fee simple in possession of those parcels of land situate in the Province of Alberta, Dominion of Canada, and being composed of all those lots which are set forth and described in the Schedule annexed hereto and marked as the First Schedule to this Agreement, does for itself and its successors in title to the said lands in consideration of the subdivision of the said lands by CARMA DEVELOPERS (NORTH) LTD. covenant and agree for itself and transferees and assigns with the said CARMA DEVELOPERS (NORTH) LTD., its successors in title and assigns to observe and be bound by the hereinafter mentioned covenant, provided that the said covenants shall be personally binding upon the Vendor and the said CARMA DEVELOPERS (NORTH) LTD. respectively or their respective successors, successors in title and assigns only when and so long as they are and remain the owner or owners of any portion of the said lands and then only in respect of such part thereof as is owned by them or any one or more of them inasmuch as the said covenants shall be construed to be and shall be covenants running with the land and shall be appurtenant to all of the said lands for the benefit of all of the respective owners thereof from time to time, that:

1. All lots which are legally described in the First Schedule hereto shall, with a view to maintaining the general character of all of the said lands and to controlling the said lands with respect to the manner of development for residential housing purposes thereof and of the use and occupation of the said lands so developed and of establishing as a condition of the use of all or any of the said lands so subdivided that the land use and

DESCRIPTION APPROVED
DATE SEP 25 1967
SURVEYOR TO THE L.T.O.
PBB

building restrictions and conditions herein set forth shall be deemed to be covenants running with the land and shall be binding upon and enure to the benefit of all of the said lots and the owners thereof in the said scheme. Such land use and building restrictions and conditions may be enforced by the owner of any lot described in the First Schedule or by the City of Calgary by reason of its ownership of streets and community or public reserves adjacent thereto, which are incorporated into such scheme.

2. The lots which are legally described in the First Schedule hereto shall not be developed otherwise than in conformity with:

- (a) The conditions and covenants set out in this building scheme, and
- (b) the building by-law, the zoning by-law and all other relevant by-laws of the City of Calgary.

3. No garbage cans, receptacles or clothes drying equipment shall be located upon any of the said lots unless the same are screened or enclosed in buildings located thereon and with the exception of clothes drying equipment are accessible from the outside of such screens and/or enclosures.

4. No vehicular traffic shall be allowed access to any of the lots described in the First Schedule to this Agreement from 37th Street West, 42nd Street West or 40th Avenue North all in the City of Calgary in the Province of Alberta.

5. No walls, fences or other structures (except for retaining walls which shall be allowed in Areas "B" in the plan marked as the Second Schedule to this Agreement) shall be constructed, and no continuous hedges shall be planted or permitted to grow or remain in the area of any lot contained in the First Schedule designated as Areas "A" and "B" in the said plan, and no fences shall be constructed in Area "D" as designated in the said plan.

- 3 -

Private driveways which may be constructed in the area of any lot described in the First Schedule to this Agreement and designated as area "D" in the plan which is marked as the Second Schedule to this Agreement shall not be used for the storage or parking of vehicles or things other than private passenger vehicles.

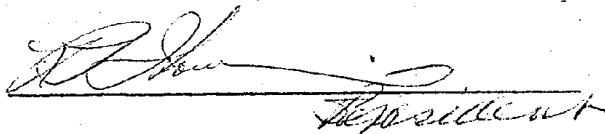
7. The owner or owners for the time being of any of the lots described in the First Schedule to this Agreement shall not permit snow, ice, slush or debris of any kind to accumulate or remain upon any sidewalk which may be built over the area of any lot described in the First Schedule to this Agreement and designated as area "A" in the plan which is marked as the Second Schedule to this Agreement, and further will not permit any accumulation of dirt, dust, weeds or debris of any kind whatsoever to accumulate or remain in any of the areas of the lots described in the First Schedule to this Agreement and designated as areas "A", "B" and "D" in the plan which is marked as the Second Schedule to this Agreement.

IN WITNESS WHEREOF SPYHILL DEVELOPMENT & HOLDING CO. LTD. has hereunto affixed its corporate seal as attested by the hands of its proper officers duly authorized in that behalf, on the 21st day of September, A.D. 1967.

FENERTY, MCGILLIVRAY, ROBERTSON, PROWSE,
BRENNAN, FRASER, BELL & CODE
BARRISTERS AND SOLICITORS
CALGARY, ALBERTA

File No. 24061 RPF

SPYHILL DEVELOPMENT & HOLDING CO. LTD.
PER:


President

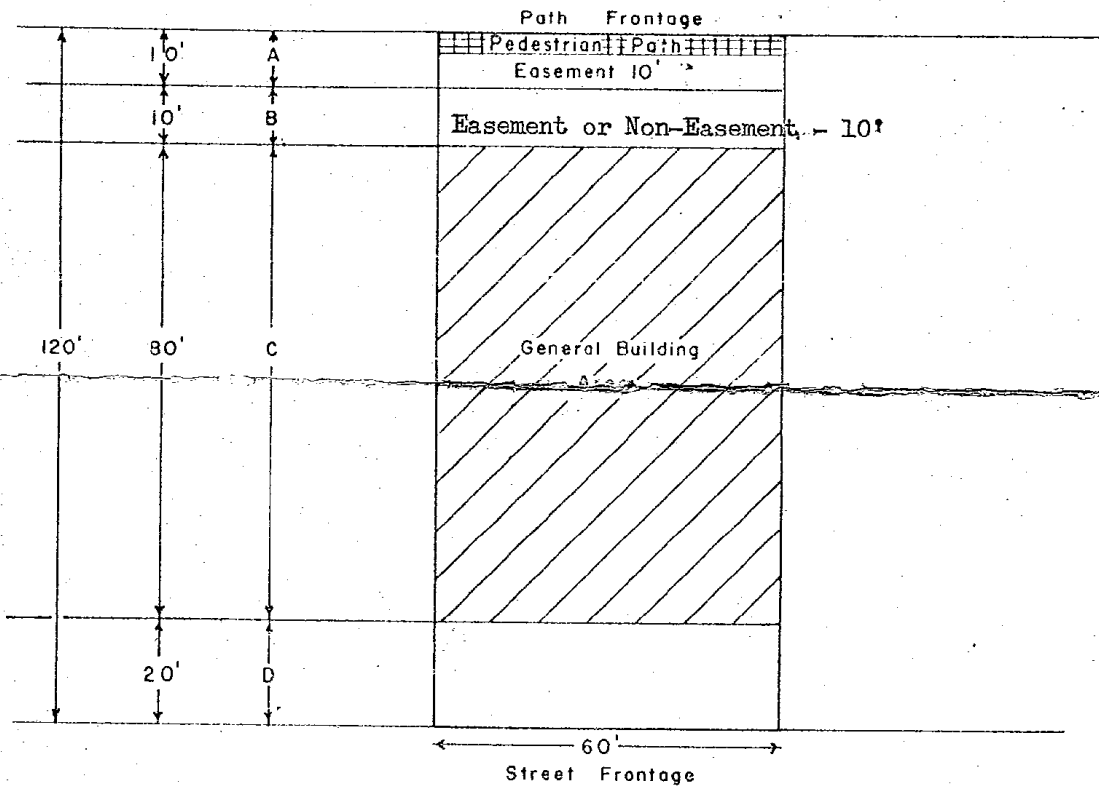
THE FIRST SCHEDULE to the agreement
made between SPYHILL DEVELOPMENT &
HOLDING CO. LTD. and CARMA DEVELOPERS
(NORTH) LTD. dated the 21st day
of September, A.D. 1967.

Lots One (1) to Forty (40) inclusive, in Block Thirty-
six (36), and Lots One (1) to Thirty-two (32) inclusive
in Block Thirty-seven (37), and Lots One (1) to Thirty-
five (35) inclusive, in Block Thirty-eight (38), and
Lots One (1) to Forty (40) inclusive, in Block Thirty-
nine (39), and Lots One (1) to Seven (7) inclusive, in
Block Forty-one (41), all according to Plan Varsity
Acres Calgary No. 1-7

5224 J.K.

RESERVING unto Her Majesty all mines and minerals.

THE SECOND SCHEDULE to the agreement
made between SPYHILL DEVELOPMENT &
HOLDING CO. LTD. and CARMA DEVELOPERS
(NORTH) LTD. dated the 21st day
of September, A.D. 1967



**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

7182JU .

ORDER NUMBER: 53325805

ADVISORY

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DATED

A.D. 1967

BETWEEN:

SPYHILL DEVELOPMENT & HOLDING CO. LTD.

- and -

THE CITY OF CALGARY

EASEMENT

I certify that the within instrument
is duly Entered and Registered in the Land
Titles Office for the South Alberta Land
Registration District at Calgary, in the
Province of Alberta, at
O'clock 11 M. on the 27 day
of Sept A.D. 1967
as number 2182 Book T.B.
Folio 258
William Registrar
and SALES

FENERTY, MCGILLIVRAY, ROBERTSON, PROWSE,
BRENNAN, FRASER, BELL & CODE
BARRISTERS AND SOLICITORS
CALGARY, ALBERTA

File No. 24061 RPF

EASEMENT

7182 J U

SPYHILL DEVELOPMENT & HOLDING CO. LTD., a body corporate with office at 555 Bentall Building, in the City of Calgary, in the Province of Alberta, being registered as owner of an estate in fee simple in possession of that piece of land situate in the Province of Alberta, Dominion of Canada, being composed of:

Lots One (1) to Forty (40) inclusive, in Block Thirty-six (36), and Lots One (1) to Thirty-two (32) inclusive, in Block Thirty-seven (37), and Lots One (1) to Thirty-five (35) inclusive, in Block Thirty-eight (38), and Lots One (1) to Forty (40) inclusive, in Block Thirty-nine (39), and Lots One (1) to Seven (7) inclusive, in Block Forty-one (41), all according to Plan Varsity Acres Calgary No. 1-6, and as well the Southeast Quarter (S.E. 1/4) of Section Thirty-six (36), Township Twenty-four (24), Range Two (2), West of the Fifth (5th) containing 160 acres more or less excepting thereout the Subdivision as Plan Varsity Acres Calgary 1-7 J.K., containing 63.99 acres,

RESERVING unto Her Majesty all mines and minerals.

DOES for itself, its successors, assigns and successors-in-title to the said lands (who are hereinafter called "the Grantor") in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration (receipt whereof is hereby acknowledged) give, grant and transfer unto the City of Calgary and its appointees (hereinafter called collectively "the City") the right, privilege and easement of a right-of-way (hereinafter called "the right-of-way") over the lands described on Schedule "A" to this Agreement for the putting down, taking up, relaying, erecting, connecting, disconnecting, constructing, maintaining, repairing, inspecting, operating and replacing sewer, water, and gas lines, electrical fixtures, street lights, underground electrical transmission lines, underground telephone lines and other utility lines, and

Over the lands described on Schedule "B" to this Agreement for the putting down, taking up, relaying, erecting, disconnecting, connecting, constructing, maintaining, repairing, operating and replacing pedestrian walkways, underground electrical transmission and telephone lines, electrical fixtures and street lights, all in accordance with and subject to the following terms and conditions, namely:

DESCRIPTION APPROVED
DATE SEP 25 1967
SURVEYOR TO THE L.T.O.

Plan. in plan (778)
R-1-W to
Utility

Block
36
37
38
39
41
135/3204

1. The right-of-way shall be for such time as it is required by the City and its appointees, or any of them. For the purpose of interpreting this clause, insofar as the pedestrian walkways which are to be constructed over those lands described in Schedule "B" to this Agreement, is concerned the term "the City and its appointees" shall include the public at large who pursuant to the terms of this agreement have the right to use the said pedestrian walkways.
2. The City, its tenants, servants, workmen and agents and the servants, workmen and agents of the appointees of the City shall at any and all times have the full and free right and liberty of ingress, egress and regress to pass and repass and remain over and upon the said lands and with machines and equipment over which the right-of-way has been granted or any portion or portions thereof for any one or more of the aforesaid purposes for which the said right-of-way has been granted.
3. The City and its appointees will put down, take up, relay, erect, connect, disconnect, construct, maintain, repair, inspect, operate and replace all such utilities and other works and do all other acts, permitted or contemplated in or by this agreement in a proper and workmanlike manner and without limiting the generality of the foregoing the City agrees with the Grantor that:
 - (a) When any excavations are made or other work or operations are carried out upon the said right-of-way, the lands used therefor so far as is reasonably practicable shall be restored to their former condition and the City or its appointee doing such work or operations will do as little injury as possible to the said lands.

- (b) Nothing herein contained shall prohibit the owner of any of the said lots from planting grass or shrubs or constructing a sidewalk from any pedestrian walkway hereafter constructed by or on behalf of the City along the said lands over which the said right-of-way has been granted to connect such walkway with the remainder of such lot.

4. The City, its tenants, servants, workmen, agents and the public shall have the full and free right and liberty of ingress, egress and regress in common with all others entitled thereto to pass and repass over, along and across the ~~pedestrian walkway to be erected upon the lands over which the said right-of-~~ way has been granted.

5. The Grantor covenants and agrees with the City that:

- (a) It will not build or permit to be built any building or structure of any kind nor plant or permit to be planted any continuous hedge upon the lands over which the said right-of-way has been granted.
- (b) The City and its appointee shall have the right to erect or construct such devices at the intersection of each portion of the said right-of-way with any street or avenue as the City considers reasonably necessary to prevent the passage of motor vehicles and other power driven machines over, along or across the said right-of-way (other than the motor vehicles and machines of the City and its appointee necessary for the purposes of the City and/or its appointee hereunder, and as well such power driven machines as shall be reasonably necessary for the purposes of clearing snow, ice, slush and other debris from the said pedestrian walkway).
- (c) Pedestrian walkways are to be constructed and maintained for a two year period following completion of their construction by the City or its appointees but that subsequently the Grantor, its successors-in-title

- 4 -

and assigns, who shall then own each such lot shall be responsible for the cost of replacement and maintenance of such walkways which may be carried out by the City under the provisions of The City Act relating to local improvement and special benefit assessments.

6. The Easement herein granted and the covenants herein contained are and shall be covenants running with the land,
7. The right, privilege and easement hereinafter granted and the covenants and conditions hereinafter contained shall extend to and be binding upon and enure to the benefit of, the parties hereto and their successors-in-title and assigns, provided however that the same shall not be personally binding upon the Grantor or its respective, successors, successors-in-title or assigns except while it or they remain the owner of any portion of the said lands and then only in respect of such portion thereof as is owned by it or them, but the said covenant shall be construed to be covenants running with the land and shall be appurtenant to all of the said lands now owned by the Grantor as aforesaid for the benefit of all of the respective owners thereof from time to time.
8. The City will indemnify and save harmless the Grantor, its successors, transferees and assignees against all actions, debts, demands, claims and damages which may be brought, suffered or made against them or any of them by reason of anything done or omitted to be done by the City or its appointees in the exercise of the rights, privileges and liberties herein granted.

IN WITNESS WHEREOF the parties hereto have caused their corporate seals to be hereunto affixed as attested by the hands of their proper officers duly authorized in that behalf, this 21st day of September, A.D. 1967.

APPROVED	
Commissioners	<i>[Signature]</i>
As To Content	<i>[Signature]</i>
DEPT. <i>[Signature]</i>	<i>[Signature]</i>
Land	<i>[Signature]</i>
DEPT.	<i>[Signature]</i>
As To Form	<i>[Signature]</i>
Solicitors	<i>[Signature]</i>

THE CITY OF CALGARY

PER

PER

SPYHILL DEVELOPMENT & HOLDINGS CO. LTD.

PER

PER

Mayor

SEP 25 1967

City Clerk

President

THIS IS SCHEDULE "A" to the Agreement
made between THE CITY OF CALGARY and
SPYHILL DEVELOPMENT & HOLDING CO. LTD.
Dated the 21st day of September,
A.D. 1967.

The South Fifteen (15) feet in perpendicular width throughout Lots Eight (8) and Twenty-four (24), in Block Thirty-six (36), and Lots Eight (8) and Twenty (20), in Block Thirty-seven (37), and Lots Seven (7) and Twenty-one (21), in Block Thirty-eight (38), and Lots Eight (8) and Twenty-four (24), in Block Thirty-nine, and

The North Fifteen (15) feet in perpendicular width throughout Lots Nine (9), and Twenty-five (25), in Block Thirty-six (36), and Lots Nine (9) and Twenty-one (21), in Block Thirty-seven (37), and Lots Eight (8) and Twenty-two (22), in Block Thirty-eight (38), and Lots Nine (9) and Twenty-five (25), in Block Thirty-nine (39),

all as shown on Plan 2-7

THIS IS SCHEDULE "B" to the Agreement made
between the CITY OF CALGARY and SPYHILL
DEVELOPMENT & HOLDING CO. LTD., Dated the
21st day of September, A.D. 1967.

The Ten (10) foot utility rights-of-way lying along the Southerly boundary of Lots Nine (9) to Sixteen (16) and Twenty-six (26) to Forty (40) inclusive, both in Block Thirty-six (36), and the Southerly boundary of Lots Nine (9) to Fourteen (14) and Twenty-one (21) to Twenty-six (26) inclusive, in Block Thirty-seven (37), and the Southerly boundary of Lots Nine (9) to Fourteen (14) and Twenty-three (23) to Twenty-eight (28) inclusive, in Block Thirty-eight (38), and the Southerly boundary of Lots Ten (10) to Sixteen (16) and Twenty-five (25) to Thirty-two (32) inclusive, in Block Thirty-nine (39), and the Southerly boundary of Lots One (1) to Seven (7) inclusive, in Block Forty-one (41), and

The Ten (10) foot utility right-of-way lying along the Northerly boundary of Lots Seventeen (17) to Twenty-three (23) inclusive, in Block Thirty-six (36), and along the Northerly boundary of Lots Fifteen (15) to Nineteen (19) and Twenty-seven (27) to Thirty-two (32) inclusive, in Block Thirty-seven (37), and along the Northerly boundary of Lots Fifteen (15) to Twenty (20) and Twenty-nine (29) to Thirty-five (35) inclusive, in Block Thirty-eight (38), and along the Northerly boundary of Lots Seventeen (17) to Twenty-four (24) and Thirty-three (33) to Thirty-nine (39) inclusive, in Block Thirty-nine (39), and

The Ten (10) foot utility right-of-way lying along the Easterly boundary of Lots Twenty-one (21) and Twenty-two (22), in Block Thirty-eight (38), and the Westerly boundary of Lots Twenty (20) and Twenty-One (21), in Block Thirty-seven (37), and

The Twenty (20) foot utility right-of-way lying along the Northerly boundary of Lots One (1) to Seven (7) in Block Thirty-six (36), and the Northerly boundary of Lots One (1) to Eight (8) and the Westerly boundary of Lots Eight (8) and Nine (9), in Block Thirty-seven (37), and the Northerly boundary of Lots One (1) to Seven (7) and the Easterly boundary of Lots Seven (7) and Eight (8), in Block Thirty-eight (38), and the Northerly boundary of Lots One (1) to Eight (8), and the Westerly boundary of Lots Eight (8), Nine (9), Twenty-four (24), Twenty-five (25) and Forty (40), all in Block Thirty-nine (39), and the Twenty-three (23) foot utility right-of-way lying along the Easterly boundary of Lots Seven (7) to Nine (9) and Twenty-three (23) to Twenty-six (26), both inclusive in Block Thirty-six (36),

all according to Plan

The Ten (10) foot utility right-of-way over that portion of the Southeast Quarter (S.E. $\frac{1}{4}$) of Section Thirty-six (36), Township Twenty-four (24), Range Two (2), West of the Fifth (5th) which lies within the Ten (10) foot utility right-of-way on Plan J.K. lying to the South and adjacent to the Southerly boundaries of Blocks Thirty-six (36) and Forty-one (41) on Plan Varsity Acres Calgary 2-6 J.K.

Knee, Judy

From: Javed, Aamina M. <Aamina.Javed@calgary.ca>
Sent: Tuesday, April 15, 2025 12:29 PM
To: PDBOT Mail
Subject: DP2025-01969 COMPLETE APPLICATION 6 VARCREST PL NW

From: Naomi.Kunz@calgary.ca <Naomi.Kunz@calgary.ca>
Sent: Monday, April 14, 2025 3:39 PM
To: calgary.renov [REDACTED]
Cc: Kunz, Naomi <Naomi.Kunz@calgary.ca>
Subject: DP2025-01969 COMPLETE APPLICATION 6 VARCREST PL NW

**Re: DP2025-01969 COMPLETENESS REVIEW - 6 VARCREST PL NW**

Dear Applicant,

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

A review of your application has been undertaken and it has been determined that your application is a complete application. A comprehensive review is now underway. The comprehensive review may include notice posting and consultation with affected parties to gather planning information relevant to your application.

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

Please track your application, using your Job Access Code (JAC [REDACTED]) at www.calgary.ca/vista.

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

Regards,

NAOMI KUNZ
 Senior Planning Technician
Naomi.Kunz@calgary.ca
 403-620-8355
www.calgary.ca/PDMap

Knee, Judy

From: Elias Gedamu [REDACTED]
Sent: Wednesday, June 11, 2025 9:47 PM
To: Kunz, Naomi
Cc: DP Circ
Subject: [External] DP2025-01969 (6 Varcrest PI NW) – Please provide DTR, Relaxations Table & Draft Conditions

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

Dear Naomi Kunz,

I am the registered owner and full-time resident of 4 Varcrest Place NW, which directly abuts the site of Development Permit DP2025-01969 (6 Varcrest PI NW).

Today, 11 June 2025, I filed a Notice of Appeal with Calgary's Subdivision & Development Appeal Board (SDAB) against the Development Authority's approval of this permit. To prepare and, if necessary, refine my case, I require the complete administrative record:

1. **Detailed Team Review (DTR)** for DP2025-01969
2. **Relaxations / Variances table** listing every section of Land Use Bylaw 1P2007 varied or relaxed
3. **Stamped approved drawings and plans**
4. **Full list of conditions of approval**, including any construction-management, shoring, drainage, or damage-deposit requirements
5. **Decision package / advisory memo** issued with the 22 May 2025 approval letter

If file sizes are large, please provide a Secure File Transfer Service link or similar.

Because the statutory appeal period closes tomorrow (12 June 2025) and SDAB scheduling will follow shortly thereafter, I would be grateful for any documents that can be released **by close of business 12 June 2025** and for the remainder as soon as practicable.

Reservation of rights: My Notice of Appeal expressly states that I reserve the right to add, withdraw, or amend grounds once the full administrative record is in hand (DTR, Relaxations Table, staff comments, engineering memoranda, etc.). Prompt disclosure will facilitate an efficient hearing for all parties.

Thank you in advance for your assistance. Please let me know if any further information is required.

Best Regards,

Elias Gedamu

Comment Summary



Permit #: DP2025-01969
 Address: 6 VARCREST PL NW
 Job Description: New: Single Detached Dwelling

Name:	Councillors Office	Created Date:	April 29, 2025
Phone:	5872278977	Circulation Referee:	Y
Email:	caward1@calgary.ca	Number:	585812278
Address:	Circulation Referee No Address		
Overall:	Neither in support nor in opposition of this application		

Area of Concern

Other

General Comment

Neutral.

Attachments

Name:	Bryce Tavis Scherschel	Created Date:	May 1, 2025
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	586406045
Address:	3915 Vardell Rd		
Overall:	In support of this application		

Area of Concern

Landscaping plans
 Environmental preservation

General Comment

I like that it is a home and not a multi family dwelling. That's great and keeps the intent of the neighborhood. Is a secondary suite being included in the property (basement)? Or only a single family home? I am very much in favor of a single family home and would be concerned if there are plans for a secondary suite as that disrespects the atmosphere and environment of the current immediate neighborhood.

It is unfortunate and tragic that large trees in the front of the lot will be taken down. Specifically Tree 10 on the Tree Schedule. Keeping that tree would help maintain the integrity of the community and be more respectful for the neighbors and neighborhood. As well, tree 11 is near dead from halfway up, so it is likely that will be taken down in the future which is also a large tree in the front. Keeping tree 10 would not appear to interfere with the front massing and would also allow for privacy for both the subject home as well as the neighbors and the park in the front. I'd like to see the permit application amended to keep tree 10.

Attachments

Name:	ENMAX Power	Created Date:	May 2, 2025
Phone:	4033904926	Circulation Referee:	Y

Email: rsantiago@enmax.com
Address: 141-50 Ave SE, Calgary, AB, T2G 4S7
Overall: In support of this application

Number: 586766138

Area of Concern

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

General Comment

No conflict

Attachments

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2025-01969-Reply Letter-2025-05-01.pdf](#)



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

2025-05-01

File No: DP2025-01969

Location: 6 VARCREST PL NW

ENMAX Power Corporation (EPC) has reviewed the above permit application dated 2025-04-14 and based on the information provided and as of the above noted date the proposed development does not conflict with ENMAX facilities in respect of the requirements set forth in 10-002 Overhead System (Table 7) and 12-002 Underground Systems of the Alberta Electrical Utility Code (AEUC) under the *Safety Codes Act* (Alberta). This non-conflict letter does not reduce or limit responsibility to comply with all laws and regulations regarding utility facilities and all requirements under the *Alberta Occupational Health & Safety Act* (OHS) (including any code or regulations thereunder)(OHS) and the applicant shall observe all such laws and regulations when commencing any work related to the permit application. If a situation arises where there is a discrepancy between ENMAX required setbacks and the AEUC or the OHS, the stricter set of requirements shall govern. Please refer to ENMAX Ground Disturbance Guidelines while working near ENMAX Facilities.

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

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

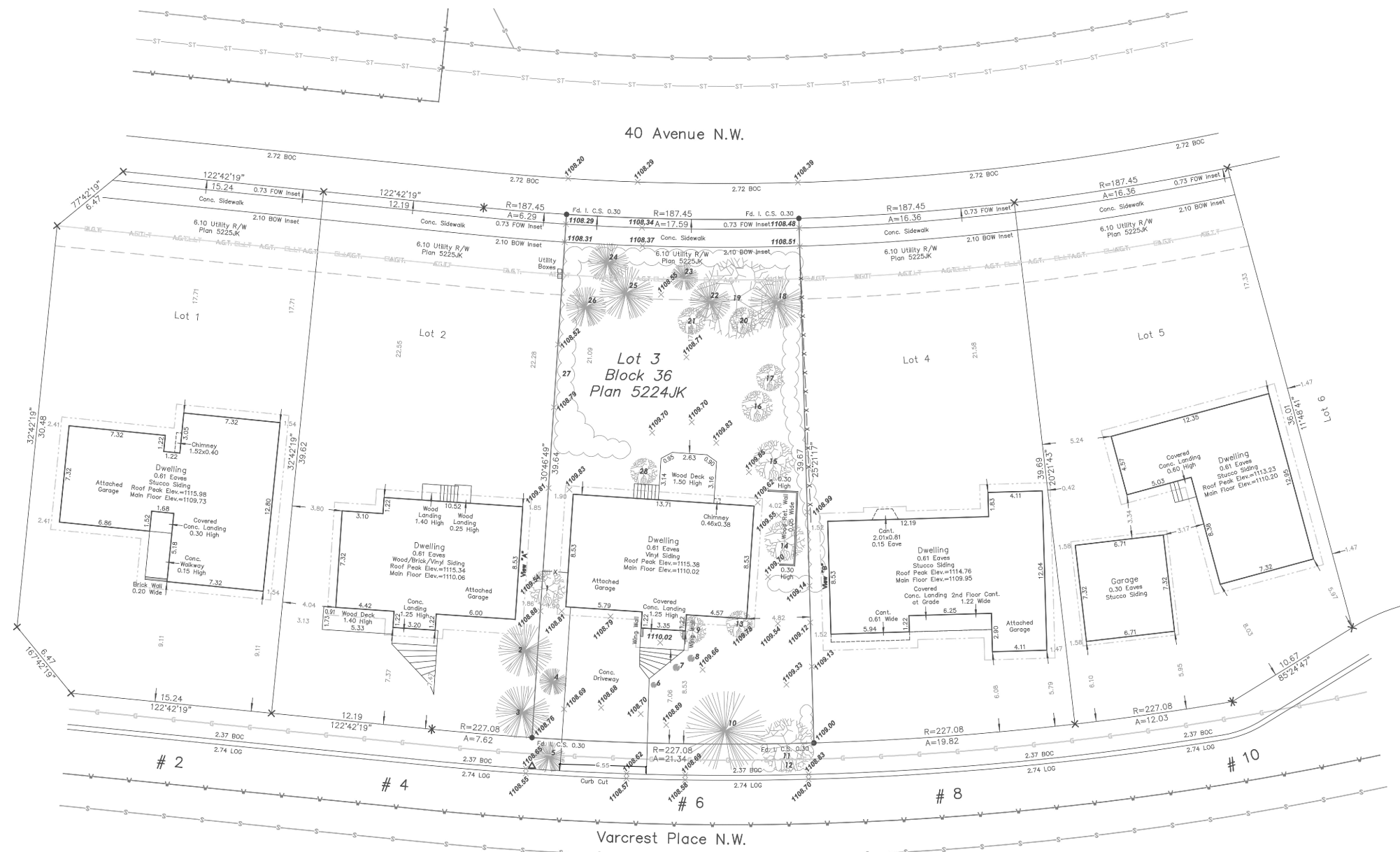
If you require any additional information regarding this Development Permit, please contact the Project Administrator at EPC_Permits@enmax.com. **For new services inquiries, please contact ENMAX GetConnected at GetConnected@enmax.com.**

Sincerely,

Rodel Santiago P.Eng
 Distribution Engineering

QR Code for ENMAX Ground
 Disturbance Guidelines





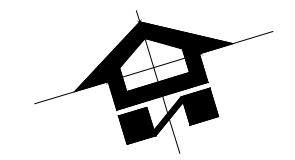
1 Block/Site Plan (Existing)
A-1.0 Scale: 1:400

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Project:
New Single Family Dwelling

Address :
**6, Varcrest Place, NW
Calgary, AB**

Project Designer:
Sara Karimi avval



RENOCAL

Tel: 403-971-8177
calgary.renov@gmail.com

Lot 3, Block 36, Plan 5224 JK

Drawing :
Site/Block Plan, Existing

Scale :
1:400

Designed By :
SK

Drawn By :
SK

Checked By :
SK

Date :
02-April-2025

File No.
25-023-20250402-A1.0

Sheet :
A1.0

6, Varcrest Place, NW

Legal Description:

Lot 3
Block 36
Plan 5224JK

Zoning:

Residential, (R-CG) District

Total Parcel Area:

771.49 SQ.M. (8'304.24 SQ.FT.)

Max. Lot Coverage = 45%

Building Area Allowed:

3'736.90 SQ.FT.

Building Footprint Area:

Proposed House + Garage =237.80 SQ.M. (2'559.75 SQ.FT.)

Total Building Areas:

237.80 SQ.M. (2'559.75 SQ.FT.)

Lot Coverage:30.82%

Project:

New Single Family Dwelling

Address :

6, Varcrest Place, NW
Calgary, AB

Project Designer:

Sara Karimi avval



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calgary.renov@gmail.com

Lot 3, Block 36, Plan 5224 JK

Drawing :

Site/Block Plan, Proposed

Scale :

1:400

Designed By :

SK

Drawn By :

SK

Checked By :

SK

Date :

02-April-2025

File No.

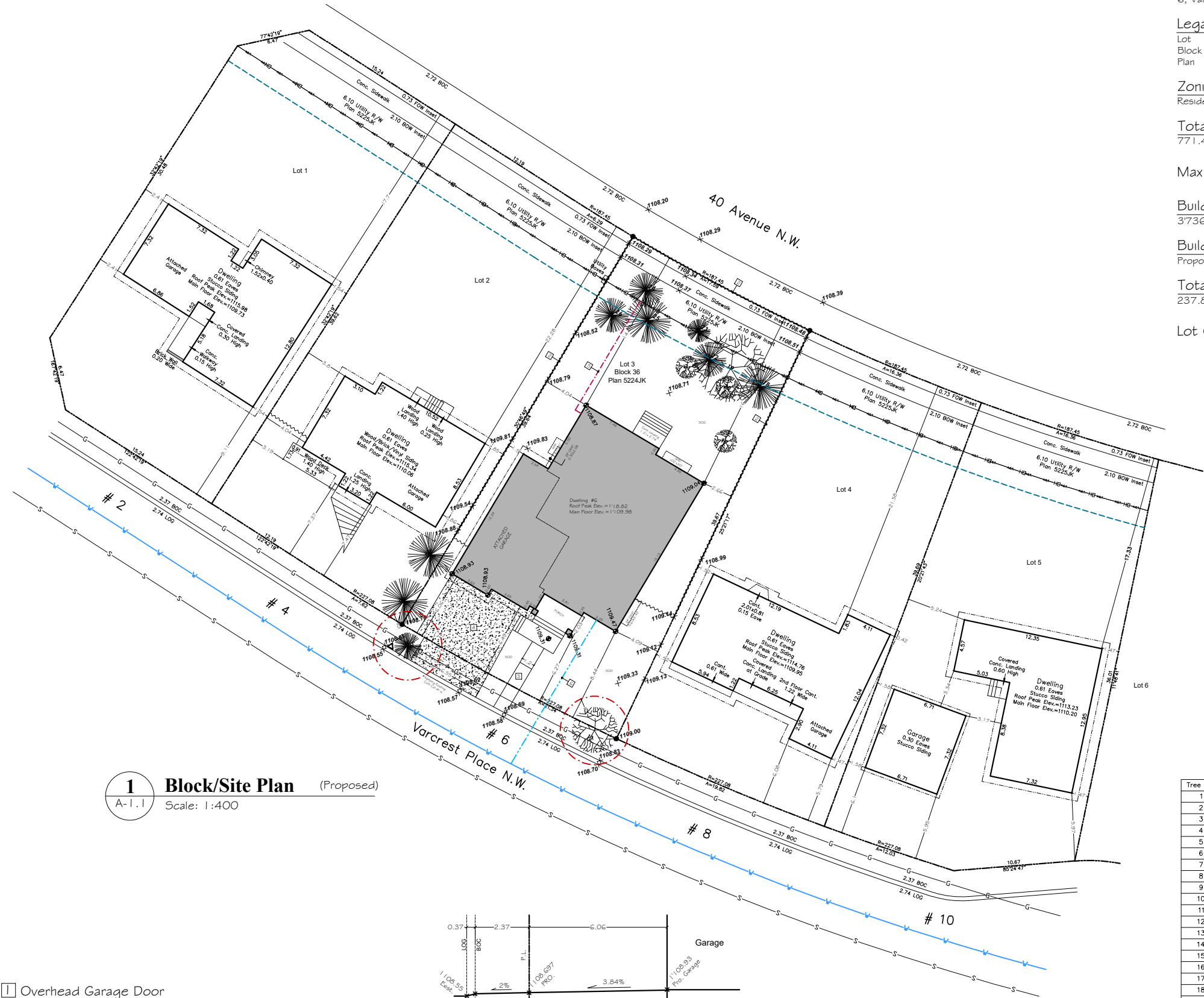
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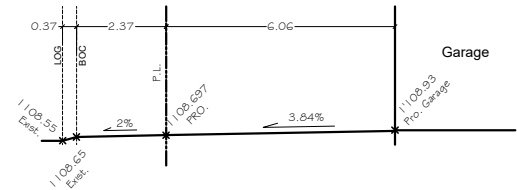
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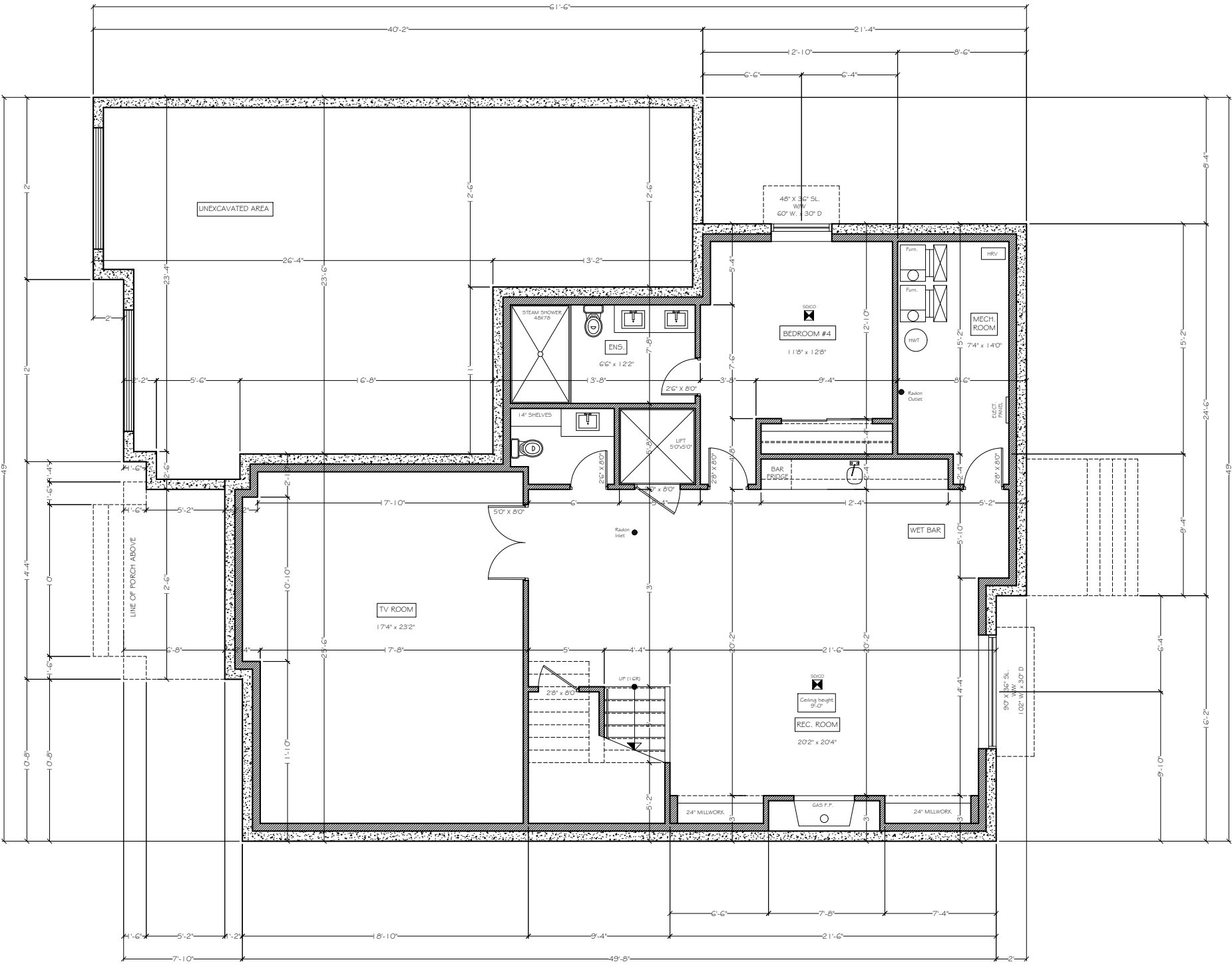
1 Block/Site Plan (Proposed)
A-1.1 Scale: 1:400



2 Section from Varcrest PL
A-1.1 Scale: 1:4200 (Proposed)

- 1 Overhead Garage Door
- 2 New 6' High Fence
- 3 New Walkways
- 4 New Concrete Driveway
- 5 New Power Lines - Location TBD on Site
- 6 New Water and Sewer Lines - Location TBD on Site

Tree Schedule					
Tree No.	Tree Type	Trunk Dia.	Canopy Dia	Height	Status
1	Deciduous	0.10	2.70	2.60	Will Remove
2	Coniferous	0.40	4.00	10.00	Will Remain
3	Coniferous	0.35	4.00	10.00	Will Remain
4	Coniferous	0.05	2.00	2.50	Will Remove
5	Coniferous	0.05	2.30	2.70	Will Remain
6	Coniferous	0.05	0.40	0.60	Will Remove
7	Coniferous	0.05	0.50	0.70	Will Remove
8	Coniferous	0.05	0.50	0.70	Will Remove
9	Deciduous	0.05	2.00	3.00	Will Remove
10	Coniferous	0.40	6.00	11.00	Will Remove
11	Deciduous	0.25	4.00	10.00	Will Remain
12	Bush	---	0.60	1.40	Will Remove
13	Deciduous	0.05	2.00	2.70	Will Remove
14	Deciduous	0.05	3.00	7.00	Will Remove
15	Deciduous	0.15	3.00	5.00	Will Remove
16	Deciduous	0.05	2.30	2.70	Will Remove
17	Deciduous	0.05	2.00	4.70	Will Remain
18	Coniferous	0.15	4.00	7.00	Will Remain
19	Deciduous	0.40	6.00	10.00	Will Remain
20	Deciduous	0.05	2.00	5.00	Will Remain
21	Deciduous	0.05	2.00	6.00	Will Remain
22	Coniferous	0.20	3.00	6.50	Will Remain
23	Coniferous	0.30	2.00	8.00	Will Remain
24	Coniferous	0.20	3.00	9.00	Will Remain
25	Coniferous	0.25	4.00	10.00	Will Remain
26	Coniferous	0.20	3.00	8.00	Will Remain
27	Bush	---	0.75	1.60	Will Remove
28	Deciduous	0.05	2.00	1.80	Will Remove



1 Lower Floor Plan (Proposed)
A-2.0 Scale: 1/8"=1'-0"

Lower Plan	...	1'779.0 SQ.FT.
Garage	...	796.86 SQ.FT.
Porch	...	84.08 SQ.FT.
Balcony	...	77.00 SQ.FT.

Main Floor	...	1'762.89 SQ.FT.
2nd Floor	...	2'053.44 SQ.FT.

Lower Floor Actual Area= 1'372.25 SQ.FT.

Total Area= 3'816.33 SQ.FT.

Project:
New Single Family Dwelling

Address :
6, Varcres Place, NW
Calgary, AB

Project Designer:
Sara Karimi avval



RENOCAL

Tel: 403-971-8177
calgary.renov@gmail.com

Lot 3, Block 36, Plan 5224 JK

Drawing :
Lower Floor Plan, Proposed

Scale :
1/8"=1'-0"

Designed By :
SK

Drawn By :
SK

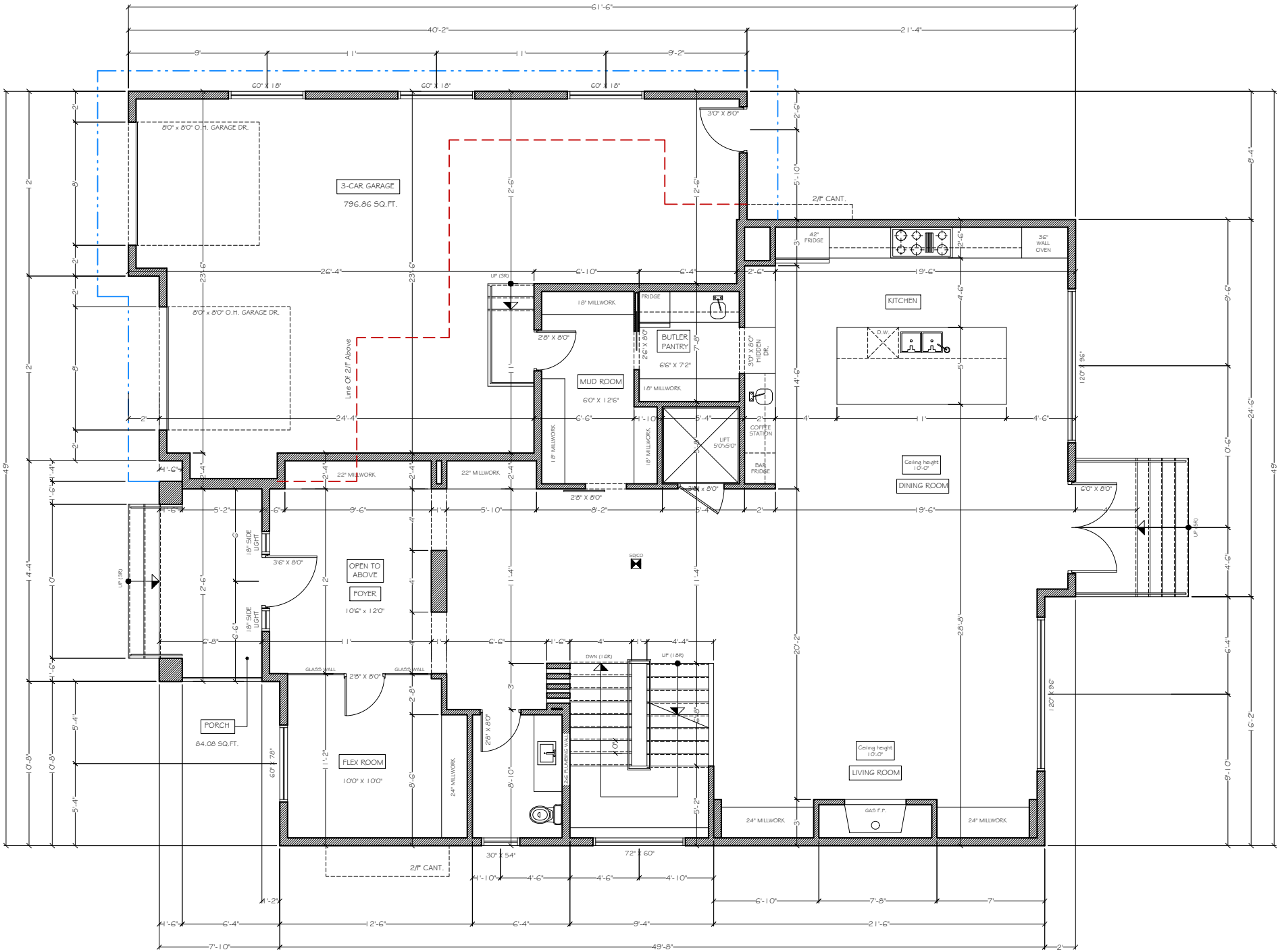
Checked By :
SK

Date :
02-April-2025

File No.
25-023-20250402-A2.0

Sheet :
A2.0

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1 Main Floor Plan (Proposed)
A-2.1 Scale: 1/8"=1'-0"

Lower Plan	...	1'779.0 SQ.FT.
Garage	...	796.86 SQ.FT.
Porch	...	84.08 SQ.FT.
Balcony	...	77.00 SQ.FT.
Main Floor	...	1'762.89 SQ.FT.
2nd Floor	...	2'053.44 SQ.FT.
Total Area= 3'816.33 SQ.FT.		

Project:
New Single Family Dwelling
Address :
6, Varcres Place, NW
Calgary, AB
Project Designer:
Sara Karimi avval



RENOCAL

Tel: 403-971-8177
calgary.renov@gmail.com

Lot 3, Block 36, Plan 5224 JK

Drawing :
Main Floor Plan, Proposed

Scale :
1/8"=1'-0"

Designed By :
SK

Drawn By :
SK

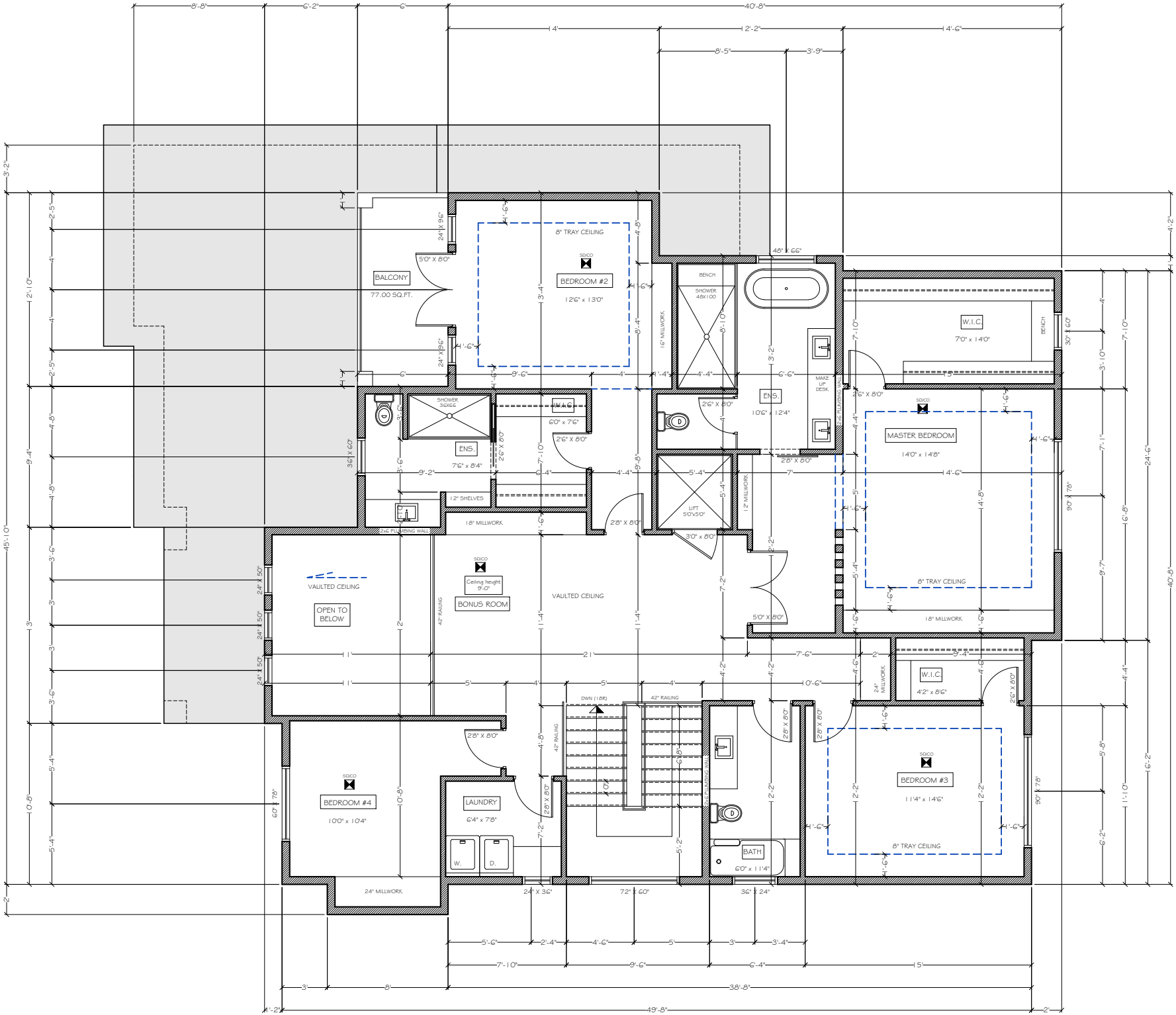
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02-April-2025

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25-023-20250402-A2.1

Sheet :
A2.1

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1 Upper Floor Plan (Proposed)
A-2.2 Scale: 1/8"=1'-0"

Lower Plan	...	1'779.0 SQ.FT.
Garage	...	796.86 SQ.FT.
Porch	...	84.08 SQ.FT.
Balcony	...	77.00 SQ.FT.

Main Floor	...	1'762.89 SQ.FT.
2nd Floor	...	2'053.44 SQ.FT.

Upper Floor Actual Area= 1'917.53 SQ.FT.

Total Area= 3'816.33 SQ.FT.

Project:
New Single Family Dwelling

Address :
6, Varcres Place, NW
Calgary, AB

Project Designer:
Sara Karimi avval



RENOCAL

Tel: 403-971-8177
calgary.renov@gmail.com

Lot 3, Block 36, Plan 5224 JK

Drawing :
Upper Floor Plan, Proposed

Scale :
1/8"=1'-0"

Designed By :
SK

Drawn By :
SK

Checked By :
SK

Date :
02-April-2025

File No.
25-023-20250402-A2.2

Sheet :
A2.2

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Exterior Materials

- 1 Stucco
- 2 Stone, Venner
- 3 Metal Roof
- 4 Window - Clear Glazing
- 5 Shingle Asphalt - Black
- 6 Prefinished Metal / Cedar Trim-Soffit
- 7 Glass Metal Handrail / Guardrail
- 8 Garage Door

Windows & Doors
Rough Terrain- Class R- PG25, I 200 Pa
Design Pressure, 260 Pa Water Resistance,
A2 Air, U-Value (Doors & Windows) Max. 1 .6

**** Note****
Window Spec's To be confirmed by Owner/Contractor Prior to Ordering
To Ensure Proper Venting And Egress.

****Note****
Provide Proper Slope to Allow Drainage Away From Residence

****Note****
Contractor To Confirm Dim. Prior To Const.



1 Front Elevation (Proposed)
A-3.0 Scale: 1/8"= 1'-0"

Project:
New Single Family Dwelling

Address :
6, Varcrest Place, NW
Calgary, AB

Project Designer:
Sara Karimi avval

RENOCAL

Tel: 403-971-8177
calgary.renov@gmail.com

Lot 3, Block 36, Plan 5224 JK

Drawing :
Front Elevation, Proposed

Scale :
1/8"=1'-0"

Designed By :
SK

Drawn By :
SK

Checked By :
SK

Date :
02-April-2025

File No.
25-023-20250402-A3.0

Sheet :
A3.0

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Exterior Materials

- 1
- Stucco
- 2
- Stone, Venner
- 3
- Metal Roof
- 4
- Window - Clear Glazing
- 5
- Shingle Asphalt - Black
- 6
- Prefinished Metal / Cedar Trim-Soffit
- 7
- Glass Metal Handrail / Guardrail
- 8
- Garage Door

Glazing Calculation:

Wall Area = 1'145.05 SQ.FT.
Allowable Glazing =9% = 103.05 SQ.FT.
Proposed Glazing = 85.25 SQ.FT.

Windows & Doors

Rough Terrain- Class R- PG25, 1200 Pa
Design Pressure, 260 Pa Water Resistance,
A2 Air, U-Value (Doors & Windows) Max. 1.6

**** Note****

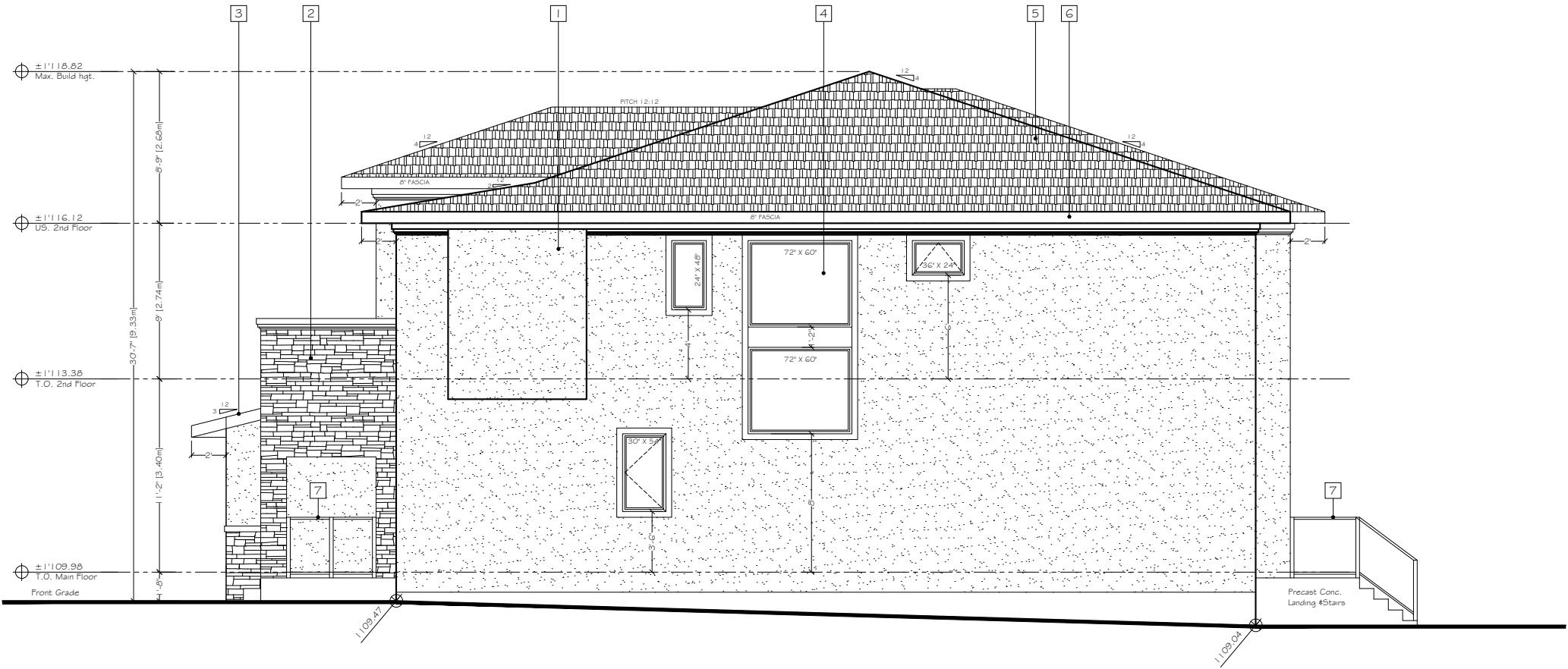
Window Spec's To be confirmed by Owner/Contractor Prior to Ordering
To Ensure Proper Venting And Egress.

****Note****

Provide Proper Slope to Allow Drainage Away From Residence

****Note****

Contractor To Confirm Dim. Prior To Const.



1 Right Elevation (Proposed)
A-3.1 Scale: 1/8" = 1'-0"

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Project:

New Single Family Dwelling

Address :

6, Varcrest Place, NW
Calgary, AB

Project Designer:

Sara Karimi avval

RENOCAL

Tel: 403-971-8177
calgary.renov@gmail.com

Lot 3, Block 36, Plan 5224 JK

Drawing :

Right Elevation, Proposed

Scale :

1/8"=1'-0"

Designed By :

SK

Drawn By :

SK

Checked By :

SK

Date :

02-April-2025

File No.

25-023-20250402-A3.1

Sheet :

A3.1

Exterior Materials

- 1 Stucco
- 2 Stone, Venner
- 3 Metal Roof
- 4 Window - Clear Glazing
- 5 Shingle Asphalt - Black
- 6 Prefinished Metal / Cedar Trim-Soffit
- 7 Glass Metal Handrail / Guardrail
- 8 Garage Door

Windows & Doors
Rough Terrain- Class R- PG25, I 200 Pa
Design Pressure, 260 Pa Water Resistance,
A2 Air, U-Value (Doors & Windows) Max. 1 .6

**** Note****
Window Spec's To be confirmed by Owner/Contractor Prior to Ordering
To Ensure Proper Venting And Egress.

****Note****
Provide Proper Slope to Allow Drainage Away From Residence

****Note****
Contractor To Confirm Dim. Prior To Const.



1 Rear Elevation (Proposed)
A-3.2 Scale: 1/8"=1'-0"

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Project:
New Single Family Dwelling

Address :
6, Varcrest Place, NW
Calgary, AB

Project Designer:
Sara Karimi avval

RENOCAL

Tel: 403-971-8177
calgary.renov@gmail.com

Lot 3, Block 36, Plan 5224 JK

Drawing :
Rear Elevation, Proposed

Scale :
1/8"=1'-0"

Designed By :
SK

Drawn By :
SK

Checked By :
SK

Date :
02-April-2025

File No.
25-023-20250402-A3.2

Sheet :
A3.2

Exterior Materials

- 1
- Stucco
- 2
- Stone, Venner
- 3
- Metal Roof
- 4
- Window - Clear Glazing
- 5
- Shingle Asphalt - Black
- 6
- Prefinished Metal / Cedar Trim-Soffit
- 7
- Glass Metal Handrail / Guardrail
- 8
- Garage Door

Glazing Calculation:

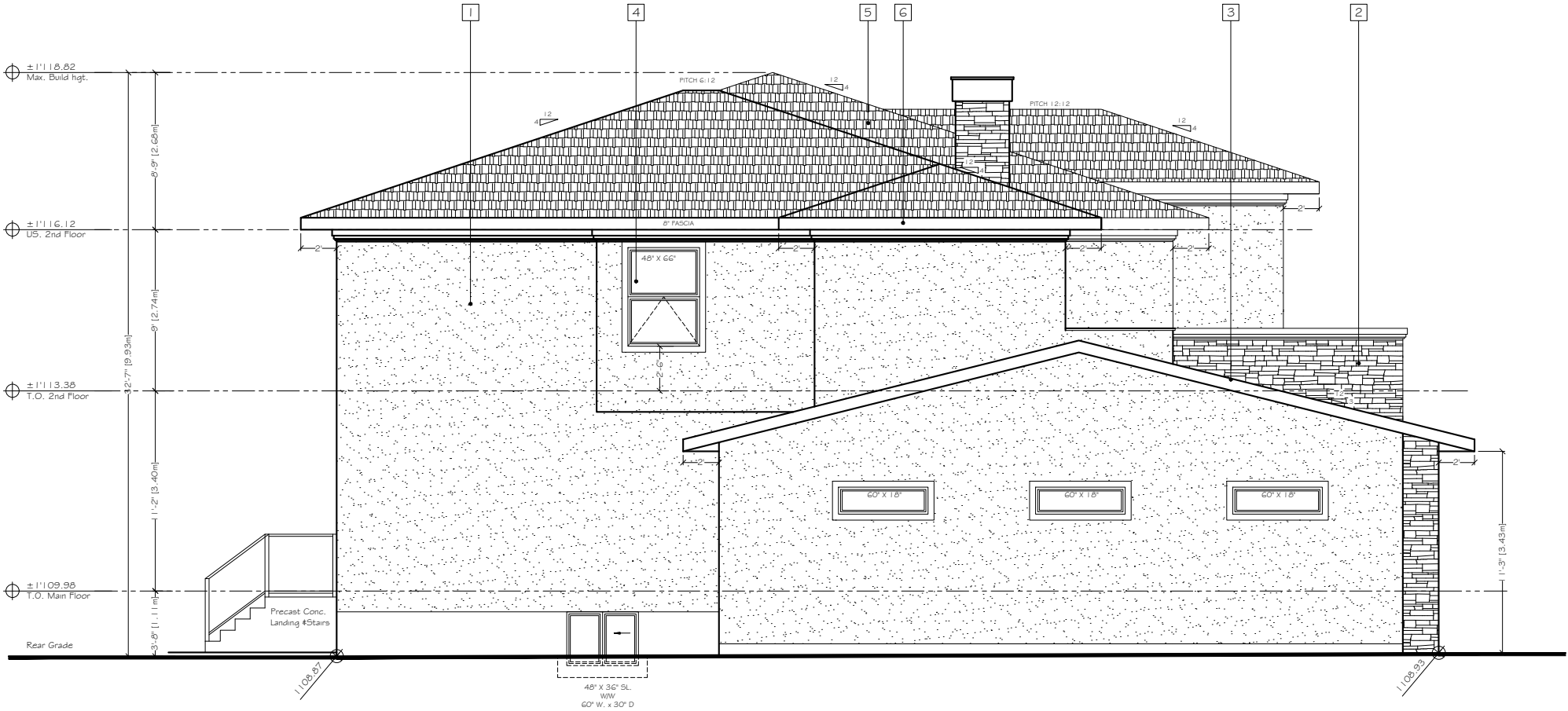
Wall Area = 1'355.66 SQ.FT.
Allowable Glazing = 7% = 94.89 SQ.FT.
Proposed Glazing = 54.23 SQ.FT.

Windows & Doors
Rough Terrain- Class R- PG25, 1 200 Pa
Design Pressure, 260 Pa Water Resistance,
A2 Air, U-Value (Doors & Windows) Max. 1 .6

**** Note****
Window Spec's To be confirmed by Owner/Contractor Prior to Ordering
To Ensure Proper Venting And Egress.

****Note****
Provide Proper Slope to Allow Drainage Away From Residence

****Note****
Contractor To Confirm Dim. Prior To Const.



1 Left Elevation (Proposed)
A-3.3 Scale: 1/8" = 1'-0"

Project:
New Single Family Dwelling
Address :
6, Varcrest Place, NW
Calgary, AB
Project Designer:
Sara Karimi avval

RENOCAL
Tel: 403-971-8177
calgary.renov@gmail.com

Lot 3, Block 36, Plan 5224 JK

Drawing :
Left Elevation, Proposed

Scale :
1/8"=1'-0"

Designed By :
SK

Drawn By :
SK

Checked By :
SK

Date :
02-April-2025

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25-023-20250402-A3.3

Sheet :
A3.3

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