REPORT TO THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD

DATE: September 29, 2026	**APPEAL NO.: SDAB2026-0161** **FILE NO.: DP2026-01438**
APPEAL BY: Klara Urban and Radovan Urban represented by Carol McClary	
FROM A DECISION OF THE DEVELOPMENT AUTHORITY where a **New: Rowhouse Building (1 building), Secondary Suite (3 suites), Accessory Residential Building (garage)** **was approved at 2114 14 Avenue NW (Formerly: 1504 20A Street NW).**	**LAND USE DESIGNATION: R-CG** **Discretionary**
COMMUNITY OF: Hounsfield Heights/Briar Hill	**DATE OF DECISION: August 20, 2026**
APPLICANT: Abanoub Development, Manar Kironos	**OWNER/S: Kamal Mourad Daniel Professional Corporation and Karl Samir Phillips**

Notes:

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

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

Subdivision & Development APPEAL BOARD

Subdivision and Development Appeal Board - Notice of Appeal

CC 821 (R2023-03)

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

Municipal Address of Site Under Appeal [required]	1504 20A ST NW, Calgary AB
Development Permit/Subdivision Application/File Number [required]	DP2026-01438
Name of Appellant [required]	Klara Urban and Radovan Urban
Agent Name (if applicable)	Carol McClary
Street Address [required]	1508 20A Street NW
hdnFullAddress	1508 20A Street NW Calgary AB T2N2L5
City [required]	Calgary
Province [required]	Alberta
Postal Code [required]	T2N 2L5
Residential Phone # [required]	(780) 222-8595
Business Phone #	
Email Address [required]	Klara2111@yahoo.ca

APPEAL AGAINST

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

Development Permit Approval

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Sep 2, 2026

5:30:24 PM

SDAB2026-0161

Subdivision & Development APPEAL BOARD

Subdivision and Development Appeal Board - Notice of Appeal

CC 821 (R2023-03)

I do hereby appeal the decision of the Subdivision/Development Authority for the following reasons [required]	1. The subject development of a three-unit Rowhouse Building with three Secondary Suites is out of character with the existing streetscape, located further forward and taller than any other homes on the block and surrounding area and the proposed development does not sensitively integrate or is respectful to the existing development on the block. 2. There will be shadowing of the rear amenity space of the appellant's home. 3. There will be overlooking from the windows of the upper floor units and from the elevated rear entry doors into the rear amenity spaces of all of the properties to the north on the same block. 4. The waste and recycle bins are located along the shared property line. This is an unacceptable arrangement. 5. The garage parking spaces are too small for most vehicles and there will be spill-over parking on the street. The garage building is setback from the rear lane and the applicant shows tandem parking stalls. 6. There is minimal on-site amenity space and the trees on the parcel will be removed including the green ash tree on the corner. 7. Any other matters that will become apparent after careful review of the file and approved plans.

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

Estimated Presentation Time	2 hours
Will you be using an agent/legal counsel? [required]	Yes
Do you anticipate any preliminary issues with your appeal? (i.e. jurisdiction, parties status as affected persons, adjournment, etc.)? [required]	No
If yes, what are the issues?	
Do you anticipate bringing any witnesses/experts to your hearing? [required]	Yes
If yes, how many will you be bringing?	5

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Sep 2, 2026

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SDAB2026-0161

Subdivision & Development APPEAL BOARD

Subdivision and Development Appeal Board - Notice of Appeal

CC 821 (R2023-03)

I confirm and acknowledge that

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

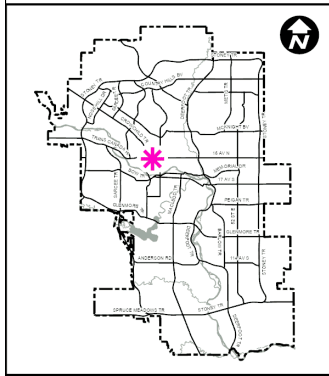
Submission Date 2026-09-02 17:30:01 MST

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

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

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Community Context SDAB2026-0161

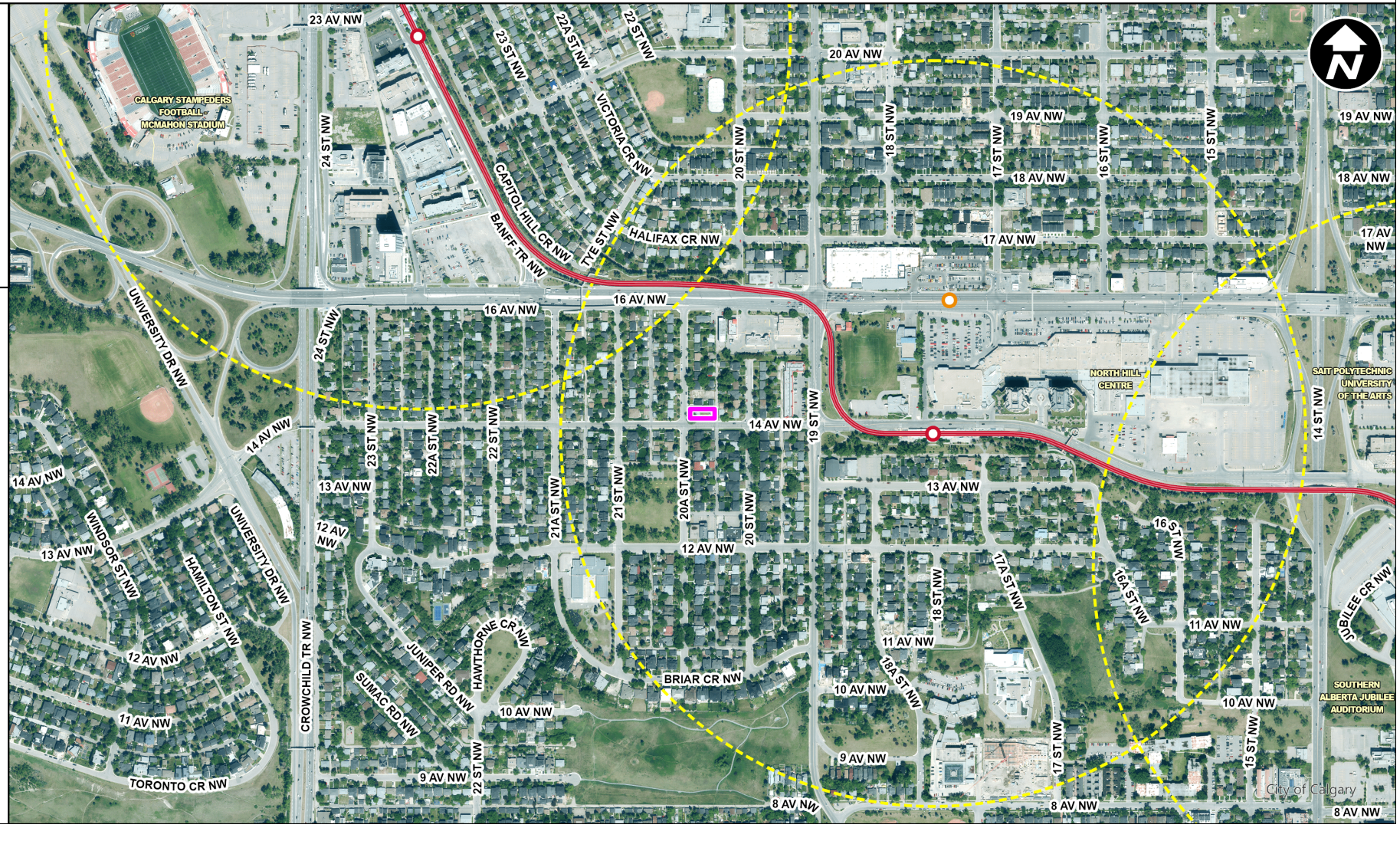


- Subject Site
- 600m buffer from LRT Station
- City Limits

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

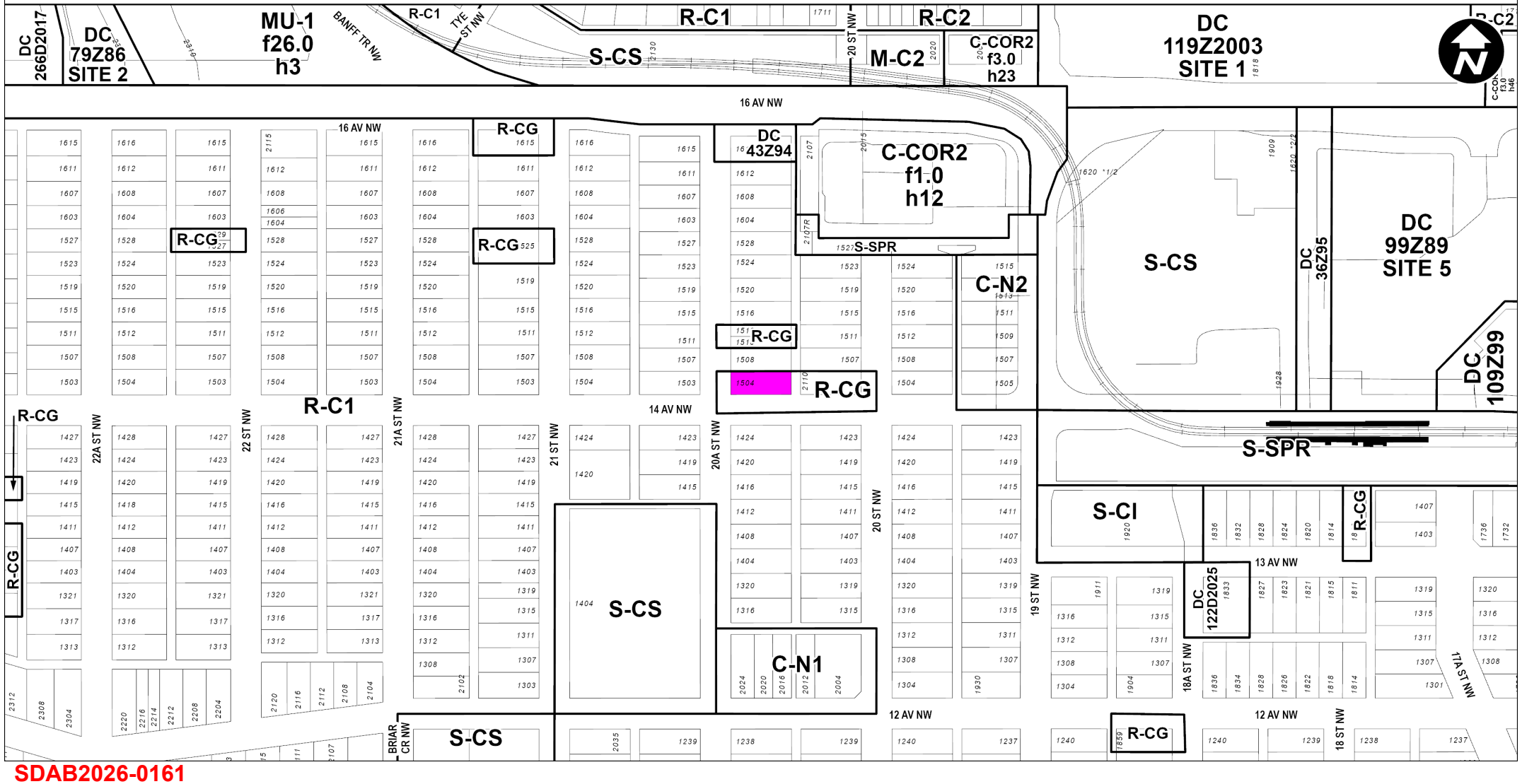
LRT Line
- Blue
- Blue/Red
- Red

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



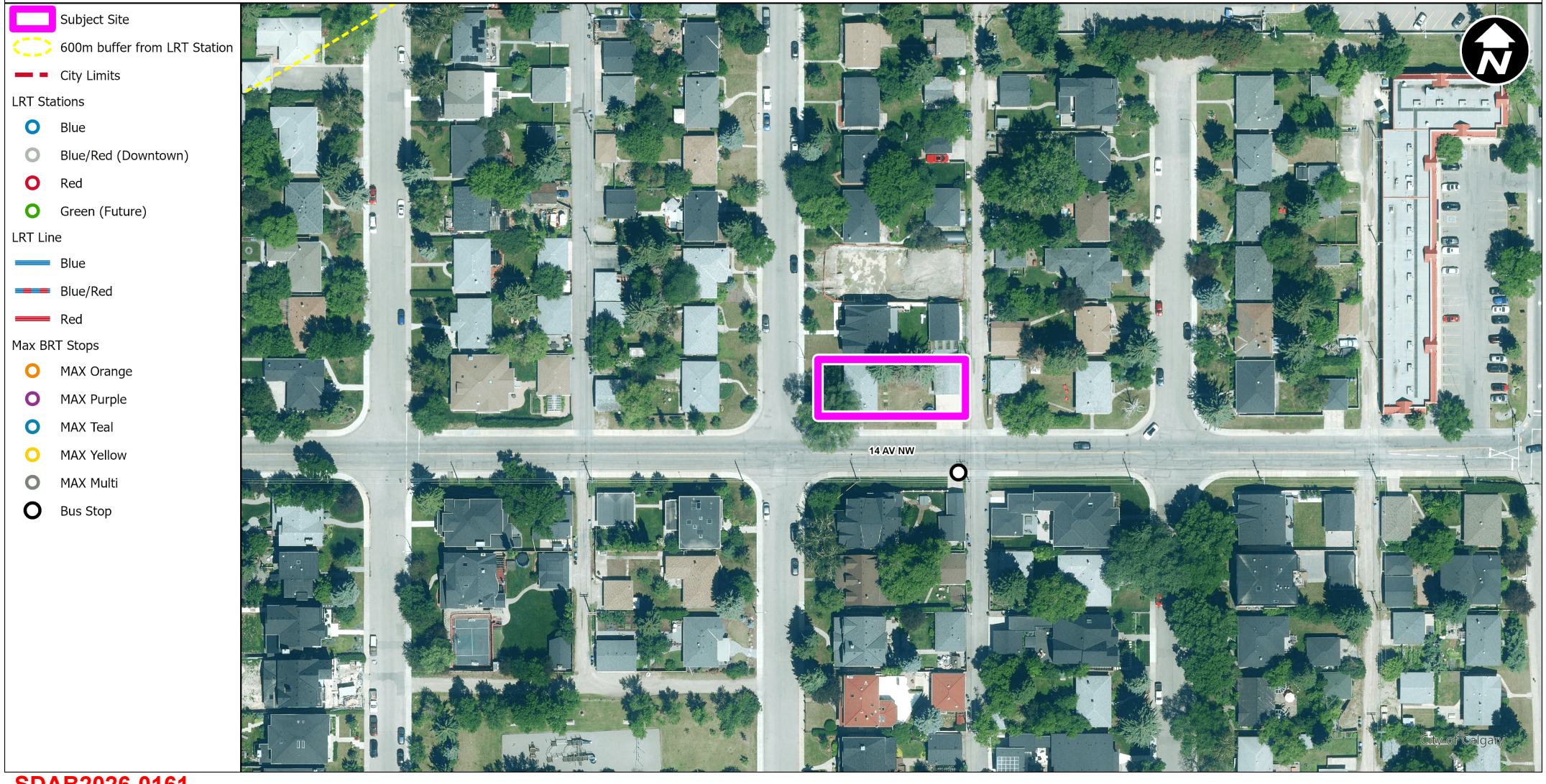
SDAB2026-0161

Land Use Districts SDAB2026-0161



SDAB2026-0161

Site Context SDAB2026-0161



SDAB2026-0161

Surrounding Land Use SDAB2026-0161



SDAB2026-0161

August 20, 2026

ABANOUB DEVELOPMENT
Manar Kironos
[redacted]

Dear Applicant:

RE: Notification of Decision: DP2026-01438
Subject: New: Rowhouse Building (1 building), Secondary Suite (3 suites), Accessory Residential Building (garage)
Address: 1504 20A ST NW

This is your notification of decision by the Development Authority to approve the above noted application on August 20, 2026.

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

Development approved by this permit must commence by August 20, 2028 or the development permit shall cease to be valid. The decision will be advertised beginning August 27, 2026 at www.calgary.ca/publicnotices, which is the start of the mandatory 21-day appeal period. This appeal period will conclude at midnight September 17, 2026. Release of the permit will occur within 2-4 business days following the conclusion of the appeal period and upon receipt of all Prior to Release requirements.

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

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

Yours truly,

Sarah Mallen
Planner 1
Planning and Development
Attachment(s)

SDAB2026-0161

DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

DP2026-01438

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

1504 20A ST NW

Community: **Hounsfield Heights/Briar Hill** L.U.D.:**R-CG**

and legally described as:

1161GJ;7;8

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

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

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

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

Decision By: **Development Authority**

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

Development Authority: **Matt A. Rockley** _____

File Manager: **Sarah Mallen** Release Date: _____

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

This Development Permit was advertised on: **August 27, 2026**

This is NOT a Building Permit

In addition to your Development Permit, a Building Permit may be required, prior to any work commencing. further information, you should contact the City of Calgary, Planning, Development & Assessment - Building Regulations Division.

WARNING

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

Applicant: **ABANOUB DEVELOPMENT**
Address: **#300 1324 11 Avenue SW**
City: **CALGARY, AB, T3C0M6**
Phone: [redacted]

DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

DP2026-01438

Complete Address and Legal Description listing for Development Permit DP2026-01438

Address Type	Address	Legal Description
Parcel	1504 20A ST NW	**1161GJ;7;8**

SDAB2026-0161

Conditions of Approval – Development Permit

Application Number:	**DP2026-01438**
Application Description:	New: Rowhouse Building (1 building), Secondary Suite (3 suites), Accessory Residential Building (garage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	1504 20A ST NW
Community:	HOUNSFIELD HEIGHTS/BRIAR HILL
Applicant:	ABANOUB DEVELOPMENT
Development Applications Review Team	
Planning:	SARAH MALLEN Sarah.Mallen@calgary.ca
Utility Engineering:	BRAD O'KEEFE (403) 966-6846 Brad.O'keefe@calgary.ca
Mobility Engineering:	NABILA HAQUE Nabila.Haque@calgary.ca

Prior to Release Requirements

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

Planning

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

2. Amend the plans to include dimensions, including height, of the screening wood gate for the waste and recycling area.

Utility Engineering

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

SDAB2026-0161

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

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

4. Amend the plans to:

Waste & Recycling Services - General
a. Provide metric dimensions and scale on all drawings for waste facilities.
b. Reduce the number of containers to 06.
Multi-family residential dwelling units produce 0.23 m3 of combined waste per week. This application of 6 dwelling units is expected to produce 1.4 m3 of material per week.
To reduce the number of carts in the lane, multi-family parcels (more than four dwelling units) may not be eligible to receive 3 carts for each unit from the City of Calgary.

5. After the Development Permit is approved but prior to its release, the landowner shall make payment of off-site levies pursuant to Bylaw 1H2024.
The off-site levy is based on a 2026 development approval date and on the following:

Phase	Description	Unit(s)
1	1504 20A ST NW	Existing Single: 1/New Grade: 3

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

To obtain an off-site levy agreement or for further information, contact the Infrastructure Strategist (DANIELA PAUL-GUTIERREZ at 587-215-6255 or daniela.paul-gutierrez@calgary.ca).

Mobility Engineering

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

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

Roads

a. Removal of existing sidewalk and construction of a new monolithic sidewalk (2.0m) on 14 Avenue NW, including new Curb and Gutter. (Please note, for 2.0m monolithic sidewalk with standard curb the actual sidewalk width is 2.11m)
b. Closure and removal of existing driveway curb-cut on 14 Avenue NW.
c. Construction of a new wheelchair ramp at the northeast corner of the intersection of 14 Avenue NW and 20A Street NW,
d. Construction of a new driveway crossing on 14 Avenue NW (lane access).
e. Rehabilitation of existing driveway crossings, sidewalks, tree trenches, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.

* This application may be eligible for The City of Calgary's Missing Middle Sidewalk Incentive Program. More details are located in the following Advisory conditions of this document.
Missing Middle Sidewalk Incentive Program

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

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

Permanent Conditions

The following permanent conditions shall apply:

Planning

8. All rules of Land Use Bylaw 1P2007 apply, subject to any relaxations approved by the Development Authority in this development permit.

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

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

11. A development completion permit must be issued for the development before the use is commenced or the development occupied. A development completion permit is independent from the requirements of City of Calgary Building Regulations inspections and permission for occupancy. Request a development completion permit inspection by visiting inspections.calgary.ca or call 403-268-5311.

12. A letter of confirmation from a certified electrical engineer or Master Electrician shall be provided to the Development Authority, prior to the issuance of the Development Completion Permit, that the building(s) has been constructed to be 'solar ready' and able to accommodate solar photovoltaic (PV) panels for the purpose of electricity generation. A conduit (or equivalent) that allows wires to be routed from the roof to the main electrical panel.

13. Extension to the commencement of the development permit shall not be permitted.

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

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

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

Utility Engineering

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

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

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

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

18. The development shall be built and operated in functional compliance with the Stormwater Management measures outlined for the parcel.

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

20. The grades indicated on the approved Development Site Servicing Plan must match the grades on the approved Development Permit plans. Upon a request

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

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

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

Mobility Engineering

23. No direct vehicular access is permitted to or from either 14 Avenue NW or 20A Street NW.

24. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Development Engineering. All work performed on public property shall be done in accordance with City standards.

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

Advisory Comments

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

Planning

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

27. 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.

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

29. 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.

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

31. BenchmarkYYC is a free and voluntary program that assists Building Owners and Operators with:

    • collecting aggregated, whole-building energy use information;
    • creating an ENERGY STAR Portfolio Manager account;
    • sharing data to obtain a digital Energy Performance Scorecard;
    • monitoring available building retrofit funding and financing opportunities; and
    • accessing free and discounted training on building decarbonization.

    Continuous benchmarking of your building energy and emissions performance promotes continuous optimization of building systems and can help decision-makers prioritize decarbonization projects while planning capital investments.

Your participation in BenchmarkYYC will also help the City of Calgary further its commitment to our Climate Strategy, while contributing to affordability through potential energy cost savings.

Contact energybenchmarking@calgary.ca to confirm if your proposed development is a suitable candidate for this program.

32. Net zero ready construction standards are encouraged to generate substantial energy and cost savings over the lifecycle of the development, and to align the development with the targets of the Calgary Climate Strategy.

33. Parking Stalls are encouraged to support future electric vehicle charging for each dwelling unit. This may include

• A standard 120 volt outlet (Level 1 charging), or
• level 2 Electric Vehicle Supply Equipment (charger)

34. Dwelling units are encouraged to be 'solar ready' and able to accommodate future installation of rooftop solar photovoltaic systems for electricity generation. A solar ready design typically includes a pathway for electrical wiring from the main electrical panel to the roof area, and should consider Section 64 the Canadian Electrical Code Part 1 concerning "Renewable Energy Systems".

35. Roofing materials are encouraged to meet or exceed the impact of a Class 4 rated roofing system with impact rating for UL2218 or FM4473. Refer to Comparative summary of roof materials webpage.

36. Building Regulation advises the following:

A Building Permit shall be obtained from the Development Approvals and Building Safety Division before construction/change of use or occupancy; a Building Permit is required.

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

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

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

3) Spatial separation for the detached garages will be calculated under 9.10.14. However, a standing posted variance (SPV-003) for the garage construction is available on Calgary.ca. Should you wish to use this variance, the construction details must be followed exactly and reference to the SPV-003 shall be included on the building permit application drawings.

4) Identify Suite Units on Plans.

37. The application is part of Council-approved bylaw 27P2026, exempting the subject site from returning to its previous land use prior to August 2024.

The applicant is advised of the following Motions Arising from the bylaw:
• There shall be no extension to the commencement of the development permit.
• If the development does not commence, the subject site shall return to its previous land use.
• If the development cancelled or withdrawn, the subject site will not retain its exemption and will return to its previous land use.

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

39. Tree plantings within City of Calgary boulevards and/or right of ways are subject to approval from Utility Line Assignment and Parks. No person shall plant trees or shrubbery on City Lands without prior written authorization from the Manager, Parks and in the case of walkways, medians, boulevards, and road rights of way, without additional prior written authorization from the Manager, Development Engineering.

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

Utility Engineering

41. The developer is responsible for ensuring that:

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

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

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

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

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

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

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

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

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

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

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

46. Each unit must be individually metered.

47. Ensure that the water service separation from the foundation wall or piles is:
a. 4.0m (100mm service or larger), or
b. 3.0m (50mm service or smaller), or
c. 2.0m when the foundation wall or piles extends vertically a minimum of 2.0m below the invert of the water pipe.

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

49. A new sanitary connection is required to service the development and is available from 20A ST NW.

50. A new storm sewer connection is required to service this development and is available from 14 AV NW.

51. Best Management Practices (BMPs) are activities or practices that are designed to reduce runoff volume and prevent or reduce the release of pollutants to receiving waters. Operation and maintenance manual and sample maintenance log shall be provided to the owner in case there are any BMPs located within the property as per the current Stormwater Management & Design Manual Section

4.13. Appropriate Source Control Practice checklists must be completed and submitted to Development Approvals (http://www.calgary.ca/UEP/Water/Pages/Specifications/Submission-for-approval-/Development-Approvals-Submissions.aspx). For more information contact Development Planning at 403-268-6449.

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

53. Surface ponding (trapped lows) should be designed to contain all the flow generated from the 100-year storm events.

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

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

56. Ensure elevations of building slab and/or any building openings are 0.3m minimum above trap low spill elevations or the 100-year elevation, whichever is higher. The minimum grade within the lot adjacent to the trap low must be 0.3m higher than the 1:100-year elevation in the trap low or spill elevation, whichever is higher. This minimum grade must be achieved within a 6.0m distance from the common property line of the lot and the road right-of-way.

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

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

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

60. A minimum depth of 300mm topsoil for all sodded areas and 600mm for shrub and tree beds is to be used.

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

    OR

    Contact the Waste & Recycling Services Specialist/Development Engineering Generalist at 403-268-8445 for further site specific details.

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

63. The waste and recycling enclosure shall be kept in a good state of repair at all times and the doors shall be kept closed while the enclosures are not actively in use for delivery or removal of refuse.

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

Mobility Engineering

65. The development site is located within a residential parking zone as defined by the City of Calgary Traffic By-law and, as such, no long term non-residential parking is permitted on-street.

66. The applicant is to note that the subject site is adjacent to an existing on-street bikeway (on 14 Avenue NW). The applicant is encouraged to ensure that access design as well as construction activities support the safety, continuity and operation of the bikeway.

    The bikeway directly connects the site to the broader, established network of surrounding bikeways and pathways, supporting convenient and continuous cycling access. The applicant is encouraged to incorporate enhanced bicycle parking facility in the proposed development to support and facilitate the residents in accessing the surrounding bicycle infrastructure and to provide a reasonable and viable alternative mode of transportation.

The City of Calgary
Planning & Development Services
Community Planning

Reasons for Decision for DP2026-01438

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

Scope and Process

Development Scope:

- The development application proposes one (1) rowhouse building with three (3) dwelling units and three (3) secondary suites, with an accessory residential building to be used as a garage.

Circulation and Notice Posting:

The following referees were circulated:

- Building Regulations (Commercial Controller)
- Building Regulations (Residential Controller)
- ENMAX Corporation
- Hounsfield Heights/Briar Hill Community Association
- Mobility Engineering Generalist
- Mobility Engineering Specialist – Transportation Development Services (TDS)
- Mobility Engineering Specialist – Transit
- Planning Generalist
- Planning Specialist – Parks
- Planning Specialist – Transit Oriented Development (TOD)
- Planning Specialist – Urban Design
- Planning Specialist – Urban Forestry
- Utility Engineer Specialist – Public Infrastructure
- Utility Engineering Generalist
- Utility Engineering Specialist – Waste and Recycling Services
- Utility Engineering Specialist – Water Resources
- Ward 7 Councillor

Notice Posting:

- Two (2) small notice postings were posted over a 14-day period from March 26th, 2026 to April 10th, 2026.
- Two (2) small notice postings were posted over a 14-day period from July 10th, 2026 to July 25th, 2026. The second notice posting was requested to advertise changes from the original proposal.

The City of Calgary
Planning & Development Services
Community Planning

Comments on Relevant City Planning Policies

Municipal Development Plan (MDP)

The MDP identifies the subject site as being part of 'Urban Main Street' area, as seen on Map 1: Urban Structure. Urban Main Street areas are intended to provide for a broad mix of residential, employment, and retail uses that are supported by the Primary Transit Network. Densification is supported in Urban Main Street areas.

Policies described under Section 3.5 (specifically, 3.5.1 and 3.5.3) recognize the low-density residential character of the area, while supporting moderate intensification that respects the scale and character of the neighbourhood. The proposed development aligns to the above policy, offering redevelopment that corresponds to the low-density residential land use of the area.

Section 2.2.5(a)(b) supports growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale. Section 2.3.1 guides City-wide policy residential development with the objective of providing a wide variety of housing forms, including a mix of ground-oriented dwellings such as townhomes and secondary suites.

Riley Communities Local Area Plan

The Riley Communities Local Area Plan (LAP) identifies the subject site as being part of the Neighbourhood Connector area, as seen on Map 3: Urban Form, with a low-modified scale modifier, allowing up to 4 storey development, as seen on Map 4: Building Scale.

The site is part of Transition Zone for the Lions Park Light Rail Transit (LRT) Station Area, under Section 2.5.4.1. The subject site is well serviced by the Lions Park LRT Transit Station, as well as the MAX Orange Bus Rapid Transit (BRT) line. Policies described under Section 2.5.4 direct development to connect to adjacent mobility structure, such as pedestrian walkways and cycling lanes.

Under Section 2.4.2.1(a)(ix), the LAP encourages retention of existing, healthy trees in street-facing areas. To balance the impact of tree removal in the community for alignment with the Mobility Engineering visibility requirements, in alignment with street network policies under Section 2.8.5 of the LAP, additional plantings were provided. Exceeding minimum landscaping requirements is encouraged under Section 2.4.2.1(a)(xii).

Land Use Bylaw 1P2007

The land use of the subject site is 'Residential – Grade-Oriented Housing' (R-CG). Townhomes are a discretionary use, while accessory residential buildings and secondary suites are permitted uses within the R-CG land use district.

The City of Calgary
Planning & Development Services
Community Planning

Part 5, Division 11: Residential – Grade-Oriented Infill

Section 525
(1) The Residential – Grade Oriented Infill (R-CG) District:
(a) Accommodates existing residential development;
(b) Accommodates a wide range of grade-oriented development;
(c) Accommodates Secondary Suites and Backyard Suites with new and existing residential development;
(d) Provides flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time; and
(e) Accommodates site and building design that is adaptable to the functional requirements of evolving household needs.

Under Section 546, the Land Use Bylaw 1P2007 requires a minimum number of motor vehicle parking stalls based on the sum of all units and suites at a rate of 1.0 stall per unit or suite. Per Section 546(2), the community of Hounsfield Heights/Briar Hill has a reduced rate of motor vehicle stalls at 0.5 stalls per unit or suite.

Bylaw Discrepancies

Regulation	Standard	Provided
537 Building Setback from Front Property line	The minimum building setback from a front property line is 3.0m	Plans indicate the West setback is 2.80m (-0.20m). Relaxation supported. The discrepancy is generated by the porch facing 20A St NW. The main residential building has a setback 3.4m from the front property line. The porch design supports dual frontage policies in the North Hill Local Area Plan, ensuring neither frontage feels secondary and remains well-marked from the street. Leveraging both frontages enhances the streetscape along both 20A St NW and 14th Ave NW.
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,	Plans indicate the parcel coverage is 51.82% (+1.82%) or 312.72sm (+10.97sm). Relaxation supported. Overall, the relaxation is minor and supports screening of vehicles and bicycles in the private garage and Class 1 bike stalls. To balance the minor relaxation, the

	Rowhouse Building, Semi-Detached Dwelling, Single Detached Dwelling or Rowhouse is: (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;	landscaping coverage is exceeded, alongside a combination of shared and private amenity space.

Planning Review

During the review, the Development Authority considered the rules and intent of the 1P2007 Land Use Bylaw, as well as the appropriateness of the proposed development in the context of the neighbourhood.

Reasons for support include:

- **Policy alignment with the MDP:** The proposed development aligns to MDP city-wide policies for housing diversity within the context of Developed Residential – Established areas. The proposal is a low-density residential development in a low-density residential area and is not expected to unduly impact the enjoyment or use of adjacent properties.
    - The proposed development meets the goals of the Municipal Development Plan to support a range of housing opportunities in terms of type, tenure, unit size and affordability, while shaping a more compact urban form.
- **Policy alignment with the Riley Communities LAP**: The proposed development aligns to the LAP goals for ground-oriented housing forms in the Neighbourhood Connector area.
    - The proposed development does not exceed 4-storeys per the low-modified scale modifier.
- **Alignment with the Land Use Bylaw 1P2007:** Minor relaxations were required as the proposed development aligns with the R-CG land use district rules. Relaxations meet the test for relaxations under Section 36.
    - The proposed development has a maximum height of 9.42m. The maximum height permitted in the land use district is 10m. All four (4) elevations of the development comply.
    - The proposed development proposes a density of 49 units per hectare (UPH). The maximum density in the land use district is 75 UPH.
    - The proposed development provides the required number of parking stalls for vehicle and bicycles for the community of Hounsfield Heights/Briar Hill.
- **Building and site design:** The proposed development meets the policy expectations related to modest intensification and intensification through its building and site design.

  - Building materials are generally climate-resilient and low-maintenance. The building will be solar ready.
  - Common amenity space is provided for future residents. Amenity space is provided through soft and hard landscaping, allowing for a mix of future activation options for residents to play, relax, and connect.
  - Pathways maintain a 1.5m distance throughout the internal walkways, allowing for future residents to move throughout the property.
- **Feedback from residents**: The proposed development resolved several concerns highlighted by residents through the review process.
  - *Shadowing:* The proposed height will have shadowing impacts similar to the existing low-density residential housing types on the adjacent properties. The proposed height is not expected to create significant shadowing impacts or impact the reasonable use and enjoyment of adjacent properties. The roof design reduces shadowing on adjacent properties through its sloped design.
  - *Privacy:* Screening for privacy is achieved through the proposed 1.8m fencing along the property line. The height of the proposed fence partially obscures the rowhouse building from the adjacent neighbours at the ground-level.
  - *Massing:* The visual impact of massing is reduced through varied architectural treatments. Moreover, the impact of massing is reduced at the second storey through a height chamfer.
  - *Density:* The maximum allowable density in the R-CG land use district would allow for the site to pursue four (4) dwelling units and four (4) secondary suites. The total density is less than the allowable density in the land use district. This addresses resident concerns regarding density.
  - *Landscaping*: The proposed development exceeds the requirements for soft landscaping. Landscaping was amended over the detailed review process in response to community feedback. While the mature tree cannot be retained due to visibility concerns, a range of alternative shrubs and trees are provided.

FILE: **DP 2026-01438**

DATE RECEIVED: August 5, 2026

Bylaw Discrepancies		
Regulation	**Standard**	**Provided**
537 Building Setback from Front Property line	The minimum building setback from a front property line is 3.0m	Plans indicate the West setback is 2.80m (-0.20m). Relaxation supported. The discrepancy is generated by the porch facing 20A St NW. The main residential building has a setback 3.4m from the front property line. The porch design supports dual frontage policies in the North Hill Local Area Plan, ensuring neither frontage feels secondary and remains well-marked from the street. Leveraging both frontages enhances the streetscape along both 20A St NW and 14th Ave NW.
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: (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;	Plans indicate the parcel coverage is 51.82% (+1.82%) or 312.72sm (+10.97sm). Relaxation supported. Overall, the relaxation is minor and supports screening of vehicles and bicycles in the private garage and Class 1 bike stalls. To balance the minor relaxation, the landscaping coverage is exceeded, alongside a combination of shared and private amenity space.

Calgary

APPLICATION FOR A DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

657841398-001
Taken By:

Application Date **Mar 16, 2026**

APPLICATION NO DP2026-01438

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

Total Fees: $1,199.00

Cart #:

Applicant: **ABANOUB DEVELOPMENT**
Address: **#300 1324 11 Avenue SW**
City: **CALGARY, AB, T3C0M6**
Phone: [redacted]

Contact: **Kironos, Manar**
Phone: [redacted]
Fax:
e-mail:

Parcel Address: **1504 20A ST NW**
Legal: **1161GJ;7;8**

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

Community: **HOUNSFIELD HEIGHTS/BRIAR HILL**
Sec. Number: **20C** Ward: **07**

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

Gross Floor Area: 242.10 metres - squared\r\nDwelling Units: 3

Proposed Development is: **Discretionary**

Proposed Use: **Accessory Residential Building**
Rowhouse Building
Secondary Suite

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

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

Applicant / Agent Signature: _____ Date: _____

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

Development Permit Complete Application Requirement List

Addition or New Multi-Residential Building:

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

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

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

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

Processing Times and Deemed Refusals

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

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

SECTION 1: Applicant Details

☐ Property Owner ☑ Representing Owner

Applicant's Name:	Company Name (if applicable):
manar kirollos	Abanoub Development ltd
Applicant's Email: [redacted]	Applicant's Phone Number (during business hours):

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

SECTION 2: Project Details

Project Address: 1504 20A street NW Calgary AB

Cumulative gross floor area:	☐ Addition ☑ New Building		☐ ft^2 ☐ m^2
New dwelling units created:	☑ Yes ☐ No	If yes, number of new dwelling units: 8	

SECTION 3: Application Requirements for Development Approval (Development Permit)

Supporting Documents

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

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D.	**Colour Photographs** (minimum of four different views, label and identify each photographs) ▪ Site from front and rear ▪ Two adjoining parcels on either side ▪ Unique features and aspects of significance to development of the parcel ▪ Details of curbs, driveways, sidewalks, waste enclosures and overhead poles ▪ Indicate on a key plan or the site plan, the direction and location of photos
E.	Development Permit fee (Fee Schedule)
F.	Completed Site Contamination Statement
G.	Completed Public Tree Disclosure Statement If public trees are identified one additional site plan may be required
H.	Completed Abandoned Well Declaration
I.	Completed Use Questionnaire *This is only required if there is a Commercial Use being proposed within the building or addition
J.	Completed Climate Resilience Inventory form
K.	**Applicant's Submission Planning Analysis (recommended)** The purpose of the Planning Analysis is to provide key information about the project; information that cannot be communicated in a set of plans (i.e. the thought process behind the proposal). This information will reduce the number of conditions in the first Detailed Team Review form and speed up the application processing time. Where relevant, the Planning Analysis will be circulated to the Community Association for comment as part of the development permit circulation process. While this is **not a mandatory requirement**, we strongly encourage applicants to provide this key information. ▪ Provide an explanation of the proposal/project and how it fits with the surrounding context ▪ Describe how the landscaped areas and amenity spaces are configured and programmed. For small residential developments refer to the Landscape Design Guide for Small Residential Sites ▪ Identify and provide rationale for any variation from the relevant City of Calgary policies ▪ identify and provide rationale for any proposed relaxations to the Land Use Bylaw
Renderings	
L.	**Rendering or Elevation for Notice Posting**
At least one (1) **rendering** matching the specifications below, **OR** one (1) elevation of the proposed development **Note:** the purpose of this is to include a visual for the notice posting and is encouraged. This is discretionary upon discussions between the file manager and the applicant.	

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

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

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3	**Technical Requirements:** ▪ Be 2431 pixels in width by 2243 pixels in height, landscape view; and ▪ Be a Portable Graphics (.PNG) file.
Plans (preferred scale is Metric 1:100 or Imperial ¼" = 1'0")	
M.	One (1) copy of a **Site Plan**
Your **Site Plan** should include the following:	
1.	**North arrow**, pointing to top or left of page
2.	**Municipal address** (i.e. street address) and legal address (i.e. plan/block/lot)
3.	All elements of plan labelled as **existing** or **proposed**
4.	**Plot and dimension property lines:** ▪ Label existing and proposed ▪ Label parcel area in square meters
5.	**Easements, Utility Rights-Of-Way:** ▪ Dimension (width, depth and location) ▪ Label type of easement and registration number)
6.	**Utilities on and adjoining the parcel (deep, shallow and overhead):** ▪ Water, storm and sanitary sewer ▪ Gas ▪ Electrical ▪ Cable, telephone
7.	**If an abandoned gas or oil well is identified on the site,** indicate the necessary setback area for each well
8.	**Plot Rights-of-Way setback lines required in Section 53, Table 1:** ▪ Dimension depth of Rights-of-Way ▪ Dimension distance from Rights-of-Way to building
9.	**Floodway, Flood Fringe and Overland Flow:** ▪ Indicated on the Floodway/Flood Fringe maps [Section 3 (c) & (d)] ▪ Dimension distance to buildings and structures
10.	**Adjacent to parcel:** ▪ City streets, label street names ▪ Sidewalks, City and public paths (Regional Pathway System) ▪ Curb cuts, medians and breaks in medians ▪ Existing and proposed pedestrian crosswalks ▪ Bus zones and bus shelters (including signage & route number) ▪ Light standards, utility poles, street signage, street furniture ▪ Paid parking equipment (parking meters, ticket dispensers, Pay-and-Display)
11.	**Provide Land Use Designation of adjacent parcels** (Land Use Designation can be found at calgary.ca/myproperty)
12.	**Dimension to property line:** ▪ Back of sidewalk and curb ▪ Lip of gutter ▪ Width of sidewalk and public paths (Regional Pathway System)
13.	**Parcel Setbacks:** ▪ Dimension front, side and rear building setbacks from property lines ▪ Draw, label and dimension required setback areas (as prescribed in the Land Use Bylaw)
14.	**Parcel and building coverage:** ▪ Calculate area of each building (include all covered structures)
15.	**Location of all:** ▪ Catch basins ▪ Utility poles ▪ Guy wires/pole anchors ▪ Hydrants, utility fixtures or boxes ▪ At-grade mechanical equipment (parkade vents, air conditioning)

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16. Corner parcels only:
- Outline and dimension corner visibility triangle

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

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

19. Gross Floor Areas (GFA is the total area of all above-grade floors) of:
- Proposed and existing buildings
- Each distinct use area in buildings (tenant location)
- Calculate Floor Area Ratio (FAR) (GFA divided by Parcel Area)

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

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

22. Waste and collection and loading areas:
- Details of garbage, recycling, and organics containers (i.e. method of collection, types, size and volume)
- Types of waste containers on site
- Volume of waste containers
- Waste storage area location and dimensions; including geodetic elevations at all corners and grades of the collection area
- Screening or enclosure details and dimensions
- Sweep paths for collection vehicles and dimensions of clearance
- Vehicle weight supported in collection area (minimum 25,000kg)
- Refer to the Development Reviews Design Standards for the Storage and Collection of Waste

23. Firefighting Access
- Sweep paths for the firefighting vehicle access route and dimensions of clearance
- Indication that the fire access route is designed to a 12.0 metre centerline of the roadway turning radius
- Vehicle weight supported in firefighting vehicle access route (minimum 38,556kg (85,000 lbs))
- Grades of the firefighting vehicle access route
- Indication that the access is designed to support the NFPA 1901 point load of 517kPa (75 psi) over a 24" by 24" area which corresponds to the outrigger pad size
- Any lockbox location, firefighting service connection, and alarm panel locations
- Refer to the Fire Department Access Standard

24. Motor vehicle parking stalls:
- Label as Commercial, Dwelling, Live/Work or Visitor
- Total each type of motor vehicle parking stall by use
- Dimension width and depth
- Dimension overhead clearance
- Dimension column size and distance between columns
- Dimension angle or parking stall (if less than 90 degrees)
- Location and size of wheel stop (provide next to sidewalk)

- Provide calculations for motor vehicle parking stall requirement by use

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

26. Parking and loading area geodetic grades:
- Driveways grades and parkade ramp grades
- Detail any areas over 2 per cent slope

27. Bicycle parking:
- Location of bicycle parking stall - class 1 (secure) and class 2 (un-secure)
- Label surface material of bicycle parking stalls
- Dimension separation to surrounding structures
- Dimension separation of devices (bike racks) and rows of devices
- Dimension of bicycle parking area
- Location of signage related to bicycle parking
- Cross reference to a detail drawing (for each type of parking device)
- Total each type of bicycle parking stall (class 1 or class 2)
- Calculate bicycle parking stall requirement

28. Internal sidewalks:
- Label surface material
- Dimension height from grade or parking areas
- Dimension width

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

30. Retaining walls:
- Label height (provide height of fences on top of wall)
- Provide geodetic datum points at top and bottom of wall
- Cross reference to elevation (for each wall)
- If one metre in height or higher, provide engineered, stamped structural design drawings, including cross-sections
- Provide geodetic datum points of grade on each side of the wall

NOTE: height of retaining wall measured as the vertical difference between the ground levels on each side of the wall)

31. Lighting:
- Plot locations of light fixtures and light standards
- Plot maximum wattage of fixtures
- Provide detail of light fixtures (drawing or specification)

NOTE: Site lighting plan, showing compliance with Part 3, Division 4 of Bylaw 1P2007, may be requested during the review of this application.

32. Signage:
- Outline and label the location of all proposed canopy, fascia and freestanding signage (for all other types of signage, obtain the appropriate requirement list for that sign)
- Label the source of power for the signage (underground, etc.)
- Plot location of all existing signage on the parcel
- Dimension distance from property lines to signage
- Dimension distance to all freestanding signs on the parcel or within 30 metres of the parcel

33. Phasing for multi-building developments must be included:
- Outline areas encompassed by each phase
- Label the sequence of phasing

N. One (1) copy of a **Landscaping Plan(s)** (landscaping and site plans may be combined provided all elements of the plan are clear and legible)

Note: for small residential development, refer to Landscape Design Guide for Small Residential Sites

Your **Landscaping Plan** should include the following:

1. North arrow, pointing to top or left of page

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

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

4. **Plot and dimension property lines**

5. **Draw, label and dimension required setbacks**

6. **Easements, Utility Rights-Of-Way:**
   - Dimension (width, depth and location) on or abutting the parcel
   - Label type of easement and registration number)

7. **Utilities on and adjoining the parcel (deep, shallow and overhead):**
   - Water, storm and sanitary sewer
   - Gas
   - Electrical
   - Cable, telephone

8. **Corner parcels only:**
   - Outline and dimension corner visibility triangle

9. **Geodetic datum points/contours:**
   - All the corners of the parcel
   - At the back of sidewalk or curb
   - At primary corners of the building
   - Geodetic contours at 0.5 metres intervals including berming for site
   - Label existing and proposed geodetic datum points

10. **Outline and dimension buildings:**
    - Include projections and structures (bay windows, cantilevers, deck, window wells)
    - Include detached buildings and structures (sheds, garages)
    - Include mechanical equipment (parkade vents, air conditioners)
    - Label existing and proposed buildings (or portions of buildings)

11. **Outline and dimension all at grade amenity spaces (including courtyards):**
    - Label amenity space as private or common
    - Indicate the associated unit and/or suite for each private amenity space
    - Indicate access to amenity spaces
    - Indicate surface treatment or surface materials
    - Indicate how the common amenity spaces will be used (seating, dining areas, play areas, urban agriculture, etc.)

12. **Plot and label:**
    - Fencing, retaining walls, sidewalks (dimension width)
    - Waste storage areas and screening

13. **Trees and shrubs**
    - Plot location of trees by symbol (each symbol should be unique to size and type of tree)
    - Plot shrubbed areas
    - Label number of shrubs in each shrubbed area (only include shrubs greater than 0.6 metres in height or spread)
    - Indicate trees and shrubs to be added, removed or retained

14. **Landscape legend:**
    - Label by symbol (each symbol should be unique to size and type of tree and shrub)
    - Provide species
    - Provide caliper of deciduous trees
    - Provide height of coniferous trees
    - Provide height and spread of shrubs (greater than 0.6 metres)
    - Provide total of each type of tree and shrub (by height and size)

15. **Landscaped area:**
    - Surface treatment of all soft surfaced landscaped areas (e.g. grass, plant cover)
    - Surface treatment of all hard surfaced landscaped areas (e.g. decorative pavers, brick, stamped concrete)
    - Label surface material of bicycle parking area
    - Curb details to separate landscaping
    - Label new landscaped areas and areas to be retained

16. Irrigation:
- Method of irrigation (specify if using Low Water Irrigation System)
- Label all soft surface landscaping to be irrigated or plot specific areas (zones)

17. Provide Land Use Designation of adjacent parcels (Land Use Designation can be found at calgary.ca/myproperty)

18. If a landscape area reduction, listed in Section 553 of the Bylaw, is being requested, clearly indicate which reduction is being applied for and provide any additional information required by Part 6 of the Bylaw.

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

O. On **M-CG, M-C1 and M-C2** designated parcels, provide one (1) copy of **Block Plan(s)** (block and site plans may be combined provided all elements are clear and legible)

Your **block plans** should include the following:

1. North arrow, pointing to top or left of page

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

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

4. Plot and dimension property lines

5. Outline subject parcel

6. Draw, label and dimension required setbacks

7. Outline and dimension all buildings:
- Eaves, porches, projections and exterior walls
- Plot location of exterior openings (windows, doors, overhead doors)
- Label geodetic datum of roof peak of adjacent buildings

8. Adjacent parcels:
- Indicate two parcels on either side of the subject parcel that are located on the same block face (total of four parcels)
- If there are fewer than two parcels on either side of the subject parcel, provide all the parcels on the block face
- Where a building is on a corner parcel, the block plan should extend to include the parcels on both streets within the block.
- If there are no buildings located on the parcels adjoining the subject parcel, plot all parcels to the closest two parcels with buildings contained in the block face (including the parcels containing the buildings)

9. Provide Land Use Designation of adjacent parcels (Land Use Designation can be found at calgary.ca/myproperty)

P. One (1) copy of **Floor Plan(s)**

Your **floor plans** should include the following:

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

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

3. **Outline and dimension walls:**
   - Include exterior dimensions (dimension to centre line of common walls)
   - Plot location of interior and exterior openings (windows, doors, overhead doors)
   - Internal motor vehicle, bicycle parking, mobility storage, loading and waste collection facilities (see site plan requirements)
   - Label use in each use area (tenant space)
   - Label the purpose of spaces (e.g. Kitchen, living room, bathroom, interior/exterior stairways, mechanical rooms, meter room, corridors, washrooms, laundry facilities)
   - Label private and common amenity spaces on balconies and rooftop terraces
   - Label existing and proposed rooms and portions of the building
   - Label units as dwelling units, live/work units or secondary suites

Q. One (1) copy of **Elevation(s)**

Your **elevations** should include the following:

1. Municipal address (i.e. street address) and legal address (i.e. plan/block/lot)
2. All elements of plan labelled as **existing** or **proposed**
3. **Include elevations for:**
   - Buildings
   - Fences
   - Retaining walls (over 0.6 metres in height)
   - Waste collection facilities
   - Screening (e.g. Service meters, privacy screens, mechanical equipment)
   - Additional walls or structures (e.g. Exhaust fan shed)
   - Cross reference with other plans, where applicable
4. **Include on elevations:**
   - Doors, windows, overhead doors
   - Projections, service meters, decorative elements, rooftop equipment
   - Screening (e.g. Service meters, rooftop equipment, privacy screens)
   - Dimension all doors, windows and overhead doors
5. **Label finishing materials:**
   - Exterior materials (brick, stucco, vinyl siding, metal siding)
   - Roof materials (asphalt, cedar shakes, concrete tile)
   - Colours of all major exterior materials
6. **Lighting:**
   - Plot location of light fixtures
   - Dimension height of fixtures from grade to bottom of fixture
7. **Grade:**
   - Plot existing and proposed grade extending to property lines
   - Plot property lines (extending vertically)
   - Plot all geodetic datum points required on site plan
8. **Building height (indicate on all elevations):**
   - Plot line for main floor
   - Plot line for roof when concealed by parapet
   - Dimension height of building from existing and proposed grade
   - Dimension height of main floor from existing and proposed grade
   - Dimension height of structures (fences, retaining walls) from existing and proposed grade
9. **Signage (where appropriate, provide separate sign elevation):**
   - Label materials, lettering details, copy and colours
   - Dimension sign and signable area
   - Dimension distance from grade to bottom of sign
   - Label means of supporting sign (structures, guy wires, brackets, bracing)
   - Label physical form of sign (cabinet, box, individual letters)
   - Provide details on exterior lighting, label if internally illuminated

R.	One (1) copy of **Cross-sections**
Your **cross-sections** should include the following:	
1.	If the parcel is designated M-CG, M-C1 or M-C2, provide two (2) horizontal cross-sections at the distances above average grade prescribed by the Building Height Rule.
2.	**Label width** of any roof structure, mechanical rooms, projections
3.	**Dimension** to outermost limits of the cross-section
4.	**Calculate the area** of the cross-section, including all elements of buildings
5.	**For landscaped areas with building below (e.g. parkade):** ▪ Detail location of underlying slabs and abutting walls ▪ Dimension depth of the growing medium for each planting area ▪ Detail the waterproofing membranes, protection board, insulation and drainage layer
6.	**Cross-section of sloping driveways and parkade ramps** ▪ Indicate slope and include transition lengths ▪ Provide geodetic datum points at transition points in ramp (including top and bottom) ▪ Dimension overhead clearance
7.	**Cross-sections may be required if there are retaining walls on the parcel that are 1.2 metre or higher, or to provide more information on the impact of the proposed building on the adjacent properties, showing:** ▪ Existing and proposed grade of parcel ▪ Grade of adjacent parcels and city streets ▪ Cross-sectional outline of the building ▪ Geodetic datum points

SECTION 4: Supporting Information	
A.	**If the site is within the Airport Vicinity Protection Area (AVPA),** please note that additional copies of plans may be required during the review of this application.
B.	When the proposal **does not comply with council approved policies, bylaw standards or technical guidelines,** provide a **written planning rationale** in support of such deficiencies.
C.	**If the application is being submitted concurrently with an existing Land Use Amendment, a completed Concurrent Submission Declaration Form is required.** ☐ Yes, this application is being submitted concurrently with a Land Use Amendment, LOC20___ -_____ ☐ No, this application is not being submitted concurrently with a Land UseAmendment
D.	**Slope Stability Report where:** ▪ Slope across the property is fifteen (15) per cent or greater; and/or ▪ Development is to be located within a zone where an imaginary line, drawn from the toe to the top of an embankment, exceeds a slope of one in three, and ▪ Required by city engineer
E.	**Where a residential development is adjacent to a major road, expressway, railway, LRT line, or any other transportation and/or utility corridor:** ▪ Provide information confirming the provision for sound attenuation meets The City's standards (for information on such standards, contact the Transportation Department) ▪ **Transportation Impact Assessment:** where required by the Land Use Bylaw and at the discretion of the approving authority
F.	**When proposed development is to be phased** (i.e. portions are to be occupied prior to the completion of the entire development) ▪ Provide a phasing plan showing the sequence of the phases and the area encompassed by each phase ▪ Provide information detailing how the site will function throughout the phasing; detailssuch as access to waste facilities
G.	**Off-site Levy Bylaw** Review the Off-site Levy Bylaw at calgary.ca/offsitelevy to determine if additional chargesare applicable to the application.

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H. Energy Code Compliance Declaration

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

SECTION 5: Use Application Requirement Lists

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

Proposed or Existing Use(s):

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

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

SECTION 6: Applicant's Declaration

☑ The City of Calgary (the "City") acknowledges that application materials may contain private and copyrighted information. By submitting this application, I understand and acknowledge that, as part of the City's process in processing and evaluating this application, the City will circulate hard or electronic copies of my application materials to members of City Administration, members of the public, and to relevant Community Associations. The City will also make my application materials available for public viewing through its website, www.calgary.ca and through its Property Research service for public informational purposes. I hereby consent to the City's copying and circulation of any and all of the application materials for the aforesaid purposes.

If you do not want to make your application materials available online for public viewing, you must send an email to planninghelp@calgary.ca within 48 hours of submitting your application and we will consider your request. If your request is accepted our website will reflect that the applicant has chosen not the have their application materials online for public viewing.

The personal information on this form is being collected under the authority of The Calgary Building Permit Bylaw 64M94 (Section 5) and amendments thereto, as well as section 4(c) of the Protection of Privacy Act (**POPA**)(Protection of Privacy Act | Alberta.ca). This information is being collected for the purpose of permit review and inspection processes and may be communicated to relevant City Business Units, utility providers, and Alberta Health Services. It may also be used to conduct ongoing evaluations of services received from Planning & Development. The name of the applicant and the nature of the permit will be available to the public through general inquiries, paid subscription reports for permit data and resources found online, as authorized by the Access to Information Act (**ATIA**)(Access to Information Act (ATIA) | Alberta.ca), unless exempted under the Act's disclosure provisions. You may direct questions about the collection, use or disclosure of your personal information by the City of Calgary at 800 Macleod Trail SE, Calgary, Alberta, in relation to this program by contacting the Access Privacy Protection Administrator for Planning and Development by telephone at (403)268-5311 or by using the live chat services provided on our websites.

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

Need help or have questions? Contact the Planning Services Centre.

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

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LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0014 702 758	1161GJ;7;8	141 074 389

LEGAL DESCRIPTION
PLAN 1161GJ
BLOCK 7
LOT 8
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;1;24;20;NW

MUNICIPALITY: CITY OF CALGARY

REFERENCE NUMBER: 981 259 694

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
141 074 389	25/03/2014	TRANSFER OF LAND	$700,000	$700,000

OWNERS

KAMAL MOURAD DANIEL PROFESSIONAL CORPORATION.
OF 66 ABRAHAM CLOSE
RED DEER
ALBERTA T4R 3A9
AS TO AN UNDIVIDED 1/2 INTEREST

KARL SAMIR PHILLIPS
OF 155 VALENTINE CRESCENT
RED DEER
ALBERTA T4R 0E8
AS TO AN UNDIVIDED 1/2 INTEREST

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
981 181 370	20/06/1998	CAVEAT RE : ENCROACHMENT AGREEMENT

(CONTINUED)

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ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
141 074 390	25/03/2014	MORTGAGE MORTGAGEE - MOUNTAIN VIEW CREDIT UNION, LIMITED. 101, 6501-51 STREET PO BOX 3770 OLDS ALBERTA T4H1Y6 ORIGINAL PRINCIPAL AMOUNT: $525,000
141 084 727	07/04/2014	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - MOUNTAIN VIEW CREDIT UNION, LIMITED. 101, 6501-51 STREET PO BOX 3770 OLDS ALBERTA T4H1Y6 AGENT - JAMES B CAWSEY
141 135 800	03/06/2014	AMENDING AGREEMENT AFFECTS INSTRUMENT: 141074390

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 16 DAY OF MARCH, 2026 AT 10:21 A.M.

ORDER NUMBER: 56566862

CUSTOMER FILE NUMBER:

REGISTRAR OF LAND TITLES

END OF CERTIFICATE

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

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

ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE

IMAGE OF DOCUMENT REGISTERED AS:

981181370

ORDER NUMBER: 56575747

ADVISORY

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

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

THIS AGREEMENT made effective June 8, 1998 between:

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

- and -

ROBERT BODKIN EARLE AND JEANNIE MARIE EARLE, of the City of Calgary in the Province of Alberta

ENCROACHMENT AGREEMENT

Definitions

1. In this Agreement:

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

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

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

the road / street right-of-way known as 14 AVENUE NW.

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

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

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

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

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

PLAN 1161GJ
BLOCK 7
LOT 8
EXCEPTING THEREOUT ALL MINES AND MINERALS

(Municipally described as 1504 20A STREET NW)

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

consideration & right to maintain

2. In consideration of the sum of:

Five hundred ($500.00) dollars

paid to it by the **ROBERT BODKIN EARLE AND JEANNIE MARIE EARLE**(such sum having been received satisfactorily by the City) and subject to the terms and conditions of this Agreement, the City gives to the Owner the right, licence and privilege to:

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

Owner's obligations

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

Maintain

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

No increase in Encroachment

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

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Removal

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

Redevelopment

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

Taxes

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

Owner's non-performance

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

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

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

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

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INDEMNITY

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

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

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

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

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

Continuing obligations

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

Charge

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

Caveat

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

No interest in city parcel

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

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

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

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

witness Signature

ROBERT BODKIN EARLE

witness Signature

JEANNIE MARIE EARLE

THE CITY OF CALGARY

APPROVED
Ray Pasquini
Katherine Stamness

Per:
Acting Leader, Corporate Properties Group

Witness signature

569570 EINC wpd

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FORM 31

LAND TITLES ACT
(Sections 151 and 152)

AFFIDAVIT OF EXECUTION

I, James Inkster, of the City of Calgary, in the Province of Alberta make oath and say:

1. I was personally present and did see **ROBERT BODKIN EARLE AND JEANNIE MARIE EARLE** who is known to me to be the person named in the within *(or annexed)* instrument, duly sign the instrument;

or

I was personally present and did see **ROBERT BODKIN EARLE AND JEANNIE MARIE EARLE** who, on the basis of the identification provided to me, I believe to be the person named in the within *(or annexed)* instrument, duly sign the instrument;

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

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

SWORN before me at the City of Calgary in the Province of Alberta this 15 day of June, 1998.

A Commissioner for Oaths in and for the Province of Alberta

ROBERT G. DAVIDSON
My Commission expires
July 03, 1999

(Signature of witness name)

AR 331/88

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AFFIDAVIT VERIFYING CORPORATE SIGNING AUTHORITY

CANADA)
PROVINCE OF ALBERTA)
TO WIT:)

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

MAKE OATH AND SAY THAT:

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

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

SWORN BEFORE ME at the City of Calgary,
in the Province of Alberta,
this 18 day of JUNE, 1998.

A Commissioner for Oaths in and for the
Province of Alberta
RAYMOND ANTHONY PASQUINI
A Commissioner for Oaths
In and for the Province of Alberta
My Commission Expires June 17/99

AFFIDAVIT OF EXECUTION

CANADA)
PROVINCE OF ALBERTA)
TO WIT:)

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

MAKE OATH AND SAY THAT:

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

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

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

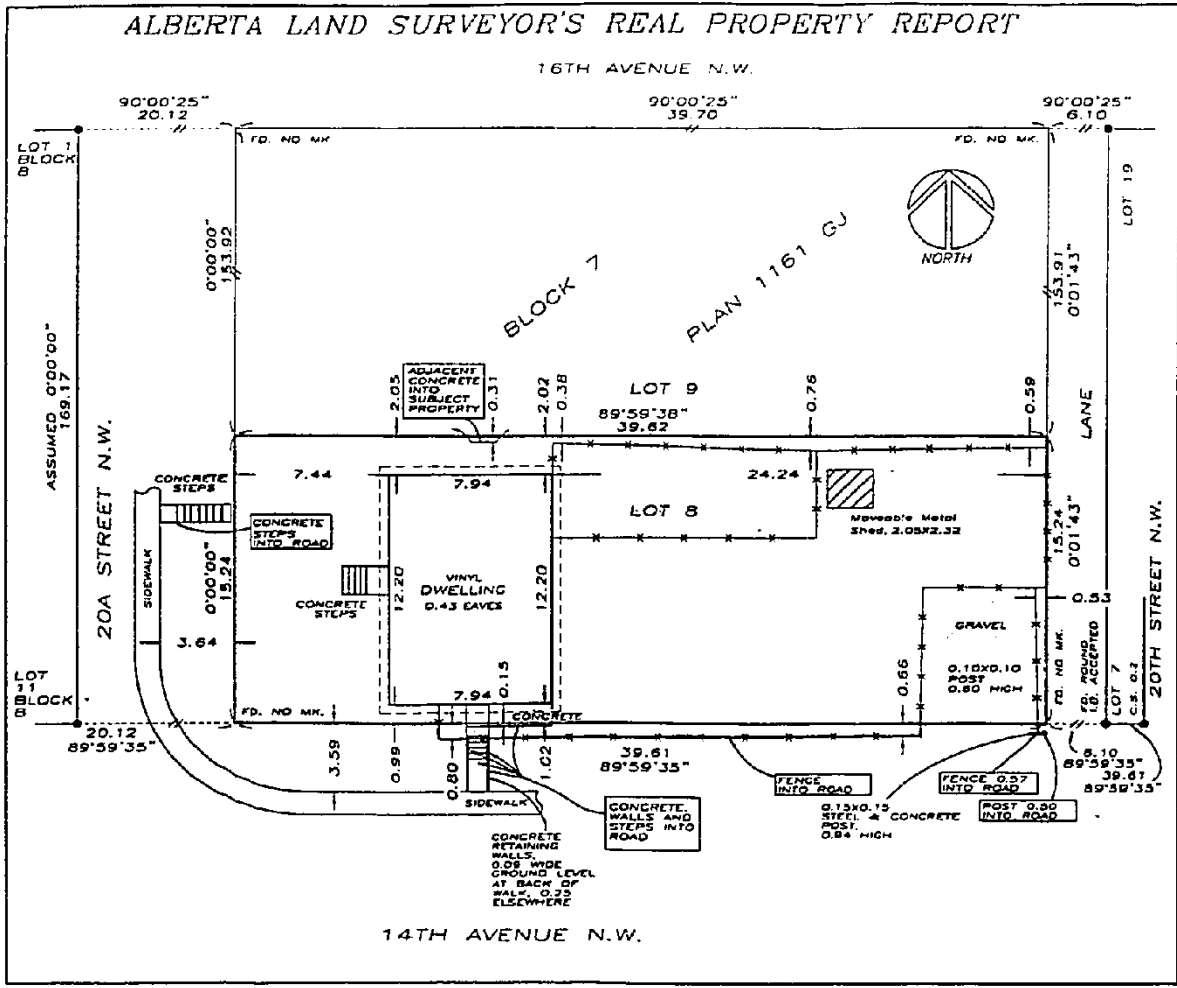
SWORN BEFORE ME at the City of Calgary,
in the Province of Alberta
this 18 day of JUNE, 1998.

) Witness

A Commissioner for Oaths in and for the
Province of Alberta
KATHERINE ANN STANGNESS
A Commissioner for Oaths
In and for the Province of Alberta
My Commission Expires Nov 11 99

SDAB2026-0161

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



LEGAL DESCRIPTION :

LOT 8
BLOCK 7
PLAN 1161 GJ (the "Property")

CLIENT : EARLE (the "Client")

CIVIC ADDRESS :

1504 20A STREET N.W.
CALGARY, ALBERTA

Date of File Search : APRIL 27 ,1998 : Title No. 901 243 722
Date of Survey : APRIL 28 ,1998.

CERTIFICATION :

I hereby certify that this report was prepared and performed under my personal supervision and in accordance with the Manual of Standard Practice of the Alberta Land Surveyors' Association and supplements thereto. Accordingly within those standards as of the date of this Report, I am of the opinion that :

1. the Plan illustrates the boundaries of the property, the permanent visible improvements situated thereon (the "Improvements"), registered easements, rights-of-way and other registered instruments affecting the extent of the title to the properties;
2. the Improvements are entirely within the boundaries of the property; EXCEPT WALLS, FENCES, STEPS, CONCRETE AND POST INTO ROADS AS SHOWN.
3. no visible encroachments exist on the Property from any improvements situated on an adjoining property; EXCEPT ADJACENT CONCRETE ON LOT 9 INTO SUBJECT PROPERTY AS SHOWN.
4. no visible encroachments exist on registered easements, right-of-way or other registered instruments affecting the extent of the property.

LEGEND :

SCHEDULE "A"

All dimensions are in metres and decimals thereof.
Statutory Iron Post found shown thus : ●
Iron Bar found shown thus : ◆
c.s. denotes counter sunk.
Unless otherwise specified, the dimensions shown relate to distances from property boundaries to extent of the foundation walls only at the time of the survey.
Fences are within 0.20 metres of property line unless otherwise noted.
Fences shown thus : ——x——x——
Eaves are dimensioned to the fascia line
Subject property is outlined thus : ————

PURPOSE :

This Report has been prepared and performed only for the benefit of the Client, the Client's purchaser (if this was prepared to facilitate a sale) and any of their legal advisors and lenders/mortgagees. Copying is permitted only for the benefit of these parties. Where applicable, registered easements, utility rights-of-way, and other registered instruments affecting the extent of the property have been shown on the attached Plan. Unless otherwise shown, property corner markers have not been placed during the Survey for this Report. The Plan should not be used to establish property boundaries due to the high degree of risk of the user making an error in measurement.

Dated at Calgary, Alberta
this 30 day of APRIL 1998.

William Pang, A.L.S.
(Copyright reserved)

ALBERTA LAND SURVEYORS' ASSOCIATION PERMIT NUMBER P164 W. PANG SURVEYS INC

Report not valid without original signature (blue), and original W. Pang Surveys Inc. stamp (red).

SCALE= 1:200

0 1 2 3 4 5 10m

© COPYRIGHT W. PANG SURVEYS INC. 1998

W. PANG SURVEYS INC.
701, 2713 - 17th Avenue S.E.
Calgary, AB T2E 0A6
TEL: 242-6040
FAX: 242-8017

FILE: 98-1875 Drawn by: P.N.

961-161370.007

SDAB2026-0161

981-151270-005

Dated: June 8, 1998

BETWEEN:

THE CITY OF CALGARY

- and -

ROBERT BODKIN EARLE
JEANNIE MARIE EARLE

ENCROACHMENT AGREEMENT

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

LAWYER:
FILE NO.

CORPORATE PROPERTIES GROUP
FILE NO. 569570

SDAB2026-0161

CAVEAT

FORBIDDING REGISTRATION

TO THE REGISTRAR OF THE SOUTH ALBERTA LAND REGISTRATION DISTRICT

Take Notice that **ROBERT BODKIN EARLE AND JEANNIE MARIE EARLE**
in the Province of Alberta
claims a statutory interest under and by virtue of an Encroachment Agreement made in writing between **The City of Calgary** and **ROBERT BODKIN EARLE AND JEANNIE MARIE EARLE** dated JUNE 8, 1998 and entered into pursuant to Section 72.3 of the Land Titles Act (Alberta) (a true copy of which is attached)

PLAN 1161GJ
BLOCK 7
LOT 8
EXCEPTING THEREOUT ALL MINES AND MINERALS

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

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

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

DATED this 18 day of JUNE A.D. 1998

ROBERT BODKIN EARLE AND JEANNIE MARIE EARLE
By its agent in that behalf

David Jacobs
Manager of Sales & Leasing
The City of Calgary

981-161370.009

98118370 REGISTERED 1998 06 20
CAVR - CAVEAT
DOC 1 ORR#: 782228 ADR/CKOSOWAN
LINC/S: 0014702758

I, **David Jacobs** , Manager of Sales & Leasing, The
ce of Alberta) City of Calgary
To Wit:) in the Province of Alberta
Agent for **ROBERT BODKIN EARLE AND JEANNIE MARIE EARLE**
) make oath and say:

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

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

RN at The City of Calgary)
)
Province of Alberta) **David Jacobs**
) Manager of Sales & Leasing
The City of Calgary

Agent for **ROBERT BODKIN EARLE AND JEANNIE MARIE EARLE**

this 18 day of JUNE A.D. 1998

A Commissioner for Oaths in and for the Province of Alberta

KATHERINE ANN STANGNESS
A Commissioner for Oaths
In and for the Province of Alberta
My Commission Expires Nov 17, 99

CAVEAT
FORBIDDING REGISTRATION

THE CITY OF CALGARY

- AND -

ROBERT BODKIN EARLE AND JEANNIE MARIE EARLE

REAL ESTATE SERVICES FILE NO: 569570

Dr.kamal Daniel and Dr. Karl Philip
owner(s)
manar kirollos
contact name
1615 21A street NW calgary AB T2N 2M7
[redacted]
contact email

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

To Whom It May Concern,

With regards to 1504 20A street NW Calgary AB
property address

Please be advised that I, Kamal Daniel and Karl Philip are
full name
am:

(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

Abanoub development ltd
agent or company name
and/or its agent Manar kirollos
applicant, consultant, contractor (if applicable)

to apply for any and all Development permit and building permit
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.

March,04,2026
date signed

signature of owner

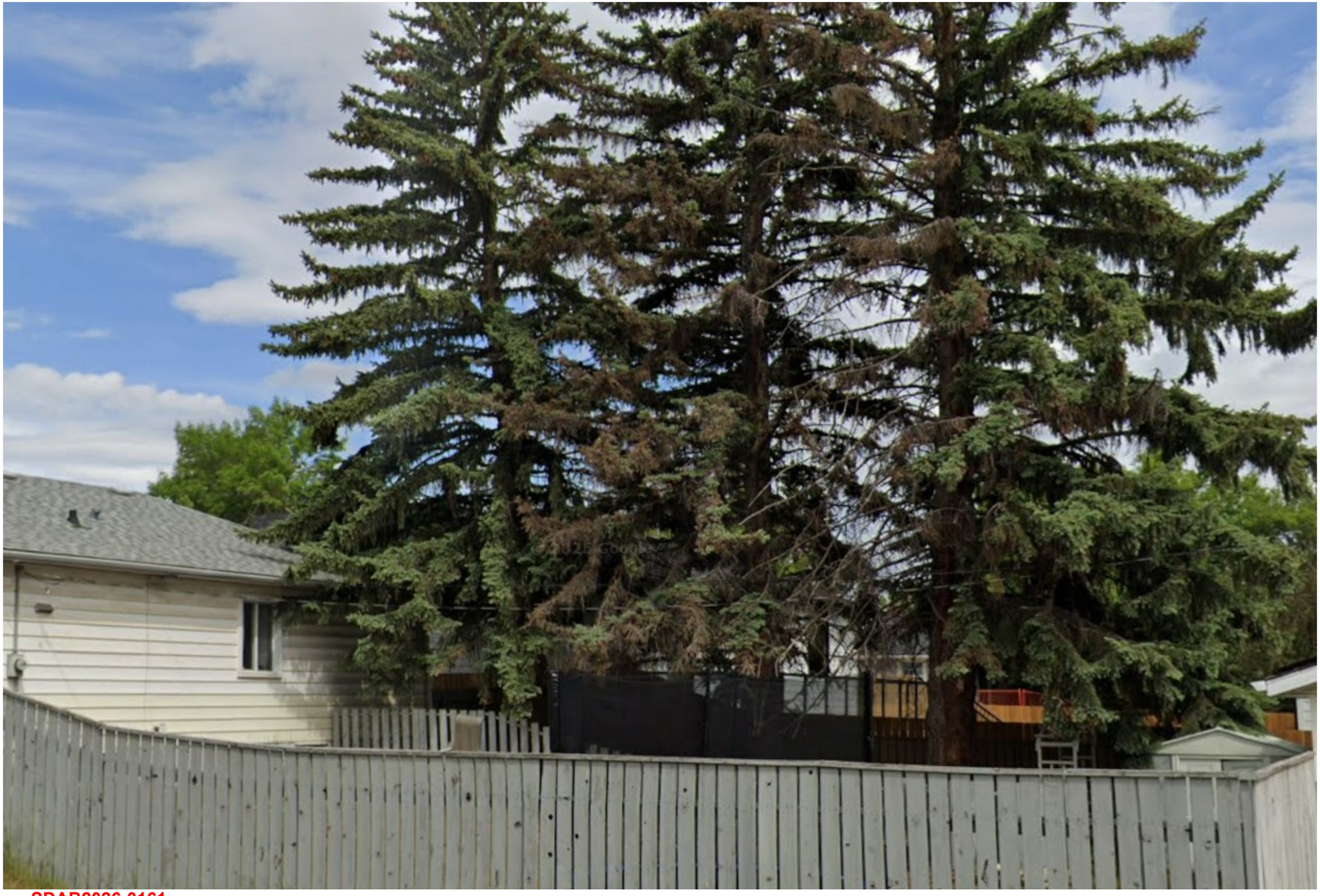
Kamal Daniel
name of owner (printed)

Karl Phillips

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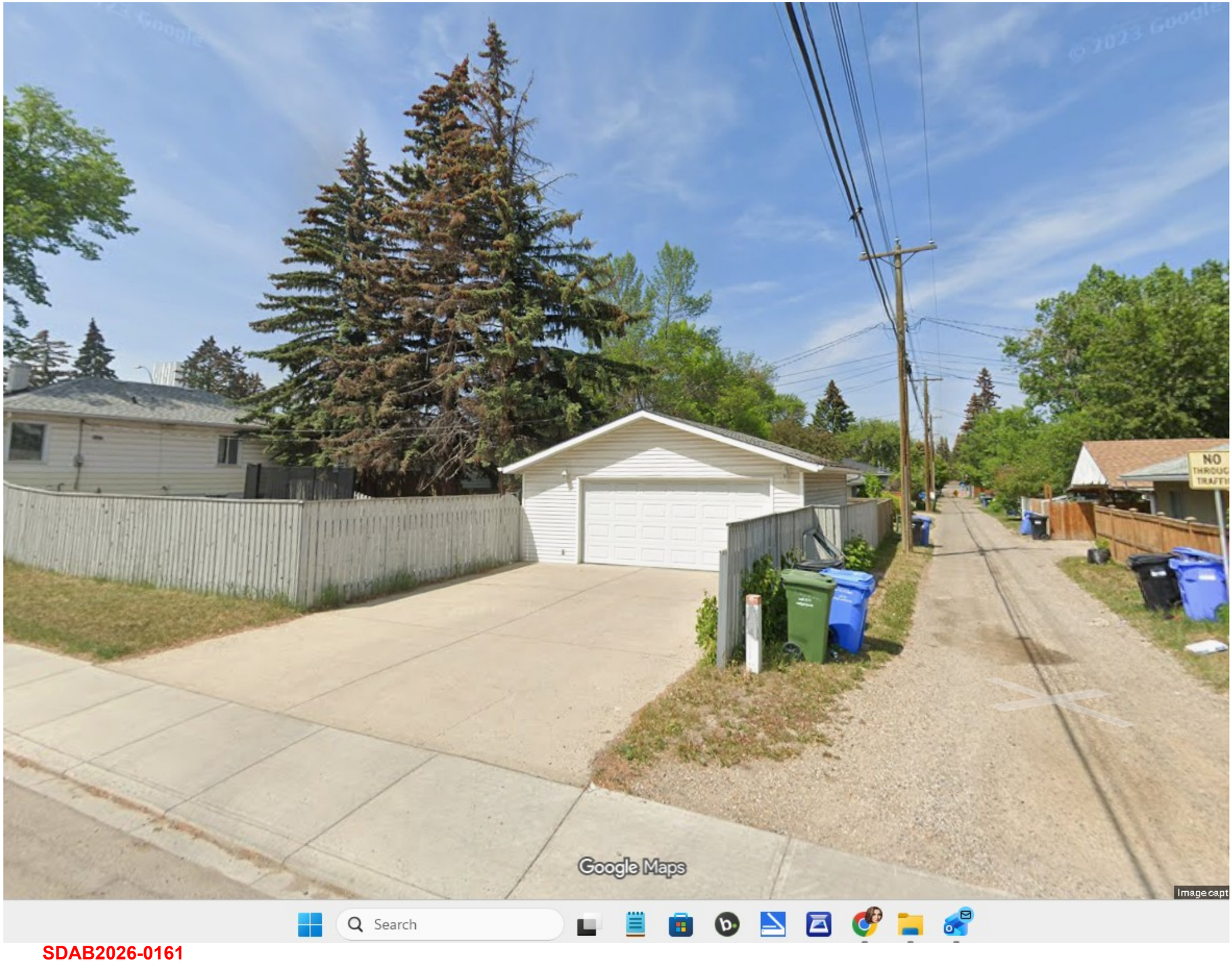



Share




Share


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Search




Google Maps
Image capture: Jun 2024

Updated 2016 July 15

Abandoned Well Declaration

Application # _____
for office use only

Site Address: 1504 20A street NW Calgary AB

Legal Description: Plan#1161GJ Block#7 Lot#8

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 Abanoub Development ltd Contact Person manar kirollos

   Address 1615 21A street NW Calgary AB T2N 2M7

   Phone [redacted]

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

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

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

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

March 05,2026

Date

Applicant Signature

Manar kirollos

Applicant Name (Please Print)

Abanoub Development ltd

Company Name (Please Print)

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Map Results



Legend

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

© Government of Alberta

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

Wednesday, March 04, 2026 14:33:36 -07:00

0.5 0.23 0.5 Kilometers
0

Map Scale: 1: 9,028

Alberta Government
GeoDiscover Alberta

SDAB2026-0161

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: Abanoub development ltd

Phone: [redacted]

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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Updated 2016 June 15

Site Contamination Statement

Application # _____
for office use only

Site Address: 1504 20A street NW Calgary AB

Legal Description: plan#1161GJ Block #7 lot#8

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

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

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

   If yes, please provide copy(s).

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

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

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

   If yes, please provide a brief description:

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

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

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

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

   If yes, please describe:

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

   If yes, please provided a brief description:

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

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

March 16,2026
Date

Applicant Signature

manar kirollos
Applicant Name (Please Print)

Abanoub development ltd
Company Name (Please Print)

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

Climate Resilience Inventory – Development Permits

PL 1325 (R2025-09)

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

PURPOSE

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

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

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

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

For assistance, please contact CPclimate@calgary.ca.

SECTION 1: APPLICATION INFORMATION

Please provide the following:

Site Address: 1504 20A street NW Calgary AB

SECTION 2: ENERGY AND CARBON

Q1: Please indicate, if known, what performance tier of the National Energy Code of Canada for Buildings (NECB) or the National Building Code – Alberta Edition (NBC-AE) the proposed development will achieve. Please round down if the proposed development falls between tiers.
Please only select one response in only the column corresponding to energy code compliance for the type of building being proposed. For more information about which energy code the development is subject to, please see User Guide Section 2: Energy and Carbon.

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

National Building Code – Alberta Edition (developments under 300m²)	National Building Code – Alberta Edition (developments over 300m²)	National Energy Code of Canada for Buildings
☐ Tier 1 (≥ 0% improvement over reference building)	☐ Tier 1 (≥ 0% improvement)	☐ Tier 1 (≥ 0% improvement)
☐ Tier 2 (≥ 0% improvement)	☒ Tier 2 (≥ 10% improvement)	☐ Tier 2 (≥ 25% improvement)
☐ Tier 3 (≥ 10% improvement)	☐ Tier 3 (≥ 20% improvement)	☐ Tier 3 (≥ 50% improvement)
☐ Tier 4 (≥ 30% improvement)	☐ Tier 4 (≥ 40% improvement)	☐ Tier 4 (≥ 60% improvement)
☐ Tier 5 (≥ 60% improvement)	☐ Tier 5 (≥ 70% improvement)	
☐ Unknown		

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

☐ Net Zero Home Label – Canadian Home Builders' Association

☐ Net Zero Ready Home Label – Canadian Home Builders' Association

☐ Passive House Canada Certified Building

☐ Passive House Institute US Certified Building

☐ CaGBC Zero Carbon Building

☐ BUILT GREEN High Density Program Gold or Platinum certification

☐ BUILT GREEN Single Family Program Platinum or Net Zero Energy+ certification

☐ Other: _____

☒ Not seeking certification

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

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

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

Q4: If a renewable or non-emitting energy source is not proposed to be included, please indicate if the development is proposed to be **solar-ready**:
☐ Yes
☒ No

Q5: Please indicate whether the development is proposed to connect to a **district energy system**:
☐ Yes, the development is proposed to connect to a district energy system
☒ No, the proposed development will not connect to a district energy system

SECTION 3: ELECTRIC VEHICLE CHARGING

Q1: Please indicate how many parking stalls are intended to have each of the following:
For more information about electric vehicle (EV) charging terms, please see the User Guide Section 3: Electric Vehicle Charging

☐ Level 2 EV capable: _____ stalls
☐ Level 2 EV ready: _____ stalls
☐ Level 2 EV installed: _____ stalls
Total parking stalls provided: 0 _____ stalls

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

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

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

SECTION 4: CLIMATE RESILIENT MATERIALS AND DESIGNS

Q1: Please indicate, if known, the material used for roofing:
If more than one material is used, please indicate the material that covers the largest area.
☒ Standard asphalt shingles
☐ **Class 4 impact resistant** asphalt shingles
☐ Other (rubber, wood, metal, concrete, etc.): _____
☐ Unknown

Q2: Please indicate, if known, the material used for siding for the development:
If more than one material is used, please select the material that covers the largest area.

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

SECTION 5: LANDSCAPING

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

☒ Existing trees: 0 trees
☒ Trees retained: 7 trees

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

3 trees

Q3: Do the plant species indicated in landscaping plans consist of **climate resilient vegetation**?
☒ All species indicated in the landscaping plan are climate resilient
☐ Some species indicated in the landscaping plan are climate resilient
☐ No species indicated in the landscaping plan are climate resilient

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

89 %

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

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

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

☐ Yes
☐ No
☐ Unknown/Undecided

SECTION 6: STORMWATER MANAGEMENT

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

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

SECTION 7: FOOD RESILIENCE

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

☐ Yes
☒ No
☐ Unknown

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

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

Community Outreach Assessment Tool

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

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

COMMUNITY IMPACT	1 Point	2 Points	3 Points	Enter Values
How similar is your project to what already exists in the community?	Similar projects exist in the community and is a low level of change for community.	Community is not that familiar with this project type and will be a moderate change.	Major change or redevelopment being proposed and likely a big change for the community.	1
What is the duration of your project (to occupancy)?	Under 2 years	3 - 5 years	5 + years	1
How broadly will this project impact the surrounding community?	Likely to affect immediate neighbours.	Could have an impact within a few blocks.	Likely to have an impact community - wide.	1
How common is redevelopment within the community?	Redevelopment is common in community.	Moderate redevelopment has occurred.	Little to no redevelopment has occurred.	1
TOTAL				4
COMMUNITY COMPLEXITY	**1 Point**	**2 Points**	**3 Points**	**Enter Values**
How do you anticipate the community will react to this project?	Little attention - project unlikely to be a public issue.	Anticipate there will be some attention. Disagreement or differing opinions are expected.	Anticipate this to be a highly sensitive issue.	2
How inclined will the community be to accept this project?	Likely minimal to no issues anticipated.	Some issues anticipated.	Many issues are anticipated.	2
What level of influence does the community have over project decisions?	No decisions open for input, willing to inform the community of project details.	Willing to listen to community and learn about their ideas and respond where possible	Willing to collect input to influence specific project decisions.	2
TOTAL				6

IMPACT SCORE

4 to 6	1
7 to 9	2
10 to 12	3

COMPLEXITY SCORE

3 to 5	A
6 to 9	B

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

Your Project's Score: 1 B

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

*For an overview of outreach tactics and techniques you could consider, click here.

calgary.ca/planningoutreach

19-00155896

Mon, May 18 at 11:57 AM

1504 20A street NW

From these photos, I can point out several **visible warning signs** that suggest this tree should be assessed by a certified arborist soon. I can't diagnose it definitively from photos alone, but these stand out:

Basal **cavity / opening at the trunk flare**

- At the base of the trunk (front center in the first photo), there's a noticeable hollow/opening where the trunk meets the ground. This can indicate **internal decay**, especially in older trees, because rot often starts where moisture collects at the root flare.

- **Large wound / bark damage**
  - On the lower right side of the trunk, there appears to be a long vertical strip where bark is missing or damaged.
  - Exposed wood and old wounds are entry points for decay fungi/insects.
- **Multiple co-dominant stems (split trunk structure)**
  - The tree divides into several large upright trunks from one base.
  - This structure can be weak, especially if those trunks have **included bark** (bark trapped between stems), which can cause splitting during storms.
- **Sparse/dead upper branches**
  - The second photo shows a lot of bare canopy while nearby trees have leafed out.
  - If this photo is current and the season is already late spring in your area, that suggests **possible crown dieback** or declining health.
- **Exposed root flare with sparse grass** The soil around the base looks raised/exposed, which can be normal for a mature tree, but combined with the cavity it may mean stress around the root system.**Most serious issue** The **hollow/cavity at the base** is the biggest red flag. A tree can survive with some hollowing, but when it's at the trunk base, that's where structural strength matters most.
  - an stress around the root system.







This additional photo makes the situation more concerning.

- **The canopy is still almost entirely bare**, while the surrounding deciduous trees in the background are already leafing out.
- That usually means one of two things:

1. The tree is **significantly delayed and stressed**, or
2. Much of it is **dead or in severe decline**.

In this photo, the bad signs are:

1. **Extensive crown dieback**
   - Many upper branches appear lifeless and brittle-looking.
   - The fine twigs are sparse, which often means those branch tips are dead.
2. **Uneven vitality**
   - A few small lower shoots may still be alive, but the main crown appears dormant compared with neighboring trees.
   - When a large mature tree leafs out only sparsely or from lower branches, it can indicate the root/trunk system is failing.
3. **Large co-dominant stems + dead crown**
   - Since this tree has multiple major trunks and a likely hollow base (from your first photo), dead wood up top increases the risk of a large limb or stem failure.

My assessment from all 3 photos

This tree appears to be in **advanced decline**, not just "late to leaf out." A healthy mature tree that size should usually be showing obvious green by the time nearby deciduous trees are greening.

<u>Because it is:</u>

- right beside your house,
- near the sidewalk/street,
- and appears to have both **structural defects + poor canopy health**,

In addition to its declining condition, this tree obstructs visibility at the intersection, creating a potential traffic safety concern. Due to its apparent poor health and the risk of structural failure, it should be removed before it falls and causes property damage or injury. Its removal would also significantly improve visibility and safety for motorists and pedestrians.

Finally, if you notice any of these, it becomes more ***<u>urgent:</u>***

- New cracks in the trunk
- Mushrooms growing at the base
- One trunk moving independently in wind
- Large dead limbs dropping
- Sudden leaning

I added all my notes on your three photos

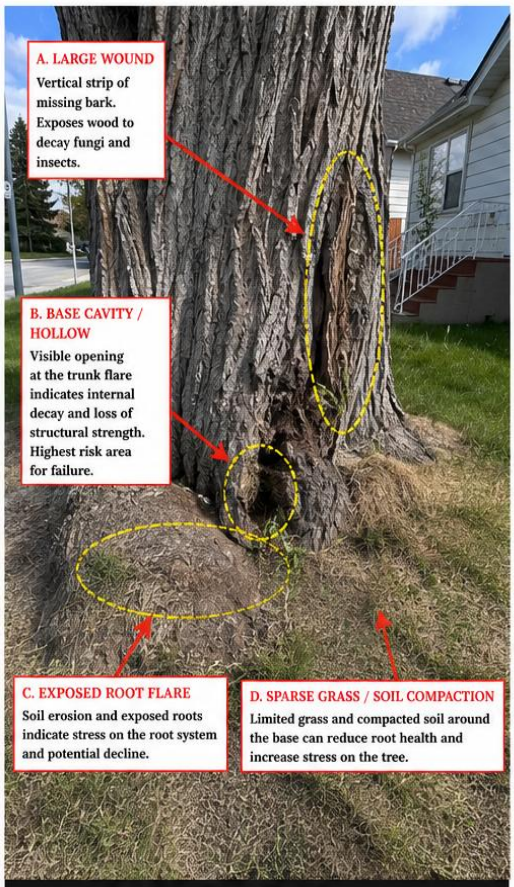


PHOTO 1 – BASE / TRUNK

The base shows advanced decay and structural weakness. This is the highest risk area for failure.

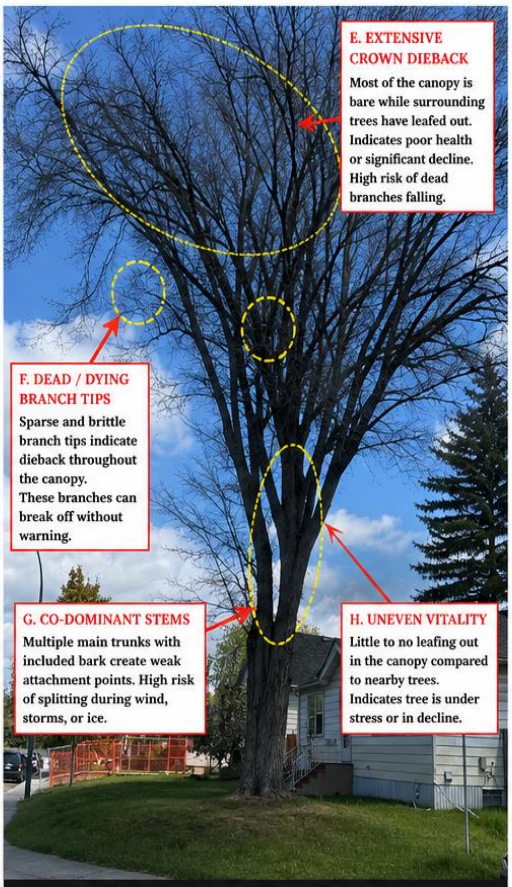


PHOTO 2 – OVERALL TREE / CANOPY

The tree shows significant decline with extensive dieback. Large dead limbs and weak structure pose a high risk.

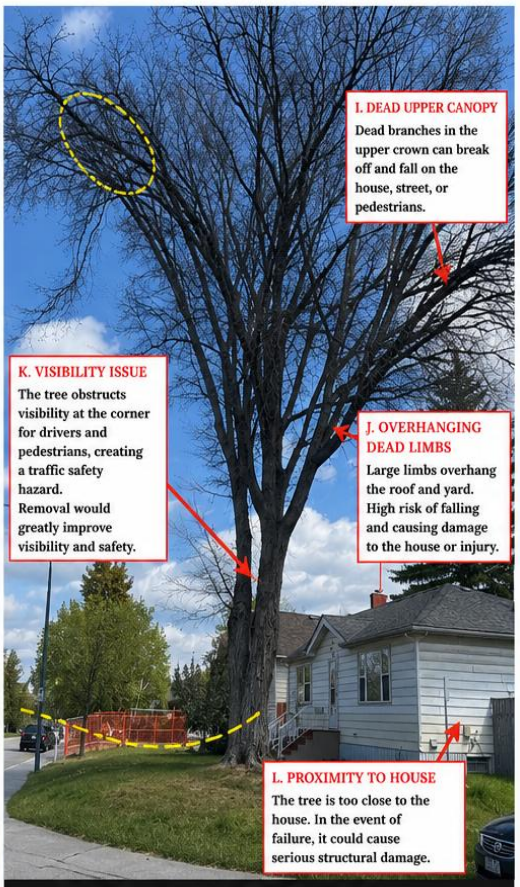


PHOTO 3 – STREET SIDE / VISIBILITY

The tree creates a visibility hazard at the corner and poses a significant risk to the house, street, and public.

OVERALL ASSESSMENT: This tree exhibits multiple high-risk conditions including base decay, co-dominant stems, extensive crown dieback, and dead limbs. The risk of branch failure or total tree failure is high, especially during storms or high winds.

Recommendation: Have a certified arborist inspect the tree in person as soon as possible and consider removal to protect people and property.

Re: DP2026-01438 COMPLETENESS REVIEW - 1504 20A ST NW

Dear Applicant,

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

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

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

Please track your application, using your Job Access Code (JAC) DP2026-01438-41398, at www.calgary.ca/vista.

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

Regards,

SARAH MALLEN
Planner 1
Sarah.Mallen@calgary.ca

www.calgary.ca/PDMap

SDAB2026-0161

Detailed Review 1

ABANOUB DEVELOPMENT
Kironos, Manar

Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2026-01438

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

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

This information must be received, in its entirety, no later than June 20, 2026 . If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at 368-338-7931 or by email at Sarah.Mallen@calgary.ca.

Sincerely,

SARAH MALLEN
Planner 1

Detailed Review 1

DP2026-01438

Detailed Review 1 – Development Permit

Application Number:	**DP2026-01438**
Application Description:	New: Rowhouse Building (1 building), Secondary Suite (3 suites), Accessory Residential Building (garage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	1504 20A ST NW
Community:	HOUNSFIELD HEIGHTS/BRIAR HILL
Applicant:	ABANOUB DEVELOPMENT
Date DR Sent:	April 21, 2026
Response Due Date:	June 20, 2026
Development Applications Review Team	
Planning:	SARAH MALLEN Sarah.Mallen@calgary.ca
Utility Engineering:	BRAD O'KEEFE (403) 966-6846 Brad.O'keefe@calgary.ca
Mobility Engineering:	NABILA HAQUE Nabila.Haque@calgary.ca

General Comments

The proposed development application proposes one (1) rowhouse building, with a total of three (3) dwelling units and three (3) secondary suites, with an accessory residential building to be used as a garage.

The subject site is a corner lot bounded by 20A St NW and 14 Ave NW, located in the community of Hounsfield Heights/Briar Hill. The current land use district for the subject site is 'Residential – Grade-Oriented Infill' (R-CG). The proposed uses are discretionary under the current Land Use Bylaw 1P2007.

Comments on Relevant City Policies

MUNICIPAL DEVELOPMENT PLAN

The Municipal Development Plan (MDP) identifies the subject site as being part of the Urban Main Street area along 16 Ave NW, as seen on Map 1: Urban Structure.
As described under Section 3.4, Urban Main Street areas are intended to provide for a broad mix of residential, employment, and retail uses that are supported by the Primary Transit Network along an Urban Boulevard street type, as defined by the Calgary Transportation Plan.

SDAB2026-0161

RILEY COMMUNITIES LOCAL AREA PLAN

The Riley Communities Local Area Plan (LAP) vision aims to provide a network of connected and celebrated neighbourhoods situated north of the Bow River. With easy access to the Greater Downtown and the Bow River, these communities provide a range of housing options, diverse mobility options, distinct commercial and retail areas flowing from the Kensington Business Area, and a network of inspiring parks and destinations that connect Calgarians.

The Riley Communities LAP identifies the subject site as being part of the Neighbourhood Connector area, as seen on Map 3: Urban Form, with a low-modified scale modifier, allowing up to 4 storey development, as seen on Map 4: Building Scale.'

Additionally, the Riley Communities LAP identifies the site as part of Transition Zone for the Lions Park Light Rail Transit (LRT) Station Area, under Section 2.5.4.1. The subject site is well-serviced by the Lions Park LRT Transit Station, as well as the MAX Orange Bus Rapid Transit (BRT) line, falling within a 600m catchment area for both transit routes. A future transit site is available north of the site along 16 Ave NW. The following policies are applicable:

- 2.5.4(e): Parking relaxations should be supported for development on constrained sites (such as individual lots that cannot feasibly consolidate) to make development more feasible. Where parking relaxations are supported, transportation demand management measures including increased bicycle and mobility alternative storage should be provided.
- 2.5.4(h): Development in Transition Zones should provide connection to adjacent mobility infrastructure to support a comfortable and safe pedestrian and cycling experience and convenient transfers between different transit lines.
- 2.5.4.1(c): Development with the Transition Zone should incorporate slope adaptive design.

Transportation

While the current proposal generally meets the intent of the Neighbourhood Connector typology, there is opportunity to amend the current plans to leverage the strong transit connections in the area. The tandem parking stalls and garage on the current plans show a total of seven (7) spaces, with no opportunities for alternative transportation methods.

The Riley LAP policy has mobility implementation objectives under Section 3.2.2 to prioritize pedestrian and cycling connections and complete missing links to amenities and points of interest across the area - especially to transit station areas. Appendix A identifies the area surrounding the subject site for the following mobility improvements:

- Facilitate transfers between the BRT station on 16 Avenue NW and the Lions Park LRT station by creating direct active mode connections and address missing links between the stations.
- Provide upgrades to lanes in Lions Parks Transit Station Area to address localized grade issues, access, and safety.

Appendix B, Map B1, identifies 14 Ave NW as an enhanced pedestrian corridor. An enhanced pedestrian corridor may include elements such as wider sidewalks, furniture zones, seating, plantings, and other features that support street activity. The enhanced pedestrian network connects key destinations (schools, parks, transit, etc.) and helps identify locations where investment in enhanced intersection crossing treatments is required. Map B2 identifies the area as part of the Primary Cycling Network, meaning the area is identified as a cycling corridor.

The above implementation options demonstrate that the area will receive investment in alternative modes of transportation. Additionally, site design policies under Section 2.4 support secure bicycle parking:

- 2.4.2.1(f): Development should provide secure bicycle parking and other active transportation supportive amenities.

To support this transition, the amended plans should reduce the number of parking stalls and provide secure bicycle parking.

Landscaping, Site, and Building Design

Moreover, there is opportunity to enhance the current building and overall site design. It is recommended to holistically review Section 2.4 of the Riley LAP to align the overall landscaping, site, and building design to the intent of the LAP.

The Riley LAP, under Section 2.4.2.2, gives site-specific direction to the design of corner parcels. The following policy applies:

- 2.4.2.2(j): Building frontages on corner parcels should:
  i. provide well-marked primary entrances along the higher activity street or at the corner;
  ii. provide entrances to uses on both street frontages;
  iii. wrap building features and materials around a building corner.

The current proposal shows the entrances to all units facing 14th Avenue NW. However, no entrances are proposed along 20A Street NW. This does not meet the intention of building design for corner parcels.

Finally, there are opportunities to enhance the proposed landscaping and shared private amenity spaces. The current amenity space design shows as a grass area only. Enhancing the shared amenity spaces is essential for the reasonable enjoyment of outdoor spaces for future residents. The Riley LAP guides new development under Section 2.4 to provide amenity spaces. When these are shared, private amenity spaces, the following policies apply:

- 2.4.2.3(b): Where provided, shared private amenity spaces should be for the use of all occupants of a development and universally-accessible.
- 2.4.2.3(d): Publicly-accessible and shared private amenity spaces should:
  i. be adequately sized to accommodate the anticipated number of users
  ii. be flexible and adaptable to a variety of activities and programming;
  iii. include lighting and furniture;
  vi. provide weather protection to support year round use.
- 2.4.2.3(e): Private amenity spaces should:
  i. be adequately sized to accommodate furniture;
  ii. consider both sunlight and shade access; and,
  iii. provide weather protection to support year-round use.
- 2.4.2.3(f): Publicly-accessible and shared private amenity spaces are encouraged to provide opportunities for urban agriculture.

The current proposal does not provide sufficient softscaping nor sufficient planting. The current landscaping does not meet the intention of Section 2.4 of the LAP. Note that 2.4.2.1(a)(ix) supports the retention of existing, healthy private trees and landscaping. There are several policies in the Riley LAP to exceed the required tree and soft landscaping.

EXTERNAL CIRCULATION COMMENTS

Hounsfield Heights / Briar Hill Community Association
The City is considering comments made by the Hounsfield Heights/Briar Hill Community Association. During the external circulation process, a letter was received from the community association in opposition to the development application.

Reasons given for opposition include:

- Bylaw discrepancies, specific to front setback areas and cantilevers;
- Inaccuracies on submitted plans, specific to street labels and renderings;
- Lack of amenity spaces;
- Lack of greenspace;
- Overall misalignment with Land Use Bylaw 1P2007 and Riley LAP;
- Privacy concerns, specific to sightlines and overlook into adjacent properties;
- Recommendations to amend the plans to move south/west to mitigate shadowing and privacy impacts.
- Removal of the mature tree on-site;
- Shadowing concerns for adjacent properties;
- Tandem parking design; and
- Total lot coverage.

Please see the attached letter from the community association. In response to this detailed review, submit an explanation of how the community association comments were considered and/or incorporated into the amended plans.

Public Feedback

The City is considering comments received from members of the public during the circulation process. A total of two (2) comments were received in support, and a total of 66 were received in opposition.

Reasons given for support include:

- Quality of architectural treatments, specific to the brick façade.

Reasons given for opposition include:

- Building height;
- Compounding traffic congestion and speeding concerns;
- Excessive lot coverage;
- Impacts to infrastructure;
- Impacts to residential street character;
- Impacts to the proposed multi-use pathway along 14th Ave NW and traffic circle along 20A St NW and 14th Ave NW;
- Impacts to the tree canopy;
- Impacts to wildlife;
- Inaccurate street labeling (i.e., the use of Centre St instead of 20A St NW on site plans).
- Insufficient space for garbage and waste management
- Insufficient street parking
- Lack of proposed greenspace;
- Loss of mature trees;
- Nuisance impacts, including noise;

- Overdensification and impacts to neighbourhood character;
- Pedestrian safety and site access;
- Privacy concerns for surrounding homes;
- Recommendation to amend the proposal to a duplex;
- Recommendation to retain the existing mature tree at the corner of 14th Ave NW and 20A St NW;
- Scale and massing of the proposed building;
- Shadowing impacts onto adjacent properties; and,
- Winter maintenance, specific to ice formation and snow removal.

In response to this detailed review, submit an explanation of how public comments were considered and/or incorporated into the amended plans

Bylaw Discrepancies		
Regulation	**Standard**	**Provided**
537 Building Setback from Front Property line	The minimum building setback from a front property line is 3.0m	Plans indicate the West setback is 2.39m (-0.61m).
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.	Plans indicate the West eave projects 0.76m (+0.16m) into the West setback area.
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. (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;	Plans indicate the building depth is 65.30% (+0.30%) or 25.86m (+0.16m). Plans indicate the North setback is 2.16m (-0.84m).
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	Plans indicate the parcel coverage is 54.72% (+4.72%) or 330.21sm (+28.46sm).

	Single Detached Dwelling, Cottage Housing Cluster, Rowhouse Building, Semi-Detached Dwelling, Single Detached Dwelling or Townhouse is: (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;	
542 Landscaping Requirements	(3) All areas of a parcel, except for those portions specifically required for motor vehicle access, motor vehicle parking stalls, loading stalls, garbage facilities, or any purpose allowed by the Development Authority, must be a landscaped area.	Plans indicate gravel; gravel is not an acceptable hard landscaped material. Plans indicate undefined grass and gravel areas, bylaw check unable to differentiate.
542 Landscaping Requirements	(4) All setback areas adjacent to a street, except for those portions specifically required for motor vehicle access, must be a landscaped area.	Plans indicate the waste and recycling is within the South setback area.
542 Landscaping Requirements	(5) Amenity space provided outdoors at grade must be included in the calculation of a landscaped area.	Plans indicate 3.50% (-26.50%) or 7.18sm (-54.35sm) of soft landscaped area.
542.2 Planting Requirements	(2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0m² of parcel area.	Plans indicate 0 (-17) shrubs provided on site.
546.2 Bicycle Parking Stalls	(1) The minimum number of bicycle parking stalls – class 1 is calculated based on the sum of all units and suites at a rate of 1.0 stall per unit or suite where a unit or suite is not provided a motor vehicle parking stall located in a private garage.	Plans indicate 0 (-3) bicycle class 1 parking stalls.
540.1 Fences	For a Rowhouse Building, the height of a fence above grade at any point along a fence line must not exceed: (a) 1.2 metres for any portion of a fence extending between the foremost front façade of the immediately adjacent main residential building and the front property line;	Plans indicate 1.80m (+0.60m) high fences between the adjacent building front façade and the West property line.
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: (b) a Dwelling Unit where the stall is	Plans indicate the parking stall depth is 5.79m (-0.11m).

	provided in a private garage intended to be used for the occupants of only one Dwelling Unit.	
345 Accessory Residential Building	(6) The height of an Accessory Residential Building must not exceed: (b) 3.0m at any eaveline, when measured from the finished floor of the building	Plans indicate the eaveline height is 3.05m (+0.05m).

Prior to Decision Requirements

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

Planning

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

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

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

2. Amend plans to address the bylaw discrepancies noted on page(s) 6 to 8 of this document. Alternatively, provide planning rationale in a written submission supporting any proposed relaxations to address the bylaw discrepancies noted on page(s) 6 to 8 of this document.

3. Complete and submit a copy of the Community Outreach Assessment Tool to determine the approach and tactics for applicant-led public outreach. The City of Calgary recommends outreach to reduce potential conflict and surprises in order

to save time and mitigate unanticipated costs. More information is available at the Applicant Outreach Toolkit website.

4. Amend the plans to pivot the corner unit to front onto 20A St NW, in alignment with LAP policies 2.4.2.2(j)(i-iii).

   Label the proposed units in sequential order (i.e. Unit 1, Unit 2, Unit 3, etc.) on all pages on the amended plans, where applicable.

5. Amend the plans to clearly demonstrate how shared common amenity spaces will be accessed by residents in all units and secondary suites. For the shared amenity spaces, demonstrate how they are universally accessible for all units and secondary suites, in alignment with policy 2.4.2.3(b, d, e, f) of the LAP. Enhanced common amenity areas provide meaningful opportunities for social interaction, recreation, and/or relaxation, and support overall livability.

   Consider the Land Use Bylaw S.339.1 exempts porches from parcel coverage (where all subsections of the bylaw are met) to provide for more usable amenity spaces. Alternatively, private amenity space can be enhanced through landscaping, seating, furniture and privacy screening.

6. Amend plans to specify all sodded areas are planted with a drought tolerant grass species.

7. Amend the plans to provide low impact development features to help manage water onsite, such as rain gardens, bioswales, underground cisterns and other rainwater harvesting infrastructure, and permeable pavement.

8. Amend the plans to replace the Columnar Swedish Aspen with other deciduous tree options such as: Toba or Snowbird Hawthorn (Crataegus x mordenensis 'Toba' or 'Snowbird'), Autumn Brilliance Serviceberry (Amelanchier grandiflora 'Autumn Brilliance'), Gladiator crabapple, Strathmore flowering crabapple, pyramidal Mountain Ash. Label the new trees accordingly in the landscaping schedule.

   Swedish Aspen trees have a high mortality rate due to numerous diseases and pests including poplar borer, cytospora canker, bronze leaf, hypoxylon, aphids, leaf roller and more. Such diseases and pests cause a range of issues from aesthetic/nuisance to complete tree failure/death. We suggest choosing an alternate tree species for private plantings and encourage choosing hardy drought tolerant trees that do well in Calgary, from our Low Water Tree and Shrub Tables in the Land Use Bylaw 1P2007, Section 556.

   More information for hardy drought tolerant tree and shrub species on the City's YardSmart Trees and Shrubs website

9. Amend the plans to enhance the proposed landscaping on site, in alignment with landscaping and site design policies under the Riley LAP, 2.4.2.1 and 2.4.2.4. Clear delineation of landscaped spaces (i.e. amenity spaces, lanes, walkways, etc.) must be provided. All surface materials must be clearly labelled.

   Amend the plans to label the existing trees on site. Indicate in the tree shrub schedule each tree or shrub as T1, S1, T2, S2, etc. Label each tree and shrub as

existing (to be retained/removed) or to be planted. If the existing mature landscaping cannot be retained, provide a rationale.

10. Amend the plans to show where on the site shrubs will be planted. The current plans only show trees on the site plan.

11. Amend the renderings to ensure the landscaping and floor plans align with the proposed rendering. For example, the renderings show shrubs and planters along the frontage of 14th Avenue NW. However, the tree and shrub schedule show Swedish Columnar Aspen and Green Ash trees. Ensure secondary suite entrances are clearly articulated in the amended renderings.

12. Amend the plans to show the location of the encroachment agreement listed on the submitted land title.

13. Amend the plans to enhance overall consistency and readability. Several discrepancies were flagged during the bylaw check process. Enhancing the overall consistency and readability in amended plans will allow for more efficient and accurate bylaw check and may resolve discrepancies.

    - Amend the plans to provided clear dimensions for all relevant edges and setbacks of the parcel and proposed building.

    - Amend the plans to provide internal dimensions in the floor plan. Note that the bay window notes on site plan does not match width noted in the floor plans.

    - Amend the plans to add the roof peak geodetic to the amended plans. Include on all pages with exterior elevations.

    - Amend the plans to provide clear floor dimensions.

    - Amend the plans to provide existing/proposed geodetics at all significant corners of the parcel and building. Geodetic reference points are provided at the rear of the proposed building but are not shown on the front of the proposed building/parcel.

    - Amend the proposed site plan to include the title "Proposed". Two site plans were included as part of the submission package, one for "Existing Site Plan" and one for "Site Plan". Changing the titles will provide greater clarity.

    - Ensure dimensions are accurate and provide calculations for parcel coverage. The site plan and floor plan area are not equal to the provided dimensions.

14. A preliminary review for compliance with the National Building Code 2023 Alberta Edition has been completed based on the submitted application. Please see the advisory comments from Building Services.

15. Amend the plans to provide Class 1 bicycle parking. Per the LAP, the subject it is located within two catchment areas of the primary transit network. The site is complimented by adjacent alternative transportation modes.

Consider removing the external storage indicated on the site plans to support Class 1 bicycle parking.

16. Amend the plans to include additional information about the exterior building materials. Include the colour, finishings, and treatments of each building material used.

17. **Office of Urban Design**

Amend the plans to locate the waste and recycling area so it does not front onto the public sidewalk/ street. Consider moving the area to the other side of the garage

18. Amend the plans to incorporate rooftop solar photovoltaic (PV) panels or provide a written rationale for why it cannot be included. If not feasible, amend the plans to indicate the development shall be solar ready.

19. Amend the plans to incorporate a minimum 160 litre rain barrel on a hard surface base equipped with a bottom spigot and overflow hose attached to each downspout to allow rainwater harvesting for landscaping irrigation.

Include details of the rain barrel, such as size, design, and placement on the amended plans.

Utility Engineering

20. Amend the plans to:

Utility Specialists - Water Servicing
a. Indicate an adequate water meter area where the services (50mm and smaller) enter the building,
b. Indicate an adequate water meter area where the services enter the building,
c. Indicate and dimension a minimum 2.0m vertical clearance for the proposed water meter room/area on all relevant plans, details and sections,

21. Amend landscaping/site plan to show a minimum depth of 300mm topsoil for all sodded areas and 600mm for shrub and tree beds.

Mobility Engineering

22. 14 Avenue NW is classified as a Collector Street; in accordance with the City's Design Guideline for Subdivision Servicing, 2.0m wide sidewalks on collectors are to be provided.

- Amend plans to show removal and replacement of any substandard sidewalks to meet the minimum requirement and ensure existing and proposed dimensions are shown on plans. Indicate the proposed sidewalk(s) on the plan with adequate linework and hatching, so it can be distinguished between proposed and existing. **Please note that for 2.0m monolithic sidewalk with standard curb the actual sidewalk width is 2.11m.** Dimension the back of walk accordingly. Refer to

Roads Construction 2021 Standard Specifications, Figure 37, File No 454.1013.009. Include a label for each street that says "Removal and replacement of the sidewalk will be constructed at the full expense of the developer."

- Extend sidewalk replacements across any adjacent lanes (driveway crossing for lane access).

- Reconstruct the corner wheelchair ramp at the northeast corner of the intersection of 14 Avenue NW and 20A Street NW to widen the wheelchair ramp and add the tactile plate, in accordance with Roads Construction 2021 Standard Specifications, Figure 42, File No. 454.1013.001 Single Ramp.

Note: Where significant trees are to be retained, existing sidewalk width can remain within the drip line and transition to new width clear of the drip line.

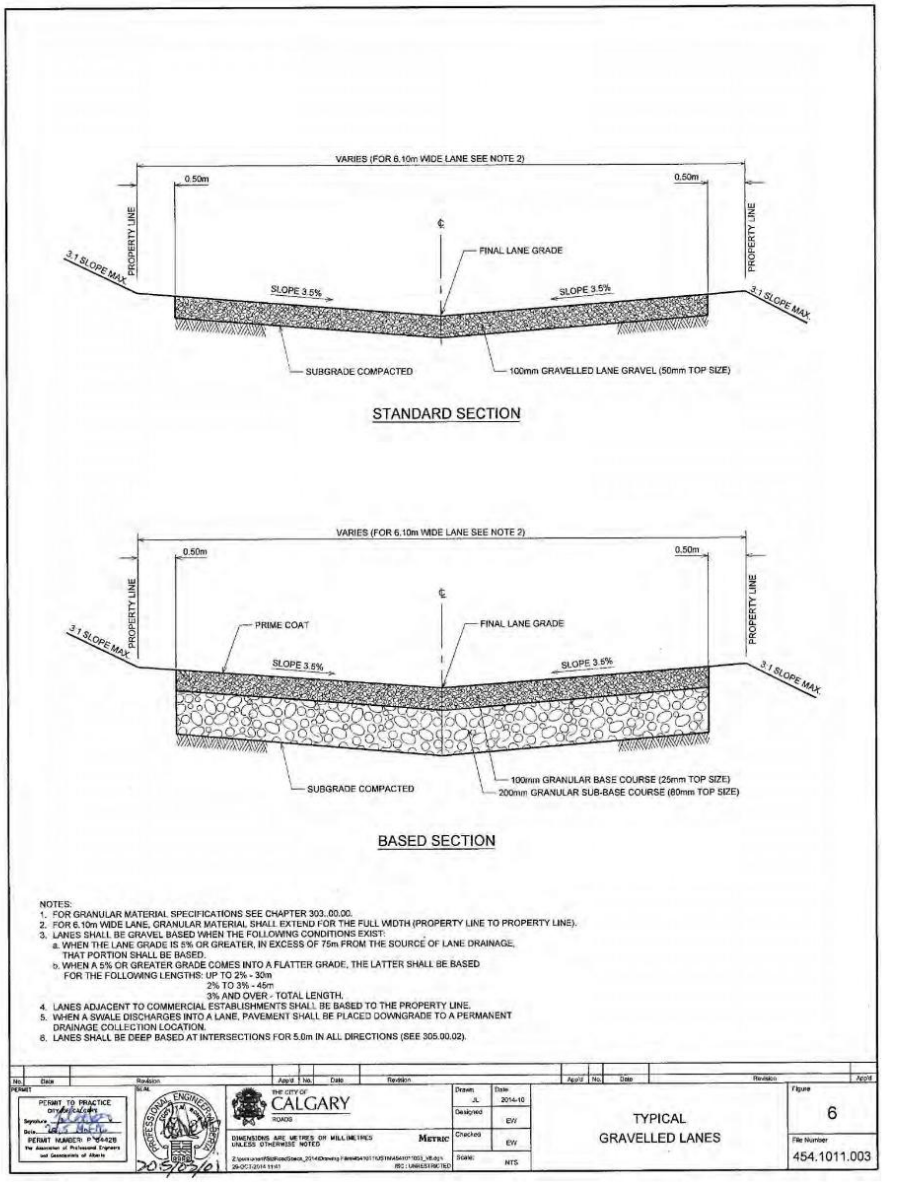
23. Amend the plans to indicate on the drawings the locations of any existing, curb cuts, including any unused driveway.
- At the existing driveway curb cut on 14 Avenue NW, add a label that says "Existing curb cut to be closed and rehabilitated at the developer's expense."

24. Amend the site plans to provide boulevard cross sections with geodetic elevations through the adjacent public roads, 14 Avenue NW (with required sidewalk widening) and 20A Street NW, and into the site. The cross sections shall demonstrate how the site will tie-into approved road and boulevard grades. Grades and elevations must comply with the City of Calgary design standards, ensuring a **2.0%** slope upward from the top of the curb to the property line.
- Provide minimum 2 cross sections along 20A Street NW and 3 along 14 Avenue NW, at critical locations.
- Each cross-section will clearly indicate the existing and proposed dimensions, elevations, and slopes at the following key points: lip of gutter, top of curb, back of sidewalk, property line, and main floor.
- No retaining walls will be permitted within City right-of-way.

25. Amend the site plans to provide a minimum of 3 cross sections through the full width of the lane at key low points or high points. Survey information should be provided at 5.0m and include existing property line elevations along the subject site, the centre of the lane, and the opposing side of the lane. Full grading information is required to confirm if the lane will drain adequately. If drainage issues exist that may result in flooding of the lane or adjacent lots, regrading of the lane may be required. Ensure that the existing lane grades provide positive drainage toward the centre of the lane.

Note: As per the Road Specifications for the gravel lane the cross-fall grade is required to be between 3.5% and 5%. See below image:

Figure 6: TYPICAL GRAVELLED LANES (454.1011.003)



260 2021 ISC: UNRESTRICTED

26. Amend the plans to clearly identify and dimension the proposed garages, including internal metric dimensions measured wall-to-wall. All garage dimensions must meet or exceed the minimum requirements of the Land Use Bylaw.

    Please note that driveways do not qualify as parking stalls and cannot be counted toward the required parking supply. (Please remove the label "Garage" from the concrete driveway adjacent to Unit #3.)

27. Amend the site plans to provide a cross sections for each of the garage parking stalls. Each cross-section should include the following: garage floor elevations both at the front and back, garage apron and adjacent property line elevation. The garage floor should maintain a minimum grade of 2.0%, toward the overhead garage door.

28. Amend the plan to remove the proposed driveway at the far south, as it is not required to meet the Bylaw parking requirement and does not provide access to a garage. Revise this area to soft landscaping or amenity space.



29. Amend the plans to ensure all proposed driveways meet the minimum length of 6.0m, measured from the property line along the intended direction of vehicle travel, in accordance with the Land Use Bylaw.

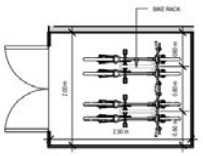
30. For the driveways along the lane, provide a cross section with % grades and corresponding geodetic elevations. The cross section shall include the garage slab elevations, driveway grades and existing property line elevations. A residential driveway shall not exceed 10% on-site. Refer to Roads Specification 454.1010.003.

31. Amend the plans to clearly identify whether the storage areas shown on the site plans for Units #2, #4 and #6 are intended to be dedicated for Class-1 bicycle

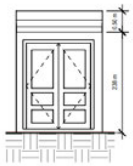
parking. 4. Please provide the dimensions of the Bicycle Storage Lockers / Storage Lockers.

32. Amend plans to provide detail for Class 1 Bicycle Stalls and ensure they meet minimum requirements as per the Land Use Bylaw and City's Bicycle Parking Handbook.

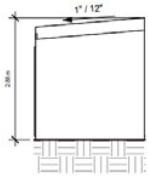
In addition, please include the following:
- Show the internal metric dimensions of Class 1 stalls, and provide rationale for the dimensions chosen. It must be shown that these lockers can fit an average sized, adult bicycle. Mobility recommends the minimum internal locker size of 2.5 m (length) × 1.2 m (width) × 2.0 m (height), consistent with the City of Calgary Bicycle Parking Handbook installation clearances and can accommodate 2 Class-1 bicycle parking stalls with one U-rack installed.
- Indicate the door width and the full extent of the door swing direction.
- Ensure a minimum clearance of 2.0 m between locker doors and any barriers.
- Include both plan view and side view of the bicycle parking stalls.
- Confirm that bicycles can be moved in and out easily, even when other bikes are parked.
- Provide lighting details for the bicycle parking area to support accessibility and CPTED (Crime Prevention Through Environmental Design) measures.
- Bicycle parking is in a secured structure or controlled area and is protected from inclement weather.
- Bicycle parking must be practical and convenient to ensure they offer an effective replacement for vehicular parking.
- Mobility supports the use of enclosed, at-grade Class-1 bicycle parking with racks securely anchored to the ground, as this configuration provides the safest and most accessible accommodation for users of all ages, abilities, and bicycle types. Stacked or vertically mounted bicycle parking systems do not align with the 5A Policy (Always Available for All Ages and Abilities). Please refer to the example provided.



⑦ BIKE STORAGE PLAN
1/4" = 1'-0"



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

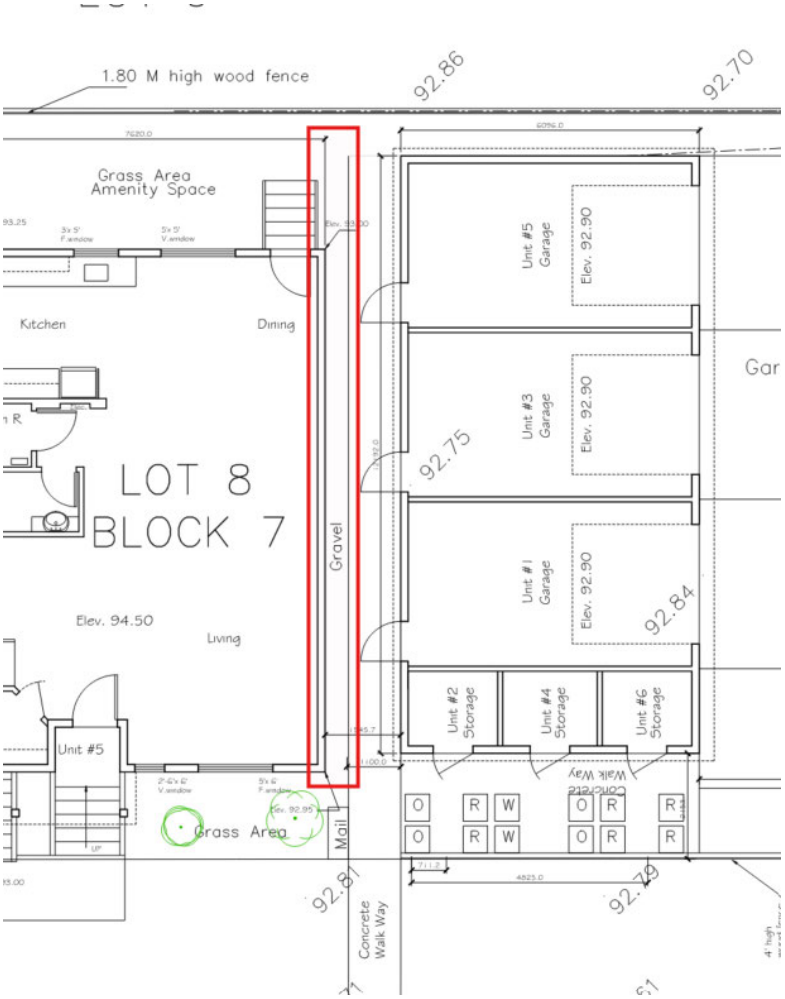


⑨ BIKE STORAGE SIDE ELEVATION
3/16" = 1'-0"

33. Amend the site plans to provide a minimum unobstructed width of 1.5m for internal walkways (including the ones connecting to the public sidewalk) for two-way pedestrian traffic. Common walkways should be universally accessible and barrier-free, providing sufficient pathway width for comfortable use by people with mobility aids, bicycles, strollers and groceries.

Note: Internal pedestrian walkways, also known as pedestrian paths, are designed to provide a safe and clearly designated route for pedestrians to move between buildings, parking areas, and other spaces within the site.

34. Amend the plans to revise this proposed Gravel area (see the image below) to Concrete to widen the pedestrian walkway to 1.5m.



Prior to Release Requirements

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

Planning

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

Utility Engineering

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

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

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

37. Amend the plans to:

    Waste & Recycling Services - General
    a. Provide metric dimensions and scale on all drawings for waste facilities.
    b. Reduce the number of containers to 06.
    Multi-family residential dwelling units produce 0.23 m3 of combined waste per week. This application of 6 dwelling units is expected to produce 1.4 m3 of material per week.
    To reduce the number of carts in the lane, multi-family parcels (more than four dwelling units) may not be eligible to receive 3 carts for each unit from the City of Calgary.

38. After the Development Permit is approved but prior to its release, the landowner shall make payment of off-site levies pursuant to Bylaw 1H2024.
    The off-site levy is based on a 2026 development approval date and on the following:

Phase	Description	Unit(s)
1	1504 20A ST NW	Existing Single: 1/New Grade: 3

    Based on the information above, the preliminary estimate is $8,045.00
    Final estimate and payment instructions will be sent via email upon Development Permit approval.

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

To obtain an off-site levy agreement or for further information, contact the Infrastructure Strategist (DANIELA PAUL-GUTIERREZ at 587-215-6255 or daniela.paul-gutierrez@calgary.ca).

Mobility Engineering

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

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

Roads
a. Removal of existing sidewalk and construction of a new monolithic sidewalk (2.0m) on 14 Avenue NW, including new Curb and Gutter. (Please note, for 2.0m monolithic sidewalk with standard curb the actual sidewalk width is 2.11m)
b. Closure and removal of existing driveway curb-cut on 14 Avenue NW.
c. Construction of a new wheelchair ramp at the northeast corner of the intersection of 14 Avenue NW and 20A Street NW,
d. Construction of a new driveway crossing on 14 Avenue NW (lane access).
e. Rehabilitation of existing driveway crossings, sidewalks, tree trenches, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.

* This application may be eligible for The City of Calgary's Missing Middle Sidewalk Incentive Program. More details are located in the following Advisory conditions of this document.
Missing Middle Sidewalk Incentive Program

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

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

Permanent Conditions

The following permanent conditions shall apply:

Planning

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

42. All rules of Land Use Bylaw 1P2007 apply, subject to any relaxations approved by the Development Authority in this development permit.

43. 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.

44. 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.

45. A development completion permit must be issued for the development before the use is commenced or the development occupied. A development completion permit is independent from the requirements of City of Calgary Building Regulations inspections and permission for occupancy. Request a development completion permit inspection by visiting inspections.calgary.ca or call 403-268-5311.

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

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

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

Utility Engineering

48. The developer / project manager, and their site designates, shall ensure a timely and complete implementation, inspection and maintenance of all practices

specified in erosion and sediment control report and/or drawing(s) which comply with Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control. Any amendments to the ESC documents must comply with the requirements outlined in Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control.

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

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

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

50. The development shall be built and operated in functional compliance with the Stormwater Management measures outlined for the parcel.

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

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

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

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

Mobility Engineering

55. No direct vehicular access is permitted to or from either 14 Avenue NW or 20A Street NW.

56. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Development Engineering. All work performed on public property shall be done in accordance with City standards.

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

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

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

59. 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.

60. 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.

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

62. 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.

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

64. BenchmarkYYC is a free and voluntary program that assists Building Owners and Operators with:

- collecting aggregated, whole-building energy use information;
- creating an ENERGY STAR Portfolio Manager account;
- sharing data to obtain a digital Energy Performance Scorecard;
- monitoring available building retrofit funding and financing opportunities; and
- accessing free and discounted training on building decarbonization.

Continuous benchmarking of your building energy and emissions performance promotes continuous optimization of building systems and can help decision-makers prioritize decarbonization projects while planning capital investments.

Your participation in BenchmarkYYC will also help the City of Calgary further its commitment to our Climate Strategy, while contributing to affordability through potential energy cost savings.

Contact energybenchmarking@calgary.ca to confirm if your proposed development is a suitable candidate for this program.

65. Net zero ready construction standards are encouraged to generate substantial energy and cost savings over the lifecycle of the development, and to align the development with the targets of the Calgary Climate Strategy.

66. Parking Stalls are encouraged to support future electric vehicle charging for each dwelling unit. This may include

- A standard 120 volt outlet (Level 1 charging), or
- level 2 Electric Vehicle Supply Equipment (charger)

67. Dwelling units are encouraged to be 'solar ready' and able to accommodate future installation of rooftop solar photovoltaic systems for electricity generation. A solar ready design typically includes a pathway for electrical wiring from the main electrical panel to the roof area, and should consider Section 64 the Canadian Electrical Code Part 1 concerning "Renewable Energy Systems".

68. Roofing materials are encouraged to meet or exceed the impact of a Class 4 rated roofing system with impact rating for UL2218 or FM4473. Refer to Comparative summary of roof materials webpage.

69. Building Regulation advises the following:

A Building Permit shall be obtained from the Development Approvals and Building Safety Division before construction/change of use or occupancy; a Building Permit is required.

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

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

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

3) Spatial separation for the detached garages will be calculated under 9.10.14. However, a standing posted variance (SPV-003) for the garage construction is available on Calgary.ca. Should you wish to use this variance, the construction

details must be followed exactly and reference to the SPV-003 shall be included on the building permit application drawings.

4) Identify Suite Units on Plans.

70. 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.

71. Tree plantings within City of Calgary boulevards and/or right of ways are subject to approval from Utility Line Assignment and Parks. No person shall plant trees or shrubbery on City Lands without prior written authorization from the Manager, Parks and in the case of walkways, medians, boulevards, and road rights of way, without additional prior written authorization from the Manager, Development Engineering.

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

Utility Engineering

73. The developer is responsible for ensuring that:

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

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

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

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

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

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

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

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

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

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

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

78. Each unit must be individually metered.

79. Ensure that the water service separation from the foundation wall or piles is:
a. 4.0m (100mm service or larger), or
b. 3.0m (50mm service or smaller), or
c. 2.0m when the foundation wall or piles extends vertically a minimum of 2.0m below the invert of the water pipe.

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

81. A new sanitary connection is required to service the development and is available from 20A ST NW.

82. A new storm sewer connection is required to service this development and is available from 14 AV NW.

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

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

85. Surface ponding (trapped lows) should be designed to contain all the flow generated from the 100-year storm events.

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

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

88. Ensure elevations of building slab and/or any building openings are 0.3m minimum above trap low spill elevations or the 100-year elevation, whichever is higher. The minimum grade within the lot adjacent to the trap low must be 0.3m higher than the 1:100-year elevation in the trap low or spill elevation, whichever is higher. This minimum grade must be achieved within a 6.0m distance from the common property line of the lot and the road right-of-way.

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

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

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

92. A minimum depth of 300mm topsoil for all sodded areas and 600mm for shrub and tree beds is to be used.

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

    OR

    Contact the Waste & Recycling Services Specialist/Development Engineering Generalist at 403-268-8445 for further site specific details.

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

95. The waste and recycling enclosure shall be kept in a good state of repair at all times and the doors shall be kept closed while the enclosures are not actively in use for delivery or removal of refuse.

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

Mobility Engineering

97. The development site is located within a residential parking zone as defined by the City of Calgary Traffic By-law and, as such, no long term non-residential parking is permitted on-street.

98. The applicant is to note that the subject site is adjacent to an existing on-street bikeway (on 14 Avenue NW). The applicant is encouraged to ensure that access design as well as construction activities support the safety, continuity and operation of the bikeway.

    The bikeway directly connects the site to the broader, established network of surrounding bikeways and pathways, supporting convenient and continuous cycling access. The applicant is encouraged to incorporate enhanced bicycle parking facility in the proposed development to support and facilitate the residents in accessing the surrounding bicycle infrastructure and to provide a reasonable and viable alternative mode of transportation.

Abanoub Development ltd
1615 21A Street NW
Calgary AB T2N 2M7

June15,2026

Re: DP2026-01438

Dear File Manager,

Please find below our responses in blue to the email received on June 11, 2026.

- PTD#3 addressed in the end of this letter.
- PTD#12 -Amend the plans to show the location of the encroachment agreement listed on the submitted land title.
- The registered Encroachment Agreement (Instrument No. 981181370) pertains to improvements associated with the previous development on the site. The proposed redevelopment will remove the existing improvements and construct a new building and site improvements entirely within the subject property boundaries. As such, the existing encroachment will be eliminated and no new encroachments onto City lands are proposed. Accordingly, a new Encroachment Agreement is not anticipated to be required.
- PTD#18-Amend the plans to incorporate rooftop solar photovoltaic (PV) panels or provide a written rationale for why it cannot be included. If not feasible, amend the plans to indicate the development shall be solar ready. As per our letter dated June 09,2026, currently the owner is not proposing to have Roof top Solar Photovoltaic. The plans will be amended in the building permit phase to indicate that the building shall be constructed as **solar-ready,** including provisions for future installation of a rooftop solar photovoltaic system should ownership or operational requirements change in the future.

- PTD#20-Amend the plans to: Utility Specialists - Water Servicing a. Indicate an adequate water meter area where the services (50mm and smaller) enter the building,
- b. Indicate an adequate water meter area where the services enter the building,
- c. Indicate and dimension a minimum 2.0m vertical clearance for the proposed water meter room/area on all relevant plans, details and sections,
- Amended Drawing DP#3 shows the water meter location in the mechanical room of Unit #1B. The drawing also confirms that the room provides more than 2.5 m of clear height and sufficient space to accommodate the water meters.

- PTD#22 - Comment is partially addressed.
    - For monolithic sidewalk of 2.00m with standard carb, the actual width needs to be 2.11m, as was highlighted during the initial review. Revise the site plans to reflect 2.11m.
    - Extend sidewalk replacements across any adjacent lanes (driveway crossing for lane access).
    - Provide transitions from the proposed 2.1m sidewalk to the existing 1.41m sidewalk.
    - Amended Drawing DP-2 shows the sidewalk width as 2.11 m and includes the extension to the adjacent lane.
    - Amended Drawing DP-2 shows the sidewalk transition from 2.11 m on 14 Avenue to 1.41 m on 20A Street.

- PTD#24 - Comment is still outstanding.
    - Provide minimum 2 cross sections along 20A Street NW and 3 along 14 Avenue NW, at critical locations.

- Please attend to all the details shared in the initial review related to what the cross-sections need to maintain and provide.

Amended drawing DP 6, 2 cross sections (20A street) and 3 cross sections (14 avenue), please note that we indicated the available existing elevations and the available elevations from the surveying plans along the side walks 14 avenue and 20A street attached to our property.

- PTD #27 - Comment is still outstanding.
  - Provide cross-sections of the garage floor of ALL parking stalls inside the garages.
  - Please attend to all the details shared in the initial review related to what the cross-sections need to maintain and provide.

  - Amended Drawing DP-7 includes two cross-sections of the garage floor.

- PTD #30 - Comment is still outstanding.
  - Provide cross-sections of the garage floor of ALL Driveways.
  - Please attend to all the details shared in the initial review related to what the cross-sections need to maintain and provide.
  - Amended Drawing DP-7 includes two cross-sections of the garage floor.

- PTD #32 - Comment is partially addressed.
- Please provide:
  - Both plan view and side view of the bicycle parking stalls.
  - Provide details of the proposed bicycle parking mechanism. Land Use Bylaw 1P2007 requires a device specifically designed to support and secure the bicycle frame and both wheels. Mobility strongly recommends horizontally secured-to-the-ground U-racks for Class 1 stalls, as this design offers the safest and most accessible option for all ages, abilities, and bicycle types.
  - Provide lighting details for the bicycle parking area to support accessibility and CPTED (Crime Prevention Through Environmental Design) measures.
  - Amended Drawings DP-2 and DP-7 show the Class 1 bicycle U-racks, internal dimensions, and widened doors.

PTD #33: Please confirm if the green hatched area indicated in front of the bicycle parking lockers is part of the Concrete Walkway or the Grass area. A minimum of 1.5m hard-surfaced internal walkway is required to the locker doors (please also note a minimum of 2.0m clearance is required in between the locker doors and any physical barrier.)

- Amended Drawings DP-2 and DP-7 indicate a 2.0 m clearance in front of the bicycle storage and a 1.5 m wide for internal walkway.

PTD #3

On April 3, 2026, I posted the drawing in the Friends of Briar Hill / Hounsfield Heights community Facebook group. The post remains available on the community Facebook page.

Community Feedback Summary

Overall Sentiment

The discussion generated a mix of support, concerns, and opposition.

Approximate themes:

- **Supportive:** Some residents appreciated the architectural design and preferred a 3-unit development over larger alternatives.
- **Neutral/Inquisitive:** Several residents asked questions regarding parking, nearby developments, and project details.

- **Opposed:** Some residents expressed concerns about shadowing, neighbourhood character, tree removal, density, and transparency regarding the applicant's involvement.

Key Themes Raised

1. Parking and Traffic

Questions Raised

- How much parking is being provided?
- Will there be street parking available on 14 Avenue?
- How will increased density affect traffic?

Responses Provided

- The project includes:
  - 3 garages
  - 3 driveways
  - 6 parking spaces total

Community Sentiment

Residents were primarily seeking clarification rather than expressing strong opposition on parking.

2. Relationship to Other Developments

Questions Raised

- Is this the same development previously discussed?
- Are there other projects proposed nearby?

Discussion

Residents noted:

- Another project exists nearby facing 14 Avenue NW.
- Concerns were expressed about cumulative impacts of multiple developments within the area.

Community Sentiment

Moderate concern regarding increasing redevelopment activity in the neighbourhood.

3. Building Design

Positive Comments

Several residents commented that:

- The proposed building looks attractive.
- It is better designed than many recent rowhouse developments.
- It appears more upscale than typical speculative infill projects.

Example themes:

"It's actually a nice-looking building compared to many row houses."

Community Sentiment

Generally positive toward the architectural appearance.

4. Height and Shadowing

Concerns Raised

Residents immediately north of the site expressed concern about:

- Shadow impacts
- Loss of sunlight
- Effects on neighbouring homes and yards

One nearby resident stated the development would be "devastating" to their property.

Applicant Response

The response indicated:

- The proposal does not exceed the maximum permitted height under current regulations.

Community Sentiment

This was one of the strongest concerns raised.

5. Tree Removal

Concerns Raised

Several residents expressed concern about:

- Removal of a mature tree on the property.
- Loss of neighbourhood character and environmental value.

Comments suggested:

- The tree is considered significant within Briar Hill.
- Some residents felt alternative designs should preserve it.

Community Sentiment

Strong opposition related to tree removal.

6. Neighbourhood Character and Density

Concerns Raised

Residents questioned:

- Whether rowhouses fit the existing streetscape.
- The growing number of similar developments.
- Potential over-densification.

Comments included concerns about:

- Building massing
- Reduced landscaping
- Front-yard appearance
- Market demand for similar housing

Community Sentiment

Moderate to strong concern.

7. Transparency and Applicant Involvement

Concerns Raised

One resident suggested that the poster should disclose their relationship to the project.

Response

It was disclosed that:

- The poster was part of the design team.
- Their role focused on interior architecture/design.

Community Sentiment

Some residents appreciated clarification regarding project affiliation.

8. Project Scale Compared with Alternatives

Supportive Comments

Some residents noted:

- A 3-unit project is preferable to larger developments allowed under current zoning.
- It may create housing opportunities for young professionals.

Community Sentiment

Moderately supportive among some participants.

Summary of Community Feedback

Topic	General Sentiment
Architectural Design	Mostly Positive
Parking Provision	Neutral / Questions
Traffic Impacts	Moderate Concern

Topic	General Sentiment
Building Height	Moderate Concern
Shadowing	Significant Concern
Tree Preservation	Significant Concern
Density	Moderate to Significant Concern
Neighbourhood Character	Moderate Concern
Transparency	Minor Concern
Housing Choice / Redevelopment	Mixed

Key Takeaways for an Outreach Report

1. The architectural design received several positive comments.
2. Parking concerns were addressed through clarification of six on-site spaces.
3. The most significant concerns related to:
    - Tree preservation
    - Shadow impacts
    - Neighbourhood character
    - Increasing density and cumulative redevelopment
4. Some residents preferred this proposal over larger-scale developments that could be permitted on the site.
5. Residents appreciated direct engagement and responses to questions during the discussion.

Respond to the community:

- In response to community feedback, we revised the design so that one unit now faces 20A Street. This change improves the building's relationship to the street and addresses concerns raised during the review process. Although we were pleased to accommodate this recommendation, it required adjustments to the unit's internal layout and functionality. We nevertheless considered it important to demonstrate our willingness to collaborate and incorporate reasonable community feedback into the design.

- With respect to the overall building form, the proposed development is in an area where this type and scale of housing is anticipated and permitted under the City's planning framework. The building height remains below the maximum permitted under the Land Use Bylaw, and the project has been designed within the approved development envelope for the site.

- We would also like to address comments regarding the existing tree proposed for removal. In our view, the tree should not be characterized as a healthy specimen that must be preserved at all costs.

Our assessment indicates that the tree shows several signs of advanced decline and poor structural condition, including large co-dominant stems, dead crown sections, reduced canopy health, and broader deterioration beyond seasonal late leafing. Because the tree is immediately adjacent to the existing house, its continued decline may create long-term safety concerns. For these reasons, retaining the tree is not considered a practical or responsible long-term option.

- Concerns were raised regarding the relationship between the proposed development and the neighbouring bungalow to the north, particularly with respect to scale and compatibility. While we appreciate these concerns, it is important to recognize that established communities evolve over time and that planning policies are designed to accommodate a range of housing forms and densities.
  The presence of a bungalow on an adjacent property does not necessarily require future development to replicate the same building type. The proposed development has been designed in accordance with the applicable land use regulations and aligns with the City's objectives to support sensitive residential intensification within established neighbourhoods.

Potential impacts related to privacy, building massing, and shadowing were carefully considered throughout the design process. The proposal complies with all applicable requirements for building height, setbacks, and site development controls. While some changes to views, sunlight access, and neighbourhood conditions are an inherent aspect of urban redevelopment, the anticipated impacts are consistent with those contemplated by the City's planning framework and regulatory standards.

Overall, we believe the proposed development represents a well-considered and balanced response to the site's context, applicable planning policies, and the evolving needs of the community. The proposal complies with the Land Use Bylaw, supports the objectives of the Riley Communities Local Area Plan, and reflects a genuine effort to consider and respond to stakeholder feedback where practical and appropriate.
Throughout the design process, we demonstrated a willingness to make meaningful adjustments to the proposal, including reorienting the units toward 20A Street. This modification was made in response to community concerns; despite the design and site-planning challenges it introduced.

We recognize that community members may hold differing views regarding redevelopment and change within established neighbourhoods. While it is not possible to address every concern to the satisfaction of all stakeholders, we believe the proposal should be evaluated on its overall merits, including its consistency with applicable planning policies, compliance with technical requirements, contribution to housing choice, and support for the City's long-term objectives related to responsible growth and sustainable community development.

On balance, the proposed development represents an appropriate form of residential intensification that respects the regulatory framework, contributes to neighbourhood evolution, and provides additional housing opportunities within an established community. The development is expected to attract young professionals who will benefit from its proximity to the downtown core, employment centres, and public transit services. The site's convenient access to transit and urban amenities will encourage alternative modes of transportation, reducing reliance on private vehicles and minimizing the need for commuter parking in the downtown area. As a result, the proposal supports broader municipal objectives related to sustainable growth, transportation efficiency, and reduced automobile dependency.

Manar Kirollos
Apr 3 · + Add topic

I'd like to share with you a photo of the development permit submitted for 150... See more



2 32

Laura Morrison · 10w
It's actually a nice looking building compared to many row houses.... See more

Reply 5

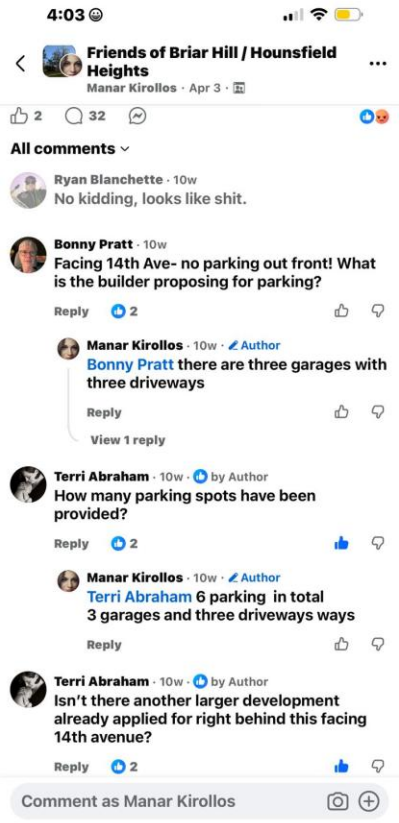
Terri Abraham · 10w
Isn't there another larger development already applied for right behind... See more

Reply 2

Bonny Pratt · 10w
Facing 14th Ave- no parking out front! What is the builder proposing for parking?

Reply 2

SDAB2026-0161



4:03

Friends of Briar Hill / Hounsfield Heights

Manar Kirollos · Apr 3 ·

Manar Kirollos · 10w · Author

Terri Abraham 6 parking in total
3 garages and three driveways ways

Reply

Terri Abraham · 10w · by Author

Isn't there another larger development already applied for right behind this facing 14th avenue?

Reply 2

Manar Kirollos · 10w · Author

Terri Abraham I'm not sure if three are any

Reply 1

View 2 replies

Carole Lunney · 10w · by Author

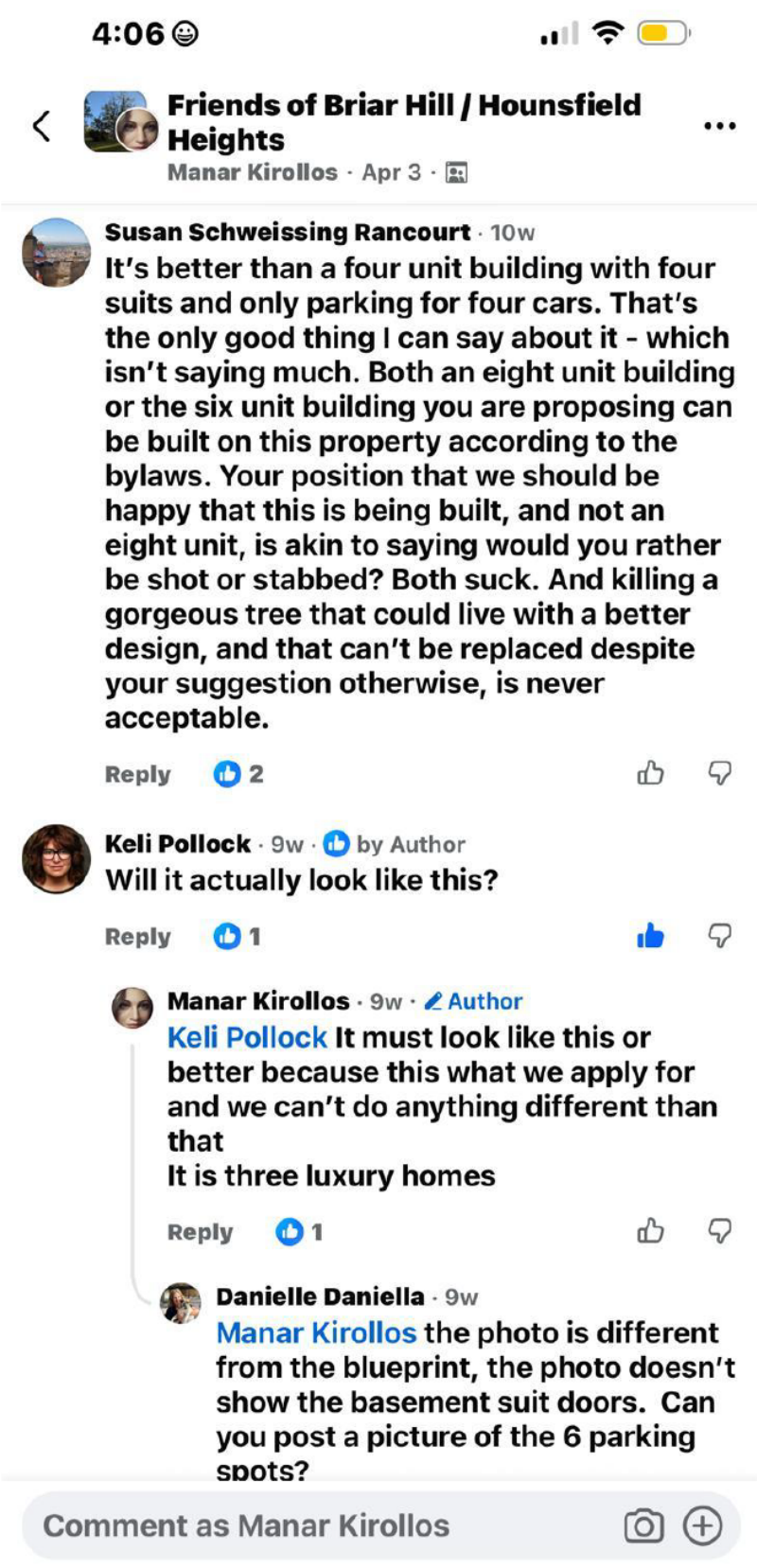
Terri Abraham there are two projects facing 14 av nw , one on the corner of 20 st nw, this one on 20a st nw.

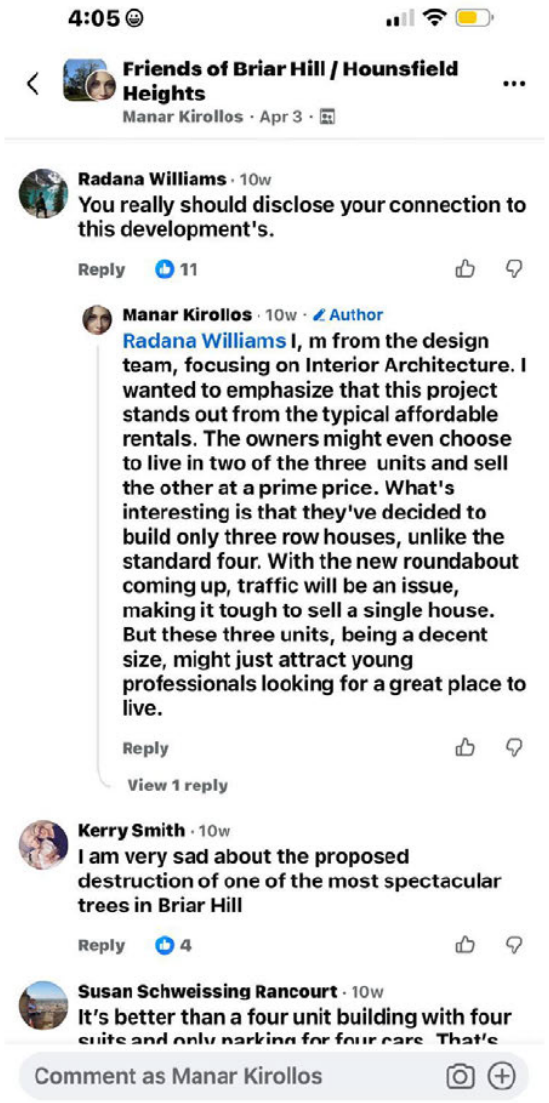


Reply 2

Comment as Manar Kirollos

4:04


4:06
Friends of Briar Hill / Hounsfield Heights
Manar Kirollos · Apr 3 ·
Susan Schweissing Rancourt · 10w
It's better than a four unit building with four suits and only parking for four cars. That's the only good thing I can say about it - which isn't saying much. Both an eight unit building or the six unit building you are proposing can be built on this property according to the bylaws. Your position that we should be happy that this is being built, and not an eight unit, is akin to saying would you rather be shot or stabbed? Both suck. And killing a gorgeous tree that could live with a better design, and that can't be replaced despite your suggestion otherwise, is never acceptable.
Reply 2
Keli Pollock · 9w · by Author
Will it actually look like this?
Reply 1
Manar Kirollos · 9w · Author
Keli Pollock It must look like this or better because this what we apply for and we can't do anything different than that
It is three luxury homes
Reply 1
Danielle Daniella · 9w
Manar Kirollos the photo is different from the blueprint, the photo doesn't show the basement suit doors. Can you post a picture of the 6 parking spots?
Comment as Manar Kirollos


4:05
Friends of Briar Hill / Hounsfield Heights
Manar Kirollos · Apr 3 ·
Radana Williams · 10w
You really should disclose your connection to this development's.
Reply 11
Manar Kirollos · 10w · Author
Radana Williams I, m from the design team, focusing on Interior Architecture. I wanted to emphasize that this project stands out from the typical affordable rentals. The owners might even choose to live in two of the three units and sell the other at a prime price. What's interesting is that they've decided to build only three row houses, unlike the standard four. With the new roundabout coming up, traffic will be an issue, making it tough to sell a single house. But these three units, being a decent size, might just attract young professionals looking for a great place to live.
Reply
View 1 reply
Kerry Smith · 10w
I am very sad about the proposed destruction of one of the most spectacular trees in Briar Hill
Reply 4
Susan Schweissing Rancourt · 10w
It's better than a four unit building with four
Comment as Manar Kirollos

Response to Additional Review Comments

The document includes responses for:

- Fencing dimensions
- Garbage and recycling screening
- PTD #18 (Solar-Ready Statement)
- PTD #3 (Public Engagement Form)
- PTD #24 (Cross-sections and boulevard slopes)
- PTD #27 (Garage floor cross-sections)
- PTD #30 (Driveway cross-sections)
- PTD #32 (Bicycle parking requirements)

Fencing Dimensions

Amended drawing DP-2 indicates the north wood fence at 1.8 m. All fencing dimensions have been revised to metric only to avoid discrepancies between 6'-0" and 1.8 m references and reduce the chance of a DR-2 review.

Garbage and Recycling Screening

Amended drawings DP-2 and DP-7 indicate a gated enclosure around the garbage and recycling area, providing the required additional screening.

PTD #18 – Solar Ready Statement

The amended plan set has been updated to include the required Solar-Ready Statement in accordance with PTD #18. The statement has been added to the development permit drawings to ensure consistency between the Development Permit and Building Permit stages.

PTD #3 – Public Engagement Form

The City of Calgary Public Engagement Form will be completed and submitted as requested to satisfy PTD #3.

PTD #24 – Cross Sections and Boulevard Slopes

Amended drawing DP-6 indicates the standard 2% boulevard slope from top of curb to property line. Cross-sections have been added at the required locations along 20A Street NW and 14 Avenue NW.

PTD #27 – Garage Floor Cross Sections

Amended drawing DP-7 shows garage cross-sections for all parking stalls. All stalls are at the same elevation with no change in height. Drawings indicate the internal garage slab slope and driveway slope. Amended drawing DP-2 also indicates all internal metric dimensions.

PTD #30 – Driveway Cross Sections

Amended drawing DP-7 indicates the internal garage slab slope and the exterior driveway slab slope. Cross-sections have been provided showing the required slope information.

PTD #32 – Bicycle Parking

Amended drawing DP-2 indicates all required Class 1 bicycle parking dimensions in metric, including stall measurements and spacing. Amended drawing DP-7 provides additional bicycle parking dimensions. Bicycle parking details, storage dimensions, and supporting information have been updated to address the mobility review comments.

Comment No.	Reviewer Comment	Applicant Response	Drawing Reference	Status
General – Fencing Dimensions	There is a gap on DP-2 and two dimensions shown for the fence (6'-0" and 1.8 m). Please revise to one dimension type. Metric is preferred.	Amended drawing DP-2 indicates the north wood fence at **1.8 m**. All fencing dimensions have been revised to metric only to eliminate discrepancies and reduce the likelihood of a DR-2 review.	DP-2	Resolved
General – Garbage & Recycling Screening	Garbage and recycling area requires additional screening, typically through a fence and gate enclosure.	Amended drawings indicate a gated enclosure around the garbage and recycling area, providing the required screening.	DP-2, DP-7	Resolved
PTD #18	Provide the Solar-Ready Statement on the amended plans prior to a decision.	The amended plan set has been updated to include the required Solar-Ready Statement in accordance with PTD #18. This ensures consistency between the approved Development Permit drawings and future Building Permit submissions.	General Notes / Plan Set	Resolved
PTD #3	Submit the City of Calgary Public Engagement Form.	The required Public Engagement Form will be completed and submitted as requested to satisfy PTD #3.	Separate Submission	To Be Submitted
PTD #24	Provide a minimum of 2 cross-sections along 20A Street NW and 3 along 14 Avenue NW. Include slope details (% slope).	Amended drawing DP-6 indicates the standard **2% boulevard slope** from top of curb to property line. Required cross-sections have been added at critical locations along 20A Street NW and 14 Avenue NW.	DP-6	Resolved
PTD #27	Provide cross-sections of the garage floor of all parking stalls. Internal metric dimensions are required.	Amended drawing DP-7 shows garage cross-sections for all parking stalls. All stalls are at the same elevation with no change in height. Internal garage slab slopes and driveway slopes are shown. Amended	DP-2, DP-7	Resolved

		drawing DP-2 identifies all internal garage dimensions in metric.		
PTD #30	Provide cross-sections of all driveways with slope details (%). The amended plans package only shows one cross-section for the concrete driveway.	Amended drawing DP-7 indicates the internal garage slab slope and exterior driveway slab slope. Required driveway cross-sections and slope information have been provided.	DP-7	Resolved
PTD #32	Provide bicycle parking plan and side views, bicycle parking mechanism details, lighting details, spacing dimensions, and storage dimensions.	Amended drawing DP-2 identifies all required Class 1 bicycle parking dimensions in metric, including stall size, aisle width, rack spacing, and storage dimensions. Amended drawing DP-7 provides additional bicycle storage details and dimensions. Bicycle parking information has been updated to address the mobility review comments.	DP-2, DP-7	Resolved

Note: No relaxations are being requested. All items have been addressed through revisions to the development permit drawings, except PTD #3, which requires submission of the City of Calgary Public Engagement Form.

Regulation	Original Discrepancy	Resolution / Revised Drawing Reference	Relaxation Requested
537 Building Setback from Front Property L	West setback provided at 2.39 m (-0.61 m)	West setback revised to 3.40 m. Refer to DP-2.	No
336 Projections Into Front Setback Area	West eave projected 0.76 m into setback (+0.16 m)	West eave projection removed. Refer to DP-2 and DP-3.	No
535 Building Depth and Separation	Building depth exceeded maximum and north setback deficient	Building footprint reduced and north setback revised to 3.0 m. Refer to DP-2 and DP-3.	No
534 Parcel Coverage	Parcel coverage 54.72% (+4.72%)	Building area reduced to achieve parcel coverage below 50%. Refer to DP-2 and DP-3.	No
542 Landscaping Requirements (3)	Landscaping areas not clearly identified; gravel shown as landscape	Soft and hard landscaped areas identified. Refer to DP-2.	No
542 Landscaping Requirements (4)	Waste and recycling located within south setback	Waste and recycling relocated to north side within gated area. Refer to DP-2 and DP-7.	No
542 Landscaping Requirements (5)	Insufficient soft landscaping provided	Coverage reduced and additional amenity/landscape areas provided. Refer to DP-2 and DP-7.	No
542.2 Planting Requirements	No shrubs provided	Required shrubs and trees added. Refer to DP-2.	No
546.2 Bicycle Parking Stalls	No Class 1 bicycle parking stalls provided	Secure enclosed Class 1 bicycle parking stalls provided. Refer to DP-2 and DP-7.	No
540.1 Fences	Fence height shown at 1.8 m within front setback area	Fence revised so 1.8 m portion does not extend into restricted area. Refer to DP-2.	No
122 Standards for Motor Vehicle Parking St	Parking stall depth deficient	Parking stall depth revised to 5.9 m. Refer to DP-2 and DP-7.	No
345 Accessory Residential Building	Garage eave height 3.05 m (+0.05 m)	Garage revised to ensure eave height does not exceed 3.0 m. Refer to DP-7.	No

Detailed Review 2

July 27, 2026

ABANOUB DEVELOPMENT
Kironos, Manar

Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2026-01438

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

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

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

Should you have any questions or concerns, please contact me at 368-338-7931 or by email at Sarah.Mallen@calgary.ca.

Sincerely,

SARAH MALLEN
Planner 1

SDAB2026-0161

Detailed Review 2

DP2026-01438

Detailed Review 2 – Development Permit

Application Number:	**DP2026-01438**
Application Description:	New: Rowhouse Building (1 building), Secondary Suite (3 suites), Accessory Residential Building (garage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	1504 20A ST NW
Community:	HOUNSFIELD HEIGHTS/BRIAR HILL
Applicant:	ABANOUB DEVELOPMENT
Date DR Sent:	July 27, 2026
Response Due Date:	September 25, 2026
Development Applications Review Team	
Planning:	SARAH MALLEN Sarah.Mallen@calgary.ca
Utility Engineering:	BRAD O'KEEFE (403) 966-6846 Brad.O'keefe@calgary.ca
Mobility Engineering:	NABILA HAQUE Nabila.Haque@calgary.ca

General Comments

The proposed development application proposes one (1) rowhouse building, with a total of three (3) dwelling units and three (3) secondary suites, with an accessory residential building to be used as a garage.

The subject site is a corner lot bounded by 20A St NW and 14 Ave NW, located in the community of Hounsfield Heights/Briar Hill. The current land use district for the subject site is 'Residential – Grade-Oriented Infill' (R-CG). The proposed uses are discretionary under the current Land Use Bylaw 1P2007.

Comments on Relevant City Policies

MUNICIPAL DEVELOPMENT PLAN

The Municipal Development Plan (MDP) identifies the subject site as being part of the Urban Main Street area along 16 Ave NW, as seen on Map 1: Urban Structure.
As described under Section 3.4, Urban Main Street areas are intended to provide for a broad mix of residential, employment, and retail uses that are supported by the Primary Transit Network along an Urban Boulevard street type, as defined by the Calgary Transportation Plan.

SDAB2026-0161

RILEY COMMUNITIES LOCAL AREA PLAN

The Riley Communities Local Area Plan (LAP) vision aims to provide a network of connected and celebrated neighbourhoods situated north of the Bow River. With easy access to the Greater Downtown and the Bow River, these communities provide a range of housing options, diverse mobility options, distinct commercial and retail areas flowing from the Kensington Business Area, and a network of inspiring parks and destinations that connect Calgarians.

The Riley Communities LAP identifies the subject site as being part of the Neighbourhood Connector area, as seen on Map 3: Urban Form, with a low-modified scale modifier, allowing up to 4 storey development, as seen on Map 4: Building Scale.'

Additionally, the Riley Communities LAP identifies the site as part of Transition Zone for the Lions Park Light Rail Transit (LRT) Station Area, under Section 2.5.4.1. The subject site is well-serviced by the Lions Park LRT Transit Station, as well as the MAX Orange Bus Rapid Transit (BRT) line, falling within a 600m catchment area for both transit routes. A future transit site is available north of the site along 16 Ave NW.

DR-2 Update
The amended plans incorporated the policies mentioned during the first Detailed Review. Overall, the proposal is enhanced through the addition of secure bicycle parking, additional landscaping diversity with trees and shrubs, and leveraging building frontages on both corners of the subject site as primary entrances.

EXTERNAL CIRCULATION COMMENTS

Hounsfield Heights / Briar Hill Community Association
DR-2 Update
A letter of opposition was received from the Hounsfield Heights/Briar Hill Community Association. While improvements have been made, the remaining concerns highlighted by the Community Association include:

- Privacy mitigation with the adjacent neighbour;
- Removal of the mature tree at the intersection of 20A St NW and 14th Ave NW; and,
- Streetscape and accuracy;

Please review the attached letter. In response to this detailed review, submit an explanation of how comments from the Community Association were considered and/or incorporated into the amended plans.

Public Feedback
DR-2 Update
The City is considering comments received from members of the public during the circulation process. During the circulation process, additional comments were received from members of the public between April 21st and July 22nd, 2026. A total of 16 comments were received with two (2) neither in support nor opposition, and 14 were received in opposition. In total, this application has received 83 comments through the two rounds of detailed review.

Reasons given for opposition include:

- The removal of the mature elm tree at the southwest corner of the parcel;
- Impacts to community tree canopy;
- Privacy;

- Shadowing;
- Density;
- Traffic congestion;
- Impacts to infrastructure
- Impacts to neighbourhood character; and,
- Waste and recycling;

In response to this detailed review, submit an explanation of how public comments were considered and/or incorporated into the amended plans.

Bylaw Discrepancies		
Regulation	**Standard**	**Provided**
537 Building Setback from Front Property line	The minimum building setback from a front property line is 3.0m	Plans indicate the West setback is 2.48m (-0.52m). *Amend the plans to comply.*
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.	Plans indicate the West eave projects 0.82m (+0.22m) into the West setback area. *Amend the plans to comply.*
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: (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;	Plans indicate the parcel coverage is 51.82% (+1.82%) or 312.72sm (+10.97sm). *Amend the plans to comply. Relaxation may be supported.*
542 Landscaping Requirements	(3) All areas of a parcel, except for those portions specifically required for motor vehicle access, motor vehicle parking stalls, loading stalls, garbage facilities, or any purpose allowed by the Development Authority, must be a landscaped area.	Plans indicate several areas without a landscaped material indicated. *Amend the plans to comply.*
	(4) All setback areas adjacent to a street, except for those portions specifically required for motor	

	vehicle access, must be a landscaped area.	
540.1 Fences	For a Rowhouse Building, the height of a fence above grade at any point along a fence line must not exceed: (a) 1.2 metres for any portion of a fence extending between the foremost front façade of the immediately adjacent main residential building and the front property line;	Plans indicate a 1.80m (+0.60m) fence between the adjacent building front façade and the West property line. *Amend the plans to comply.*

Prior to Decision Requirements

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

Planning

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

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

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

2. Amend plans to address the bylaw discrepancies noted on page(s) 6 to 8 of this document. Alternatively, provide planning rationale in a written submission supporting any proposed relaxations to address the bylaw discrepancies noted on page(s) 6 to 8 of this document.

3. City Council has approved Bylaw **9P2026** for citywide rezoning, effective **August 4, 2026**. If a decision is not rendered by **August 4, 2026**, the application will be reviewed under the new Bylaw rules. This may result in additional amendments

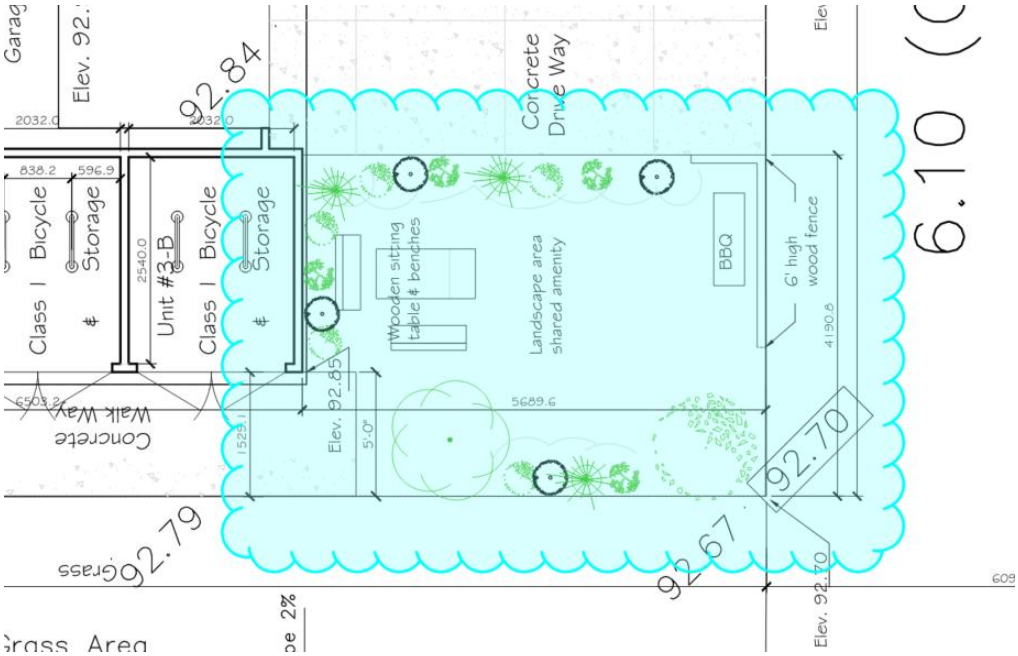
and delays. For more information on how the new Bylaw Law rules may impact the proposal, visit calgary.ca/rezoning.

4. Amend the plans to clearly demonstrate how shared common amenity spaces will be accessed by residents in all units and secondary suites. For the shared amenity spaces, demonstrate how they are universally accessible for all units and secondary suites, in alignment with policy 2.4.2.3(b, d, e, f) of the LAP. Enhanced common amenity areas provide meaningful opportunities for social interaction, recreation, and/or relaxation, and support overall livability.

   Consider the Land Use Bylaw S.339.1 exempts porches from parcel coverage (where all subsections of the bylaw are met) to provide for more usable amenity spaces. Alternatively, private amenity space can be enhanced through landscaping, seating, furniture and privacy screening.

   DR 2 Update

   The amended plans provided more functional amenity spaces that can be accessed by future residents. At the southeast corner of the parcel, the 'Landscape Area - Shared Amenity' does not include the type of surface (grass, concrete, pavers, etc.). Amend the plans to include the type of landscaping surface.



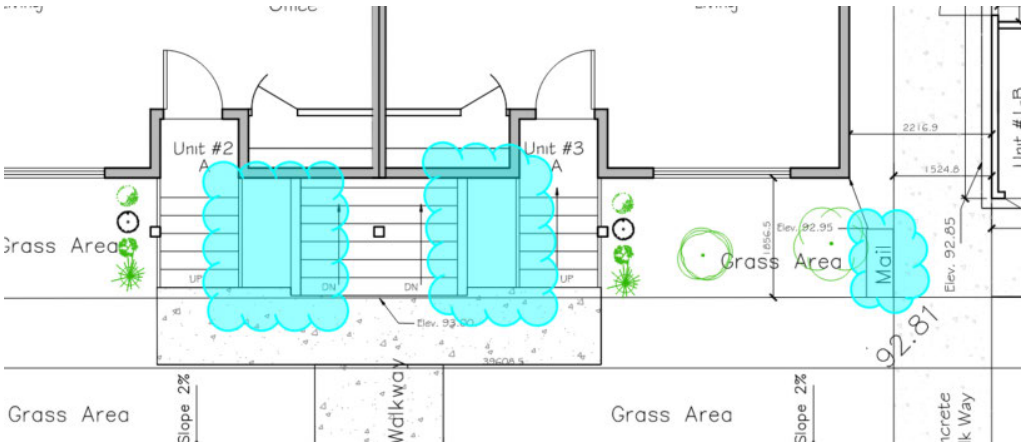
5. Amend the plans to show the location of the encroachment agreement listed on the submitted land title.

   DR 2 Update
   Outstanding. If the encroachment is intended to be removed as part of the proposed development, provide confirmation in response to this detailed review. Provide a note on the plans that indicates the above encroachment, and whether it is to be retained or removed.

6. **DR 2 Update**

Amend the plans to specify the landscaping materials for the highlighted areas below.

If the mailbox is intended to be on a hardscaped surface, amend the plans to show the type of surface it is located on. Alternatively, remove the mailbox area and extend the grass area.

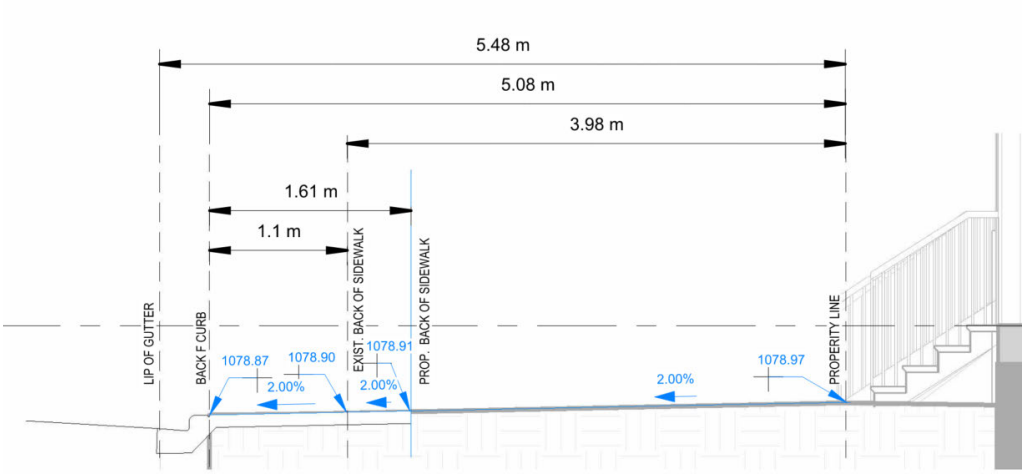


Mobility Engineering

7. Amend the site plans to provide boulevard cross sections with geodetic elevations through the adjacent public roads, 14 Avenue NW (with required sidewalk widening) and 20A Street NW, and into the site. The cross sections shall demonstrate how the site will tie-into approved road and boulevard grades. Grades and elevations must comply with the City of Calgary design standards, ensuring a **2.0%** slope upward from the top of the curb to the property line.
- Provide minimum 2 cross sections along 20A Street NW and 3 along 14 Avenue NW, at critical locations.
- Each cross-section will clearly indicate the existing and proposed dimensions, elevations, and slopes at the following key points: lip of gutter, top of curb, back of sidewalk, property line, and main floor.
- No retaining walls will be permitted within City right-of-way.

DR2 Update
Amend the plans to provide geodetic elevations at the Back of Curb in each cross-section and dimension all relevant distances. The cross-sections must demonstrate a consistent 2.0% upward slope from the Back of Curb to the property line, including across the sidewalk, which must also maintain a 2.0% slope.
Based on the elevations currently shown, the grassed portion of the boulevard exceeds a 2.0% slope when calculated over the available distance between the back of walk and the property line.
Please refer to the example boulevard cross-section below, which illustrates the level of detail and information typically expected.

Note: While the existing sidewalk along 20A Street NW would remain as is, the remainder of the City boulevard must be graded to maintain a 2.0% slope as part of this redevelopment.



8. Amend the site plans to provide a cross sections for each of the garage parking stalls. Each cross-section should include the following: garage floor elevations both at the front and back, garage apron and adjacent property line elevation. The garage floor should maintain a minimum grade of 2.0%, toward the overhead garage door.

DR2 Update
As noted in the DR1 comments, a minimum 2.0% garage floor slope toward the overhead garage door is required to provide positive drainage and prevent water ponding. Slopes below 2.0% can allow water from rain, melted snow, and ice to remain on the garage floor, increasing the risk of concrete deterioration and creating slippery conditions. Please amend the plans to maintain a minimum 2.0% garage floor slope toward the overhead garage door.

Prior to Release Requirements

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

Planning

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

Utility Engineering

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

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

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

11. Amend the plans to:

    Waste & Recycling Services - General
    a. Provide metric dimensions and scale on all drawings for waste facilities.
    b. Reduce the number of containers to 06.
    Multi-family residential dwelling units produce 0.23 m3 of combined waste per week. This application of 6 dwelling units is expected to produce 1.4 m3 of material per week.
    To reduce the number of carts in the lane, multi-family parcels (more than four dwelling units) may not be eligible to receive 3 carts for each unit from the City of Calgary.

12. After the Development Permit is approved but prior to its release, the landowner shall make payment of off-site levies pursuant to Bylaw 1H2024.
    The off-site levy is based on a 2026 development approval date and on the following:

Phase	Description	Unit(s)
1	1504 20A ST NW	Existing Single: 1/New Grade: 3

    Based on the information above, the preliminary estimate is $8,045.00
    Final estimate and payment instructions will be sent via email upon Development Permit approval.

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

To obtain an off-site levy agreement or for further information, contact the Infrastructure Strategist (DANIELA PAUL-GUTIERREZ at 587-215-6255 or daniela.paul-gutierrez@calgary.ca).

Mobility Engineering

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

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

Roads
a. Removal of existing sidewalk and construction of a new monolithic sidewalk (2.0m) on 14 Avenue NW, including new Curb and Gutter. (Please note, for 2.0m monolithic sidewalk with standard curb the actual sidewalk width is 2.11m)
b. Closure and removal of existing driveway curb-cut on 14 Avenue NW.
c. Construction of a new wheelchair ramp at the northeast corner of the intersection of 14 Avenue NW and 20A Street NW,
d. Construction of a new driveway crossing on 14 Avenue NW (lane access).
e. Rehabilitation of existing driveway crossings, sidewalks, tree trenches, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.

* This application may be eligible for The City of Calgary's Missing Middle Sidewalk Incentive Program. More details are located in the following Advisory conditions of this document.
Missing Middle Sidewalk Incentive Program

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

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

Permanent Conditions

The following permanent conditions shall apply:

Planning

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

16. All rules of Land Use Bylaw 1P2007 apply, subject to any relaxations approved by the Development Authority in this development permit.

17. 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.

18. 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.

19. A development completion permit must be issued for the development before the use is commenced or the development occupied. A development completion permit is independent from the requirements of City of Calgary Building Regulations inspections and permission for occupancy. Request a development completion permit inspection by visiting inspections.calgary.ca or call 403-268-5311.

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

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

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

Utility Engineering

22. The developer / project manager, and their site designates, shall ensure a timely and complete implementation, inspection and maintenance of all practices

specified in erosion and sediment control report and/or drawing(s) which comply with Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control. Any amendments to the ESC documents must comply with the requirements outlined in Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control.

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

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

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

24. The development shall be built and operated in functional compliance with the Stormwater Management measures outlined for the parcel.

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

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

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

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

Mobility Engineering

29. No direct vehicular access is permitted to or from either 14 Avenue NW or 20A Street NW.

30. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Development Engineering. All work performed on public property shall be done in accordance with City standards.

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

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

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

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

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

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

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

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

38. BenchmarkYYC is a free and voluntary program that assists Building Owners and Operators with:

    • collecting aggregated, whole-building energy use information;
    • creating an ENERGY STAR Portfolio Manager account;
    • sharing data to obtain a digital Energy Performance Scorecard;
    • monitoring available building retrofit funding and financing opportunities; and
    • accessing free and discounted training on building decarbonization.

Continuous benchmarking of your building energy and emissions performance promotes continuous optimization of building systems and can help decision-makers prioritize decarbonization projects while planning capital investments.

Your participation in BenchmarkYYC will also help the City of Calgary further its commitment to our Climate Strategy, while contributing to affordability through potential energy cost savings.

Contact energybenchmarking@calgary.ca to confirm if your proposed development is a suitable candidate for this program.

39. Net zero ready construction standards are encouraged to generate substantial energy and cost savings over the lifecycle of the development, and to align the development with the targets of the Calgary Climate Strategy.

40. Parking Stalls are encouraged to support future electric vehicle charging for each dwelling unit. This may include

• A standard 120 volt outlet (Level 1 charging), or
• level 2 Electric Vehicle Supply Equipment (charger)

41. Dwelling units are encouraged to be 'solar ready' and able to accommodate future installation of rooftop solar photovoltaic systems for electricity generation. A solar ready design typically includes a pathway for electrical wiring from the main electrical panel to the roof area, and should consider Section 64 the Canadian Electrical Code Part 1 concerning "Renewable Energy Systems".

42. Roofing materials are encouraged to meet or exceed the impact of a Class 4 rated roofing system with impact rating for UL2218 or FM4473. Refer to Comparative summary of roof materials webpage.

43. Building Regulation advises the following:

A Building Permit shall be obtained from the Development Approvals and Building Safety Division before construction/change of use or occupancy; a Building Permit is required.

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

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

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

3) Spatial separation for the detached garages will be calculated under 9.10.14. However, a standing posted variance (SPV-003) for the garage construction is available on Calgary.ca. Should you wish to use this variance, the construction

details must be followed exactly and reference to the SPV-003 shall be included on the building permit application drawings.

4) Identify Suite Units on Plans.

44. 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.

45. Tree plantings within City of Calgary boulevards and/or right of ways are subject to approval from Utility Line Assignment and Parks. No person shall plant trees or shrubbery on City Lands without prior written authorization from the Manager, Parks and in the case of walkways, medians, boulevards, and road rights of way, without additional prior written authorization from the Manager, Development Engineering.

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

Utility Engineering

47. The developer is responsible for ensuring that:

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

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

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

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

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

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

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

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

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

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

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

52. Each unit must be individually metered.

53. Ensure that the water service separation from the foundation wall or piles is:
a. 4.0m (100mm service or larger), or
b. 3.0m (50mm service or smaller), or
c. 2.0m when the foundation wall or piles extends vertically a minimum of 2.0m below the invert of the water pipe.

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

55. A new sanitary connection is required to service the development and is available from 20A ST NW.

56. A new storm sewer connection is required to service this development and is available from 14 AV NW.

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

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

59. Surface ponding (trapped lows) should be designed to contain all the flow generated from the 100-year storm events.

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

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

62. Ensure elevations of building slab and/or any building openings are 0.3m minimum above trap low spill elevations or the 100-year elevation, whichever is higher. The minimum grade within the lot adjacent to the trap low must be 0.3m higher than the 1:100-year elevation in the trap low or spill elevation, whichever is higher. This minimum grade must be achieved within a 6.0m distance from the common property line of the lot and the road right-of-way.

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

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

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

66. A minimum depth of 300mm topsoil for all sodded areas and 600mm for shrub and tree beds is to be used.

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

    OR

    Contact the Waste & Recycling Services Specialist/Development Engineering Generalist at 403-268-8445 for further site specific details.

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

69. The waste and recycling enclosure shall be kept in a good state of repair at all times and the doors shall be kept closed while the enclosures are not actively in use for delivery or removal of refuse.

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

Mobility Engineering

71. The development site is located within a residential parking zone as defined by the City of Calgary Traffic By-law and, as such, no long term non-residential parking is permitted on-street.

72. The applicant is to note that the subject site is adjacent to an existing on-street bikeway (on 14 Avenue NW). The applicant is encouraged to ensure that access design as well as construction activities support the safety, continuity and operation of the bikeway.

    The bikeway directly connects the site to the broader, established network of surrounding bikeways and pathways, supporting convenient and continuous cycling access. The applicant is encouraged to incorporate enhanced bicycle parking facility in the proposed development to support and facilitate the residents in accessing the surrounding bicycle infrastructure and to provide a reasonable and viable alternative mode of transportation.

DEVELOPMENT PERMIT RESPONSE

DP2026-01438 | Detailed Review No. 2

July 30, 2026
City of Calgary
Attention: Sarah

Re: Response to Detailed Review No. 2 - DP2026-01438

Dear Sarah,

Please accept this letter as our point-by-point response to the comments identified on pages 4 through 9 of Detailed Review No. 2. The amended drawings referenced below address the noted items.

CITY COMMENT	APPLICANT RESPONSE
Bylaw 537 - Building setback The west building setback was shown as 2.48 m, below the required 3.0 m.	The west porch column/post has been shifted 0.30 m east. Refer to DP-2.
Bylaw 336 - Projection into front setback The west eave projected 0.82 m into the setback, exceeding the maximum projection by 0.22 m.	The west eave has been shifted 0.30 m east. Refer to DP-2.
Bylaw 534 - Parcel coverage Parcel coverage was shown as 51.82%, exceeding the permitted 50.0% coverage.	The plans have been revised to show parcel coverage of 49.9%. Refer to DP-2.
Bylaw 542 - Landscaping requirements Several areas did not identify the proposed landscaping material or surface finish.	The landscaping finishes have been identified on the amended plan. Refer to DP-2.
Bylaw 540.1 - Fences A 1.20 m fence was shown in the front setback area where the maximum permitted height is 1.20 m.	The amended drawings confirm that the fence portion extending beyond the adjacent building will be 1.2 m high. The amended drawings also indicate a 1.2 m high privacy fence for the shared amenity space near the garage area, facing the rear lane and 14 Avenue. Refer to DP-2.
Item 4 - Shared amenity area The shared amenity area at the southeast corner did not specify whether the surface would be grass, concrete, pavers, or another material.	The surface and landscaping treatment for the shared amenity area have been added to DP-2 and DP-7.
Item 6 - Landscaping materials and mailbox The landscaping materials for the highlighted areas were not specified, and the mailbox surface required clarification.	The mailbox is located on a concrete base, and a planting area is provided between the stairs. Refer to DP-2.

SDAB2026-0161

Item 7 - Boulevard cross-sections The cross-sections require back-of-curb elevations, relevant dimensions, and a consistent 2.0% upward slope from the back of curb to the property line, including the sidewalk.	Refer to DP-6. The drawings have been revised in accordance with the example provided, as follows: • The amended drawings indicate the geodetic elevations at the back of curb in each cross-section and dimension all relevant distances. All cross-sections demonstrate a consistent 2.0% upward slope from the back of curb to the property line. • The sidewalk cross-sections maintain a 2.0% slope. • The grassed portion of the boulevard maintains a 2.0% slope based on the distance between the back of walk and the property line.
Item 8 - Garage parking stall cross-sections Each garage stall cross-section must show the front and rear garage-floor elevations, apron and adjacent property-line elevation, with a minimum 2.0% garage-floor slope toward the overhead door.	Refer to DP-7. The drawings have been revised as follows: • The amended drawings indicate that all garage floors maintain a minimum 2.0% slope toward the overhead doors.

We trust that the amended drawings and responses address the above comments. Please contact us if any further information or clarification is required.

Sincerely,

Manar Kirollos

SDAB2026-0161

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:	July 21, 2026
Date Received:	July 7, 2026
BLC BY:	Andrew Kjartanson
Review Required:	
COMPLETE	

D.P. #	**2026-01438**

For Internal Distribution Only

Modifier(s):	**F.A.R**		**Height**		**Density**		**ALL MODIFIER(S) ARE COMPULSORY (Cannot be relaxed)**

Floodway/Floodfringe/Overland Flow

DOES NOT APPLY

If applicable Complete Flood Sheet*

Hertiage Guidelines Area

Not Located within Heritage Guideline Area

If Applicable Disregard Contextual Rules*

Public Realm Setbacks
N/A

Main Floor Elevation(S):		***Roof Peak Elevation(s):***	
	94.50		**102.48**

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

Notes:
FM request Post August 4th R-CG bylaw check

ISC: Protected

For Internal Distribution Only

SDAB2026-0161

Page 2

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

D.P. # 2026-01438

Rule	Requirements	Notes	Evaluation: Provided/Variance		
Secondary Suites	If applicable please refer to Secondary Suites Form		See Attached	N/A	N/I
347.3 Permitted use Rowhouse Building	(Front A 0.00 + Front B 0.00) / 2 = Front *Average Building Reference Point*		0		
	(Rear A 0.00 + Rear B 0.00) / 2 = Rear *Average Building Reference Point*		0		
	(1) To be a permitted use in the R-CG District a Rowhouse Building: (g) must not be located on a parcel where the difference between the average building reference points is greater than 2.4 metres; and				
	Difference between *Front & Rear Average Building Reference Points* =	*0.00*	Not Checked		
537 Building Setback from Front Property line	The minimum building setback from a front property line is 3.0m	West - Main Façade	3.40	0.40	
		West - Porch Post	2.48	-0.52	
		West - 2nd Flr Cantilever.	3.09	0.09	
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.	West Eave - Porch	0.82	0.22	
		West Eave - Primary	0.21	-0.39	
	(2) Landings, ramps other than wheelchair ramps and stairs may project into a front setback area provided: (a) they provide access to the main floor or lower level of the building; and		C	N/C	N/A N/I
	(2) Landings, ramps other than wheelchair ramps and stairs may project into a front setback area provided: (b) the area of a landing does not exceed 2.5m²		N/A		
	(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.		N/A		
	(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 *(Does not apply to decks , eaves, porches, ramps, and stairs)*	PROVIDE LENGTH AND % VALUES	N/A		
	1st st ____ X 40% = ____				
	2nd st ____ X 40% = ____				
	(2) The max. length of an individual projection into any setback area is 3.1m				
538 Block Face Requirements	(1) A minimum building setback of 1.2m is required from a side property line at least every 60.0m along the entire length of a block face. **Block Face (Property Line) Length (m):**		Corner Parcel		
	(2) Where subsection (1) applies, the side setback area must be clear of all air conditioning units, window wells and portions of a building measured from grade to a height of 2.4m				
	(1) To be a permitted use in the R-CG District a Rowhouse Building: (a) must have façade articulation for each Dwelling Unit, by including: (i) a portion of a street facing façade of each unit recessed behind or projecting forward from the remainder of the street facing façade of that unit, with the projecting or recessed portion having a minimum dimension of: (A) 2.0m in width;				
	(B) 0.3m in depth; and				
	(C) 2.4 metres in height; or				
	(ii) a porch that projects from a street facing façade a minimum	(A) 2.0m in width; and			

347.3 Permitted use Rowhouse Building		street facing façade a minimum dimension of:	(B) 1.2m in depth;		**Not Checked**			
	(1) To be a permitted use in the R-CG District a Rowhouse Building:	(b) must have the main floor located above grade adjacent to the building to a maximum of 1.20m above grade for street facing façades;						
		(c) located on a corner parcel must have an exterior entrance which is visible from each street side of the corner parcel;						
		(d) must not have an attached private garage;						
		(e) must have a motor vehicle parking stall or private garage for each Dwelling Unit with direct, individual access to a lane;						
	(5) To be a permitted use in the R-CG District a Rowhouse Building must not be located on a parcel that contains more than one main residential building.							
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			North - Main floor	**3.00**	**1.80**		
				North - 2nd floor	**2.39**	**1.19**		
				North - Firewall	**2.39**	**1.19**		
	(2) Subject to subsections (3) through (7), for a laneless parcel, the minimum building setback from any side property line is:	(a) 1.2m; or			**N/A**			
		(b) 3.0m on one side of the parcel when no provision is made for a private garage on the front or side of a building.						
	(3) There is no requirement for a building setback from a property line upon which a party wall is located.							
	(6) For a corner parcel, the minimum building setback from a side property line shared with a street is 0.6m			South - Porch Post	**0.95**	**0.35**		
				South - Main façade	**1.87**	**1.28**		
				South - 2nd floor	**1.26**	**0.66**		
	(8) Unless otherwise referenced in subsection (9), on a laned parcel the minimum building setback from a side property line for a private garage attached to a main residential building is 0.6m				**N/A**			
	(9) On a laned parcel, the minimum building setback for a private garage attached to a main residential building that does not share a side or rear property line with a street may be reduced to zero metres where the wall of the portion of the building that contains the private garage is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel.				**N/A**			
337 Projections Into Side Setback Area	(1.1) Portions of a building greater than or equal to 2.4m above grade may project a max of 0.6m into any side setback area.				**N/A**			
	(1.2) Portions of a building less than 2.4m above grade may project a maximum of 0.6m,				**N/A**			
	(1.2) (b) for all other uses:	(i) when located on a corner parcel;			**C**	**N/C**	**N/A**	**N/I**
		(ii) where at least one side setback area is clear of all portions of the building measured from grade to a height of 2.4m; or			**C**	**N/C**	**N/A**	**N/I**
		(iii) where the side setback area contains a private maintenance easement required by this Bylaw and no portion of the building projects into the required private maintenance easement.			**C**	**N/C**	**N/A**	**N/I**
	(1.3) Window wells may project a maximum of 0.8m into any side setback area.			North and South WWs not within required setback areas	**N/A**			
	(2) Window wells and portions of a building, other than eaves, must not project into a 3.0m setback required on a laneless parcel.							
	(3) Eaves may project a max. of 0.6m into any side setback area.			North and South eaves Clear	**N/A**			
	(5) Landings, ramps other than wheelchair ramps and stairs may project in a side setback area provided:	(a) they provide access to the main floor or lower level of the building;		Stairs in South setback area only	**C**	**N/C**	**N/A**	**N/I**
		(b) the area of a landing does not exceed $2.5m^2$			**N/A**			
		(c) the area of any portion of a landing that projects into the side setback area does not exceed $1.8m^2$						
		(d) they are not located in a 3.0m side setback area required on a laneless parcel; and			**C**	**N/C**	**N/A**	**N/I**
		(e) they are not located in a side setback area required to be clear of projections, unless pedestrian access from the front to the rear			**C**	**N/C**	**N/A**	**N/I**
	(10) Central air conditioning equipment may project a maximum of 1.0m into a side setback area:				**N/A**			
	(8) Any portion of a building that projects into a side setback area, other than eaves, landings, window wells, ramps and stairs, must not be located closer than 0.9m from				**N/A**			

Page 4	landings, window wells, ramps and stairs, must not be located closer than 0.6m from the nearest front façade.									N/A
	(9) Balconies and decks must not project into any side setback area;						No decks No balconies	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 *(Does not apply to decks , eaves, porches, ramps, and stairs)*						PROVIDE LENGTH AND % VALUES	N/A			
	1st st			X 40% =							
	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 *(Includes Window Wells)*										
347.3 Permitted use Rowhouse Building	(f) must not have windows on an exposed side façade of a unit that are located beyond the rear façade of a contextually adjacent building on an adjoining parcel unless:	(i) the window is located below the second storey;						Not Checked			
		(ii) the glass in the window is entirely obscured;									
		(iii) there is a minimum distance of 1.5 metres between the finished floor and the bottom of the window sill; or									
		(iv) the façade that contains the window is setback a minimum of 4.2 metres from the side property line;									
540 Building Setback from Rear Property Line	(1) Unless otherwise referenced in subsection (2) the minimum building setback from a rear property line is 7.5m							N/A			
	(2) On a laned or corner parcel, the minimum building setback from a rear property line is 1.2m						East - Lane/Corner	14.41		13.21	
338 Projections Into Rear Setback Area	(2) Awnings, balconies, bay windows, canopies, chimneys, decks, eaves, fireplaces, fire escapes, landings, porches, and ramps other than wheelchair ramps may project a max of 1.5m into any rear setback area.							N/A			
	(3) A private garage attached to a building may project without limits into a rear setback area provided it:	(a) does not exceed 4.6m in height, measured from the finished floor of the private garage;									
		(b) does not exceed 75.0m^2 in gross floor area for each Dwelling Unit located on the parcel.									
		(c) has no part that is located closer than 0.60m to the rear property line; and									
		(d) has no eave closer than 0.6m to a side property line.									
	(4) When an attached private garage has a balcony or deck, the balcony or deck must not be located within 6.0m of a rear property line or 1.2m of a side property line.										
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 *(Does not apply to decks , eaves, porches, ramps, and stairs)*						PROVIDE LENGTH AND % VALUES	N/A			
	1st st			X 40% =							
	2nd st			X 40% =							
	(2) The max. length of an individual projection into any setback area is 3.1m										
339 Decks	(2) The height of a deck in the Developed Area must not exceed:	(a) 1.5m above grade at any point, except where the deck is located on the same façade as the at-grade entrance to a walkout basement; and						N/A			
		(b) 0.3m above the main floor level of the closest main residential building on the parcel.									
	(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									
		(b) must not be located between the foremost front façade of the main residential building and the front property line.									
	(3) A deck attached to a Semi-detached Dwelling, Rowhouse or Townhouse within 1.2m of a party wall must have a solid privacy wall that:	(a) is a min. of 2.0m in height;									
		(b) is a max. of 3.0m in height; and									
		(c) extends the full depth of the deck.									

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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.						
	(3) A balcony attached to a Contextual Semi-detached Dwelling, Semi-detached Dwelling, Rowhouse Building or Townhouse within 1.2m of a party wall must have a privacy wall that:		(a) is a min. of 2.0m in height;					
			(b) is a max. of 3.0m in height; and					
			(c) extends the full depth of the balcony.					
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. Area of Storey Below Balcony (m²)							N/A
	(2) A balcony attached to a Contextual Single Detached Dwelling, Contextual Semi-detached Dwelling, or Rowhouse Building that is a permitted use: *Does not apply to Discretionary Uses.*	(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					
			(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					
		(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.						
543 Amenity Space	(1) For developments of three units or more, each unit and suite must have amenity space that is located outdoors and is labelled on the required landscape plan.						F/M Discretion	N/A N/I
	(2) Amenity space may be provided as common amenity space, private amenity space or a combination of both.						Applies	N/A N/I
533 At Grade Orientation of Units	(1) All units must provide individual, separate, direct access to grade.						C N/C	N/A N/I
	(2) Units with an exterior wall facing a street must provide:	(a) an entrance that is visible from the street; and					C N/C	N/A N/I
		(b) sidewalks that provide direct exterior access to the unit.					C N/C	N/A N/I
541 Building Height	(1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum building height is 10.0m measured from grade.					North	9.17	-0.83
						East	9.41	-0.59
						South	9.42	-0.58
						West	9.05	-0.95
	(2) Where a building setback is required from a property line shared with another parcel designated with a low density residential district, the M-CG District or H-GO District, the max building height:	(a) is the greater of:	(i) the highest geodetic elevation of a main residential building on the adjoining parcel; or				C N/C	N/A N/I
			(ii) 7.0m from grade; measured at the shared property line; and					
		(b) increases at a 45 degree angle to a maximum of 10.0m 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							
	93.85 Prim Bldg Crnr 1		93.25 Prim Bldg Crnr 2			102.76 Geo 9.5m Abve Avrge Grade		
	93.00		92.95			101.86		

	Prim Bldg Crnr 3 X 75% = Prim Bldg Crnr 4 Max. Area / Max. Area allowed at 9.5m	Geo 8.6m Abve Avrge Grade Proposed RP 102.48 (-0.28m)	N/A
	(4) Where not located on a corner parcel, the maximum building height is 8.6m for any portion of a main residential building located between the rear property line and 60.0% parcel depth or the contextual building depth average, whichever is greater. Height Required Beyond ___ m and Rear Property Line C.A.B. #1 / C.A.B. #2 / Parcel Depth	Corner Parcel	N/A
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		Complies
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. 65% x 39.60 (Parcel Depth) = 25.70 (Max Bldg Depth)		Percentage (%): 63.61% / -1.39% Building Depth (m): 25.19 / -0.51
	(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: *Note: The Main Residential Building exempt from Building Depth must be **WHOLLY** contained within rear 60.0%; otherwise see subsection (1).* (a) there is more than one main residential building on the parcel; (b) 50.0% or more of the units on the parcel are contained in main residential buildings located within the first 60.0% of the parcel depth; and Parcel Depth (m) 40% / 60.0% Parcel Depth (m) Total Number of Units Required Number of Units in Front 60.0%		N/A
	(c) where the minimum separation distance of the main residential buildings on the front portion of the parcel and the main residential buildings contained on the rear portion of the parcel is 6.5m		
	(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 39.60 Parcel Depth (b) the building depth of the main residential building on the adjoining parcel; 18.12 C.A.B. Building Depth whichever is closer to the rear property line. 3.0m Building Side Setback Required beyond 19.80 m and the rear property line		
347.3 "Permitted use Rowhouse Building	(3) Where not located on a corner parcel, the maximum building depth of a Rowhouse Building that is a permitted use in the R-CG District is the greater of: (a) 60.0 per cent of the parcel depth; or (b) the contextual building depth average. C.A.B. #1 + C.A.B. #2 /2 = Average : Parcel Depth =		Not Checked
529 Density	The maximum density for parcels designated R-CG District is 75 units per hectare. 75 U.P.H; 603.50 (m^2) / 0.0603500 (ha) = 4.00 Units	Units U.P.H	3.00 / -1.00 49.71 / -25.29
	(2) The maximum density is 75 units per hectare for developments legally existing or approved by the Development Authority prior to August 4, 2026. 75 U.P.H; Enter m^2 Above (m^2) / (ha) = Units	Units U.P.H	N/A
	(1) Unless otherwise referenced in subsection (2), the maximum number of main		C / N/C / N/A / N/I

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530 Number of Main Residential Buildings on a Parcel	residential buildings on a parcel is one.							
	(2) There is no maximum number of main residential buildings on a parcel for a development legally existing or approved by the Development Authority prior to August 4, 2026.				C	N/C	N/A	N/I
339.1 Porches *(must meet all requirements to be exempt)*	In a Developed Area, a porch is exempt from parcel coverage where:	(a) the porch is located between the façade of the main residential building and:	(i) the front property line; or		C	N/C	N/A	N/I
			(ii) the side property line on the street side of a corner parcel;		C	N/C	N/A	N/I
		(b) the porch is unenclosed on a minimum of two sides, other than by a railing, balustrade, or privacy walls located on porches between attached units when the porch is at or exceeds the contextual front setback; and			C	N/C	N/A	N/I
		(c) there is no enclosed floor area or balcony located directly above the roof of the porch.			C	N/C	N/A	N/I
534 Parcel Coverage	(2) Unless otherwise referenced in subsection (3), the maximum cumulative building coverage over all the parcels subject to a single development permit containing a Contextual Semi-Detached Dwelling, Contextual Single Detached Dwelling, Cottage Housing Cluster, Rowhouse Building, Semi-Detached Dwelling, Single Detached Dwelling or Townhouse is:	(a) 45.0% of the area of the parcels subject to a single development permit for a development with a density of less than 40 units per hectare;			Applies		Does Not Apply	
		(b) 50.0% of the area of the parcels subject to a single development permit for a development with a density 40 units per hectare or greater and less than 50 units per hectare;			Applies		Does Not Apply	
		(c) 55.0% of the area of the parcels subject to a single development permit for a development with a density of 50 units per hectare or greater."			Applies		Does Not Apply	
	(3) The maximum parcel coverage referenced in subsections (1) and (2), must be reduced by:	(a) 21.0m² where one motor vehicle parking stall is required on a parcel that is not located in a private garage; and			Applies		Does Not Apply	
		(b) 19.0m² for each required motor vehicle parking stall that is not located in a private garage where more than one motor vehicle parking stall is required on a parcel.			Applies		Does Not Apply	
	(4) For all other uses, the maximum parcel coverage is 45.0%				Applies		Does Not Apply	
	Determine correct percentage of parcel coverage and input values below				%		%	
	3 Number of Units 50.0% 603.50 Parcel Area (m²) minus Required Stalls = 301.75 Max. Coverage				51.82%		1.82%	
	Parcel Coverage Totals				m²		m²	
	Rowhouse: 237.26	ARB: 75.46			Total: 312.72		312.72	10.97
Accessory Building	If applicable please refer to Accessory Residential Building Form				See Attached		N/A	N/I
542 Landscaping Requirements	(3) All areas of a parcel, except for those portions specifically required for motor vehicle access, motor vehicle parking stalls, loading stalls, garbage facilities, or any purpose allowed by the Development Authority, must be a landscaped area.				C	N/C	N/A	N/I
	(4) All setback areas adjacent to a street, except for those portions specifically required for motor vehicle access, must be a landscaped area.				C	N/C	N/A	N/I
	(5) Amenity space provided outdoors at grade must be included in the calculation of a landscaped area.				C	N/C	N/A	N/I
	(6) Any part of the parcel used for motor vehicle access, motor vehicle parking stalls, loading stalls and garbage or recycling facilities must not be included in the calculation of a landscaped area.				C	N/C	N/A	N/I
	(7) A minimum of 30.0% of the landscaped area must be covered with soft surfaced landscaping. 236.05 Landscaped Area (m²)				Percentage (%) 59.49% Area (m²) 140.43		29.49% 69.62	
	(8) All soft surfaced landscaped area must be irrigated by an underground irrigation system, unless otherwise provided by a low water irrigation system.				C	N/C	Low H20 Irrig.	N/I
	(9) Mechanical systems or equipment that are located outside of a building must be screened.				C	N/C	N/A	N/I
		(a) a deciduous tree has a minimum calliper of			Calliper (mm)			

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542.2 Planting Requirements	(4) The requirement for the provision of 1.0 tree is met where:	60mm; 7 # Provided		75.00	15.00
		(b) a coniferous tree has a minimum height of 2.0m 0 # Provided		Height (m) N/A	
	(5) The requirement for the provision of 2.0 trees is met where:	(a) a deciduous tree has a minimum calliper of 85mm; 3 # Provided		Calliper (mm) 85.00	0.00
		(b) a coniferous tree has a minimum height of 4.0m 0 # Provided		Height (m) N/A	
	(6) The requirement for the provision of 3.0 trees is met where an existing deciduous tree with a calliper greater than 100mm is preserved. 0 # Provided			Calliper (mm) N/A	
	(2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0m² of parcel area. 6 Required Trees; 17 Required Shrubs; 603.50 Parcel Area (m²)			# of Trees 13	7
				# of Shrubs 28	11
	(3) Shrubs must be a minimum height or spread of 0.6m at the time of planting.			0.60	0.00
	(7) For landscaped areas with a building below, planting areas must have the following minimum soil depths:	(a) 1.2m for trees;		N/A	
		(b) 0.6m for shrubs; an			
		(c) 0.3m for all other planting areas.			
	(8) The soil depths referenced in (7) must cover an area equal to the mature spread of the planting material.				
341 Driveways	(1) A driveway must not have direct access to a major street unless:	(a) there is no practical alternative method of vehicular access to the parcel; and		N/A	
		(b) a turning space is provided on the parcel to allow all vehicles exiting to face the major street.			
	(2) A driveway connecting a street to a private garage must:	(a) be a min of 6.0m in length along the intended direction of travel for vehicles measured from:	(i) the back of the public sidewalk to the door of the private garage; or		
			(ii) a curb where there is no public sidewalk to the door of a private garage, and		
		(b) contain a rectangular area measuring 6.0m in length and 3.0m in width.			
	(3) A driveway connecting a lane to a private garage must be a min of 0.60m in length along the intended direction of travel for vehicles, measured from the property line shared with the lane to the door of a private garage.		East - Lane	5.69	5.09
	(5) That portion of a driveway including a motor vehicle parking stall within 6.0m of a public sidewalk, or a curb on a street where there is no public sidewalk, must not exceed a width of:	(a) 6.0m where the parcel width is 9.0m or less; or		N/A	
		(b) 7.0m for parcel width > than 9.0m and < than 15.0m			
	(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			
546 Motor Vehicle Parking Stalls	(1) The minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 1.0 stalls per unit or suite.			Community (select below) *HOUNSFIELD HEIGHTS/ BRIAR HILL*	
	(2) Notwithstanding subsection (1), the minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 0.5 stalls per unit or suite for the area listed in Table 2.1 below.			Parking Rate: 0.50 Stall per Unit & Suite	
	6 Number of Units & Suites; Stalls Within a Private Garage 3; Stalls provided on Parking Pad 0			3	0

546.2 Bicycle Parking Stalls	(2) Notwithstanding subsection (1), there is no requirement for a bicycle parking stall – class 1 for parcels with two or less Dwelling Units.			**Applies**		**N/A**	**N/I**
	(1) The minimum number of bicycle parking stalls – class 1 is calculated based on the sum of all units and suites at a rate of 1.0 stall per unit or suite where a unit or suite is not provided a motor vehicle parking stall located in a private garage. **3** **Number of Units & Suites**			**6**		**3**	
125 Bicycle Parking Stalls	(1) Bicycle parking stalls – class 1 must be located on hard surfaced areas.			**C**	**N/C**	**N/A**	**N/I**
	(4) Bicycle parking stalls must be separated from motor vehicle parking stalls, visitor parking stalls or loading stalls by 2.0m or a physical barrier.			**Complies**			
	(5) A bicycle parking stall that is not an individual locker must be at least 2.0m in height.			**Bicycle Class 1**			
			2.69m	**C**	**N/C**	**N/A**	**N/I**
	(6) A bicycle parking stall that is not an individual locker and is attached to the ground must be located at least 0.6m from any physical barrier.			**Bicycle Class 1**			
			0.71m // 1.17m	**C**	**N/C**	**N/A**	**N/I**
	(7) Rows of bicycle parking devices, when affixed on the floor or grade, must be separated by at least 2.0m.			**Bicycle Class 1**			
				C	**N/C**	**N/A**	**N/I**
	(8) Bicycle parking devices, when affixed on the floor or grade, must be separated by at least 0.6m.			**Bicycle Class 1**			
			0.84m	**C**	**N/C**	**N/A**	**N/I**
342 Retaining Walls	(1) A retaining wall must be less than 1.2m in height when measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall.		Not applied to stair wells. No other retaining walls indicated on plans.	**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 *Note: Only apply fence rules to proposed fences*	For a Rowhouse Building, the height of a fence above grade at any point along a fence line must not exceed:	(a) 1.2 metres for any portion of a fence extending between the foremost front façade of the immediately adjacent main residential building and the front property line;		**C**	**N/C**	**N/A**	**N/I**
		(b) 2.0 metres in all other cases; and		**C**	**N/C**	**N/A**	**N/I**
		(c) 2.5 metres at the highest point of a gate that is not more than 2.5 metres in length.		**C**	**N/C**	**N/A**	**N/I**
343 Fences *Note: Only apply fence rules to proposed fences*	The height of a fence above grade at any point along a fence line must not exceed:	(a) 1.2 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**
	1) Unless otherwise specifed, the minimum width and depth of motor vehicle parking stalls are illustrated in Table 2. *Note: The depth of the motor vehicle parking stalls provided within a garage for 2 or more tenants within rowhouse defaults to Table 2.* ***The required depth is 5.4m.***			**C**	**N/C**	**N/A**	**N/I**
	(3) The minimum depth of a motor vehicle parking stall is 5.9m where it is required for: (a) a Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling or Single Detached Dwelling			**C**	**N/C**	**N/A**	**N/I**

Page 10	(b) a Dwelling Unit where the stall is provided in a private garage intended to be used for the occupants of only one Dwelling Unit.					
122 Standards for Motor Vehicle Parking Stalls	(4) The minimum width of a motor vehicle parking stall required for a Dwelling Unit is: (a) 3.0m where both sides of a stall abut a physical barrier; (b) 2.85m where one side of a stall abuts a physical barrier; and (c) 2.5m in all other		**C**	**N/C**	**N/A**	**N/I**
	(7) The minimum width of a motor vehicle parking stall for Multi-Residential Development, Multi-Residential Development - Minor, a Townhouse or a Rowhouse Building provided for the exclusive use of a Dwelling Unit is reduced to 2.60m where: (a) the stall is one of two or more motor vehicle parking stalls that are provided in a private garage; (b) the motor vehicle parking stalls in the private garage are for the sole use of the occupants of the Dwelling Unit; and (c) the motor vehicle parking stalls are not counted towards fulfilling the minimum motor vehicle parking stall requirements for that Dwelling Unit.		**C**	**N/C**	**N/A**	**N/I**
	(15) Motor vehicle parking stalls for a Backyard Suite, Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling and Single Detached Dwelling must be: (a) hard surfaced; and (b) located wholly on the subject parcel.		**C**	**N/C**	**N/A**	**N/I**

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Accessory Residential Building

D.P. # 2026-01438

Rule	Requirements			Notes	Evaluation: Provided/Variance			
345 Accessory Residential Building	(1) The min. building setback for an Accessory Residential Building is::	(a) 1.2m from a side or rear property line shared with a street; or		South	1.53		0.33	
		(b) 0.6m from a side or rear property line in all other cases.		North	1.52		0.92	
				East	5.69		5.09	
	(2) The min. building setback for an Accessory Residential Building that does not share a side or rear property line with a street may be reduced to zero m when:	(a) the Accessory Residential Building is less than 10.0m²			C	N/C	N/A	N/I
		(b) the wall of the Accessory Residential Building is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel; or			C	N/C	N/A	N/I
		(c) the owner of the adjacent parcel grants a 1.5m private maintenance easement that must:	(i) be registered against the title of the parcel proposed for development and the title of the adjacent parcel; and		C	N/C	N/A	N/I
			(ii) include a 0.60m eave and footing encroachment easement.		C	N/C	N/A	N/I
	(3) An Accessory Residential Building must not be located in the actual front setback area.				C	N/C	N/A	N/I
	(4) A private garage on laneless parcel may be located in required 3.0m side setback, except along street side of a corner parcel.				C	N/C	N/A	N/I
	(5) The min. distance between any façade of an Accessory Residential Building 10.0m² or more and a main residential building or a building containing a Secondary Suite is 1.0m			2.21m	C	N/C	N/A	N/I
	(6) The height of an Accessory Residential Building must not exceed:	(a) 4.6m, measured from the finished floor of the building;			3.85		-0.75	
		(b) 3.0m at any eaveline, when measured from the finished floor of the building; and			2.74		-0.26	
		(c) one storey,			Complies			
		(c) one storey, which may include an attic space that:	(i) is accessed by a removable ladder;		N/A			
			(ii) does not have windows;					
			(iv) has a max. height of 1.5m from the attic floor to the underside of any rafter.					
346 Restrictions on Use of Accessory Residential Building	(1) The finished floor of an Accessory Residential Building, other than a private garage, must not exceed 0.6m above grade.				C	N/C	N/A	N/I
	(2) An Accessory Residential Building must not be used as a Dwelling Unit, unless a Backyard Suite has been approved.				C	N/C	N/A	N/I
	(3) An Accessory Residential Building must not have a balcony or rooftop deck.				C	N/C	N/A	N/I
	(4) The area of a parcel covered by all Accessory Residential Buildings located on a parcel:	(a) must not exceed the less of:	(i) the building coverage of the main residential buildings; or		C	N/C	N/A	N/I
			(ii) 75.0m² for each Dwelling Unit located on the parcel; and		Complies			
			1 # of Units					

SDAB2026-0161

Page 12	Secondary Suite - R-CG		D.P. # 2026-01438			
Rule	**Requirements**			**Evaluation**		
		Notes		**Provided/Variance**		
Note: Remember to check any applicable district rules						
351 Secondary Suite	(1) For a Secondary Suite the minimum building setback from a property line, must be equal to or greater than the minimum building setback from a property line for the main residential building.		**C**	**N/C**	**N/A**	**N/I**
	(2) Except as otherwise stated in subsection (2.1) and (3), the maximum floor area of a Secondary Suite, excluding any area covered by stairways and landings, is 100.0m²: (a) in the R-C1L, R-C1Ls, R-C1, R-C1s, R-C1N, R-1, R-1s and R-1N District; or (b) when located on a parcel with a parcel width less than 13.0m.		**N/A**			
	(2.1) There is no maximum floor area for a Secondary Suite wholly located in a basement. Internal landings and stairways providing access to the basement may be located above grade.		**Applies**		**N/A**	**N/I**
295 Secondary Suite	(c) has a maximum floor area of 100.0 square metres, excluding any area covered by stairways and landings;		**N/A**			

352 Backyard Suite	(9) A balcony attached to a Backyard Suite may project into a required setback area from a property line shared with a street or a lane to a minimum setback of 0.6m from the property line.		N/A			
354 Accessory Suite - Density	(1) There must not be more than one Backyard Suite located on a parcel, except in the R-CG and R-2M Districts where one Backyard Suite may be located on any bare land unit.		C	N/C	N/A	N/I
	(1.1) There must not be more than one Secondary Suite contained within a Dwelling Unit.		C	N/C	N/A	N/I
	(3) A Secondary Suite or a Backyard Suite must not be separated from the main residential use on a parcel by the registration of a condominium or subdivision plan.		C	N/C	N/A	N/I
Additional Notes						

FILE: **DP 2026-01438**

DATE RECEIVED: March 19, 2026

Bylaw Discrepancies		
Regulation	**Standard**	**Provided**
537 Building Setback from Front Property line	The minimum building setback from a front property line is 3.0m	Plans indicate the West setback is 2.39m (-0.61m).
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.	Plans indicate the West eave projects 0.76m (+0.16m) into the West setback area.
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. OR! (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;	Plans indicate the building depth is 65.30% (+0.30%) or 25.86m (+0.16m). OR! Plans indicate the North setback is 2.16m (-0.84m).
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: (b) 50.0% of the area of the parcels subject to a single development permit for a development with a density 40 units	Plans indicate the parcel coverage is 54.72% (+4.72%) or 330.21sm (+28.46sm).

	per hectare or greater and less than 50 units per hectare;	
542 Landscaping Requirements	(3) All areas of a parcel, except for those portions specifically required for motor vehicle access, motor vehicle parking stalls, loading stalls, garbage facilities, or any purpose allowed by the Development Authority, must be a landscaped area.	Plans indicate gravel; gravel is not an acceptable hard landscaped material. Plans indicate undefined grass and gravel areas, bylaw check unable to differentiate.
542 Landscaping Requirements	(4) All setback areas adjacent to a street, except for those portions specifically required for motor vehicle access, must be a landscaped area.	Plans indicate the waste and recycling is within the South setback area.
542 Landscaping Requirements	(5) Amenity space provided outdoors at grade must be included in the calculation of a landscaped area.	Plans indicate 3.50% (-26.50%) or 7.18sm (-54.35sm) of soft landscaped area.
542.2 Planting Requirements	(2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0m² of parcel area.	Plans indicate 0 (-17) shrubs provided on site.
546.2 Bicycle Parking Stalls	(1) The minimum number of bicycle parking stalls – class 1 is calculated based on the sum of all units and suites at a rate of 1.0 stall per unit or suite where a unit or suite is not provided a motor vehicle parking stall located in a private garage.	Plans indicate 0 (-3) bicycle class 1 parking stalls.
540.1 Fences	For a Rowhouse Building, the height of a fence above grade at any point along a fence line must not exceed: (a) 1.2 metres for any portion of a fence extending between the foremost front façade of the immediately adjacent main residential building and the front property line;	Plans indicate 1.80m (+0.60m) high fences between the adjacent building front façade and the West property line.
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: (b) a Dwelling Unit where the stall is provided in a private garage intended to be used for the occupants of only one Dwelling Unit.	Plans indicate the parking stall depth is 5.79m (-0.11m).
345 Accessory Residential Building	(6) The height of an Accessory Residential Building must not exceed: (b) 3.0m at any eaveline, when measured from the finished floor of the building	Plans indicate the eaveline height is 3.05m (+0.05m).

FILE: **DP 2026-01438**

DATE RECEIVED: July 7, 2026

Bylaw Discrepancies

Regulation	Standard	Provided
537 Building Setback from Front Property line	The minimum building setback from a front property line is 3.0m	Plans indicate the West setback is 2.48m (-0.52m).
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.	Plans indicate the West eave projects 0.82m (+0.22m) into the West setback area.
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: (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;	Plans indicate the parcel coverage is 51.82% (+1.82%) or 312.72sm (+10.97sm).
542 Landscaping Requirements	(3) All areas of a parcel, except for those portions specifically required for motor vehicle access, motor vehicle parking stalls, loading stalls, garbage facilities, or any purpose allowed by the Development Authority, must be a landscaped area.	Plans indicate several areas without a landscaped material indicated.
	(4) All setback areas adjacent to a street, except for those portions specifically required for motor vehicle access, must be a landscaped area.	
540.1 Fences	For a Rowhouse Building, the height of a fence above grade at any point along a fence line must not exceed: (a) 1.2 metres for any portion of a	Plans indicate a 1.80m (+0.60m) fence between the adjacent building front façade and the West property line.

	fence extending between the foremost front façade of the immediately adjacent main residential building and the front property line;	

FILE: **DP 2026-01438**

DATE RECEIVED: August 5, 2026

Bylaw Discrepancies

Regulation	Standard	Provided
537 Building Setback from Front Property line	The minimum building setback from a front property line is 3.0m	Plans indicate the West setback is 2.80m (-0.20m). Relaxation supported. The discrepancy is generated by the porch facing 20A St NW. The main residential building has a setback 3.4m from the front property line. The porch design supports dual frontage policies in the North Hill Local Area Plan, ensuring neither frontage feels secondary and remains well-marked from the street. Leveraging both frontages enhances the streetscape along both 20A St NW and 14th Ave NW.
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: (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;	Plans indicate the parcel coverage is 51.82% (+1.82%) or 312.72sm (+10.97sm). Relaxation supported. Overall, the relaxation is minor and supports screening of vehicles and bicycles in the private garage and Class 1 bike stalls. To balance the minor relaxation, the landscaping coverage is exceeded, alongside a combination of shared and private amenity space.

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

April 13, 2026

To: The City of Calgary

Development Permit Application

File No.: DP2026-01438

Location: 1504 20A ST NW

Development Permit – No Conflict Letter

ENMAX Power Corporation ("**EPC**") received an Application Notice, dated March 24, 2026, from The City of Calgary (the "**City**") requesting EPC's review of the above noted Development Permit Application ("**Application**").

No Conflict

1. Based upon the information provided to EPC in the Application Notice, and subject to the terms and conditions of this No Conflict Letter, EPC has not identified a conflict between the Application's proposed development ("**Proposed Development**") and the Alberta Electrical Utility Code, 6th Edition, ("**AEUC**") and/or other EPC requirements.

Terms and Conditions

2. During the design and construction of the Proposed Development, the Applicant must comply with:
    a) the AEUC, including sections 2 (General Rules), 10 (Overhead Systems), and 12 (Underground Systems);
    b) CSA C22.1-24 Canadian Electrical Code (26th Edition), Part 1;
    c) the *Safety Codes Act*, RSA 2000, c S-1 ("***SCA***");
    d) the *Occupational Health and Safety Act*, SA 2020, c 0-2.2 ("***OHSA***"), the Occupational Health and Safety Code, Alta Reg 191/2021, and the Occupation Health and Safety Code, including requirements for working near overhead powerlines and maintaining safe limits of approach;
    e) the ENMAX Ground Disturbance Guidelines, when working in proximity to ENMAX infrastructure (https://assets.enmax.com/api/public/content/ground-disturbance-guidelines);
    f) ENMAX Overhead Limits of Approach, when working within 7 metres of overhead lines and infrastructure; and
    g) any other laws and regulations regarding utility facilities,

and must ensure that all stripping, grading, excavating, hydrovacing, piling, shoring, craning, and temporary structures, etc. meet the requirements provided in this section 2 and any other applicable laws.

In a situation where there is a discrepancy between the requirements provided in this section 2, the stricter requirements shall govern.

3. The Applicant must contact:

    a) Utilities Safety Partners for locations of all buried facilities prior to any excavating at the location;

    b) EPC hotdigs@enmax.com to obtain a permission letter prior to disturbing the ground within 2 metres of any EPC underground facility; and

    c) 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 metres of any EPC overhead facility.

    Should EPC be contacted in accordance with section 3(c), 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 location.

4. This No Conflict Letter does not:

    a) derogate from the Applicant's obligations to follow any applicable law, including the AEUC, *SCA*, and *OHSA*; or

    b) represent that the Proposed Development will meet any legislative or regulatory requirements,

    and EPC expressly disclaims any liability related to the Applicant's responsibility to comply with such laws and regulations and EPC's required setbacks.

5. If at any point during construction of the Proposed Development the Applicant does not comply with the requirements set out in this No Conflict Letter, including any requirements set out in the AEUC and *SCA*, EPC may take any action available pursuant to applicable law, including and without limitation issuing a stop work order.

6. This No Conflict Letter does not include a review of the Proposed Development's electrical capacity requirements, including any necessary new servicing or capacity upgrades. The Applicant should contact GetConnected@enmax.com for information related to the feasibility of electrical servicing the Proposed Development.

7. Any reference in this No Conflict Letter to:

    a) any legislation, regulation, code or other statutory enactment shall include all regulations and codes thereunder and all amendments and substitutions thereto; and

    b) the Applicant shall include its affiliates, as defined in the *Business Corporations Act*, RSA 2000, c B-9, employees, prime and sub-contractors, partners, agents, and other representatives.

If the City requires any additional information regarding this No Conflict Letter, please contact the Project Administrator at **EPC_Permits@enmax.com**.

Sincerely,

Rodel Santiago, P. Eng.
ENMAX Power Corporation

HOUNSFIELD HEIGHTS – BRIAR HILL
COMMUNITY ASSOCIATION
Box 65086, RPO North Hill
Calgary, AB T2N 4T6
403-282-6634
http://www.hh-bh.ca

To File Manager Sarah Mallen, re **DP2026-01438 revised plan:**

The Hounsfield Heights Briar Hill Community Association (HHBH CA) thanks the city for circulating this development permit revision. We circulated flyers to neighbours, as we typically do, and neighbours still have concerns. We do see improvements, but there is work to do on this plan.

This proposal is for a row house at 14th Ave and 20A Street NW (*adjacent to the previous proposal at 1503 20th Street NW*). It is a tri-plex with 3 suites, (currently permitted max is 4 units + 4 suites).

Front setback is now 3.4 m. This is still a big contrast, at about 3.5 m forward from the neighbour, but it is an improvement (from the minimum 3.0 m) that will help shadowing some… The cantilever on the front (west side), that was NOT compliant with the Land Use bylaw, has been removed. A 1 ft cantilever on second floor on the west side stays within eaves and minimum setback now. All of these improvements are appreciated.

Side setbacks are also improved. The north side yard (effectively the backyard of the row house) is now 3.0 m (vs. 2.77 m before, and compared to 3.64 m in plan next door to the east). The 'side yard' north of the garage is now 1.52 m (vs. 0.9 m before). Both of these changes will help with shadowing some, but could be improved further. This space north of the garage now contains the waste bins, vs. them being on the street side of the garage (same decent number of bins). This hides them well, but they are now adjacent to the neighbour.

South setback is 1.875 m (from avenue lot line) – slightly bigger. East setback from lot line to garage is still 6.1 m, which does not fit with pattern of neighbours, with much of that space filled with concrete.

Lot coverage is now 49.58% vs. 50% permitted, which is now compliant. This is an important correction – relaxation of parcel coverage standards are not justifiable. Green space is now over 30% as required. Height is 31' 3 ¼ " (9.53 m), compared to 11 m from grade allowed, which is positive compared to many rowhouses. Shared amenity space has been added for the suites.

The door for the western unit now faces west, which does make 20A Street side more interesting looking. As a result, the door for the western unit is not under the overhang on south side that was designed for it, which looks rather odd (only the basement entrance is under this overhang). Perhaps this overhand feature can be revised to 'make more sense'.



Landscaping has been improved some. Some replacement trees are now specified as Green Ash and Toba Hawthorn vs. columnar aspen, and they seem more reasonably placed. Shrubs are mapped. However, **the magnificent healthy mature tree right at edge of the private lot is still slated to be removed** – they **could easily make an effort to work around this tree**, it is a **landmark in our community**. There is just no excuse to not have more respect for the urban canopy! Riley LAP, 3.2.4 Climate Resilience states "Maintain, enhance, and expand the existing tree canopy on public and private land." We still expect the developer to respect this provision and protect this tree! Removing trees like this will not get Calgary to our tree canopy goal!

Privacy mitigation was requested, facing the northern neighbour, and is still not shown. There is no mention of requested privacy glass on second floor (as a minimum) on north elevation. This is a common concession to the privacy of the neighbour, and was included on the plan immediately to the east (at 20th St and 14th Ave) – it must be including here too.

HOUNSFIELD HEIGHTS – BRIAR HILL
COMMUNITY ASSOCIATION
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The neighbour's windows should be mapped to analyze that new windows are not directly looking into the neighbour. Privacy landscaping should also be added along the north property line.

The renderings are still is very inaccurate compared to formal plans. E.g. on the 3D rendering, stairs down and doors for suites are not illustrated, front sidewalks are not shown accurately, trees are shown in background that in reality will be concrete driveways – compare to front elevation below. A proper streetscape with the new building is still not provided either. Window wells are labelled as storage on some renderings. Renderings should be redone accurately – otherwise which part of the plans are to be believed and followed?





In summary, we are pleased to see improvement in the revised plan, but are still looking for further improvement, including privacy and shadowing mitigation for the northern neighbour, and the protection of the landmark tree in the front yard.

Beth Atkinson, Director, Land Use, Hounsfield Heights – Briar Hill Community Association
land.use@hh-bh.ca

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To File Manager Sarah Mallen, re **DP2026-01438**

The Hounsfield Heights Briar Hill Community Association (HHBH CA) thanks the city for circulating this development permit. We circulated flyers to neighbours, as we typically do, and neighbours have significant concerns. We **oppose this application** in its current form.

This proposal is for a row house at 1504 20A Street NW, at the corner of 14th Ave and 20A Street. It is a tri-plex with three suites, (where currently the permitted max is 4 units + 4 suites), and a tri-plex built form is better than a larger rowhouse. But there are several very disappointing aspects.



The immediately adjacent neighbour to the north is a new bungalow (see picture). As per the Municipal Development Plan Section 2.3.2 (c), the proposed development must *"Ensure infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern"* and Riley LAP 2.2.1.4 *"consider the local built form context"* and *"consider shadowing impacts on neighbouring properties."* Based on this, surrounding properties have to be considered. The neighbouring bungalow will remain in place for the next 70+ years, and the impact on this property and the contrast with it needs to be fully considered.

Front setback is right to minimum setback – 3 m from lot line. There is a **cantilever that extends even further forward into the front setback** – this is **NOT compliant** with the Land Use bylaw, and is an **unacceptable relaxation**. **LUB sec. 336** does not allow cantilever type projections into the front setback. This low front setback creates a maximum contrast to the neighbour to the north, about 3.9 m forward from neighbour plus the 0.6 m cantilever, for a total 4.5 m of contrast. (Dimensions on the site plan are inadequately labelled and text refers to Center Street instead of 20A Street – this is incomplete and inaccurate work). Moving the building to the east would improve the streetscape by providing a more appropriate front setback.

Side setbacks are also small – north side yard (effectively the backyard of the row house) is only 2.75 m (compared to 3.64 m in the plan next door to the east) with only 0.9 m side yard on the garage. South setback is 1.8 m (from avenue lot line). East setback from lot line to garage is 6.1 m, which does not fit with pattern of neighbours whatsoever, and all of that space is filled with concrete.

The position of the building overlooks the front and backyards of the neighbour to the north, causing **privacy issues** (privacy screening on windows should be provided). No information on windows on the neighbour, or offset from them, is provided, so the full impact on privacy is not properly illustrated. **The plan should be moved south toward 14th Avenue to mitigate privacy impact and shadow the north neighbour less**.

Lot coverage is 53.14%. With 3 units, this is 49.71 units/Ha = 50% lot coverage allowed (50- 60 units/Ha = 55% lot coverage allowed), so **not quite in spec**. They propose a triple car garage with four car drive-way leading to it, and the drive-way and waste handling is 17.1% of lot (not in lot

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coverage, a lot of hard surface). Thus, there is very little of the lot is actually green space and permeable (29.8%). The garage does not line up with the neighbour's garage, but rather shadows their back garden. Additionally, there appears to be no amenity space for the suites – this seems inadequate for a healthy living space for the tenants. The only positive thing in site plan is that there is more parking provided. Also, height is 31' 2 ¾" (9.52 m), compared to 11 m from grade allowed, which is reasonable compared to many rowhouses.

Landscaping is terrible. A **magnificent healthy mature tree** right at edge of the private lot is slated to be removed – they could easily make an effort to work around this tree! There is just **no excuse to not have more respect for the urban canopy**! Riley Local Area Plan has several references to the importance of the tree canopy, and that it should be preserved:



- The Urban Forest section says "Healthy tree canopies are critical to climate change mitigation and enhance community wellbeing. Tree canopies also contribute to a sense of place"
- 2.4.2.1 Site Design, a. ix. says "explore retaining existing, healthy private trees and landscaping on development sites, particularly in street-facing setback areas" – this clause is specifically addressing the situation here – this tree is in a position that can be worked around, and the developer has not explored retaining as required.
- 2.4.2.1 a. xii. talks about exceeding the required tree and soft landscaping, but this plan is very meager.
- 2.4.2.4 a. Landscape Design a. iii. says to "incorporate existing, healthy trees and landscaping"
- 2.4.2.4 b. vii. says to "use a range of tree species to contribute to the urban tree canopy", but only two are used here, both deciduous, and most are columnar trees that don't fill in the canopy like full sized trees do.
- 3.2.4 Climate Resilience states the objective to "Maintain, enhance, and expand the existing tree canopy on public and private land." – we need to actually DO this!

We expect the developer to **respect these provisions and protect this tree**. Further, planned replacement trees are mostly columnar aspen – they will never come close to having the impact of this tree. The description refers to a requirement for two coniferous trees, but then they label them as two green ash, which are most definitely deciduous, not coniferous! And the ash are far too close to the house, partly due to the inadequate green space. Shrubs are mentioned, but not mapped. The **landscape plan is poorly done**.



The picture provided is very inaccurate – stairs down and doors for suites are not

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illustrated, front cantilever is not shown, trees are shown in background that in reality will be concrete driveways. It is clearly misrepresentative, when compared to the front elevation (below). A proper streetscape with the new building is not provided either.



In summary, this plan is missing a lot of required detail, and it is NOT sufficiently compliant with the Riley LAP, and the Land Use Bylaw. The **cantilever should not project into the already poor small front setback**, per the LUB, the position of the building should be changed to **mitigate privacy issues and shadowing** and further privacy screening should be made, and the **magnificent mature tree should be protected as per Riley LAP**. We do NOT support this plan as filed, and ask that this plan be rejected.

Beth Atkinson, Director, Land Use
Hounsfield Heights – Briar Hill Community Association
land.use@hh-bh.ca

Abanoub Development ltd
1615 21A Street NW
Calgary AB T2N 2M7

June 9, 2026

Re: Response to Community Association Comments – DP2026-01438

Dear File Manager,

We would like to thank the Hounsfield Heights–Briar Hill Community Association and the neighbouring residents who took the time to review our application and provide feedback. We appreciate the opportunity to consider these comments and would like to provide some additional context regarding the proposed development.

From the beginning of the design process, our goal has been to create a project that respects the neighbourhood, complies with City regulations, and contributes positively to the community. We recognize that change can be difficult, particularly in established neighbourhoods, and we have made a genuine effort to respond to concerns wherever reasonably possible.

One example of this is the orientation of the proposed units. In response to community feedback, we revised the design so that one of the units faces 20A Street. This change was made specifically to improve the relationship of the building to the street and to respond to concerns raised during the review process. While we were happy to accommodate this recommendation, it did require compromises to the internal layout and functionality of the unit. Nevertheless, we felt it was important to demonstrate our willingness to work collaboratively and incorporate reasonable community feedback into the design.

With respect to the overall building form, the proposed development is located within an area where this type of housing and scale of development is anticipated and permitted under the City's planning framework. The building height remains below the maximum height allowed by the Land Use Bylaw, and the project has been designed within the development envelope established for the site.

Concerns have been raised regarding the neighbouring bungalow to the north and the contrast between the two properties. While we understand these concerns, it is important to recognize that neighbourhoods evolve over time and that planning policies are intended to accommodate a variety of housing forms. The fact that a neighbouring property is a bungalow does not mean that all future development on adjacent sites must be limited to bungalow-style construction. The proposed building complies with the applicable regulations and reflects the City's long-standing objectives for appropriate residential intensification within established communities.

We have carefully considered privacy and shadowing impacts as part of the design process. The proposed development complies with the applicable setback, height, and massing requirements established by the City. As with any urban infill development, some change in views and shadow

conditions is inevitable; however, these impacts remain within the range anticipated by the planning policies and regulations governing development in this area.

We would also like to address the comments regarding the existing tree proposed for removal. We respectfully disagree with the characterization of the tree as a healthy specimen that should be preserved at all costs.

Based on our assessment, the tree exhibits several indicators of advanced decline and poor structural condition. These include large co-dominant stems, sections of dead crown, declining canopy health, and overall deterioration that extends beyond simply leafing out later in the season. The tree is located immediately adjacent to the existing house and presents potential long-term safety concerns as its condition continues to decline. Given these factors, retention of the tree is not considered a practical or responsible long-term solution.

While the removal of any mature tree is unfortunate, replacement landscaping has been incorporated into the proposal to contribute to the future urban canopy and ensure the long-term health and sustainability of the site. The proposed landscaping will provide new planting opportunities that are better suited to the site conditions and future growth.

In addition, we evaluated the possibility of incorporating rooftop solar panels into the project. Due to the roof configuration, building design constraints, and other technical considerations, a rooftop solar installation is not practical as part of the current development. However, the building can be designed to be **solar-ready**, allowing future owners to install solar panels if desired. This approach supports future renewable energy opportunities while balancing the practical realities of the project.

Overall, we believe this proposal represents a thoughtful and balanced development that complies with the Land Use Bylaw, aligns with the broader objectives of the Riley Local Area Plan, and responds to community feedback where reasonable and practical. We have demonstrated a willingness to make meaningful changes to the design, including revising the unit orientation toward 20A Street, despite the challenges this created within the project.

While it is impossible to satisfy every concern raised by every stakeholder, we believe the application should ultimately be evaluated based on its compliance with the applicable planning policies, technical requirements, and the City's objectives for housing choice and responsible growth.

We respectfully request that the application continue to be considered on its planning merits and in accordance with the regulations and policies that govern development within this community.

Sincerely,

Applicant / Development Team

Comment Summary

Permit #: DP2026-01438

Address: 1504 20A ST NW

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

Name:	Nathan Green	Created Date:	March 27, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	660800049
Address:	1603 20A Street NW		
Overall:	In support of this application		

Area of Concern
Other

General Comment
This looks really nice. I hope the brick gets kept (real brick!). It would be some nice variety in the area. Also great to put a little more density close to transit, but isn't outlandish looking.

Attachments

Name:	Nathan Green	Created Date:	March 28, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	660865965
Address:	1603 20A Street NW		
Overall:	In support of this application		

Area of Concern
Environmental preservation

General Comment
I previously provided a comment in support of this project - I remain generally supportive, my only comment is that it would be very sad to lose the great big tree at the corner - if you can find any way to save that tree I would be very appreciative!

Attachments

Name:	Dickson Lee	Created Date:	March 29, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:	[redacted]	Number:	660906966
Address:	2203 12 Ave NW		
Overall:	In opposition of this application		

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

Strengths / Challenges
The

General Comment
The blanket rezoning is already gone. Why are we still getting these type of applications approved like the one next door? I strongly oppose to this one too. This street is already too busy for the 19st intersection. Increasing the density will make that intersection overloaded. This should be limited to duplex at the maximum density.

Attachments

Name:	Laura Muenchrath	Created Date:	March 29, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:	[redacted]	Number:	660912553
Address:	1520 22 Street NW		
Overall:	In opposition of this application		

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

General Comment
The residents of this community who are immediately to the north of this project will have no privacy within their backyards as there will be 12 windows overlooking the backyards of that block. This building will also be blocking light and those immediately to the north will receive only sun from the east and west. And let¿s not kid ourselves, this is not affordable housing.

Attachments

Name:	Elyse	Created Date:	March 29, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	660916560
Address:	1963 9 Ave NW		
Overall:	In opposition of this application		

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

General Comment
We do not need this much population in our neighbourhood, there¿s already so many other units like this that are completely taking away from the quaint community we once had. It makes my heart sink!!! What happened to making nice single family homes or duplexes. We do not have the I structure for multi unit buildings and more than half of them are sitting vacant already because it¿s not fitting the demographics in this neighbourhood. No one in Hillhurst wants to live in a 600 sqft unit. Theres also never enough parking with these unit overcrowding our streets. Awful!!!

Attachments

Name:	Brian Loach	Created Date:	March 29, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:	[redacted]	Number:	660926241
Address:	1420 20A St NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

The development will standout as completely different than the surrounding homes. The folks in the surrounding bungalows will lose privacy, will lose parking out front and will have 6 families instead of one next door which will increase noise and decrease privacy.

I am also concerned that these developments will decrease the value of the surrounding homes and if allowed to go unchecked over the whole community will decrease values over the whole community.

Finally the people in this community have chosen to live here because they want to be in an established single family community something which this type of development will destroy.

Attachments

Name:	Victor Kong	Created Date:	March 29, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:	v[redacted]	Number:	660930734
Address:	1319 16A St NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Strongly oppose any building project that invade the well being of normal home beside it. It blocks all the normal sun light that would have been received by the normal home, snow will not have the advantage of the sun melting it down and form ice easily, Traffic and parking will be a definite issue for the normal house beside and around it.

Attachments

Name:	Carrie Hopkins	Created Date:	March 30, 2026

Phone:		Circulation Referee:	N
Email:	[redacted]t	Number:	661024200
Address:	1519 21 street NE		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

I am devastated by what is happening to my community. As I write this the property immediately beside my home is being hacked to pieces to accommodate for a 12 plex development. We took pride in our home and now this city is forcing me out of my community and my city. And now more savage developers are imposing their disregard of contextual appearances of our modest homes and gardens to fill the properties with over built, no parking and ridiculous densification and to what limit? I am concerned about the traffic on 14 Ave. This is the main street into the community with the control of traffic lights on 19th st. The impact of two of these multi units on 14 Ave means more cars and no parking. Writing this is a useless process as we have been here before with our appeal and nothing gets rejected. I am writing this for my neighbor who lives on this street and will be directly impacted by this development. I¿m asking no more multi units and basement suites. I cherished our R1 zoning and defended it on many occasions. Respectfully C.

Attachments

Name:	Wendy Pelletier	Created Date:	March 30, 2026
Phone:	[redacted]	[redacted]	
[redacted]	[redacted]	Number:	661161783
Address:	1227-20A Street NW		
Overall:	In opposition of this application		

Area of Concern

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

Strengths / Challenges

This property sits on the same corner that the City of Calgary Development committee has slated for sidewalk/road changes as well as a traffic circle. On the property immediately to the east of this property (on 20 Street), on the other side of the alleyway, there was an application for large development as well. This will lead to high congestion on the only road that has a traffic light allowing people to access 19 Street NW. WE DO NOT WANT TRAFFIC RE-ROUTED TO 20 A STREET FROM 12TH AVENUE TO BRIAR CRESCENT which is already congested with tear downs and re-builds. Trees that are 70 years old will need to be removed. The photo of the proposed property does not appear to fit the street scape and is not contextual. The row houses being erected are done rapidly and the quality is questionable--not to mention the aesthetics. We continue to be concerned with density when it is not for the purposes of affordability. Developers are not required to do tree planting or road and sidewalk repair

Property Impact

NO, the density does not add to the use or enjoyment of our property and impacts the electrical and water use --not upgraded in this 70-year old community. We already pay the highest taxes (wards 7,8) in the city according to city of Calgary data. Our taxes continue to rise and the congestion of row houses and in-fills have not led to better quality of roads, sidewalks, community facilities. This is not about affordable density--it is all about the developers pushing through expensive projects that our community does not desire--the community voice has been repeatedly ignored. The new home construction in Briar Hill has been extensive and disruptive for many years and the developers leave the roads/sidewalks broken and cracked and the roads have sink holes from all the opening (like 13 teardowns/new homes on one block 20A ST).

Community Impact

It seems there is a large disconnect between what the City's goals and those of residents. For years we have pushed back and tried to provide input to the LPA and it is always ignored and the City Planning department seems bent on executing their own vision over the vision of the community voice which has been loud and opposed to changes.

Surrounding Impact

Neighbour's quality of life, congestion and parking issues, replacing one single family home with 3 or 4 homes on the same property. Shadowing and privacy for neighbours.

General Comment

The City of Calgary should have put a moratorium on new permits--that are being pushed through at a rapid rate--untll the new vote on density and re-zoning takes place. Already there is a slow down in the housing market and the City continues to say there is a shortage of housing. Build row houses in communities who want density and leave R1 the same as it used to be. Our community does not have increased roadways or public parks/facilities to support more growth.

Attachments

Name:	Gary Perfect	Created Date:	March 30, 2026
Phone:	[redacted]	[redacted]	
[redacted]	[redacted]	Number:	661165263
Address:	1415 20a St NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Traffic on a busy corner. Loss of a mature tree. Increase in parking on 14 Ave-a road where we see a fair amount of speeding. Pressure on an already unkempt and disorderly alley.

Attachments

Name:	Tanis Fenton	Created Date:	March 31, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:	[redacted]	Number:	661487621
Address:	1504 21 Street NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Since the large elm tree is one of the most important in this neighbourhood, it should be protected. This development should be limited to 4 units.

Attachments

Name:	Patrick Fenton	Created Date:	March 31, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:	[redacted]	Number:	661489688
Address:	1504 21 St, NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

I object to the overall size, footprint and overall mass of the proposed project. It is incompatible with the existing structures of our neighborhood. I particularly object to the proposed removal of the mature American Elm tree at the corner of 14 Av and 20A street. That tree is a landmark in our neighborhood.

Attachments

Name:	Keeve de Villiers	Created Date:	March 31, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:	[redacted]	Number:	661489954
Address:	1504 21st NW		
Overall:	In support of this application		

Area of Concern

Environmental preservation

General Comment

Think the increased density and renewal is great but would be very sad to see the destruction of the elm tree, any chance it can be preserved? At the very least would hope the developer plan to replace the the loss with similar or multiple other trees

Attachments

Name:	Kathryn Wajda	Created Date:	March 31, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:	[redacted]	Number:	661508695
Address:	1520 20A St. NW Calgary		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Major concerns with this proposed development are:
-the overall building height and lot coverage will greatly affect the neighbours to the north of the property, affecting their privacy, sun exposure throughout most of the day, and their garden
-height of the building will tower over the BRAND NEW bungalow recently built to the north and the design does not fit the context of the street or neighbourhood
-the development is removing 4 large, mature trees on the property that provide a well-needed tree canopy in an inner city that is losing its mature trees due to high density developments. The largest tree, on the front corner of 14th Avenue and 20A Street, should be SAVED as it is right on the edge of city property.
-limited parking space for a 6 unit building, as front street parking may not be available due to the proposed new bike lane on 14th Street

Attachments

Name:	Stefan Marion	Created Date:	April 1, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	661780023
Address:	1315 20 ST NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

This construction is incompatible with existing structure.

Attachments

Name:	Deborah Molnar	Created Date:	April 1, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	661780850
Address:	1315 20 st NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment
Absolutely disrespectful to all the neighbours who have small bungalows on and around the purposed building.

Attachments

Name:	Jennifer Grossman	Created Date:	April 2, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:	[redacted]	Number:	661810636
Address:	1231 20A Street NW		
Overall:	In opposition of this application		

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

General Comment
I am VEHEMENTLY opposed to this application. I can safely say that our neighbourhood was very against the misguided blanket rezoning that was brought into effect by the last mayor. Many of us moved here because of the zoning as we wanted to live in a neighbourhood that was not high density. Fortunately, to date in Briar Hill the only consequence we have suffered is the construction of 2 infills. They are bad enough. Hounsfield Heights did not fare as well and has a structure similar to what is being proposed here. It looks terrible, corrupts the feel of the area and, as it backs onto another home, is a complete invasion of that persons property and privacy. The structure proposed will significantly alter the character of our neighbourhood which is entirely single family homes. Furthermore, it will result in the removal of a mature tree when my understanding is that Calgary is trying to expand its urban canopy. It is expected that the zoning will soon be reverted back to what it was before and, although this application is being submitted in advance of this change, it should still be declined given that it will be a SIGNIFICANT departure from the type of housing that exists in Briar Hill. Please DECLINE this application and allow us to preserve the integrity of our neighbourhood. We do not want multifamily dwellings here.

Attachments

Name:	Carol SIN	Created Date:	April 2, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:	[redacted]	Number:	661901795
Address:	1408 20A St NW		
Overall:	In opposition of this application		

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

General Comment

I live a block south of this proposed development. I have concerns regarding the number of units, parking, and landscaping. There are six units proposed but only three parking spots. This will cause a huge issue with parking, as we already have an issue with people parking next to the park for LRT access.

We also respect the mature trees in this neighborhood. And this one in particular will be removed.

This property also overshadows the existing house next to it.

I'm not opposed to density. But I think six units with insufficient parking is too much for this lot. I am opposed to this development.

Attachments

Name:	Evan McGlinchey	Created Date:	April 2, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:	[redacted]	Number:	661926274
Address:	1403 21 St. NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

This six-unit dwelling building¿s size and placement on the site are imposing on the neighbouring properties, and pose significant privacy concerns, in addition to blocking an unreasonable amount of sunlight. This proposed building is not at all respectful of or cohesive with the existing single-family residential character of Briar Hill. I believe that this project would have a detrimental impact on our community. Semi-detached houses, multi-unit dwellings including this proposal, and town houses are simply not in keeping with the single-family detached residential character of our neighborhood. We purchased our home and invested heavily in this neighbourhood due to its single family zoning, large lots, and mature trees and landscaping. The large single-family lots with above-average space between dwellings offer a very scenic neighbourhood setting that my family and others in the neighbourhood enjoy immensely. It is important that zoning housing stock in the City of Calgary reflects a wide range of preferences, budgets, and expectations, including those residents who desire and expect to live in an R-C1 zoned single family neighbourhood. Increasing the density of this historical neighbourhood would erode the utility and enjoyment of Briar Hill residents and taxpayers, and degrade the investments they made to purchase homes and settle here.
I am deeply concerned about the impact of this proposed development and the precedent it would set for further severances and density increases, and the irreversible negative impact they would have on the character of this neighbourhood.

Attachments

Name:	Jamie Fisher	Created Date:	April 2, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:	[redacted]	Number:	661966447
Address:	1404 20 Street NW		
Overall:	In opposition of this application		

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

Strengths / Challenges
We bought a single home here to maintain a community feel. Allowing a large multi-unit building to be built hurts the neighborhood in multiple ways.

Property Impact
Hurt. More traffic, less parking, desire to add more multi-unit buildings, etc.

Community Impact
Keep multi-unit buildings out of established single home residential areas.

Surrounding Impact
Nothing positive will come out of this.

General Comment
Keep multi-unit buildings out of established single unit residential areas.

Attachments

Name:	Stacy Withrow	Created Date:	April 2, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:	[redacted]	Number:	661968734
Address:	1226 20A St NW		
Overall:	In opposition of this application		

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

Property Impact
No. But I am writing in support of a neighbour who it will affect.

Surrounding Impact
How much lawn? Usually these structures have minimal amount of nature vs structure.
How many spaces parking are being built for 6 units?

Attachments

Name:	Gokhan Coskuner	Created Date:	April 2, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	662004836
Address:	1217 20 st nw		
Overall:	In opposition of this application		

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

General Comment

This massive row house does not fit with the existing structures and completely destroys the character of the neighborhood. Mature tree is removed - should be preserved.

Attachments

Name:	Sarah Francis	Created Date:	April 2, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:	[redacted]	Number:	662074490
Address:	2219 Juniper Rd NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

I am strongly opposed to this development¿ This is not in keeping with character of the neighborhood. And I also realize there are loopholes that the developer is using to make this happen. It completely goes against the intent of the change of the land use bylaw. Not only are they¿re not enough garages for all of the residence of this building, but there are also not enough areas for trash bins and recycling bins.

Attachments

Name:	Lynn McLean	Created Date:	April 2, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	662081402
Address:	2404 14 ave NW		
Overall:	In opposition of this application		

Area of Concern

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

Strengths / Challenges

No strengths. It is massive, atrocious for our community. It does not fit in with the surroundings, it erases trees and a green space. It will generate parking concerns. It will then generate traffic flow concerns.

Property Impact

On my dog walking route it will be a painful eye sore.

Community Impact

It does not contribute to great communities in my preferences for same. And mismanages your delusions of growth and change. A compact city does not require destruction of all surrounding communities and past planning. That is a false green washing claim. High resident concentration will reduce mental health of existing and future residents. No place exists here for a blanket stream of such structures so do not force them in to our community.

Surrounding Impact

Neighbours will feel swamped, yard light will disappear, tenant noise will be invasive. Parking will be insufficient. Constant aggravation is all I see ahead.

General Comment

The no zoning catastrophe must be contained until remedied. This eyesore can find somewhere else.

Attachments

Name:	Robert Meloff	Created Date:	April 3, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	662094525
Address:	2028 Briar Cres NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

This massive row house completely changes the housing identity of the neighborhood. A great deal of the character of Briar Hill is that it is all single family housing. This is reflected in the excessively large property taxes paid by the community.

There are many nearby communities such as Banff Trail, West Hillhurst and Hillhurst that are previously zoned for multi family units and would still be locations within walking distance of the c-train. There is no need to completely alter Briar Hill with this unnecessary project.

This will also severely impact the immediate neighbors with the lack of parking, shading of their homes with the height of the building and usage of the back lane.

I am completely opposed to this development.

Attachments

Name:	Chris Johnston	Created Date:	April 3, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	662094528
Address:	1222 20a Street NW		
Overall:	In opposition of this application		

Area of Concern

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

Strengths / Challenges

Too high. Too big. Too much lot coverage. Destroys the neighborhood as it does not fit with the rest.

Property Impact
Yes. Traffic down my street will increase and once this precedent has been set the developers will try and destroy every block in the area. Any home near these developments loses value and utility. They just don¿t fit.

Community Impact
It just does not fit with the surrounding community.

Attachments

Name:	Janet	Created Date:	April 3, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	662106671
Address:	1403 20 St NW		
Overall:	In opposition of this application		

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

Strengths / Challenges
The proposed project does not fit with rest of the houses in vicinity and would detract from the neighbourhood appearance.

Property Impact
Difficult to say but if there's more congestion in small streets not built to support a six unit complex and parking difficulties flowing onto the next street then yes.

Community Impact
Duplex with individual parking places connected to the house or smaller houses with its own parking would fit better. Ideally the building with have character consistent with rest of neighborhood

Surrounding Impact
This will affect immediate neighbours quality of life, utility uses, taking up public spaces for parking, and cause shadowing due to height. The infrastructure of 20A does not support a 6 unit complex and 14th St will be busy with multiuse commuters that parking there is not viable.

Attachments

Name:	Jeff Marchant	Created Date:	April 3, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	662110271
Address:	1214 20A Street NW		
Overall:	In opposition of this application		

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

General Comment
We are providing the following comments in asking the City of Calgary not to approve Development Permit DP2026¿01438 in its current form. Our concerns are about compatibility, livability, and long¿term impacts on our

neighbourhood.
1. The building is too big for this street
Most homes on this street are one or two storeys and are single¿family houses.
A 2.5¿storey building with 6 units would be much larger and more intense than what already exists, and it would stand out in a negative way rather than fit in.
2. Six units is too much for one residential lot
Putting six homes where there was previously only one is a major increase in density. This feels like overdevelopment for a quiet residential street and goes beyond what the area can reasonably absorb.
3. Traffic and parking problems will increase
Six households mean: More vehicles, More visitors and deliveries and more competition for already limited street parking
Our street was designed for single¿family homes, not multi¿unit buildings. Increased traffic and tight parking raise real safety and access concerns.
4. No gradual transition from existing homes
There is no step¿down in height or size from surrounding houses. The jump from single¿detached homes directly to a large rowhouse is too abrupt and does not respect the existing character of the neighbourhood.
5. Sets a worrying precedent - if this project is approved as proposed, it could open the door for:
Similar oversized developments on nearby lots; Gradual loss of the neighbourhood¿s original character; Once approved, these changes cannot be undone.
6. We are not immediately beside this development but I expect those that are would be concerned about loss of privacy and decreased sunlight (shadowing).
We are not against development ¿ just this scale and form.
We understand Calgary needs more housing and thoughtful growth. However, new development must fit its surroundings. A smaller¿scale project (fewer units and lower height) would be far more appropriate here.

Attachments

Name:	Mark L Hamm	Created Date:	April 3, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:	[redacted]	Number:	662113582
Address:	1307 21 ST NW, CALGARY, AB, T2N 2M1		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Hi, as resident of Briar Hill I write to express strong opposition to the proposed housing development on the grounds that its current design and planning raise serious concerns for the character, safety, and livability of the surrounding neighborhood.
First, the scale and massing of the building are clearly out of proportion with the existing community and streetscape. The proposed height, bulk, and façade treatment are incompatible with the prevailing architectural character, resulting in an imposing structure that will dominate rather than complement the area. The excessive height and depth of the building will also create significant shadowing effects on neighboring homes and public spaces, reducing natural light and diminishing residents¿ quality of life.
Second, the proposed access arrangements are inadequate and potentially hazardous. The increase in vehicle traffic from new residents, deliveries, and service vehicles will put additional strain on already congested local streets. Pedestrian and cycling access appear to be an afterthought rather than a priority, with no clear, safe integration into existing pathways. This raises serious safety concerns, particularly for children, elderly residents, and cyclists.
The plans for parking and loading zones are similarly insufficient. Limited on-site parking will inevitably push vehicles onto surrounding streets, worsening parking shortages for current residents. The lack of clearly defined, functional loading

areas will lead to frequent obstructions and traffic disruptions.
The landscaping proposal lacks meaningful green space and fails to provide adequate buffering between the development and adjacent properties. This not only detracts from neighborhood aesthetics but also overlooks opportunities for environmental preservation and biodiversity.
Finally, the proximity of the development to neighboring properties raises serious privacy concerns, with overlooking windows and balconies directly facing existing homes. Without substantial revisions, this proposal threatens the safety, privacy, and character of the community and should not be approved in its current form.

Attachments

Name:	Shannon	Created Date:	April 3, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	662120823
Address:	1603 21A Street NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

The scale and design of this development is substantially larger than the surrounding homes and is not consistent with the established character of the neighbourhood. The existing area is defined by modest homes, uniform setbacks, similar/consistent styles. This proposed development represents a marked departure from those features.

A development of this size and density may also have unintended impacts on the neighbourhood, including increased traffic, reduced privacy for adjacent properties, shadowing, and issues with access. Inner city utilities are becoming burdened by poor planning and ad hoc development approvals in favour of density. When will the city listen to its constituents rather than favour developers?

We were promised that the character of neighbourhoods would be respected when this blanket rezoning and other poorly engaged "local area plans" started coming out. This is a large departure from this promise. Respecting the character of areas is an important aspect of responsible urban planning. When will we start to see this? You have heard all of these issues before.

Attachments

Name:	Terri Abraham	Created Date:	April 4, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	662129112
Address:	1424 20A St NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

There is already a project proposed directly behind this that has not provided sufficient parking and/or garbage recycling. If these projects come into place - all other residences on 20th and 20A St should receive parking permits and free zone parking on their streets. There is not sufficient parking for this project. I am sure these homes will sell for about $1M. This is not affordable housing. The people moving in will have 2 cars plus visitors. There is no street parking on 14th avenue. This project should be reduced to 2 infills which allows for more green space, less lot coverage and still increases density.

Attachments

Name:	Adam Oster	Created Date:	April 4, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	662143604
Address:	1229 20 ST NW, Canada		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

None additional

Attachments

Name:	Evan Woo	Created Date:	April 4, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	662162062
Address:	1403 20 St NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

My primary concern is with regards to to the development's orientation and the parking space limitations of 20A ST and 14 AVE. The reconstruction and mobility improvement of 14 AVE (Phase III) will directly impact the parking capacity of a development situated on 14 AVE. It is important to note that the phase III (segment 1) proposed plan will have two elements which directly impact/inhibit the availability of parking of this unit: 1) the multi-use path along the north-aspect of 14 AVE and downsizing to one lane, and 2) placement of a traffic circle on 20A ST/14 AVE. A development this size will not have the availability of parking on the face/southern aspect of the property, thus displacing parking to adjacent neighbors, which are already crowded and away from the traffic circle. Additionally, garbage/recycling bins will need to be placed off 14 AVE due to the multi-use pathway on its northern aspect.

Attachments

Name:	Brad Krizan	Created Date:	April 4, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	662164792
Address:	2116 12th Avenue NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

This is excessive density on a small R-1 lot. It is out of context fir the community and will erode adjacent properties rights to daylight and adequate privacy. This project should be rejected and the only allowable redevelopment on the site should be a single family home to a maximum of 2 stories.

Attachments

Name:	Richard Batts	Created Date:	April 4, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	662167788
Address:	1415 - 22 Street NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

This proposed development is not sympathetic to the character of the area in which it will be built. Contrary to popular belief, not everyone in close proximity to the LRT, uses it. Therefore, if the residents of this proposed property have only one car per unit, that means at least another six vehicles parked on the street. In this area there is a variety of housing, most of which are pleasing to look at. This six unit complex does not fit in and should not be approved. This complex will do nothing to alleviate the lack of affordable housing in this city as the developers, and by extension any developer will try to maximize their profit on any expenditures. If the city thinks there should be more low cost affordable housing, may I suggest these units be built on land already owned by the city.

Attachments

Name:	Frank Zhu	Created Date:	April 4, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	662172417

Address:	Circulation Referee No Address
Overall:	In opposition of this application

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

General Comment
We will oppose the planning to increase the density of the area, either the population or vehicles traffic.

Attachments

Name:	Ricardo Giammarino	Created Date:	April 4, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	662172612
Address:	2107 12 Ave NW		
Overall:	In opposition of this application		

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

General Comment
I strongly oppose the size of this project on a 50 ft Lot. It completely blocks the sun from the neighbours to the north. Too many units. Where are these people going to park!!!!!!! It doesn't fit into the context of the rest of the community.

Attachments

Name:	Melissa Wilson	Created Date:	April 5, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	662176210
Address:	1234 20A St NW		
Overall:	In opposition of this application		

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

General Comment
This development does not fit with our neighbourhood of primarily single family dwellings. We bought in this neighbourhood because of the single family zoning and development such as this is intensely opposed.

Attachments

Name:	Elizabeth Giammarino	Created Date:	April 5, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	662176687
Address:	2107 12 Avenue Northwest		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

This is a massive structure that is incompatible with existing structures in our neighborhood. There is a massive mature tree at 14th Ave and 20A Street that the developer is proposing to cut down which I also oppose. And the parking?

Attachments

Name:	Sano Luciano Stante	Created Date:	April 5, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	662191292
Address:	2307 12 Avenue NW		
Overall:	In opposition of this application		

Area of Concern

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

Strengths / Challenges

To dense for this site. Degrades the tree canopy. Insufficient room for green space and garbage collection. 14 av is a very narrow street and street parking along 14 ave is dangerous. It is a fourplex in an area of historically single family residences and diminishes the character of the community.

General Comment

To dense for this site. Degrades the tree canopy. Insufficient room for green space and garbage collection. 14 av is a very narrow street and street parking along 14 ave is dangerous. It is a fourplex in an area of historically single family residences and diminishes the character of the community.

Attachments

Name:	Maureen Harpet	Created Date:	April 5, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	662191519
Address:	1321-22 St ME		
Overall:	In opposition of this application		

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

General Comment
This is a hugely oversized building for this lot. 14 Ave is busy wth a vey narrow path for cars to pass each other in winter conditions. Adding a large structure with multiple cars parked along 14 Ave will be dangerous. The shading caused by this large structure and the visual oversized design will destroy the
present street ambience and ruin the neighbour¿s home and yard permanently.This building is grossly oversized. A duplex would work - but NOT this. This design is a demonstration of pure greed and selfishness by the developer - who, doubtless, would never want to live beside it. Use common sense and reject this structure.

Attachments

Name:	Aletheia Delivre	Created Date:	April 5, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	662202696
Address:	1240 20 St NW		
Overall:	In opposition of this application		

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

General Comment
I oppose the structure of this proposed development, which is much larger and much denser than the existing homes in the surrounding neighbourhood (primarily bungalows). With 6 units in the proposed structure, parking would be even more congested on the streets in our neighborhood and also impede foot traffic from pedestrians or cyclists. I also believe the developer is proposing to cut down the mature tree at 14 Ave and 20A Street which is a landscaping and environmental concern in terms of providing habitat and natural shade.

Attachments

Name:	John Krill	Created Date:	April 5, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	662205092
Address:	1320 21A st nw		
Overall:	In opposition of this application		

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

General Comment
Having this monstrosity sitting next to and across from all other single family dwellings is inappropriate for the quiet community we live in. Row houses do not belong in briar hill. The community is old, with old infrastructure. Would be ok with another single family home or even a duplex, but not a 6 plex. We've seen the damage that has been done recently in capital hill. So many single family dwellings have been replaced with multipexes and now it is congested and there is no place to park. We don't want briar hill to suffer the same fate.

Attachments

Name:	Hounsfield Heights Briar Hill Community Association	Created Date:	April 5, 2026
Phone:	[redacted]	Circulation Referee:	Y
Email:	Land.use@hh-bh.ca	Number:	662207197
Address:	Circulation Referee No Address		
Overall:	In opposition of this application		

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

General Comment
Please find attached HH-BH CA letter outlining our concerns.

Attachments
SUPPORTING DOCUMENT - CIRCULATION COMMENTS - HH-BH CA comment DP2026-01438.pdf

Name:	SJ Bryan	Created Date:	April 6, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:	[redacted]	Number:	662275647
Address:	1524 21a Street N.W.		
Overall:	In opposition of this application		

Area of Concern
Building (massing, façade, height, shadowing, etc.)
Parking or loading zones
Landscaping plans
Environmental preservation
Privacy considerations
Garbage and recycling facility locations
Site layout

General Comment

Concerns, Lot coverage, Height and size does not fit the community. Sight lines for traffic at busy corner intersection. City infrastructure in older neighbours can not handle all these new property developments. Tree canopy lost. City already has 14 Ave N.W. slated for rehabilitation. No street parking on 14 Ave. Who in Calgary only has .5 of a vehicle. Then the lot 2 north is also being developed. The unfortunate new owner in the middle has a bungalow. They are going to be completely in a shadow.
Please consider the that we choose Briar hill for its local street scape. That is rapidly changing with these developments.

Attachments

Name:	Lloyd Yang	Created Date:	April 6, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	662279396
Address:	1512 , 22nd Street NW		
Overall:	In opposition of this application		

Area of Concern

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

Strengths / Challenges

Safety, crowded occupancy, negative to environment, incompatibility with the existing structures

Property Impact

No. But it¿s negative to the overall community

Community Impact

Green city

Attachments

Name:	Debbie Luk	Created Date:	April 6, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	662366098
Address:	1420 21st NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Briar Hill was originally designed for low-density, single-family homes. Additional units will likely increase vehicle traffic on residential streets. Currently, in front of my house is 2 hour parking, and already I cannot always park in front of my own. Briar Hill is currently quiet and family-oriented. This raises concerns about pedestrian safety, especially for children; so many kids already walk to school, and walk to Green Park, while passing by this lot. So many cars already oparking on

20a St because its right by commercial building with Avivo, dance school and day care. People are already parking in the area to enjoy the ravine/cliffs. The cyclists and residents in Briar Hill rely on low-traffic conditions. Townhouses in the area will reduce convenience for existing residents, and create congestion.

Allowing this project to proceed will set porecedent for further densification and will gradually altering the long-term planning vision of the community beyond what current residents originally expected. Note, the surrounding homes around it are all bungalows, the towering project will also affect the landscape and esthetic of our neighbourhood.

Being near the Green Park and Grasshopper Hill, there are lots of wildlife. Just the other day, I spotted a Barn Owl mating calls. Having increase densification will affect the natural habits of wildlife in the area. Not only is it important for the enjoyment of people in the community, but more critically, it will affect the ecosystem in the long term.

Overally, I am strongly against this project. It will affect the unique character of this low density community, and affect safety issues.

Attachments

Name:	Lynn Bangs	Created Date:	April 6, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	662369923
Address:	1515 21A Street Northwest		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Aside from being a large dwelling on a very visible corner lot, the developer is proposing to cut down the mature tree at 14th Avenue and 20 Street NW. This building would be incompatible with existing structures in our neighborhood.

Attachments

Name:	Bradley Decker	Created Date:	April 6, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	662457312
Address:	1411 21a St NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

This application does nothing to address the cumulative impacts to existing residents and the overall impact on the neighborhood. I am disappointed that applications without this due care are matured without this key consideration being presented.

Attachments

Name:	Nicolas Vaschetto	Created Date:	April 6, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	662458076
Address:	1936 Briar Crescent Northwest		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Huge structure changing the nature of our neighborhood and impacting nearby homes. Builders are driving multi family homes to maximize their profit, but it does mean there is no appetite for single family home in this area.

Attachments

Name:	MyChan Mai	Created Date:	April 6, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	662478589
Address:	1527 21 A St NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

My primary concern is that the scale and massive size of this project are not compatible with the existing character of the surrounding neighborhood. A development of this size risks overshadowing adjacent homes, reducing sunlight, and impacting the privacy of nearby residents. There would be not enough parking for 6 households. The street parking already has problems with traffic and parking congestion along 14th Ave. The loss of privacy for the neighboring home is extremely unfortunate. The loss of Greenspace is something I strongly oppose. In my opinion, there should be 2 residential homes on this lot. A reasonable height of 2 stories helps maintain privacy for the neighbor as well

Attachments

Name:	James Robert	Created Date:	April 7, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	662543530
Address:	1511-22nd St NW		
Overall:	In opposition of this application		

Area of Concern

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

Strengths / Challenges

There are no strengths. The challenges of this project are: Oversize buildings and multiple units are not acceptable for this size of lot. Impacts include shadowing of nearby properties, lack of parking, and an increased population not suitable for one lot.

Property Impact

No. But it sets the precedent that could affect my property.

Community Impact

None of the above.

Surrounding Impact

Reasons stated above.

Attachments

Name:	Anne Motiuk	Created Date:	April 7, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	662694011
Address:	1312 - 21A Street N.W.		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Density:

The proposed development¿s density is not in alignment with the current character of our neighborhood as the street is composed of single-family homes. Introducing a 6-fold increase in density is inconsistent with the existing community and will alter the character, cohesion and value of the neighborhood.

Parking:

There should be a minimum of 1 stall per unit on the property to reduce the shared community burden of parking. Based on only 3 garage spaces, it is difficult to believe only half of the units will have a vehicle and is incongruous with current reality of vehicles per household.

Waste Management:

The garages are not large enough to store waste receptacles plus a vehicle and other normal items.
The proposed development does not address garbage bins but assuming one set per unit, 18 bins would need to be accommodated.

Setback:
The west setback of 3 meters (9.8 feet) on the plans makes no sense - "WEST SETBACK FROM CENTRE STREET" - there is no Centre Street in the neighborhood so it would appear these plans could be a copy from another location.
See below for south setback

Alignment to 14 Avenue Redevelopment:

The south setback of 1.8 meters (5.9 feet) will not align with the proposed redevelopment of 14 Avenue.
The multi-use sidewalk on the north side of 14 Avenue will create potential conflict between users and residents of the units, leading to safely being able to enter and exist via their front doors.
The proposed traffic circle at 20A Street will create congestion problems and safe movement in and out of the neighborhood.

Privacy & Shading:

The development will block all south exposure sunlight creating 100% shading of the adjacent property front yard, house and backyard.
The windows on the north side of the development will overlook the adjacent house, with no concern about privacy for the neighbor.
The use of Swedish Columnar Aspen would appear to be an attempt to provide privacy, however they have a short lifespan and are prone to pests and diseases.

Attachments

Name:	Sam Bouey	Created Date:	April 7, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	662771009
Address:	1504-22 Street NW		
Overall:	In opposition of this application		

Area of Concern

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

Strengths / Challenges

Does not fit with the neighbourhood. The height, size and proposed frontage does not fit and will certainly put the neighbours to the north in a shadow that they did not expect when they purchased their property. The zoning bylaws are supposed to protect us from this kind of development. There is insufficient street parking for this development and it should not be allowed without parking lot or garage.

Property Impact

No, but it would if it was on my block or next to my property. This development will impose a lower value and marketability for the adjacent homes.

I do have concerns regarding the impact of densification on the aging water and sewer infrastructure in this neighborhood.

Community Impact

This neighbourhood was a great example of what an established community should be. People chose to live here because it was an established community with large lots full of trees, gardens and lawn. This project is absolutely unnecessary for the communities goals. It only serves the developer¿s profit margins.

Surrounding Impact
The frontage does not match the rest of the neighbourhood. The setback does not match the rest of the neighbourhood. There is insufficient parking (proposed bike lane in front of this project will eliminate street parking). Can the 1950¿s water and sewer infrastructure support this densification? A duplex is one thing, but a 6 unit apartment block in Briar hill is completely offside.

Attachments

Name:	Ken Woytiuk	Created Date:	April 7, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	662784756
Address:	1214 20 st nw		
Overall:	In opposition of this application		

Area of Concern
Other

General Comment
I don¿t believe that a structure of this type is appropriate in a community of briarhill. I don¿t believe that it makes it a seamless community with the mix of structures.

Attachments

Name:	Laureen Bouey	Created Date:	April 7, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	662793091
Address:	1504 22 street NW		
Overall:	In opposition of this application		

Area of Concern
Building (massing, façade, height, shadowing, etc.)
Parking or loading zones
Landscaping plans
Garbage and recycling facility locations
Site layout

Strengths / Challenges
I feel it is over-development of the site. Building is facing 90 degrees from surrounding homes. Such a tall building dwarfs and shadows the home and yard next door.

Property Impact
Not my property directly but feel it is not a fit for the existing community and will impact nearby home value.

Community Impact
It drives a compact city.

Surrounding Impact
Significantly impacts to the north neighbour's home value, privacy, lighting and greenery. There is insufficient space for parking especially with bike lane proposed for 14th ave. Insufficient space for garbage bins. Building of this magnitude is out of line with the character and maturity of the existing community

Attachments

Name:	Radovan Urban	Created Date:	April 7, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	662799140
Address:	1508 20A Street NW		
Overall:	In opposition of this application		

Area of Concern

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

Strengths / Challenges

We do not see any meaningful strengths in the proposed project beyond a potentially lucrative outcome for the developer. The primary concern is its clear incompatibility with surrounding properties in terms of design, setbacks, height, and overall massing. Additionally, the lack of adequate soft landscaping will negatively impact adjacent properties and the streetscape. Further concerns are outlined below.

Property Impact

If approved, this project will severely diminish the enjoyment of our home. We purchased our bungalow in 2024 and invested our life savings into creating our dream home. The property will be bordered by a 2.5-storey row-house development (this project, 6 units) to the south and a 2-storey duplex (4 units, approved last year) to the north. Our garden and outdoor space will be heavily overshadowed, significantly reducing sunlight, usability, and enjoyment of our green space. This development will profoundly impact our quality of life and diminish the value of our property.

Community Impact

The proposed development is not appropriate for this part of the neighbourhood, which consists primarily of small, single-family homes. A large row-house adjacent to a new bungalow, expected to remain for decades, is not a compatible fit for any community. Front and rear setbacks should align with neighbouring properties, and building height should be comparable to reduce massing. These adjustments would improve integration with the existing homes. A comprehensive streetscape analysis including neighbouring properties should also be provided to demonstrate the project¿s contextual fit. This is missing.

Surrounding Impact

The project will have significant and irreversible negative impacts on the surrounding community. Adjacent properties will be overshadowed by large structures to both the north and south, reducing sunlight and affecting livability. Placing a structure of this scale directly south of a small bungalow is particularly inappropriate and will severely impact our ability to maintain and enjoy our backyard garden. The proposal also includes removal of three mature trees. This loss cannot be meaningfully replaced with small-caliber trees and shrubs, and will negatively affect the local tree canopy and environment.

General Comment

This project applies to a property subject to the blanket zoning repeal under the ¿Proposed Citywide Zoning Change Map.¿ It represents a form of uncoordinated densification that undermines the character of a mature community. Residents have consistently raised concerns, yet these have not been adequately addressed. While we recognize the need for growth, it should not come at the expense of existing communities. Established neighbourhoods¿with smaller homes, mature trees, and meaningful landscaping¿provide important environmental and social value. The loss of tree canopy and green space, combined with incompatible development, will have lasting and irreversible impacts on the community and the city as a whole.

Attachments

Name:	David Anderson	Created Date:	April 8, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	662820015
Address:	1231-20A St NW		
Overall:	In opposition of this application		

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

General Comment
This place is just too big and obnoxious for this neighbourhood. Most of the development in this neighbourhood is new build bungalows that fit in well with the existing mid century bungalows. You would be taking an affordable family bungalow, and turning it into something that most staff from the Foothills, S.A.I.T, or the university could never afford. There¿s lots of places for this structure in Calgary, this area isn¿t one of them.
The last administration was wrong in their heavy handed approach to forcing blanket zoning. Correct this mistake before you drop this row house into our small post WW2 character neighborhood

Thanks

David Anderson

Attachments

Name:	Constance Slippy	Created Date:	April 8, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	663116534
Address:	1423 22 Street NW		
Overall:	In opposition of this application		

Area of Concern
Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans

General Comment
This development should not be approved. Once blanket rezoning is repealed, this development will clearly no longer be allowed. Not only is it going to take out a much needed shade tree, it is going to extend way past the front of the neighbor's house. And there aren't garages for the basement suites so it will cause many more cars to be parked on the streets. If a If a row house must go in this location, then it shouldnt take up so much of the lit, spare the tree, give the neighbors some afternoon sun, and reduce the number of units and thus, the number of cars parked on the streets.

Attachments

Name:	Kim Johnston	Created Date:	April 9, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	[redacted]	663153989
Address:	1222 20A Street NW		
Overall:	In opposition of this application		

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

Parking or loading zones
Privacy considerations
Site layout
Other

General Comment

This proposal does not fit within the existing context of the Briar Hill community. The proposed lot coverage percentage is in excess of the nearby residences, which creates privacy issues and due to its location fronting onto 20A Street NW and siding onto 14 Avenue NW, the increased density in this area of the community adds additional stress to an important intersection that is needed for egress through the community, it is also in close proximity to our only left hand turning light out of the community onto 19 Street NW headed north.

This property should not be exempt from the repeal of the city wide zoning. Despite being located on the corner, it's location is in an area that would limit scare egress at a pinch point in our community. The City of Calgary is adding a bike lane and a traffic circle to 14 Avenue NW, which will not allow the residents of this property to park their cars on 14 Avenue NW in the future. The garage space does not appear adequate for the numbers of cars that are likely to park at a residence with this many proposed suites. If additional cars park in close proximity to the traffic circle it reduces sight lines and the safety for bikers, vehicles, and pedestrians. The proposed changes to this property, do not work with the road and sidewalk work that the city is planning to construct in the Spring of 2027, and the proposed development was not considered as a part of the 14 Avenue reconstruction and revival consultation that took place. The two do not appear compatible as the 14 Avenue project takes away parking directly along the property.

It is unlikely that this development achieves the goal of adding AFFORDABLE density near the LRT station. Is the owner/developer planning to live in one of the units on this property? Approval of a proposal with a percentage of lot coverage and density that is well above the rest of the neighbourhood should only be approved with a commitment to sell all the units but one at a price that meets an affordability threshold benchmark, otherwise this type of project only adds frustration and loss of enjoyment of our community and it should not be done to pad the pockets of an owner/developer that doesn't intend to reside at this address. There is a big difference between well planned AFFORDABLE density, and just adding density for density sake. I hope the City in making this decision attributes considerable weight to those that actually reside near the proposed development.

Attachments

Name:	Barbara Vigar	Created Date:	April 9, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	663250072
Address:	1427 21A St NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

This preposed development does not fit in with the context of the neighborhood. There is a new bungalow next door that is going to be completely overshadowed by this development (and there is also one of these new developments on its

other side) - this will be disastrous for these homeowners personally and financially. And what about the tree canopy the City supposedly wants to preserve- proposal includes removal of a tree and there will be no room to plant more trees. With repeal of blanket rezoning passed, developments like this should be halted immediately.

Attachments

Name:	Sarah	Created Date:	April 9, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	663266438
Address:	1416 22 St NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

We have serious concerns about the proposed 2.5-storey, six-unit row house development and its impact on the overall quality and character of the Briar Hill community.

This type of development would significantly increase traffic on what are currently quieter residential streets, and further reduce already limited street parking for long-term residents. The scale and height of the building would also create substantial overshadowing for neighboring homes, affecting privacy, natural light, and overall livability.

Additionally, the removal of a mature tree is particularly concerning, as it contributes to the beauty, environmental health, and established character of the neighborhood. Its loss would be a meaningful detriment to the streetscape.

Finally, this style and density of development does not align with the existing character of a predominantly single-family home community. Introducing higher-density housing of this nature risks undermining the cohesive and traditional feel that residents value.

Overall, this proposal would have a negative impact on the livability, aesthetics, and character of Briar Hill, and we strongly oppose it.

Attachments

Name:	Barb Brown	Created Date:	April 9, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	663368134
Address:	1206 21 St NW		
Overall:	In opposition of this application		

Area of Concern

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

Strengths / Challenges

This development is totally at odds with the character of the area. The zoning changes were forced on us and they are not welcome.

Attachments

Name:	Alan Steele	Created Date:	April 9, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	663377592
Address:	1408 22 street NW Calgary AB T2N2N4		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

My concerns with this development that plans to turn a single residence into 6 residences are as follows;
1. Blanket rezoning is being repealed and Briar Hill needs to be returned to R1 as it was when we moved into Briar Hill and we chose this neighbourhood because it was R1
2. This type of development does nothing to improve the aesthetics and livability of our neighbourhood. This multi unit building is out of character due to both footprint and height where it will take away all privacy and sunlight from the new bungalow on the north side at 1508 20A st by building above normal and covering most of their backyard.
3. I don¿t see specific plans but assume this proposed development assumes to loss of the 3 large spruce trees currently in the backyard and potentially the loss of the grand tree currently in the front yard. These trees are a key part of the neighbourhood when travelling through it.
4. Parking. I do not see what parking is proposed but would not be possible to have a minimum of 6 parking spots enclosed on lot. Most homes in the neighbourhood have 2-3 car garages. People still drive.
5. trash containers will not have a proper spot for the 6 units which means 18 bins. I have seen the mess this causes in walks through Capital Hill just north of 16th ave.
6 . What is happening with the lot at 1512 20A Street as that has been sitting as an empty hole from shortly after the people moved into their new house at 1504 20A street. They bought based on R1 zoning and do not deserve to have their house value reduced by developments not in line with the neighbourhood
We do not want to see any non R1 development in our neighbourhood as we saved up most of our lives to buy in a R1 neighbourhood. This would set a terrible precedent where the value and lifestyle of the current homeowners is not being upheld with this type of development.

Attachments

Name:	Jason Scratch	Created Date:	April 9, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	663404848
Address:	1416 22 Street Northwest		
Overall:	In opposition of this application		

Area of Concern

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

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

General Comment

We are writing to share our deep concerns regarding the proposed 2.5-storey, six-unit row house development in Briar Hill. While we understand the evolution of urban spaces, we feel this specific proposal places an undue burden on the existing community and overlooks the qualities that make this neighborhood a home.

Our opposition is based on several critical factors:

Infrastructure and Daily Livability:

Our streets were designed for a specific residential flow. Introducing this level of density will significantly increase traffic on quiet, family-oriented blocks and further strain our already limited street parking.

Privacy and Natural Light:

The 2.5-storey height is a jarring departure from the adjacent homes. The resulting overshadowing isn't just a matter of aesthetics; it is a loss of privacy and natural light for neighbors who have invested decades into their properties.

Environmental Legacy:

We are particularly saddened by the planned removal of the site¿s mature tree. These trees are the "lungs" and the soul of Briar Hill; their loss is permanent and contributes to a sterile streetscape that contradicts our neighborhood¿s established green character.

Community Integrity:

Briar Hill is valued for its cohesive, traditional feel. This design prioritizes maximum density over architectural harmony, risking the very charm and sense of place that residents work so hard to maintain.

We are not opposed to progress, but we are committed to responsible growth. This proposal, in its current form, compromises the livability and spirit of our community. We strongly urge you to reconsider the scale of this project to better reflect the character of Briar Hill.

Attachments

Name:	David Banack	Created Date:	April 9, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	663409026
Address:	1317 21A ST NW, calgary		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Please do not allow this development to proceed. It does not fit the neighbourhood at all. It is a massive structure, too-high density, without safe access or adequate parking. Unfair congestion and undue inconvenience to established neighbouring residences will result and spillover to other streets. The neighbourhood is not the place for this kind of housing.
We have the opportunity to do the right thing for our city, and better plan for such developments in areas that can accommodate them. This is especially true given the recent huge majority decision to end blanket zoning - a very wise decision influenced by many people who care about this city and support its planned growth. ¿Grandfathering¿ is not valid here. We do not need to continue the mistake of blanket zoning. The City can choose to do the right thing for Calgary and the Briar Hill community. Please disallow this project. Thank you.

Attachments

Name:	Keith Smith	Created Date:	April 9, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	663411641
Address:	1412 21A St NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

This project is offensive and has no business being built in this location. Completely out of sync with the immediate neighbors and the neighborhood.

Attachments

Name:	Michael Schuh	Created Date:	April 9, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	663424361
Address:	1516 20A Street NW		
Overall:	In opposition of this application		

Area of Concern

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

Strengths / Challenges

As a nearby resident, it is difficult to identify meaningful strengths in this proposal from a community perspective. While additional housing may be a general objective, this particular development feels out of place and disconnected from the existing neighbourhood. The scale, height, and reduced setbacks create a sense of over-development that does not reflect the character of the surrounding homes. What is most concerning is how this project, combined with other recent approvals, is rapidly changing the feel of our street in a way that feels overwhelming rather than thoughtful or balanced.

Property Impact

Yes, very much so. Although my property is not immediately adjacent to this site, I am directly beside another recently

approved multi-unit development. Together, these projects will surround nearby homes with significantly taller and denser buildings. Like others on the street, I have invested time, care, and resources into creating a garden and outdoor space to enjoy. With these developments, I am deeply concerned that sunlight will be significantly reduced, making it difficult to maintain and enjoy these spaces. Beyond the physical impact, there is a growing feeling that the quiet, open character of our neighbourhood is being lost.

Community Impact

While I understand the need for growth and additional housing, this project does not feel aligned with the spirit of balanced and context-sensitive development. The neighbourhood has long been defined by modest homes, green space, and a sense of openness. Introducing larger, taller multi-unit buildings without careful transitions risks eroding that character. A better fit would involve reducing the overall mass and height, maintaining consistent setbacks, and placing greater emphasis on landscaping and integration with neighbouring properties. Thoughtful planning should consider not just density, but how people actually experience and live in these spaces.

Surrounding Impact

The cumulative impact of this project, alongside other nearby developments, will be significant. Taller buildings on both sides of existing homes will create a sense of enclosure and overshadowing that changes how properties function day-to-day. Loss of sunlight will affect gardens and outdoor living, which are important parts of how many of us use our homes. There are also concerns about privacy, noise, and increased activity in what has traditionally been a quieter area. The potential removal of a mature tree is especially troubling, as it represents a loss that cannot be replaced in our lifetime and diminishes the natural character of the street and the community.

General Comment

What makes this situation particularly difficult is the feeling that change is happening too quickly and without enough regard for the people who already live here. This project is not being considered in isolation; it is part of a broader pattern that is steadily reshaping the neighbourhood. From a broader neighbourhood perspective, there is concern that this proposal represents a form of incremental densification that does not adequately consider the existing character and environmental assets of the community. While growth is necessary, it should be carefully planned and context-sensitive. Preservation of mature tree canopy, maintenance of green space, and respect for established development patterns are important for sustaining livable neighbourhoods. Greater engagement with nearby residents and a more balanced approach to development would help ensure that changes benefit both current and future members of the community.

Attachments

Name:	Carmen Leung	Created Date:	April 10, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	663480260
Address:	1503 21 St NW		
Overall:	In opposition of this application		

Area of Concern

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

Property Impact

This project doesn't fit with the character of the neighbourhood it's too drastic of a change. Parking will be an issue with only 0.5 per dwelling. The loss of green space and mature trees that made this community attractive to live in will be gone. There can be more thoughtful improvement in increasing density.

Surrounding Impact

This will massively overshadow the bungalow that is beside this lot, the setback of 3m from the west plus the height of the new building of 30' 6" blocks the sunlight that 1508 will receive. The use of their front and backyard will be uncomfortable to use with a tall building completely overlooking them.

General Comment

These large row houses are too much for a single family home neighbourhood. If you want to increase density, it should be done gradually, for example a side by side or two infills, but suddenly adding 6 units completely changes what attracts

people to the Briar Hill Houndsfield Heights. The green space and mature trees will be removed. The last third of the lot will be completely concrete with garage and concrete pads that span almost the entire width of the lot. In addition with the city widening 14th Ave NW on the north side to accommodate street parking and a bike lane, there will be even less green space than indicated on the submitted plans.
This proposal under the blanket rezoning did not take into consideration of the impacts that affect the community and the neighbours enjoyment of their own home. Growth doesn't mean it has to be pushed through with such extremes. A community with single family homes suddenly seeing 6, 9, 12 units built is too much.

Attachments

Name:	ENMAX Power	Created Date:	April 13, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	663859077
Address:	Circulation Referee No Address		
Overall:	In support of this application		

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

General Comment
No conflict

Attachments
SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2026-01438 - ENMAX No Conflict Letter_04-13-2026.pdf

Name:	Jason Bouablos	Created Date:	April 29, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	668015402
Address:	1218 20 St NW		
Overall:	In opposition of this application		

Area of Concern
Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Landscaping plans
Environmental preservation

General Comment
Regarding environmental preservation and landscaping plans; there is a mature tree on the SW corner of the lot, which should be preserved both for the immediate neighbours; the future homeowners; as well as enjoyment of pedestrians and cyclists who will frequent 14th Ave NW (especially once the improvements and north-sided bike lane are complete). A loss of a tree of this age is not replaced by the existing plans, and surely there must be a way to accommodate it. Lastly in this regard, the amount of green space lost is not balanced against the proposed plan.
Lastly, the building setback from 14th Ave NW does not look sufficient to offer both privacy and safety once the redevelopment and bike lanes are in place.

Attachments

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - Screenshot 2026-04-29 at 10.39.43 PM.png

Name:	Robin Johnson	Created Date:	July 17, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	685121837
Address:	1427 21 Street NW Calgary Alberta T2N 2M1		
Overall:	Neither in support nor in opposition of this application		

Area of Concern

Landscaping plans

General Comment

The Landmark Elm Tree on 14th Avenue should be preserved not destroyed.

Attachments

Name:	GARY WALDRON	Created Date:	July 10, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	683608671
Address:	1316 21A Street Northwest		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

We live just a few blocks away on 21A Street NW. We built our dream home a single family bungalow just three years ago. We choice Briar Hill as it was a beautiful single family neighborhood . We sold in Hillhurst as it had become multi family with very little parking an high density. This proposed plan is a huge dwelling that will over power this street of lovely original single family bungalows. I am against this rush by developers to beat the rezoning bylaw before it is reversed back to how it was. This is a beautiful single neighborhood with many rebuilt single family homes. This will effect our property values, increase density and shadow the bungalow beside this proposed boarding house

Attachments

Name:	Carrie Hopkins	Created Date:	July 13, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	683954421
Address:	1519 21 Street NW		
Overall:	In opposition of this application		

Area of Concern

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


h Google Maps
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150 14 Ave NW
Calgary, Alberta
Google Street View
Jun 2024
See more dates
HOUNSFIELD HEIGHTS/ BRIAR HILL
13 Ave
21 St N
20a St
Google Maps

Parking or loading zones
Landscaping plans
Privacy considerations
Garbage and recycling facility locations

General Comment

I am a resident of Briar Hill and am personally suffering the consequences from over development directly beside our home like this proposal is going to do to the neighbours of this DP. Privacy is compromised, landscaping and gardens will be shadowed out and the increased volume of traffic and residence does not reflect what we have preserved in our community. I am very displeased with how the City of Calgary dose not respect all it's citizens.

Attachments

Name:	Wendy Pelletier	Created Date:	July 15, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	684549693
Address:	1227-20A Street NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

I commented on this development permit in April 2026. My comments remain largely unchanged. The developer is planning to cut down a 70 year old, beautiful, healthy elm tree and two old evergreen trees in the back yard. I contacted the Urban Forestry division of the City and they informed me that developers are rarely in favor of preserving the beauty of the foliage and are not mandated to by the city. Someone from council should do a walk by and look at this beautiful tree.
City of Calgary talks about preserving our canopy and the environmental issues that are pursuant to tree removal. And yet, developers are free to do whatever they please with a tree on private property. The city is repealing its blanket rezoning as of August 2nd. Why are you still entertaining new units in a single family dwelling community. This unit will be back-to back across the alley from another row house development approved (20 STREET NW) on an already busy road. The alley will have a potential of 15 bins per block so, potentially the alley will have 30 bins between 2 properties. The City sighted density and affordability as reasons for the zoning change. The house on this lot likely sold for 700,000.00 or so. The developer will put up 3 units (with secondary suits) that will more than triple the cost of the property. So, that is not affordability. The developer of this space has not been cooperative with neighbours and has tended to have an entitlement attitude--the neighbours around are not his concern. This 1950's community was built on and for single homes. It is what many of us saved for, to be able to live in a community that is less dense and now, our community is changing and it is not a wanted change. The electrical and water systems have not been upgraded and are at time strained already. The developers open the roads and damage sidewalks and are not, it seems, mandated to pay for repairs. The falls to tax payers and Briar Hill already pays some of the highest taxes in the city with no upgrade to facilities.
Thank you.

Attachments

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - IMG_4670.jpg


Tyvek

Name:	Kim Johnston	Created Date:	July 15, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	684568342
Address:	1222 20A Street NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

The revised submission does not appear substantially different. The number of separate living units remains the same, only the naming convention has changed: Unit #1-A, Unit #1-B, Unit #2-A, Unit #2-B, Unit #3-A, Unit #3-B renamed from Unit #1, Unit #2, Unit #3, Unit #4, Unit #5, Unit #6. My concerns remain, there isn't enough onsite parking for six units, and the proposed development is not compatible with the Segment 1 (24 St NW to 20St NW) design concept of the 14 Ave NW Reconstruction and Mobility Improvements. Should the City approve as proposed, another round of consultations and engagement should be provided to the nearby residents on the Segment 1 design concept prior to construction, as the cumulative effects of new row houses with increased density oriented onto 14 Ave NW was not included in any of the phases of engagement, and would result in a major change of circumstance due to the high density increase in such close proximity to the neighbourhoods' only traffic light and egress for left-hand turns onto 19 Street NW. There would be too many elements near the intersection of 20A St NW and 14 Ave NW, and consideration should be given to removing the proposed traffic circle, bus stop west of 20A ST, and eliminating the pathway from 19 St to 24 St NW. Increasing the number of elements in one intersection increases the risk of short cutting, changing traffic patterns through the neighbourhood, and compounding parking issues with the strip mall. Existing residents are left to deal with the negative impacts everyday, and should be afforded a higher weight in the decision to change the property from its current use, as it negatively impacts upon us. Changing the orientation of the existing house from facing onto 20A Street to 14 Ave NW negatively impacts the privacy of the resident of 1508 20A ST, for this very reason the City of Calgary is moving away from this type of development in existing neighbourhoods, a more modest change to the property than what is proposed is appropriate and more fair to existing residents.

Attachments

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - Screen Shot 2026-07-15 at 10.28.27 PM.png

Name:	Jennifer Grossman	Created Date:	July 16, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	684793857
Address:	1231 20A Street NW		
Overall:	In opposition of this application		

Area of Concern

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



SDAB2026-0161

General Comment

I am opposed to any multifamily dwelling on this property. We should shortly be returning to our previous zoning which allows only single family dwellings. It does not make sense to approve this. The fact that we have ANY multifamily housing in our neighbourhood as a result of the idiotic decision for blanket rezoning is deplorable. It will affect property values of the surrounding residences and infringe on privacy for the place next door. It will further ruin the feel of our neighbourhood. I moved here BECAUSE of the R1 zoning. I do not want row houses in the neighbourhood. Parking will be problem. Garbage and recycling bins will be a problem. The only people who benefit from this development are the developers who stand to profit. I urge you NOT to approve this. It is not in the spirit of the future of this neighbourhood.

Attachments

Name:	Hetty Roessingh	Created Date:	July 17, 2026
Phone:	[redacted]	[redacted]	
[redacted]	[redacted]	Number:	685137101
Address:	2104 - 12 Ave. NW		
Overall:	In opposition of this application		

Area of Concern

Landscaping plans
Environmental preservation

General Comment

We feel it is inappropriate a large, mature tree be removed given the general desire of the community to maintain tree cover which is being removed by almost every new development. This is a particularly nice, mature tree that should be allowed to remain. Tree canopy has many benefits to communities and mature trees are valuable. This tree is probably about 75 years old and would have been planted when Briar Hill. was developed in the early 1950s. These trees are an asset to older communities that we value for so many reasons.

Attachments

Name:	Raylene Grierson	Created Date:	July 19, 2026
Phone:	[redacted]	[redacted]	
[redacted]	[redacted]	Number:	685203607
Address:	2107 Briar Crescent N.W.		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

I am concerned about the increased pressure on parking in our community, shading of the surrounding area (particularly in the winter), and the destruction of one of the most beautiful trees in the neighbourhood. The city of calgary has said that they would like to increase our tree canopy to 16% from the current 9.62%. In order to do this, we have to stop cutting down these beautiful, healthy trees.

Attachments

Name:	SJ Bryan	Created Date:	July 19, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	685222136
Address:	1524 21a Street N.W. Calgary AB T2N 2M6		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Hello Major and Council, The tree at 1504 20 A Street N.W. -DP2026-01438 is an Icon in the BH/HH. It has stood tall and strong with help from the previous owners. It provides shade and houses many bird populations.
City tree populations is being torn down for housing development.
Please consider saving this one.
Regards,
SJ Bryan

Attachments

Name:	Sandra Johnson	Created Date:	July 21, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	685550408
Address:	1524 - 21 Street NW		
Overall:	In opposition of this application		

Area of Concern

Landscaping plans
Environmental preservation

General Comment

Dear Planning Department,

I am writing to express my concern regarding the proposed development at 1504 20A Street NW, specifically because of the impact it would have on the mature elm tree located at the corner of 14 Avenue NW and 20A Street NW.

This is not an ordinary tree. It is one of the largest and most stately trees in our neighbourhood and has been described by residents as a landmark. Over many decades it has become an important part of the streetscape, providing shade, beauty, wildlife habitat, and contributing significantly to the character of our community.

I recognize that Calgary needs additional housing and that redevelopment is an important part of the City¿s growth strategy. My concern is that this proposal appears to require the removal of an exceptional mature tree in order to maximize the building footprint. I respectfully ask that the City consider whether the development could be redesigned or scaled in a way that would preserve this remarkable tree.

The City¿s own Urban Forest Strategy states:

¿Calgary¿s tree canopy coverage is 9.62% as measured in 2024. This includes trees planted on both public and private property. The City is working to grow and expand our tree canopy coverage to 16%.¿

Approving the removal of one of the neighbourhood¿s most significant mature trees seems inconsistent with that objective. While replacement trees are valuable, they cannot replicate the environmental, aesthetic, and community benefits of a mature elm for many decades.

I respectfully ask that the City give significant weight to preserving this tree when evaluating the application and encourage a design that accommodates both new housing and the protection of this important community asset.

Thank you for considering my comments.

Attachments

Name:	Tanis Fenton	Created Date:	July 21, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:	[redacted]	Number:	685853648
Address:	1504 21 St NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Dear Planning Department,
I am writing to express my concern regarding the proposed development at 1504 20A Street NW, specifically because of the impact it would have on the mature elm tree located at the corner of 14 Avenue NW and 20A Street NW.
This is not an ordinary tree. It is one of the largest and most stately trees in our neighbourhood and has been described by residents as a landmark. Over many decades it has become an important part of the streetscape, providing shade, beauty, wildlife habitat, and contributing significantly to the character of our community.
I recognize that Calgary needs additional housing and that redevelopment is an important part of the City¿s growth strategy. My concern is that this proposal appears to require the removal of an exceptional mature tree in order to maximize the building footprint. I respectfully ask that the City consider whether the development could be redesigned or scaled in a way that would preserve this remarkable tree.
The City¿s own Urban Forest Strategy states:
¿Calgary¿s tree canopy coverage is 9.62% as measured in 2024. This includes trees planted on both public and private property. The City is working to grow and expand our tree canopy coverage to 16%.¿
Approving the removal of one of the neighbourhood¿s most significant mature trees seems inconsistent with that objective. While replacement trees are valuable, they cannot replicate the environmental, aesthetic, and community benefits of a mature elm for many decades.
I respectfully ask that the City give significant weight to preserving this tree when evaluating the application and encourage a design that accommodates both new housing and the protection of this important community asset.
Thank you for considering my comments.
Tanis Fenton

Attachments

Name:	Angeles Mendoza Sammet	Created Date:	July 21, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	685854360

Address: 2102 12 Avenue NW.

Overall: In opposition of this application

Area of Concern

Environmental preservation

General Comment

Any development should preserve old trees. They have a specific function in our urban ecosystem that younger trees cannot replace.

Attachments

Name: Barbara Green | Created Date: July 21, 2026

Phone: [redacted] | [redacted]

[redacted] [redacted] | Number: 685854544

Address: 1516 22 St NW

Overall: Neither in support nor in opposition of this application

Area of Concern

Landscaping plans
Environmental preservation
Site layout

General Comment

I would like to ask that the development plan be amended to preserve the lovely mature elm on the corner of this property, 14th Ave/20A St. NW.

I've been living in Briar Hill for more than 30 years, and one of my favourite things about our neighbourhood of Briar Hill has been the tree canopy, which has been disappearing due to gentrification -- much larger houses than the traditional bungalows and recently, multiple-unit developments requiring the removal of tall mature trees. We miss their beauty and shade, and it seems counter-productive to allow this tree to be removed when the City has also stated an intention to add to the tree canopy citywide.

Attachments

Name: Myrna and Arturo Andres | Created Date: July 22, 2026

Phone: [redacted] | [redacted]

[redacted] [redacted] | Number: 685996897

Address: 1511 - 21 St. NW

Overall: In opposition of this application

Area of Concern

Environmental preservation
Site layout

General Comment

Dear Planning department,
We share the concern and fully support the letter below submitted to you by our neighbour, Sandy Jones, regarding the preservation of the beautiful elm on this lot. Please give more consideration to the needs and wishes of the current and long-time residents of Briar Hill like ourselves, rather than to the potential residents of this complex who don¿t yet have any stake in the development, while there is still time to revise the plan so that there is no loss to anyone. Thank you for your consideration.
Myrna and Art Andres

Submission from Sandy Jones:

¿Dear Planning Department,

I am writing to express my concern regarding the proposed development at 1504 20A Street NW, specifically because of the impact it would have on the mature elm tree located at the corner of 14 Avenue NW and 20A Street NW.

This is not an ordinary tree. It is one of the largest and most stately trees in our neighbourhood and has been described by residents as a landmark. Over many decades it has become an important part of the streetscape, providing shade, beauty, wildlife habitat, and contributing significantly to the character of our community.

I recognize that Calgary needs additional housing and that redevelopment is an important part of the City¿s growth strategy. My concern is that this proposal appears to require the removal of an exceptional mature tree in order to maximize the building footprint. I respectfully ask that the City consider whether the development could be redesigned or scaled in a way that would preserve this remarkable tree.

The City¿s own Urban Forest Strategy states:

¿Calgary¿s tree canopy coverage is 9.62% as measured in 2024. This includes trees planted on both public and private property. The City is working to grow and expand our tree canopy coverage to 16%.¿

Approving the removal of one of the neighbourhood¿s most significant mature trees seems inconsistent with that objective. While replacement trees are valuable, they cannot replicate the environmental, aesthetic, and community benefits of a mature elm for many decades.

I respectfully ask that the City give significant weight to preserving this tree when evaluating the application and encourage a design that accommodates both new housing and the protection of this important community asset.

Thank you for considering my comments.¿

Attachments

Name:	Hounsfield Heights Briar Hill Community Association	Created Date:	July 22, 2026
Phone:	[redacted]	Circulation Referee:	Y
Email:	Land.use@hh-bh.ca	Number:	686105262
Address:	Circulation Referee No Address		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Landscaping plans
Privacy considerations
Other

General Comment

Please find attached the HH-BH CA comment on this revised plan.

Further note - the deadline for comment in the circulation is today, July 22, but the deadline on the placard is July 24. These out of sync dates continue to be a big source of confusion for residents, and they need to be addressed! This is the first time I've seen the circulation date be sooner than the placard's date. Residents deserve to see the real deadline to comment - in this case July 24 - clearly and consistently stated everywhere.
The biggest issue in this plan that many neighbours are up in arms about, is the NEED to protect and preserve the landmark tree than is just on to the private property. The provisions of the Riley LAP and Urban Forestry policies need to mean something, and this tree must be protected! This can be done whilst still developing the lot - we are looking for the developer to respect the community and make this effort.

Attachments

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - HH-BH CA comment DP2026-01438 revision.pdf

Name:	Doug Hollenbeck	Created Date:	July 22, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	686132808
Address:	1507 21 Street NW		
Overall:	In opposition of this application		

Area of Concern

Landscaping plans
Environmental preservation
Site layout

General Comment

Do not remove the beautiful giant elm on the corner. I was in Edmonton a while back and found it quite concerning how many more trees that city has over Calgary. We are in dire need of many more trees in Calgary. To take out any massive old trees for housing development is ridiculous. Protect that and all old growth as best as possible.

Attachments

Name:	Patrick Fenton	Created Date:	July 22, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	686194357
Address:	1504 21 St NW		
Overall:	In opposition of this application		

Area of Concern

Landscaping plans
Environmental preservation

General Comment

Dear Planning Department,
I am writing to express my concern regarding the proposed development at 1504 20A Street NW, specifically because of the impact it would have on the mature elm tree located at the corner of 14 Avenue NW and 20A Street NW.
This is not an ordinary tree. It is one of the largest and most stately trees in our neighbourhood and has been described by residents as a landmark. Over many decades it has become an important part of the streetscape, providing shade, beauty, wildlife habitat, and contributing significantly to the character of our community.
I recognize that Calgary needs additional housing and that redevelopment is an important part of the City¿s growth strategy. My concern is that this proposal appears to require the removal of an exceptional mature tree in order to maximize the building footprint. I respectfully ask that the City consider whether the development could be redesigned or

scaled in a way that would preserve this remarkable tree.
The City¿s own Urban Forest Strategy states:
¿Calgary¿s tree canopy coverage is 9.62% as measured in 2024. This includes trees planted on both public and private property. The City is working to grow and expand our tree canopy coverage to 16%.¿
Approving the removal of one of the neighbourhood¿s most significant mature trees seems inconsistent with that objective. While replacement trees are valuable, they cannot replicate the environmental, aesthetic, and community benefits of a mature elm for many decades.
I respectfully ask that the City give significant weight to preserving this tree when evaluating the application and encourage a design that accommodates both new housing and the protection of this important community asset.
Thank you for considering my comments.

Attachments

Name:	Radovan Urban	Created Date:	July 22, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	686208217
Address:	1508 20A St NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Landscaping plans
Environmental preservation
Privacy considerations
Garbage and recycling facility locations
Site layout

Strengths / Challenges

We do not see any meaningful strengths in the proposed project. The updated version does not address any of the previous concerns. All changes are inconsequential to the overall outcome of the project and its negative impact on our property and the community. The primary concern is its clear incompatibility with surrounding properties in terms of design, setbacks, height, and overall massing. Additionally, the lack of adequate soft landscaping will negatively impact adjacent properties and the streetscape. In some instances, the updated project is worse than the original. Further concerns are outlined below.

Property Impact

If approved, this project will severely diminish the enjoyment of our home. The updated project is insignificantly smaller than the original proposal. Excessive shadowing and privacy issues remain unchanged. Our garden and outdoor space will be heavily overshadowed, significantly reducing sunlight, usability, and enjoyment of our green space. Furthermore, twelve bins, including garbage and waste from six households are stacked immediately against our fence and our organic garden. This development will profoundly impact our quality of life and diminish the value of our property.

Community Impact

The proposed development is not appropriate for this part of the neighbourhood, which consists primarily of small, single-family homes. A large row-house adjacent to a new bungalow, expected to remain for decades, is not a compatible fit for any community. Front and rear setbacks should align with neighbouring properties, and building height should be comparable to reduce massing. While updated setbacks improved by several inches compared to the original design, these changes make no measurable difference. These adjustments would improve integration with the existing streetscape. A comprehensive streetscape analysis including neighbouring properties should also be provided to demonstrate the project¿s contextual fit. This is still missing.

Surrounding Impact

The project will have significant and irreversible negative impacts on the surrounding community. Adjacent properties will be overshadowed by large structures to both the north and south, reducing sunlight and affecting livability. Placing a structure of this scale directly south of a small bungalow is particularly inappropriate and will severely impact our ability to maintain and enjoy our backyard garden. The proposal also includes removal of three mature trees. This loss cannot be meaningfully replaced with small-caliber trees and shrubs, and will negatively affect the local tree canopy and environment.

General Comment

This project applies to a property subject to the blanket zoning repeal under the ¿Proposed Citywide Zoning Change Map.¿ As of December 2025 Rezoning map, this property is not included. Residents have consistently raised concerns, yet these have not been adequately addressed. While we recognize the need for growth, it should not come at the

expense of existing communities. Established neighbourhoods with smaller homes, mature trees, and meaningful landscaping, provide important environmental and social value. The loss of tree canopy and green space, combined with incompatible development, will have lasting and irreversible impacts on the community and the city as a whole.

Attachments

Name:	Michael Schuh	Created Date:	July 22, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	686212013
Address:	1516 20A Street NW		
Overall:	In opposition of this application		

Area of Concern

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

Strengths / Challenges

The primary benefit of the proposed development is for the developer to make money. This second submission of the DP is still very disturbing; there are no meaningful changes. The proposed development does not align with the established character of the surrounding area in terms of scale, height, setbacks, and overall design. The massing appears excessive relative to adjacent homes, and the limited inclusion of soft landscaping reduces both aesthetic and environmental value. Overall, the project presents compatibility concerns with the existing streetscape and raises questions about its long-term integration into the neighbourhood.

Property Impact

Yes, the proposed development will significantly impact the use and enjoyment of nearby properties including mine. The scale and placement of the row-house development, particularly on the south side of the block, will result in a complete overshadowing of adjacent yards and outdoor spaces, reducing sunlight and affecting the usability of properties. Increased density with windows overlooking the properties north of the development will have negative impact on privacy. These changes would alter the character of the immediate living environment and negatively affect day-to-day enjoyment of surrounding homes. These changes are devastating for neighbouring properties, especially the new bungalow immediately adjacent to the proposed project.

Community Impact

The proposal does not appear to align well with local community context. The picture of the development is misleading, showing trees which will not be there. The developer is proposing to cut four mature trees, including a healthy 70-year-old elm tree that has been a staple of the community for decades. The neighbourhood is predominantly composed of low-density, single-family homes, and the proposed development introduces a scale and form that is not consistent with this pattern. To better align with community goals, the project should incorporate reduced height and massing, maintain setbacks consistent with neighbouring properties, and include meaningful landscaping. Providing a comprehensive streetscape analysis should be mandatory for these types of developments.

Surrounding Impact

The proposed development is expected to have notable impacts on the immediate surroundings. The building too massive, both in length and height, especially compared to the new bungalow directly north of this development. Increased building height and density will cause a complete overshadowing of adjacent properties, reducing natural light and affecting outdoor spaces. It will act as a huge wall on the south side of the new bungalow, which already has a tall 4-plex built on the north side. Privacy concerns will arise due to proximity and building orientation. Additionally, the potential removal of a mature elm tree is a significant concern, as it contributes to the neighbourhood¿s tree canopy and environmental quality. Loss of such established natural features cannot be easily mitigated and would have lasting effects on the character and livability of the area.

General Comment

What makes this situation particularly difficult is the feeling that change is happening without enough regard for the current residents. The city has recently given permission to build/renovate the bungalow immediately adjacent to this property. It must not allow to build a row-house south of the new bungalow which is expected to last for decades. From a

broader neighbourhood perspective, there is concern that this proposal represents a form of incremental densification that does not adequately consider the existing character and environmental assets of the community. While growth is necessary, it should be carefully planned and context-sensitive. Preservation of mature tree canopy, maintenance of green space, and respect for established development patterns are important for sustaining livable neighbourhoods. Greater engagement with nearby residents and a more balanced approach to development would help ensure that changes benefit both current and future members of the community.

Attachments

Name:	Robert Wingfield	Created Date:	July 23, 2026
Phone:	[redacted]	[redacted]	
[redacted]	[redacted]	Number:	686235740
Address:	1218 21 St NW		
Overall:	In opposition of this application		

Area of Concern

Parking or loading zones
Landscaping plans
Environmental preservation

General Comment

Dear City Planners,
I am very concerned about this project. 14 Av NW is already scheduled to have a traffic circle built to alleviate congestion & now this proposal will add even more traffic (1 family residence increased to 6 residences with garages makes me wonder if the concerned city departments confer with each other?!). The traffic light at 14 AV and 19 St NW provides the SAFEST left turn out of Briar Hill, and access to this route will be severely limited for months on end by the construction of both the traffic circle and this proposed construction. Furthermore, as currently planned, one of Briar Hill's stateliest elm trees will be lost, which is totally contrary to our city's intent to increase its tree canopy! PLEASE disallow the scope of this proposed project.
Thank you,
Bob & Marianne Wingfield

Attachments

Name:	Kathy Wajdaa	Created Date:	July 23, 2026
Phone:	[redacted]	[redacted]	
[redacted]	[redacted]	Number:	686455299
Address:	1520 20A St. NW Calgary		
Overall:	In opposition of this application		

Area of Concern

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

Strengths / Challenges

Strengths
-no strengths to this project
Challenges
-removal of the smaller, older bungalow is removing a more affordable housing option

-three new rowhouses will not provide an affordable housing option
-current real estate market shows an over saturation of smaller units (condos, rowhouses) and rental properties in all areas of the city
-the rowhouses and garages covers almost the entire lot and does not fit in with the surrounding homes that have less building coverage and more green space
-destroys the current canopy of trees (especially very large tree on front corner of lot) and due to the huge amount of building coverage on the lot, new tree canopy will be very minimal
-may not provide enough parking-street parking will be difficult due to the narrow width and proposed new bike lane on 14th Avenue. This may create traffic congestion on a busy street.
-Neighbour in newly built single family home at 1508 20A St is losing privacy due to the back doors facing their property

Property Impact

This project may affect the use and enjoyment of my property due to the large increase in vehicles, traffic, and bins (at least 9 on collection day) in the narrow, unpaved back alley. The only exit from my garage using the back alley is behind this project (due to a locked gate at the other end of the alley). It is important to note that the back alley that this project backs on to has only ONE exit that is right behind this project.

Community Impact

This project matches the city's goals in only one way:
-building a compact city (I do not believe this matches the local community's goal)
This projects does NOT match the city's and the community goals of:
-greening the city (project is removing all the very mature trees)
-good urban design (row houses do not fit in with the current streetscape and new builds around it-possible decrease in the property values of the single family homes around this project)
-great communities (current community is already great by already providing a variety of housing options for families, students, elderly, etc)
-manage growth and change (no consideration has been taken into consulting with neighbours and the local community to understand how 6 additional units on one residential lot will affect the nearby neighbours, parking, traffic, infrastructure, etc.

Surrounding Impact

This project with impact the neighbours quality of life due to the huge size of lot coverage and height. The property at 1508 20A St. will lose all of its sunlight in the backyard and may affect their current garden. It will also greatly affect their backyard privacy.

Attachments

Name:	Brenda Domeij	Created Date:	July 24, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	686588392
Address:	1508-22A Street NW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

To Members of the Planning Department:

Re: Removal of the Elm tree at 1524 - 20A Street NW

I do not support the current Development Plan for this location since it requires the removal of the most beautiful elm tree in the vicinity. I have lived in Briar Hill for 50 years and have always been impressed with this tree and have wondered at its history. It seems to be thriving and showing no signs of deteriorating. It is definitely a distinguishing landmark for our community and I believe it can live for many years to come. A development plan that incorporates the beauty of this tree could enhance the property while ensuring the tree continues its magnificent presence.

Over the last several years I have seen the removal of many trees to make way for new development. While I understand the need for more housing, the removal of trees contributing to Calgary's tree canopy seems contrary to Calgary's goal to increase our current canopy to add to bio diversity and to aid climate cooling.

I believe this tree should definitely be spared the `chopping block¿. In my opinion it is a heritage community landmark and should it be removed it will take a significant number of years to grow a tree anywhere near the size and stature.

Your serious consideration of my concerns and request are most appreciated.

Yours sincerely,
Brenda Domeij

Attachments

Name:	Barbara Vigar	Created Date:	July 28, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	687289168
Address:	1427 21a Street NW		
Overall:	In opposition of this application		

Area of Concern

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

Strengths / Challenges

this development does not fit into the context of the neighborhood.
there is a new bungalow next door that is going to be overshadowed- losing light
there is a large tree on the corner that has significance in the community as one of the oldest and largest. It is a lovely, healthy tree. It is probably at least 75 years old. It's removal should not be allowed. The city is concerned about and has a program to develop the urban canopy. This tree is already here and developed, providing a lovely urban canopy.

Property Impact

I will be very upset if I and the community loose this tree. Our neighborhood is losing trees and with multiplexes being built, there is no room for more trees to be added. It takes a long time to grow a tree like this and space on a lot to do so.

Community Impact

This project is close to a planned traffic circle which will preclude parking in the area. There will be insufficient parking, and any parking on the street will interfere with traffic flow and the safety of pedestrians and drivers.

Surrounding Impact

As mentioned previously, the neighbors have already been impacted on the other side by a new development, this will absolutely wall them in and take away any sunlight they were getting. And theirs is a new bungalow. To say nothing of their property value.
This neighborhood was previously zoned as R1 - this type of building structure does not fit in with single family homes. It is also not what people want, so when it sits dormant and begins to deteriorate, it will be an eyesore in the community. There should be some areas maintained that are R1 - that's what people still want. (note problem with vacant condos in Toronto and Vancouver)

General Comment

Any building on this property should have to allow for this tree to remain with as little disruption to it it's root system as possible.

Attachments

Name:	Carol Sin	Created Date:	July 29, 2026
Phone:	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Number:	687903780
Address:	1408 20A St NW		
Overall:	In opposition of this application		

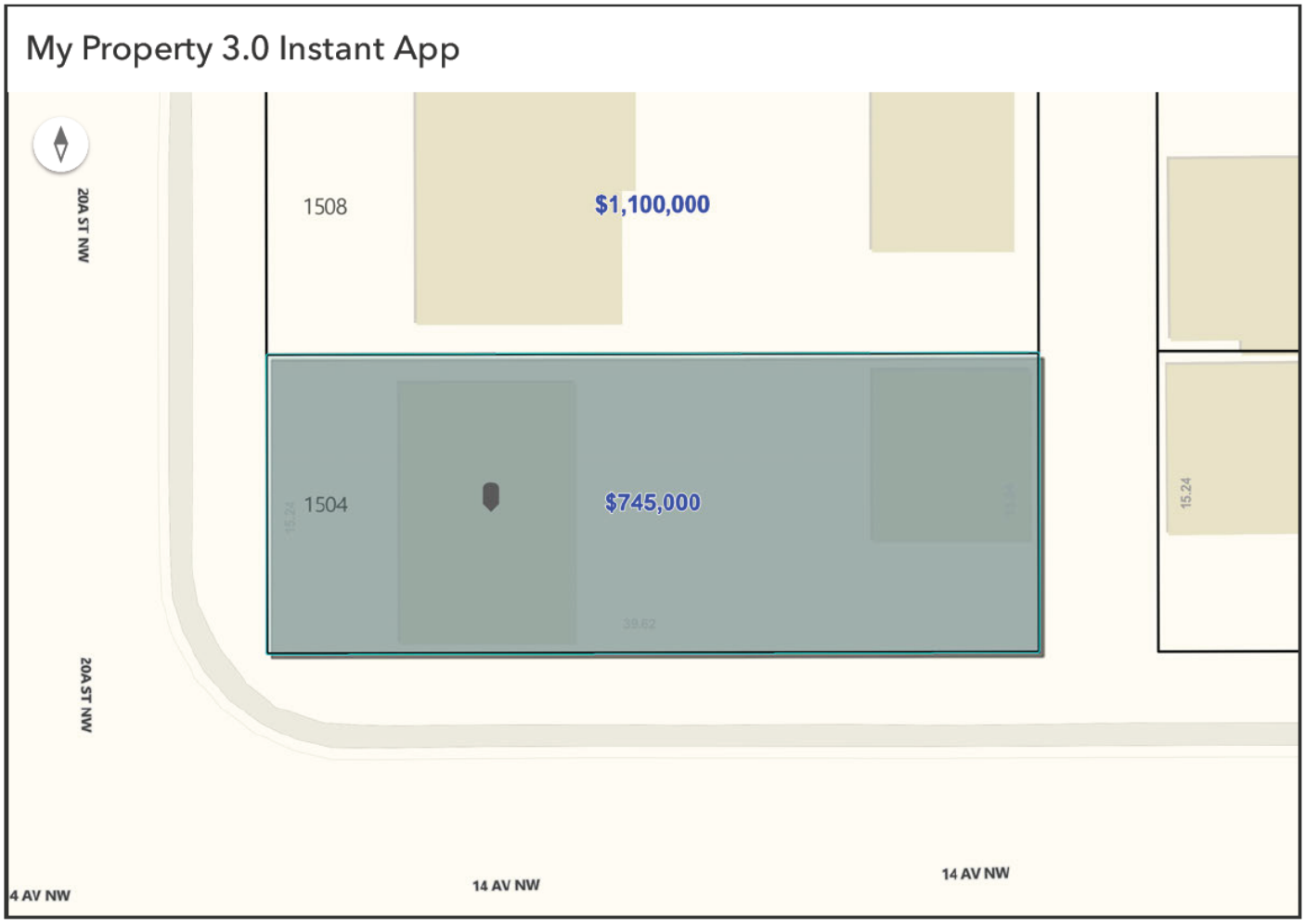
Area of Concern

Landscaping plans
Environmental preservation

General Comment

I am concerned that the existing large leafy tree will be demolished to make way for this building. I have lived in the neighborhood for over 16 years. It is a cornerstone of the neighborhood. It would be disappointing to see this tree be taken down.

Attachments

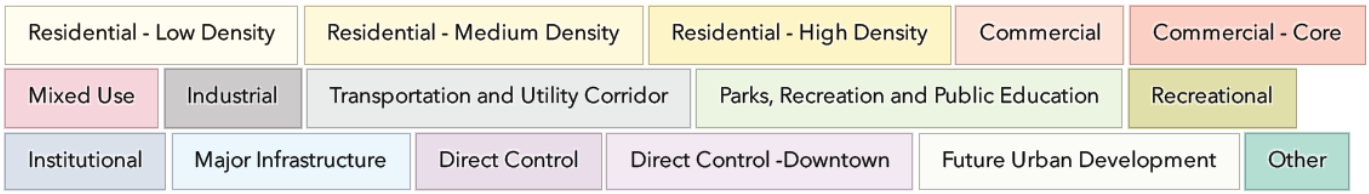


Esri Community Maps Contributors | City of Calgary | Esri Canada | Esri | TomTom | Garmin | SafeGraph | GeoTechnologies, Inc | METI/NASA | USGS | EPA | US Census Bureau | USDA | The City of Calgary | Subject to The City of Calgary Open Data Terms of Use at https://data.calgary.ca/d/Open-Data-Terms/u45n-7awa | The City grants you a limited non-exclusive, non-transferable license to access and make personal use of the Site for non-commercial use, provided the Site is not modified or downloaded (other than page caching) unless expressly authorized by The City. You will be fully responsible for any consequences resulting from any use. This license does not include any right for resale or commercial use of the Site or its content. No derivative use of the Site or its contents or any use of data mining, robots, or similar data-gathering and extraction tools is permitted. Any unauthorized use of the Site will terminate the license and all the limited rights or permission granted by The City. | NRCan | Parks Canada

My Property Details **MyProperty LOC Point** **Building Permits - Active** **Development Permits - Active**

Development Permit Public Notice **Building Year of Construction**

Calgary Land Use Class



Parcel Assessment

Property:
1504 20A ST NW

There is 1 registered lot in this parcel.
Plan:1161GJ;Block:7;Lot:8

In the community of HOUNSFIELD HEIGHTS/BRIAR HILL

In WARD 7
Councillor: Myke Atkinson

Ward Website

My Calgary Services
Collection Schedule
Permit Map
Registered Secondary Suites

Property Assessment search

Land Use Class

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

Link to Interactive Land Use Bylaw

Policy
Municipal Development Plan
Calgary Transportation Plan
Planning Policies

2021 Community Census Information



Dwelling type breakdown in community (%)

Population Density(people/acres): 8.47

Population Count: 2470

1952

Building Year of Construction

From: Manar Kirollos
To: Calgary SDAB Info; كمال; Karl Phillips; Rick Grol; Hani
Subject: [External] Our Authorized agent for this appeal
Date: Sunday, September 20, 2026 6:19:39 PM

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

To whom it may concern,

Our firm is the Applicant of Development Permit DP2026-01438 (2114 14 Avenue NW), which is the subject of appeal SDAB2026-0161. The appeal is scheduled for a Procedural & Jurisdictional (P&J) Hearing on September 29. Please be advised that Mr. Rick Grol (cc'd) has been retained as our authorized agent/representative regarding the appeal and the permit application. Mr. Grol and I will attend the P&J hearing.

Kind regards,

Manar Kirollos
Abanoub Development Ltd.
Sent from my iPhone

From: kamal daniel
To: Calgary SDAB Info
Cc: Manar; Karl Phillips; hani kirollos; rgrol; Daniel Marlin
Subject: [External] SDAB2026-0161 (2114 14 Avenue NW; DP2026-01438); P&J hearing September 29, 2026
Date: Sunday, September 20, 2026 7:05:25 PM

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Report Suspicious

To whom it may concern,

We are the registered owners of the property that is the subject of appeal SDAB2026-0161 and development permit DP2026-01438. Please be advised that Mr. Rick Grol (cc-ed) has been retained as our agent/representative with respect to the appeal and DP application.

Kind regards,

Kamal Daniel

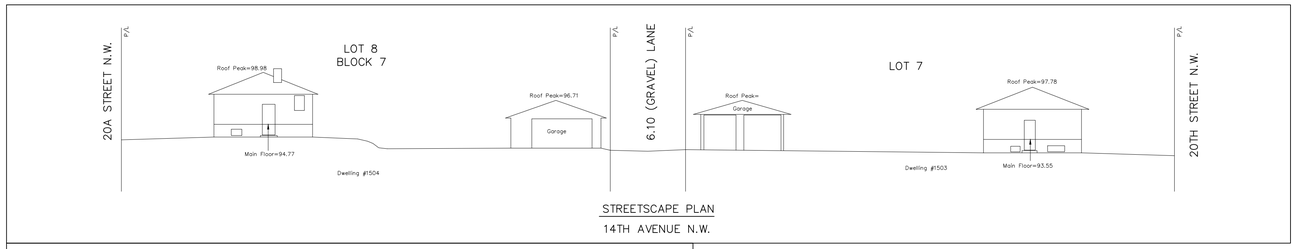
On Sep 20, 2026, at 6:15 PM, kamal daniel <kamal.daniel74@gmail.com> wrote:

To whom it may concern,

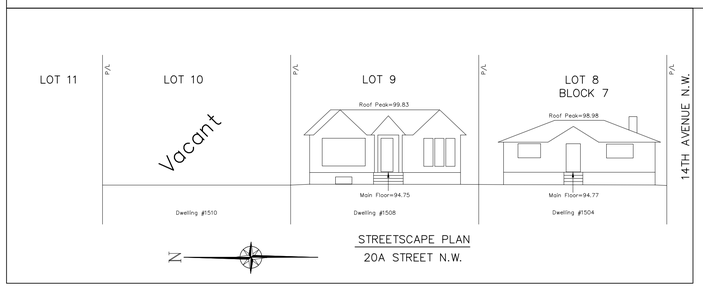
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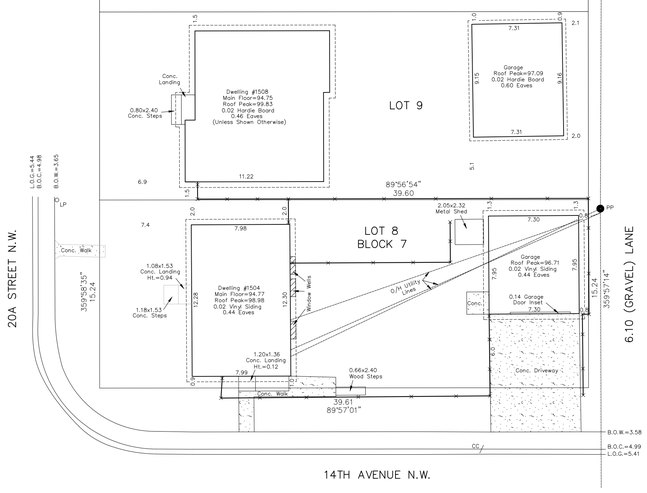


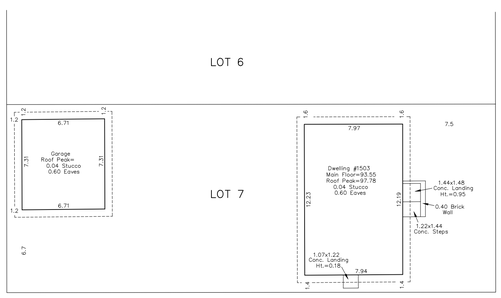
STREETSCAPE PLAN
14TH AVENUE N.W.

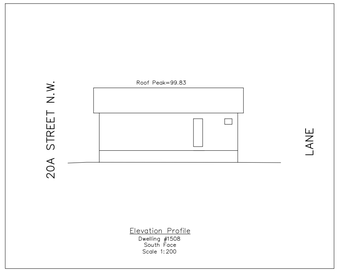


STREETSCAPE PLAN
20A STREET N.W.





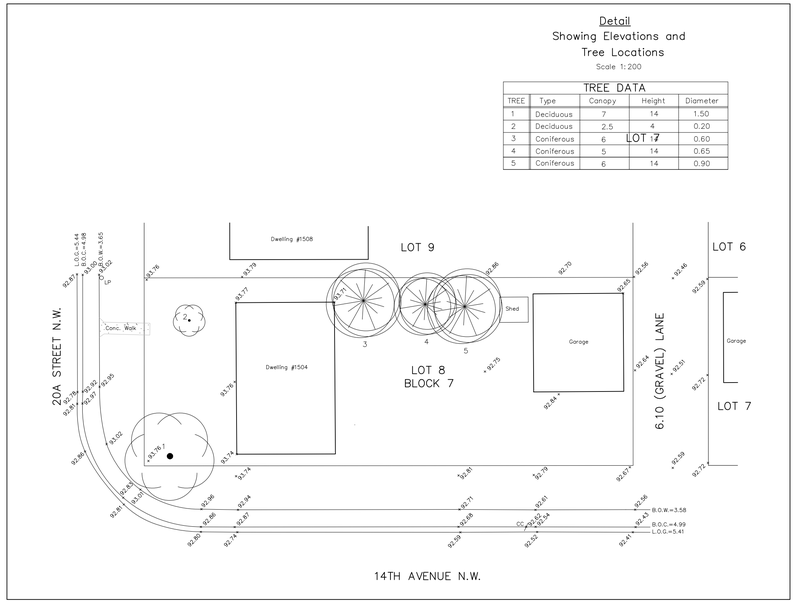




Elevation Profile
Dwelling #1508
South Face
Scale 1:200

Detail
Showing Elevations and
Tree Locations
Scale 1:200

TREE DATA				
TREE	Type	Canopy	Height	Diameter
1	Deciduous	7	14	1.50
2	Deciduous	2.5	4	0.20
3	Coniferous	6	14	0.60
4	Coniferous	5	14	0.65
5	Coniferous	6	14	0.90



DEVELOPMENT PERMIT PLAN

MUNICIPAL ADDRESS:
1504 – 20A STREET N.W.
CALGARY, ALBERTA

CLIENT: ABANOUB DEVELOPMENTS LTD.
ADDRESS: 1904 – 20TH AVENUE N.W.
CALGARY, ALBERTA T2M 1H5

LEGAL DESCRIPTION:

LOT 8, BLOCK 7, PLAN 1161GJ

WITHIN THE

N.W..1/4 SEC.20, TWP.24, RGE.1, W.5thM.

SCALE 1 : 200

Legend:

A.S.C.M.	DENOTES ALBERTA SURVEY CONTROL MARKER.
B.O.C	DENOTES BACK OF CURB.
B.O.W	DENOTES BACK OF WALK.
CB	DENOTES CATCH BASIN.
CC	DENOTES CURB CUT
Ck.M.	DENOTES CHECK MEASURED.
C/L	DENOTES CENTRE LINE.
Ha.	DENOTES HECTARES.
L.O.G	DENOTES LIP OF GUTTER
LP	DENOTES LAMP POLE
m	DENOTES METRES.
M.	DENOTES MERIDIAN.
Mkd.	DENOTES MARKED.
PA	DENOTES POLE ANCHOR.
Pl.	DENOTES PLACED.
P/L	DENOTES PROPERTY LINE.
Rad.	DENOTES RADIAL
Rge.	DENOTES RANGE.
R/W	DENOTES RIGHT–OF–WAY.
SEC.	DENOTES SECTION.
SP	DENOTES SIGN POST.
Twp.	DENOTES TOWNSHIP.

POWER POLE SHOWN THUS: ● PP

CONIFEROUS TREE SHOWN THUS:

DECIDUOUS TREE SHOWN THUS:

FENCE IS SHOWN THUS:

OVERHEAD UTILITIES SHOWN THUS:

NOTES:

ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE SHOWN.
DISTANCES ON CURVES ARE ARC DISTANCES
ELEVATIONS ARE GEODETIC AND DERIVED FROM GNSS OBSERVATIONS
TITLE INFORMATION IS BASED ON CERTIFICATE OF TITLE No. 141 074 389
TITLE SEARCH DATED 06/03/26
D M Y

PROPERTIES ARE SUBJECT TO THE FOLLOWING INSTRUMENTS:
– CAVEAT INST. No. 981 181 370 (ENCROACHMENT AGREEMENT)

ALL UTILITIES ARE TO BE LOCATED IN THE FIELD BY THE CLIENT PRIOR TO CONSTRUCTION.

ELEVATIONS ARE SHOWN THUS: x 93.90 = 1093.07 METRES (GEODETIC)

DATE: MARCH 9, 2026
DATE OF SURVEY: MARCH 6, 2026
SURVEYOR'S INTIALS: SG/GW/WD

Jones Geomatics Ltd.
Alberta Land Surveyor
#20,1323-44th Ave. N.E., Calgary, Alberta T2E 6L5
Ph. (403) 230-0778 Fax (403) 230-0714
E-mail: jonesgeo@telus.net Job No. H09276-26

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

SDAB2026-0161

Project :
Briar Elite Living

PLAN # 1161 GJ
BLOCK # 1
LOT # 8

Address:
1504 20A Street NW
CALGARY, ALBERTA

for Development Permit March 9 , 2026

Abanoub Development ltd.
Tel. (403) 870 2165 (403) 454 4233
WWW.abanoubdesign.ca

Drawing :
EXISTING SITE PLAN

Scale : 1:100

Drawn By : KH

Date : March, 5, 2026

Job No : 1-RCG-26

GENERAL NOTES :

BUILDER SHALL BE HELD RESPONSIBLE FOR CHECKING AND REVIEWING IN DETAIL THE DRAWING, ENGINEERING AND TECHNICAL DESIGNS AS IF THEY WERE SUBMITTED BY HIM AND SHALL NOTIFY THE DESIGNER IN DUE TIME ABOUT THE TECHNICAL ERRORS HE MAY DISCOVER IN DRAWINGS/DESIGNS, OTHERWISE HE WILL BE FULLY RESPONSIBLE.

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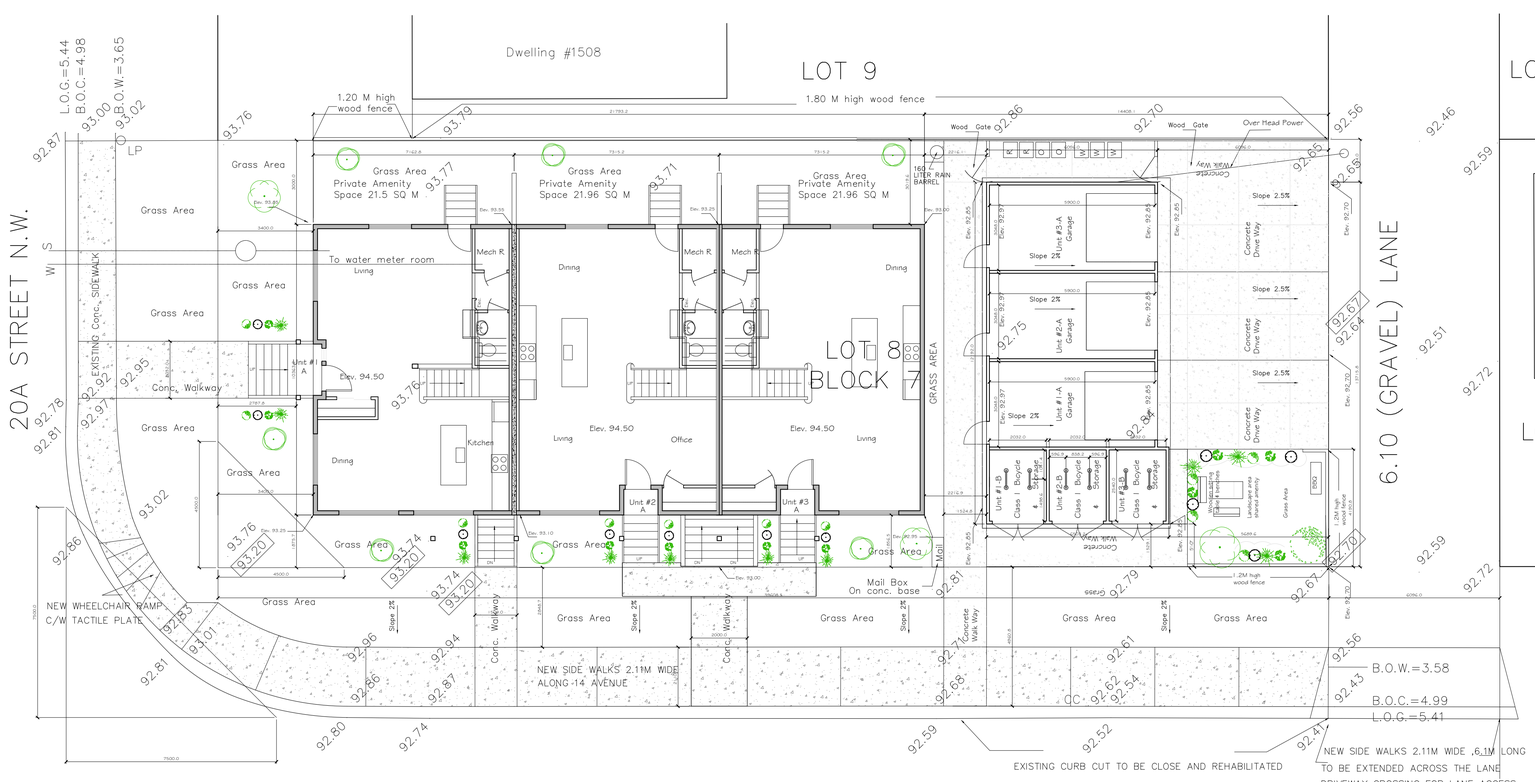
THIS DRAWING SHOWS ONLY THE DESIGN CONCEPT AND PROFILE SECTION.

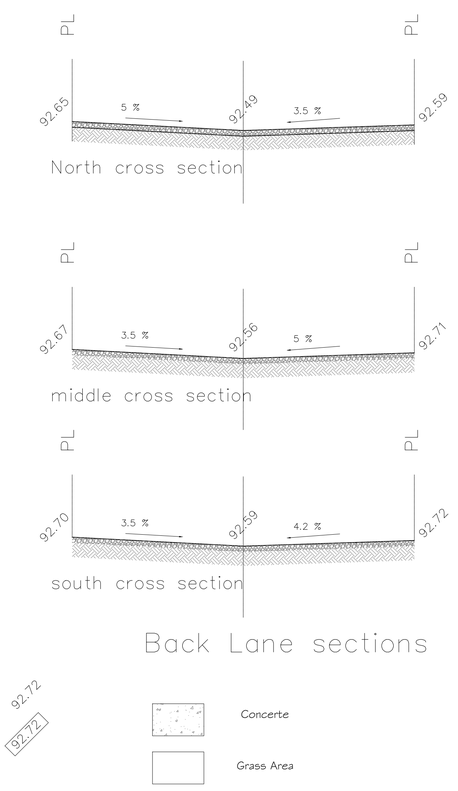
ALL DIMENSION SHOULD BE READ NOT SCALE.

BUILDER SHALL SURVEY THE SITE, CHECK THE LEVELS PRIOR TO START ANY WORK ON SITE AND SETBACK ACCORDINGLY TO CALGARY BUILDING CODE & BY–LAW. THIS WILL BE BUILDER RESPONSIBILITY TO CHECK PROPERLY.

Sheet : DP-1

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Lot Coverage Info

Lot area 603.50 SQ M

building Area 225.80 SQ M
Garage Area 75.40 SQ M

Buildings Area 301.20 SQ M
total coverage 301.20 / 603.50 = 49.9 %

PROJECT DESCRIPTION

* PARCEL AREA 603.50 SQ.M
3 ROW HOMES WITH BASEMENT SUITE
ONE BUILDING BASEMENT AND 2 STORY

3 GARAGES AND 3 DRIVE WAY

3 STORAGE CLASS 1 FOR BICYCLE

* PROVIDED SOUTH SETBACK 1.86m

* PROVIDED WEST SETBACK 3.4m

*PROVIDED NORTH SETBACK 3.0 M

* EAST SETBACK FROM PROPERTY LINE TO GARAGE 6.1 M

Density

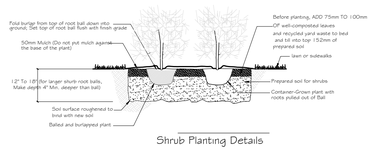
* PARCEL AREA 603.50 SQ.M / 0.06 hectare
73 units per hectare (0.06 X 75 = 4.5 units
3 row homes provided
3 GARAGES , 3 CLASS 1, AND 3 DRIVE WAY

Parking

* 0.5 stalls / dewelling unit or secondery suite provided
3 GARAGES , 3 CLASS 1 BICYCLE AND 3 DRIVE WAY

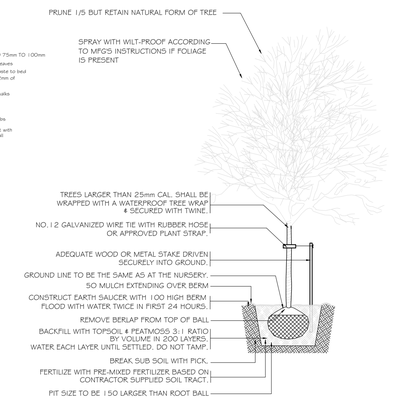
DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

SDAB2026-0161



TREE & SHRUB SCHEDULE					
SYMBOL	NEW	TYPE	HEIGHT	CANOPY	CALLIPER
	3	GREEN ASH	3 m	3 m	85mm
	7	Toba Hawthorn Crataegus x mordenensis	3 m	1.5 m	75mm
TREE TOTAL	10				
	10	RUSSIAN ALMOND	0.6 m	0.6 m	30mm
	10	JUNIPER	0.6 m	0.6 m	30mm
	9	SASKATOON BERRY	0.6 m	0.6 m	30mm
	10	REED GRASS	0.6 m	0.6 m	30mm
SHRUB TOTAL	39				

NOTE: ALL EXISTING TREES AND SHRUBS WITHIN THE PARCEL TO BE REMOVED



Tree Planting Detail

NOTES:
300 MM MINIMUM DEPTH TOP SOIL FOR ALL GRASS AREA.

600 MM MINIMUM DEPTH FOR ALL SHRUBS AND TREES BEDS.

GRASS AREA WILL BE PLANTED WITH A DROUGHT TOLERANT SPECIES.

160 LITER RAIN BARREL WILL PROVIDED ON CONCRETE PAD EQUIPPED WITH A BOTTOM SPIGOT AND OVER FLOW HOSE ATTACHED TO EACH DOWNSPOUT .

LANDSCAPING

* ALL MIN. REQUIRED FRONT AND SIDE YARDS SHALL BE LANDSCAPED EXCEPT FOR ACCESS WAYS FROM PUBLIC THOROUGHFARES
* ALL SOFT SURFACE LANDSCAPING TO BE IRRIGATED WITH A LOW WATER IRRIGATION SYSTEM
*MIN. OF 40% OF SITE AREA TO BE LANDSCAPED

TOTAL LANDSCAPE @ GRADE
TOTAL LANDSCAPED AREA 304.26 m²
TOTAL HARD SURFACE LANDSCAPE 126.30 m²
TOTAL SOFT SURFACE LANDSCAPE 177.96 m²

---

* MIN OF 1 TREE TO BE PLANTED / 45m² OF LANDSCAPED AREA

* 50% OF DECIDUOUS TREES PROVIDED TO HAVE MIN. CALLIPER OF 75mm
* 25% OF TOTAL TREES REQ. TO BE CONIFEROUS TYPE
* 50% OF CONIFEROUS TREES PROVIDED TO HAVE MIN HEIGHT OF 3m

TOTAL DECIDOUS TREES PROVIDED 7 TREES
TOTAL CONIFEROUS TREES PROVIDED 3 TREES

TOTAL PROVIDED TREES 10 TREES

---

* MIN OF 2 SHRUBS / 45m² OF LANDSCAPED AREA
*ALL SHRUBS TO BE MIN. 0.6m IN HEIGHT & SPREAD

TOTAL DECIDOUS SHRUBS PROVIDED
TOTAL CONIFEROUS SHRUBS PROVIDED
TOTAL PROVIDED SHRUBS 39 SHRUBS

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Project :
Briar Elite Living

PLAN # 1161 GJ
BLOCK # 1
LOT # 8

Address:

1504 20A Street NW
CALGARY, ALBERTA

for Development Permit March 9 , 2026
for Development Permit March 18 , 2026
for Development Permit June 7 , 2026
for Development Permit July 30 , 2026

Abanoub Development ltd.
Tel. (403) 870 2165 (403) 454 4233
WWW.abanoubdesign.ca

Drawing :
Proposed Site Plan Layout

Scale : 1:100

Drawn By : KH

Date : July 30 , 2026

Job No : 1-RCG-26

GENERAL NOTES :

BUILDER SHALL BE HELD RESPONSIBLE FOR CHECKING AND REVIEWING IN DETAIL THE DRAWING, ENGINEERING AND TECHNICAL DESIGNS AS IF THEY WERE SUBMITTED BY HIM AND SHALL NOTIFY THE DESIGNER IN DUE TIME ABOUT THE TECHNICAL ERRORS HE MAY DISCOVER IN DRAWINGS/DESIGNS, OTHERWISE HE WILL BE FULLY RESPONSIBLE.

DOORS AND WINDOWS FABRICATOR SHALL VERIFY ACTUAL FINISHED OPENING BEFORE THE FABRICATION.

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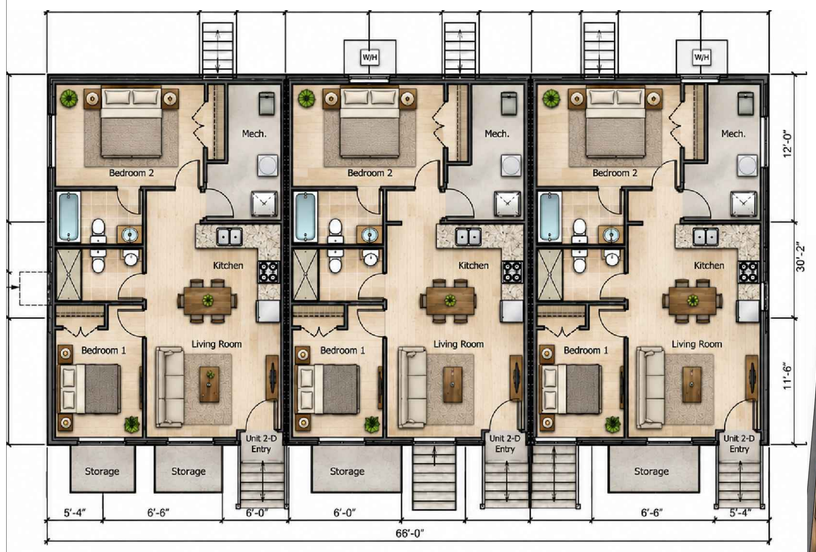
BUILDING WILL BE SOLAR READY.

Sheet : DP-2

Unit #1-B
Lower Unit
Exterior Area 786.00 SQ FT
Interior Area 688.25 SQ FT

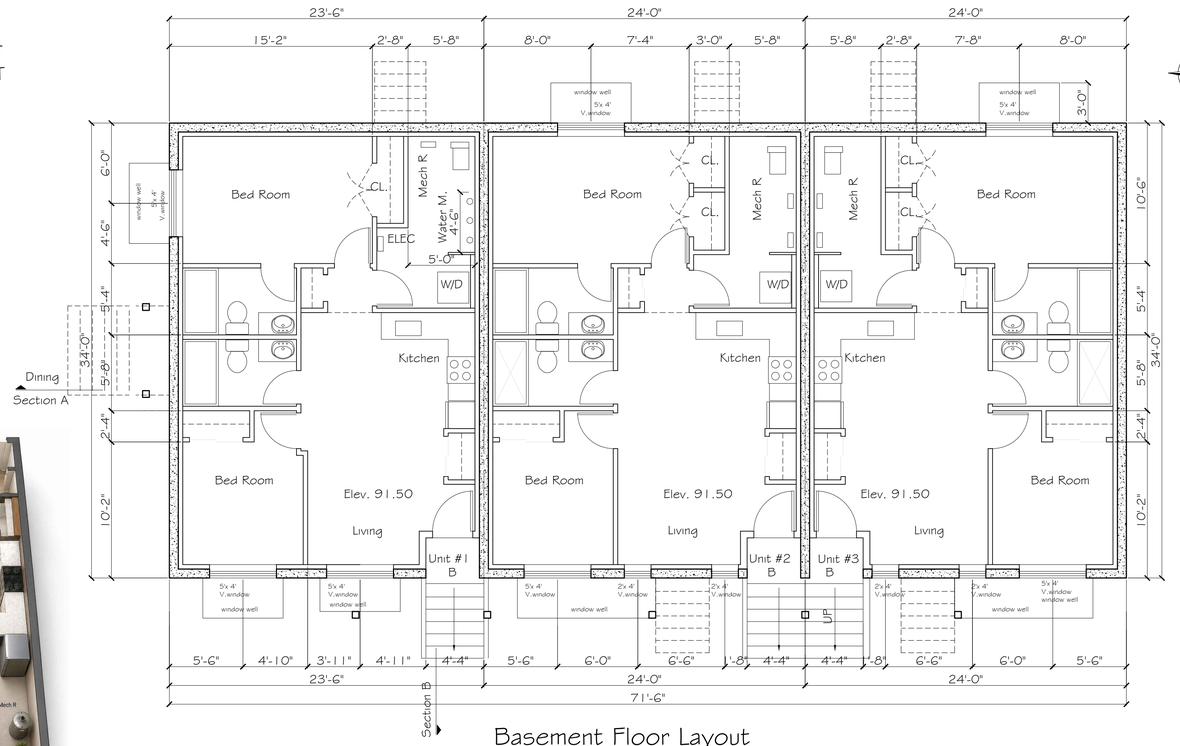
Unit #2-B
Lower Unit
Exterior Area 803.00 SQ FT
Interior Area 714.92 SQ FT

Unit #3-B
Lower Unit
Exterior Area 803.00 SQ FT
Interior Area 714.92 SQ FT



Basement Floor Layout



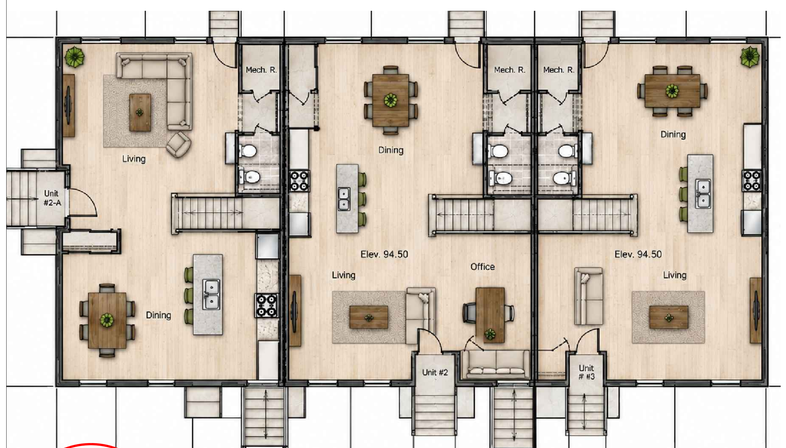


Basement Floor Layout

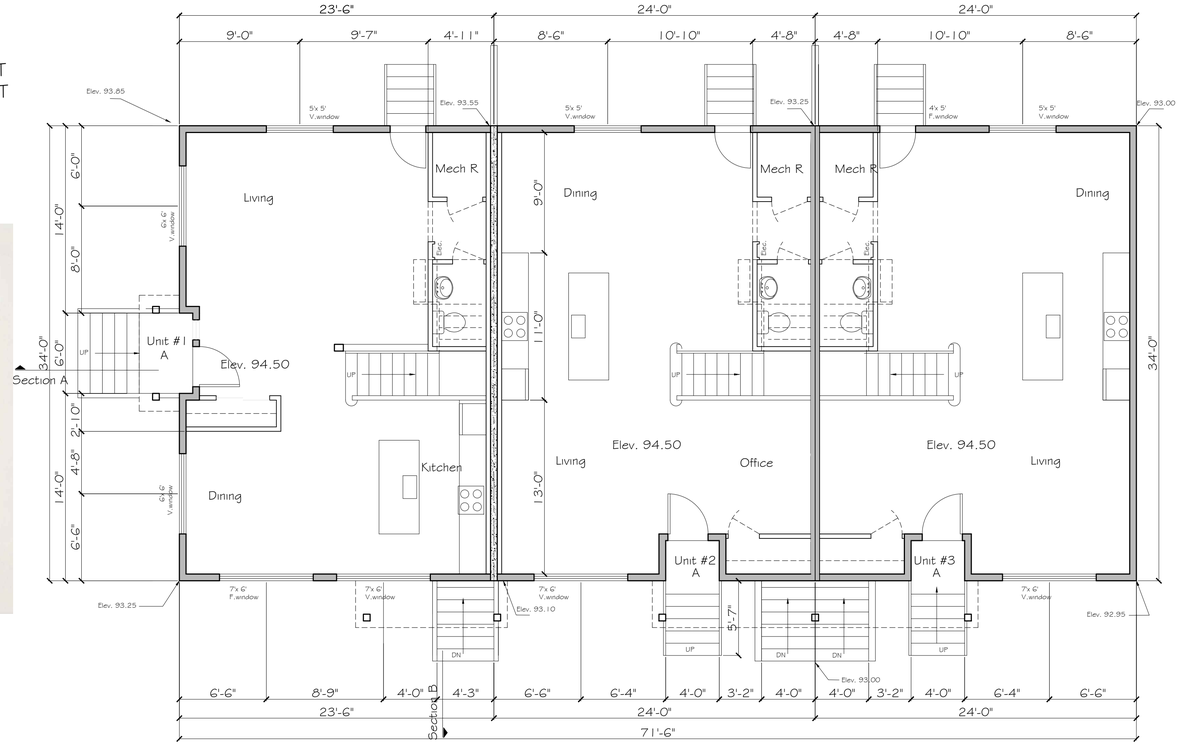
Unit #1-A
Upper Unit Main Floor
Exterior Area 793.00 SQ FT
Interior Area 732.75 SQ FT

Unit #2-A
Upper Unit Main Floor
Exterior Area 804.00 SQ FT
Interior Area 746.75 SQ FT

Unit #3-A
Upper Unit Main Floor
Exterior Area 804.00 SQ FT
Interior Area 749.50 SQ FT







Main Floor Layout

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

SDAB2026-0161

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Project :

Briar Elite Living

PLAN # 1161 GJ
BLOCK # 1
LOT # 8

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for Development Permit March 9 , 2026
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for Development Permit July 30 , 2026

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Drawing :

Basement And Main Floor Layout

Scale : 3/16" = 1'-0"

Drawn By : KH

Date : July 30, 2026

Job No : 1-RCG-26

GENERAL NOTES :

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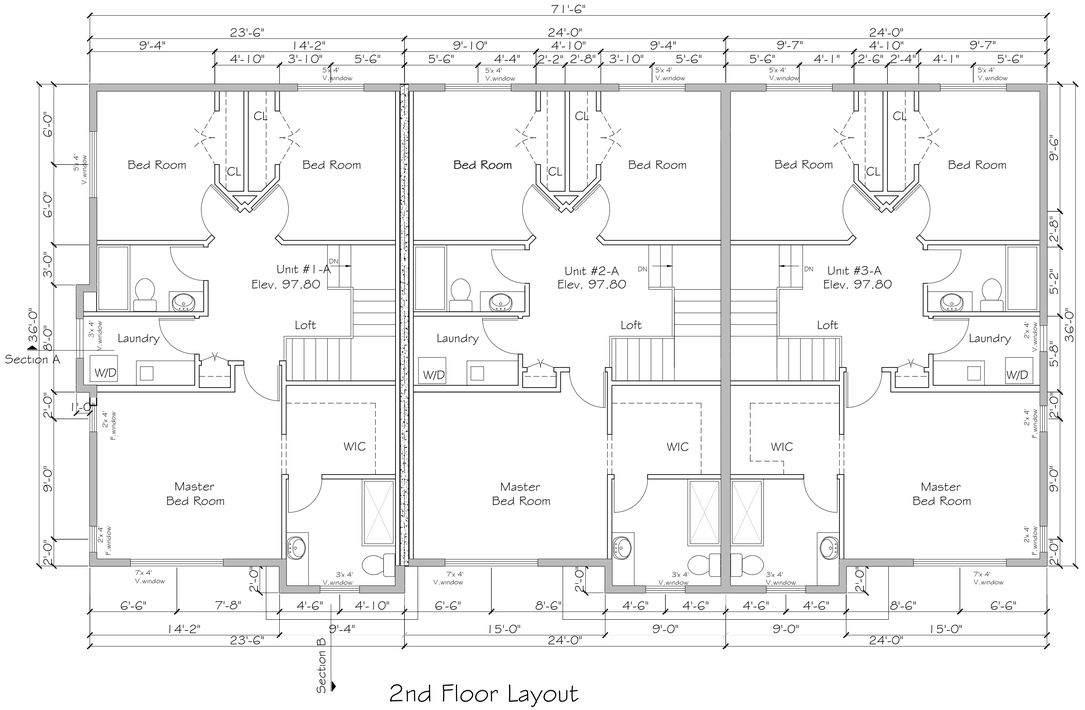
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BUILDING WILL BE SOLAR READY.

Sheet : DP-3

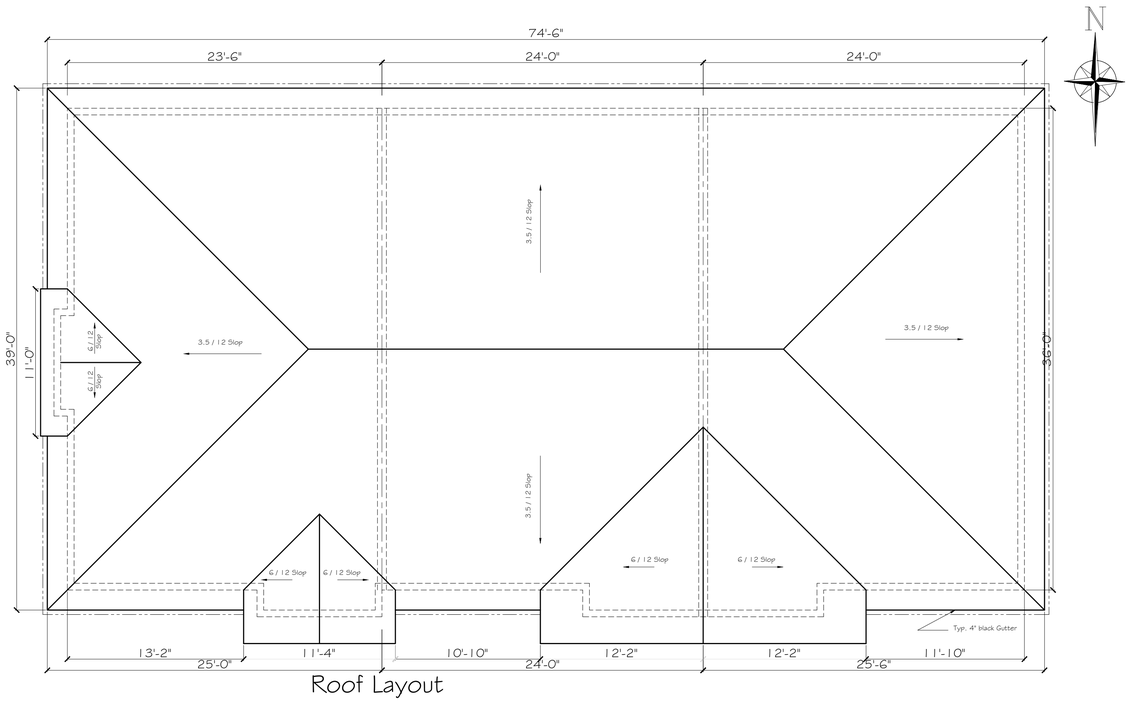


2nd Floor Layout

Unit #1-A
Upper Unit 2nd Floor
Exterior Area 872.67 SQ FT
Interior Area 805.00 SQ FT

Unit #2-A
Upper Unit 2nd Floor
Exterior Area 881.96 SQ FT
Interior Area 821.33 SQ FT

Unit #3-A
Upper Unit 2nd Floor
Exterior Area 881.96 SQ FT
Interior Area 827.17 SQ FT



Roof Layout

Unit #1-A
Total Upper Unit Interior Area
Main Floor Area 732.75 SQ FT
2nd Floor Area 805.00 SQ FT

Total Interior Area 1,537.75 SQ FT

Unit #2-A
Total Upper Unit Interior Area
Main Floor Area 746.75 SQ FT
2nd Floor Area 821.33 SQ FT

Total Interior Area 1,568.08 SQ FT

Unit #3-A
Total Upper Unit Interior Area
Main Floor Area 749.50 SQ FT
2nd Floor Area 827.17 SQ FT

Total Interior Area 1,570.67 SQ FT



DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

SDAB2026-0161

Gross Floor Area

Unit #1-A
Total Upper Unit Exterior Area
Main Floor Area 793.00 SQ FT
2nd Floor Area 872.67 SQ FT

Total Exterior Area 1,665.67 SQ FT

Unit #2-A
Total Upper Unit Exterior Area
Main Floor Area 804.00 SQ FT
2nd Floor Area 881.96 SQ FT

Total Exterior Area 1,685.96 SQ FT

Unit #3-A
Total Upper Unit Exterior Area
Main Floor Area 804.00 SQ FT
2nd Floor Area 881.96 SQ FT

Total Exterior Area 1,685.96 SQ FT

Total Gross Floor Area Above Grade for all units 5,037.59 SQ FT / 468.00 SQ M

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Project :

Briar Elite Living

PLAN # 1161 GJ
BLOCK # 1
LOT # 8

Address:

1504 20A Street NW
CALGARY, ALBERTA

for Development Permit March 9 , 2026
for Development Permit June 7 , 2026
for Development Permit July 30 , 2026

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Tel. (403) 870 2165 (403) 454 4233
WWW.abanoubdesign.ca

Drawing :

2nd Floor And Roof Layout

Scale : 3/16" = 1'-0"

Drawn By : KH

Date : July 30, 2026

Job No : 1-RCG-26

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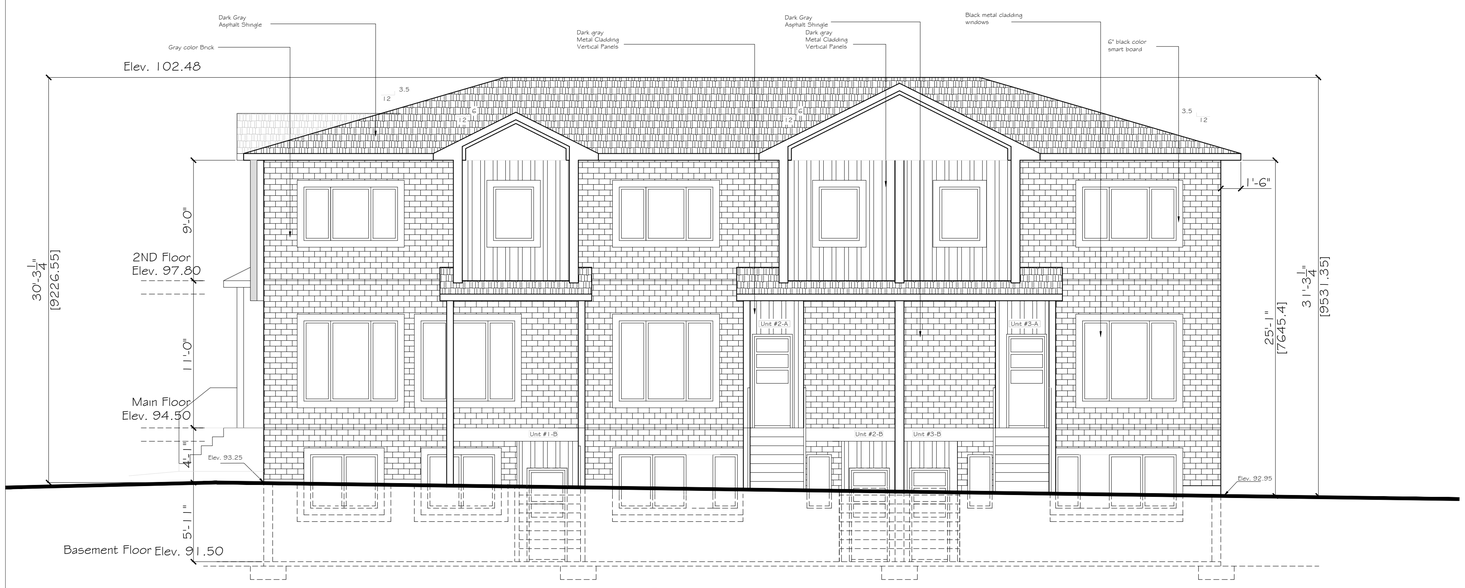
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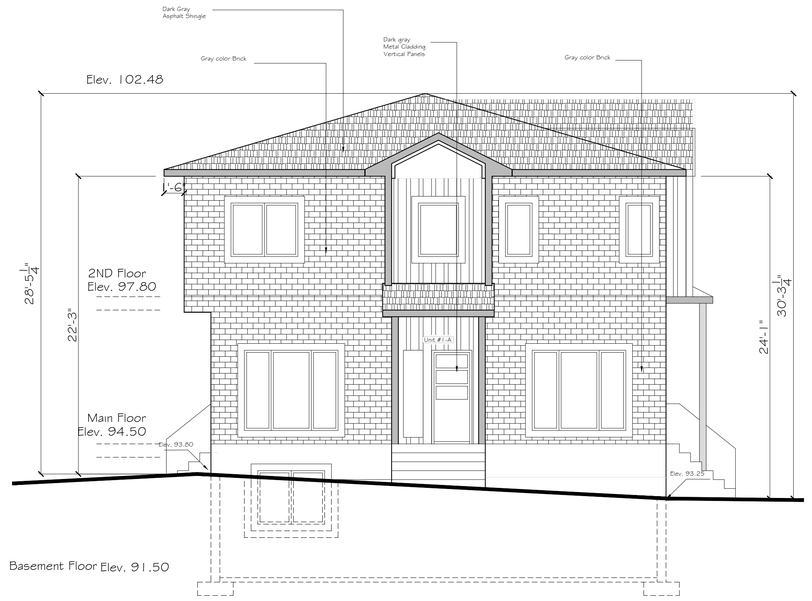
BUILDING WILL BE SOLAR READY.

Sheet : DP-4



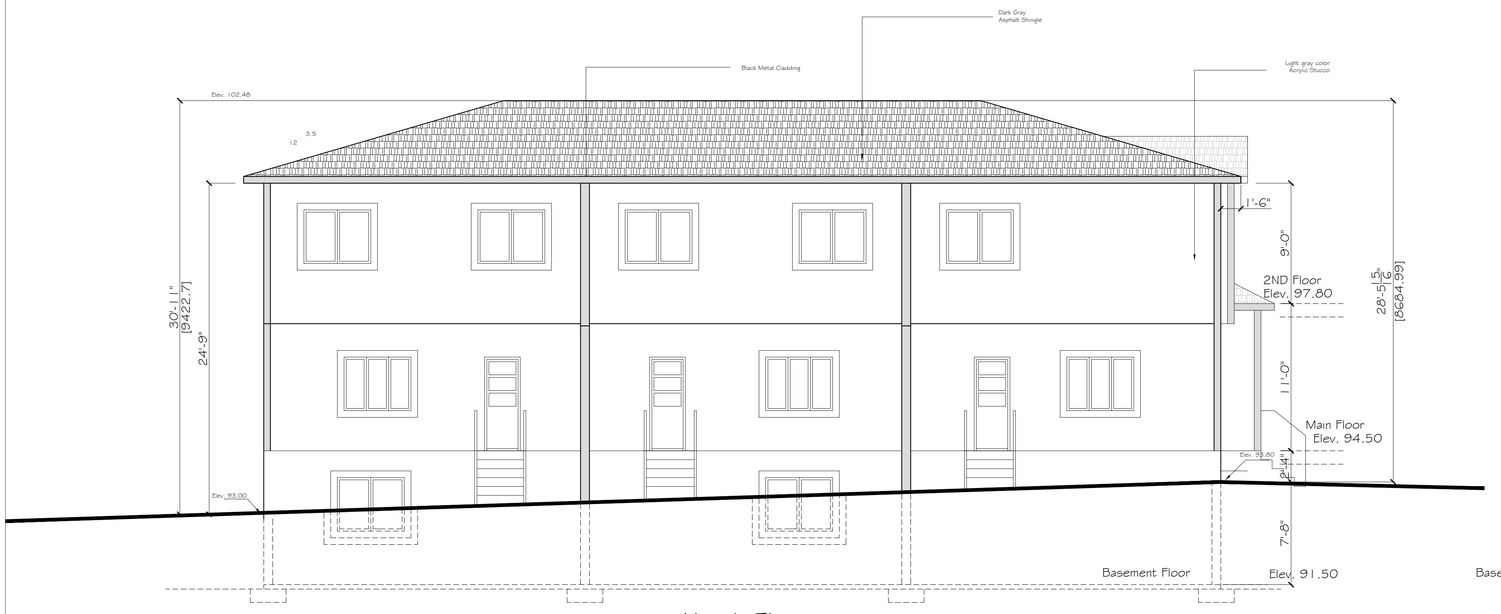
South Elevation

Elevation Area 1,750.62 SQ FT
Glass Area 324 SQ FT
unprotected area 18.51%



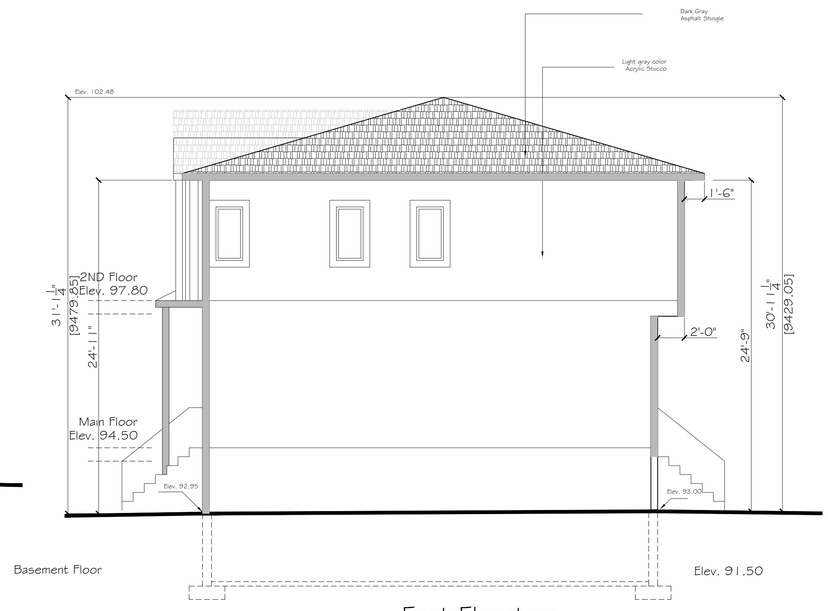
West Elevation

Elevation Area 838.24 SQ FT
Glass Area 120 SQ FT
unprotected area 14.3%



North Elevation

Elevation Area 1,714.85 SQ FT
Glass Area 175 SQ FT
unprotected area 10.2%



East Elevation

Elevation Area 873.58 SQ FT
Glass Area 24 SQ FT
unprotected area 0.027%

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SDAB2026-0161

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Project :

Briar Elite Living

PLAN # 1161 GJ
BLOCK # 1
LOT # 8

Address:

1504 20A Street NW
CALGARY, ALBERTA

for Development Permit March 9 , 2026
for Development Permit June 7 , 2026
for Development Permit July 30, 2026

Abanoub Development ltd.

Tel. (403) 870 2165 (403) 454 4233
WWW.abanoubdesign.ca

Drawing :

Exterior Elevations

Scale : 3/16" = 1'-0"

Drawn By : KH

Date : July 30, 2026

Job No : 1-RCG-26

GENERAL NOTES :

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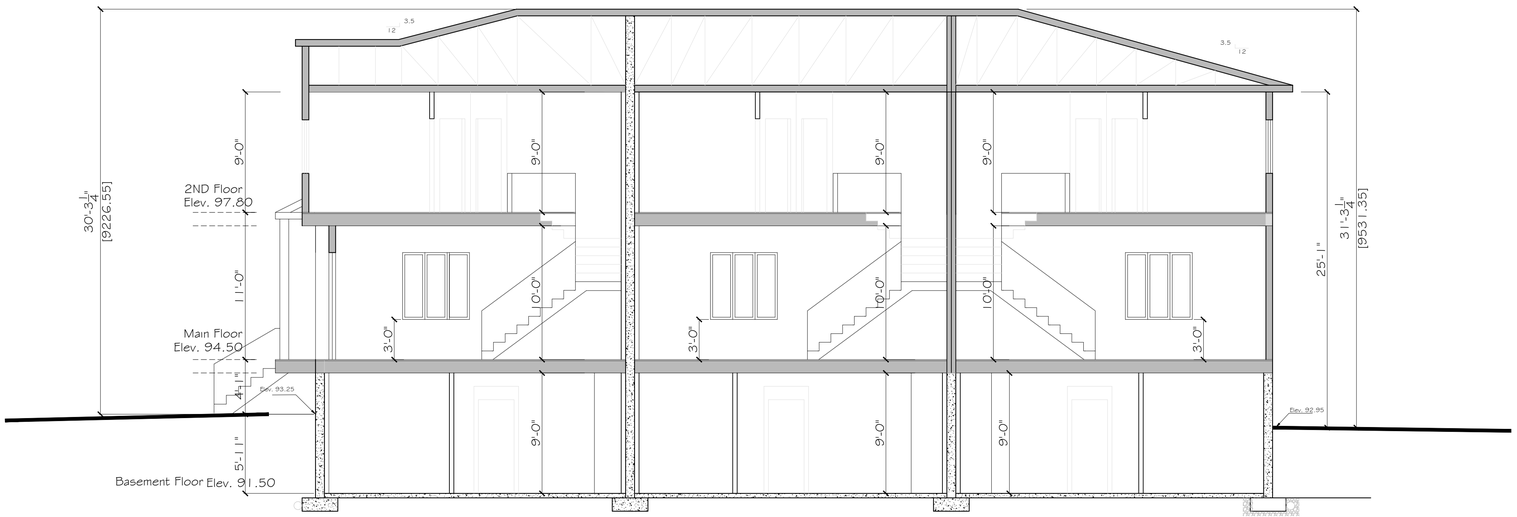
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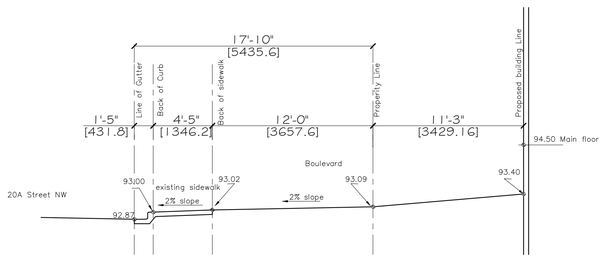
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BUILDING WILL BE SOLAR READY.

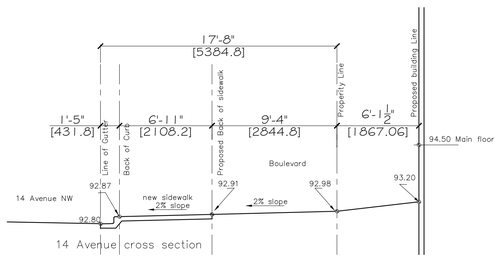
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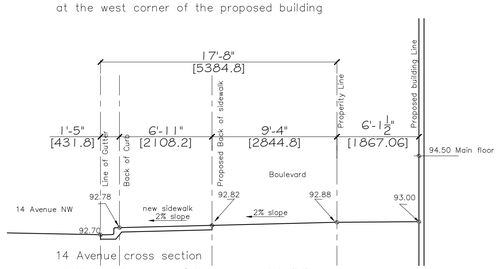
Building Section A



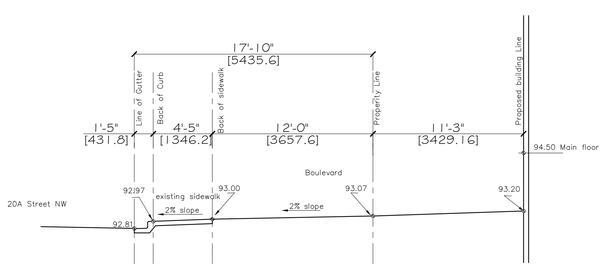
20A street cross section
at the North corner of the proposed building



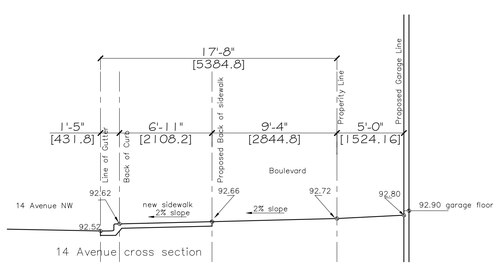
14 Avenue cross section
at the west corner of the proposed building



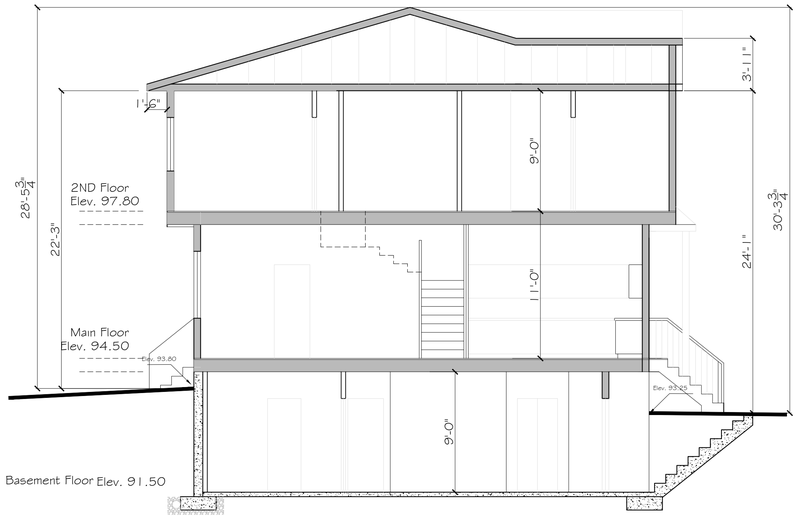
14 Avenue cross section
at the east corner of the proposed building



20A street cross section
at the South corner of the proposed building



14 Avenue cross section
at the east corner of the proposed garage



Building Section B

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Project :

Briar Elite Living

PLAN # 1161 GJ
BLOCK # 1
LOT # 8

Address:

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for Development Permit March 9 , 2026
for Development Permit June 7 , 2026
for Development Permit July 30 , 2026

Abanoub Development ltd.
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WWW.abanoubdesign.ca

Drawing :

Building Sections &Road cross sections

Scale : 3/16" = 1'-0"

Drawn By : KH

Date : July 30, 2026

Job No : 1-RCG-26

GENERAL NOTES :

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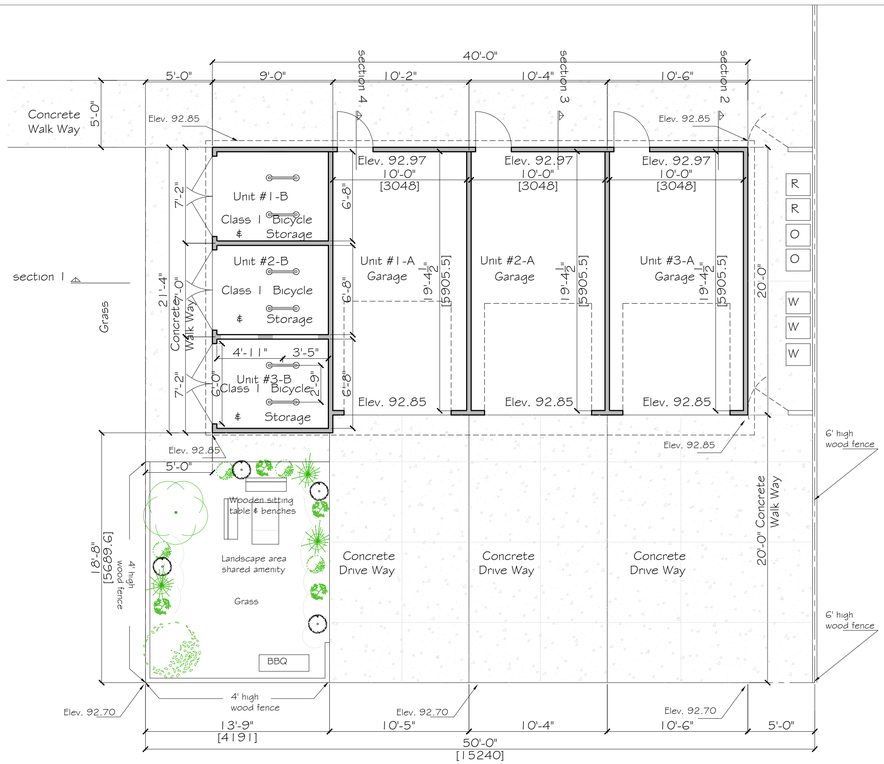
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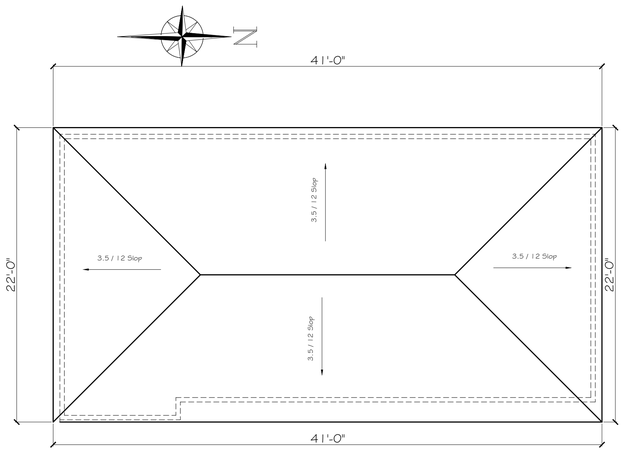
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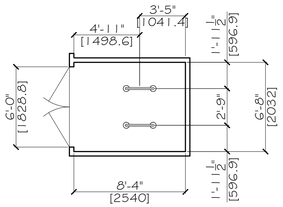
BUILDING WILL BE SOLAR READY.

Sheet : DP-6

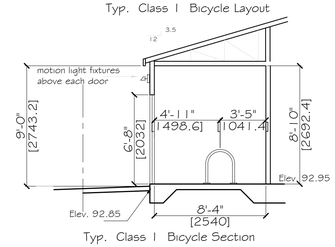




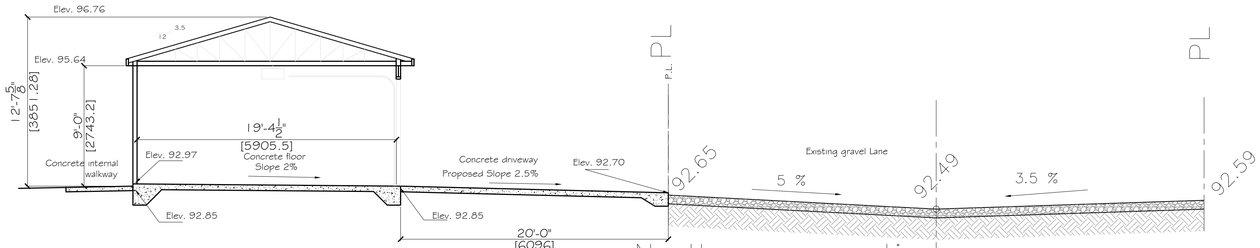
Garage Roof Layout



Typ. Class 1 Bicycle Layout

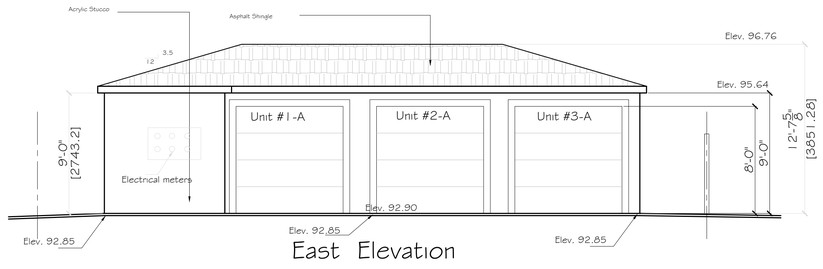


Typ. Class 1 Bicycle Section

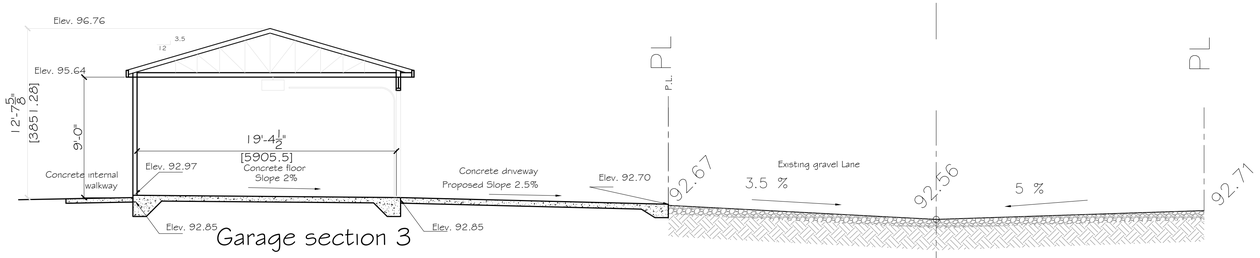


Garage section 2

North cross section

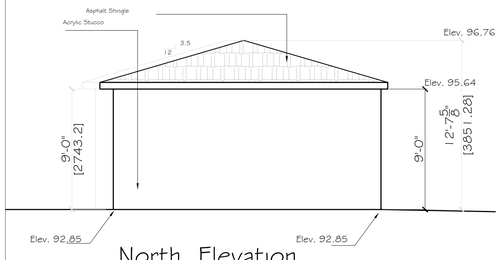


East Elevation

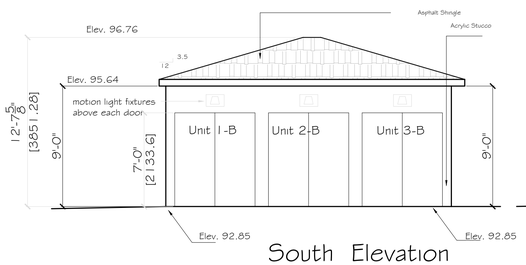


Garage section 3

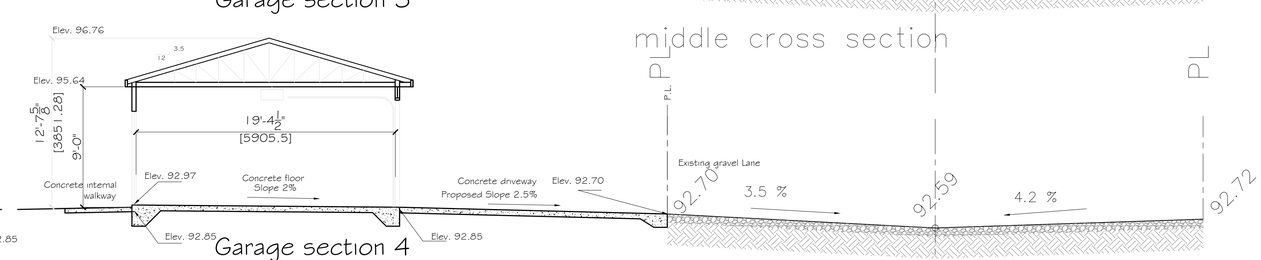
middle cross section



North Elevation

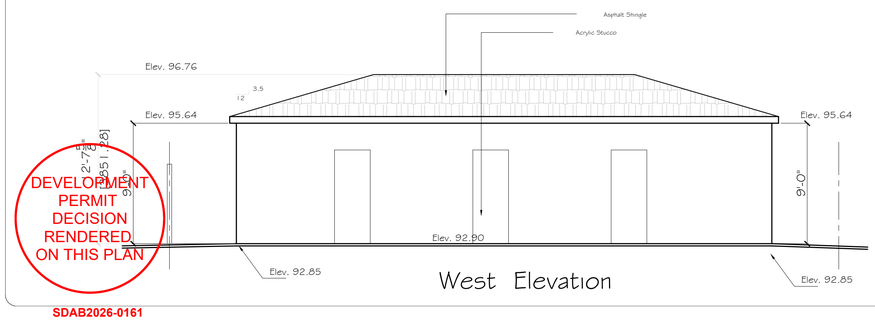


South Elevation

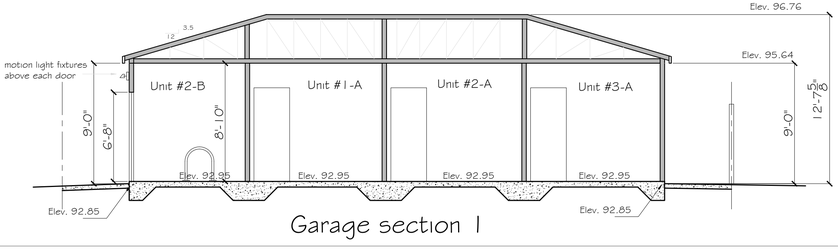


Garage section 4

south cross section



West Elevation



Garage section 1

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Project :

Briar Elite Living

PLAN # 1161 GJ
BLOCK # 1
LOT # 8

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CALGARY, ALBERTA

for Development Permit March 9 , 2026
for Development Permit March 18 , 2026
for Development Permit June 5 , 2026
for Development Permit July 30 , 2026

Abanoub Development ltd.

Tel. (403) 870 2165 (403) 454 4233
WWW.abanoubdesign.ca

Drawing :

Garage Layout

Scale : 3/16" = 1'-0"

Drawn By : KH

Date : July 30, 2026

Job No : 1-RCG-26

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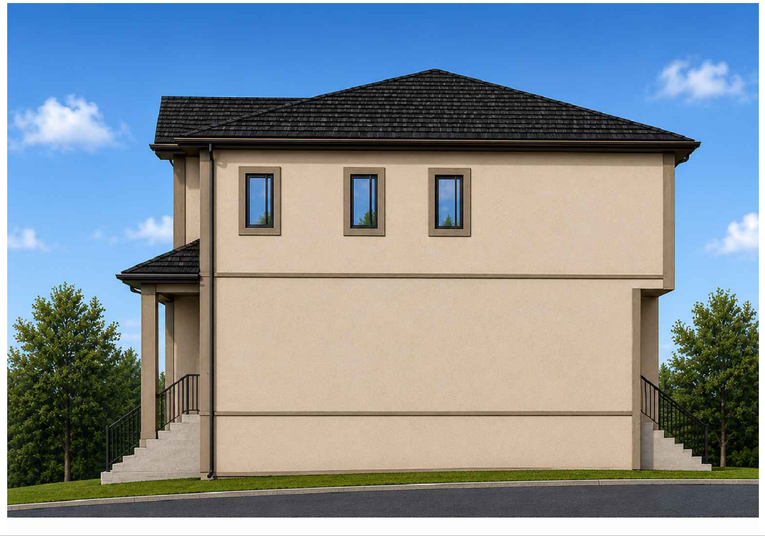
BUILDING WILL BE SOLAR READY.

Sheet : DP-7





North Elevation



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WWW.abanoubdesign.ca

Drawing :

3D Image

Scale :

Drawn By :
KH

Date :
July 30, 2026

Job No :
1-RCG-26

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Sheet : **DP-8**