

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

|                                                                                                                                                                                                                                                                                                                             |                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| <b>DATE:</b> August 25, 2026                                                                                                                                                                                                                                                                                                | <b>APPEAL NO.:</b> SDAB2026-0125<br><b>FILE NO.:</b> DP2025-06578 |
| <b>APPEAL BY:</b> Gord Piper                                                                                                                                                                                                                                                                                                |                                                                   |
| <b>FROM A DECISION OF THE DEVELOPMENT<br/>AUTHORITY where a</b><br><br><b>New: Rowhouse Building (1 building),<br/>Accessory Residential Building (garage and<br/>mobility storage), Secondary Suite (4 suites)</b><br><br><b>was approved at <u>10 Cheyenne Crescent NW</u><br/><u>(Bldg: 4 Cheyenne Crescent NW).</u></b> | <b>LAND USE DESIGNATION: R-CG</b><br><br><b>Discretionary</b>     |
| <b>COMMUNITY OF:</b> Charleswood                                                                                                                                                                                                                                                                                            | <b>DATE OF DECISION:</b> July 9, 2026                             |
| <b>APPLICANT:</b> Temitayo Ajibade, Green Birch<br>Architecture                                                                                                                                                                                                                                                             | <b>OWNER:</b> 2758644 Alberta Inc.                                |

**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: 4<sup>th</sup> Floor, 1212 31 Avenue NE, Calgary, Alberta during regular office hours.

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

|                                                                   |                                             |
|-------------------------------------------------------------------|---------------------------------------------|
| Municipal Address of Site Under Appeal [required]                 | 4 Cheyenne Crescent NW Calgary Ab. T2L 0Z2  |
| Development Permit/Subdivision Application/File Number [required] | DP2025-06578                                |
| Name of Appellant [required]                                      | Gord Piper                                  |
| Agent Name (if applicable)                                        |                                             |
| Street Address [required]                                         | 1062 Northmount Drive NW                    |
| hdnFullAddress                                                    | 1062 Northmount Drive NW Calgary AB T2L 0B9 |
| City [required]                                                   | Calgary                                     |
| Province [required]                                               | Alberta                                     |
| Postal Code [required]                                            | T2L 0B9                                     |
| Residential Phone # [required]                                    | (403) 861-2256                              |
| Business Phone #                                                  | (403) 861-2256                              |
| Email Address [required]                                          | gpiper333@gmail.com                         |

## APPEAL AGAINST

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

Development Permit Approval



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

I am appealing the approval of the Development Permit for 4 Cheyenne Crescent N.W. due to concerns regarding building massing and scale, privacy, site design, traffic, parking, and the application of the Land Use Bylaw and applicable planning policies. Please see my attached submissions to the Planning Department, which outline many of these concerns in greater detail. I will provide a comprehensive submission with supporting evidence prior to the SDAB hearing.

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

Estimated Presentation Time

1 hour

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

Unknown

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

No

If yes, what are the issues?

Do you anticipate bringing any witnesses/experts to your hearing? [required]

Yes

If yes, how many will you be bringing?

6

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

2026-08-02 09:58:29 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](mailto:info@calgarysdab.ca).*

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

Website: [calgary.ca/sdab](https://calgary.ca/sdab)

Phone: (403) 268-5312

Email: [info@calgarysdab.ca](mailto:info@calgarysdab.ca)



To Whom It May Concern,

I am the owner of the property immediately adjacent to the proposed development in the Community of Charleswood. I am writing to formally submit my concerns regarding the application to demolish the existing bungalow and construct an four-unit townhouse development with four suites totalling 8 families.

I purchased my home in 1989, specifically choosing a single-family bungalow on a large lot within an R-1 community because of the established character, scale, and low-density nature of Charleswood. The proposed development is fundamentally incompatible with that character and represents an excessive and disruptive increase in density for this location.

### **General Concerns**

The subject property currently contains a single-family dwelling occupied by approximately three people. The proposed development would introduce eight dwelling units. Based on typical townhouse configurations of two to three bedrooms per unit, this development could reasonably contain approximately 16 bedrooms. Using the applicant's own planning assumption of two occupants per bedroom, this would result in approximately 32 residents on a single lot—more than a tenfold increase in density compared to the existing use.

This level of intensification is entirely out of scale with the surrounding R-1 development pattern and does not align with the prevailing character of the block or the broader Charleswood community. Placing an eight-unit townhouse project mid-block, with extremely limited on-site parking, undermines the reasonable expectations of long-term homeowners who purchased under the existing zoning framework.

Given the ongoing review and revision of zoning bylaws by City Council, I believe approval of this development at this time would be premature. The applicant should either be required to comply with the existing R-1 zoning regulations or wait until any new planning framework is finalized and clearly defined.

### **Specific Concerns**

#### **1. Building Height**

The proposed building height after any change to the height of the land is not clearly identified on the development plans. This information is critical for properly assessing impacts related to shadowing, privacy, and overall massing.

#### **2. Streetscape**

The development permit does not appear to include a streetscape rendering illustrating what the completed project will look like in comparison to the existing

streetscape along Northmount Drive. This makes it difficult to evaluate the compatibility of the proposed development with the surrounding built form.

### 3. **Shadowing Impacts**

Based on the apparent height, placement, and site coverage of the proposed structures—which appear to cover approximately 90% to 95% of the land from Northmount Drive to the rear alley—I am concerned that my property will lose direct sunlight from approximately noon onward. This will significantly reduce the usability and enjoyment of my backyard and materially diminish my quality of life.

### 4. **Privacy and Massing – Units 4101 and 4102**

Units 4101 and 4102 appear to be positioned such that windows and balconies will directly overlook my bedroom and living room windows, resulting in a substantial loss of privacy. In addition, I estimate that I will lose approximately 30% of my view from my living room window and up to 50% of my view from my bedroom window. These impacts are significant and permanent. City staff are welcome to visit my property to better understand these effects firsthand.

### 5. **Privacy and Massing – Rear Units**

Units identified as 4104, and likely 4103, will directly overlook my backyard. Residents on upper floors and on balconies will have clear sightlines into my yard. When using my backyard, I will be facing a large, continuous wall created by the townhouse buildings and garage structures. This level of massing is intrusive and wholly inconsistent with the surrounding development context.

### 6. **Setbacks and Safety Concerns**

Based on my understanding of the plans, the proposed structure has a setback of only approximately 1.2 metres from the sidewalk along Northmount Drive. This is unacceptable. From my living room and bedroom windows, I will be looking directly at a large, imposing structure at extremely close proximity.

In my view, the setback should be consistent with other homes along Northmount Drive. I am not permitted to build a fence higher than four feet in my front yard, yet this proposal allows an entire building to be constructed within that same space. This inconsistency defies common sense and undermines the established streetscape.

#### a. **Traffic Safety Related to Reduced Setback**

A building located this close to the sidewalk, combined with existing boulevard trees, will obstruct sightlines for vehicles turning from Cheyenne Crescent onto Northmount Drive—particularly given the speeds at which vehicles travel along Northmount Drive. This creates a safety hazard that will be further exacerbated by increased on-street parking.

### **b. Pedestrian Interface**

The basement suite entrance and exit for Unit 4101 appears to open directly onto the sidewalk with only a 1.2-metre setback. This raises concerns regarding pedestrian safety and overall livability.

## **7. Parking Deficiency**

The proposed development provides only four on-site parking stalls.

- Eight units with an estimated average of two bedrooms each results in approximately 16 bedrooms.
- Using the applicant's planning assumption of two occupants per bedroom results in approximately 32 residents.
- Based on City of Calgary data indicating vehicle ownership rates of approximately 0.8 to 1.0 vehicles per person, this equates to an estimated 26 to 32 vehicles.

It is unclear where these vehicles will be accommodated. In addition, it is my understanding that the City of Calgary has future plans for bike lanes along this section of Northmount Drive, which would eliminate parking on our side of the street. Providing parking for only four vehicles will inevitably result in severe on-street congestion and spillover impacts on neighbouring properties.

## **8. Infrastructure Capacity**

With the proposed increase in density to approximately 32 residents on a single site, I have concerns about the capacity of existing City infrastructure to accommodate this additional load. I have never experienced sewer issues at my property and do not want to begin experiencing them as a result of over-intensification.

## **9. Waste and Recycling Management**

The plans indicate space for eight waste bins. However, eight dwelling units requiring garbage, recycling, and compost bins would reasonably require approximately 24 bins. Additionally, the garage structure appears to occupy most of the alley space. It is unclear where bins will be placed on collection days, and there is a strong likelihood they will encroach onto my property, which is unacceptable.

## **10. Property Value Impacts**

As a Realtor with 23 years of experience, I understand how market perception affects property values. Homes adjacent to developments that are out of character with their surrounding community experience reduced buyer demand. This

development will stigmatize my property relative to others in Charleswood and negatively impact its market value.

#### **11. Retaining Wall and Fence Impacts**

The plans appear to indicate a retaining wall along the property line between my home and the development. The height of this retaining wall is unclear but would need to be substantial to meaningfully address privacy concerns.

Construction of a retaining wall at the property line would require removal of the existing fence. Approximately 20 to 25 feet of this fence forms the rear wall of my shed, which has existed since I purchased the property in 1989. Removal of the fence would therefore require destruction of my shed, which is unacceptable.

#### **12. Garage Structure, Drainage, and Elevation Issues**

##### **a. Flooding and Drainage**

Since I purchased my property in 1989, there have been ongoing drainage issues in the alley system behind my home. Water flows down the alley between Cheyenne Crescent and Chisholm Crescent and then turns toward Northmount Drive due to uphill grading created by the City. The City of Calgary has repeatedly regraded this alley to prevent water from flowing onto the properties along Northmount Drive. If the alley is graded any lower, water will flow directly into the proposed development site, raising serious concerns about long-term drainage and flooding.

##### **b. Elevation Challenges**

The rear fence of the subject property sits atop a retaining wall approximately 3.5 to 4 feet high, with an additional rise of one to two feet to reach alley grade. It is unclear how the proposed garage structure will accommodate these elevation changes while maintaining safe and functional access from the alley.

#### **Conclusion**

I respectfully request that the City give full consideration to the significant and permanent impacts this development would have on my property and the surrounding community. The proposed project is incompatible with the established character, scale, and infrastructure of this neighbourhood and should not be approved in its current form.

I strongly believe that once City Council completes its review and revision of zoning bylaws, a development of this nature and intensity—particularly one with such substantial impacts on adjacent properties—would not be supported.

Thank you for your time and consideration.

Sincerely,

Gord Piper

Homeowner, Charleswood

**SDAB2026-0125**

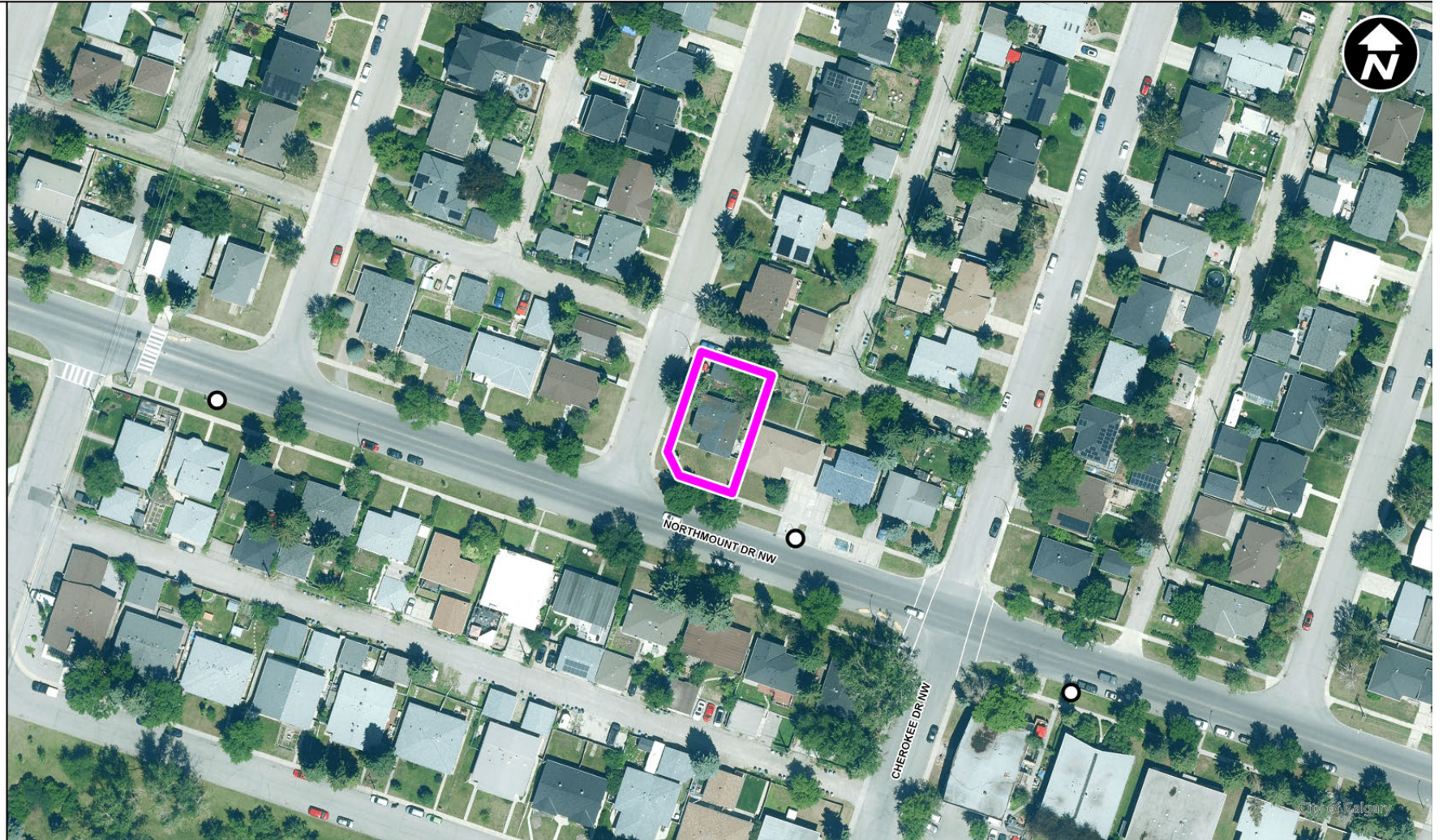






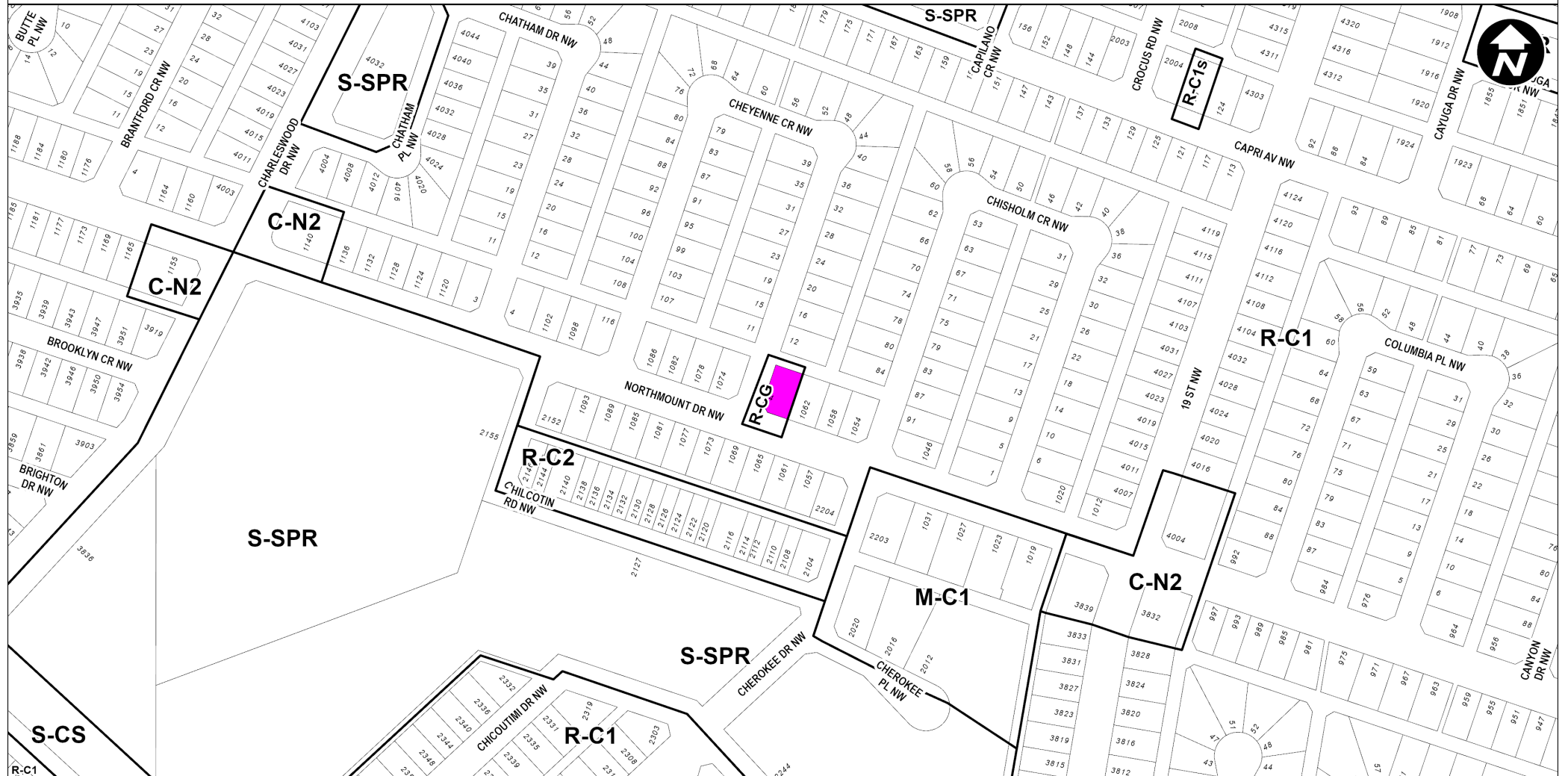
## Site Context SDAB2026-0125

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





## Land Use Districts SDAB2026-0125









July 9, 2026

Green Birch Architecture  
Temitayo Ajibade



Dear Applicant:

**RE: Notification of Decision: DP2025-06578**

**Subject: New: Rowhouse Building (1 building), Accessory Residential Building (garage and mobility storage), Secondary Suite (4 suites)**

**Address: 4 CHEYENNE CR NW**

This is your notification of decision by the Development Authority to approve the above noted application on July 9, 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 July 9, 2028 or the development permit shall cease to be valid. The decision will be advertised beginning July 16, 2026 at [www.calgary.ca/publicnotices](http://www.calgary.ca/publicnotices), which is the start of the mandatory 21-day appeal period. This appeal period will conclude at midnight August 6, 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](http://www.calgarysdab.ca) or in person or by mail.

Please note that this letter is to advise you of the conditions of approval, the mandatory advertising appeal period and the timeframe in which you may appeal this decision. If no appeals have been filed during the appeal period, and the Prior to Release conditions have been met, your Development Permit will be released. Should you require clarification of the above or further information, please contact me at (587) 891-3895 or by email at [Reza.Bacchus@calgary.ca](mailto:Reza.Bacchus@calgary.ca) and assist me by quoting the Development Permit number.

Yours truly,

Reza Bacchus  
Planner 1  
Planning and Development  
Attachment(s)



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

**DP2025-06578**

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

**4 CHEYENNE CR NW**

Community: **Charleswood**

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

and legally described as:

**9046HO;1;42**

**9046HO;1;43**

(See attachment for complete list of legal desc.)

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

**New: Rowhouse Building (1 building), Accessory Residential Building (garage and mobility storage), Secondary Suite (4 suites)**

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: **July 9, 2026**

Development Authority: **Matt A. Rockley**

File Manager: **Reza Bacchus**

Release Date: \_\_\_\_\_

**This permit will not be valid if development has not commenced by: July 09, 2028**

This Development Permit was advertised on: **July 16, 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: **Green Birch Architecture**

Address:

City:

Phone:





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

**DP2025-06578**

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**Complete Address and Legal Description listing for Development Permit DP2025-06578**

| <b>Address Type</b> | <b>Address</b>   | <b>Legal Description</b>   |
|---------------------|------------------|----------------------------|
| Building            | 4 CHEYENNE CR NW |                            |
| Parcel              | 4 CHEYENNE CR NW | 9046HO;1;42<br>9046HO;1;43 |





## Conditions of Approval – Development Permit

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|                                             |                                                                                                                               |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number:</b>                  | <b>DP2025-06578</b>                                                                                                           |
| <b>Application Description:</b>             | New: Rowhouse Building (1 building), Accessory Residential Building (garage and mobility storage), Secondary Suite (4 suites) |
| <b>Land Use District:</b>                   | Residential - Grade-Oriented Infill                                                                                           |
| <b>Use Type:</b>                            | Discretionary                                                                                                                 |
| <b>Site Address:</b>                        | 4 CHEYENNE CR NW                                                                                                              |
| <b>Community:</b>                           | CHARLESWOOD                                                                                                                   |
| <b>Applicant:</b>                           | Green Birch Architecture                                                                                                      |
| <b>Development Applications Review Team</b> |                                                                                                                               |
| <b>Planning:</b>                            | REZA BACCHUS (587) 891-3895<br>Reza.Bacchus@calgary.ca                                                                        |
| <b>Utility Engineering:</b>                 | DINO DI TOSTO 403-268-2131 Dino.diTosto@calgary.ca                                                                            |
| <b>Mobility Engineering:</b>                | NABILA HAQUE Nabila.Haque@calgary.ca                                                                                          |

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## Prior to Release Requirements

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

### Utility Engineering

1. Provide a completed copy of the Retaining Wall Design Disclosure Statement and submit an electronic version of Structural Design Drawings, for review and acceptance, for the retaining wall(s), prepared by a qualified Professional Engineer under seal and permit to practice stamp to the satisfaction of the Manager Bridges and Structures, Public Spaces Delivery. The intent of the drawings is to show the feasibility of the proposed retaining wall(s) at the location(s) indicated.
2. Submit a Development Site Servicing Plan for review and acceptance from Utility Specialists, as required by Section 5 (2) of the Utility Site Servicing Bylaw 33M2005. Contact [Utility Specialists](#) for additional details. For further information, refer to the following:

#### Development Site Servicing Plan Webpage

<https://www.calgary.ca/uep/water/specifications/water-development-resources/development-site-servicing-plans.html>

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

Development Site Servicing Plans CARL (requirement list)

<http://www.calgary.ca/PDA/pd/Pages/Permits/carl-building-development-permit-search.aspx>

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

Phase; 0      Description; 4 CHEYENNE CR NW   Unit(s); Existing Single:  
1/New Grade: 4

Based on the information above, the preliminary estimate is \$13,836.00. Final estimate and payment instructions will be sent via email upon Development Permit approval.

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

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

### **Mobility Engineering**

4. 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 Northmount Drive NW, including new Curb and Gutter. (Please note that for 2.0 m monolithic sidewalk with standard curb the actual sidewalk width is 2.11m)
- b. Removal of existing sidewalk and construction of a new monolithic sidewalk (1.5m) on Cheyenne Crescent NW, including new Curb and Gutter. (Please note that for 1.5 m monolithic sidewalk with standard curb the actual sidewalk width is 1.61m)
- c. Construction of a new wheelchair ramp at the northeast corner of the intersection of Northmount Drive NW and Cheyenne Crescent NW,
- d. Closure and removal of existing driveway crossing on Cheyenne Crescent NW,

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

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.

5. 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.

6. Northmount Dr NW is classified as a Collector Street and Cheyenne Crescent NW is classified as a Residential Street; in accordance with the City's Design Guideline for Subdivision Servicing, a 2.0m wide sidewalk on collectors and 1.5m wide sidewalks on residential 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:

- for 1.5m monolithic sidewalk with standard curb the actual sidewalk width is 1.61m. Dimension the back of walk accordingly. Refer to Roads Construction 2021 Standard Specifications, Figure 37, File No 454.1013.009.

- for 2.0 separate sidewalk, refer to Roads Construction 2021 Standard Specifications, Figure 39, File No 454.1013.003.

- 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.

- Provide a corner wheelchair ramp at the northeast corner of the intersection of Northmount Dr NW and Cheyenne Crescent NW in accordance with Roads Construction 2021 Standard Specifications, Figure 42, File No. 454.1013.001.

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.

### **DR2 Update**

For separate sidewalk configurations, additional width is not required, unlike monolithic sidewalks with standard curbs. The standard sidewalk widths of 1.5m for residential streets and 2.0m for collector streets should therefore be maintained.

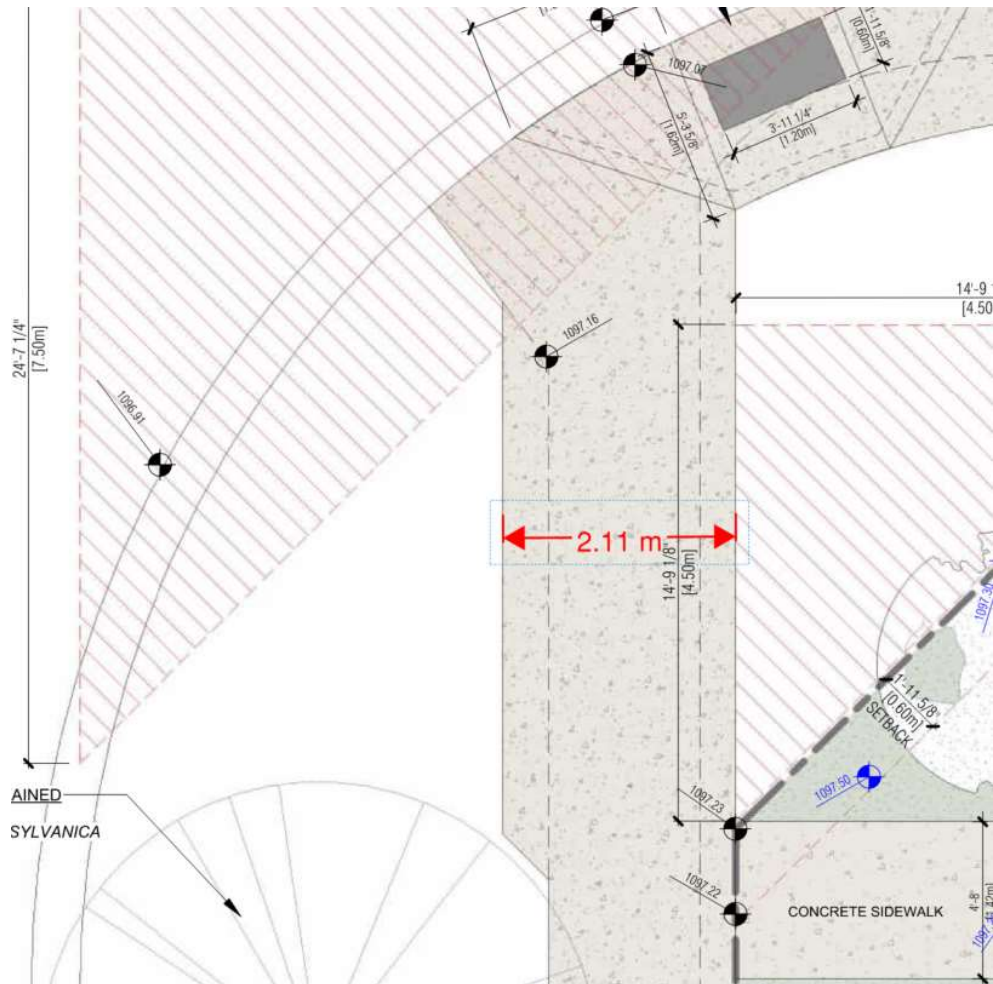
Please amend the plans to revise the width of the proposed widened sidewalk along Northmount Drive NW from 2.11m to 2.0m.

Also, as outlined in the initial review, please extend the sidewalk replacements across any adjacent lanes (driveway crossing for lane access).

**PTR**

Amend the plans to revise the width of the separate sidewalk segment located nearest the wheelchair ramp (as shown in the image) from 2.11m to 2.0m.

Please note the reconstruction of the existing driveway crossing (access to the lane) to accommodate the new proposed sidewalk widening on Cheyenne Crescent NW is to be designed in accordance with Roads Specification 454.1010.003. Please revise the note on the site plan accordingly.



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

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## Permanent Conditions

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The following permanent conditions shall apply:

### Planning

7. All rules of Land Use Bylaw 1P2007 apply, subject to any relaxations approved by the Development Authority in this development permit.
8. 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.
9. 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.
10. 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](https://inspections.calgary.ca) or call 403-268-5311.
11. 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.
12. 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 through 311 for an inspection.
13. Public trees located on the boulevard adjacent to the development site shall be retained and protected unless otherwise authorized by Urban Forestry. Prior to construction, install a temporary fence around the extent of the branches ("drip line") and ensure no construction materials are stored inside this fence.
14. In order to ensure the integrity of existing public trees and roots, no grade changes are permitted in the boulevard within the drip lines of the trees.
15. In order to ensure the integrity of existing public trees and roots, there shall be a minimum 3 metre separation, ideally the full length of the canopy, between the trunk and any new/proposed structures, (i.e. driveways and walkways).

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

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16. Tree protection information given as per the approved development permit does not constitute Tree Protection Plan approval. Tree Protection Plan approval must be obtained separately through Urban Forestry. Visit [www.calgary.ca](http://www.calgary.ca), call 311, or email [tree.protection@calgary.ca](mailto:tree.protection@calgary.ca) for more information.

### Utility Engineering

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

For retaining wall(s) that meet these criteria, the developer may either:

- a. Include the retaining walls with the Building Permit for the building, or
- b. Apply for a separate Building Permit for the retaining walls.

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

18. Prior to the issuance of the Development Completion Permit, the developer/builder is required to provide the form, Assurance of Engineering Field Review and Compliance, (final page of the Retaining Wall Design Disclosure Statement) under seal and permit to practice stamp by the Engineer of Record to the Development Authority for the field review of the retaining wall(s).
19. 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](http://www.calgary.ca/ud) (under publications).

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

20. 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).
21. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Coordinator, Utility Specialist.
22. 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.
23. 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.
24. After approval of the Development Permit but prior to issuance of a Development Completion Permit or any occupancy of the building, payment shall be made for off-site levies pursuant to Bylaw 1H2024.
25. Pursuant to Bylaw 1H2024, off-site levies are applicable.

### **Mobility Engineering**

26. No direct vehicular access is permitted to or from either Northmount Drive NW or Cheyenne Crescent NW.
27. 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.
28. 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](mailto:roadsia@calgary.ca)

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## Advisory Comments

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

### Planning

29. The 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.
30. 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.
31. In addition to this development permit, building permits may also be required. Building permit applications may be submitted upon approval of the associated development permit. Contact Building Regulations at 403-268-5311 for further information.
32. This development permit has not been reviewed for potential issues with the National Building Code - current Alberta Edition. You may require a Building Permit in addition to this development permit in which case compliance with the Code will be assessed through a Building Permit application. Should a Building Permit review require changes to the approved development permit, the changes must be to the satisfaction of the Development Authority and are potentially subject to a new development permit.
33. 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.
34. 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)
35. 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](http://www.calgary.ca). Parks does not permit the removal of public trees to facilitate development unless all options to retain and protect are exhausted.

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

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36. If clearance pruning of public trees is required, Urban Forestry must be notified (minimum two business days notice) and an indemnified contractor must be used at the applicant's expense. Please contact Urban Forestry at 311 for more information.
37. As part of the Tree Protection Bylaw, a Tree Protection Plan will be required when a development, construction activity, or a disturbance occurring on the City Boulevard is within 6 metres of a boulevard tree. For more information about submitting your tree protection plan visit [www.calgary.ca](http://www.calgary.ca) and search protecting trees during construction and development; alternatively, call 311 or email [tree.protection@calgary.ca](mailto:tree.protection@calgary.ca). Applicant is to apply for tree protection plan prior to demolition.
38. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. The Public Trees adjacent to this development are valued at **\$9,031.00**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.
39. No stockpiling or dumping of construction materials is permitted on the adjacent boulevard.

#### Utility Engineering

40. 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

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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.

41. A new water connection is required to service the development and is available from Lane.
42. 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.
43. Maintain a 3.0m separation between Enmax facilities (power poles, light standards, transformer pads, catch basins, etc.) with the proposed water service.
44. Review with Fire Prevention Bureau at 403-268-5378 for on-site hydrant coverage and Siamese connection location(s). A site servicing (hydrant location plan) stamped by the Fire Prevention Bureau is to be submitted at the Development Site Servicing Plan stage. Principal entrance(s) are to be labeled on the plan.
45. Each unit must be individually metered.
46. 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.
47. The applicant must apply for water and sewer connections as per City Standards.
48. A new sanitary connection is required to service the development and is available from Lane.
49. A new storm sewer connection is required to service this development and is available from Northmount Dr NW.
50. 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.

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

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51. The allowable stormwater run-off coefficient shall be 50 L/s/ha.
52. Surface ponding (trapped lows) should be designed to contain all the flow generated from the 100-year storm events.
53. 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.
54. Storm Redevelopment Fees (\$84 / m frontage) will be required at the service connection stage.
55. As per The City of Calgary Drainage Bylaw 37M2005, the developer, and those under their control, are responsible for ensuring that a Drainage Permit is obtained from Utility Specialists prior to discharging impounded runoff (caused by rainfall and/or snowmelt) seepage or groundwater from construction site excavations or other areas to a storm sewer. The developer, and those under their control, is responsible for adhering to all conditions and requirements stipulated in the Drainage Permit at all times. For further information, contact the Corporate Call Centre at 311 or visit <http://www.calgary.ca/UEP/Water/Pages/Watersheds-and-rivers/Erosion-and-sediment-control/Report-and-Drawings-Templates-and-Guides.aspx> (Drainage Permit applications can be downloaded from this website).
56. Stormwater emergency escape routes must be to a public roadway.
57. A minimum depth of 300mm topsoil for all sodded areas and 600mm for shrub and tree beds is to be used.
58. 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>
59. Waste storage enclosures and collection areas shall be maintained and clear of snow and ice.
60. 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.

FILE: DP 2025-06578

| Final Bylaw Relaxations                       |                                                                                                                                                                                                                                                             |                                                                                                                          |
|-----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| 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 setback from the South property line is 1.20m (-1.80m).<br><br><b>Resolved.</b>                       |
| 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 South building eaves project 2.05m (+1.45m) within the front setback area.<br><br><b>Resolved.</b>    |
| 539 Building Setback from Side Property Line  | (6) For a corner parcel, the minimum building setback from a side property line shared with a street is 0.6m                                                                                                                                                | Plans indicate the setback from the West property line is 0.41m (-0.19m).<br><br><b>Resolved.</b>                        |
| 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 2 (-2) bicycle class 1 parking stalls are provided on site.<br><br><b>Resolved.</b>                       |
| 345 Accessory Residential Building            | (6) The height of an Accessory Residential Building must not exceed:<br>(b) 3.0m at any eaveline, when measured from the finished floor of the building; or                                                                                                 | Plans indicate the interior wall height of the accessory residential building is 3.32m (+0.32m).<br><br><b>Resolved.</b> |



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

633425706-001

Taken By:

Application Date **Nov 20, 2025****APPLICATION NO DP2025-06578**

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: \$1,246.00****Cart #:** **Applicant: Green Birch Architecture****Contact: Ajibade, Temitayo****Address:****Phone:** **City:** **Fax:** **Phone:** **e-mail:** **Parcel Address: 4 CHEYENNE CR NW****Legal: 9046HO;1;42****Building Address: 4 CHEYENNE CR NW****Legal:****L.U.D.: R-CG****Community: CHARLESWOOD****Sec. Number: 32C Ward: 04**

**Description: New: Rowhouse Building (1 building), Accessory Residential Building (garage and mobility storage), Secondary Suite (4 suites)  
Cheycres Residential Development**

**Gross Floor Area: 768.83 metres - squared  
Dwelling Units: 4**

**Proposed Development is: Discretionary****Proposed Use: Townhouse**

**Accessory Residential 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, P.O. Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.

**SDAB2026-0125**





Development Permit Complete Application Requirement List  
**New Rowhouse, or Addition to Existing Rowhouse:**  
 In the Developed Area

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):

Applicant's Email:

Applicant's Phone Number (during business hours):

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

### SECTION 2: Project Details

Project Address:

Cumulative gross floor area:

Addition

☐ ft<sup>2</sup>

☐ m<sup>2</sup>

New Building:

☐ ft<sup>2</sup>

☐ m<sup>2</sup>

New dwelling units created:

☐ Yes

If yes, number of new dwelling units:

### SECTION 3: Required Items

1 A copy of the current Certificate(s) of Title

2 Current copies of any Restrictive Covenants, Utility Rights-of-Way, Easements, or City Caveats registered on the Title(s)

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3                 | <p><b>A Letter of Authorization*</b> from the registered owner of the land, their agent, or other persons having legal or equitable interest in the parcel.</p> <p>*You may use this <a href="#">sample letter of authorization template</a> or you can provide your own letter, but it must contain all information indicated on the sample letter</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 4                 | <p><b>Colour Photographs</b> (minimum of four different views, label and identify each photograph)</p> <ul style="list-style-type: none"> <li>Site from front and rear</li> <li>Two adjoining parcels on either side</li> <li>Unique features and aspects of significance to development of the parcel</li> <li>Details of curbs, driveways, sidewalks, waste enclosures and overhead poles</li> <li>Indicate on a key plan or the site plan, the direction and location of photos</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 5                 | Development Permit fee ( <a href="#">Fee Schedule</a> )                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 6                 | Residential Grades fee, where applicable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 7                 | Completed <a href="#">Site Contamination Statement</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 8                 | <p>Completed <a href="#">Public Tree Disclosure Statement</a></p> <p>If public trees are identified one additional site plan may be required</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 9                 | Completed <a href="#">Abandoned Well Declaration</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 10                | <p>Completed <a href="#">Use Questionnaire</a></p> <p>*This is only required if there is a Commercial Use being proposed within the building or addition</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 11                | Completed <a href="#">Climate Resilience Inventory</a> form                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 12                | <p><b>Applicant's Submission Planning Analysis</b></p> <p>The purpose of the Planning Analysis is to provide key information about the project; information that cannot be communicated in a set of plans (i.e. the thought process behind the proposal). This information will reduce the number of conditions in the first Detailed Team Review form and speed up the application processing time. Where relevant, the Planning Analysis will be circulated to the Community Association for comment as part of the development permit circulation process.</p> <p>While this is <b>not a mandatory requirement</b>, we strongly encourage applicants to provide this key information.</p> <ul style="list-style-type: none"> <li>Provide an explanation of the proposal/project and how it fits with the surrounding context</li> <li>Identify and provide rationale for any variation from the relevant City of Calgary policies</li> <li>Identify and provide rationale for any proposed relaxations to the Land Use Bylaw</li> </ul> |
| <b>Renderings</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 13                | <p><b>Rendering or Elevation for Notice Posting</b></p> <p>At least one (1) <b>rendering</b> matching the specifications below, <b>OR</b> one (1) elevation of the proposed development</p> <p><b>Note:</b> the purpose of this is to include a visual for the notice posting and is encouraged. This is discretionary upon discussions between the file manager and the applicant.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Perspective:</b> <ul style="list-style-type: none"> <li>For single-building projects, the view must be: <ul style="list-style-type: none"> <li>From the perspective of the sidewalk across the street from the subject site's primary frontage;</li> <li>From the perspective of the midpoint of the subject site's primary street frontage;</li> <li>At a 90-degree angle, perpendicular to the sidewalk; and</li> <li>From the perspective of 1.5 metres (average human eye-level) above the sidewalk; OR</li> </ul> </li> <li>For multiple building projects, the rendering: <ul style="list-style-type: none"> <li>Should be from an aerial angle; and</li> <li>Must show the entire project area.</li> </ul> </li> </ul>                                                                                                                                              |                                                                                                                                                                                                                                  |
| <b>Depiction must:</b> <ul style="list-style-type: none"> <li>Match site plans, landscape plans, and elevations with no removed nor additional items;</li> <li>Depict the exterior finishing materials of all parts of proposed and existing neighbouring buildings depicted accurately, including freestanding signs, and retaining walls visible in the frame; <ul style="list-style-type: none"> <li>Views through clear windows for proposed buildings may depict interiors, blinds, or curtains;</li> <li>Views through clear windows for neighbouring buildings must be of blinds or curtains;</li> </ul> </li> <li>Depict the landscaping and paving materials of all landscaped and paved areas visible in the frame;</li> <li>Depict trees and shrubs;</li> <li>Not depict people nor vehicles; and</li> <li>Have the lighting of September 21 at 4:00pm.</li> </ul> |                                                                                                                                                                                                                                  |
| <b>Technical Requirements:</b> <ul style="list-style-type: none"> <li>Be 2431 pixels in width by 2243 pixels in height, landscape view; and</li> <li>Be a Portable Graphics (.PNG) file.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                  |
| <b>Plans</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                  |
| <b>14</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | One (1) copy of a <b>Site Plan</b> , including:<br>(preferred scale is Metric 1:100 or Imperial ¼" = 1'0")                                                                                                                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>North arrow</b> , pointing to top or left of page                                                                                                                                                                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Municipal address</b> (i.e. street address) and legal address (i.e. plan/block/lot)                                                                                                                                           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | All elements of plan labelled as <b>existing</b> or <b>proposed</b>                                                                                                                                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Plot and dimension property lines:</b> <ul style="list-style-type: none"> <li>Label existing and proposed</li> <li>Label parcel area in square meters</li> </ul>                                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Easements, Utility Rights-Of-Way:</b> <ul style="list-style-type: none"> <li>Dimension (width, depth and location)</li> <li>Label type of easement and registration number)</li> </ul>                                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Utilities on and adjoining the parcel (deep, shallow and overhead):</b> <ul style="list-style-type: none"> <li>Water, storm and sanitary sewer</li> <li>Gas</li> <li>Electrical</li> <li>Cable, telephone</li> </ul>          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | If an abandoned gas or oil well is identified on the site, indicate the necessary setback area for each well                                                                                                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Plot Rights-of-Way setback lines required in Section 53, Table 1:</b> <ul style="list-style-type: none"> <li>Dimension depth of Rights-of-Way</li> <li>Dimension distance from Rights-of-Way to building</li> </ul>           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Floodway, Flood Fringe and Overland Flow:</b> <ul style="list-style-type: none"> <li>Indicated on the Floodway/Flood Fringe maps [Section 3 (c) &amp; (d)]</li> <li>Dimension distance to buildings and structures</li> </ul> |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Adjacent to parcel:</b> <ul style="list-style-type: none"> <li>City streets, label street names</li> <li>Sidewalks, City and public paths (Regional Pathway System)</li> <li>Curb cuts, medians and breaks in medians</li> <li>Existing and proposed pedestrian crosswalks</li> <li>Bus zones and bus shelters (including signage &amp; route number)</li> <li>Light standards, utility poles, street signage, street furniture</li> <li>Paid parking equipment (parking meters, ticket dispensers, Pay-and-Display)</li> </ul>                                                               |
| <b>Dimension to property line:</b> <ul style="list-style-type: none"> <li>Back of sidewalk and curb</li> <li>Lip of gutter</li> <li>Width of sidewalk and public paths (Regional Pathway System)</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Setbacks:</b> <ul style="list-style-type: none"> <li>Dimension front, side and rear building setbacks from property lines</li> <li>Draw, label and dimension required setback areas (as prescribed in the Land Use Bylaw)</li> </ul>                                                                                                                                                                                                                                                                                                                                                          |
| <b>Parcel and building coverage:</b> <ul style="list-style-type: none"> <li>Calculate area of each building (include all covered structures)</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Location of all:</b> <ul style="list-style-type: none"> <li>Catch basins</li> <li>Utility poles</li> <li>Guy wires/pole anchors</li> <li>Hydrants, utility fixtures or boxes</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Corner parcels only:</b> <ul style="list-style-type: none"> <li>Outline and dimension corner visibility triangle</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Geodetic datum points/contours:</b> <ul style="list-style-type: none"> <li>All the corners of the parcel</li> <li>At the back of sidewalk or curb</li> <li>At primary corners of the building</li> <li>geodetic contours at 0.5 metres intervals including berming for site</li> <li>label existing and proposed geodetic datum points</li> </ul>                                                                                                                                                                                                                                             |
| <b>Outline and dimension buildings:</b> <ul style="list-style-type: none"> <li>Projections and structures (bay windows, cantilevers, deck, window wells)</li> <li>Detached buildings and structures (sheds, garages)</li> <li>Mechanical equipment (parkade vents, air conditioners)</li> <li>Label existing and proposed buildings (or portions of buildings)</li> <li>Location of all openings (windows, doors, overhead doors)</li> <li>Label use area within the building (tenant locations)</li> <li>Label uses to be located in each use area (see uses listed under Use CARLs)</li> </ul> |
| <b>Gross Floor Areas (GFA is the total area of all above-grade floors) of:</b> <ul style="list-style-type: none"> <li>Proposed and existing buildings</li> <li>Each distinct use area in buildings (tenant location)</li> <li>Calculate Floor Area Ratio (FAR) (GFA divided by Parcel Area)</li> </ul>                                                                                                                                                                                                                                                                                           |
| <b>Density:</b> <ul style="list-style-type: none"> <li>Calculate number of existing and proposed units</li> <li>Calculate the density in units per hectare (UPH) (Units divided by Parcel Area)</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                       |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| <p><b>Parking areas, drive aisles and circulation roads:</b></p> <ul style="list-style-type: none"> <li>▪ Include curbs and sidewalks</li> <li>▪ Crosswalks (provide detail if raised)</li> <li>▪ Speed bumps (provide detail)</li> <li>▪ Label all surface material of areas accessible by motor vehicles</li> <li>▪ Dimension widths of all aisles and roads</li> <li>▪ Provide details on vehicle circulation (direction of travel, signage and fire lanes)</li> </ul>                                                                                                                                                                                                                                                                                                                   |
| <p><b>Motor vehicle parking stalls:</b></p> <ul style="list-style-type: none"> <li>▪ Dimension width and depth</li> <li>▪ Dimension column size and distance between columns</li> <li>▪ Dimension angle or parking stall (if less than 90 degrees)</li> <li>▪ Location and size of wheel stop (provide next to sidewalk)</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <p><b>Driveways:</b></p> <ul style="list-style-type: none"> <li>▪ Label proposed or existing</li> <li>▪ Label curb cuts to be removed and rehabilitated</li> <li>▪ Dimension length from back of curb or sidewalk</li> <li>▪ Dimension width of driveway at throat and flare (adjacent to street)</li> <li>▪ Dimension distance to adjoining driveways</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p><b>Parking and loading area geodetic grades:</b></p> <ul style="list-style-type: none"> <li>▪ Driveways grades and parkade ramp grades</li> <li>▪ Detail any areas over 2 per cent slope</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p><b>Internal sidewalks:</b></p> <ul style="list-style-type: none"> <li>▪ Label surface material</li> <li>▪ Dimension height from grade or parking areas</li> <li>▪ Dimension width</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p><b>Fencing:</b></p> <ul style="list-style-type: none"> <li>▪ Label height (include height of retaining walls)</li> <li>▪ Cross reference to an elevation (for each type of fence)</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p><b>Retaining walls:</b></p> <ul style="list-style-type: none"> <li>▪ Label height (provide height of fences on top of wall)</li> <li>▪ Provide geodetic datum points at top and bottom of wall</li> <li>▪ Cross reference to elevation (for each wall)</li> <li>▪ If one metre in height or higher, provide engineered, stamped structural design drawings, including cross-sections</li> <li>▪ Provide geodetic datum points of grade on each side of the wall (<b>NOTE:</b> height of retaining wall measured as the vertical difference between the ground levels on each side of the wall)</li> </ul>                                                                                                                                                                                |
| <p><b>If trees are existing on public lands adjacent to the site:</b></p> <ul style="list-style-type: none"> <li>▪ 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.</li> <li>▪ Diameter of each tree, measured at a height of 1.4 metres above the ground</li> <li>▪ Estimated mature height of each tree (e.g. less than 3 metres, 3-6 metres, 6-9 metres, etc.)</li> <li>▪ Location of the centre point of the trunk of each tree</li> <li>▪ Outline of the "drip line" of each tree (i.e. the outline of the outer reach of the branches of the tree)</li> </ul> |
| <p><b>For R-CG districts only:</b></p> <ul style="list-style-type: none"> <li>▪ Indicate the outdoor private amenity space, along with the dimensions and total area.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p><b>Phasing for multi-building developments must be included:</b></p> <ul style="list-style-type: none"> <li>▪ Outline areas encompassed by each phase</li> <li>▪ Label the sequence of phasing</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |



|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| 15 | <b>One (1) copy of Block Plan(s) including:</b><br>(preferred scale is Metric 1:100 ; <i>block plan and site plan may be combined if the site plan does not become cluttered</i> )                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|    | <b>North arrow</b> , pointing to top or left of page                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|    | <b>Municipal address</b> (i.e. street address) and legal address (i.e. plan/block/lot)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|    | All elements of plan labelled as <b>existing</b> or <b>proposed</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|    | <b>Plot and dimension property lines</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|    | <b>Outline</b> subject parcel                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|    | <b>Draw, label and dimension required setbacks</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|    | <b>Outline and dimension all buildings:</b> <ul style="list-style-type: none"> <li>▪ Eaves, porches, projections and exterior walls</li> <li>▪ Plot location of exterior openings (windows, doors, overhead doors)</li> <li>▪ Label geodetic datum of roof peak of adjacent buildings</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|    | <b>Adjacent parcels:</b> <ul style="list-style-type: none"> <li>▪ Indicate two parcels on either side of the subject parcel that are located on the same block face (total of four parcels)</li> <li>▪ If there are fewer than two parcels on either side of the subject parcel, provide all the parcels on the block face</li> <li>▪ Where a building is on a corner parcel, the block plan should extend to include the parcels on both streets within the block.</li> <li>▪ 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)</li> </ul>                                                    |
| 16 | <b>One (1) copy of Floor Plan(s)</b><br>(preferred scale is Metric 1:100 or Imperial scale, minimum 3/16"=1")                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|    | <b>Municipal address</b> (i.e. street address) and legal address (i.e. plan/block/lot)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|    | All elements of plan labelled as <b>existing</b> or <b>proposed</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|    | <b>Outline and dimension walls:</b> <ul style="list-style-type: none"> <li>▪ Include exterior dimensions (dimension to centre line of common walls)</li> <li>▪ Plot location of interior and exterior openings (windows, doors, overhead doors)</li> <li>▪ Internal motor vehicle and bicycle parking, loading and waste collection facilities (see site plan requirements)</li> <li>▪ Label use in each use area (tenant space)</li> <li>▪ Label the purpose of spaces (e.g. Kitchen, living room, bathroom, interior/exterior stairways, mechanical rooms, meter room, corridors, washrooms, laundry facilities)</li> <li>▪ Label existing and proposed rooms and portions of the building</li> <li>▪ Label units as dwelling units or live/work units</li> </ul> |
| 17 | <b>One (1) copy of Elevation(s)</b><br>(preferred scale is Metric 1:100 or Imperial scale, minimum 3/16"=1")                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|    | <b>Municipal address</b> (i.e. street address) and legal address (i.e. plan/block/lot)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|    | All elements of plan labelled as <b>existing</b> or <b>proposed</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|    | <b>Include elevations for:</b> <ul style="list-style-type: none"> <li>▪ Buildings</li> <li>▪ Fences</li> <li>▪ Retaining walls (over 0.6 metres in height)</li> <li>▪ Waste collection facilities</li> <li>▪ Screening (e.g. Service meters, privacy screens, mechanical equipment)</li> <li>▪ Additional walls or structures (e.g. Exhaust fan shed)</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                    |

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | <ul style="list-style-type: none"> <li>▪ Cross reference with other plans, where applicable</li> </ul>                                                                                                                                                                                                                                                                                                                                             |
|    | <b>Include on elevations:</b> <ul style="list-style-type: none"> <li>▪ Doors, windows, overhead doors</li> <li>▪ Projections, service meters, decorative elements, rooftop equipment</li> <li>▪ Screening (e.g. Service meters, rooftop equipment, privacy screens)</li> <li>▪ Dimension all doors, windows and overhead doors</li> </ul>                                                                                                          |
|    | <b>Label finishing materials:</b> <ul style="list-style-type: none"> <li>▪ Exterior materials (brick, stucco, vinyl siding, metal siding)</li> <li>▪ Roof materials (asphalt, cedar shakes, concrete tile)</li> <li>▪ Colours of all major exterior materials</li> </ul>                                                                                                                                                                           |
|    | <b>Grade:</b> <ul style="list-style-type: none"> <li>▪ Plot existing and proposed grade extending to property lines</li> <li>▪ Plot property lines (extending vertically)</li> <li>▪ Plot all geodetic datum points required on site plan</li> </ul>                                                                                                                                                                                               |
|    | <b>Building height (indicate on all elevations):</b> <ul style="list-style-type: none"> <li>▪ Plot line for main floor</li> <li>▪ Plot line for roof when concealed by parapet</li> <li>▪ Dimension height of building from existing and proposed grade</li> <li>▪ Dimension height of main floor from existing and proposed grade</li> <li>▪ Dimension height of structures (fences, retaining walls) from existing and proposed grade</li> </ul> |
| 18 | <b>One (1) copy of Cross-sections, including:</b><br>(preferred scale is Metric 1:100 or Imperial scale, minimum 3/16"=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.                                                                                                                                                                                                                                                                             |
|    | <b>Label width</b> of any roof structure, mechanical rooms, projections                                                                                                                                                                                                                                                                                                                                                                            |
|    | <b>Dimension</b> to outermost limits of the cross-section                                                                                                                                                                                                                                                                                                                                                                                          |
|    | <b>Calculate the area</b> of the cross-section, including all elements of buildings                                                                                                                                                                                                                                                                                                                                                                |
|    | <b>Cross-section of sloping driveways and parkade ramps</b> <ul style="list-style-type: none"> <li>▪ Indicate slope and include transition lengths</li> <li>▪ Provide geodetic datum points at transition points in ramp (including top and bottom)</li> <li>▪ Dimension overhead clearance</li> </ul>                                                                                                                                             |

| SECTION 4: Supporting Information |                                                                                                                                                                                                                                           |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 19                                | 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.                                                                     |
| 20                                | When the proposal does not comply with council approved policies, bylaw standards or technical guidelines, provide a <b>written planning rationale</b> in support of such deficiencies.                                                   |
| 21                                | <b>If the application is being submitted concurrently with an existing Land Use Amendment, a completed <u>Concurrent Submission Declaration Form</u> is required.</b>                                                                     |
|                                   | <input type="checkbox"/> Yes, this application is being submitted concurrently with a Land Use Amendment, LOC20____ -_____<br><input type="checkbox"/> No, this application is not being submitted concurrently with a Land Use Amendment |

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 22 | <p>When proposed development is to be phased (e.g. portions are to be occupied prior to the completion of the entire development), include a phasing plan showing the sequence of the phases and the area encompassed by each phase</p> <ul style="list-style-type: none"> <li>include information detailing how the site will function throughout the phasing; details such as access to waste facilities</li> </ul>                                                                                                 |
| 23 | <p><b>Off-site Levy Bylaw</b></p> <p>Review the Off-site Levy Bylaw at <a href="http://calgary.ca/offsitelevy">calgary.ca/offsitelevy</a> to determine if additional charges are applicable to the application.</p>                                                                                                                                                                                                                                                                                                   |
| 24 | <p><b>Energy Code Compliance Declaration</b></p> <p>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.</p> |

## SECTION 5: Applicant's Declaration

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

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

The personal information on this form is being collected under the authority of The Calgary Building Permit Bylaw 64M94 (Section 5) and amendments thereto, as well as section 33(c) of the [FOIP Act](#). This information is being collected for the purpose of permit review and inspection processes and may be communicated to relevant City Business Units, utility providers, and Alberta Health Services. It may also be used to conduct ongoing evaluations of services received from Planning & Development. **The name of the applicant and the nature of the permit will be available to the public through general inquiries, paid subscription reports for permit data and resources found online, as authorized by the FOIP Act.** You may direct questions about the collection, use or disclosure of your personal information by the City of Calgary at 800 Macleod Trail SE Calgary, Alberta in relation to this program by contacting the FOIP Program Administrator for Planning and Development through telephone at 403-268-5480 or by writing to PO Box 2100, Station M, Calgary, AB T2P 2M5.

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

**Need help or have questions? Contact the [Planning Services Centre](#).**

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



## LAND TITLE CERTIFICATE

|              |             |              |
|--------------|-------------|--------------|
| S            |             |              |
| LINC         | SHORT LEGAL | TITLE NUMBER |
| 0018 353 078 | 9046HO;1;42 | 131 316 457  |
| 0018 353 086 | 9046HO;1;43 |              |

## LEGAL DESCRIPTION

FIRST  
 PLAN 9046HO  
 BLOCK 1  
 THE WESTERLY 5 FEET OF LOT 42  
 EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 5;1;24;32;W

SECOND  
 PLAN 9046HO  
 BLOCK 1  
 ALL OF LOT 43  
 EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 5;1;24;32;W  
 ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF CALGARY

REFERENCE NUMBER: 131 123 404

| REGISTERED OWNER(S) |            |                  |           |                 |
|---------------------|------------|------------------|-----------|-----------------|
| REGISTRATION        | DATE(DMY)  | DOCUMENT TYPE    | VALUE     | CONSIDERATION   |
| 131 316 457         | 09/12/2013 | TRANSFER OF LAND | \$535,000 | CASH & MORTGAGE |

## OWNERS

YOU ZHOU  
 OF 4 CHEYENNE CRESCENT NW  
 CALGARY  
 ALBERTA T2L 0Z2

( CONTINUED )

-----  
ENCUMBRANCES, LIENS & INTERESTSPAGE 2  
# 131 316 457

| REGISTRATION<br>NUMBER | DATE (D/M/Y) | PARTICULARS                                                                                                                                                          |
|------------------------|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 131 316 458            | 09/12/2013   | MORTGAGE<br>MORTGAGEE - BANK OF MONTREAL.<br>MORTGAGE SERVICE CENTRE<br>865 HARRINGTON COURT<br>BURLINGTON<br>ONTARIO L7N3P3<br>ORIGINAL PRINCIPAL AMOUNT: \$331,500 |
| 131 316 459            | 09/12/2013   | CAVEAT<br>RE : ASSIGNMENT OF RENTS AND LEASES<br>CAVEATOR - BANK OF MONTREAL.<br>865 HARRINGTON COURT<br>BURLINGTON<br>ONTARIO L7N3P3<br>AGENT - DARREN HAMILTON     |

131 316 458 09/12/2013 MORTGAGE  
MORTGAGEE - BANK OF MONTREAL.  
MORTGAGE SERVICE CENTRE  
865 HARRINGTON COURT  
BURLINGTON  
ONTARIO L7N3P3  
ORIGINAL PRINCIPAL AMOUNT: \$331,500

131 316 459 09/12/2013 CAVEAT  
RE : ASSIGNMENT OF RENTS AND LEASES  
CAVEATOR - BANK OF MONTREAL.  
865 HARRINGTON COURT  
BURLINGTON  
ONTARIO L7N3P3  
AGENT - DARREN HAMILTON

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 10 DAY OF AUGUST,  
2025 AT 05:27 P.M.

ORDER NUMBER: 54515750

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

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

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



YOU ZHOU

owner(s)

Jonathan

contact name

4 Cheyenne Crescent NW Calgary, AB

contact address

contact email

City of Calgary

Planning &amp; Development

P.O. Box 2100, Stn. M, # 8108

Calgary, AB, Canada T2P 2M5

To Whom It May Concern,

With regards to 4 Cheyenne Crescent NW Calgary, AB  
property address

Please be advised that I, YOU ZHOU am:  
full name

(select one)



the owner of the above mentioned property, and that I authorize

an officer or director of the owner(s) of the above mentioned property,  
and that I am authorized by that owner to authorizeGreen Birch Architecture Incagent or company name

and/or its

Temitayo Ajibadeapplicant, consultant, contractor (if applicable)

to apply for any and all Development 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.

11/17/25

date signed

Authenticator

You Zhousignature of ownerYOU ZHOUname of owner (printed)

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



## Abandoned Well Declaration

Application # \_\_\_\_\_  
for office use only

Site Address: 4 Cheyenne Crescent NW

Legal Description: Westerly 5ft of Lot 42; Lot 43; block 1; Plan 9046HO

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

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

1. Provide a map of the subject parcel showing the presence or absence of abandoned wells.

- [User Guide to Finding Abandoned Wells on GeoDiscover Alberta's Map Viewer](#)
- [Abandoned Well Locations on GeoDiscover Alberta's Map Viewer](#)

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

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

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

Licensee Company Name \_\_\_\_\_ Licensee Contact \_\_\_\_\_

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

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

☐ Applicant ☐ Owner ☐ Builder ☐ Other \_\_\_\_\_

Company Name \_\_\_\_\_ Contact Person \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_ Email \_\_\_\_\_

5. Will the development result in construction activity within the setback area?  
If you answered 'yes':

☐ Yes ☐ No

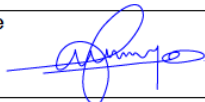
- Provide a statement confirming that the abandoned wells will be temporarily marked with on-site identification to prevent contact during construction; and
- Describe what measures will be taken to prevent contact during construction.

**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.*

19 November 2025

Date



Applicant Signature

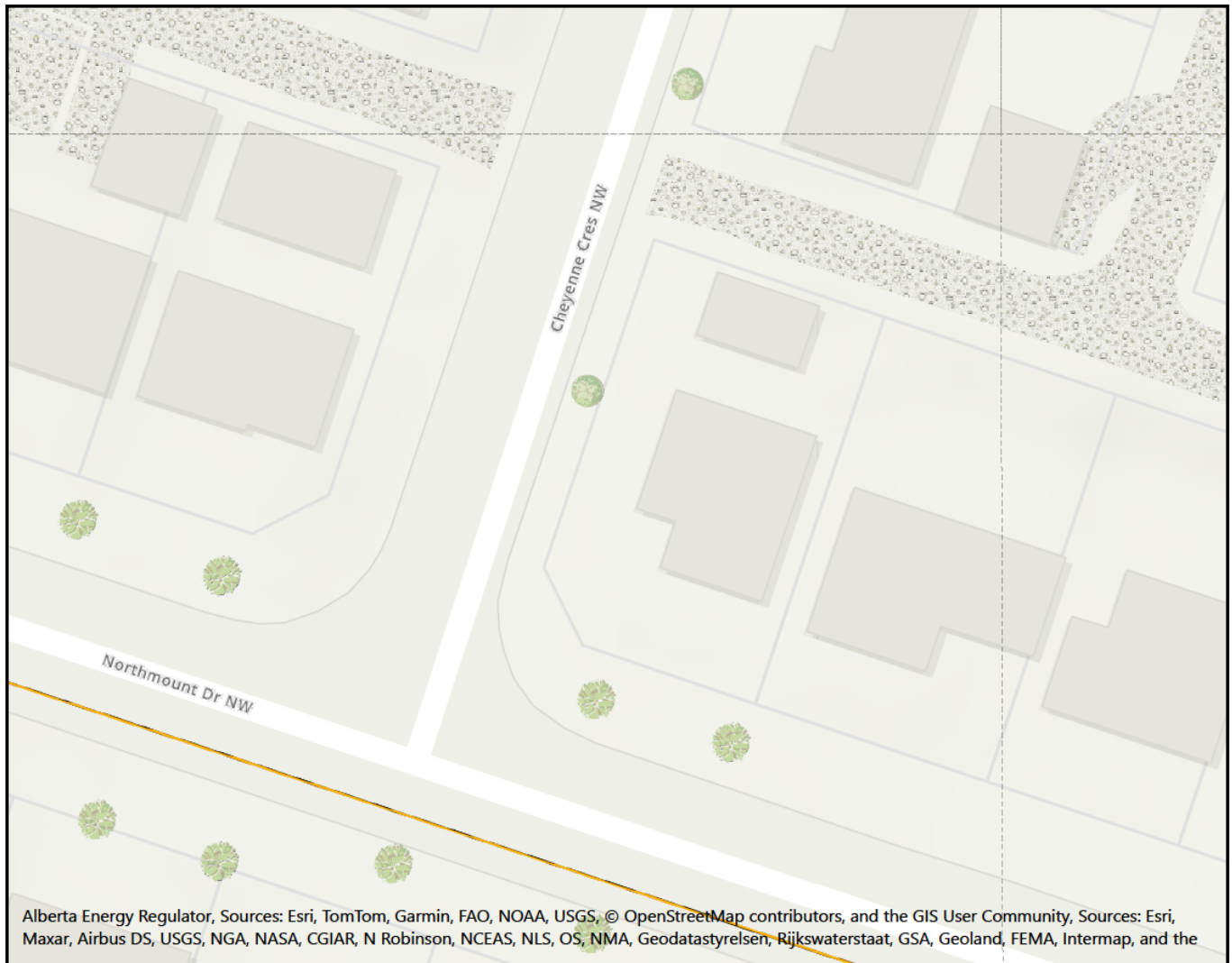
**Temitayo Ajibade**

Applicant Name (Please Print)

**Green Birch Architecture Inc.**

Company Name (Please Print)

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



&lt;Layout\_Title&gt;

Base Data provided by: Government of Alberta

Author:

YYY

Print Date:

11/19/2025

## Legend

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Abandoned Wells</li> <li>Revised Location</li> <li>Revised Location Pointer</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                 | <ul style="list-style-type: none"> <li>Roads - Other</li> <li>Unimproved</li> <li>Unclassified</li> <li>Truck Trail</li> <li>Winter</li> <li>Ford Winter Crossing</li> <li>Ferry Route</li> </ul>                                                                                                                                                                                                                                                                                            | <ul style="list-style-type: none"> <li>ATS LSD with Road</li> <li>ATS Section label (large)</li> <li>ATS Section with Road</li> <li>ATS Township (large scale)</li> <li>Provincial Boundary</li> <li>Lake Label (20K)</li> <li>River Label (20K)</li> </ul>                                                                                                                                   |
| <ul style="list-style-type: none"> <li>Paved Road (20K)</li> <li>Primary Divided</li> <li>Primary Undivided 4L</li> <li>Primary Undivided 2L</li> <li>Primary Undivided 1L</li> <li>Primary Undivided 1L</li> <li>Interchange Ramp</li> <li>Interchange Ramp</li> <li>Secondary Divided</li> <li>Secondary Divided</li> <li>Secondary Undivided 4L</li> <li>Secondary Undivided 2L</li> <li>Secondary Undivided 2L</li> <li>Secondary Undivided 2L</li> <li>Secondary Undivided 1L</li> <li>Secondary Undivided 1L</li> </ul> | <ul style="list-style-type: none"> <li>Gravel Road (20K)</li> <li>Primary Undivided 2L</li> <li>Primary Undivided 2L</li> <li>Primary Undivided 1L</li> <li>Primary Undivided 1L</li> <li>Secondary Undivided 2L</li> <li>Secondary Undivided 2L</li> <li>Secondary Undivided 1L</li> <li>Secondary Undivided 1L</li> <li>Railway (20K Large Scale)</li> <li>Single Line</li> <li>Double Line</li> <li>Multiple Line</li> <li>Spur Line</li> <li>Abandoned</li> <li>ATS LSD label</li> </ul> | <ul style="list-style-type: none"> <li>Lake/River (20K)</li> <li>Lake or River</li> <li>Lake or River</li> <li>Reservoir</li> <li>Icefield</li> <li>Major Canal</li> <li>Outbow</li> <li>Quarry</li> <li>Dugout</li> <li>Intermittent Lake</li> <li>Intermittent Lake</li> <li>Intermittent Outbow</li> <li>Sandbar / Wetland /</li> <li>Sandbar</li> <li>Sandbar</li> <li>Sandbar</li> </ul> |

The Alberta Energy Regulator (AER) has not verified and makes no representation or warranty as to the accuracy, completeness, or reliability of any information or data in this document or that it will be suitable for any particular purpose or use. The AER is not responsible for any inaccuracies, errors or omissions in the information or data and is not liable for any direct or indirect losses arising out of any use of this information. For additional information about the limitations and restrictions applicable to this document, please refer to the AER Copyright & Disclaimer webpage: <LINK><http://www.aer.ca/copyright-disclaimer></LINK>



Projection and Datum  
WGS 1984 Web Mercator Auxiliary Sphere

Scale 1:726



**Alberta  
Energy  
Regulator**



## 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:

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

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

☐ Applicant ☐ Owner ☒ Builder ☐ Other:

If Other: Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

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

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## Site Contamination Statement

Application # \_\_\_\_\_  
for office use only

Site Address: 4 Cheyenne Crescent NW Calgary, AB

Legal Description: Westerly 5ft of Lot 42; Lot 43; block 1; Plan 9046HO

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):

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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:

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

☐ Yes ☒ No

If yes, please describe:

---



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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:

---



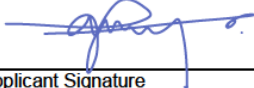
---

**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.*

19 November 2025

Date



Applicant Signature

Temitayo Ajibade

Applicant Name (Please Print)

Green Birch Architecture Inc.

Company Name (Please Print)

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



## Climate Resilience Inventory Additions and new buildings

### Purpose

- This form is intended to assist in the evaluation of applications for alignment with the climate policies of the Municipal Development Plan and [Climate Climate Strategy](#).
- Information provided will be used to advance implementation of these policies at The City and inventory current practices.
- While The City encourages innovation and commitment towards meeting these policy requirements, not all applications will be expected to include features which are highlighted below.
- Scale and scope of the project are relevant considerations.
- For a helpful resource to assist in completing this form, refer to the [Climate Resilience Inventory User Guide](#)
- For assistance contact [CPclimate@calgary.ca](mailto:CPclimate@calgary.ca)

### SECTION 1: Application information

|                                     |                                                                |
|-------------------------------------|----------------------------------------------------------------|
| Applicant name:<br>Temitayo Ajibade | Company name (if applicable):<br>Green Birch Architecture Inc. |
| Email:<br>[REDACTED]                | Phone number (during business hours):<br>[REDACTED]            |
| Applicant signature:<br>            |                                                                |



*Correspondence will be sent to only the applicant*

### SECTION 2: Certification

Is the project seeking green building certification?

☐ Yes, indicate type and level:

☒ No, explain why not:

Not requested by owner

Does the energy modelling indicate improved energy performance over energy code minimum? If yes, provide details on improved energy performance:

☐ Yes ☐ No

### SECTION 3: Energy efficiency and renewables

Describe how the development will improve energy performance over energy code minimum and incorporate renewable energy generation. If no features are proposed, outline the rationale for not including.

Not requested by owner

☐ Photovoltaics:

kW rated output

**SECTION 4: Low carbon mobility**

Describe how the development will prioritize low-carbon transportation choices (transit, wheeling, walking) and support the adoption of electric vehicles. If no features are proposed, outline the rationale for not including.

Not requested by owner

|                                               |                               |                  |                   |
|-----------------------------------------------|-------------------------------|------------------|-------------------|
| <input type="checkbox"/> EV charging stations | Level of EV charging stations | Number of stalls | % of total stalls |
|-----------------------------------------------|-------------------------------|------------------|-------------------|

**SECTION 5: Green infrastructure**

Describe the low-impact development (LID) and green infrastructure features of the proposed development, including but not limited to rain gardens, bioswales, green roofs and walls, and enhanced landscaping. If no features are proposed, outline the rationale for not including.

Not requested by owner

|                                             |                         |                                                       |   |
|---------------------------------------------|-------------------------|-------------------------------------------------------|---|
| <input type="checkbox"/> Green roof         | Area:<br>m <sup>2</sup> | Percent of building foot print covered by green roof: | % |
| <input type="checkbox"/> Permeable surfaces | Area<br>m <sup>2</sup>  | Permeable area:                                       | % |

**SECTION 6: Flood and Disaster Resilience**

Describe the flood and disaster-resilience features of the proposed development. If no features are proposed, outline the rationale for not including.

Not requested by owner

☐ Building envelope meets Passive House Standard

**SECTION 7: Other features**

Describe any other sustainable or resilient design features that are not captured above:

## SECTION 8: Issues

To enable the City to collect information where there may be municipal obstacles to climate resilience outcomes, explain any design features that were considered, but not included, for reasons related to City regulations, standards, or processes

**FOIP DISCLAIMER:** The personal information on this form is being collected under the authority of section 5(1) of Bylaw 39M2018 and amendments thereto, as well as section 33(c) of the [FOIP Act](#). This information is being collected for the purpose of permit review and inspection processes and may be communicated to relevant City Business Units, utility providers, and Alberta Health Services.



It may also be used to conduct ongoing evaluations of services received from Planning & Development. The name of the applicant and the nature of the permit will be available to the public, as authorized by the FOIP Act. You may direct questions about the collection, use or disclosure of your personal information by the City of Calgary at 800 Macleod Trail SE Calgary, Alberta in relation to this program by emailing the FOIP Program Administrator for Planning and Development at [plngbldg@calgary.ca](mailto:plngbldg@calgary.ca) or by telephone at (403)268-5311.





**Re: DP2025-06578 COMPLETENESS REVIEW - 4 CHEYENNE CR 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](http://www.calgary.ca/dpprocess).

Please track your application, using your Job Access Code (JAC) DP2025-06578-25706, at [www.calgary.ca/vista](http://www.calgary.ca/vista).

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

Regards,

REZA BACCHUS  
Planner 1  
[Reza.Bacchus@calgary.ca](mailto:Reza.Bacchus@calgary.ca)  
(587) 891-3895  
[www.calgary.ca/PDMap](http://www.calgary.ca/PDMap)



Green Birch Architecture  
Ajibade, Temitayo



Dear Applicant:

**RE: Detailed Review (DR)**

**Development Permit Number: DP2025-06578**

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

Should you have any questions or concerns, please contact me at (587) 891-3895 or by email at [Reza.Bacchus@calgary.ca](mailto:Reza.Bacchus@calgary.ca).

Sincerely,

**REZA BACCHUS**  
Planner 1



## Detailed Review 1 – Development Permit

---

|                                             |                                                                                                                               |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number:</b>                  | <b>DP2025-06578</b>                                                                                                           |
| <b>Application Description:</b>             | New: Rowhouse Building (1 building), Accessory Residential Building (garage and mobility storage), Secondary Suite (4 suites) |
| <b>Land Use District:</b>                   | Residential - Grade-Oriented Infill                                                                                           |
| <b>Use Type:</b>                            | Discretionary                                                                                                                 |
| <b>Site Address:</b>                        | 4 CHEYENNE CR NW                                                                                                              |
| <b>Community:</b>                           | CHARLESWOOD                                                                                                                   |
| <b>Applicant:</b>                           | Green Birch Architecture                                                                                                      |
| <b>Date DR Sent:</b>                        |                                                                                                                               |
| <b>Response Due Date:</b>                   |                                                                                                                               |
| <b>Development Applications Review Team</b> |                                                                                                                               |
| <b>Planning:</b>                            | REZA BACCHUS (587) 891-3895<br>Reza.Bacchus@calgary.ca                                                                        |
| <b>Utility Engineering:</b>                 | DINO DI TOSTO 403-268-2131 Dino.diTosto@calgary.ca                                                                            |
| <b>Mobility Engineering:</b>                | NABILA HAQUE Nabila.Haque@calgary.ca                                                                                          |

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## General Comments

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This application proposes a new Rowhouse Building development with four dwelling units, four secondary suites, and one accessory residential building (detached 4-car garage). The subject corner parcel is within a Residential – Grade-Oriented Infill (R-CG) District, located at 4 Cheyenne Crescent NW in the community of Charleswood. This is a Discretionary Use as per Land Use Bylaw 1P2007.

The Triwood Planning Committee, on behalf of the Triwood Community Association, has offered the following concerns. The proposed development has a:

- contextually inappropriate setback along Northmount Dr NW;
- inappropriate connection to the public sidewalk at the SE corner of the parcel;
- insufficient access and space for waste and recycle bins;
- potential negative shadowing impact on the adjacent parcel to the east;
- potential negative privacy impact on the adjacent parcel to the east;
- lack of privacy and security for the outdoor amenity spaces along Cheyenne Cr NW.

At the time of issuing this Detailed Review, **47 submissions in opposition** have been received from the public. The applicant is recommended to engage with the community to discuss these concerns.

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

Page 2 of 18

## Comments on Relevant City Policies

### Municipal Development Plan (MDP) (Statutory – 2009)

According to the MDP's Urban Structure Map 1 (p.160), the subject parcel is located within the Established Developed Residential Area land use typology. Notable alignments between the MDP and the applicant's proposed development include:

#### 3.5.1 General Policies for Developed Residential Area

##### Land Use Policy 3.5.1.a.

Recognize the predominantly low density residential nature of Developed Residential Areas and support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood.

#### 3.5.3 Established Areas

##### Land Use Policy 3.5.3.a.

Encourage modest redevelopment of Established Areas.

| 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 setback from the South property line is 1.20m (-1.80m).                       |
| 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 South building eaves project 2.05m (+1.45m) within the front setback area.    |
| 539 Building Setback from Side Property Line  | (6) For a corner parcel, the minimum building setback from a side property line shared with a street is 0.6m                                                                                                                                                | Plans indicate the setback from the West property line is 0.41m (-0.19m).                        |
| 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 2 (-2) bicycle class 1 parking stalls are provided on site.                       |
| 345 Accessory Residential Building            | (6) The height of an Accessory Residential Building must not exceed:<br>(b) 3.0m at any eave line, when measured from the finished floor of the building; or                                                                                                | Plans indicate the interior wall height of the accessory residential building is 3.32m (+0.32m). |

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

## Prior to Decision Requirements

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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. **General**  
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. **General**  
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.
3. **General**  
The Triwood Planning Committee has provided comments on this application, which are located above in the General Comments section of this Detailed Review.

Provide a written response to show how these comments have been considered or addressed.

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

Page 4 of 18



4. General  
Amend plans to address the bylaw discrepancies noted on page 3 of this document. Alternatively, provide planning rationale in a written submission supporting any proposed relaxations to address the bylaw discrepancies noted on page 3 of this document.
5. General  
Amend plans to include two streetscape elevations of the proposed development:
  1. along Cheyenne Crescent NW;
  2. along Northmount Drive NW.
6. General  
Amend plans to show site navigation routes for how residents will navigate within the site and from their units/ suites to the waste collection, mobility storages, garage, and amenity spaces. Include details of the door swing radius for proposed garbage screening, mobility storage lockers, and bicycle storage lockers.
7. General  
Amend plans to move the entrance to the garage to a more accessible location, (e.g., along the pathway between unit 4 and the garage).  
  
Consider enlarging the garage to allow for more spacious parking stalls, multiple entrances, and individually separated garages for each unit.
8. Landscaping  
There are no walkways to/from the garage entrance.  
  
Amend plans to include convenient on-site walkways between the dwelling units and the garage entrance. Consider winter-city conditions, (i.e., snow removal, ice).
9. Landscaping  
Amend plans to change the surface material of the walkway between Unit 4 and the garage from washed rock to concrete.  
  
This walkway will be well travelled and should incorporate a more universally accessible surface condition.
10. Landscaping  
Amend plans to include cross-section of stairs along east property line behind Unit 4.
11. Landscaping  
Amend plans to include details of the retaining wall along the north edge of Unit 4.  
  
Confirm if the existing retaining wall is to remain in place or if the applicant is proposing a newly constructed retaining wall.

12. Landscaping  
Amend plans to demonstrate how the proposed development will resolve the grade transition between Unit 4 and the garage. Include cross-sections of the retaining wall at the west and east sides of Unit 4.
13. Landscaping  
Amend plans to specify all sodded areas are planted with a drought tolerant grass species.
14. Landscaping  
Amend plans to indicate a more appropriate surface treatment for the small patch adjacent to the waste & recycle bins where two proposed shrubs are located. These two shrubs are currently proposed to be planted in washed rock.
15. Landscaping  
Amend plans to change the two small patches of washed rock (in front of the bike storage locker doors and in between the garage's concrete aprons) to concrete to achieve a more universally accessible surface. Particularly regarding the small area in front of the bike storage locker, having a smoother, more uniform, durable surface would lend to better functionality.
16. Urban Design:  
Amend plans so that the entrance to Unit 1 faces Northmount Drive NW, contributing to an activated street-facing facade.  
  
Corner units shall address both street-facing facades with elements such as unit entries, window openings, patios, etc. Building side elevations must not interpreted as secondary or of lesser importance.
17. Parks  
Amend the plans to realign the walkway to unit 4 to be setback a minimum of 3.0m from the public white spruce tree in the boulevard.  
  
If development causes the public tree to become unable to be retained as determined by urban forestry. The development will be required to compensate the value of the trees to urban forestry and remove the trees using a contractor that meets urban forestry's minimum requirements. Urban forestry will only authorize tree removals once all other reasonable options have been exhausted.

### Utility Engineering

18. Amend the plans to:  
  
Waste And Recycling - Automated Bin Storage and Collection  
a) Clarify what is being used for storage of the automated carts. There is a discrepancy between the detail shown on DP.01 and the site plan DP.04.  
  
Note:  
What is being shown on the site plan will not work, as the east fence will block the carts from properly being maneuvered for roll out to the lane.
19. Amend the plans to:

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

#### Utility Engineering - Water Servicing

a) Indicate an adequate water meter area where the services (50mm and smaller) enter the building.

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

### Mobility Engineering

20. Northmount Dr NW is classified as a Collector Street and Cheyenne Crescent NW is classified as a Residential Street; in accordance with the City's Design Guideline for Subdivision Servicing, a 2.0m wide sidewalk on collectors and 1.5m wide sidewalks on residential 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:

- for 1.5m monolithic sidewalk with standard curb the actual sidewalk width is 1.61m. Dimension the back of walk accordingly. Refer to Roads Construction 2021 Standard Specifications, Figure 37, File No 454.1013.009.
- for 2.0 separate sidewalk, refer to Roads Construction 2021 Standard Specifications, Figure 39, File No 454.1013.003.
- 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.

- Provide a corner wheelchair ramp at the northeast corner of the intersection of Northmount Dr NW and Cheyenne Crescent NW in accordance with Roads Construction 2021 Standard Specifications, Figure 42, File No. 454.1013.001.

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.

21. 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 Cheyenne Crescent NW, update label that says "Existing curb cut to be closed and rehabilitated at the developer's expense."
22. Amend the plans to ensure that the garage for Unit #1 and Unit #4 maintain the minimum width of 2.85m required for a motor vehicle parking stall where one side of a stall abuts a physical barrier.

23. Amend the plans to ensure the length of the Class 1 bicycle parking storage meets the minimum of 2.5 m.

Land Use Bylaw1P2007 requires bicycle parking stalls to have a device specifically designed to support and secure a bicycle frame and both wheels. Please provide the details of the proposed parking system.

24. 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 to improve accessibility for those who use walkers/wheelchairs. Refer to the City of Calgary's Access Design Standards for recommendations related to improving accessibility.

- Consider consolidating the internal walkways of Unit #3 and #4 within the City boulevard, in order to maintain sufficient space for set-back from the public tree in the boulevard. Please also refer to comments by Parks.

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. 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.

25. Amend the site plans to update the boulevard cross sections with geodetic elevations through the adjacent public roads, Cheyenne Crescent NW and Northmount Drive NW, and into the site with the required sidewalk widening. Provide geodetic elevations at top of curb, back of sidewalk and property line. Provide minimum 2 cross sections at critical locations for each adjacent roadway.
- Cross-sections shall clearly illustrate existing and proposed conditions, including all relevant dimensions, elevations, and slopes at the following key points: lip of gutter, top of curb, back of sidewalk, property line, and main floor elevation.
  - Boulevard grades ranging from 2.0% to 10.0% are acceptable in order to accommodate existing trees and the associated tree/root protection zones on portion of the adjacent boulevard, where grading limitations exist.
  - The portion of the city boulevard where there are no existing constraints in meeting the required boulevard and property grades, the developer is expected to grade the City boulevards/road right-of-way to achieve the standard 2% slope.
  - No retaining walls will be permitted within City right-of-way.

26. For lanes that are not paved, the elevation of the garage or parking slab must be at or above the elevation of any point along the centreline of the lane. This requirement ensures proper drainage management, as the City cannot contain runoff in unpaved lanes. Therefore, the elevation of the garage/parking slab must not be lower than that of the lane. The applicant has to ensure no negative drainage occurs from the road right-of-way toward the private site and that runoff does not impact or flood the proposed development.

Amend the plans to raise the elevation of the garage slab to ensure the slab is higher than the elevation of the lane at the PL.

27. Amend the site plans to provide cross sections for each garage parking stall. Each cross-section should include the following: adjacent property line elevation, centerline of lane elevation, garage apron, and garage floor elevations at the front and back.
  - Ensure grade of parking pad/garage slab is between 2% and 4%.
  - The concrete garage aprons must be set at elevations that ensure a 3.5% to 5% crossfall toward the centerline of the lane,
  - The maximum slope across garage apron is to be 10% as per Roads spec 454.1010.003.
28. Amend the plans to relocate the garage entrance door to be accessed from the washed rock (hardscape) surface.
29. Amend the site plans (drawing sheet DP.04) to add the note: "The boulevard grades are to remain the same as the existing condition, as per Streets Bylaw 20M88, Section 35."



## Prior to Release Requirements

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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

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

### Utility Engineering

31. 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>

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

Phase; 0      Description; 4 CHEYENNE CR NW   Unit(s); Existing Single:  
1/New Grade: 4

Based on the information above, the preliminary estimate is \$13,836.00. Final estimate and payment instructions will be sent via email upon Development Permit approval.

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

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

### Mobility Engineering

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

33. 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 Northmount Drive NW, including new Curb and Gutter. (Please note that for 2.0 m monolithic sidewalk with standard curb the actual sidewalk width is 2.11m)
- b. Removal of existing sidewalk and construction of a new monolithic sidewalk (1.5m) on Cheyenne Crescent NW, including new Curb and Gutter. (Please note that for 1.5 m monolithic sidewalk with standard curb the actual sidewalk width is 1.61m)
- c. Construction of a new wheelchair ramp at the northeast corner of the intersection of Northmount Drive NW and Cheyenne Crescent NW,
- d. Closure and removal of existing driveway crossing on Cheyenne Crescent NW,
- 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.

34. 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

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The following permanent conditions shall apply:

### Planning

35. The Permanent Conditions will be finalized at the time of Development Authority decision.
36. All rules of Land Use Bylaw 1P2007 apply, subject to any relaxations approved by the Development Authority in this development permit.
37. 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.
38. 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.
39. 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](https://inspections.calgary.ca) or call 403-268-5311.
40. A Development Completion Permit is required prior to the development being occupied.
41. Prior to issuance of a development completion permit, provide copies of the land titles and registered subdivision or bare land condominium plan. These documents must comply with the Land Use Bylaw 1P2007 requirements that prohibit more than one Secondary Suite per parcel or bare land unit containing a Dwelling Unit.
42. 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 through 311 for an inspection.
43. Public trees located on the boulevard adjacent to the development site shall be retained and protected unless otherwise authorized by Urban Forestry. Prior to construction, install a temporary fence around the extent of the branches ("drip line") and ensure no construction materials are stored inside this fence.
44. In order to ensure the integrity of existing public trees and roots, no grade changes are permitted in the boulevard within the drip lines of the trees.

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45. In order to ensure the integrity of existing public trees and roots, there shall be a minimum 3 metre separation, ideally the full length of the canopy, between the trunk and any new/proposed structures, (i.e. driveways and walkways).
46. Tree protection information given as per the approved development permit does not constitute Tree Protection Plan approval. Tree Protection Plan approval must be obtained separately through Urban Forestry. Visit [www.calgary.ca](http://www.calgary.ca), call 311, or email [tree.protection@calgary.ca](mailto:tree.protection@calgary.ca) for more information.

### Utility Engineering

47. 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](http://www.calgary.ca/ud) (under publications).

48. 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).
49. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Coordinator, Utility Specialist.

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

50. 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.
51. 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.
52. 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.
53. Pursuant to Bylaw 1H2024, off-site levies are applicable.

### **Mobility Engineering**

54. No direct vehicular access is permitted to or from either Northmount Drive NW or Cheyenne Crescent NW.
55. 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.
56. 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](mailto:roadsia@calgary.ca)

## Advisory Comments

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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

57. The Advisory Comments will be finalized at the time of Development Authority decision.
58. 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.
59. 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.
60. 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.
61. 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.
62. 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.
63. 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](http://www.calgary.ca). Parks does not permit the removal of public trees to facilitate development unless all options to retain and protect are exhausted.
64. If clearance pruning of public trees is required, Urban Forestry must be notified (minimum two business days notice) and an indemnified contractor must be used

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at the applicant's expense. Please contact Urban Forestry at 311 for more information.

65. As part of the Tree Protection Bylaw, a Tree Protection Plan will be required when a development, construction activity, or a disturbance occurring on the City Boulevard is within 6 metres of a boulevard tree. For more information about submitting your tree protection plan visit [www.calgary.ca](http://www.calgary.ca) and search protecting trees during construction and development; alternatively, call 311 or email [tree.protection@calgary.ca](mailto:tree.protection@calgary.ca). Applicant is to apply for tree protection plan prior to demolition.
66. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. The Public Trees adjacent to this development are valued at **\$9,031.00**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.
67. No stockpiling or dumping of construction materials is permitted on the adjacent boulevard.

### Utility Engineering

68. 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.

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

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

69. A new water connection is required to service the development and is available from Lane.
70. 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.
71. Maintain a 3.0m separation between Enmax facilities (power poles, light standards, transformer pads, catch basins, etc.) with the proposed water service.
72. Review with Fire Prevention Bureau at 403-268-5378 for on-site hydrant coverage and Siamese connection location(s). A site servicing (hydrant location plan) stamped by the Fire Prevention Bureau is to be submitted at the Development Site Servicing Plan stage. Principal entrance(s) are to be labeled on the plan.
73. Each unit must be individually metered.
74. 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.
75. The applicant must apply for water and sewer connections as per City Standards.
76. A new sanitary connection is required to service the development and is available from Lane.
77. A new storm sewer connection is required to service this development and is available from Northmount Dr NW.
78. 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.
79. The allowable stormwater run-off coefficient shall be 50 L/s/ha.

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

80. Surface ponding (trapped lows) should be designed to contain all the flow generated from the 100-year storm events.
81. 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.
82. Storm Redevelopment Fees (\$84 / m frontage) will be required at the service connection stage.
83. As per The City of Calgary Drainage Bylaw 37M2005, the developer, and those under their control, are responsible for ensuring that a Drainage Permit is obtained from Utility Specialists prior to discharging impounded runoff (caused by rainfall and/or snowmelt) seepage or groundwater from construction site excavations or other areas to a storm sewer. The developer, and those under their control, is responsible for adhering to all conditions and requirements stipulated in the Drainage Permit at all times. For further information, contact the Corporate Call Centre at 311 or visit <http://www.calgary.ca/UEP/Water/Pages/Watersheds-and-rivers/Erosion-and-sediment-control/Report-and-Drawings-Templates-and-Guides.aspx> (Drainage Permit applications can be downloaded from this website).
84. Stormwater emergency escape routes must be to a public roadway.
85. A minimum depth of 300mm topsoil for all sodded areas and 600mm for shrub and tree beds is to be used.
86. 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>
87. Waste storage enclosures and collection areas shall be maintained and clear of snow and ice.
88. 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.



15 May 2026

Development Applications Review Team (DART)  
City of Calgary  
800 Macleod Trail SE Calgary, AB T2G 2M3

Dear Reza Bacchus,

**RE: Detailed Review (DR)**  
**Development Permit Number: DP2025-06578**

Please see responses to DR comments below:

**Bylaw Discrepancy**

- 537: Front setback from the south property line amended to 3.0m.
- 336: Roof eaves along the south elevation adjusted to 0.3m.
- 539: Building adjusted to fit within required setbacks.
- 546.2: 4 bicycle class 1 parking stalls indicated on site plan and garage floor plan.
- 345: Eave line adjusted to 2.99m from the garage floor.

**Prior to Decision Requirements**

1. Responses and drawings provided with this letter.
2. Completed Community Outreach Assessment Tool is submitted with this letter.
3. Response to Triwood Planning Committee comments included in the Completed Community Outreach Assessment Tool attached to this letter.
4. Bylaw discrepancies addressed in drawings and responses provided above.
5. Streetscape elevations included in the amended drawings. *See DP03.*
6. Site plan amended to show a better navigation throughout the site. Requested details included.
7. Garage redesigned with the man-doors relocated to the south side.
8. Site plan amended to show a better navigation throughout the site.
9. Landscaping plan updated to replace washed rock with concrete.
10. Cross-sections provided in civil drawings. *See Section-B1 of Site Grading Plan.*
11. Detail of the Retaining wall at Unit 4 provided. *See DP08.* The existing retaining wall is to be amended to fit the proposed plans, subject to future structural engineering designs at building permit phase.
12. Plans amended and cross-sections provided in civil drawings.
13. Sod specified as Kentucky Bluegrass.
14. Landscaping plan updated to replace washed rock with concrete. Shrubs removed.
15. Landscaping plan updated to replace washed rock with concrete.
16. Plans amended to show Unit 1 directly facing unto Northmount Drive NW.
17. Sidewalk to Unit 4 redesigned to be clear off existing tree T8 by 3.26m.
18. Waste and recycling details are now coordinated to clarify the bins. More space has been allocated for easy movement of the bins from storage to staging.
19. Water meter room location indicated on site plan and basement floor plan inside Unit 4.
20. Existing public sidewalks Northmount Drive NW and Cheyenne Crescent NW have both been upgraded as per DR comments. Corner wheelchair ramp also provided. *Please see site plan.*
21. Site plan amended with a note that the existing curb cut be closed and rehabilitated at developer's expense.
22. Garage redesigned according to bylaw requirements.
23. Bicycle storage redesigned according to bylaw requirements.
24. Internal walkways amended to 1.5m width.
25. Cross sections and boulevard details shown on civil plans.
26. Garage redesigned including slab elevations for each garage stall.
27. Cross sections shown on civil plans.
28. Garage redesigned with the man-doors relocated to the south side.
29. Site plan amended.

Sincerely,

Temitayo Ajibade, Architect, AAA, AIBC, MRAIC

Temitayo Ajibade, Architect AAA, AIBC, MRAIC

#200, 1212 1st Street SE Calgary, AB T2G 2H8 |

www.grnbarch.com

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## 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. | 2            |
| 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.                                                | 2            |
| <b>TOTAL</b>                                                         |                                                                                     |                                                                                      |                                                                                         | <b>6</b>     |

| 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.                   | 3            |
| How inclined will the community be to accept this project?              | Likely minimal to no issues anticipated.                                         | Some issues anticipated.                                                                  | Many issues are anticipated.                                      | 3            |
| 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            |
| <b>TOTAL</b>                                                            |                                                                                  |                                                                                           |                                                                   | <b>8</b>     |

### IMPACT SCORE

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

### COMPLEXITY SCORE

3 to 5      A  
6 to 9      B

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

Your Project's Score:

1 B

| Outreach Approach Assessment              |                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Direct approach</b><br>(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*.                                                                                 |
| <b>Moderate approach</b><br>(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*.                       |
| <b>Comprehensive approach</b><br>(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](http://calgary.ca/planningoutreach)



## Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

---

**Project name:** DP 2025-06578 4 Cheyenne Crescent

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

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

### Outreach Strategy

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

Applicant-led outreach was undertaken between January 30 and March 6, 2026 to introduce the proposal, share project information, and hear feedback from community stakeholders and nearby residents. The engagement approach focused on direct outreach to affected parties, including the Triwood Community Association / Development Committee, adjacent neighbours, and the Ward Councillor's Office.

Key outreach activities included:

- January 30, 2026 – Initial outreach to the Triwood Community Association to introduce the proposal and initiate dialogue.
- February 2–3, 2026 – Contact with the Triwood Development Committee and attendance at their Development Committee meeting to share the proposal and hear initial feedback and concerns.
- February 7, 2026 – Participation in door-to-door delivery of the Hello Neighbours

### Affected Parties

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

Adjacent Neighbours  
Triwood Development Committee  
Ward 4 Councillors office  
Triwood Community Association





## Community Outreach for Planning & Development Applicant-led Outreach Summary

### What did you hear?

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

Feedback received through outreach with the Triwood Community Association, the Development Committee, adjacent neighbours, and residents focused primarily on building form, contextual fit and potential neighbourhood impacts. Key themes raised included:

- Building setback and streetscape interface along Northmount Drive
- Building massing, height, privacy, and shadowing, particularly for the neighbour directly east of the site
- Parking supply and potential on-street parking pressure
- Traffic movement and pedestrian safety near the Cheyenne Crescent / Northmount Drive intersection
- Waste and recycling storage and rear lane operations
- Infrastructure and drainage considerations
- Neighbourhood character and compatibility with surrounding development

### How did input influence decisions?

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

Feedback received through outreach informed refinements to the proposal, particularly regarding the building's relationship to Northmount Drive and potential impacts on the adjacent neighbour to the east. In response, the applicant increased the setback along Northmount Drive and incorporated additional architectural articulation and landscaping to improve the streetscape interface. The applicant also reviewed privacy considerations, window placement, and balcony orientation, and completed a shadow study to assess potential impacts on neighbouring properties.

Concerns related to parking, traffic, infrastructure capacity, and waste management were also raised during outreach. These matters are assessed by the City as part of the Development Permit review to ensure compliance with applicable Land Use

### How did you close the loop?

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

Feedback received through outreach was documented and summarized in the outreach report and the "What We Heard / How It Is Being Addressed" summary. These materials will be circulated to the Triwood Community Association / Development Committee, the Ward Councillor's Office, and residents who contacted the applicant team with questions or concerns. The materials are also available through the shared project information folder, which includes project drawings and outreach information.

**Community Outreach Summary Report  
Development Permit Application  
4 Cheyenne Crescent NW – Charleswood  
DP2025-06578**

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Prepared by: Latosia Campbell-Walters, Sparks Planning Group

Date: March 6, 2026

## **1. Project Context**

The proposed development consists of a two-storey rowhouse building containing four primary dwelling units, each with a secondary suite.

The site is designated R-CG (Residential – Grade-Oriented Infill), which supports ground-oriented multi-residential development such as rowhouses and townhouses with secondary suites. The proposal reflects the intent of the district by providing grade-oriented housing, a street-facing design, landscaped frontage, and rear lane access for parking and servicing.

Applicant-led outreach was undertaken prior to resubmission to share the proposal with nearby residents and community representatives, to understand community perspectives, and to identify feasible refinements within the scope of the Development Permit process

## **2. Outreach Strategy & Activities**

The outreach strategy prioritized direct engagement with the most affected stakeholders, including adjacent neighbours, nearby residents, and the Triwood Community Association Development Committee. Consistent with the scale of the project and the City's Applicant Outreach Toolkit, a targeted and proportionate outreach approach was implemented.

Key engagement activities included:

**January 30, 2026** – Initial outreach to the Triwood Community Association to introduce the proposal and initiate dialogue regarding the application.

**February 2–3, 2026** – Communication with the Triwood Development Committee and attendance at the Committee meeting to present the proposal and hear initial feedback.

**February 7, 2026** – Door-to-door delivery of *Hello Neighbours* notifications within the surrounding area and informal conversations with nearby residents.

**February 9–26, 2026** – Written feedback from the Development Committee and residents was received, logged, and reviewed.

**March 2, 2026** – A site visit meeting with the neighbour immediately east of the subject property to discuss the proposal and potential impacts.

**March 6, 2026** – The Ward 4 Councillor's Office was notified of the application and provided with project information and an update on outreach activities.

A shared digital project folder was maintained throughout the outreach process to support transparency and accessibility of project information.

All feedback received through outreach was documented and shared with the applicant team as part of the Development Permit review process.

### 2.1 Notification Area

Notifications were delivered to properties within approximately 60 metres of the subject site, with additional properties included where appropriate based on proximity and potential interest in the proposal.

**Figure 1. Approximate 60 Metre Notification Area (DP2025-06578)**



Door-to-door notifications were delivered to adjacent properties and nearby residents within approximately 60 metres of the subject site, with additional properties included based on proximity.

### 3. Stakeholders Contacted

Outreach focused on stakeholders most directly affected by the proposal and those formally representing community interests.

Stakeholders contacted included:

1. Adjacent neighbours and nearby residents
2. Triwood Community Association – Development Committee
3. Ward 4 Councillor's Office

### 4. What We Heard and the Applicant's Responses

Feedback was received through door-to-door conversations, direct email correspondence from residents, a meeting with the Triwood Community Association Development Committee, and a site meeting with the adjacent neighbour east of the site.

Table 1: What We Heard and the Applicant's Responses

| Theme / Issue Raised                               | Summary of Feedback Received                                                                                                                                                   | Applicant Response                                                                                                                                                                                   |
|----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Northmount Drive setback and streetscape interface | Committee members noted the building appeared closer to Northmount Drive than neighbouring homes and suggested improving the building's relationship to the streetscape.       | The applicant increased the setback along Northmount Drive and incorporated additional architectural articulation and landscaping to improve the streetscape interface.                              |
| Building massing, height, privacy, and shadowing   | Concerns were raised regarding the scale of the building relative to surrounding homes and potential privacy and shadow impacts on the neighbour immediately east of the site. | Window placement and balcony orientation were reviewed to reduce direct overlooking. A shadow study was prepared to evaluate potential shadow impacts.                                               |
| Parking supply and on-street parking pressure      | Residents expressed concern that additional units could increase demand for on-street parking on Cheyenne Crescent.                                                            | The proposal provides on-site parking that meets the requirements of the R-CG District. On-street parking and traffic conditions are reviewed by the City as part of the Development Permit process. |
| Traffic movement and pedestrian safety             | Concerns were raised regarding traffic congestion and pedestrian safety near the Cheyenne Crescent and Northmount Drive intersection.                                          | Traffic movement, intersection visibility, and pedestrian safety are assessed by the City through the Development Permit review process in consultation with Transportation.                         |
| Privacy, views, and proximity of the building      | The neighbour expressed concern regarding potential loss of views, building proximity, and increased activity associated with balconies and rear-facing units.                 | The applicant reviewed privacy considerations, including window placement and balcony orientation, and shared the findings of the shadow study during the site meeting.                              |
| Waste management and rear lane operations          | Questions were raised regarding the number of waste and recycling bins and how they would be stored and managed within the lane.                                               | A dedicated waste storage area is included in the design and will comply with City requirements for storage and collection.                                                                          |
| Infrastructure capacity and drainage               | Residents raised concerns regarding water, sewer, and stormwater capacity and potential drainage impacts on neighbouring properties.                                           | Infrastructure capacity, servicing, and stormwater management are reviewed by the City's Engineering department as part of the Development Permit process.                                           |
| Neighbourhood character and compatibility          | Some participants questioned whether the proposal aligns with the existing character of Cheyenne Crescent and expressed concern about future redevelopment in the area.        | The site is designated R-CG, which permits rowhouse development. Design refinements, including the increased setback and enhanced articulation, were incorporated to improve contextual fit.         |

## 5. Closing the Loop

Feedback received through outreach was documented and summarized in this Outreach Summary Report and the accompanying "What We Heard / How It Is Being Addressed" summary.

These materials will be shared with the Triwood Community Association Development Committee, the Ward 4 Councillor's Office, and residents who contacted the applicant team with questions or concerns. Updated materials are also available through the shared project information folder.

## 6. Conclusion

The applicant undertook targeted and proportionate outreach consistent with the scale of the proposal and the City of Calgary's applicant-led engagement guidance.

Engagement provided nearby residents and community representatives with opportunities to review the proposal and share feedback. Community input informed refinements to the design, including an increased setback along Northmount Drive.

Input received through the outreach process was documented and communicated to the project team for consideration. While not all concerns could be resolved within the scope of the Development Permit process, the engagement provided an opportunity for clarification and dialogue.

The applicant remains committed to transparent communication as the Development Permit review process proceeds.

# Hello Neighbours!

## Re: **Proposed Development at 4 Cheyenne Crescent NW (DP2025-06578)**

You are receiving this letter because your property is located within approximately 60 metres of 4 Cheyenne Crescent NW, with additional properties included due to site adjacency. A Development Permit application for this site has been submitted to the City of Calgary and is currently under review.

This outreach is being undertaken on behalf of the applicant and is separate from the City's formal review process. Its purpose is to share information early, provide clear visuals to explain what is being proposed, and invite any site-specific questions or comments.

### Project Overview

The proposed development is a **small, two-storey rowhouse** with **four homes, each with a secondary suite**, permitted under existing zoning and City policy.

While similar housing forms are becoming more common across Charleswood, this would be one of the first modern multi-unit developments on Cheyenne Crescent itself. The design has been carefully developed to fit the scale of the street and to minimize impacts on nearby properties.

### Key Features Include:

- Individual front entrances facing Cheyenne Crescent.
- Building height and setbacks that comply with City requirements.
- All vehicle parking provided on site is within a rear-lane garage.
- Landscaping and tree retention to help soften the site.

### Project Status

The application is currently under review by the City of Calgary through the Development Permit process. Some elements of the proposal are regulated by the Land Use Bylaw and are assessed by the City as part of that review.

# Share Your Feedback!

## Thank you for taking the time to review this information.

If you have any site-specific questions or comments, you are welcome to share them by scanning the QR code or using the project feedback link provided.

The official Development Permit application can also be viewed on the City of [Calgary's Development Map](#) by searching DP2025-06578.



Scan to share your feedback or email us

**Latosia Campbell-Walters**, RPP, MCIP, IAP2, PMP  
Principal Planner  
**Sparks Planning Group**  
Coordinating community outreach on behalf of the applicant  
Email: [REDACTED]







## PROJECT AT A GLANCE

### 4 Cheyenne Crescent NW

Development Permit Application (DP2025-06578)



North Elevation



West Elevation



South Elevation



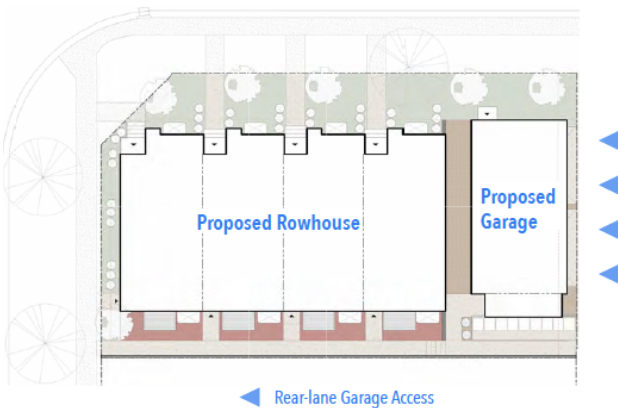
East Elevation

### What is Proposed:

- Small, two-storey rowhouse
- Four homes, each with a secondary suite
- Individual front entrances facing Cheyenne Crescent
- Rear-lane access for garages and parking

### Parking & Access

- All vehicle parking is provided on site
- Parking is accessed from the rear lane
- No front driveways proposed



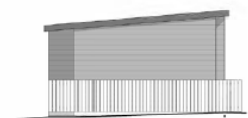
Garage Elevation 1



Garage Elevation 3



Garage Elevation 2



Garage Elevation 4

This summary is provided for information purposes as part of applicant-led outreach.  
The application is under review by the City of Calgary through the Development Permit process.



June 8, 2026

Green Birch Architecture  
Ajibade, Temitayo



Dear Applicant:

**RE: Detailed Review (DR)**

**Development Permit Number: DP2025-06578**

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 August 7, 2026. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at (587) 891-3895 or by email at [Reza.Bacchus@calgary.ca](mailto:Reza.Bacchus@calgary.ca).

Sincerely,

**REZA BACCHUS**  
Planner 1



## Detailed Review 2 – Development Permit

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|                                             |                                                                                                                               |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number:</b>                  | <b>DP2025-06578</b>                                                                                                           |
| <b>Application Description:</b>             | New: Rowhouse Building (1 building), Accessory Residential Building (garage and mobility storage), Secondary Suite (4 suites) |
| <b>Land Use District:</b>                   | Residential - Grade-Oriented Infill                                                                                           |
| <b>Use Type:</b>                            | Discretionary                                                                                                                 |
| <b>Site Address:</b>                        | 4 CHEYENNE CR NW                                                                                                              |
| <b>Community:</b>                           | CHARLESWOOD                                                                                                                   |
| <b>Applicant:</b>                           | Green Birch Architecture                                                                                                      |
| <b>Date DR Sent:</b>                        | June 8, 2026                                                                                                                  |
| <b>Response Due Date:</b>                   | August 7, 2026                                                                                                                |
| <b>Development Applications Review Team</b> |                                                                                                                               |
| <b>Planning:</b>                            | REZA BACCHUS (587) 891-3895<br>Reza.Bacchus@calgary.ca                                                                        |
| <b>Utility Engineering:</b>                 | DINO DI TOSTO 403-268-2131 Dino.diTosto@calgary.ca                                                                            |
| <b>Mobility Engineering:</b>                | NABILA HAQUE Nabila.Haque@calgary.ca                                                                                          |

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## General Comments

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This application proposes a new Rowhouse Building development with four dwelling units, four secondary suites, and one accessory residential building (detached 4-car garage). The subject corner parcel is within a Residential – Grade-Oriented Infill (R-CG) District, located at 4 Cheyenne Crescent NW in the community of Charleswood. This is a Discretionary Use as per Land Use Bylaw 1P2007.

The Triwood Planning Committee, on behalf of the Triwood Community Association, has offered the following concerns. The proposed development has a:

- contextually inappropriate setback along Northmount Dr NW;
- inappropriate connection to the public sidewalk at the SE corner of the parcel;
- insufficient access and space for waste and recycle bins;
- potential negative shadowing impact on the adjacent parcel to the east;
- potential negative privacy impact on the adjacent parcel to the east;
- lack of privacy and security for the outdoor amenity spaces along Cheyenne Cr NW.

At the time of issuing this Detailed Review, **47 submissions in opposition** have been received from the public. The applicant is recommended to engage with the community to discuss these concerns.

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

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## Comments on Relevant City Policies

### Municipal Development Plan (MDP) (Statutory – 2009)

According to the MDP's Urban Structure Map 1 (p.160), the subject parcel is located within the Established Developed Residential Area land use typology. Notable alignments between the MDP and the applicant's proposed development include:

#### 3.5.1 General Policies for Developed Residential Area

##### Land Use Policy 3.5.1.a.

Recognize the predominantly low density residential nature of Developed Residential Areas and support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood.

#### 3.5.3 Established Areas

##### Land Use Policy 3.5.3.a.

Encourage modest redevelopment of Established Areas.

| 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 setback from the South property line is 1.20m (-1.80m).<br><b>To be confirmed.</b>                |
| 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 South building eaves project 2.05m (+1.45m) within the front setback area.<br><b>Resolved.</b>    |
| 539 Building Setback from Side Property Line  | (6) For a corner parcel, the minimum building setback from a side property line shared with a street is 0.6m                                                                                                                                                | Plans indicate the setback from the West property line is 0.41m (-0.19m).<br><b>Resolved.</b>                        |
| 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 2 (-2) bicycle class 1 parking stalls are provided on site.<br><b>Resolved.</b>                       |
| 345 Accessory Residential Building            | (6) The height of an Accessory Residential Building must not exceed:<br>(b) 3.0m at any eave line, when measured from the finished floor of the building; or                                                                                                | Plans indicate the interior wall height of the accessory residential building is 3.32m (+0.32m).<br><b>Resolved.</b> |

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

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## Prior to Decision Requirements

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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. **DR 2 Update: General**

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. **DR 2 Update: General**

Amend plans to address the bylaw discrepancies noted on page 3 of this document. Alternatively, provide planning rationale in a written submission supporting any proposed relaxations to address the bylaw discrepancies noted on page 3 of this document.

3. **DR 2 Update: Landscaping**

Amend plans to include details of the retaining wall along the north edge of Unit 4. Confirm if the existing retaining wall is to remain in place or if the applicant is proposing a newly constructed retaining wall.

4. **DR 2 Update: Landscaping**

Amend plans to demonstrate how the proposed development will resolve the grade transition between Unit 4 and the garage. Include cross-sections of the retaining wall at the west and east sides of Unit 4.



5. **DR 2 Update: Landscaping**

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

Kentucky Blue Grass is not considered a highly drought tolerant grass species. The City of Calgary recommends fescue grasses, blue grama grass, and buffalograss as drought-tolerant lawn options, as well as microclover as a turf alternative. These species thrive in the local prairie climate and can survive on significantly less water than traditional Kentucky Bluegrass.

6. **DR 1: Urban Design**

Amend plans so that the entrance to Unit 1 faces Northmount Drive NW, contributing to an activated street-facing facade.

Corner units shall address both street-facing facades with elements such as unit entries, window openings, patios, etc. Building side elevations must not be interpreted as secondary or of lesser importance.

**DR 2 Update: Urban Design**

Amend plans to further activate the south facing facade of Unit 1.

While the entrance to Unit 1 has been moved to face Northmount Drive NW, the south facing facade remains appearing secondary. Consider enlarging the existing proposed window on the main floor or revising the layout of the main floor so that large windows can be accommodated along both west and south facing facades.

## **Mobility Engineering**

7. Northmount Dr NW is classified as a Collector Street and Cheyenne Crescent NW is classified as a Residential Street; in accordance with the City's Design Guideline for Subdivision Servicing, a 2.0m wide sidewalk on collectors and 1.5m wide sidewalks on residential 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:

- for 1.5m monolithic sidewalk with standard curb the actual sidewalk width is 1.61m. Dimension the back of walk accordingly. Refer to Roads Construction 2021 Standard Specifications, Figure 37, File No 454.1013.009.

- for 2.0 separate sidewalk, refer to Roads Construction 2021 Standard Specifications, Figure 39, File No 454.1013.003.

- 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.



- Provide a corner wheelchair ramp at the northeast corner of the intersection of Northmount Dr NW and Cheyenne Crescent NW in accordance with Roads Construction 2021 Standard Specifications, Figure 42, File No. 454.1013.001.

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.

#### **DR2 Update**

For separate sidewalk configurations, additional width is not required, unlike monolithic sidewalks with standard curbs. The standard sidewalk widths of 1.5m for residential streets and 2.0m for collector streets should therefore be maintained.

Please amend the plans to revise the width of the proposed widened sidewalk along Northmount Drive NW from 2.11m to 2.0m.

Also, as outlined in the initial review, please extend the sidewalk replacements across any adjacent lanes (driveway crossing for lane access).

8. Amend the site plans to update the boulevard cross sections with geodetic elevations through the adjacent public roads, Cheyenne Crescent NW and Northmount Drive NW, and into the site with the required sidewalk widening. Provide geodetic elevations at top of curb, back of sidewalk and property line. Provide minimum 2 cross sections at critical locations for each adjacent roadway.
  - Cross-sections shall clearly illustrate existing and proposed conditions, including all relevant dimensions, elevations, and slopes at the following key points: lip of gutter, top of curb, back of sidewalk, property line, and main floor elevation.
  - Boulevard grades ranging from 2.0% to 10.0% are acceptable in order to accommodate existing trees and the associated tree/root protection zones on portion of the adjacent boulevard, where grading limitations exist.
  - The portion of the city boulevard where there are no existing constraints in meeting the required boulevard and property grades, the developer is expected to grade the City boulevards/road right-of-way to achieve the standard 2% slope.
  - No retaining walls will be permitted within City right-of-way.

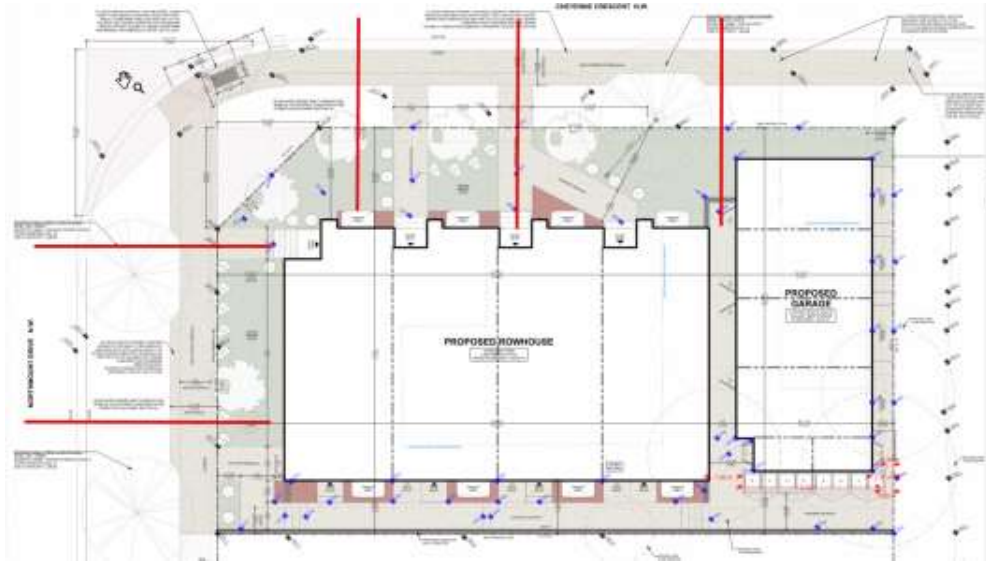
#### **DR2 Update**

This comment remains outstanding.

The amended plans dated May 20, 2026 do not include boulevard cross-sections along the public street frontages. Please provide a minimum of three cross-sections along Cheyenne Crescent NW and two along Northmount Drive NW (see suggested locations in the image below).

As outlined in the initial review, please ensure the following:

- Cross-sections shall clearly illustrate existing and proposed conditions, including all relevant dimensions, elevations, and slopes at the following key points: lip of gutter, top of curb, Front of sidewalk (for separate sidewalk), back of sidewalk, property line, and main floor elevation.
- Boulevard grades ranging from 2.0% to 10.0% are acceptable in order to accommodate existing trees and the associated tree/root protection zones on portion of the adjacent boulevard, where grading limitations exist.
- The portion of the city boulevard where there are no existing constraints in meeting the required boulevard and property grades, the developer is expected to grade the City boulevards/road right-of-way to achieve the standard 2% slope.



9. For lanes that are not paved, the elevation of the garage or parking slab must be at or above the elevation of any point along the centreline of the lane. This requirement ensures proper drainage management, as the City cannot contain runoff in unpaved lanes. Therefore, the elevation of the garage/parking slab must not be lower than that of the lane. The applicant has to ensure no negative drainage occurs from the road right-of-way toward the private site and that runoff does not impact or flood the proposed development.

Amend the plans to raise the elevation of the garage slab to ensure the slab is higher than the elevation of the lane at the PL.

#### **DR2 Update**

Amend the plans to clearly indicate slope percentages on the subject property side too within the lane cross-sections (Sections 1 to 5) on Drawing No. 02

10. Amend the site plans to provide cross sections for each garage parking stall. Each cross-section should include the following: adjacent property line elevation, centerline of lane elevation, garage apron, and garage floor elevations at the front and back.
- Ensure grade of parking pad/garage slab is between 2% and 4%.
  - The concrete garage aprons must be set at elevations that ensure a 3.5% to 5% crossfall toward the centerline of the lane,
  - The maximum slope across garage apron is to be 10% as per Roads spec 454.1010.003.

#### **DR2 Update**

This item has not been adequately addressed. Drawing No. DP.09 only shows a cross-section of a single stall and does not include the geodetic elevation at the rear of the garage floor. As the garage is stepped, amend the site plans to provide cross-sections for each garage parking stall.

Please extend Sections 1 to 5 on Drawing No.02 to show the garage floor profile to illustrate the full depth of the garage. Typically, each garage cross-section

must clearly indicate the adjacent property line elevation, lane centerline elevation, garage apron, and garage floor elevations at both the front and rear. Ensure a minimum slope of 2% is maintained toward the overhead garage door.

## Prior to Release Requirements

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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

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

### Utility Engineering

12. 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>

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

Phase; 0      Description; 4 CHEYENNE CR NW   Unit(s); Existing Single:  
1/New Grade: 4

Based on the information above, the preliminary estimate is \$13,836.00. Final estimate and payment instructions will be sent via email upon Development Permit approval.

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

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

### Mobility Engineering

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

14. 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 Northmount Drive NW, including new Curb and Gutter. (Please note that for 2.0 m monolithic sidewalk with standard curb the actual sidewalk width is 2.11m)
  - b. Removal of existing sidewalk and construction of a new monolithic sidewalk (1.5m) on Cheyenne Crescent NW, including new Curb and Gutter. (Please note that for 1.5 m monolithic sidewalk with standard curb the actual sidewalk width is 1.61m)
  - c. Construction of a new wheelchair ramp at the northeast corner of the intersection of Northmount Drive NW and Cheyenne Crescent NW,
  - d. Closure and removal of existing driveway crossing on Cheyenne Crescent NW,
  - 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.
15. 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

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The following permanent conditions shall apply:

### Planning

16. The Permanent Conditions will be finalized at the time of Development Authority decision.
17. All rules of Land Use Bylaw 1P2007 apply, subject to any relaxations approved by the Development Authority in this development permit.
18. 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.
19. 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.
20. 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](https://inspections.calgary.ca) or call 403-268-5311.
21. A Development Completion Permit is required prior to the development being occupied.
22. Prior to issuance of a development completion permit, provide copies of the land titles and registered subdivision or bare land condominium plan. These documents must comply with the Land Use Bylaw 1P2007 requirements that prohibit more than one Secondary Suite per parcel or bare land unit containing a Dwelling Unit.
23. 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 through 311 for an inspection.
24. Public trees located on the boulevard adjacent to the development site shall be retained and protected unless otherwise authorized by Urban Forestry. Prior to construction, install a temporary fence around the extent of the branches ("drip line") and ensure no construction materials are stored inside this fence.
25. In order to ensure the integrity of existing public trees and roots, no grade changes are permitted in the boulevard within the drip lines of the trees.

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

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26. In order to ensure the integrity of existing public trees and roots, there shall be a minimum 3 metre separation, ideally the full length of the canopy, between the trunk and any new/proposed structures, (i.e. driveways and walkways).
27. Tree protection information given as per the approved development permit does not constitute Tree Protection Plan approval. Tree Protection Plan approval must be obtained separately through Urban Forestry. Visit [www.calgary.ca](http://www.calgary.ca), call 311, or email [tree.protection@calgary.ca](mailto:tree.protection@calgary.ca) for more information.

### Utility Engineering

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

29. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
  - a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment and Protected Areas and The City of Calgary (311).
  - b. on City of Calgary lands or utility corridors, The City of Calgary, Climate and Environment (Contaminated Sites Section) must be immediately notified (311).
30. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Coordinator, Utility Specialist.

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

31. The grades indicated on the approved Development Site Servicing Plan must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.
32. After approval of the Development Permit but prior to issuance of a Development Completion Permit or any occupancy of the building, payment shall be made for off-site levies pursuant to Bylaw 1H2024.
33. 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.
34. Pursuant to Bylaw 1H2024, off-site levies are applicable.

### **Mobility Engineering**

35. No direct vehicular access is permitted to or from either Northmount Drive NW or Cheyenne Crescent NW.
36. 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.
37. 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](mailto:roadsia@calgary.ca)

## Advisory Comments

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

### Planning

38. The Advisory Comments will be finalized at the time of Development Authority decision.
39. The Applicant may appeal the decision of the Development Authority, including any of the conditions of the development permit. If you decide to file an appeal, please refer to the notification of decision letter for the appropriate appeal body and appeal process.
40. The approval of this development permit does not limit in any way the application of any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline, nor does it constitute any permit or permission under any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline.
41. In addition to this development permit, building permits may also be required. Building permit applications may be submitted upon approval of the associated development permit. Contact Building Regulations at 403-268-5311 for further information.
42. This development permit has not been reviewed for potential issues with the National Building Code - current Alberta Edition. You may require a Building Permit in addition to this development permit in which case compliance with the Code will be assessed through a Building Permit application. Should a Building Permit review require changes to the approved development permit, the changes must be to the satisfaction of the Development Authority and are potentially subject to a new development permit.
43. There are many types of caveats and other agreements that can be registered on the title of the property that can restrict the ability to develop. The City has not reviewed or considered all instruments registered on the title to this property. Property owners must evaluate whether this development is in compliance with any documents registered on title.
44. 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](http://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. If clearance pruning of public trees is required, Urban Forestry must be notified (minimum two business days notice) and an indemnified contractor must be used

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

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at the applicant's expense. Please contact Urban Forestry at 311 for more information.

46. As part of the Tree Protection Bylaw, a Tree Protection Plan will be required when a development, construction activity, or a disturbance occurring on the City Boulevard is within 6 metres of a boulevard tree. For more information about submitting your tree protection plan visit [www.calgary.ca](http://www.calgary.ca) and search protecting trees during construction and development; alternatively, call 311 or email [tree.protection@calgary.ca](mailto:tree.protection@calgary.ca). Applicant is to apply for tree protection plan prior to demolition.
47. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. The Public Trees adjacent to this development are valued at **\$9,031.00**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.
48. No stockpiling or dumping of construction materials is permitted on the adjacent boulevard.

### Utility Engineering

49. 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.

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

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

50. A new water connection is required to service the development and is available from Lane.
51. 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.
52. Maintain a 3.0m separation between Enmax facilities (power poles, light standards, transformer pads, catch basins, etc.) with the proposed water service.
53. Review with Fire Prevention Bureau at 403-268-5378 for on-site hydrant coverage and Siamese connection location(s). A site servicing (hydrant location plan) stamped by the Fire Prevention Bureau is to be submitted at the Development Site Servicing Plan stage. Principal entrance(s) are to be labeled on the plan.
54. Each unit must be individually metered.
55. 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.
56. The applicant must apply for water and sewer connections as per City Standards.
57. A new sanitary connection is required to service the development and is available from Lane.
58. A new storm sewer connection is required to service this development and is available from Northmount Dr NW.
59. 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.
60. The allowable stormwater run-off coefficient shall be 50 L/s/ha.

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

61. Surface ponding (trapped lows) should be designed to contain all the flow generated from the 100-year storm events.
62. 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.
63. Storm Redevelopment Fees (\$84 / m frontage) will be required at the service connection stage.
64. As per The City of Calgary Drainage Bylaw 37M2005, the developer, and those under their control, are responsible for ensuring that a Drainage Permit is obtained from Utility Specialists prior to discharging impounded runoff (caused by rainfall and/or snowmelt) seepage or groundwater from construction site excavations or other areas to a storm sewer. The developer, and those under their control, is responsible for adhering to all conditions and requirements stipulated in the Drainage Permit at all times. For further information, contact the Corporate Call Centre at 311 or visit <http://www.calgary.ca/UEP/Water/Pages/Watersheds-and-rivers/Erosion-and-sediment-control/Report-and-Drawings-Templates-and-Guides.aspx> (Drainage Permit applications can be downloaded from this website).
65. 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>
68. Waste storage enclosures and collection areas shall be maintained and clear of snow and ice.
69. 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.





22 June 2026

Development Applications Review Team (DART)  
City of Calgary  
800 Macleod Trail SE Calgary, AB T2G 2M3

Dear Reza Bacchus,

**RE: Detailed Review 2 (DR 2)**  
**Development Permit Number: DP2025-06578**

Please see responses to DR comments below:

**Bylaw Discrepancy**

- 537: Front setback from the south property line amended to 3.0m.

**Prior to Decision Requirements**

1. Responses and drawings provided with this letter.
2. Completed Community Outreach Assessment Tool is submitted with this letter.
3. Retaining walls sections shown on civil drawings on Page 03. Existing retaining walls to be removed, noted on Site Plan (*DP.04*)
4. Plans amended, see civil grading plan and sections on Pages 02 and 03.
5. Grass in sodded area changed to Buffalograss.
6. Unit 1 plan and south elevation revised to provide further activation along Northmount Drive NW.
7. Width of upgraded sidewalk along Northmount Drive NW amended to 2.0m. Sidewalk replacements also extended across the lane on the north side.
8. Cross-sections provided in civil drawings. *See Page 03.*
9. Cross-sections updated in civil drawings. *See Page 03.*
10. Additional cross-sections provided in civil drawings. *See Page 03.*

Sincerely,

Temitayo Ajibade, Architect, AAA, AIBC, MRAIC

Temitayo Ajibade, Architect AAA, AIBC, MRAIC

#200, 1212 1st Street SE Calgary, AB T2G 2H8 |

| www.grnbarch.com

**Green Birch**  
ARCHITECTURE INC.

**SDAB2026-0125**

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.

|                         |                                       |
|-------------------------|---------------------------------------|
| <b>Date:</b>            | January 14, 2025                      |
| <b>Date Received:</b>   | November 20, 2025                     |
| <b>BLC BY:</b>          | <b>Matt Straub</b>                    |
| <b>Review Required:</b> | <input type="text" value="COMPLETE"/> |

D.P. #

**2025-06578**

For Internal Distribution Only

|                     |       |  |        |  |         |  |                                                           |
|---------------------|-------|--|--------|--|---------|--|-----------------------------------------------------------|
| <b>Modifier(s):</b> | F.A.R |  | Height |  | Density |  | <b>ALL MODIFIER(S) ARE COMPULSORY (Cannot be relaxed)</b> |
|---------------------|-------|--|--------|--|---------|--|-----------------------------------------------------------|

Floodway/Floodfringe/Overland Flow

DOES NOT APPLY

*\*If applicable Complete Flood Sheet\**

Heritage Guidelines Area

Not Located within Heritage Guideline Area

*\*If Applicable Disregard Contextual Rules\****Public Realm Setbacks**

|              |     |          |  |          |  |
|--------------|-----|----------|--|----------|--|
| Rd / St / Av | N/A | Required |  | Provided |  |
| Rd / St / Av | N/A | Required |  | Provided |  |
| Rd / St / Av | N/A | Required |  | Provided |  |

**Main Floor Elevation(S):****Roof Peak Elevation(s):**

|        |  |        |  |
|--------|--|--------|--|
| Unit 1 |  | Unit 1 |  |
| Unit 2 |  | Unit 2 |  |

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

ISC: Protected

For Internal Distribution Only

| Part 4 A to Z Use and Use Rules         |            |                                                                                                                                                                             | D.P. # 2025-06578 |     |     |     |
|-----------------------------------------|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|-----|-----|
| Section / Use                           | Type       | Requirements                                                                                                                                                                | Evaluation        |     |     |     |
| 153.1 Backyard Suite                    | Compulsory | (iii) is located in a detached building located behind the front façade of the main residential building;                                                                   | C                 | N/C | N/A | N/I |
|                                         |            | (vi) Must not be located on the same parcel or bare land unit as either a Rowhouse Building or a Townhouse use;                                                             | C                 | N/C | N/A | N/I |
| 170.2 Contextual Semi-detached Dwelling | Compulsory | (i) contains two Dwelling Units located side by side and separated by a common party wall extending from foundation to roof;                                                | C                 | N/C | N/A | N/I |
| 171 Contextual Single Detached Dwelling | Compulsory | (i) meets all of the rules specified for the use in a district;                                                                                                             | C                 | N/C | N/A | N/I |
|                                         |            | (ii) may contain a Secondary Suite in a district where a Secondary Suite is a listed use and conforms with the rules of the district;                                       | C                 | N/C | N/A | N/I |
| 187 Duplex Dwelling                     | Compulsory | (a) means a building which contains two Dwelling Units, one located above the other, with each having a separate entrance;                                                  | C                 | N/C | N/A | N/I |
| 287 Rowhouse                            | Compulsory | (i) contains three or more Dwelling Units, located side by side and separated by common party walls extending from foundation to roof;                                      | C                 | N/C | N/A | N/I |
|                                         |            | (ii) where one façade of each Dwelling Unit directly faces a public street;                                                                                                 | C                 | N/C | N/A | N/I |
|                                         |            | (iii) where no intervening building is located between the street facing façade of each Dwelling Unit and the adjacent public street;                                       | C                 | N/C | N/A | N/I |
|                                         |            | (iv) where each Dwelling Unit has a separate direct entry from grade to an adjacent public sidewalk or an adjacent public street;                                           | C                 | N/C | N/A | N/I |
|                                         |            | (v) where no Dwelling Unit is located wholly or partially above another Dwelling Unit; and                                                                                  | C                 | N/C | N/A | N/I |
|                                         |            | (vi) may contain a Secondary Suite within a Dwelling Unit in a district where a Secondary Suite is a listed use and conforms with the rules of the district;                | C                 | N/C | N/A | N/I |
| 295 Secondary Suite                     | Compulsory | (i) contains two or more rooms used or designed to be used as a residence by one or more persons;                                                                           | C                 | N/C | N/A | N/I |
|                                         |            | (ii) contains a kitchen, living, sleeping and sanitary facilities;                                                                                                          | C                 | N/C | N/A | N/I |
|                                         |            | (iii) is self-contained and located within a Dwelling Unit;                                                                                                                 | C                 | N/C | N/A | N/I |
|                                         |            | (iv) must not be located in a Dwelling Unit where another Dwelling Unit is located wholly or partially above or below the Dwelling Unit containing the Secondary Suite; and | C                 | N/C | N/A | N/I |
|                                         |            | (v) is considered part of and secondary to a Dwelling Unit;                                                                                                                 | C                 | N/C | N/A | N/I |
| 297 Semi-Detached Dwelling              | Compulsory | (a) means a use where a building contains two Dwelling Units located side by side and separated by a common party wall extending from foundation to roof;                   | C                 | N/C | N/A | N/I |
| 319 Townhouse                           | Compulsory | (i) comprising three or more Dwelling Units;                                                                                                                                | C                 | N/C | N/A | N/I |
|                                         |            | (ii) where each Dwelling Unit has a separate direct entry from grade;                                                                                                       | C                 | N/C | N/A | N/I |
|                                         |            | (iii) where no Dwelling Unit is located wholly or partially above another Dwelling Unit; and                                                                                | C                 | N/C | N/A | N/I |
|                                         |            | (iv) that does not include a Rowhouse Building;                                                                                                                             | C                 | N/C | N/A | N/I |

Page 3

| Residential - Grade-Oriented Infill (R-CG) District                                                                |                                                                                                                                                                                                                |                                                                                                                                                                                     |  |         |                             |                        | D.P. #     | 2025-06578 |        |
|--------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------|-----------------------------|------------------------|------------|------------|--------|
| Rule                                                                                                               | Requirements                                                                                                                                                                                                   |                                                                                                                                                                                     |  |         |                             |                        | Evaluation |            |        |
|                                                                                                                    |                                                                                                                                                                                                                |                                                                                                                                                                                     |  |         | Notes                       | Provided/Variance      |            |            |        |
| Secondary Suites                                                                                                   | If applicable please refer to Secondary Suites Form                                                                                                                                                            |                                                                                                                                                                                     |  |         |                             | See Attached           | N/A        | N/I        |        |
| 537 Building Setback from Front Property line                                                                      | The minimum building setback from a front property line is 3.0m                                                                                                                                                |                                                                                                                                                                                     |  |         | SOUTH                       | 1.20                   | -1.80      |            |        |
|                                                                                                                    |                                                                                                                                                                                                                |                                                                                                                                                                                     |  |         |                             |                        |            |            |        |
|                                                                                                                    |                                                                                                                                                                                                                |                                                                                                                                                                                     |  |         |                             |                        |            |            |        |
| 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.                                                                              |                                                                                                                                                                                     |  |         | SOUTH                       | 2.05                   | 1.45       |            |        |
|                                                                                                                    |                                                                                                                                                                                                                |                                                                                                                                                                                     |  |         |                             |                        |            |            |        |
|                                                                                                                    | (2) Landings, ramps other than wheelchair ramps and stairs may project into a front setback area provided:                                                                                                     | (a) they provide access to the main floor or lower level of the building; and                                                                                                       |  |         |                             | C                      | N/C        | N/A        | N/I    |
|                                                                                                                    |                                                                                                                                                                                                                | (b) the area of a landing does not exceed 2.5m <sup>2</sup>                                                                                                                         |  |         |                             | N/A                    |            |            |        |
|                                                                                                                    | (5) In a Developed Area, a porch may project a maximum of 1.8m into a front setback area where:                                                                                                                |                                                                                                                                                                                     |  |         |                             | N/A                    |            |            |        |
|                                                                                                                    |                                                                                                                                                                                                                |                                                                                                                                                                                     |  |         |                             |                        |            |            |        |
|                                                                                                                    |                                                                                                                                                                                                                | (a) it forms an entry to the main floor of a Dwelling Unit of a main residential building;                                                                                          |  |         |                             | C                      | N/C        | N/A        | N/I    |
|                                                                                                                    |                                                                                                                                                                                                                |                                                                                                                                                                                     |  |         |                             |                        |            |            |        |
|                                                                                                                    |                                                                                                                                                                                                                | (b) the setback of the porch from the front property line is not less than the minimum setback in the district;                                                                     |  |         |                             | C                      | N/C        | N/A        | N/I    |
|                                                                                                                    |                                                                                                                                                                                                                |                                                                                                                                                                                     |  |         |                             |                        |            |            |        |
|                                                                                                                    |                                                                                                                                                                                                                | (c) the maximum height of the porch platform is 1.2m measured from grade, excluding stairs and a landing area not exceeding 2.5m <sup>2</sup> ; and                                 |  |         |                             | Area (m <sup>2</sup> ) |            |            |        |
|                                                                                                                    |                                                                                                                                                                                                                |                                                                                                                                                                                     |  |         |                             | N/A                    |            |            |        |
|                                                                                                                    |                                                                                                                                                                                                                |                                                                                                                                                                                     |  |         |                             | Height (m)             |            |            |        |
|                                                                                                                    |                                                                                                                                                                                                                |                                                                                                                                                                                     |  |         |                             | N/A                    |            |            |        |
|                                                                                                                    |                                                                                                                                                                                                                | (d) the portion of the porch that projects into a front setback area is unenclosed, other than by a railing, balustrade or privacy walls located on porches between attached units. |  |         |                             | C                      | N/C        | N/A        | N/I    |
|                                                                                                                    |                                                                                                                                                                                                                |                                                                                                                                                                                     |  |         |                             |                        |            |            |        |
|                                                                                                                    |                                                                                                                                                                                                                |                                                                                                                                                                                     |  |         | 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<br><i>(Does not apply to decks , eaves, porches, ramps, and stairs)</i> |                                                                                                                                                                                     |  |         | PROVIDE LENGTH AND % VALUES | %                      | Length     | %          | Length |
|                                                                                                                    | 1st st                                                                                                                                                                                                         |                                                                                                                                                                                     |  | X 40% = |                             | N/A                    |            |            |        |
|                                                                                                                    | 2nd st                                                                                                                                                                                                         |                                                                                                                                                                                     |  | X 40% = |                             |                        |            |            |        |
|                                                                                                                    | (2) The max. length of an individual projection into any setback area is 3.1m                                                                                                                                  |                                                                                                                                                                                     |  |         |                             | N/A                    |            |            |        |
| 538 Block Face Requirements                                                                                        | (1) A minimum building setback of 1.2m is required from a side property line at least every 60.0m along the entire length of a block face.                                                                     |                                                                                                                                                                                     |  |         |                             | N/A                    |            |            |        |
|                                                                                                                    | Block Face (Property Line) Length (m):                                                                                                                                                                         |                                                                                                                                                                                     |  |         |                             |                        |            |            |        |
|                                                                                                                    |                                                                                                                                                                                                                |                                                                                                                                                                                     |  |         |                             |                        |            |            |        |
|                                                                                                                    | (2) Where subsection (1) applies, the side setback area must be clear of all air conditioning units, window wells and portions of a building measured from grade to a height of 2.4m                           |                                                                                                                                                                                     |  |         |                             | C                      | N/C        | N/A        | N/I    |
|                                                                                                                    |                                                                                                                                                                                                                |                                                                                                                                                                                     |  |         | EAST                        | 3.00                   | 1.80       |            |        |
|                                                                                                                    | (1) Subject to subsections (3) through (9), the minimum building setback from any side property line is 1.2m                                                                                                   |                                                                                                                                                                                     |  |         |                             |                        |            |            |        |
|                                                                                                                    |                                                                                                                                                                                                                |                                                                                                                                                                                     |  |         |                             |                        |            |            |        |
|                                                                                                                    |                                                                                                                                                                                                                |                                                                                                                                                                                     |  |         |                             |                        |            |            |        |
|                                                                                                                    | (2) Subject to subsections (3) through (7), for a laneless parcel, the minimum building setback from any side property line is:                                                                                | (a) 1.2m; or                                                                                                                                                                        |  |         |                             | N/A                    |            |            |        |
|                                                                                                                    |                                                                                                                                                                                                                |                                                                                                                                                                                     |  |         |                             |                        |            |            |        |
|                                                                                                                    |                                                                                                                                                                                                                | (b) 3.0m on one side of the parcel when no provision is made for a private garage on the front or side of a building.                                                               |  |         |                             | N/A                    |            |            |        |
|                                                                                                                    |                                                                                                                                                                                                                |                                                                                                                                                                                     |  |         |                             |                        |            |            |        |
|                                                                                                                    | (3) There is no requirement for a building setback from a property line upon which a party wall is located.                                                                                                    |                                                                                                                                                                                     |  |         |                             | Applies                |            | N/A        | N/I    |
|                                                                                                                    |                                                                                                                                                                                                                |                                                                                                                                                                                     |  |         |                             |                        |            |            |        |
| (4) The minimum building setback from a side property line may be reduced to a zero setback where:                 | (a) the owner of the parcel proposed for development and the owner of the adjacent parcel register, against both titles, a 1.2m private maintenance easement.                                                  |                                                                                                                                                                                     |  |         | Applies                     |                        | N/A        | N/I        |        |
|                                                                                                                    |                                                                                                                                                                                                                |                                                                                                                                                                                     |  |         |                             |                        |            |            |        |
|                                                                                                                    |                                                                                                                                                                                                                |                                                                                                                                                                                     |  |         |                             |                        |            |            |        |

|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                          |                                                                                                                     |         |                                |      |         |       |        |     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|---------|--------------------------------|------|---------|-------|--------|-----|
| Page 4<br>539 Building<br>Setback from Side<br>Property Line                                                                                                                                          | (5) The minimum building setback from a side property line may be reduced to a zero setback where the main residential building on the adjoining parcel has a zero setback.                                                                                                                                                                                                                          |                                                                                                                                          |                                                                                                                     |         |                                |      | Applies | N/A   | N/I    |     |
|                                                                                                                                                                                                       | (6) For a corner parcel, the minimum building setback from a side property line shared with a street is 0.6m                                                                                                                                                                                                                                                                                         |                                                                                                                                          |                                                                                                                     |         |                                | WEST | 1.00    | 0.40  |        |     |
|                                                                                                                                                                                                       | (7) The building setback from a side property line of 3.0m required in subsection 2(b) may be reduced to zero metres where the owner of the parcel proposed for development and the owner of the adjacent parcel registers, against both titles, a private access easement:                                                                                                                          |                                                                                                                                          | (a) where the width of the easement, in combination with the reduced building setback, must be at least 3.0 metres; |         |                                |      | N/A     |       |        |     |
|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                          | (b) that provides unrestricted vehicle access to the rear of the parcel.                                            |         |                                |      | Applies | N/A   | N/I    |     |
|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                          |                                                                                                                     |         |                                |      |         |       |        |     |
|                                                                                                                                                                                                       | (8) Unless otherwise referenced in subsection (9), on a laned parcel the minimum building setback from a side property line for a private garage attached to a main residential building is 0.6m                                                                                                                                                                                                     |                                                                                                                                          |                                                                                                                     |         |                                |      | N/A     |       |        |     |
|                                                                                                                                                                                                       | (9) On a laned parcel, the minimum building setback for a private garage attached to a main residential building that does not share a side or rear property line with a street may be reduced to zero metres where the wall of the portion of the building that contains the private garage is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel. |                                                                                                                                          |                                                                                                                     |         |                                |      | Applies | N/A   | N/I    |     |
|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                          |                                                                                                                     |         |                                |      |         |       |        |     |
|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                          |                                                                                                                     |         |                                |      |         |       |        |     |
| 337 Projections<br>Into Side Setback<br>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     |       |        |     |
|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                          |                                                                                                                     |         |                                |      |         |       |        |     |
|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                          |                                                                                                                     |         |                                |      | N/A     |       |        |     |
|                                                                                                                                                                                                       | (1.2) Portions of a building less than 2.4m above grade may project a maximum of 0.6m,                                                                                                                                                                                                                                                                                                               |                                                                                                                                          |                                                                                                                     |         |                                |      |         |       |        |     |
|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                          |                                                                                                                     |         |                                |      |         |       |        |     |
|                                                                                                                                                                                                       | (1.2) (b) for all other uses:                                                                                                                                                                                                                                                                                                                                                                        | (i) when located on a corner parcel;                                                                                                     |                                                                                                                     |         |                                |      | C       | N/C   | N/A    | N/I |
|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                      | (ii) where at least one side setback area is clear of all portions of the building measured from grade to a height of 2.4m; or           |                                                                                                                     |         |                                |      | C       | N/C   | N/A    | N/I |
|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                          |                                                                                                                     |         |                                |      |         |       |        |     |
|                                                                                                                                                                                                       | (iii) where the side setback area contains a private maintenance easement required by this Bylaw and no portion of the building projects into the required private maintenance easement.                                                                                                                                                                                                             |                                                                                                                                          |                                                                                                                     |         |                                | C    | N/C     | N/A   | N/I    |     |
|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                          |                                                                                                                     |         |                                |      |         |       |        |     |
|                                                                                                                                                                                                       | (1.3) Window wells may project a maximum of 0.8m into any side setback area.                                                                                                                                                                                                                                                                                                                         |                                                                                                                                          |                                                                                                                     |         |                                |      | N/A     |       |        |     |
|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                          |                                                                                                                     |         |                                |      |         |       |        |     |
|                                                                                                                                                                                                       | (2) Window wells and portions of a building, other than eaves, must not project into a 3.0m setback required on a laneless parcel.                                                                                                                                                                                                                                                                   |                                                                                                                                          |                                                                                                                     |         |                                |      | C       | N/C   | N/A    | N/I |
|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                          |                                                                                                                     |         |                                |      |         |       |        |     |
|                                                                                                                                                                                                       | (3) Eaves may project a max. of 0.6m into any side setback area.                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                          |                                                                                                                     |         |                                | EAST | -1.54   | -2.14 |        |     |
|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                          |                                                                                                                     |         |                                | WEST | -0.25   | -0.85 |        |     |
|                                                                                                                                                                                                       | (5) Landings, ramps other than wheelchair ramps and stairs may project in a side setback area provided:                                                                                                                                                                                                                                                                                              |                                                                                                                                          | (a) they provide access to the main floor or lower level of the building;                                           |         |                                |      | C       | N/C   | N/A    | N/I |
| (b) the area of a landing does not exceed 2.5m <sup>2</sup>                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                          |                                                                                                                     |         | 1.71                           |      | -0.79   |       |        |     |
| (c) the area of any portion of a landing that projects into the side setback area does not exceed 1.8m <sup>2</sup>                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                          |                                                                                                                     |         | 1.71                           |      | -0.09   |       |        |     |
|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                          |                                                                                                                     |         |                                |      |         |       |        |     |
| (d) they are not located in a 3.0m side setback area required on a laneless parcel; and                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                          |                                                                                                                     |         | C                              | N/C  | N/A     | N/I   |        |     |
|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                      | (e) they are not located in a side setback area required to be clear of projections, unless pedestrian access from the front to the rear |                                                                                                                     |         |                                | C    | N/C     | N/A   | N/I    |     |
|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                          |                                                                                                                     |         |                                |      |         |       |        |     |
| (10) Central air conditioning equipment may project a maximum of 1.0m into a side setback area:                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                          |                                                                                                                     |         |                                | N/A  |         |       |        |     |
|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                          |                                                                                                                     |         |                                |      |         |       |        |     |
| (8) Any portion of a building that projects into a side setback area, other than eaves, landings, window wells, ramps and stairs, must not be located closer than 0.9m from the nearest front façade. |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                          |                                                                                                                     |         |                                | N/A  |         |       |        |     |
|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                          |                                                                                                                     |         |                                |      |         |       |        |     |
| (9) Balconies and decks must not project into any side setback area;                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                          |                                                                                                                     |         |                                | C    | N/C     | N/A   | N/I    |     |
|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                          |                                                                                                                     |         |                                |      |         |       |        |     |
| 335 Length of<br>Portions of a<br>Building in<br>Setback Areas<br>(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<br><i>(Does not apply to decks , eaves, porches, ramps, and stairs)</i>                                                                                                                                                                                       |                                                                                                                                          |                                                                                                                     |         | PROVIDE LENGTH AND %<br>VALUES | %    | Length  | %     | Length |     |
|                                                                                                                                                                                                       | 1st st                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                          |                                                                                                                     | X 40% = |                                | N/A  |         |       |        |     |
|                                                                                                                                                                                                       | 2nd st                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                          |                                                                                                                     | X 40% = |                                |      |         |       |        |     |
|                                                                                                                                                                                                       | __st                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                          |                                                                                                                     | X 40% = |                                |      |         |       |        |     |
|                                                                                                                                                                                                       | __st                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                          |                                                                                                                     | X 40% = |                                |      |         |       |        |     |
|                                                                                                                                                                                                       | (2) The max. length of an individual projection into any setback area is 3.1m<br><i>(Includes Window Wells)</i>                                                                                                                                                                                                                                                                                      |                                                                                                                                          |                                                                                                                     |         |                                |      | N/A     |       |        |     |
|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                          |                                                                                                                     |         |                                |      |         |       |        |     |
|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                          |                                                                                                                     |         |                                |      |         |       |        |     |

|                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                        |                                                                                                                                            |                                             |                             |      |        |     |                |     |      |     |        |     |     |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-----------------------------|------|--------|-----|----------------|-----|------|-----|--------|-----|-----|--|
| Page 5                                                                                                                                                                           |                                                                                                                                                                                                                                                                                        |                                                                                                                                            |                                             |                             |      |        |     |                |     |      |     |        |     |     |  |
| 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                                                                                                                                                                                        |                                                                                                                                            |                                             |                             |      | NORTH  |     | 8.35           |     | 7.15 |     |        |     |     |  |
|                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                        |                                                                                                                                            |                                             |                             |      |        |     |                |     |      |     |        |     |     |  |
|                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                        |                                                                                                                                            |                                             |                             |      |        |     |                |     |      |     |        |     |     |  |
| 338 Projections Into Rear Setback Area                                                                                                                                           | (2) Awnings, balconies, bay windows, canopies, chimneys, decks, eaves, fireplaces, fire escapes, landings, porches, and ramps other than wheelchair ramps may project a max of 1.5m into any rear setback area.                                                                        |                                                                                                                                            |                                             |                             |      |        |     | N/A            |     |      |     |        |     |     |  |
|                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                        |                                                                                                                                            |                                             |                             |      |        |     |                |     |      |     |        |     |     |  |
|                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                        |                                                                                                                                            |                                             |                             |      |        |     |                |     |      |     |        |     |     |  |
|                                                                                                                                                                                  | (3) A private garage attached to a building may project without limits into a rear setback area provided it:                                                                                                                                                                           | (a) does not exceed 4.6m in height, measured from the finished floor of the private garage;                                                |                                             |                             |      |        |     | N/A            |     |      |     |        |     |     |  |
|                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                        |                                                                                                                                            |                                             |                             |      |        |     |                |     |      |     |        |     |     |  |
|                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                        |                                                                                                                                            |                                             |                             |      | Unit 1 |     | N/A            |     |      |     |        |     |     |  |
|                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                        |                                                                                                                                            |                                             |                             |      | Unit 2 |     |                |     |      |     |        |     |     |  |
|                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                        |                                                                                                                                            |                                             |                             |      | Unit 3 |     |                |     |      |     |        |     |     |  |
|                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                        |                                                                                                                                            |                                             |                             |      | Unit 4 |     |                |     |      |     |        |     |     |  |
|                                                                                                                                                                                  | (c) has no part that is located closer than 0.60m to the rear property line; and                                                                                                                                                                                                       |                                                                                                                                            |                                             |                             |      |        |     | N/A            |     |      |     |        |     |     |  |
|                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                        |                                                                                                                                            |                                             |                             |      |        |     |                |     |      |     |        |     |     |  |
|                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                        |                                                                                                                                            |                                             |                             |      | N/A    |     |                |     |      |     |        |     |     |  |
| (d) has no eave closer than 0.6m to a side property line.                                                                                                                        |                                                                                                                                                                                                                                                                                        |                                                                                                                                            |                                             |                             |      |        |     |                | N/A |      |     |        |     |     |  |
|                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                        |                                                                                                                                            |                                             |                             |      |        |     |                |     |      |     |        |     |     |  |
|                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                        |                                                                                                                                            |                                             |                             |      |        |     |                |     |      |     |        |     |     |  |
| (4) When an attached private garage has a balcony or deck, the balcony or deck must not be located within 6.0m of a rear property line or 1.2m of a side property line.          |                                                                                                                                                                                                                                                                                        |                                                                                                                                            |                                             |                             | Rear |        | N/A |                |     |      |     |        |     |     |  |
|                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                        |                                                                                                                                            |                                             |                             | Side |        |     |                |     |      |     |        |     |     |  |
|                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                        |                                                                                                                                            |                                             |                             | Side |        |     |                |     |      |     |        |     |     |  |
| 335 Length of Portions of a Building in Setback Areas (Rear)                                                                                                                     | (1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade<br><i>(Does not apply to decks , eaves, porches, ramps, and stairs)</i>                                                                         |                                                                                                                                            |                                             | PROVIDE LENGTH AND % VALUES |      | %      |     | Length         |     | %    |     | Length |     |     |  |
|                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                        |                                                                                                                                            |                                             |                             |      |        |     |                |     |      |     |        |     |     |  |
|                                                                                                                                                                                  | 1st st                                                                                                                                                                                                                                                                                 |                                                                                                                                            |                                             | X 40% =                     |      | N/A    |     |                |     |      |     |        |     |     |  |
|                                                                                                                                                                                  | 2nd st                                                                                                                                                                                                                                                                                 |                                                                                                                                            |                                             | X 40% =                     |      |        |     |                |     |      |     |        |     |     |  |
|                                                                                                                                                                                  | (2) The max. length of an individual projection into any setback area is 3.1m                                                                                                                                                                                                          |                                                                                                                                            |                                             |                             |      |        |     | N/A            |     |      |     |        |     |     |  |
|                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                        |                                                                                                                                            |                                             |                             |      |        |     |                |     |      |     |        |     |     |  |
| 339 Decks                                                                                                                                                                        | (2) The height of a deck in the Developed Area must not exceed:                                                                                                                                                                                                                        | (a) 1.5m above grade at any point, except where the deck is located on the same façade as the at-grade entrance to a walkout basement; and |                                             |                             |      |        |     | N/A            |     |      |     |        |     |     |  |
|                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                        |                                                                                                                                            |                                             |                             |      |        |     |                |     |      |     |        |     |     |  |
|                                                                                                                                                                                  | (b) 0.3m above the main floor level of the closest main residential building on the parcel.                                                                                                                                                                                            |                                                                                                                                            |                                             |                             |      | N/A    |     |                |     |      |     |        |     |     |  |
|                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                        |                                                                                                                                            |                                             |                             |      |        |     |                |     |      |     |        |     |     |  |
|                                                                                                                                                                                  | (2.1) Unless otherwise referenced in subsection (3), a privacy wall located on a deck:                                                                                                                                                                                                 | (a) must not exceed 2.0m in height when measured from the surface of the deck; and                                                         |                                             |                             |      |        |     | N/A            |     |      |     |        |     |     |  |
|                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                        |                                                                                                                                            |                                             |                             |      |        |     |                |     |      |     |        |     |     |  |
|                                                                                                                                                                                  | (b) must not be located between the foremost front façade of the main residential building and the front property line.                                                                                                                                                                |                                                                                                                                            |                                             |                             |      |        |     | C              |     | N/C  |     | N/A    |     | N/I |  |
|                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                        |                                                                                                                                            |                                             |                             |      |        |     |                |     |      |     |        |     |     |  |
|                                                                                                                                                                                  | (3) A deck attached to a Semi-detached Dwelling, Rowhouse or Townhouse within 1.2m of a party wall must have a solid privacy wall that:                                                                                                                                                | (a) is a min. of 2.0m in height;                                                                                                           |                                             |                             |      |        |     | N/A            |     |      |     |        |     |     |  |
|                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                        |                                                                                                                                            |                                             |                             |      |        |     |                |     |      |     |        |     |     |  |
|                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                        |                                                                                                                                            |                                             |                             |      |        |     |                |     |      |     |        |     |     |  |
| (b) is a max. of 3.0m in height; and                                                                                                                                             |                                                                                                                                                                                                                                                                                        |                                                                                                                                            |                                             |                             |      |        | N/A |                |     |      |     |        |     |     |  |
|                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                        |                                                                                                                                            |                                             |                             |      |        |     |                |     |      |     |        |     |     |  |
| (c) extends the full depth of the deck.                                                                                                                                          |                                                                                                                                                                                                                                                                                        |                                                                                                                                            |                                             |                             |      |        | C   |                | N/C |      | N/A |        | N/I |     |  |
|                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                        |                                                                                                                                            |                                             |                             |      |        |     |                |     |      |     |        |     |     |  |
| 340 Balconies                                                                                                                                                                    | (1) Unless otherwise referenced in this Part, an open balcony must not project more than 1.85 metres from the building façade to which it is attached.                                                                                                                                 |                                                                                                                                            |                                             |                             |      |        |     | N/A            |     |      |     |        |     |     |  |
|                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                        |                                                                                                                                            |                                             |                             |      |        |     |                |     |      |     |        |     |     |  |
|                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                        |                                                                                                                                            |                                             |                             |      |        |     |                |     |      |     |        |     |     |  |
|                                                                                                                                                                                  | (2) Unless otherwise referenced in this Part, the floor area of a recessed balcony must not exceed 10.0m²                                                                                                                                                                              |                                                                                                                                            |                                             |                             |      |        |     | N/A            |     |      |     |        |     |     |  |
|                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                        |                                                                                                                                            |                                             |                             |      |        |     |                |     |      |     |        |     |     |  |
|                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                        |                                                                                                                                            |                                             |                             |      |        |     |                |     |      |     |        |     |     |  |
|                                                                                                                                                                                  | (2.1) Unless otherwise referenced in this Part, a privacy wall located on a balcony:                                                                                                                                                                                                   | (a) must not exceed 3.0m in height when measured from the surface of the balcony; and                                                      |                                             |                             |      |        |     | N/A            |     |      |     |        |     |     |  |
|                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                        |                                                                                                                                            |                                             |                             |      |        |     |                |     |      |     |        |     |     |  |
|                                                                                                                                                                                  | (b) must not be located between the foremost front façade of the main residential building and front property line.                                                                                                                                                                    |                                                                                                                                            |                                             |                             |      |        |     | C              |     | N/C  |     | N/A    |     | N/I |  |
|                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                        |                                                                                                                                            |                                             |                             |      |        |     |                |     |      |     |        |     |     |  |
| (3) A balcony attached to a Contextual Semi-detached Dwelling, Semi-detached Dwelling, Rowhouse Building or Townhouse within 1.2m of a party wall must have a privacy wall that: | (a) is a min. of 2.0m in height;                                                                                                                                                                                                                                                       |                                                                                                                                            |                                             |                             |      |        | N/A |                |     |      |     |        |     |     |  |
|                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                        |                                                                                                                                            |                                             |                             |      |        |     |                |     |      |     |        |     |     |  |
|                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                        |                                                                                                                                            |                                             |                             |      |        |     |                |     |      |     |        |     |     |  |
| (b) is a max. of 3.0m in height; and                                                                                                                                             |                                                                                                                                                                                                                                                                                        |                                                                                                                                            |                                             |                             |      |        | N/A |                |     |      |     |        |     |     |  |
|                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                        |                                                                                                                                            |                                             |                             |      |        |     |                |     |      |     |        |     |     |  |
| (c) extends the full depth of the balcony.                                                                                                                                       |                                                                                                                                                                                                                                                                                        |                                                                                                                                            |                                             |                             |      |        | C   |                | N/C |      | N/A |        | N/I |     |  |
|                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                        |                                                                                                                                            |                                             |                             |      |        |     |                |     |      |     |        |     |     |  |
|                                                                                                                                                                                  | (1) Where a balcony is located on the roof of the first or second storey of a main residential building and does not overhang any façade of the storey below, the balcony may have a maximum floor area that equals 50.0 per cent of the horizontal cross section of the storey below. |                                                                                                                                            |                                             |                             |      |        |     | Percentage (%) |     |      |     |        |     |     |  |
|                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                        |                                                                                                                                            |                                             |                             |      |        |     |                |     |      |     |        |     |     |  |
|                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                        |                                                                                                                                            |                                             |                             |      |        |     | Area (m²)      |     |      |     |        |     |     |  |
|                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                        |                                                                                                                                            |                                             |                             |      |        |     |                |     | N/A  |     |        |     |     |  |
|                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                        |                                                                                                                                            |                                             |                             |      |        |     |                |     | N/A  |     |        |     |     |  |
|                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                        |                                                                                                                                            | (i) where it forms part of the front façade |                             |      |        |     |                | N/A |      |     |        |     |     |  |



|                                   |                                                                                                                                                                                                                                                            |                                                                                                                                                                  |                                                                                                                                    |                    |                           |        |            |     |     |  |
|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------------|--------|------------|-----|-----|--|
| 544 Balconies                     | (2) A balcony attached to a Contextual Single Detached Dwelling, Contextual Semi-detached Dwelling, or Rowhouse Building that is a permitted use:<br><br><i>Does not apply to Discretionary Uses.</i>                                                      | (a) may be located on a side façade of a building:                                                                                                               | and is not recessed back more than 4.5m from the front façade; or                                                                  |                    |                           |        |            |     |     |  |
|                                   |                                                                                                                                                                                                                                                            |                                                                                                                                                                  | (ii) where it is on the street side of a corner parcel;                                                                            |                    | C                         | N/C    | N/A        | N/I |     |  |
|                                   |                                                                                                                                                                                                                                                            | (b) may be located on a rear façade of a building where:                                                                                                         | (i) it does not form part of the side façade unless the side façade is on the street side of a corner parcel;                      |                    |                           | C      | N/C        | N/A | N/I |  |
|                                   |                                                                                                                                                                                                                                                            |                                                                                                                                                                  |                                                                                                                                    |                    |                           | C      | N/C        | N/A | N/I |  |
|                                   |                                                                                                                                                                                                                                                            |                                                                                                                                                                  | (ii) a privacy wall is provided where the balcony is facing a side property line shared with a contextually adjacent building; and |                    |                           | C      | N/C        | N/A | N/I |  |
|                                   |                                                                                                                                                                                                                                                            |                                                                                                                                                                  |                                                                                                                                    |                    |                           | C      | N/C        | N/A | N/I |  |
|                                   |                                                                                                                                                                                                                                                            |                                                                                                                                                                  | (iii) the privacy wall is a minimum of 2.0m in height and a maximum of 3.0m in height; and                                         | Minimum            | N/A                       |        |            |     |     |  |
|                                   |                                                                                                                                                                                                                                                            | Maximum                                                                                                                                                          |                                                                                                                                    | N/A                |                           |        |            |     |     |  |
|                                   |                                                                                                                                                                                                                                                            | (c) must not have a balcony on the rear façade with a height greater than 6.0m, when measured vertically at any point from grade to the platform of the balcony. |                                                                                                                                    |                    |                           | N/A    |            |     |     |  |
|                                   |                                                                                                                                                                                                                                                            |                                                                                                                                                                  |                                                                                                                                    |                    |                           |        |            |     |     |  |
|                                   |                                                                                                                                                                                                                                                            |                                                                                                                                                                  |                                                                                                                                    |                    |                           |        |            |     |     |  |
| 543 Amenity Space                 | (1) For developments of three units or more, each unit and suite must have amenity space that is located outdoors and is labelled on the required landscape plan.                                                                                          |                                                                                                                                                                  |                                                                                                                                    | F/M Discretion     |                           | N/A    | N/I        |     |     |  |
|                                   |                                                                                                                                                                                                                                                            |                                                                                                                                                                  |                                                                                                                                    | Applies            |                           | N/A    | N/I        |     |     |  |
|                                   | (2) Amenity space may be provided as common amenity space, private amenity space or a combination of both.                                                                                                                                                 |                                                                                                                                                                  |                                                                                                                                    |                    |                           | 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        |     |     |  |
|                                   |                                                                                                                                                                                                                                                            |                                                                                                                                                                  |                                                                                                                                    | C                  | N/C                       | N/A    | N/I        |     |     |  |
|                                   | (2) Units with an exterior wall facing a street must provide:                                                                                                                                                                                              | (a) an entrance that is visible from the street; and                                                                                                             |                                                                                                                                    | C                  | N/C                       | N/A    | N/I        |     |     |  |
|                                   |                                                                                                                                                                                                                                                            | (b) sidewalks that provide direct exterior access to the unit.                                                                                                   |                                                                                                                                    | C                  | N/C                       | N/A    | N/I        |     |     |  |
| 541 Building Height               | (1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum building height is 11.0m measured from grade.                                                                                                                                 |                                                                                                                                                                  | EAST                                                                                                                               | 8.39               |                           | -2.61  |            |     |     |  |
|                                   |                                                                                                                                                                                                                                                            |                                                                                                                                                                  | NORTH                                                                                                                              | 9.82               |                           | -1.19  |            |     |     |  |
|                                   |                                                                                                                                                                                                                                                            |                                                                                                                                                                  | SOUTH                                                                                                                              | 9.72               |                           | -1.28  |            |     |     |  |
|                                   |                                                                                                                                                                                                                                                            |                                                                                                                                                                  | WEST                                                                                                                               | 10.25              |                           | -0.75  |            |     |     |  |
|                                   | (2) Where a building setback is required from a property line shared with another parcel designated with a low density residential district, the M-CG District or H-GO District, the max building height:                                                  | (a) is the greater of:                                                                                                                                           | (i) the highest geodetic elevation of a main residential building on the adjoining parcel; or                                      |                    | C                         | N/C    | N/A        | N/I |     |  |
|                                   |                                                                                                                                                                                                                                                            |                                                                                                                                                                  | (ii) 7.0m from grade; measured at the shared property line; and                                                                    |                    |                           |        |            |     |     |  |
|                                   |                                                                                                                                                                                                                                                            | (b) increases at a 45 degree angle to a max of 11.0m measured from grade.                                                                                        |                                                                                                                                    |                    |                           |        |            |     |     |  |
|                                   |                                                                                                                                                                                                                                                            |                                                                                                                                                                  |                                                                                                                                    |                    |                           |        |            |     |     |  |
|                                   | (3) On a corner parcel, the max area of a horizontal cross section through a building at 9.5m above average grade must not be greater than 75.0% of the max area of a horizontal cross section through the building between average grade and 8.6m         |                                                                                                                                                                  |                                                                                                                                    |                    |                           |        |            |     |     |  |
|                                   | 1097.49                                                                                                                                                                                                                                                    |                                                                                                                                                                  | 1099.51                                                                                                                            |                    | 1108.04                   |        |            |     |     |  |
|                                   | Prim Bldg Cnrr 1                                                                                                                                                                                                                                           |                                                                                                                                                                  | Prim Bldg Cnrr 2                                                                                                                   |                    | Geo 9.5m Abve Avrge Grade |        |            |     |     |  |
|                                   | 1097.73                                                                                                                                                                                                                                                    |                                                                                                                                                                  | 1099.43                                                                                                                            |                    | 1107.14                   |        |            |     |     |  |
|                                   | Prim Bldg Cnrr 3                                                                                                                                                                                                                                           |                                                                                                                                                                  | Prim Bldg Cnrr 4                                                                                                                   |                    | Geo 8.6m Abve Avrge Grade |        |            |     |     |  |
|                                   |                                                                                                                                                                                                                                                            |                                                                                                                                                                  | X 75% =                                                                                                                            |                    |                           |        | Percentage |     |     |  |
|                                   | Max. Area                                                                                                                                                                                                                                                  |                                                                                                                                                                  | Max. Area allowed at 9.5m                                                                                                          |                    |                           |        | Area (m²)  |     |     |  |
|                                   |                                                                                                                                                                                                                                                            |                                                                                                                                                                  |                                                                                                                                    |                    | 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                                                                                                   |                    |                           |        |            |     |     |  |
|                                   |                                                                                                                                                                                                                                                            |                                                                                                                                                                  |                                                                                                                                    |                    |                           |        |            |     |     |  |
| 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                                                                                                                                                                                              |                                                                                                                                                                  |                                                                                                                                    | 546.77             |                           | 542.57 |            |     |     |  |
|                                   | (1) Unless otherwise referenced in subsections (2) and (3) the maximum building depth is 65.0% of the parcel depth for a building containing a unit.                                                                                                       |                                                                                                                                                                  |                                                                                                                                    | Percentage (%)     |                           |        |            |     |     |  |
|                                   |                                                                                                                                                                                                                                                            |                                                                                                                                                                  |                                                                                                                                    |                    |                           |        |            |     |     |  |
|                                   |                                                                                                                                                                                                                                                            |                                                                                                                                                                  |                                                                                                                                    | Building Depth (m) |                           |        |            |     |     |  |
|                                   |                                                                                                                                                                                                                                                            |                                                                                                                                                                  |                                                                                                                                    | 0.00               |                           | N/A    |            |     |     |  |

|                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                  |                        |                |                            |                |                                                                                                                                                                                                       |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|----------------|----------------------------|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Page 7                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                            | Parcel Depth                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                            | Max Bldg Depth                                                                                                                                                                   |                        |                |                            |                |                                                                                                                                                                                                       |  |
| 535 Building Depth and Separation                                                                                                                                                      | (2) On a laned parcel, there is no maximum building depth for a main residential building wholly contained to the rear of 40.0% parcel depth where:<br><br><i>Note: The Main Residential Building exempt from Building Depth must be WHOLLY contained within rear 60.0%; otherwise see subsection (1).</i> | <div><div></div>Parcel Depth (m)</div> <div><div></div>40% / 60.0% Parcel Depth (m)</div> <div><div></div>Total Number of Units</div> <div><div></div>Required Number of Units in Front 60.0%</div>                      |                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                  | N/A                    |                | 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                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                  |                        |                | Side Setback Dimension (m) |                |                                                                                                                                                                                                       |  |
|                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                            | 30.58                                                                                                                                                                                                                    | Parcel Depth                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                  |                        |                | 3.00                       | 0.00           |                                                                                                                                                                                                       |  |
|                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                            | (b) the building depth of the main residential building on the adjoining parcel;                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                  |                        |                |                            |                |                                                                                                                                                                                                       |  |
|                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                            | 17.31                                                                                                                                                                                                                    | C.A.B. Building Depth                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                  |                        |                |                            |                |                                                                                                                                                                                                       |  |
|                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                            | whichever is closer to the rear property line.                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                  |                        |                |                            |                |                                                                                                                                                                                                       |  |
|                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                            | 3.0m Building Side Setback Required beyond                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                  |                        |                |                            |                |                                                                                                                                                                                                       |  |
| 17.31                                                                                                                                                                                  | m and the rear property line                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                  | Subsection (b) Applies |                |                            |                |                                                                                                                                                                                                       |  |
| 529 Density                                                                                                                                                                            | The maximum density for parcels designated R-CG District is 75 units per hectare.                                                                                                                                                                                                                          |                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                            | Units                                                                                                                                                                            |                        | 4.00           |                            | 0.00           |                                                                                                                                                                                                       |  |
|                                                                                                                                                                                        | 75                                                                                                                                                                                                                                                                                                         | 546.77                                                                                                                                                                                                                   | (m <sup>2</sup> )                                                                                                                                                                                                                                                                                                                                          | 4.00                                                                                                                                                                             | U.P.H                  |                | 73.16                      | -1.84          |                                                                                                                                                                                                       |  |
|                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                  |                        |                |                            |                |                                                                                                                                                                                                       |  |
| 339.1 Porches<br><br><i>(must meet all requirements to be exempt)</i>                                                                                                                  | In a Developed Area, a porch is exempt from parcel coverage where:                                                                                                                                                                                                                                         | (a) the porch is located between the façade of the main residential building and:                                                                                                                                        | (i) the front property line; or                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                  | C                      | N/C            | N/A                        | N/I            |                                                                                                                                                                                                       |  |
|                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                          | (ii) the side property line on the street side of a corner parcel;                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                  | C                      | N/C            | N/A                        | N/I            |                                                                                                                                                                                                       |  |
|                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                            | (b) the porch is unenclosed on a minimum of two sides, other than by a railing, balustrade, or privacy walls located on porches between attached units when the porch is at or exceeds the contextual front setback; and |                                                                                                                                                                                                                                                                                                                                                            | C                                                                                                                                                                                | N/C                    | N/A            | N/I                        |                |                                                                                                                                                                                                       |  |
|                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                            | C                                                                                                                                                                                | N/C                    | N/A            | N/I                        |                |                                                                                                                                                                                                       |  |
|                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                            | C                                                                                                                                                                                | N/C                    | N/A            | N/I                        |                |                                                                                                                                                                                                       |  |
|                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                            | 534 Parcel Coverage                                                                                                                                                                                                      | (2) Unless otherwise referenced in subsection (3), the maximum cumulative building coverage over all the parcels subject to a single development permit containing a Contextual Semi-Detached Dwelling, Contextual Single Detached Dwelling, Cottage Housing Cluster, Rowhouse Building, Semi-Detached Dwelling, Single Detached Dwelling or Townhouse is: | (a) 45.0% of the area of the parcels subject to a single development permit for a development with a density of less than 40 units per hectare;                                  |                        |                | Applies                    |                | Does Not Apply                                                                                                                                                                                        |  |
|                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                            | (b) 50.0% of the area of the parcels subject to a single development permit for a development with a density 40 units per hectare or greater and less than 50 units per hectare; |                        |                | Applies                    |                | Does Not Apply                                                                                                                                                                                        |  |
| (c) 55.0% of the area of the parcels subject to a single development permit for a development with a density of 50 units per hectare or greater and less than 60 units per hectare; or |                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                  | Applies                |                | Does Not Apply             |                |                                                                                                                                                                                                       |  |
| (d) 60.0% of the area of the parcels subject to a single development permit for a development with a density of 60 units per hectare or greater.                                       |                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                  | Applies                |                | Does Not Apply             |                |                                                                                                                                                                                                       |  |
| (3) The maximum parcel coverage referenced in subsections (1) and (2), must be reduced by:                                                                                             | (a) 21.0m <sup>2</sup> where one motor vehicle parking stall is required on a parcel that is not located in a private garage; and                                                                                                                                                                          |                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                            | Applies                                                                                                                                                                          |                        | Does Not Apply |                            |                |                                                                                                                                                                                                       |  |
|                                                                                                                                                                                        | (b) 19.0m <sup>2</sup> 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 |                                                                                                                                                                                                       |  |

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(4) For all other uses, the maximum parcel coverage is 40.0%

|                                                                        |              |           |       |        |                |                |  |
|------------------------------------------------------------------------|--------------|-----------|-------|--------|----------------|----------------|--|
| Determine correct percentage of parcel coverage and input values below |              |           |       |        | Applies        | Does Not Apply |  |
|                                                                        |              |           |       |        | %              | %              |  |
| 4 Number of Units                                                      |              |           |       |        |                |                |  |
| 60.0%                                                                  | 546.77       | minus     |       | 328.06 | 57.88%         | -2.12%         |  |
| Parcel Area (m <sup>2</sup> ) Required Stalls Max. Coverage            |              |           |       |        |                |                |  |
| Parcel Coverage Totals                                                 |              |           |       |        | m <sup>2</sup> | m <sup>2</sup> |  |
| House                                                                  | Proj. > 1.0m | Garage(s) | Other | Total  |                |                |  |
| 233.04                                                                 | 7.72         | 75.70     |       | 316.46 | 316.46         | -11.61         |  |

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.

Percentage (%)

52.08%

22.08%

Area (m<sup>2</sup>)

70.87

30.05

(8) All soft surfaced landscaped area must be irrigated by an underground irrigation system, unless otherwise provided by a low water irrigation system.

C

N/C

Low H2O Irrig.

N/I

(9) Mechanical systems or equipment that are located outside of a building must be screened.

C

N/C

N/A

N/I

136.09 Landscaped Area (m<sup>2</sup>)

542.2 Planting Requirements

(4) The requirement for the provision of 1.0 tree is met where:

(a) a deciduous tree has a minimum calliper of 60mm;

0 # Provided

(b) a coniferous tree has a minimum height of 2.0m

0 # Provided

(5) The requirement for the provision of 2.0 trees is met where:

(a) a deciduous tree has a minimum calliper of 85mm;

0 # Provided

(b) a coniferous tree has a minimum height of 4.0m

6 # Provided

(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

(2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0m<sup>2</sup> of parcel area.

5 Required Trees

546.77

15 Required Shrubs

Parcel Area (m<sup>2</sup>)

# of Trees

12

7

# of Shrubs

28

13

(3) Shrubs must be a minimum height or spread of 0.6m at the time of planting.

0.60

0.00

(7) For landscaped areas with a building below, planting areas must have the following minimum soil depths:

(a) 1.2m for trees;

N/A

(b) 0.6m for shrubs; an

N/A

(c) 0.3m for all other planting areas.

N/A

(8) The soil depths referenced in (7) must cover an area equal to the mature spread of the planting material.

Requires review by planner or technician

N/A

N/I

(1) A driveway must not have direct access to a major street unless:

(a) there is no practical alternative method of vehicular access to the parcel; and

C

N/C

N/A

N/I

(b) a turning space is provided on the parcel to allow all vehicles exiting to face the major street.

C

N/C

N/A

N/I

|                                                                        |                                                                                                                                                                                                                                                             |                                                                                                                                                                                               |                                                                                                                                                                                                                             |                                                                                    |         |     |                         |     |      |     |
|------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|---------|-----|-------------------------|-----|------|-----|
| Page 9                                                                 | 341 Driveways                                                                                                                                                                                                                                               | (2) A driveway connecting a street to a private garage must:                                                                                                                                  | (a) be a min of 6.0m in length along the intended direction of travel for vehicles measured from:                                                                                                                           | (i) the back of the public sidewalk to the door of the private garage; or          |         | N/A |                         |     |      |     |
|                                                                        |                                                                                                                                                                                                                                                             |                                                                                                                                                                                               | (b) contain a rectangular area measuring 6.0m in length and 3.0m in width.                                                                                                                                                  | (ii) a curb where there is no public sidewalk to the door of a private garage, and |         | N/A |                         |     |      |     |
|                                                                        |                                                                                                                                                                                                                                                             |                                                                                                                                                                                               |                                                                                                                                                                                                                             |                                                                                    |         |     |                         |     |      |     |
|                                                                        |                                                                                                                                                                                                                                                             |                                                                                                                                                                                               |                                                                                                                                                                                                                             |                                                                                    |         |     |                         |     |      |     |
|                                                                        |                                                                                                                                                                                                                                                             |                                                                                                                                                                                               |                                                                                                                                                                                                                             |                                                                                    |         |     | C                       | N/C | N/A  | N/I |
|                                                                        | (3) A driveway connecting a lane to a private garage must be a min of 0.60m in length along the intended direction of travel for vehicles, measured from the property line shared with the lane to the door of a private garage.                            |                                                                                                                                                                                               |                                                                                                                                                                                                                             |                                                                                    |         |     | 0.60                    |     | 0.00 |     |
|                                                                        |                                                                                                                                                                                                                                                             | (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                     |     |      |     |
|                                                                        |                                                                                                                                                                                                                                                             |                                                                                                                                                                                               |                                                                                                                                                                                                                             |                                                                                    |         |     | 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. |                                                                                    |         |     | Percentage (%)          |     |      |     |
|                                                                        |                                                                                                                                                                                                                                                             |                                                                                                                                                                                               |                                                                                                                                                                                                                             |                                                                                    |         |     |                         |     |      |     |
|                                                                        |                                                                                                                                                                                                                                                             |                                                                                                                                                                                               |                                                                                                                                                                                                                             |                                                                                    |         |     | Homes w/ Exst. Driveway |     |      |     |
|                                                                        |                                                                                                                                                                                                                                                             |                                                                                                                                                                                               |                                                                                                                                                                                                                             | N/A                                                                                |         |     |                         |     |      |     |
|                                                                        |                                                                                                                                                                                                                                                             |                                                                                                                                                                                               |                                                                                                                                                                                                                             | Existing Driveway No Changes                                                       |         |     |                         |     |      |     |
|                                                                        |                                                                                                                                                                                                                                                             |                                                                                                                                                                                               | 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)                                                           |         |     |                         |     |      |     |
|                                                                        |                                                                                                                                                                                                                                                             |                                                                                                                                                                                               |                                                                                                                                                                                                                             | CHARLESWOOD                                                                        |         |     |                         |     |      |     |
|                                                                        | (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                                          |         |     |                         |     |      |     |
|                                                                        |                                                                                                                                                                                                                                                             |                                                                                                                                                                                               |                                                                                                                                                                                                                             |                                                                                    | 4       |     | 0                       |     |      |     |
|                                                                        |                                                                                                                                                                                                                                                             |                                                                                                                                                                                               | 8                                                                                                                                                                                                                           | Number of Units & Suites                                                           |         |     |                         |     |      |     |
|                                                                        |                                                                                                                                                                                                                                                             |                                                                                                                                                                                               | Stalls Within a Private Garage                                                                                                                                                                                              |                                                                                    | 4       |     |                         |     |      |     |
|                                                                        |                                                                                                                                                                                                                                                             |                                                                                                                                                                                               | Stalls provided on Parking Pad                                                                                                                                                                                              |                                                                                    | 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. |                                                                                                                                                                                               |                                                                                                                                                                                                                             |                                                                                    | 2       |     | -2                      |     |      |     |
|                                                                        |                                                                                                                                                                                                                                                             |                                                                                                                                                                                               |                                                                                                                                                                                                                             |                                                                                    |         |     |                         |     |      |     |
|                                                                        |                                                                                                                                                                                                                                                             |                                                                                                                                                                                               |                                                                                                                                                                                                                             |                                                                                    |         |     |                         |     |      |     |
| 342 Retaining Walls                                                    | (1) A retaining wall must be less than 1.2m in height when measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall.                                                                  |                                                                                                                                                                                               |                                                                                                                                                                                                                             |                                                                                    | C       | N/C | N/A                     | N/I |      |     |
|                                                                        | (2) A min horizontal separation of 1.0m must be maintained between retaining walls on the same parcel.                                                                                                                                                      |                                                                                                                                                                                               |                                                                                                                                                                                                                             |                                                                                    | C       | N/C | N/A                     | N/I |      |     |
| 338.1 Patios                                                           | (1) Unless otherwise referenced in subsections (2) and (3), a privacy wall may be located on a patio, provided it does not exceed a height of 2.0m from the surface of the patio.                                                                           |                                                                                                                                                                                               |                                                                                                                                                                                                                             |                                                                                    | C       | N/C | N/A                     | N/I |      |     |
|                                                                        |                                                                                                                                                                                                                                                             |                                                                                                                                                                                               |                                                                                                                                                                                                                             |                                                                                    |         |     |                         |     |      |     |
|                                                                        | (2) A privacy wall located on a patio must not exceed 2.0m in height, when measured from grade and when the privacy wall is located within: (a) a side setback area; or (b) 6.0m of a rear property line.                                                   |                                                                                                                                                                                               |                                                                                                                                                                                                                             |                                                                                    | C       | N/C | N/A                     | N/I |      |     |
|                                                                        |                                                                                                                                                                                                                                                             |                                                                                                                                                                                               |                                                                                                                                                                                                                             |                                                                                    |         |     |                         |     |      |     |
|                                                                        | (3) A privacy wall located on a patio must not exceed 1.2m in height when measured from grade when the privacy wall is located between the foremost front façade of the main residential building and the front property line.                              |                                                                                                                                                                                               |                                                                                                                                                                                                                             |                                                                                    | C       | N/C | N/A                     | N/I |      |     |
|                                                                        |                                                                                                                                                                                                                                                             |                                                                                                                                                                                               |                                                                                                                                                                                                                             |                                                                                    |         |     |                         |     |      |     |
| 540.1 Fences<br><i>Note: Only apply fence rules to proposed fences</i> | For a Rowhouse Building, the height of a fence above grade at any point along a fence line must not exceed:                                                                                                                                                 | (a) 1.2 metres for any portion of a fence extending between the foremost front façade of the immediately adjacent main residential building and the front property line;                      |                                                                                                                                                                                                                             | C                                                                                  | N/C     | N/A | N/I                     |     |      |     |
|                                                                        |                                                                                                                                                                                                                                                             |                                                                                                                                                                                               |                                                                                                                                                                                                                             |                                                                                    |         |     |                         |     |      |     |
|                                                                        |                                                                                                                                                                                                                                                             | (b) 2.0 metres in all other cases; and                                                                                                                                                        |                                                                                                                                                                                                                             | 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 |      |     |
|                                                                        |                                                                                                                                                                                                                                                             |                                                                                                                                                                                               |                                                                                                                                                                                                                             |                                                                                    |         |     |                         |     |      |     |
|                                                                        |                                                                                                                                                                                                                                                             |                                                                                                                                                                                               |                                                                                                                                                                                                                             |                                                                                    |         |     |                         |     |      |     |
| 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 |
|                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |   |     |     |     |
| 122 Standards for Motor Vehicle Parking Stalls | 1) Unless otherwise specified, the minimum width and depth of motor vehicle parking stalls are illustrated in Table 2.<br><br><i>Note: The depth of the motor vehicle parking stalls provided within a garage for 2 or more tenants within rowhouse defaults to Table 2.<br/>The required depth is 5.4m.</i>                                                                                                                                                                                                                                                                                                                                      |  | 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:<br>(a) a Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling or Single Detached Dwelling<br>(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.                                                                                                                                                                                                                                                                               |  | C | N/C | N/A | N/I |
|                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |   |     |     |     |
|                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |   |     |     |     |
|                                                | (4) The minimum width of a motor vehicle parking stall required for a Dwelling Unit is:<br>(a) 3.0m where both sides of a stall abut a physical barrier;<br>(b) 2.85m where one side of a stall abuts a physical barrier; and<br>(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:<br>(a) the stall is one of two or more motor vehicle parking stalls that are provided in a private garage;<br>(b) the motor vehicle parking stalls in the private garage are for the sole use of the occupants of the Dwelling Unit; and<br>(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:<br>(a) hard surfaced; and<br>(b) located wholly on the subject parcel.                                                                                                                                                                                                                                                                                                                                             |  | C | N/C | N/A | N/I |
|                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |   |     |     |     |
|                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |   |     |     |     |

|



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| Accessory Residential Building                                                      |                                                                                                                                                                                             |                                                                                                                                                               |  |                                        |       |      | D.P. #            | 2025-06578 |     |     |  |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------|-------|------|-------------------|------------|-----|-----|--|
| Rule                                                                                | Requirements                                                                                                                                                                                |                                                                                                                                                               |  |                                        |       |      | Evaluation        |            |     |     |  |
|                                                                                     |                                                                                                                                                                                             |                                                                                                                                                               |  |                                        | Notes |      | 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                                                                                           |  | NORTH                                  |       | 3.05 |                   | 1.85       |     |     |  |
|                                                                                     |                                                                                                                                                                                             |                                                                                                                                                               |  |                                        |       |      |                   |            |     |     |  |
|                                                                                     |                                                                                                                                                                                             | (b) 0.6m from a side or rear property line in all other cases.                                                                                                |  | EAST                                   |       | 0.60 |                   | 0.00       |     |     |  |
|                                                                                     |                                                                                                                                                                                             |                                                                                                                                                               |  | SOUTH                                  |       | 2.62 |                   | 2.02       |     |     |  |
|                                                                                     | (2) The min. building setback for an Accessory Residential Building that does not share a side or rear property line with a street may be reduced to zero m when:                           | (a) the Accessory Residential Building is less than 10.0m <sup>2</sup>                                                                                        |  |                                        |       | C    | N/C               | N/A        | N/I |     |  |
|                                                                                     |                                                                                                                                                                                             |                                                                                                                                                               |  |                                        |       | 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    | N/C               | N/A        | N/I |     |  |
|                                                                                     |                                                                                                                                                                                             |                                                                                                                                                               |  |                                        |       | C    | N/C               | N/A        | N/I |     |  |
|                                                                                     |                                                                                                                                                                                             |                                                                                                                                                               |  |                                        |       | C    | N/C               | N/A        | N/I |     |  |
|                                                                                     | (c) the owner of the adjacent parcel grants a 1.5m private maintenance easement that must:                                                                                                  | (i) be registered against the title of the parcel proposed for development and the title of the adjacent parcel; and                                          |  |                                        |       | C    | N/C               | N/A        | N/I |     |  |
|                                                                                     |                                                                                                                                                                                             | (ii) include a 0.60m eave and footing encroachment easement.                                                                                                  |  |                                        |       | C    | N/C               | N/A        | N/I |     |  |
|                                                                                     | (3) An Accessory Residential Building must not be located in the actual front setback area.                                                                                                 |                                                                                                                                                               |  |                                        |       |      | C                 | N/C        | N/A | N/I |  |
|                                                                                     | (4) A private garage on laneless parcel may be located in required 3.0m side setback, except along street side of a corner parcel.                                                          |                                                                                                                                                               |  |                                        |       |      | C                 | N/C        | N/A | N/I |  |
|                                                                                     | (5) The min. distance between any façade of an Accessory Residential Building 10.0m <sup>2</sup> or more and a main residential building or a building containing a Secondary Suite is 1.0m |                                                                                                                                                               |  |                                        |       |      | C                 | N/C        | N/A | N/I |  |
|                                                                                     | (6) The height of an Accessory Residential Building must not exceed:                                                                                                                        | (a) 4.6m, measured from the finished floor of the building;                                                                                                   |  |                                        |       | 3.52 |                   | -1.08      |     |     |  |
|                                                                                     |                                                                                                                                                                                             |                                                                                                                                                               |  |                                        |       | 3.32 |                   | 0.32       |     |     |  |
|                                                                                     |                                                                                                                                                                                             | (c ) one storey,                                                                                                                                              |  |                                        |       | C    | N/C               | N/A        | N/I |     |  |
|                                                                                     |                                                                                                                                                                                             |                                                                                                                                                               |  | (i) is accessed by a removable ladder; |       | C    | N/C               | N/A        | N/I |     |  |
| (ii) does not have windows;                                                         |                                                                                                                                                                                             |                                                                                                                                                               |  | C                                      | N/C   | N/A  | N/I               |            |     |     |  |
| (iv) has a max. height of 1.5m from the attic floor to the underside of any rafter. |                                                                                                                                                                                             |                                                                                                                                                               |  | N/A                                    |       |      |                   |            |     |     |  |

|                                                           |                                                                                                                             |                                  |   |                                                                           |          |       |         |     |     |
|-----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|----------------------------------|---|---------------------------------------------------------------------------|----------|-------|---------|-----|-----|
| 346 Restrictions on Use of Accessory Residential Building | (1) The finished floor of an Accessory Residential Building, other than a private garage, must not exceed 0.6m above grade. |                                  |   |                                                                           |          | C     | N/C     | N/A | N/I |
|                                                           | (2) An Accessory Residential Building must not be used as a Dwelling Unit, unless a Backyard Suite has been approved.       |                                  |   |                                                                           |          | C     | N/C     | N/A | N/I |
|                                                           | (3) An Accessory Residential Building must not have a balcony or rooftop deck.                                              |                                  |   |                                                                           |          | C     | N/C     | N/A | N/I |
|                                                           | (4) The area of a parcel covered by all Accessory Residential Buildings located on a parcel:                                | (a) must not exceed the less of: |   | (i) the building coverage of the main residential buildings; or           |          | C     | N/C     | N/A | N/I |
|                                                           |                                                                                                                             |                                  |   | (ii) 75.0m <sup>2</sup> for each Dwelling Unit located on the parcel; and |          |       |         |     |     |
|                                                           |                                                                                                                             |                                  |   |                                                                           |          |       |         |     |     |
|                                                           |                                                                                                                             |                                  |   |                                                                           |          |       |         |     |     |
|                                                           |                                                                                                                             |                                  | 4 | # of Units                                                                | ≥ Unit 4 | 75.70 | -224.30 |     |     |



Page 20

Secondary Suite - R-CG

D.P. # 2025-06578

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

|                                      |                                                                                                                                                                              |  |   |     |     |     |
|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---|-----|-----|-----|
| <b>354 Accessory Suite - Density</b> | (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 |
|                                      |                                                                                                                                                                              |  |   |     |     |     |
| <b>Additional Notes</b>              |                                                                                                                                                                              |  |   |     |     |     |
|                                      |                                                                                                                                                                              |  |   |     |     |     |
|                                      |                                                                                                                                                                              |  |   |     |     |     |
|                                      |                                                                                                                                                                              |  |   |     |     |     |

FILE: DP 2025-06578

DATE RECEIVED: November 20, 2025

| 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 setback from the South property line is 1.20m (-1.80m).<br><br><b>Resolved.</b>                       |
| 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 South building eaves project 2.05m (+1.45m) within the front setback area.<br><br><b>Resolved.</b>    |
| 539 Building Setback from Side Property Line  | (6) For a corner parcel, the minimum building setback from a side property line shared with a street is 0.6m                                                                                                                                                | Plans indicate the setback from the West property line is 0.41m (-0.19m).<br><br><b>Resolved.</b>                        |
| 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 2 (-2) bicycle class 1 parking stalls are provided on site.<br><br><b>Resolved.</b>                       |
| 345 Accessory Residential Building            | (6) The height of an Accessory Residential Building must not exceed:<br>(b) 3.0m at any eaveline, when measured from the finished floor of the building; or                                                                                                 | Plans indicate the interior wall height of the accessory residential building is 3.32m (+0.32m).<br><br><b>Resolved.</b> |



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

2026-01-07

**File No: DP2025-06578**

**Location: 4 CHEYENNE CR NW**

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

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

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

If you require any additional information regarding this Development Permit, please contact the Project Administrator at [EPC\\_Permits@enmax.com](mailto:EPC_Permits@enmax.com). **For new services inquiries, please contact ENMAX GetConnected at [GetConnected@enmax.com](mailto:GetConnected@enmax.com).**

Sincerely,

Marcelo Singson P.Eng  
 Distribution Engineering

QR Code for ENMAX Ground  
 Disturbance Guidelines





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

2026-07-03

**To:** The City of Calgary

**Development Permit Application**

**File No.:** DP2025-06578 Recirculation

**Location:** 4 CHEYENNE CR NW

**Development Permit – No Conflict Letter**

ENMAX Power Corporation (“EPC”) received an Application Notice, dated 2026-05-21 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, 6<sup>th</sup> 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 (26<sup>th</sup> 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 (“**OHS**”), 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) Utility Safety Partners for locations of all buried facilities prior to any excavating at the location;
- b) EPC [hotdigs@enmax.com](mailto: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](mailto: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](mailto: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](mailto:EPC_Permits@enmax.com).

Sincerely,

Marcelo Singson  
Engineer, Permits and Circulations  
ENMAX Power Corporation




---

**Re: [External] Re: Follow-up to your comments/questions - DP2025-06578 at 4 CHEYENNE CR NW**

---

**From** Bacchus, Reza <Reza.Bacchus@calgary.ca>

**Date** Thu 15/01/2026 8:35 AM

**To** Triwood Planning Committee <triwoodplanning@gmail.com>

Good Morning Tom,

Thank you for the question.

It is an innovative solution however, defined uses within the Land Use Bylaw (LUB) cannot be relaxed. And so the defined use of a backyard suite, (i.e., Must not be located on the same parcel or bare land unit as either a Rowhouse Building or a Townhouse use) cannot be relaxed.

In order to approve a development that does bend the rules of the LUB, a Land Use Amendment would be required. In a case like this where a backyard suite is proposed to be on the same parcel as a Rowhouse Building, an amendment to change the land use to a Direct Control (DC) District would be required.

I hope this explanation offers some more clarification.

Best Regards,  
Reza

**Reza Bacchus**

Planner I

Planning and Development Services - Community Planning

C (587) 891-3895

E Reza.Bacchus@calgary.ca

The City of Calgary | Mail Code: 8076

800 MacLeod Trail S.E. | P.O. Box 2100, Station M

Calgary, AB T2P 2M5

---

**From:** Triwood Planning Committee <triwoodplanning@gmail.com>

**Sent:** 13 January 2026 7:53 PM

**To:** Bacchus, Reza <Reza.Bacchus@calgary.ca>

**Subject:** [External] Re: Follow-up to your comments/questions - DP2025-06578 at 4 CHEYENNE CR NW

**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](mailto:spam@calgary.ca)

Report Suspicious

Reza,

Thank you for the reply. Please add Triwood planning to the distribution of a detail decision DR report.

Regarding a backyard suite for a row house, is it possible for the DART to allow this as a relaxation?

Triwood Planning Committee

Tom Banks, Member

On behalf of the

**TRIWOOD COMMUNITY ASSOCIATION**

2244 Chicoutimi Dr. NW, Calgary, AB T2L 0W1

[triwoodcommunity.com](http://triwoodcommunity.com)

(403) 282-2677

On Tue, Jan 13, 2026 at 3:55 PM Bacchus, Reza <[Reza.Bacchus@calgary.ca](mailto:Reza.Bacchus@calgary.ca)> wrote:

Good Afternoon Triwood Planning Committee,

Thank you for taking the time to provide us with thoughtful comments relating to this planning application DP2025-06578 at 4 Cheyenne Cr NW.

Your concerns regarding the proposed development's:

- contextually inappropriate setback along Northmount Dr NW
- inappropriate connection to the public sidewalk at the SE corner of the parcel
- insufficient access and space for waste and recycle bins
- potential negative shadowing impact on the adjacent parcel to the east
- potential negative privacy impact on the adjacent parcel to the east
- lack of privacy and security for the outdoor amenity spaces along Cheyenne Crescent NW

are currently being taken into consideration by the City of Calgary Development Application Review Team (DART) as part of the application review process. Please note, the review of this application is still in progress.

Regarding your recommendation, *"that the unit adjacent to Northmount Dr be removed, and a backyard suite above the garage added to replace the lost unit. Such a design would 'facilitate integration of a diversity of grade-oriented housing over time'"*, please note that as per the Land Use Bylaw (LUB) 1P207, a Backyard Suite cannot be located on the same parcel as a Rowhouse Building.

Part 4: Uses and Use Rules

Division 2: Defined Uses

**153.1 "Backyard Suite"** (a) means a use that: (vi) Must not be located on the same parcel or bare land unit as either a Rowhouse Building or a Townhouse use.

If this application is approved, a public notice regarding the development approval will be published. Anyone deemed to be affected by the approval will have an opportunity to appeal the decision in front of the Subdivision and Development Appeal Board. Further information regarding the appeal process can be found at <https://www.calgarysdab.ca/home.html>.

Please let me know if the Triwood Planning Committee would like to be circulated when we send out the Detailed Review (DR) 1 for this application. A friendly reminder that our practice is to send DRs to Community Associations upon request. However, we do not send DRs out to the public. Rather we direct members of the public to Property Research to make records requests on active files (under review, pending decision) or release files.

I encourage you to remain engaged throughout this process.

Best Regards,  
Reza

**Reza Bacchus**

Planner I

Planning and Development Services - Community Planning

C (587) 891-3895

E [Reza.Bacchus@calgary.ca](mailto:Reza.Bacchus@calgary.ca)

The City of Calgary | Mail Code: 8076

800 MacLeod Trail S.E. | P.O. Box 2100, Station M

Calgary, AB T2P 2M5

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NOTICE -

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

## Comment Summary



Permit #: DP2025-06578  
 Address: 4 CHEYENNE CR NW  
 Job Description: New: Rowhouse Building (1 building), Accessory Residential Building (garage and mobility storage), Secondary Suite (4 suites)

---

Name: Eleanor Funk  
 Phone:   
 Email:   
 Address: 48 cheyenne cres nw  
 Overall: In opposition of this application

Created Date: December 20, 2025  
 Circulation Referee: N  
 Number: 639779517

**Area of Concern**

Parking or loading zones

**General Comment**

This proposed development would create parking issues that our crescent cannot absorb. This is a single family road. We don't have large lots or generous street access in front of each home. To place a 4 unit row house on this street is detrimental to the limited parking we already have.

**Attachments**


---

Name: Alejandro Trevino  
 Phone:   
 Email:   
 Address: 18 CHISHOLM CRES NW,  
 Overall: In opposition of this application

Created Date: December 23, 2025  
 Circulation Referee: N  
 Number: 640359832

**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  
 Signage

**General Comment**

Calgary already has many of this type of buildings and we don't need any more

**Attachments**


---

Name: Sylvia D Bates  
 Created Date: December 26, 2025

Phone: [REDACTED]  
 [REDACTED]  
 Address: 12 Cheyenne Cres NW  
 Overall: In opposition of this application

[REDACTED]  
 Number: 640541037

### Area of Concern

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

### General Comment

As a direct neighbour on the northside (12 Cheyenne Cres NW), we disagree that the property is not large enough for 8 units plus garages. Firstly, where is the parking going to be for cars that don't fit into the garage setup? At present 3 or 4 cars can park on the street. Would extra parking park on our side of the alley or in front of our house? This has been a single family lot only and now has a proposal for 8 families. Would such a development get approved for Eagle Ridge or BelAir? How will this structure affect our property value? We don't have an issue with development on the lot, but it is the number of units proposed that is the concern.

### Attachments

---

|            |                                                          |               |                   |
|------------|----------------------------------------------------------|---------------|-------------------|
| Name:      | David Fong                                               | Created Date: | December 27, 2025 |
| Phone:     | [REDACTED]                                               | [REDACTED]    | [REDACTED]        |
| [REDACTED] | [REDACTED]                                               | Number:       | 640544503         |
| Address:   | 72 Cheyenne Cr NW                                        |               |                   |
| Overall:   | Neither in support nor in opposition of this application |               |                   |

### Area of Concern

Access/accessibility (vehicle, pedestrian, cycling)  
 Other

### General Comment

I question if the building is too far forward such that it blocks or impedes the view of oncoming traffic on Northmount west for drivers coming up to the intersection of Northmount and Cheyenne Cr. (Seeing Traffic on Northmount who are heading west). The traffic on Northmount can get very busy at times and traffic on Northmount tends to speed more than the posted limit.

### Attachments

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|            |                                   |               |                   |
|------------|-----------------------------------|---------------|-------------------|
| Name:      | Gordon Piper                      | Created Date: | December 27, 2025 |
| Phone:     | [REDACTED]                        | [REDACTED]    | [REDACTED]        |
| [REDACTED] | [REDACTED]                        | Number:       | 640544976         |
| Address:   | 1062 Northmount Drive 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  
 Site layout  
 Other

**General Comment**

Please find my concerns and comments attached

**Attachments**

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - Concerns Re Development Permit Application .pdf](#)

|          |                                   |               |                   |
|----------|-----------------------------------|---------------|-------------------|
| Name:    | Harriet schenkelberg              | Created Date: | December 28, 2025 |
| Phone:   | [REDACTED]                        |               | [REDACTED]        |
|          | [REDACTED]                        | Number:       | 640596169         |
| Address: | 36 Cheyenne Crescent N.W.         |               |                   |
| Overall: | In opposition of this application |               |                   |

**Area of Concern**

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

**Strengths / Challenges**

This is a very private area and just single homes on this crescent. Preferably it would be good to stay that way. This will just cause more traffic especially for the home around it. not myself but the neighbors close to it.

**Property Impact**

No but it will just be an eyesore for the neighbors close to this project who have here a number of years and take pride in their property.

**Attachments**

|          |                                   |               |                   |
|----------|-----------------------------------|---------------|-------------------|
| Name:    | Jonathan Bird                     | Created Date: | December 28, 2025 |
| Phone:   | [REDACTED]                        |               | [REDACTED]        |
|          | [REDACTED]                        | Number:       | 640596548         |
| Address: | 27 Cheyenne Cres NW               |               |                   |
| Overall: | In opposition of this application |               |                   |

**Area of Concern**

Parking or loading zones  
 Garbage and recycling facility locations  
 Site layout

**General Comment**

0.5 parking stalls/ unit seems insufficient - I would assume this property would generate between 10-12 vehicles which leaves 6-8 vehicles for street use parking. Given that ammount at the typical rate (5.5m in length) and that the property is on a corner (3 sides of the property for steet parking have 5m removed from allowed parking space due to set back). Given the alley access and egress from Cheyenne Cres this seems like a dangerous place to add vehicles to the parked area. I'm all for multi-use development on this parcel and think that 4 units would be acceptable given the location.

**Attachments**

|          |                                   |               |                   |
|----------|-----------------------------------|---------------|-------------------|
| Name:    | Steven Phelps                     | Created Date: | December 28, 2025 |
| Phone:   | [REDACTED]                        |               |                   |
|          | [REDACTED]                        | Number:       | 640597128         |
| Address: | 32 Cheyenne Crescent NW           |               |                   |
| Overall: | In opposition of this application |               |                   |

**Area of Concern**

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

**General Comment**

The development is fundamentally incompatible with the quiet, single-family residential character of the street. Introducing a high-density, multi-unit building disrupts the aesthetic cohesion and peaceful, low-density environment.

The premium paid by myself and other residents for properties on this crescent was directly tied to its established single-family character and the absence of multi-unit dwellings. The introduction of a high-density complex represents a direct threat to existing single-family property values, thereby inflicting an unwarranted financial hardship on homeowners who invested in this established area. Should the neighborhood's character be diminished, the current, high property tax burden, which is based on a premium valuation, will become inequitable and unjustifiable.

The proposed development is expected to significantly increase traffic volume on the quiet crescent. This will compromise the existing low-traffic environment and introduce potential safety risks for pedestrians and children. Furthermore, the provided parking is inadequate, with a garage that is unlikely to accommodate the four proposed vehicles. Given that eight separate dwellings are planned, a requirement for 16 or more vehicles is anticipated. This shortfall is projected to result in on-street parking saturation, thereby exacerbating congestion and diminishing visibility.

The proposed development's location will negatively impact already constrained alley access. The considerable volume of waste and recycling receptacles will exacerbate access difficulties within the alley and create an aesthetic blight.

Approving this application sets a dangerous precedent for high-density infill in established single-family crescents throughout Charleswood, leading to the piecemeal degradation of the entire neighborhood's character. The Development Authority is respectfully requested to reject the current application.

**Attachments**

|        |             |                      |                   |
|--------|-------------|----------------------|-------------------|
| Name:  | Paul McCloy | Created Date:        | December 28, 2025 |
| Phone: |             | Circulation Referee: | N                 |
| Email: | [REDACTED]  | Number:              | 640600198         |

Address: 92 Cheyenne Cr. 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  
 Environmental preservation  
 Privacy considerations  
 Site layout  
 Other

#### General Comment

We have lived on this beautiful for the last 25 years. This building will not fit with the bungalows presently on the street. We also have many schools along Northmount and this would only increase the traffic congestion. Please, please do not ruin our street and allow this development to happen.

#### Attachments

|          |                                   |                      |                   |
|----------|-----------------------------------|----------------------|-------------------|
| Name:    | Lisa Harvey                       | Created Date:        | December 28, 2025 |
| Phone:   |                                   | Circulation Referee: | N                 |
| Email:   |                                   | Number:              | 640600200         |
| Address: | 92 Cheyenne Cr. N.W.              |                      |                   |
| Overall: | In opposition of this application |                      |                   |

#### Area of Concern

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

#### General Comment

This development will begin the destruction of the character of our street. The size and number of units will make so much congestion with parking and traffic with the many schools along Northmount Dr. The building will block the views and natural sunlight that we value on this residential street. Please do not allow this development to happen.

#### Attachments

|          |                          |               |                   |
|----------|--------------------------|---------------|-------------------|
| Name:    | Eunice Wanjiru           | Created Date: | December 28, 2025 |
| Phone:   |                          |               |                   |
|          |                          | Number:       | 640601197         |
| Address: | 104 Cheyenne Crescent NW |               |                   |

Overall: In opposition of this application

### Area of Concern

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

### Strengths / Challenges

Strengths: Increased housing availability. Challenges: Parking issues, street congestion, and potential noise increase.

### Property Impact

Yes! My street is already busy from senator patrols burn school. Every school day the street is busy with traffic, parked cars and pedestrians. This will add to that congestion

### Community Impact

Compact communities, yet insufficient infrastructure to accommodate the change.

### Surrounding Impact

Congestion in the parking capacity. The addition of numerous units to this street is likely to adversely impact the quality of life in the neighborhood.

### General Comment

I'm in favour of such developments, but consideration should be given to available space and existing infrastructure. Adding potentially 8 units to this residential lot is definitely a lot and will add significant congestion to an already busy street.

### Attachments

|          |                                   |               |                   |
|----------|-----------------------------------|---------------|-------------------|
| Name:    | Keely Murphy                      | Created Date: | December 28, 2025 |
| Phone:   | [REDACTED]                        |               | [REDACTED]        |
|          | [REDACTED]                        | Number:       | 640603876         |
| Address: | 84 Cheyenne Crescent NW           |               |                   |
| Overall: | In opposition of this application |               |                   |

### Area of Concern

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

### General Comment

I am writing to formally register my strong opposition to Development Permit DP2025-06578 for 4 Cheyenne Crescent NW, which proposes a row house development with 4 secondary basement suites, resulting in a total of 8 dwelling units on a site currently characterized by single detached residential development. My spouse and I purchased our home on Cheyenne Crescent specifically because it is a quiet, low-density crescent comprised entirely of single detached dwellings. The consistency of built form, scale, and residential intensity along this street was a key and reasonable factor in our decision to invest in this neighbourhood. The proposed development represents a substantial and abrupt departure from the established character of Cheyenne Crescent and is not a context-sensitive or appropriate form of redevelopment for this location.

While the R-CG District allows a range of housing forms, development must still demonstrate compatibility with the surrounding context, particularly with respect to scale, massing, and intensity of use. Cheyenne Crescent is a closed, low-traffic street composed exclusively of single detached homes. Introducing a row house with multiple secondary suites represents a step-change in density and intensity that is inconsistent with the prevailing built form and undermines the

established streetscape. The proposed development also does not represent a gradual or transitional form of intensification. Instead, it concentrates a level of density on a single parcel that is out of scale with adjacent properties and the overall character of the crescent.

The intensity of development proposed (8 dwelling units on a single parcel) raises significant concerns regarding undue interference with the use and enjoyment of neighbouring properties, including but not limited to: Increased noise and activity levels associated with multiple households, loss of privacy due to increased building mass and multiple dwelling entrances, increased vehicle movements, deliveries, and service activity, and reduced enjoyment of outdoor amenity spaces due to overlooking and proximity impacts. These impacts are not speculative; they are a foreseeable consequence of concentrating multiple dwelling units on a site within a street that was designed and developed for low-density residential use.

Cheyenne Crescent is not designed to accommodate the operational impacts associated with an eight-unit development. The proposal raises legitimate concerns related to: On-street parking demand and spillover, vehicle circulation and safety on a narrow residential crescent, snow storage and seasonal roadway narrowing (which at the time of writing is already an issue).

In addition to the above, the functional challenges created by this level of intensity would be borne disproportionately by existing residents and diminish the livability of the street as a whole. Approval of this development would also set a concerning precedent for further similar redevelopments along Cheyenne Crescent. Once such a form of development is established, it opens the door to incremental intensification that would fundamentally and irreversibly alter the character of the street, contrary to the reasonable expectations of existing homeowners.

Residents of this crescent have made long-term financial and personal commitments based on the understanding that this street was planned and developed as a low-density residential enclave. While thoughtful density has an important role in Calgary's broader housing strategy, this proposal represents spot redevelopment that is neither context-sensitive nor supported by a broader neighbourhood planning process. Any consideration of increased density within this area should occur through a comprehensive and transparent neighbourhood-level planning process, rather than through an isolated development that significantly disrupts the established character and livability of the crescent.

#### Attachments

|          |                                   |                      |                   |
|----------|-----------------------------------|----------------------|-------------------|
| Name:    | Charise Bates                     | Created Date:        | December 29, 2025 |
| Phone:   |                                   | Circulation Referee: | N                 |
| Email:   |                                   | Number:              | 640729137         |
| Address: | 1 Chisholm Crescent Northwest     |                      |                   |
| Overall: | In opposition of this application |                      |                   |

#### Area of Concern

Other

#### General Comment

Do NOT replace the bungalow. I know from experience, raising a family in a house - even a bungalow - is easier than raising a family in an eight-unit townhouse.

#### Attachments

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - Single family bungalow.jpg](#)

|          |                                   |               |                   |
|----------|-----------------------------------|---------------|-------------------|
| Name:    | Heather Porteous                  | Created Date: | December 29, 2025 |
| Phone:   |                                   |               |                   |
|          |                                   | Number:       | 640764221         |
| Address: | 100 Cheyenne 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  
 Landscaping plans  
 Garbage and recycling facility locations  
 Site layout  
 Signage

**Strengths / Challenges**

Charleswood/Triwood has been an absolute gem in this city because of the parks, green spaces, amenities, bus routes etc. This building is massive and will literally stand out and change the way the whole of Northmount Dr looks. The sitelines of the street and curb appeal is completely gone.

If I am to understand, these will be 4 upper separate suites and 4 separate basement suites? Where will people park?

There is no parking on the north side of Northmount. There is a bus stop less than 25 meters away. When schools are out, that whole area is a nightmare to try to navigate. People pick up their kids and the city buses are every 3 vehicle.

I don't have an issue with a duplex on the property - even with the basement suites but this is absolutely insane.

I have said, I am not against this program but I honestly think it should be left to ONLY "Drives, Roads, Blvds and Ave's" but not "Crescents, Mews, Places and St.'s" this will keep the smaller areas safe from this type of development.

**Property Impact**

It will if I have to fight for parking and the loudness of dealing with renters. There are renters on the south side of Northmount and every summer there's a party with noise and garbage left out after a night of drinking. Northmount is just too full with people renting up and down and then landlords renting by the "door".

The amount of traffic using MY crescent to drive up to park or drive up to leave, will increase the traffic on MY Cres. exponentially.

The parking will be an issue IF people park in front of their homes as they will be jockeying for parking at the end of the cres, which will make crossing the roads for the hundreds of children crossing the road daily.

The schools with people coming and going and using Northmount to get back and forth downtown, adds to the already congested road.

**Community Impact**

The goal for the city was to create low income housing. These suites will not be low income.

There is no lawn left on this development and the trees are being cut down.

The urban design of this building facing

**Surrounding Impact**

I feel awful for the neighbour to the east of this development. They wont get any sun in their backyards after 6 pm.

8 units is way too much.

The height is ridiculous and doesn't "match" what is going on on the crescent - this is a Cheyenne Crescent development not Northmount Drive development.

It will be even more dangerous for kids to cross Cheyenne Cres because of the extra cars parked at the end of the road.

**General Comment**

Please consider coming out to the Crescent when Sen. Patrick Burns is (which is a middle school) is going in and going out. You can see for yourself the impact of this school, St. Francis, Collingwood, Brentwood and St. Lukes.

Northmount Dr is absolute chaos at the best of times. I have responded to 3 major accidents since I have moved in here where drivers were hit by passing traffic on the outside lane (the bus lane) when people were turning left into Cheyenne Cres.

I spearheaded the traffic calming in this community 20 years ago and had the curb extensions added in on Northmount Dr., Capri Ave and 19th St. because of dangerousness of the roads in this area. Allowing these types of buildings to an already strained community's roadways is just irresponsible.

**Attachments**

|          |                                |                      |                   |
|----------|--------------------------------|----------------------|-------------------|
| Name:    | Rebecca Lee                    | Created Date:        | December 29, 2025 |
| Phone:   |                                | Circulation Referee: | N                 |
| Email:   | [REDACTED]                     | Number:              | 640764370         |
| Address: | 64 cheyenne cres nw            |                      |                   |
| Overall: | In support of this application |                      |                   |

**Area of Concern**



Other

### General Comment

Diversity of housing types is long overdue for our community. As a neighbour on the same block, I support this development and am happy to welcome more neighbours to our street (My kids will be especially excited if there are kids moving in). The existing house is run down, and if it were replaced with a new single family home, it would be a very expensive house that few could afford, as has happened with a number of houses on our block. We are excited to see this be the start of a transformation for our community.

### Attachments

|          |                                   |               |                   |
|----------|-----------------------------------|---------------|-------------------|
| Name:    | lesleysugden                      | Created Date: | December 29, 2025 |
| Phone:   | [REDACTED]                        |               | [REDACTED]        |
|          | [REDACTED]                        | Number:       | 640801441         |
| Address: | 91 Cheyenne Crescent NW           |               |                   |
| Overall: | In opposition of this application |               |                   |

### Area of Concern

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

### Strengths / Challenges

Challenges are, there will be an 8 plex, which will add at minimum of 16 people living there, (not including children), who will drive and likely have 2 cars. There are only 4 parking garage spaces, which means there are likely 12 people without a parking spot. While the bike is thoughtful, no one rides a bike in minus 30 weather and piles of snow, so this is not a reasonable option. We already have huge congestion issues due to the number of schools on this road in a short space, so this will add more traffic issues. It is chaotic during school times and the amount of traffic on 19 street during rush hour traffic and Northmount Drive during school times is already very dangerous. It is also very difficult to get out of the crescent during these times. I do not see any strengths to squeezing this sort of a development into such a small space. I could get behind a side by side development as long as it did not impinge on other people's privacy and sunlight.

### Property Impact

It will because I will have to fight for parking, I will have a more difficult time than I already do to get out of the crescent, the road will be much busier, as there are 8 homes with likely 2 adults who drive (minimum) who will be using this road daily. The current road is not set up for that type of traffic, it is a crescent. As well, we do not all have garages as it is, so there is already an issue with parking on this crescent.

### Community Impact

It doesn't support the city's and community goals. Whose community goals are you speaking about? This is not in line with our community goals (Triwood). It takes down all the healthy trees. It impinges on people's privacy, as these tall homes will overlook the neighbours yards and take away their sunlight from their backyards. There is no land left for people to grow flowers, vegetables and greenery. They are taking down healthy trees and greenery to build this 8 plex and put concrete all over it. There is also no space for children to play. This is not affordable housing, these homes will sell for at least \$700,000 per unit. There is no room for parking, and it adds to the already dangerous roads and traffic conditions. This is not "good urban design" it is a cash cow for the developer. Our sewer system, electrical grid and road ways are not set up for this increased use.

### Surrounding Impact

The neighbours are losing their privacy and access to sunlight to grow vegetation and flowers, trees, etc. The parking will definitely be an issue. The height of the building will take away the sunlight from the people who live behind them, who face Northmount Drive. They will have no privacy as access to the basement suites go right past their property line. As well, they will not have visuals down the street as the development goes past their property frontage line. They are taking

down healthy and established trees and greenery, which is good for the environment, simply to make room for cement sidewalks and the building.

### General Comment

The proposal or plan seems disingenuous in the way that it was presented. It was not made clear that there were separate basement suites in the plans, one had to look very closely to identify this. This is a crescent, not a main roadway, and as such can not manage this amount of traffic. It is unrealistic to think that families will not have 2 cars to deal with the daily demands of daily life. I hope the city will reconsider this plan and decline it as it presents, and make it more reasonable for the community and its best interests. This is an amazing community and overpopulating it is not the answer to the city's goals as mentioned above.

### Attachments

|            |                                   |               |                   |
|------------|-----------------------------------|---------------|-------------------|
| Name:      | Simon Cheung                      | Created Date: | December 30, 2025 |
| Phone:     | [REDACTED]                        | [REDACTED]    | [REDACTED]        |
| [REDACTED] | [REDACTED]                        | Number:       | 640956385         |
| Address:   | 40 Cheyenne Crers NW              |               |                   |
| Overall:   | In opposition of this application |               |                   |

### Area of Concern

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

### General Comment

I am concerned increase on-street parking, congestion, traffic and pedestrian safety. Loss of privacy, sunlight. Increased noise and activity.  
 Change to the character of the street

### Attachments

|            |                                   |               |                   |
|------------|-----------------------------------|---------------|-------------------|
| Name:      | Keith Taylor                      | Created Date: | December 30, 2025 |
| Phone:     | [REDACTED]                        | [REDACTED]    | [REDACTED]        |
| [REDACTED] | [REDACTED]                        | Number:       | 640986633         |
| Address:   | 74 Chisholm Crescent NE           |               |                   |
| Overall:   | In opposition of this application |               |                   |

### Area of Concern

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

### General Comment

Structure too large for the lot. Create blind spots that will make traffic on the streets and alley unsafe. Given the existing setbacks of the street this building is completely out of step with the neighborhood.

There will be too many bins given the number of homes/suites. This will also cause safety concerns navigating the streets and alleys.

Overall there will be too much clutter given this is a neighbourhood of single family homes.

There will be too many cars associated with this development. A safety concern as well as a disruption to the neighbourhood as all those extra cars that cannot fit into the garage will be littered all over the neighbourhood. This WILL create conflict.

I object to this development.

## Attachments

|          |                                   |               |                   |
|----------|-----------------------------------|---------------|-------------------|
| Name:    | Wendy Kurchak                     | Created Date: | December 30, 2025 |
| Phone:   | [REDACTED]                        | [REDACTED]    | [REDACTED]        |
|          | [REDACTED]                        | Number:       | 641012988         |
| Address: | 62 Chisholm Cres calgary          |               |                   |
| Overall: | In opposition of this application |               |                   |

## Area of Concern

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

## Strengths / Challenges

Given the location on a busy street, the development will inherently lead to parking in front of neighbours houses and in the alleyway, which is already too narrow, and is in constant need of repair of unpassable deep ruts due to drainage problems (which have often taken up to ONE year to have repaired after an initial complaint). Additional use of the alleyway for parking, and daily use will undoubtedly exacerbate these existing problems of poor surface condition, passing on the alley, and the additional challenge of maneuvering around parked cars.

## Property Impact

This development will absolutely NEGATIVELY effect the enjoyment of my own property is only 160 m away: 1. The increased use of the alley behind my house will increase the level of noise, dust, and disturbance. 2. The increased level of noise i.e. from comings and goings, from music, air conditioners, from the increased concentration of occupants will disrupt my peace and quiet which will definitely affect my mental health. I'm concerned that the additional dust and car exhaust from the use of the alley will affect my lung function and personal physical health.

## Community Impact

The primary reason that I bought my property in Charleswood about 15 years ago was that it was zoned RESIDENTIAL 1. The character of a neighbourhood with single family dwellings is one where neighbours know each other, socialize together, feel connected, take care of one another i.e. driving a neighbour to visit her husband in hospice, taking food to a new mom, etc., in essence, all the ways that community supports mental and social health. I did not want the type of lifestyle associated with multi-family units then, nor now. This project can only meet council approval because of new bylaws which were passed against public approval. In fact, the council member for Charleswood voted AGAINST the new bylaw re: changing R1 zoning. If the new council changes the bylaw back to Charleswood being zoned R1, this development will be an aberrant property in the neighbourhood.

## Surrounding Impact

This development will unfairly decrease the real estate value of neighbouring homes even while changing the lifestyles of the neighbours forever. A new building should meet R1 criteria.

## General Comment

I currently have a new two - story house being built next door where a bungalow was torn down. The size and proximity of the building is large enough for me to imagine what the new development at 4 Cheyenne may resemble. The impact of the new building on my light, view, the sound refraction, noise, and the shocking loss of privacy has negatively disrupted my lifestyle immeasurably. I don't want to have another neighbour to have to experience this as well.

## Attachments

Name: Dave Maltman  
 Phone:  
 Email: [REDACTED]  
 Address: 70 Chisholm Cres NW  
 Overall: In opposition of this application

Created Date: December 30, 2025  
 Circulation Referee: N  
 Number: 641019027

### Area of Concern

Parking or loading zones  
 Garbage and recycling facility locations  
 Site layout  
 Other

### General Comment

I am in favour of added housing density and am happy to see that this lot will see townhouses added on (or very close to) Northmount Drive. I am concerned that the permit application includes the establishment of not only 4 townhouse units, but an additional 4 secondary suites for a total of 8 suites.

Simply put, a total of 8 suites is too much - too much parking, too much garbage/recycling/compost bins, all which leads to significant congestion around the property. We regularly access our rear garage through this alley and we are concerned about the congestion that will come as part of this development (assuming 8 total suites).

### Attachments

Name: Joe and Henriette Bojes  
 Phone: [REDACTED]  
 [REDACTED]  
 Address: 52 Cheyenne Cres. NW  
 Overall: In opposition of this application

Created Date: December 31, 2025  
 [REDACTED]  
 Number: 641149417

### 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  
 Other

### General Comment

**PRIVACY.** All 4 units overlook the adjacent property into the backyard on the east side of the Row Houses. They also block the west sun to the neighbouring house to the east for the full length of the property.

**NOISE .** Increased noise in the summer months would be a concern as more people enjoy the outdoors. This would be a huge concern for the east neighbour. We hear lots of party noises even at the back of the Cres. from Northmount Drive.

**TRAFFIC.** Increased traffic concern on Cres. as most north parked vehicles drive up the Cres. to do a U turn at the back of the Cres. to head back to Northmount Dr. This brings a huge concern of increase noise, safety and activity. The intersection of Cheyenne Cres, and Northmount Dr. the view from the east would be decreased with the first row house

being built too far South. This, plus tall trees on the property and boulevard would become a hazard for turning. There are lot of pedestrians crossing at the bottom of the Cres with Sen Patrick Burns School nearby. Students often don't look and are running making this an unsafe crossing at the best of times. Cars can not stop fast enough in the winter with ice or gravel on a sloped Cheyenne Cres.

**PARKING.** Not enough parking for the design of the building. With a 5 meter curb setback on both sides from the North (ally) and Northmount intersection this would limit parking in front of the units. If people don't follow these bylaws then turning the corner off Northmount North would cause severe restrictions to turning esp in winter months with windrows and icy conditions on a sloped road. Overall, a huge concern of increased congestion and access onto Cheyenne Cres. 4 Row houses and 4 suites is 8 living units, simply there is not enough Off Street Parking. If each has a guest this would add a lot parking congestion along Cres which adds to the other comment of safety of cars driving up the Cres making turns to park on the other side of the road or heading back to Northmount. Both Plows and Graders clear snow on the Cres in the winter causing large windrows close to the sidewalk thereby decreasing parking availability on the whole Cres. With all the extra parked vehicles this would be difficult for school buses to gain access onto our Cres.

**URBAN AESTHETICS.** The design is poorly designed and does not fit into the urban scape of the neighbourhood with the first row house jutting too far south and does not align with the set back of all the other homes along the street.

**GARBAGE** There is not enough room in the ally for the Trash/Recycle/ Compost bins to be put out on pick up days . These bins would have to go in front of the proposed garage on pick up day. If the green and blue are put out on the same day and spaced with one meter on each side of each there is simply no room with the set back from the ally way. This will impede any alley access. These bins should not be left behind the neighbours on adjoining properties as they are responsible for the lawn, cleanliness and weeding of their own space.

We strongly oppose the design of this many Living Units being put on this site. We understand and support the need for more housing in our city and would hope that the builder and owner take a more realistic and Urban aesthetic approach to the design of this plot of land. Perhaps a bungalow or bilevel duplex not being built too far south would be more appropriate.

Thank you for your attention to this matter.

## Attachments

|          |                                |               |                 |
|----------|--------------------------------|---------------|-----------------|
| Name:    | Tiffany Kjenner                | Created Date: | January 1, 2026 |
| Phone:   | [REDACTED]                     |               | [REDACTED]      |
|          | [REDACTED]                     | Number:       | 641236209       |
| Address: | 35 Cheyenne Crescent NW        |               |                 |
| Overall: | In support of this application |               |                 |

## Area of Concern

Parking or loading zones

## General Comment

As long as the proposed garage is approved I would see no issue with this plan. If it is not then I'm concerned about where people will have to find parking. I like how well thought out the plan because it addresses all the needs of the people who would potentially live here. I hope that these units remain affordable for potential buyers as this neighborhood is highly coveted for its location and buying in this area is very expensive.

## Attachments

|        |              |                      |                 |
|--------|--------------|----------------------|-----------------|
| Name:  | Eleanor Funk | Created Date:        | January 1, 2026 |
| Phone: |              | Circulation Referee: | N               |

Email: [REDACTED]  
 Address: 48 Cheyenne Cres NW  
 Overall: In opposition of this application

Number: 641242560

### 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  
 Site layout

### General Comment

I have previously registered my concern regarding extra parking not only at this lot, but extra parking congestion along Cheyenne Cres.

In addition, I have other concerns. An 8-unit residential complex would have a total of 24 black / blue / green carts.

There is not sufficient room in the alley behind this property for these bins.

I live at the far north end of Cheyenne Cres. I already have frequent traffic in front of my home of vehicles driving up the crescent and pulling U turns right in front of my house. This volume of traffic and traffic noise would only increase with this project.

There are families with young children living at the north end of Cheyenne Cres. The increased traffic this project would bring also brings a safety concern for those living on the crescent.

The project's height and proximity to Northmount drive would create sight-line difficulties for those of us who turn left onto Northmount from Cheyenne.

There is a large tree on this lot. I find it impossible to imagine that a project of this size and scope could be completed without damaging that tree.

This neighbourhood is nearly 70 years old, with sewer and water services that are equally as old and designed for single - residential lots. I am concerned about the negative impact on the sewer and water infra-structure by placing an 8 residential unit building on a single lot.

There is a lot of pedestrian traffic along Northmount, including a lot of school-aged children who walk daily past this lot.

The increased traffic in the area creates a safety concern for those pedestrians.

This proposed project is not in keeping with the character of the neighbourhood.

### Attachments

|          |                                   |               |                 |
|----------|-----------------------------------|---------------|-----------------|
| Name:    | Yasmine Taylor                    | Created Date: | January 1, 2026 |
| Phone:   | [REDACTED]                        |               | [REDACTED]      |
|          | [REDACTED]                        | Number:       | 641261635       |
| Address: | 74 Chisholm 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  
 Other



## General Comment

I am a resident of the Charleswood community and am submitting comments regarding Development Application DP2025-06578.

I oppose the proposed demolition of a single-family bungalow and its replacement with a multi-unit (4-8 unit) townhouse development due to significant concerns related to safety, infrastructure capacity, and neighbourhood compatibility.

### Traffic Safety and Pedestrian Risk

This proposal conflicts with the City of Calgary's stated planning principle of prioritizing safe, complete communities. Northmount Drive NW already experiences high traffic volumes and speeding, making it difficult and unsafe for residents to enter and exit side streets. This corridor also serves a very high concentration of schools, resulting in heavy daily pedestrian use by children.

Pedestrian safety is already compromised. A caregiver has been struck in a marked crosswalk while crossing with children, and my own child has experienced near-fatal incidents attempting to cross Northmount Drive under current conditions. Introducing additional residential density at this location will increase vehicle trips, visitor traffic, deliveries, and service vehicles, exacerbating an already unsafe environment. This is contrary to City policies that emphasize pedestrian-first design, particularly near schools.

### Parking Adequacy and Street Impacts

The Municipal Development Plan and Local Area Planning principles stress that new development must be supported by adequate infrastructure, including parking. A multi-unit development on a single lot raises serious concerns about insufficient on-site parking for residents, visitors, and service vehicles. Inevitably, overflow parking will spill onto surrounding streets, increasing congestion, blocking sightlines, and further compromising safety for pedestrians and cyclists.

### Waste Management and Alley Functionality

An 8-unit development would generate a substantial number of garbage, recycling, and compost bins, potentially 12 to 24 containers. It is unclear how these would be stored or serviced without obstructing alley access. Increased waste volume risks alley congestion, missed collections, odour, and pest issues, all of which negatively affect neighbouring properties. This conflicts with good planning practice and livability standards.

### Neighbourhood Character and Contextual Fit

City planning policies consistently reference the importance of contextual development that respects existing neighbourhood character. This proposal represents a significant departure from the surrounding single-family form and scale. Introducing a multi-unit townhouse development mid-block creates concerns related to massing, privacy, shadowing, and loss of neighbourhood cohesion. Approval would also set a precedent for similar developments without appropriate area-wide planning.

### Policy Uncertainty and Rezoning Review

The City is currently reassessing blanket rezoning policies. Public statements from the Mayor have identified concerns with precisely this scenario, higher-density developments being introduced into established single-family neighbourhoods without sufficient infrastructure or transition planning. Given this ongoing review, approving this application at this time would be premature.

### Infrastructure Capacity

Local infrastructure, including roads, alleys, pedestrian crossings, and waste services, was designed for low-density use. There is no indication that upgrades are planned to support the intensity of development proposed at this site.

### Conclusion

For the reasons outlined above, traffic and pedestrian safety, parking shortfalls, waste management challenges, neighbourhood compatibility, infrastructure limitations, and unresolved policy context, I respectfully request that the City of Calgary deny or defer Development Application DP2025-06578.

Thank you for considering the lived experience and safety concerns of affected residents.

## Attachments

|          |                     |               |                 |
|----------|---------------------|---------------|-----------------|
| Name:    | Sadie               | Created Date: | January 1, 2026 |
| Phone:   | [REDACTED]          |               | [REDACTED]      |
|          | [REDACTED]          | Number:       | 641261642       |
| Address: | 74 Chisholm 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

### General Comment

I am a university student living full-time at this address in Charleswood and would like to comment on Development Application DP2025-06578.

As someone who lives and studies here year-round, I experience the limits of the existing infrastructure on a daily basis. Northmount Drive already feels congested, and parking spillover often affects sightlines and makes walking and biking less safe.

A multi-unit development on a single residential lot would add more vehicles, waste collection, and overall activity to an area that already feels overcapacity. I am particularly concerned about where additional cars will park and how increased garbage, recycling, and compost bins will be managed without disrupting nearby homes and alleys.

City planning principles stress that new development should fit the surrounding neighbourhood and be supported by existing infrastructure. Based on my experience living here full-time, I do not believe this proposal meets those standards.

I respectfully ask the City to deny or defer this application.

Thank you for the opportunity to provide input.

### Attachments

|          |                                   |               |                 |
|----------|-----------------------------------|---------------|-----------------|
| Name:    | Cheryl Martin                     | Created Date: | January 2, 2026 |
| Phone:   | [REDACTED]                        |               | [REDACTED]      |
|          | [REDACTED]                        | Number:       | 641343109       |
| Address: | 63 Chisholm Crescent N.W.         |               |                 |
| Overall: | In opposition of this application |               |                 |

### Area of Concern

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

### Strengths / Challenges

Redeveloping this single family home into 8 dwellings will impact parking, infrastructure, garbage, traffic and the aesthetic of the neighbourhood.

### Property Impact

My street is filled with cars, this will add more vehicles to the area. Northmount Drive already already incredibly busy during peak times on weekdays and school days, an additional 8 homes will add to the congestion.

### Community Impact

We've already learned in similar projects that multi family units are not creating affordable housing, it's an opportunity for developers to make money.

### Surrounding Impact

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All of the factors mentioned in the question above will be negatively impacted

### General Comment

In the last election, Calgarians spoke out loudly and clearly that the blanket rezoning needs to be repealed. Why allow this project when the land use bylaw is in the process of being amended?

### Attachments

|          |                                   |               |                 |
|----------|-----------------------------------|---------------|-----------------|
| Name:    | sean mc swiney                    | Created Date: | January 2, 2026 |
| Phone:   | [REDACTED]                        |               | [REDACTED]      |
|          | [REDACTED]                        | Number:       | 641387654       |
| Address: | 95 - Cheyenne cres                |               |                 |
| 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

### General Comment

I am a taxpayer, and I need to travel to work every week. It's essential for me to have the parking space in front of my house, especially during winter, so I can plug in my car to ensure I can commute and continue paying my property taxes. My wife and I have been diligently working to pay off our house, and during that time, we have contributed thousands of dollars in property taxes. This investment is intended to secure our retirement and provide a home for our son.

We are concerned that projects adding multi-family dwellings will increase vehicle traffic, reduce available parking, and ultimately lower property values. Additionally, this neighborhood has always been intended for single-family homes.

### Attachments

|          |                                   |               |                 |
|----------|-----------------------------------|---------------|-----------------|
| Name:    | Sheila Maitland-McSwiney          | Created Date: | January 2, 2026 |
| Phone:   | [REDACTED]                        |               | [REDACTED]      |
|          | [REDACTED]                        | Number:       | 641391852       |
| Address: | 95 Cheyenne Crescent N.W. 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  
 Privacy considerations  
 Garbage and recycling facility locations

### General Comment

I am a current resident of Charleswood, living on Cheyenne Crescent with my family. We have worked for many years, commuting to our jobs to live in our house, which we purchased in 2000 from the original owners. We bought this property for many reasons, one being that single-family homes, typically well-built bungalows, surrounded it. In the years since, there have been a ridiculous number of houses torn down and replaced with monstrosities, as well as several

dwellings with secondary suites that have failed to account for the parking issues we have been subjected to. We are unequivocally opposed to the erection of a townhouse along Cheyenne Crescent or any similar building.

### Attachments

|          |                                   |               |                 |
|----------|-----------------------------------|---------------|-----------------|
| Name:    | James Mcswiney                    | Created Date: | January 2, 2026 |
| Phone:   | [REDACTED]                        |               | [REDACTED]      |
|          | [REDACTED]                        | Number:       | 641392831       |
| Address: | 95 Cheyenne Crescent N.W. 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  
 Privacy considerations

### General Comment

As a current resident of Cheyenne Crescent in the charming community of Charleswood, I oppose the development permit for 4 Cheyenne Crescent N.W. My late grandfather, who worked for Carma, contributed to the development of these very streets. I feel privileged to experience this community in the same way he and Carma envisioned it. I have known no other home than the one in which I reside, and I am fully convinced that a townhouse would not fit in aesthetically. Furthermore, the parking situation would worsen, as it is already a nightmare!

### Attachments

|          |                                   |               |                 |
|----------|-----------------------------------|---------------|-----------------|
| Name:    | Mathew Taylor                     | Created Date: | January 3, 2026 |
| Phone:   | [REDACTED]                        |               | [REDACTED]      |
|          | [REDACTED]                        | Number:       | 641431375       |
| Address: | 1054 NORTHMOUNT DR NW             |               |                 |
| Overall: | In opposition of this application |               |                 |

### Area of Concern

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

### Strengths / Challenges

they are going to be extremely over filling the lot compared to the surrounding homes

### Property Impact

it will add increased traffic to an already bussy area.  
 the house size will dwarf the surrounding homes

### Community Impact

it should match the surrounding areas most homes are only a r2 not a r4 so dont over crowd everything

### Surrounding Impact

the ally is already tight. there will be no green space left in the lot. the parking will add to an already bussy area. let alone the fact theres talk about adding a bike lane. building hight will increase and cover the houses around it

### General Comment

this is the start of trying to turn northmount into row house after row house and lose and character that it currently has

**Attachments**

|          |                                   |               |                 |
|----------|-----------------------------------|---------------|-----------------|
| Name:    | Maria Dube                        | Created Date: | January 4, 2026 |
| Phone:   | [REDACTED]                        |               | [REDACTED]      |
|          | [REDACTED]                        | Number:       | 641443843       |
| Address: | 1086 Northmount Drive 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  
 Site layout

**General Comment**

The building mass on the south side will adversely impact the ability to see oncoming traffic from the east when exiting Cheyenne Crescent.

The height of the structure does not maintain the character of the street as it is too tall.

Although it may be desired for people to not have vehicles, this is not the case and there is not enough parking for the units proposed. (4 car parking for 8 suites)

**Attachments**

|          |                                   |               |                 |
|----------|-----------------------------------|---------------|-----------------|
| Name:    | Dave Edgar                        | Created Date: | January 4, 2026 |
| Phone:   | [REDACTED]                        |               | [REDACTED]      |
|          | [REDACTED]                        | Number:       | 641444763       |
| Address: | 1073 Northmount Drive             |               |                 |
| 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**

This area is not designed for this type of congestion. This plan allows eight families. There will be lots of parking problems on Northmount that has become a major thoroughfare that it wasn't designed for, stressing water and sewage systems (from 1963, with 8+ toilets and 8 showers ) It will lower property values. It needs to be replaced by at least half of the proposal

**Attachments**

|       |              |               |                 |
|-------|--------------|---------------|-----------------|
| Name: | Clare Dupuis | Created Date: | January 4, 2026 |
|-------|--------------|---------------|-----------------|

Phone: [REDACTED]  
 Email: [REDACTED]  
 Address: 87 Cheyenne Cres NW  
 Overall: In opposition of this application

Circulation Referee: N  
 Number: 641454454

### Area of Concern

Building (massing, façade, height, shadowing, etc.)  
 Access/accessibility (vehicle, pedestrian, cycling)  
 Parking or loading zones  
 Garbage and recycling facility locations

### General Comment

This submission is in connection to my opposition to the proposed development at #4 Cheyenne Cres (PD2025-06578). While I am not in opposition to multiunit development in general, this specific proposal is not well thought-out due to its design and scale, which will impact parking and traffic congestion, back alley usage, pedestrian and vehicle safety, noise levels, and compatibility with the character of the neighbourhood.

**Congestion:** The proposal appears to indicate 8 dwellings, 4 upper and 4 lower units, with 4 parking garages. With 4 parking garages for 8 residential units, it can be expected that at least 4 vehicles will need to rely on street parking, with potentially many more as each unit could easily have more than one vehicle. Our crescent already has limited curb space, so adding more vehicle parking to the street will significantly increase congestion on the street, particularly at the corner. During winter in particular, these extra vehicles could impact snow plowing and the access of emergency vehicles.

**Pedestrian Safety:** While parking in general on Cheyenne Cres is limited, the parking on Cheyenne Cres at Northmount Drive is particularly congested at certain times of the day due to the crescent being used as a pick-up and drop-off area for students at Senator Patrick Burns School. This increase in volume of parked cars not only increases congestion on Cheyenne Cres, but will increase congestion on Northmount Drive if parents cannot find safe parking spots on Cheyenne, and choose to park on Northmount instead. This increased congestion will lower visibility and impacts the safety of pedestrians, particularly young students.

**Traffic Flow:** The expected accumulation of cars parked on Cheyenne will also impact the flow of traffic onto Northmount Drive, which can be quite busy due to the 5 schools that are located along its length. Any increase in parking on Cheyenne will further strain the visibility of vehicles trying to merge on to Northmount Drive during busy times, impacting safety and flow.

**Backlane Usage:** Having 8 units on this small corner lot will necessitate the introduction of 24 City of Calgary bins (8 each for compost, garbage and recycling). The alley behind the proposed development is not designed to accommodate this number of bins. This number of bins will obstruct lane maneuverability and obstruct both residential and service traffic. With limited space, these bins might compete for space with cars parked in the back alley, resulting in bins blocking the lane for vehicles and potentially being overturned causing waste problems.

**Noise:** Cheyenne Crescent is a quiet residential area and the addition of 8 units with a multiple of vehicles will impact the level of noise experienced in the surrounding area.

**Lack of Fit with surrounding homes:** Finally, 8 units built on a small city lot does not fit in with the character of Charleswood which is defined by modest single family dwellings. Cramming 8 units on to a 50 foot lot is incompatible with the design and function of Cheyenne Cres, as s per your own Calgary Plan, which states that "Multi-residential and other new development should integrate with the surrounding neighbourhood....and complement(s) existing physical patterns and character"

I ask that you take these concerns into consideration when judging the merits of DP2025-06578, particularly with respect to residential parking, vehicle and pedestrian safety, integrity of back lane usage, noise level, and compatibility with the existing dwellings and neighbourhood.

Clare Dupuis

July 9, 2026

20/41



**Attachments**

|          |                                   |               |                 |
|----------|-----------------------------------|---------------|-----------------|
| Name:    | Marcus and Christina Tortorelli   | Created Date: | January 4, 2026 |
| Phone:   | [REDACTED]                        |               | [REDACTED]      |
|          | [REDACTED]                        | Number:       | 641462387       |
| Address: | 44 Cheyenne Cr 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**

We strongly oppose this development. Cheyenne Cres is a single-family dwelling neighborhood. The addition of 8 new residences on a lot that has a single-family dwelling on it now imposes significant traffic and parking challenges. Many existing residents currently park on the street, already with little additional space for visitor parking, and this adds unnecessary congestion and potential conflict. The 4 garage stalls assume that only 4 vehicles will be owned by those living in the 8 rental units and it appears there is no available parking considered for those in the basement units.

The increase and pressure on utilities - garbage, water, and sewer where there has only been one family unit - this is a 7-fold increase to this community, which is untenable. Each household is provided with 3 bins (black, green, and blue) by the city. How will 24 bins be managed when the space along the alley, is taken up by the proposed garage?

This addition does not add value to surrounding properties - any multi-unit rental space has a negative impact on property values immediately.

There is significant privacy lost to surrounding homes

**Attachments**

|          |                                   |               |                 |
|----------|-----------------------------------|---------------|-----------------|
| Name:    | Ellen Taylor                      | Created Date: | January 4, 2026 |
| Phone:   | [REDACTED]                        |               | [REDACTED]      |
|          | [REDACTED]                        | Number:       | 641462572       |
| Address: | 79 Cheyenne 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  
 Landscaping plans  
 Environmental preservation  
 Privacy considerations  
 Garbage and recycling facility locations  
 Site layout

**General Comment**

I think that overcrowding will be of great concern to build rowhouse in this area. There are multiple schools close by and lots of pedestrian and students and families that just park on the street as it is to wait to drop off or pick up their children. It's already congested for a big part of the day. There isn't anything of this structural magnitude in the neighborhood and it will be too congested and I'm concerned of the increased noise and traffic that is not healthy and will change forever the character of the street and entire neighborhood and increase safety concerns. I do not support building more than one home on this lot. There has been multiple homes redeveloped in the Cheyenne Cres NW street for the last several years and they were just previously single detached homes that were redeveloped into another single detached home, which should be the case for this corner lot.

**Attachments**

|          |                                   |                      |                 |
|----------|-----------------------------------|----------------------|-----------------|
| Name:    | Zhiqiang Zhong                    | Created Date:        | January 4, 2026 |
| Phone:   |                                   | Circulation Referee: | N               |
| Email:   |                                   | Number:              | 641462775       |
| Address: | 103 Cheyenne Cres 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  
 Garbage and recycling facility locations  
 Site layout

**General Comment**

This development plan is using the window period where blanket rezoning repeal is underway, which is unfair to all other residents in this neighborhood where basically no multi-units as many as 8 have been ever built in our community. The high-density of 8 units in this regular-sized piece of land will definitely impact the neighbors' access to parking, blocking their views and sunshine, privacy, garbage recycling capacity etc.

**Attachments**

|          |                                   |                      |                 |
|----------|-----------------------------------|----------------------|-----------------|
| Name:    | Nicole Corner                     | Created Date:        | January 4, 2026 |
| Phone:   |                                   | Circulation Referee: | N               |
| Email:   |                                   | Number:              | 641470042       |
| Address: | 39 Cheyenne Cres 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  
 Other

## General Comment

My biggest concern lies with the overall width of four units in the proposed redevelopment. The entirety of Unit 1, closest to Northmount Drive, extends over 17 feet past the frontage of the immediate neighbouring home (1062 Northmount Drive NW). There are no other structures on the entirety of Northmount Drive that protrude out from the front facade of neighbouring homes in such a manner. There are hundreds of homes along Northmount Drive NW, all of which share either a similar front or side yard setback from Northmount Drive. The apartment building and all commercial businesses in the area also have similar or even increased setbacks with respect to the residential homes along the length of Northmount Drive (some examples: corners of 19th St NW & Northmount Dr; corner of Charleswood Dr & Northmount Dr; corner of Collingwood Dr & Northmount Dr). If built according to the current plans, this new development will create a permanent and extremely jarring visual change to the urban design streetscape by extending over 17 feet out from the frontage of every other neighbouring home and business along the entire length of Northmount Drive.

Northmount Drive NW, which borders the south side of the property, is a very busy pedestrian, bike route and vehicle corridor. There are hundreds of young children that walk by this property every day due to the adjacent school. The presence of Unit 1 protruding over 17 feet closer to Northmount Drive than any other home or business in the area will create a huge visual obstruction and safety concern in an area that is extremely busy with school aged pedestrians and parents dropping off/picking up children. This reduced visibility greatly limits the safety of not only pedestrians but motorists turning left onto Northmount Drive from the east side of Cheyenne Crescent as well as Westbound Northmount Drive motorists who can no longer clearly anticipate motorists, cyclists and pedestrians traveling southbound down the hill of Cheyenne Crescent NW, which is also a school bus route.

We strongly encourage the developer to take into context the urban design of the neighbourhood and comply with the current visual streetscape and setbacks that Northmount Drive has maintained since its inception over sixty years ago. To have one property out of hundreds extend so close to Northmount Drive would be jarring and give the appearance of extremely poor planning.

I have additional concerns about the increased density in going from a single family home to a potential of eight separate residences. This property is situated between an alley and a busy street corner and is also very close to a city bus stop. As a result, there is very limited street parking immediately surrounding the property. The increased amount of street-parked cars in the area will only further exacerbate the visibility and safety concerns to the pedestrians, cyclists, and motorists that I have outlined above in relation to Unit 1's structural proximity to Northmount Drive.

On the topic of parking- I did notice that the plans include a garage with two double garage doors. This redevelopment proposes 4 separate rowhouses with 4 secondary suites. I'm wondering how this parking will be allocated between the units as it seems with two garage doors only two units will be accommodated.

I am also concerned with the number of waste bins that will now be associated with this property. The bins, with proper spacing, will barely fit along the alley collection location. Even if stored properly, I fear these bins will be moved behind neighbouring properties on collection days to prevent the property's garage parking from being obstructed by bins.

I strongly oppose the redevelopment plans as presented largely due to the safety and streetscape aesthetics concerns I have outlined above in relation to Unit 1's close proximity to Northmount Drive NW. Thank you for considering these comments.

## Attachments

|          |                                   |                      |                 |
|----------|-----------------------------------|----------------------|-----------------|
| Name:    | Matt Corner                       | Created Date:        | January 4, 2026 |
| Phone:   |                                   | Circulation Referee: | N               |
| Email:   |                                   | Number:              | 641472500       |
| Address: | 39 Cheyenne Cres 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

### General Comment

I have serious concerns with the sheer width of this proposed rowhouse development. As shown in the plans, Unit 1, on the south side of the property, will be extending nearly twenty feet closer to Northmount Drive NW than every other residential and commercial property's front/side facades all along the entire length of this corridor. Aside from the obvious distasteful appearance, this structure will result in greatly reduced visibility and limit the safety of not only pedestrians but motorists turning left onto Northmount Drive from the east side of Cheyenne Crescent as well as westbound Northmount Drive motorists who can no longer clearly anticipate motorists, cyclists and pedestrians traveling southbound down the hill of Cheyenne Crescent NW, which is also a school bus route. The increase in street-parked cars associated with the property will only further decrease visibility to pedestrians, cyclists and motorists and aggravate this serious safety issue.

I am also highly concerned how the waste will be managed and if this property will have the traditional household green/blue/black bins. If using the usual household bins the amount of waste/compost/recycling bins that will now need to be accommodated will go from 3 to 24. The length of alley bordering the property where the waste is collected is approximately 108 feet. On green and blue bin collection day there would now be over 80 feet of bins (including proper spacing between bins). To ensure all bins fit, the garage doors will undoubtedly need to have bins placed in front of them. I fear that the obstruction of parking and the inconvenience of moving the waste bins to move vehicle into/out of garage will lead the bins to migrate behind other neighbouring properties. The fact is, most homeowners/tenants with alleyways do not retrieve their garbage bins after collection day and I fear that the sheer number of bins in the alley near this property will be an eyesore. Most people keep their bins in the alley but that is only 3 bins per lot, not 24. I do appreciate that there will be a structure provided on the property for waste bin storage but I wonder how well the group of homeowners and tenants will collectively work together to keep bins contained to the property, especially in winter months when opening gates and snow volume creates a challenge in moving bins around.

I would like to state that I am strongly opposed to the proposed redevelopment as it is currently written largely due to the pedestrian, cyclist and motorist safety concerns I have outlined above as a result of the sheer proximity of the structure of Unit 1 to Northmount Drive. A semi-detached duplex may be a better fit for the lot size to satisfy the goals of increasing densification, while also ensuring urban aesthetics are maintained with a south setback sitting more in line with the front setback on the neighbouring properties, as well as every other home and business along the entirety of Northmount Drive NW. Maintaining these setbacks that were established in the early development of the community will ensure that pedestrian, cyclist, and motorist safety is maintained at current levels. Thank you for taking these comments into consideration.

### Attachments

|          |                                   |               |                 |
|----------|-----------------------------------|---------------|-----------------|
| Name:    | Scott and Carey Houston           | Created Date: | January 5, 2026 |
| Phone:   | [REDACTED]                        |               | [REDACTED]      |
|          | [REDACTED]                        | Number:       | 641769418       |
| Address: | 99 Cheyenne Crescent NW           |               |                 |
| Overall: | In opposition of this application |               |                 |

### Area of Concern

Parking or loading zones

### General Comment

We are homeowners at 99 Cheyenne Crescent NW, and have serious concerns regarding the proposed development at #4 Cheyenne Crescent (DP2025-06578). We request the community have an opportunity for a public hearing so we can share our concerns, and advocate for changes to make this development a better fit for the community.

In 2024, we moved to Cheyenne Crescent NW from the University District, where we lived for over four years in a high-density community of townhouses, with two-car garages and loved the experience. The primary driver for us to leave this vibrant community was lack of street parking. Despite having dedicated garages, the garages were too small to

accommodate anything but two small vehicles, with no storage space. Many homeowners used their garage for storage, and parked one or more vehicles on nearby streets. With no permitted parking, the streets were so clogged that there was rarely any street parking for visitors or deliveries, and it made street and snow maintenance difficult. The parking caused much frustration and friction in the community. This is our reason for opposition to the proposed plan.

Cheyenne Crescent NW is a small crescent, mostly small bungalows, many rely on on-street parking for their vehicles. Our crescent is adjacent to a junior high school, so during the school am and pm rush, our street is often used by parents to park during pick up/drop off. The proposed development is located immediately adjacent to a city bus stop, which creates pedestrian traffic and prevents parking in that area of Northmount Drive. As a result, our street is already busy, with very few available street parking spots near Northmount Drive.

The average number of cars per household in Calgary is ~ 2. Thus, the proposed development with eight units, could require up to 16 vehicles, with garage parking for only four (assuming that the garages are used for vehicle parking and not storage, as many are).

The additional vehicles would thus be required to park on Northmount - not feasible on the north side due to the bus route, crosswalk etc; nor is it feasible on the south side which is used by the existing homeowners, many of whom do not have a standalone garage. Thus excess vehicles will end up parking on Cheyenne Cres, creating parking challenges for existing residents.

Most homeowners have chosen to live here and paid handsomely for the extra value that street parking provides. Other homeowners without garages are fully reliant on street parking.

In sum, we do not see the current plan sufficiently addressing how street parking will be managed, so as not to adversely impact existing residents.

In addition to street parking, we have other concerns around congestion at a busy intersection.

This development adds more traffic at a busy intersection, with no clear plan to address pedestrian safety or the increased congestion entering or exiting Northmount Drive. (Northmount Drive is already very backed up during peak hours heading eastbound, making it impossible to turn left from either entrance to Cheyenne Crescent.) At a time when pedestrian injuries and fatalities are dangerously on the rise, and the City is declaring this to be an important focus area, it is unclear how these risks are managed with the proposed development.

As a result of the above, we request the opportunity to have a public hearing in which we can share our concerns and discuss potential options and solutions.

## Attachments

|          |                                   |               |                 |
|----------|-----------------------------------|---------------|-----------------|
| Name:    | Ellen Taylor                      | Created Date: | January 5, 2026 |
| Phone:   | [REDACTED]                        |               | [REDACTED]      |
|          | [REDACTED]                        | Number:       | 641810197       |
| Address: | 66 Chisholm Crescent NW           |               |                 |
| Overall: | In opposition of this application |               |                 |

## Area of Concern

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

## General Comment

I am a resident of the Charleswood community and am submitting comments regarding Development Application DP2025-06578.

I oppose the proposed demolition of a single-family bungalow and its replacement with a multi-unit (4-8 unit) townhouse development due to significant concerns related to safety, infrastructure capacity, and neighbourhood compatibility.

#### Traffic Safety and Pedestrian Risk

This proposal conflicts with the City of Calgary's stated planning principle of prioritizing safe, complete communities. Northmount Drive NW already experiences high traffic volumes and speeding, making it difficult and unsafe for residents to enter and exit side streets. This corridor also serves a very high concentration of schools, resulting in heavy daily pedestrian use by children.

Pedestrian safety is already compromised. A caregiver has been struck in a marked crosswalk while crossing with children. Introducing additional residential density at this location will increase vehicle trips, visitor traffic, deliveries, and service vehicles, exacerbating an already unsafe environment. This is contrary to City policies that emphasize pedestrian-first design, particularly near schools.

#### Parking Adequacy and Street Impacts

The Municipal Development Plan and Local Area Planning principles stress that new development must be supported by adequate infrastructure, including parking. A multi-unit development on a single lot raises serious concerns about insufficient on-site parking for residents, visitors, and service vehicles. Inevitably, overflow parking will spill onto surrounding streets, increasing congestion, blocking sightlines, and further compromising safety for pedestrians and cyclists.

#### Waste Management and Alley Functionality

An 8-unit development would generate a substantial number of garbage, recycling, and compost bins, potentially 12 to 24 containers. It is unclear how these would be stored or serviced without obstructing alley access. Increased waste volume risks alley congestion, missed collections, odour, and pest issues, all of which negatively affect neighbouring properties. This conflicts with good planning practice and livability standards.

#### Neighbourhood Character and Contextual Fit

City planning policies consistently reference the importance of contextual development that respects existing neighbourhood character. This proposal represents a significant departure from the surrounding single-family form and scale. Introducing a multi-unit townhouse development mid-block creates concerns related to massing, privacy, shadowing, and loss of neighbourhood cohesion. Approval would also set a precedent for similar developments without appropriate area-wide planning.

#### Policy Uncertainty and Rezoning Review

The City is currently reassessing blanket rezoning policies. Public statements from the Mayor have identified concerns with precisely this scenario, higher-density developments being introduced into established single-family neighbourhoods without sufficient infrastructure or transition planning. Given this ongoing review, approving this application at this time would be premature.

#### Infrastructure Capacity

Local infrastructure, including roads, alleys, pedestrian crossings, and waste services, was designed for low-density use. There is no indication that upgrades are planned to support the intensity of development proposed at this site.

#### Conclusion

For the reasons outlined above, traffic and pedestrian safety, parking shortfalls, waste management challenges, neighbourhood compatibility, infrastructure limitations, and unresolved policy context, I respectfully request that the City of Calgary deny or defer Development Application DP2025-06578.

Thank you for considering the lived experience and safety concerns of affected residents.

Sincerely,  
Ellen Taylor

July 9, 2026

26/41

## Attachments

|          |                                   |               |                 |
|----------|-----------------------------------|---------------|-----------------|
| Name:    | Suzanne Loov                      | Created Date: | January 6, 2026 |
| Phone:   | [REDACTED]                        |               | [REDACTED]      |
|          | [REDACTED]                        | Number:       | 641891163       |
| Address: | 66 Chisholm Crescent NW           |               |                 |
| Overall: | In opposition of this application |               |                 |

### Area of Concern

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

### General Comment

I oppose the demolition of a single-family bungalow and the building in its place of a four unit row house with an additional four secondary suites (a total of eight units) due to significant concerns regarding to parking, access, shadowing, privacy, garbage and recycling facilities, among others.

#### Traffic Safety and Pedestrian Risk

This proposal conflicts with the City of Calgary's stated planning principle of prioritizing safe, complete communities. Northmount Drive NW already experiences high traffic volumes and speeding, making it difficult and unsafe for residents to enter and exit side streets. This corridor also serves a very high concentration of schools, resulting in heavy daily pedestrian use by children.

Pedestrian safety is already compromised. A caregiver has been struck in a marked crosswalk while crossing with children, and my own child has experienced near-fatal incidents attempting to cross Northmount Drive under current conditions. Introducing additional residential density at this location will increase vehicle trips, visitor traffic, deliveries, and service vehicles, exacerbating an already unsafe environment. This is contrary to City policies that emphasize pedestrian-first design, particularly near schools.

#### Parking Adequacy and Street Impacts

The Municipal Development Plan and Local Area Planning principles stress that new development must be supported by adequate infrastructure, including parking. A multi-unit development on a single lot raises serious concerns about insufficient on-site parking for residents, visitors, and service vehicles. Inevitably, overflow parking will spill onto surrounding streets, increasing congestion, blocking sightlines, and further compromising safety for pedestrians and cyclists.

#### Waste Management and Alley Functionality

An 8-unit development would generate a substantial number of garbage, recycling, and compost bins, potentially 12 to 24 containers. It is unclear how these would be stored or serviced without obstructing alley access. Increased waste volume risks alley congestion, missed collections, odour, and pest issues, all of which negatively affect neighbouring properties. This conflicts with good planning practice and livability standards.

#### Neighbourhood Character and Contextual Fit

City planning policies consistently reference the importance of contextual development that respects existing neighbourhood character. This proposal represents a significant departure from the surrounding single-family form and scale. Introducing a multi-unit townhouse development mid-block creates concerns related to massing, privacy, shadowing, and loss of neighbourhood cohesion. Approval would also set a precedent for similar developments without



appropriate area-wide planning.

#### Policy Uncertainty and Rezoning Review

The City is currently reassessing blanket rezoning policies. Public statements from the Mayor have identified concerns with precisely this scenario; higher-density developments being introduced into established single-family neighbourhoods without sufficient infrastructure or transition planning. Given this ongoing review, approving this application at this time would be premature.

#### Infrastructure Capacity

Local infrastructure, including roads, alleys, pedestrian crossings, and waste services, was designed for low-density use. There is no indication that upgrades are planned to support the intensity of development proposed at this site.

#### Conclusion

For the reasons outlined above, traffic and pedestrian safety, parking shortfalls, waste management challenges, neighbourhood compatibility, infrastructure limitations, and unresolved policy context, I respectfully request that the City of Calgary deny or defer Development Application DP2025-06578.

Regards,

Suzanne Loov

Thank you for considering the lived experience and safety concerns of affected residents.

#### Attachments

|          |                                     |               |                 |
|----------|-------------------------------------|---------------|-----------------|
| Name:    | Kelly Copping and Dean Christiansen | Created Date: | January 6, 2026 |
| Phone:   | [REDACTED]                          |               | [REDACTED]      |
|          | [REDACTED]                          | Number:       | 642047327       |
| Address: | 68 Cheyenne Crescent NW             |               |                 |
| Overall: | In opposition of this application   |               |                 |

#### Area of Concern

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

#### General Comment

We object to the size/density of this project - it should be no bigger than a 4 plex. This street and Northmount becomes very busy/clogged during school drop off and pickup times. The increased street parking needs and congestion are an issue. We are also concerned about traffic and pedestrian safety both during the school congestion times but also as it could be quite difficult to see around that corner given the size of this structure at the edges of the property to that effect. While we know condos (which we are assuming this will be), will be responsible for contracting their own waste/recycling/composting and this property has a structure on the plans for those containers, we are concerned about alley access and non-city contractors maintaining the site sufficiently. Infrastructure wise, we also have concerns of the aging city connections in this area and the density of this project causing strain on the systems - and this setting a precedence for more of this while the infrastructure cannot accommodate. As the mayor has said and some of the other candidates in the most recent election, it's not appropriate to start jamming in 8 suites on lots like this. I am not against density and this is not a nimby complaint though (as one of us is a Realtor), we seriously doubt projects like this will do much for affordability as developers will charge as much as they possibly can for the units. What will help with pricing is the city going into a buyer's real estate cycle with more inventory and downward pressure on pricing as a result (which is

likely on the way after this past 6 year cycle). We are very strongly opposed to this level of density at this location. Thank you.

### Attachments

|          |                                   |               |                 |
|----------|-----------------------------------|---------------|-----------------|
| Name:    | Connie Julien                     | Created Date: | January 6, 2026 |
| Phone:   | [REDACTED]                        |               | [REDACTED]      |
|          | [REDACTED]                        | Number:       | 642051362       |
| Address: | 80 Cheyenne 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  
 Landscaping plans  
 Environmental preservation  
 Privacy considerations  
 Garbage and recycling facility locations  
 Site layout  
 Signage

### General Comment

I can not believe this is even a proposal for our street. Our nice quiet street wants to have an 8-plex built on it and there's people who are approving this?? So let's get started here. First off, the build is sticking way out, actually further than any other building/house structure around. This leads to poor visibility, unsightly look to our street and pedestrian safety. The amount of black, blue and green bins being provided will over take the lane. When we have our wind storms they will blow around and either tip over and block the lane or wheel down onto northmount causing accidents. Who's going to be at fault for that?!! There are no other builds like this around because it doesn't fit the community. People buy houses in this area because of the cozy look of the neighbourhoods not to stare out into a massive build. In our corner alone we have 9 children. With the increase of traffic this put our children and animals at risk. Increase of traffic will also be disruptive on our quiet street. I would love to know where all these cars are going to park and is this going to cause us to have permit parking?? I know many people on the street are not happy with this potential build and will do whatever we can to not have this built. We pay good money to have our homes on this street! Please consider all of our letters as not being a nuisance and rather respecting the fact that the build does not fit our street and would best be built someone else. A beautiful bungalow can easily go in there giving a family a garage and yard. This build gives nothing of sort.

### Attachments

|          |                                |                      |                 |
|----------|--------------------------------|----------------------|-----------------|
| Name:    | Enmax                          | Created Date:        | January 7, 2026 |
| Phone:   |                                | Circulation Referee: | Y               |
| Email:   | EPC_Permits@enmax.com          | Number:              | 642149694       |
| Address: | Circulation Referee No Address |                      |                 |
| Overall: | In support of this application |                      |                 |

### Area of Concern

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

### General Comment

No conflict with existing Enmax facilities.

### Attachments

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2025-06578-Reply Letter-2026-01-07-signed.pdf](#)

|          |                                        |               |                 |
|----------|----------------------------------------|---------------|-----------------|
| Name:    | Matthew Dupuis                         | Created Date: | January 7, 2026 |
| Phone:   | [REDACTED]                             |               | [REDACTED]      |
|          | [REDACTED]                             | Number:       | 642203568       |
| Address: | 87 Cheyenne Crescent NW T2L0Z3 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  
 Privacy considerations  
 Garbage and recycling facility locations  
 Other

### General Comment

Strongly OPPOSED.  
 Please see comments in attached.pdf

CC: Council Ward 4 - DJ Kelly

### Attachments

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2025-06578 - OPPOSED.pdf](#)

|          |                                   |                      |                 |
|----------|-----------------------------------|----------------------|-----------------|
| Name:    | Triwood Community Association     | Created Date:        | January 7, 2026 |
| Phone:   |                                   | Circulation Referee: | Y               |
| Email:   | triwoodplanning@gmail.com         | Number:              | 642314174       |
| Address: | 2244 Chicoutimi Dr NW             |                      |                 |
| Overall: | In opposition of this application |                      |                 |

### Area of Concern

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

### General Comment

The Triwood Planning Committee has reviewed the drawings and has the following comments on the proposal:

- The building setback from Northmount drive should be greater than 1.2m. While the property address is Cheyenne Cr, the lot is on Northmount Dr and all other Northmount Dr lots would have a 3.0 m setback. The design so close to Northmount Dr is not suitable for the community. The committee recommends that the unit adjacent to Northmount Dr be removed, and a backyard suite above the garage added to replace the lost unit. Such a design would "facilitate integration of a diversity of grade-oriented housing over time"
- The SE corner access to the sidewalk on Northmount is inappropriate
- insufficient access and space for recycling bins. Space is required for 24 bins, including space for them to be moved in/out and space for pickup.

- Shadowing and privacy issues with the neighbour to the east
- lack of privacy and security for amenity space on the west side units

### Attachments

|          |                                   |               |                 |
|----------|-----------------------------------|---------------|-----------------|
| Name:    | Kevin Dube                        | Created Date: | January 7, 2026 |
| Phone:   | [REDACTED]                        |               | [REDACTED]      |
|          | [REDACTED]                        | Number:       | 642321408       |
| Address: | 1082 Northmount Dr. 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

1. The Mass of the development as proposed is a dramatic contrast to the existing single family homes on both Cheyenne Crescent and Northmount Drive. The height is also inconsistent with all other homes along Northmount Drive. The combination of height and mass will create a dramatic impact that is not consistent with the character of the neighborhood.
2. The development as proposed extends a large two story building significantly further to the South towards Northmount Dr. which is a major feeder street with significant vehicle traffic. The site lines at the intersection of Cheyenne and Northmount Dr. will be impacted creating a potential hazard.
3. There is only 4 parking stalls proposed in the development for 8 units. Although on a transit corridor the increased density will potentially create challenges with parking and further exacerbate traffic patterns at the intersection of Cheyenne and Northmount Dr.
4. The neighbor to the East will have potential privacy issues with a two story building having windows overlooking directly into the back yard.
5. The space and number of garbage and recycling bins is not adequate for an 8 fold increase in density.
6. The side setback towards Northmount Dr. is excessive and significantly affects the property to the East along Northmount Dr. creating dramatic impacts to existing site lines to the South and West.

### Attachments

|          |                                   |               |                  |
|----------|-----------------------------------|---------------|------------------|
| Name:    | Shawn Taylor                      | Created Date: | January 11, 2026 |
| Phone:   | [REDACTED]                        |               | [REDACTED]       |
|          | [REDACTED]                        | Number:       | 642911542        |
| Address: | 66 Chisholm Cres NW               |               |                  |
| Overall: | In opposition of this application |               |                  |

### Area of Concern

Access/accessibility (vehicle, pedestrian, cycling)  
 Parking or loading zones  
 Garbage and recycling facility locations  
 Site layout  
 Other

**General Comment**

I object to the proposed development of a 4 unit rowhouse with 4 secondary suites in Charleswood. The property is currently zoned R 1, which does not permit this type of development. While "blanket rezoning" to R CG now supports rowhouses and secondary/backyard suites in many established areas, this property remains legally designated R 1, meaning the proposed development is not compliant with current land use. The application also lacks critical details, including the number of bedrooms per unit and suite, making it impossible to assess impacts on parking, traffic, and infrastructure. Eight dwelling units on one lot will significantly increase density and disrupt the established single-family character of the neighborhood, not to mention a significant increase in the number of vehicles entering and leaving a lot that previously was a single-family home. The impact on traffic is a significant concern on Northmount Drive, as this road already experiences significant congestion due to its proximity to a combined elementary/junior high school. I request that the City reject this application or require full rezoning and complete plans before proceeding.

**Attachments**

|          |                                   |               |                  |
|----------|-----------------------------------|---------------|------------------|
| Name:    | Shawn Taylor                      | Created Date: | January 11, 2026 |
| Phone:   | [REDACTED]                        |               | [REDACTED]       |
|          | [REDACTED]                        | Number:       | 642912296        |
| Address: | 66 Chisholm 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  
 Environmental preservation  
 Garbage and recycling facility locations  
 Site layout  
 Other

**General Comment**

I object to the proposed development of a 4 unit rowhouse with 4 secondary suites in Charleswood. The property shares the same alley way as my home and is currently zoned R 1, which does not permit this type of development. While "blanket rezoning" to R CG now supports rowhouses and secondary/backyard suites in many established areas, this property remains legally designated R 1, meaning the proposed development is not compliant with current land use. The application also lacks critical details, including the number of bedrooms per unit and suite, making it impossible to assess impacts on parking, traffic, and infrastructure. Eight dwelling units on one lot will significantly increase density and disrupt the established single-family character of the neighborhood, not to mention a significant increase in the number of vehicles entering and leaving a lot that previously was a single-family home. The impact on traffic is a significant concern on Northmount Drive, as this road already experiences significant congestion due to its proximity to a combined elementary/junior high school. I request that the City reject this application or require full rezoning and complete plans before proceeding.

**Attachments**

|          |                                   |                      |                  |
|----------|-----------------------------------|----------------------|------------------|
| Name:    | Dave Maltman                      | Created Date:        | January 11, 2026 |
| Phone:   |                                   | Circulation Referee: | N                |
| Email:   | [REDACTED]                        | Number:              | 642920103        |
| Address: | 70 Chisholm Cres 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

The recent blanket reasoning has allowed for this, however current city council has committed to reversing blanket reasoning to put a stop to developments just like this one. Local infrastructure - including roads, parking space - are not equipped to handle the 4 primary and 4 secondary suites that are proposed as part of this development.

### Attachments

|          |                                           |               |                  |
|----------|-------------------------------------------|---------------|------------------|
| Name:    | ALEJANDRO TREVINO FORZAN                  | Created Date: | January 14, 2026 |
| Phone:   | [REDACTED]                                |               | [REDACTED]       |
|          | [REDACTED]                                | Number:       | 643907722        |
| Address: | 18 CHISHOLM CRES NW, CALGARY, AB, T2L 0Z1 |               |                  |
| 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  
Signage

### General Comment

We are tired to see this type of projects around the city, Calgary need stop have smart growth, and approving this type of projects is like making Calgary another big problem.

Stop this type of developments and preserve the beautiful and charming old neighborhoods before is too late.

### Attachments

|          |                                   |               |                  |
|----------|-----------------------------------|---------------|------------------|
| Name:    | Chris Teixeira                    | Created Date: | January 16, 2026 |
| Phone:   | [REDACTED]                        |               | [REDACTED]       |
|          | [REDACTED]                        | Number:       | 644430765        |
| Address: | 2203 Chicoutimi Drive NW          |               |                  |
| Overall: | In opposition of this application |               |                  |

### Area of Concern

Parking or loading zones  
Landscaping plans  
Environmental preservation  
Privacy considerations

**General Comment**

The site is a corner of a busy main street. The plans do not provide enough parking for the 8 units to be built there. The residents of 4 of the units will have to park on the street: Northmount is snowplow priority in the winter and is crowded with parked cars all summer, Cheyenne Crescent has limited parking spots due to driveways, alleyway, and existing density.

The plans have the dwelling very close (9') from the neighbour's dwelling which is also close to the property line. There are 4 decks and 8 windows facing the neighbour's house.

The plans include no additional trees or substantial plants. It will simply be a large wall of siding or windows close to the sidewalk (about 4' from busy street's sidewalk).

The design and density of this proposal does not match the buildings in the block or neighbourhood.

A duplex with adequate parking for the number of residents would be more suitable.

**Attachments**


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|          |                                |               |                  |
|----------|--------------------------------|---------------|------------------|
| Name:    | Gianluca Cross-Bussoli         | Created Date: | January 20, 2026 |
| Phone:   | [REDACTED]                     |               | [REDACTED]       |
|          | [REDACTED]                     | Number:       | 644966183        |
| Address: | 2020 Georgia Street SW         |               |                  |
| Overall: | In support of this application |               |                  |

**Area of Concern**

Access/accessibility (vehicle, pedestrian, cycling)

**General Comment**

It's about time that Northmount got some rowhouses.

I used to go to St. Francis a few years back, and so I've bussed along Northmount a lot.

While parking and especially traffic are terrible during rush hour, I don't want that to hold back what Northmount could be.

The road needs better accommodations for transit users and cyclists, something that would give them priority over cars -- especially when the busses going to St. Francis are also packed. They more than exceed the efficiency of car traffic, and it's a no-brainer to add things like transit lanes or transit priority signals for busses to beat the heat.

**Attachments**


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|          |                                   |               |                  |
|----------|-----------------------------------|---------------|------------------|
| Name:    | Nicole Bishop                     | Created Date: | January 23, 2026 |
| Phone:   | [REDACTED]                        |               | [REDACTED]       |
|          | [REDACTED]                        | Number:       | 645991450        |
| Address: | 3424 Cardston Crescent NW         |               |                  |
| Overall: | In opposition of this application |               |                  |

**Area of Concern**

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

Access/accessibility (vehicle, pedestrian, cycling)

Parking or loading zones

Landscaping plans

Environmental preservation

Privacy considerations

Garbage and recycling facility locations

Site layout

Signage



### General Comment

Here we go again. Same comments, different application. I'm not going to reinvent the wheel so here is a copy of my previous thoughts on this development application:

This development is completely against the quiet treed residential atmosphere that makes this neighbourhood wonderful to live in. Once again, the city is prioritizing corporate greed over thoughtful community planning. These expensive megaplexes ARE NOT helping a housing crisis, they are a money grab from developers who see the opportunity, and city planners who are not recognizing the massive profit margins they are enjoying, at the expense of ruining our communities. Has the city wondered why there are so many applications for these types of dwellings? They are a great cash cow for the developer (and maybe for the city too, how much more tax can the city collect on an 8-plex?)! They slap up 8 units where there used to be one and sell them all at \$500k for a huge profit. No one who is actually experience the housing crisis can afford this price tag without taking on a massive mortgage. The reasoning behind all these developments is entirely ridiculous and once constructed, there will never be a way to restore the neighbourhood to how it once was. Imagine if you needed a home, could you afford this? And if this was your street, would you want your family to grow up with all the additional traffic, noise, shade, parking difficulties, turnover of renters? These old communities thrive because the residents care for their home and stay a long time. When people are just passing through (renters) or it's a temporary stepping stone (let's pretend these condos are a starter house) - then the soul of the neighbourhood disappears. I am so sad to be watching the neighbourhood we moved into to raise our family turn into this. It makes me feel like my investment in Calgary was money wasted.

### Attachments

|          |                                                          |               |                  |
|----------|----------------------------------------------------------|---------------|------------------|
| Name:    | Jim pilling                                              | Created Date: | January 24, 2026 |
| Phone:   | [REDACTED]                                               |               | [REDACTED]       |
|          | [REDACTED]                                               | Number:       | 646152758        |
| Address: | 3620 Chippendale Dr NW                                   |               |                  |
| Overall: | Neither in support nor in opposition of this application |               |                  |

### Area of Concern

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

### Strengths / Challenges

The proposal allows for increased density the parking or belief that there will be only 4 cars is incorrect and a proven fact. Northmount drive at Senator Patrick Burns is a drop off area by parents and school buses. The road is extremely busy at certain points in the day without further congestion.

### Property Impact

This project only affects my ability to commute in a reasonable amount of time

### Community Impact

This only accommodates compact city's. It was never a goal of our community to increase density. The increases should be at the parking lots with business on the main floor like Brentwood Commons

### Surrounding Impact

Parking , building mass and increased traffic are the major concerns

### General Comment

I think the applicant should scale back to 2 infills along with 2 secondary suits to accommodate the neighborhood as well as parking issues and traffic problems

### Attachments

|          |                                           |               |                |
|----------|-------------------------------------------|---------------|----------------|
| Name:    | ALEJANDRO TREVINO FORZAN                  | Created Date: | March 24, 2026 |
| Phone:   | [REDACTED]                                |               | [REDACTED]     |
|          | [REDACTED]                                | Number:       | 659960386      |
| Address: | 18 CHISHOLM CRES NW, CALGARY, AB, T2L 0Z1 |               |                |

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  
 Signage

### General Comment

The blanket zone is gone, why we still seen this projects that only bring ugliness to the neighborhood, without saying that any good is coming with this designs.

No parking, water use, more single condos that we don't need, Canada market is full of these things

There is no way that the city should approve this houses

### Attachments

|            |                                           |               |                |
|------------|-------------------------------------------|---------------|----------------|
| Name:      | ALEJANDRO TREVINO FORZAN                  | Created Date: | March 26, 2026 |
| Phone:     | [REDACTED]                                | [REDACTED]    | [REDACTED]     |
| [REDACTED] | [REDACTED]                                | Number:       | 660287272      |
| Address:   | 18 CHISHOLM CRES NW, CALGARY, AB, T2L 0Z1 |               |                |
| 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  
 Signage

### General Comment

No more developments like this one, no garage, Calgary can't afford to have more cars parking in the streets, no water no infrastructure, blanket zone is gone.

No signs for this change proposal on the property.

The developer is hiding the signs

### Attachments

|       |                          |               |                |
|-------|--------------------------|---------------|----------------|
| Name: | ALEJANDRO TREVINO FORZAN | Created Date: | March 31, 2026 |
|-------|--------------------------|---------------|----------------|

Phone: [REDACTED]  
 [REDACTED]  
 Address: 18 CHISHOLM CRES NW, CALGARY, AB, T2L 0Z1  
 Overall: In opposition of this application

[REDACTED]  
 Number: 661487709

### 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  
 Signage

### General Comment

There is no signals about this project in the house for the people to express their opinion.

This is not legal and the developer is hiding it.

It should be cancel immediately.

### Attachments

|            |                                   |               |               |
|------------|-----------------------------------|---------------|---------------|
| Name:      | Gord Piper                        | Created Date: | April 5, 2026 |
| Phone:     | [REDACTED]                        | [REDACTED]    | [REDACTED]    |
| [REDACTED] | [REDACTED]                        | Number:       | 662178654     |
| Address:   | 1062 Northmount Drive 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

Please see attached for my response to consultation.

### Property Impact

Please see attached for my response to consultation.

### Surrounding Impact

Please see attached for my response to consultation.

### General Comment

Please see attached for my response to consultation.

### Attachments

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - My response to Consultation.docx](#)

|       |       |               |              |
|-------|-------|---------------|--------------|
| Name: | Enmax | Created Date: | July 3, 2026 |
|-------|-------|---------------|--------------|

July 9, 2026

37/41

Phone:  
 Email: EPC\_Permits@enmax.com  
 Address: Circulation Referee No Address  
 Overall: In support of this application

Circulation Referee: Y  
 Number: 681813266

### Area of Concern

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

### General Comment

No conflict with existing Enmax facilities.

### Attachments

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2025-06578 Recirculation-Reply Letter-2026-07-03-signed.pdf](#)

|          |                                   |               |              |
|----------|-----------------------------------|---------------|--------------|
| Name:    | AL                                | Created Date: | June 6, 2026 |
| Phone:   | [REDACTED]                        |               | [REDACTED]   |
|          | [REDACTED]                        | Number:       | 676011582    |
| Address: | 39 Chatham Drive NW               |               |              |
| Overall: | In opposition of this application |               |              |

### Area of Concern

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

### Strengths / Challenges

This Building is NOT what we want in Charleswood. It is not going to add any affordable housing and is going to be an eye-sore forever. These shed roof designs are just plain ugly. The design leaves absolutely no room to plant any trees, which is supposed to be a priority for the city

### Community Impact

No room for any trees at all

### Surrounding Impact

Neighbours next to this development will be affected negatively. No more privacy, no more sunlight, more congestion on Northmount Drive, will add to already overused transit along northmount drive

### Attachments

|          |                                   |               |                  |
|----------|-----------------------------------|---------------|------------------|
| Name:    | Jolene Kober                      | Created Date: | February 5, 2026 |
| Phone:   | [REDACTED]                        |               | [REDACTED]       |
|          | [REDACTED]                        | Number:       | 649661955        |
| Address: | 2319 Chicoutimi Dr 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  
Other

### General Comment

Please see attached letter.

### Attachments

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2025-06578 Opposition 02 2026.pdf](#)

|          |                                   |               |             |
|----------|-----------------------------------|---------------|-------------|
| Name:    | Melanie Weinberger                | Created Date: | May 4, 2026 |
| Phone:   | [REDACTED]                        |               | [REDACTED]  |
|          | [REDACTED]                        | Number:       | 668998366   |
| Address: | 1069 Northmount Dr NW             |               |             |
| Overall: | In opposition of this application |               |             |

### Area of Concern

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

### General Comment

We are very much against this proposed development because it is going to contribute to already problematic parking congestion in this area because of:

1. The proximity to U of C, which lends itself to individual rooms being rented.
2. There is a bike lane proposal for Northmount Dr which would limit parking to one side of the road, and 4 Cheyenne Cres NW is located right on the corner of Northmount Dr NW.
3. This is a busy transit route with stops on both sides of Northmount Dr further limiting parking.
4. This busy transit route along Northmount Drive results in implementing the "snow route parking ban" often in the winter months!
5. There is currently only street parking directly out front for 3 or 4 vehicles for this property because of its location on the corner of Cheyenne Crescent and Northmount Dr NW. If this proposal goes through, there could be as many as 16-20 vehicles vying for parking and that is just not workable!
6. We live across from this proposed development and parking in front of our single family residence is already problematic making it difficult to get close enough to our residence especially when there is a need to run a block heater extension cord, unload your groceries, etc.
7. The neighbour to the West at 1073 Northmount Dr NW has handicap parking that further restricts parking in front of our residence.
8. Senator Patrick Burns(CBE) grades 7-9(553 kids) 1/2 block up the street to the west also on Northmount Dr NW makes for terrible traffic congestion during the morning drop off and afternoon pick-up (because apparently kids no longer walk to school)! I have no words for how this impacts the traffic and parking in the area and how unpleasant it is to live along that stretch of Northmount.

Approval of this development would be a HUGE oversight and none of my neighbours are in favour of it going through. We would have to sell our property, and given the way approvals are going in the city, we would not relocate within the City of Calgary.

### Attachments

|       |              |               |              |
|-------|--------------|---------------|--------------|
| Name: | Dave Maltman | Created Date: | May 30, 2026 |
|-------|--------------|---------------|--------------|

July 9, 2026

39/41

Phone:  
 Email: [REDACTED]  
 Address: 70 Chisholm Cres NE  
 Overall: In opposition of this application

Circulation Referee: N  
 Number: 674532751

#### Area of Concern

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

#### Strengths / Challenges

Densification - great!

#### Surrounding Impact

There are (still) too many suites within this development. With 4 main suites and 4 secondary suites, parking will be an issue for ongoing access to the alley and on the surrounding streets.

#### Attachments

|          |                                   |               |              |
|----------|-----------------------------------|---------------|--------------|
| Name:    | Gord Piper                        | Created Date: | June 3, 2026 |
| Phone:   | [REDACTED]                        |               | [REDACTED]   |
|          | [REDACTED]                        | Number:       | 675260842    |
| Address: | 1062 Northmount Drive 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  
 Privacy considerations  
 Garbage and recycling facility locations  
 Site layout  
 Other

#### General Comment

Please see attached

#### Attachments

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2025-06578 Revised Submission Feedback.docx](#)

|          |                                        |                      |              |
|----------|----------------------------------------|----------------------|--------------|
| Name:    | Triwood Association Planning committee | Created Date:        | June 3, 2026 |
| Phone:   | [REDACTED]                             | Circulation Referee: | Y            |
| Email:   | triwoodplanning@gmail.com              | Number:              | 675489583    |
| Address: | Circulation Referee No Address         |                      |              |
| Overall: | In opposition of this application      |                      |              |

#### Area of Concern

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

**General Comment**

Continue to oppose this application. Please refer to the previous feedback submission. Do not support. Major issues include: setback along Northmount DR, shading impact on the neighbor to the East, privacy impact due to windows overlooking the neighbor's yard.

**Attachments**

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To Whom It May Concern,

I am the owner of the property immediately adjacent to the proposed development in the Community of Charleswood. I am writing to formally submit my concerns regarding the application to demolish the existing bungalow and construct an four-unit townhouse development with four suites totalling 8 families.

I purchased my home in 1989, specifically choosing a single-family bungalow on a large lot within an R-1 community because of the established character, scale, and low-density nature of Charleswood. The proposed development is fundamentally incompatible with that character and represents an excessive and disruptive increase in density for this location.

### **General Concerns**

The subject property currently contains a single-family dwelling occupied by approximately three people. The proposed development would introduce eight dwelling units. Based on typical townhouse configurations of two to three bedrooms per unit, this development could reasonably contain approximately 16 bedrooms. Using the applicant's own planning assumption of two occupants per bedroom, this would result in approximately 32 residents on a single lot—more than a tenfold increase in density compared to the existing use.

This level of intensification is entirely out of scale with the surrounding R-1 development pattern and does not align with the prevailing character of the block or the broader Charleswood community. Placing an eight-unit townhouse project mid-block, with extremely limited on-site parking, undermines the reasonable expectations of long-term homeowners who purchased under the existing zoning framework.

Given the ongoing review and revision of zoning bylaws by City Council, I believe approval of this development at this time would be premature. The applicant should either be required to comply with the existing R-1 zoning regulations or wait until any new planning framework is finalized and clearly defined.

### **Specific Concerns**

#### **1. Building Height**

The proposed building height after any change to the height of the land is not clearly identified on the development plans. This information is critical for properly assessing impacts related to shadowing, privacy, and overall massing.

#### **2. Streetscape**

The development permit does not appear to include a streetscape rendering illustrating what the completed project will look like in comparison to the existing

streetscape along Northmount Drive. This makes it difficult to evaluate the compatibility of the proposed development with the surrounding built form.

### 3. **Shadowing Impacts**

Based on the apparent height, placement, and site coverage of the proposed structures—which appear to cover approximately 90% to 95% of the land from Northmount Drive to the rear alley—I am concerned that my property will lose direct sunlight from approximately noon onward. This will significantly reduce the usability and enjoyment of my backyard and materially diminish my quality of life.

### 4. **Privacy and Massing – Units 4101 and 4102**

Units 4101 and 4102 appear to be positioned such that windows and balconies will directly overlook my bedroom and living room windows, resulting in a substantial loss of privacy. In addition, I estimate that I will lose approximately 30% of my view from my living room window and up to 50% of my view from my bedroom window. These impacts are significant and permanent. City staff are welcome to visit my property to better understand these effects firsthand.

### 5. **Privacy and Massing – Rear Units**

Units identified as 4104, and likely 4103, will directly overlook my backyard. Residents on upper floors and on balconies will have clear sightlines into my yard. When using my backyard, I will be facing a large, continuous wall created by the townhouse buildings and garage structures. This level of massing is intrusive and wholly inconsistent with the surrounding development context.

### 6. **Setbacks and Safety Concerns**

Based on my understanding of the plans, the proposed structure has a setback of only approximately 1.2 metres from the sidewalk along Northmount Drive. This is unacceptable. From my living room and bedroom windows, I will be looking directly at a large, imposing structure at extremely close proximity.

In my view, the setback should be consistent with other homes along Northmount Drive. I am not permitted to build a fence higher than four feet in my front yard, yet this proposal allows an entire building to be constructed within that same space. This inconsistency defies common sense and undermines the established streetscape.

#### a. **Traffic Safety Related to Reduced Setback**

A building located this close to the sidewalk, combined with existing boulevard trees, will obstruct sightlines for vehicles turning from Cheyenne Crescent onto Northmount Drive—particularly given the speeds at which vehicles travel along Northmount Drive. This creates a safety hazard that will be further exacerbated by increased on-street parking.

### **b. Pedestrian Interface**

The basement suite entrance and exit for Unit 4101 appears to open directly onto the sidewalk with only a 1.2-metre setback. This raises concerns regarding pedestrian safety and overall livability.

### **7. Parking Deficiency**

The proposed development provides only four on-site parking stalls.

- Eight units with an estimated average of two bedrooms each results in approximately 16 bedrooms.
- Using the applicant's planning assumption of two occupants per bedroom results in approximately 32 residents.
- Based on City of Calgary data indicating vehicle ownership rates of approximately 0.8 to 1.0 vehicles per person, this equates to an estimated 26 to 32 vehicles.

It is unclear where these vehicles will be accommodated. In addition, it is my understanding that the City of Calgary has future plans for bike lanes along this section of Northmount Drive, which would eliminate parking on our side of the street. Providing parking for only four vehicles will inevitably result in severe on-street congestion and spillover impacts on neighbouring properties.

### **8. Infrastructure Capacity**

With the proposed increase in density to approximately 32 residents on a single site, I have concerns about the capacity of existing City infrastructure to accommodate this additional load. I have never experienced sewer issues at my property and do not want to begin experiencing them as a result of over-intensification.

### **9. Waste and Recycling Management**

The plans indicate space for eight waste bins. However, eight dwelling units requiring garbage, recycling, and compost bins would reasonably require approximately 24 bins. Additionally, the garage structure appears to occupy most of the alley space. It is unclear where bins will be placed on collection days, and there is a strong likelihood they will encroach onto my property, which is unacceptable.

### **10. Property Value Impacts**

As a Realtor with 23 years of experience, I understand how market perception affects property values. Homes adjacent to developments that are out of character with their surrounding community experience reduced buyer demand. This

development will stigmatize my property relative to others in Charleswood and negatively impact its market value.

#### **11. Retaining Wall and Fence Impacts**

The plans appear to indicate a retaining wall along the property line between my home and the development. The height of this retaining wall is unclear but would need to be substantial to meaningfully address privacy concerns.

Construction of a retaining wall at the property line would require removal of the existing fence. Approximately 20 to 25 feet of this fence forms the rear wall of my shed, which has existed since I purchased the property in 1989. Removal of the fence would therefore require destruction of my shed, which is unacceptable.

#### **12. Garage Structure, Drainage, and Elevation Issues**

##### **a. Flooding and Drainage**

Since I purchased my property in 1989, there have been ongoing drainage issues in the alley system behind my home. Water flows down the alley between Cheyenne Crescent and Chisholm Crescent and then turns toward Northmount Drive due to uphill grading created by the City. The City of Calgary has repeatedly regraded this alley to prevent water from flowing onto the properties along Northmount Drive. If the alley is graded any lower, water will flow directly into the proposed development site, raising serious concerns about long-term drainage and flooding.

##### **b. Elevation Challenges**

The rear fence of the subject property sits atop a retaining wall approximately 3.5 to 4 feet high, with an additional rise of one to two feet to reach alley grade. It is unclear how the proposed garage structure will accommodate these elevation changes while maintaining safe and functional access from the alley.

#### **Conclusion**

I respectfully request that the City give full consideration to the significant and permanent impacts this development would have on my property and the surrounding community. The proposed project is incompatible with the established character, scale, and infrastructure of this neighbourhood and should not be approved in its current form.

I strongly believe that once City Council completes its review and revision of zoning bylaws, a development of this nature and intensity—particularly one with such substantial impacts on adjacent properties—would not be supported.

Thank you for your time and consideration.

Sincerely,

Gord Piper

Homeowner, Charleswood

**SDAB2026-0125**

Dear Reza Bacchus,

I am writing as the adjacent property owner regarding Development Permit application **DP2025-06578** in Charleswood.

I understand that the applicant has recently undertaken community consultation and is preparing a revised submission. I would like to bring forward several concerns regarding the **accuracy and completeness of information presented to residents during that consultation**, as this has implications for how community feedback should be interpreted.

### **1. Representation of Project Density**

During door-to-door engagement conducted by the applicant's consultant (Sparks Planning Group), the project was presented to me as a **"4-unit townhouse development."** At no time during that initial conversation was it clarified that the proposal also includes **four additional basement suites**, effectively doubling the number of dwelling units.

Following this, I invited the project team—including the engagement coordinator, project architect, and applicant—to my home on **March 4, 2026** to review impacts directly. During that meeting, I raised this concern, and the engagement coordinator acknowledged that this had been raised by multiple neighbours and described it as a mistake.

Given that this concern had already been identified by others, it raises questions as to whether the information presented during consultation was consistently updated or clarified as engagement progressed.

This is important because residents may have formed opinions or submitted feedback based on an incomplete understanding of the project's true density and scale.

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### **2. Shadow Study Scope**

At the March 4 meeting, I was shown shadow study visuals representing conditions in the morning, at noon, and at approximately 4:00 PM. However, no analysis was provided for later afternoon or early evening periods.

From a practical standpoint, the time period after 4:00 PM is when many residents are most likely to use their outdoor spaces. Without analysis of these hours, it is difficult to fully understand the real-world shadowing impacts on adjacent properties.

I request clarification as to whether additional shadow analysis will be provided to reflect these critical time periods.

---

### 3. Building Height and Grade Adjustments

During the same meeting, it was indicated that due to site slope, **grade adjustments would be required**, which would result in portions of the building—particularly the garage structure—being higher relative to adjacent properties than what may be perceived from the plans showing height above grade.

This distinction is significant. The apparent massing, shadowing, and privacy impacts from my property are influenced not only by building height, but by how that height relates to **adjusted grade conditions**.

I request that this relationship be clearly illustrated so that adjacent impacts can be properly understood.

---

### 4. Lack of Clarity Regarding Proposed Revisions

Following the March 4 meeting, I received a consultation summary indicating that refinements were being considered, specifically referencing an increased setback from Northmount Drive and a shift of the building toward Cheyenne Crescent.

However, no specific dimensions or measurable changes were provided. Without this information, it is not possible for adjacent residents to assess whether these revisions meaningfully address concerns related to massing, streetscape compatibility, or view impacts.

I request that any revised submission clearly quantify all proposed changes.

---

### 5. Community Outreach Assessment Tool

I have reviewed the Community Outreach Assessment Tool submitted as part of this application. I note that the project was rated as having a **limited impact (rating of 1), affecting primarily immediate neighbours**.

Given the scale of the proposal, including the number of dwelling units and associated impacts (parking, traffic, built form, and neighbourhood character), I respectfully disagree with this assessment. In my view, the development has the potential to impact a broader portion of the surrounding community.



More importantly, given the concerns outlined above regarding how the project was described during consultation, I believe it is important that the City carefully consider whether the outreach results accurately reflect a fully informed community perspective.

---

### Closing

My intent in raising these points is not to challenge the consultation process itself, but to ensure that **decision-makers are relying on complete and accurate information** when evaluating both the proposal and the feedback received from the community.

I would appreciate confirmation of how the City intends to:

- Verify the accuracy of information presented during consultation
- Ensure that community feedback reflects a full understanding of the proposal
- Address the outstanding information gaps noted above

Thank you for your time and consideration.

Sincerely,  
Gord Piper

1062 Northmount Drive NW

Calgary

Adjacent Property Owner

## Comments Regarding Revised Submission – DP2025-06578

To Whom It May Concern,

I am writing regarding the revised submission for Development Permit DP2025-06578.

I appreciate that the City directed the applicant to undertake additional community consultation and revise the proposal in response to concerns raised by affected residents. I have carefully reviewed the revised plans and, while I acknowledge that some changes have been made, I do not believe the revisions meaningfully address the primary concerns raised by myself and many other neighbouring residents.

From my review, the revisions appear to be limited to:

- Increasing the setback from Northmount Drive from approximately 1.5 metres to 3.0 metres; and
- Removal of the proposed balconies.

While these changes are noted, they do not adequately address the most significant impacts of the proposed development.

### PRIVACY IMPACTS REMAIN UNRESOLVED

My primary concern throughout this process has been privacy, and this concern remains substantially unchanged.

The windows of Unit 4101 will continue to directly face my living room and bedroom windows. As a result, residents of the development will have direct sightlines into the principal living spaces of my home.

In addition, the proposed development includes a pedestrian access route running parallel to my property. Individuals accessing either the basement suite entrances or rear entrances from the Northmount Drive side will walk directly beside my property and have clear views into my living room window. This represents a significant and ongoing loss of privacy that has not been addressed through the revised design.

The removal of balconies may reduce some overlooking concerns; however, it does not address the direct window-to-window and pedestrian-to-window privacy impacts that will remain for the life of the development.

Privacy concerns also remain at the rear of my property. Units 4104 and likely 4103 will

continue to have direct views into my backyard. Residents occupying upper-floor living spaces will have clear sightlines into my outdoor amenity area, significantly reducing the privacy and enjoyment of my backyard. This concern was raised during the consultation process and remains unresolved in the revised proposal.

#### SETBACK REMAINS INCOMPATIBLE WITH THE EXISTING STREETScape

Although the setback has reportedly been increased to approximately 3.0 metres, the proposed building remains significantly closer to Northmount Drive than the existing homes along the street.

The established homes along this portion of Northmount Drive are generally set back approximately 6 to 7 metres from the sidewalk. Even after revision, the proposed development remains roughly half that distance.

As a result, the building will continue to appear out of scale with the established streetscape and will present an imposing visual presence when viewed from neighbouring properties and the street.

The increased setback is therefore only a partial adjustment and does not resolve the broader compatibility concerns raised by residents.

#### SHADOWING CONCERNS REMAIN

I also remain concerned that the shadow analysis presented by the applicant only illustrated conditions up to approximately 4:00 PM. For many residents, including myself, the period after normal working hours is when outdoor spaces are most heavily used.

Without analysis of late afternoon and early evening conditions, it remains difficult to fully assess the practical shadow impacts of the development on neighbouring properties and backyard amenity spaces.

#### COMMUNITY CONSULTATION DID NOT RESULT IN MEANINGFUL DESIGN CHANGES

The City requested additional community consultation due to the significant level of concern expressed by residents.

However, based on the revised plans, it is difficult to identify any meaningful design response to the primary concerns raised during that consultation.

Concerns regarding privacy, massing, streetscape compatibility, parking impacts, density, and the relationship of the development to neighbouring homes remain largely unchanged.

While the applicant has made minor modifications, the revised proposal continues to have substantially the same overall scale, density, and impact on adjacent properties as the original application.

#### SCALE AND INTENSITY OF DEVELOPMENT

The revisions made to date suggest that the fundamental issue is not simply building design, but the overall scale and intensity of the proposed development.

In my opinion, a smaller development more consistent with the size of the site and the surrounding neighbourhood context would be better able to address concerns related to privacy, massing, parking, streetscape compatibility, and overall integration into the existing community.

#### REQUEST FOR FURTHER CONSIDERATION

I respectfully request that the City carefully consider whether the revised proposal adequately responds to the concerns raised by affected residents and whether additional revisions should be required before any approval is considered.

In my view, the changes made to date do not meaningfully reduce the impacts on neighbouring properties and do not resolve the fundamental compatibility issues that have existed since the original application was submitted.

Thank you for your continued consideration of these concerns.

Sincerely,

Gord Piper  
Adjacent Property Owner  
Charleswood, Calgary

Jolene & Scott Kober  
 2319 Chicoutimi Dr NW  
 Calgary, Calgary, AB  
 T2L 0W2

February 5, 2026

File Manager  
 Development Permit DP2025-06578  
 Planning and Development Services  
 The City of Calgary  
 P.O. Box 2100, Station M  
 Calgary, AB T2P 2M5

Dear File Manager,

RE: Formal Objection to Development Permit DP2025-06578 – 4 Cheyenne Cres. NW

We are writing to formally object to **Development Permit Application DP2025-06578** for the property located at **4 Cheyenne Crescent NW**, and to request that the City of Calgary **refuse this application**.

Although the subject site is zoned **R-CG (Residential – Grade-Oriented Infill)**, zoning alone does not justify approval. The proposed development does **not meet the City's requirements for contextual development** and is inconsistent with both the **applicable Area Structure Plan** and the intent of **Land Use Bylaw 1P2007**.

#### **Lack of Contextual Fit**

The surrounding neighbourhood is characterized by low-density, single-detached dwellings with modest scale and spacing. The proposed development represents a clear over-intensification of the site and does not respect the established streetscape, built form, or residential character of Cheyenne Crescent. The Area Structure Plan emphasizes compatibility with existing development and gradual, sensitive change—objectives that this application fails to meet.

#### **Traffic, Access, and Pedestrian Safety**

Northmount Drive is a heavily trafficked roadway, and the addition of multiple new dwelling units will further increase traffic volumes, turning movements, and on-street congestion. This area is in close proximity to schools and is heavily used by pedestrians, including children and families. Increasing density at this location without sufficient mitigation creates unacceptable safety risks in a high pedestrian environment and contradicts the City's transportation and safety objectives.

#### **Excessive Lot Coverage and Loss of Usable Open Space**

The proposed increase in lot coverage significantly reduces usable outdoor space and landscaping opportunities. This is inconsistent with the Area Structure Plan's intent to preserve livability, green space, and residential amenity within established communities. Excessive site coverage also contributes to increased runoff, reduced permeability, and loss of urban greenery.

**SDAB2026-0125**

### **Shadowing, Privacy, and Food Security Impacts**

The height and massing of the proposed development will result in increased shadowing of neighbouring properties. This shadowing directly affects residents' ability to maintain gardens and grow food. With rising food costs, access to adequate sunlight for household food production is increasingly important. Loss of sunlight, combined with increased overlooking and reduced privacy, represents a significant and unreasonable impact on adjacent properties and residential amenity.

### **Infrastructure Capacity and Servicing Concerns**

The existing infrastructure in this area is aging, and Calgary has experienced **significant infrastructure failures in recent years**, particularly related to water and wastewater systems. The proposed development — which appears to include a high number of units (including both principal and secondary suites, potentially resulting in an eight-unit configuration) — would substantially increase demand on existing sewer and utility infrastructure.

A comprehensive study to determine the **capacity and viability of existing infrastructure** to support this level of intensification is essential prior to approval. Similar high-density infill developments in established neighbourhoods have resulted in **sewage backups and servicing failures for neighbouring properties** due to increased system load. Approving this application without clear evidence that existing infrastructure can safely accommodate the additional demand exposes neighbouring residents to unacceptable risk and potential property damage.

### **Parking and Neighbourhood Functionality**

The proposed density is also likely to generate parking demand beyond what can reasonably be accommodated on-site. Spillover parking will negatively affect street function, emergency access, and pedestrian safety, further eroding neighbourhood livability.

### **Non-Compliance with City Policy**

Taken together, these issues demonstrate that the proposal does not align with:

- The **Area Structure Plan**, which prioritizes compatible, low-density residential development
- The intent of **Land Use Bylaw 1P2007** regarding contextual fit, scale, infrastructure capacity, and residential amenity
- City policies related to pedestrian safety, infrastructure sustainability, and responsible growth management

For these reasons, I respectfully request that **Development Permit DP2025-06578 be denied**. Approval of this application would set an inappropriate precedent for over-intensification in an established neighbourhood and would result in long-term negative impacts on safety, infrastructure reliability, and community livability.

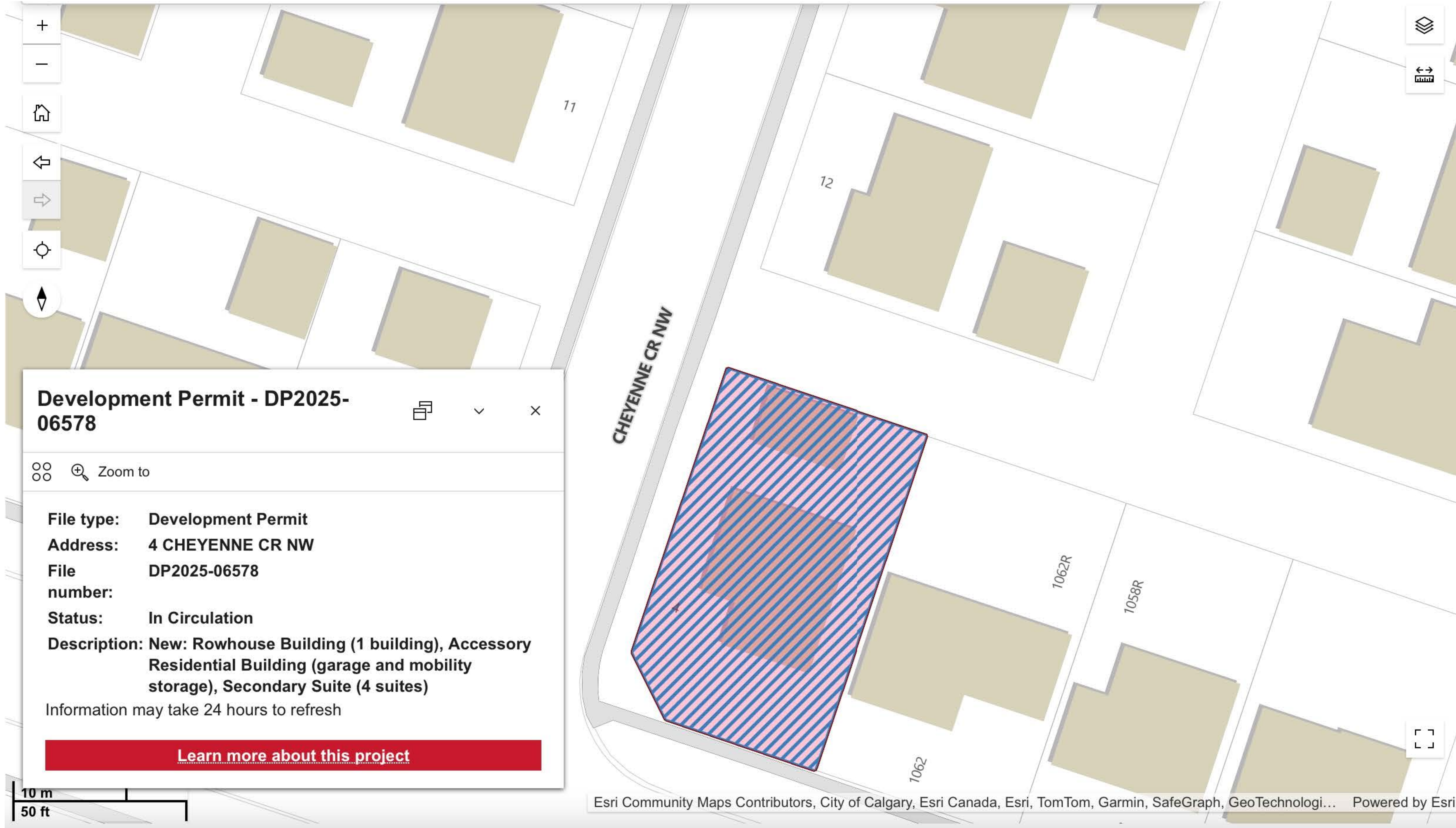
Thank you for your consideration of this formal objection.

Sincerely,

Jolene Kober

Charlewood Resident – Chicoutimi Dr. NW





## Development Permit - DP2025-06578



Zoom to

**File type:** Development Permit  
**Address:** 4 CHEYENNE CR NW  
**File number:** DP2025-06578  
**Status:** In Circulation  
**Description:** New: Rowhouse Building (1 building), Accessory Residential Building (garage and mobility storage), Secondary Suite (4 suites)

Information may take 24 hours to refresh

[Learn more about this project](#)



**Development Permit:** DP2025-06578

**Address:** 4 Cheyenne Cr NW

**File Number:** DP2025-06578

Dear City of Calgary Planning Committee,

This submission formally **opposes** the proposed four-unit multiplex development at 4 Cheyenne Crescent NW.

### **Architectural Design, Neighbourhood Character, and Interface**

The proposed building is a cut-and-paste multiplex template forced onto a constrained corner lot. It is a hulking, box-form structure that bears no relationship to the scale, rhythm, or residential character of Cheyenne Crescent.

The design prioritizes maximizing floor area and unit count above all else. Superficial façade treatments are used to justify excessive massing, but they do nothing to mitigate the visual dominance of the building. The result reads as a commercial or light-industrial form rather than a residential infill project.

From the outset, the building is oriented inward toward yield, not context. Four primary dwelling units, including second-storey living spaces and decks, are directly oriented toward neighbouring yards. This creates continuous overlook, loss of privacy, and visual intrusion. These impacts are not incidental — they are the predictable result of an overbuilt site with no meaningful interface strategy.

### **Impact on Neighbours and the Wider Block**

The effects of this proposal extend beyond a single adjacent property. The scale, orientation, and intensity fundamentally alter the experience of the block as a whole. Privacy loss, visual exposure, and noise impacts will be felt by multiple neighbouring homes, reducing enjoyment for current residents and undermining the residential stability of the street.

The proposal also diminishes the appeal of the area for future high-quality, custom residential development by signaling that maximum build-out, rather than thoughtful design, is acceptable on this block.

### **Wall Condition, Sidewalk Interface, and Safety**

Along Northmount Drive, the building presents a long, largely inactive façade that functions as a wall. This wall condition physically and visually severs Cheyenne Crescent and drastically changes the feel of the block.

Residential units and outdoor spaces are placed uncomfortably close to a busy neighbourhood sidewalk with little separation, buffering, or landscape transition. This poor interface erodes privacy, increases noise and visual exposure, and fails to respect the relationship between private living space and the public realm.

The wall-like form also raises safety concerns. Crime Prevention Through Environmental Design principles emphasize natural surveillance and “eyes on the street.” Long, inactive façades with limited windows reduce passive oversight and increase both perceived and actual safety risks.

### **Overdevelopment, Encroachment, and Livability**

This proposal clearly demonstrates an intent to max out every available metre of the site. The four-plex, garage, bike storage, waste and recycling facilities, and circulation areas are all crammed onto the lot with no spatial relief.

The building is pushed aggressively toward property lines, eliminating reasonable separation from adjacent homes. This level of encroachment is unacceptable in an established low-density residential area and directly contributes to privacy loss and visual dominance.

The proposed outdoor amenity space is nominal and impractical. Its size and configuration are unsuitable for meaningful use by even a single resident, let alone families, further demonstrating that livability was not a design consideration.

### **Cumulative Context, Traffic, and Parking**

This block is already dealing with multiple recent and ongoing realtor-developer projects that have generated significant community concern and repeated bylaw compliance issues. Approving another intensive, poorly conceived development compounds existing strain and accelerates neighbourhood decline.

The proposal introduces eight units on a single lot adjacent to Northmount Drive, a high-volume roadway and designated school zone. The site is approximately 150 metres from Senator Patrick Burns Junior High School. Increased density here will exacerbate traffic conflicts and parking pressure in an area that is already constrained.

### **Conclusion**

This is a poorly conceived proposal that delivers zero added value to the community. It:

- Forces a generic, over-scaled building onto an unsuitable site
- Disregards neighbourhood character and interface
- Creates significant and unavoidable privacy impacts
- Erects a wall along Northmount Drive that sections Cheyenne Crescent
- Introduces a commercial/industrial character into a residential block
- Undermines safety through reduced natural surveillance
- Encroaches unacceptably toward property lines
- Provides unusable outdoor amenity space
- Maxes out the site at the expense of livability
- Compounds existing neighbourhood and infrastructure strain

For these reasons, the application should be **refused**.

Respectfully submitted,

Matthew Dupuis  
87 Cheyenne Crescent





Outlook

---

[External] Concerns re permit at #4 Cheyenne Cres NW (DP2025-06578)

---

From Carey Houston [REDACTED]

Date Tue 02/06/2026

To Bacchus, Reza <Reza.Bacchus@calgary.ca>

Cc [REDACTED]

---

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Dear Reza,

We are homeowners at 99 Cheyenne Crescent NW, and have serious concerns regarding the proposed development at #4 Cheyenne Crescent (DP2025-06578).

**The changes to this Development Permit have done nothing to address how street parking will be managed, so as not to adversely impact existing residents, nor have they addressed concerns around congestion at a busy intersection.**

I am not a "NIMBY" Calgarian. As the parent to two young adults currently living at home, I understand first-hand the issues related to housing access and affordability. I am very supportive of increasing density in Calgary - it must be done, and frankly is inevitable. However, it must be done thoughtfully.

Our family have lived in high density neighbourhoods before - and some are well-designed and do a great job of managing the density. Others less so.

In 2024, we moved to Cheyenne Crescent NW from the University District. We lived for over four years in The Ivy – a high-density community of townhouses, with two-car garages – and for the most part, loved the experience. **The primary driver for us to leave this vibrant community was lack of street parking.**

Despite having dedicated garages, the garages were often too small to accommodate anything but two small vehicles, with no storage space. As a result, many homeowners used their garage for additional storage, or to park one vehicle, and parked their other vehicles on nearby streets. With no permitted parking, the streets were so clogged that there was rarely any street parking for visitors or deliveries, and it made street and snow maintenance nearly impossible. The parking caused much frustration and friction in the community.

**SDAB2026-0125**

**Our concerns around street parking is the reason we initially commented on the proposed development in our community, and why I write again today.**

Cheyenne Crescent NW is a small crescent, consisting mostly of small bungalows – many (13 of 45, or ~ 29%, by our count) rely on on-street parking for their vehicles. In addition, our crescent is adjacent to a junior high school, so during the school morning and afternoon rush, our street is often used by parents to park while picking up or dropping off their kids. The proposed development is also located immediately adjacent to a city bus stop, which creates pedestrian traffic and prevents parking in that area of Northmount Drive. As a result, our street is already busy – with very few available parking spots near Northmount Drive.

The average number of cars per household in Calgary (according to various sources found online) is ~ 2. (With two adult children currently living at home due to housing affordability, we have 4 cars.)

The proposed development with eight units, could require up to 16 vehicles, with garage parking for only four (assuming that the garages are used for vehicle parking and not storage, as many were in our experience in University District).

The additional vehicles would thus be required to park on Northmount (which is not possible on the north side due to the bus route, crosswalk etc) or on the south side (which is used by the existing homeowners, many of whom do not have a standalone garage, with very few parking spots available). These excess vehicles will most likely end up parking on Cheyenne Crescent, creating parking challenges for existing homeowners.

Although I understand we do not “own” the parking in front of our houses, most homeowners have chosen to live here and paid handsomely for the extra value that street parking provides (and this is reflected in the property taxes we are already paying!). Other homeowners without garages are fully reliant on street parking.

I realize that the City zoning allows for development with only 1 parking spot per household - but this "one size fits all" zoning does not address the needs and potential issues related to specific parcels of land.

This development also adds more traffic at a busy intersection, with no clear plan to address pedestrian safety or the increased congestion entering or exiting Northmount Drive. (Northmount Drive is already very backed up during peak hours heading eastbound, making it impossible to turn left from either entrance to Cheyenne Crescent.) At a time when pedestrian injuries and fatalities are dangerously on the rise, and the City is declaring this to be an important focus area, it is unclear how these risks are managed with the proposed development.

The proposed plan includes storage of the units' garbage, recycling and composting bins, but it is unclear whether the bins – when put out for collection, at a sufficient distance from the garage, as required – will encroach on lane access.

I urge you to reconsider this Development Permit in light of the above. Changing the plan from a 4 unit (with 4 additional basement suites), to a 3:3 would be a step in the right direction - as would adjustment of the plan to allow for more on-site parking.

**From:** [Chad Geiger](#)  
**To:** [Calgary SDAB Info](#)  
**Cc:** [Triwood Planning Committee](#)  
**Subject:** [External] SDAB2026-0125 Association Authorization for Triwood Community Association  
**Date:** Thursday, August 13, 2026 4:03:57 PM  
**Attachments:** [image.png](#)

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Hi,

It is our understanding that an email for authorization for members of the Triwood Planning Committee to communicate with the SDAB is required on behalf of Triwood Community Association.

Regarding the matter of the appeal of:

SDAB Reference: SDAB2026-0125

Development Permit: DP2025-06578

Address: 4 Cheyenne Crescent NW

The following Triwood Community Association (TCA) members, who are also members of the Triwood Planning Committee (TPC) are authorized to file an appeal, make a submission to and/or speak before the Subdivision Development Appeal Board on behalf of the TCA:

Name, Position

Charles Thomas (Tom) Banks, TPC Member, Co-Chair

Brad Nazar, TPC Member, Co-Chair

Toni Shenfield, TPC Member

Peter Griba, TPC Member

Kevin Dube, TPC Member

Brent Ellergodt, TPC Member

Eric re Ridder, TPC Member

Quentin J. Pittman, TPC Member

Please use the email address [triwoodplanning@gmail.com](mailto:triwoodplanning@gmail.com) for all communications, including rendered decisions.

Thanks,  
Chad Geiger



**Chad Geiger, Executive Director**

**E:** [executivedirector@triwoodcommunity.com](mailto:executivedirector@triwoodcommunity.com) | Ph: 587-391-3991

**W:** [www.triwoodcommunity.com](http://www.triwoodcommunity.com)

**Sign up for a** [FREE Triwood membership](#)

**SDAB2026-0125**



**From:** [Ivy Huang](#)  
**To:** [Calgary SDAB Info](#)  
**Subject:** [External] URGENT: Appeal No. SDAB2026-0125. Written Submission and Objection from Neighbouring Property Owner  
**Date:** Monday, August 10, 2026 7:23:41 PM

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**Re: Appeal No. SDAB2026-0125**

**Development Permit: DP2025-06578**

**Property: 10 Cheyenne Crescent NW (Building: 4 Cheyenne Crescent NW)**

Dear Members of the Subdivision and Development Appeal Board,

My name is **Xing Yun Huang**, and I am the owner/resident of **1065 Northmount Drive NW, Calgary, AB T2L 0C1**. I am writing as a neighbouring property owner to formally express my strong objection to the approved development at **10 Cheyenne Crescent NW (Building: 4 Cheyenne Crescent NW)** under Development Permit **DP2025-06578**.

The proposed development includes a new rowhouse building, an accessory residential building, and **four secondary suites**. As a neighbouring property owner, I am concerned that the scale, density, intensity of use, and resulting impacts of this development will have a significant negative effect on the use and enjoyment of my property and the surrounding residential environment.

### **1. Excessive Density and Intensity of Development**

The proposed rowhouse development, combined with four secondary suites, represents a substantial increase in residential density and occupancy compared with the existing surrounding residential character.

I am concerned that the proposed development is too intensive for this particular site and will result in a significant change to the established character of the immediate neighbourhood.

While I understand that Calgary is experiencing growth and increased demand for housing, new development should still be designed and located in a manner that appropriately considers the existing surrounding properties and minimizes adverse impacts on neighbouring residents.

## **2. Increased Parking Demand and On-Street Parking**

The proposed development will create additional demand for vehicle parking.

With multiple dwelling units as well as four secondary suites, there may be a significant number of residents and vehicles associated with the development. I am concerned that the available on-site parking may not adequately accommodate the actual parking demand, resulting in increased reliance on street parking.

This could create additional congestion, inconvenience for neighbouring residents, and increased vehicle activity in the immediate area.

## **3. Traffic, Vehicle Activity and Safety**

The increased number of residential units will inevitably result in additional vehicle trips, including resident vehicles, visitors, deliveries, moving vehicles, and service vehicles.

I am concerned about the cumulative effect of these additional vehicle movements on the surrounding streets and the potential impact on pedestrian and traffic safety.

The Board should carefully consider whether the proposed development provides an appropriate level of parking, access, circulation, and traffic management for the site.

## **4. Privacy and Overlooking**

I am also concerned about the potential loss of privacy resulting from the proposed development.

The increased building mass, windows, entrances and other features associated with a multi-unit development may create additional opportunities for overlooking into neighbouring properties.

As an adjacent homeowner, I believe appropriate consideration should be given to building placement, setbacks, window locations, screening, landscaping and other measures to protect the privacy of existing neighbouring homes.

## **5. Noise and Residential Enjoyment**

The proposed development will substantially increase the number of people occupying the site compared with a lower-density residential use.

The combination of multiple dwelling units and four secondary suites may result in increased pedestrian activity, vehicle movements, deliveries, garbage collection, outdoor activity and general residential noise.

I am concerned that this increased intensity will negatively affect the quiet enjoyment of my property and the surrounding residential area.

## 6. Impact on the Existing Neighbourhood Character

The existing neighbourhood has an established residential character. I believe the proposed development represents a significant change in scale and intensity that should be carefully evaluated in relation to the surrounding properties.

I am not opposed to appropriate and compatible residential development. However, I believe the proposed development, in its current form, does not adequately minimize its impacts on neighbouring properties.

## 7. Impact on My Property

As the owner/resident of **1065 Northmount Drive NW**, I am directly affected by this development because of its proximity to my property.

My concerns are not simply based on a general objection to new housing. Rather, they relate specifically to the potential impacts of this particular development on:

- the use and enjoyment of my property;
- privacy;
- noise;
- traffic and vehicle activity;
- parking availability;
- neighbourhood character; and
- the overall residential environment surrounding my home.

For these reasons, I respectfully ask the Board to carefully reconsider the approval of Development Permit **DP2025-06578**.

## Requested Decision

I respectfully request that the SDAB **overturn the approval of the proposed development** at 10 Cheyenne Crescent NW.

Alternatively, if the Board is not prepared to overturn the approval entirely, I respectfully request that the Board consider imposing appropriate conditions or modifications to substantially reduce the impacts on neighbouring properties, including measures addressing:

1. parking and on-street parking demand;
2. traffic and vehicle circulation;
3. privacy and overlooking;

4. building massing and setbacks;
5. landscaping and screening;
6. noise and outdoor activity; and
7. the overall scale and intensity of the development.

I appreciate the Board's consideration of my concerns as a directly affected neighbouring property owner. I respectfully ask that my written submission be included as part of the appeal record and considered in the Board's decision.

Thank you for your time and consideration.

Sincerely,

**Xing Yun Huang**  
**1065 Northmount Drive NW**  
Calgary, AB T2L 0C1

Phone: 403-708-3355

**Appeal No.: SDAB2026-0125**

**From:** [Trevor Kusler](#)  
**To:** [Calgary SDAB Info](#)  
**Subject:** [External] Written Argument for Appeal #2026-0125  
**Date:** Sunday, August 16, 2026 9:56:52 PM

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August 16, 2026

**TO:** Subdivision & Development Appeal Board (SDAB)

City of Calgary

PO Box 2100, Station M, Board Office (#8088)

Calgary, AB T2P 2M5

**RE: APPEAL NUMBER 2026-0125**

**Subject Property:** 10 Cheyenne Cres NW, Calgary, AB

**Proposed Development:** Row House / Fourplex (4 Principal Units) with 4 Secondary Basement Suites (8 Total Units)

Dear Members of the Subdivision & Development Appeal Board,

I am writing to formally submit my notice of opposition regarding **Appeal Number 2026-0125** for the proposed development at **10 Cheyenne Cres NW**.

While I recognize the City's intent to accommodate population growth, the SDAB is tasked with evaluating whether a specific development unduly interferes with the amenities of the neighborhood or materially interferes with the use, enjoyment, or value of neighboring properties. The proposed 8-unit intensity—paired with significant variance requests—presents unacceptable safety risks and adverse planning impacts for this immediate corner and the surrounding block.

My primary grounds for appeal are as follows:

**1. Severe Traffic Hazard & Sightline Obstruction at Northmount Drive NW**

Because 10 Cheyenne Cres NW directly borders the corner interface with Northmount Drive NW, building setback relaxations along this boundary pose a immediate safety hazard:

**Obstructed Sightlines:** Northmount Drive NW is a high-volume collector corridor with active transit, cyclist, and vehicular flow. Severely reducing the front or corner side setback positions the building mass forward, blinding driver sightlines for vehicles turning off Cheyenne Crescent onto Northmount Drive and vice versa.

**Pedestrian Safety:** Encroaching heavily into the traditional setback leaves minimal safety clearance for pedestrians using the public sidewalk along Northmount Drive, creating dangerous blind spots near driveway access points.

## 2. Over-Intensity and Cumulative Density Impact (8 Units on a Single Lot)

Combining four principal row house units with four secondary suites creates an effective density of eight distinct households on a lot located in a streetscape historically defined by single-family homes and duplexes.

**Inadequate On-Site Amenities:** An 8-household footprint eliminates meaningful permeable surface area, resulting in excessive site coverage that leaves insufficient space for snow storage, waste/recycling bin management, or soft landscaping.

**Overburdened On-Street Parking:** Accommodating the potential demand of 8 to 16 resident and visitor vehicles will result in overflow parking spilling around the Cheyenne Crescent intersection, exacerbating bottleneck conditions near the Northmount Drive junction.

## 3. Incompatibility with Established Streetscape Setbacks

The established character of Cheyenne Crescent NW and Northmount Drive NW relies on consistent, generous green setbacks that preserve privacy and neighborhood open space. Granting massive footprint variances on this corner lot disrupts the uniform building line and creates an overbearing structural mass that looms over adjacent low-density properties.

## Conclusion & Remedy Sought

Under Section 687(3)(d) of the *Municipal Government Act*, the Board must ensure that a proposed variance does not detrimentally affect surrounding properties or public safety. The combination of an 8-unit density on this site and a reduced setback adjacent to a major roadway like Northmount Drive creates a direct traffic hazard and an incompatible massing for this block.

I respectfully request that the Board deny Appeal 2026-0125 or require a substantial redesign that adheres strictly to standard setback requirements along Northmount Drive NW and significantly scales down the overall unit density.

Thank you for your time and consideration of these critical safety and planning concerns.

Sincerely,

Trevor Kusler

Owner - 1074 Northmount Dr NW

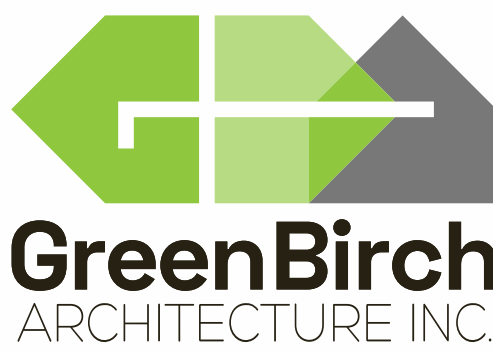
Calgary, AB T2L 0C2

[trevor.kusler@gmail.com](mailto:trevor.kusler@gmail.com)

403-979-2207

**SDAB2026-0125**





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PROPOSED

# CHEYCRES RESIDENTIAL DEVELOPMENT

4 CHEYENNE CRESCENT N.W. CALGARY, AB  
WESTERLY 5FT OF LOT 42; LOT 43; BLOCK 1; PLAN 9046HO

ISSUED FOR DEVELOPMENT PERMIT

| DRAWING INDEX |                                  |
|---------------|----------------------------------|
| SHEET #       | SHEET NAME                       |
| DP.00         | COVER SHEET                      |
| DP.01         | REVIEW & ANALYSIS                |
| DP.02         | SURVEY PLAN                      |
| DP.03         | KEY PLAN, STREETScape ELEVATIONS |
| DP.04         | SITE PLAN                        |
| DP.05         | LANDSCAPE PLAN                   |
| DP.06         | BUILDING PLANS                   |
| DP.07         | ELEVATIONS                       |
| DP.08         | SECTIONS                         |
| DP.09         | GARAGE                           |
| DP.10         | SHADOW STUDY                     |
| DP.11         | SHADOW STUDY                     |



| LEGEND                         |         |
|--------------------------------|---------|
| Existing Property Line.....    | ---     |
| Existing Setback Lines.....    | - - - - |
| Proposed Concrete.....         |         |
| Proposed Dwellings.....        |         |
| Proposed Cantilever.....       |         |
| Proposed Garage.....           |         |
| Proposed Roof Overhang.....    |         |
| Proposed Mulch.....            |         |
| Proposed Decorative Stone..... |         |
| Proposed Sod.....              |         |
| Windows.....                   | W       |
| Doors.....                     | D       |
| Garage Door.....               | GD      |
| Overhead Door.....             | OD      |
| Existing Geodetic.....         | 101.23  |
| Proposed Geodetic.....         | 101.23  |

| CODE REVIEW                                                                                                                                                                                                                                             |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| This analysis is based of the National Building Code of Canada, Alberta Edition, 2023                                                                                                                                                                   |  |
| <b>DESCRIPTION:</b><br>Rowhouse building and garage <ul style="list-style-type: none"><li>• Number of dwelling units: 4.0</li><li>• Number of suites: 4.0</li></ul>                                                                                     |  |
| <b>BUILDING AREA</b> <ul style="list-style-type: none"><li>• Rowhouse = 212.62 m<sup>2</sup></li><li>• Garage = 84.99 m<sup>2</sup></li></ul>                                                                                                           |  |
| <b>GROSS FLOOR AREA</b> <ul style="list-style-type: none"><li>• Main Floor = 212.62 m<sup>2</sup></li><li>• 2nd Floor = 311.06 m<sup>2</sup></li></ul>                                                                                                  |  |
| <ul style="list-style-type: none"><li>• Garage = 84.99 m<sup>2</sup></li><li>• Basement = 212.62 m<sup>2</sup></li></ul>                                                                                                                                |  |
| <b>NUMBER OF STOREYS:</b> <ul style="list-style-type: none"><li>• Rowhouse: 2.0</li><li>• Garage: 1.0</li></ul>                                                                                                                                         |  |
| <b>OCCUPANCY CLASSIFICATION</b><br>Group C - Residential Occupancy<br>Rowhouse is classified under Part 9 - Small Buildings.                                                                                                                            |  |
| <b>OCCUPANT LOAD</b><br>2 persons per sleeping room                                                                                                                                                                                                     |  |
| <b>FIRE &amp; LIFE SAFETY:</b><br>9.10.9.16 <ul style="list-style-type: none"><li>• 1-hr FRR of wall assemblies between residential suites</li><li>• 1-hr FRR of floor assemblies between stacked suites</li><li>• 1-hr Load bearing elements</li></ul> |  |
| <b>SMOKE AND CO ALARM</b><br>9.10.19.3 & 9.32.4.1 Hardwired and interconnected in each dwelling unit                                                                                                                                                    |  |
| <b>MEANS OF EGRESS</b> <ul style="list-style-type: none"><li>• Each suite required to have a code complaint exit or shared protected exit path</li><li>• Bedroom windows to meet egress size (0.35m2 clear operable window - 380mm min. width</li></ul> |  |
| <b>SOUND TRANSMISSION</b><br>9.11.1.1 (b) Min. STC between dwelling unit is 50                                                                                                                                                                          |  |

SPATIAL SEPARATION

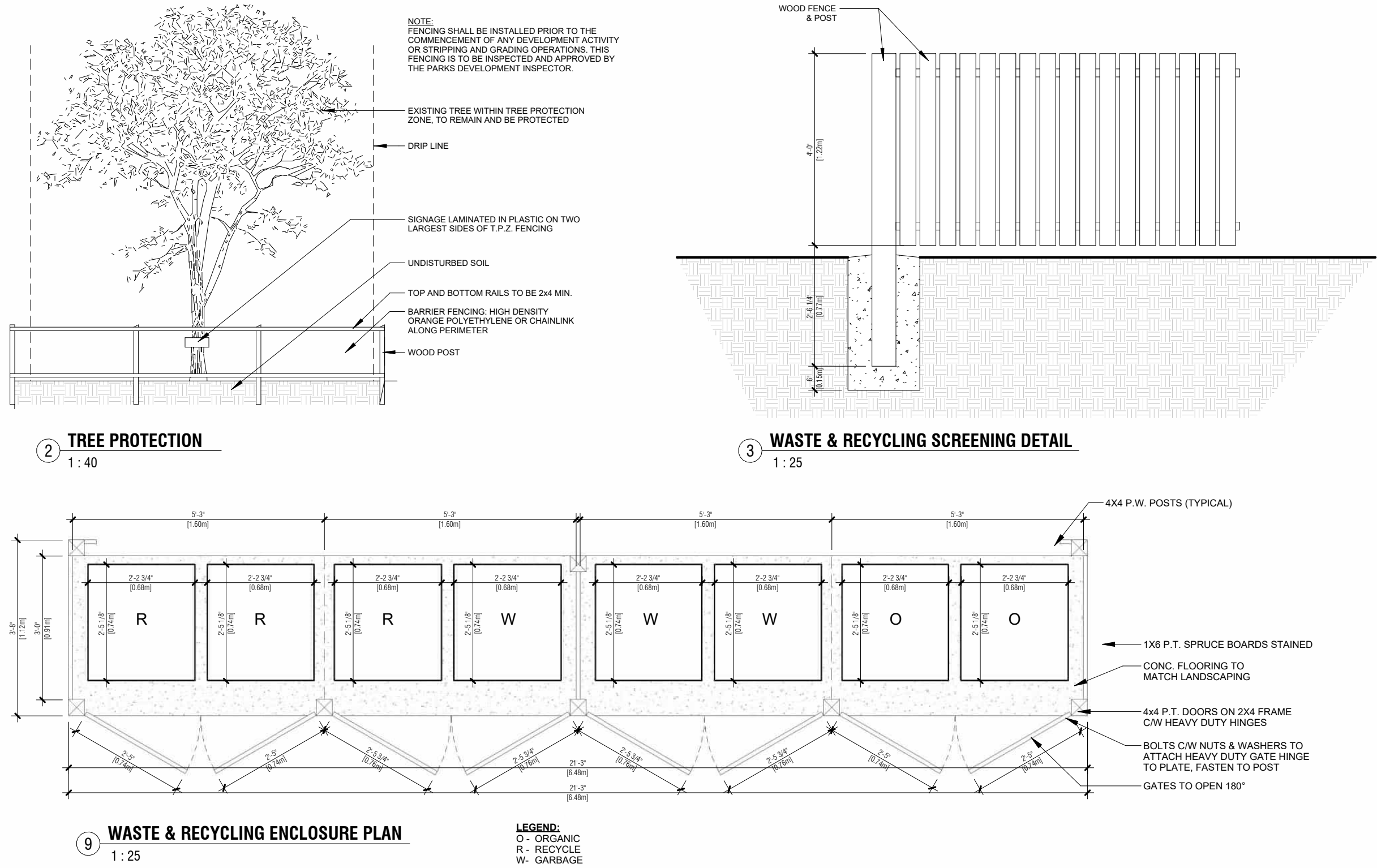


ZONING BYLAW REVIEW

|                                                                                                                                                                                                                                         |                                  |                 |                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-----------------|-------------------------|
| This analysis is based of the City of Calgary Land Use Bylaw1P2007                                                                                                                                                                      |                                  |                 |                         |
| <b>MUNICIPAL ADDRESS:</b> <ul style="list-style-type: none"><li>• 4 Cheyenne Crescent N.W. Calgary, AB</li></ul>                                                                                                                        |                                  |                 |                         |
| <b>LEGAL ADDRESS:</b> <ul style="list-style-type: none"><li>• The Westerly 5ft (1.52m) of Lot 42</li><li>• All of Lot 43; Block 1; Plan 9046 HO</li></ul>                                                                               |                                  |                 |                         |
| <b>LAND USE DESIGNATION:</b> <ul style="list-style-type: none"><li>• <b>R-CG Residential - Grade-Oriented Infill</b></li><li>• Neighboring Lots' Designations: <b>R-CG</b></li></ul>                                                    |                                  |                 |                         |
| <b>PROPOSED USES:</b> <ul style="list-style-type: none"><li>• Rowhouse (Discretionary)</li><li>• Secondary Suite (Permitted)</li></ul>                                                                                                  |                                  |                 |                         |
| <b>DESCRIPTION:</b><br>Single Rowhouse building with a 4-Car detached garage <ul style="list-style-type: none"><li>• Number of dwelling units: 4.0</li><li>• Number of secondary suites: 4.0</li></ul>                                  |                                  |                 |                         |
| <b>SITE AREA</b> <ul style="list-style-type: none"><li>• 546.77m<sup>2</sup> = 0.054677 ha</li><li>• Units / Ha = 73.16</li></ul>                                                                                                       |                                  |                 |                         |
| <b>GROSS FLOOR AREA</b> <ul style="list-style-type: none"><li>• Main Floor = 212.62 m<sup>2</sup></li><li>• 2nd Floor = 311.06 m<sup>2</sup></li><li>• Basement = 212.62 m<sup>2</sup></li><li>• Garage = 84.99 m<sup>2</sup></li></ul> |                                  |                 |                         |
| Developed Area = 297.67 m <sup>2</sup>                                                                                                                                                                                                  |                                  |                 |                         |
| <b>SECTION</b>                                                                                                                                                                                                                          | <b>DESCRIPTION</b>               | <b>REQUIRED</b> | <b>PROPOSED</b>         |
| <b>GENERAL</b>                                                                                                                                                                                                                          |                                  |                 |                         |
| 529                                                                                                                                                                                                                                     | Density (Units/Ha)               | 75.0 max.       | 73.16                   |
| 531                                                                                                                                                                                                                                     | Parcel Width                     | 7.5 m min.      | 18.29 m                 |
| 532                                                                                                                                                                                                                                     | Facade Width                     | 4.2 m min.      | 10.11 m                 |
| 534 (d)                                                                                                                                                                                                                                 | Parcel Coverage                  | 60.0 % max.     | 54.44 %                 |
| 535 (1)                                                                                                                                                                                                                                 | Building Depth                   |                 |                         |
| <b>SETBACK (Rowhouse)</b>                                                                                                                                                                                                               |                                  |                 |                         |
| 537                                                                                                                                                                                                                                     | Front Setback                    | 3.0 m min.      | 3.10 m                  |
| 539 (1)                                                                                                                                                                                                                                 | Side Setback                     | 1.2 m min.      | 4.00 m                  |
| 539 (6)                                                                                                                                                                                                                                 | Side Setback (Street)            | 0.6 m min.      | 2.54 m                  |
| 540 (2)                                                                                                                                                                                                                                 | Rear Setback                     | 1.2 m min.      | 8.23 m                  |
| <b>SETBACK &amp; HEIGHT (Garage)</b>                                                                                                                                                                                                    |                                  |                 |                         |
| 345 (6) a                                                                                                                                                                                                                               | Building Height                  | 4.6 m max.      | 3.60 m                  |
| 345 (6) b                                                                                                                                                                                                                               | Eaveline Height                  | 3.0 max.        | 2.90 m                  |
| 345 (1)                                                                                                                                                                                                                                 | Side Setback (Street)            | 1.2 m min.      | 1.40 m                  |
|                                                                                                                                                                                                                                         | Side Setback                     | 0.6 m min.      | 2.83 m                  |
|                                                                                                                                                                                                                                         | Rear Setback                     | 0.6 m min.      | 0.60 m                  |
| <b>LANDSCAPE</b>                                                                                                                                                                                                                        |                                  |                 |                         |
| 542 (7)                                                                                                                                                                                                                                 | Soft landscape                   | 30.0% min.      | 50.66%                  |
| 542.2 (2)                                                                                                                                                                                                                               | 1.0 tree per 110m <sup>2</sup>   | 5.0             | 6.00 Trees              |
|                                                                                                                                                                                                                                         | 3.0 shrubs per 110m <sup>2</sup> | 15.0            | 20.00 Shrubs            |
| <b>OTHERS</b>                                                                                                                                                                                                                           |                                  |                 |                         |
| 543 (2)                                                                                                                                                                                                                                 | Amenity Space                    |                 | 18.0 m <sup>2</sup>     |
| 546 (2)                                                                                                                                                                                                                                 | 0.5 Parking Stalls/Unit          | 4.0             | 4.0 Parking Stalls      |
| 546.2 (1)                                                                                                                                                                                                                               | 1.0 Bike Stalls/Unit             | 4.0             | 4.0 Class 1 Bike Stalls |

OTHERS

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| <b>BIKE LOCKER SPECIFICATIONS:</b><br>Provided 3.0 Dero Single (D1) in-ground mounted Bike Lockers (Class 1) or similar to accommodate bicycle parking stalls. As indicated on A101 Site plan. To be installed according to manufacturers' installation guide.                                                                                                                                                                                                                                        |                                                                                                                                           |
| <b>GARBAGE/RECYCLING</b><br>Shared Storage and collection                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                           |
| <b>LIGHT FIXTURES (OR EQUIVALENT)</b><br>Fitting: E27<br>Max. Watt: 1X100W<br>Standard Lamp: E27<br>Ships with: Bulbs not included<br>Line voltage: 110-120V, 50-60Hz<br>Operation Voltage: 110-120V, 50-60Hz<br>Safety Class: 1<br>Safety Type: IP44<br>Certificated: ENEC                                                                                                                                                                                                                           |                                                                                                                                           |
| <b>DISCLAIMER</b><br>The Gas line information shown on this sheet is compiled from records maintained by ATCO Gas. No warrantee or guarantee is given as to the accuracy or completeness of those records. Service lines, water lines, storm, sanitary, electrical and cable as shown are schematic representation only and do not indicate the actual location or length of the service line. Dial-Before-You-Dig services should be utilized before commencement of any excavation or construction. |                                                                                                                                           |
| <b>LANDSCAPE STAT</b><br>Parcel Area: 546.77 m <sup>2</sup><br>Building Footprint: 212.62 m <sup>2</sup><br>Garage Footprint : 84.99 m <sup>2</sup><br>Garage Apron: 11.61 m <sup>2</sup><br>Waste/Recycling Pad: 6.58 m <sup>2</sup><br>Landscaping Area: 205.85 m <sup>2</sup>                                                                                                                                                                                                                      |                                                                                                                                           |
| <b>HARD LANDSCAPE</b><br>Concrete Sidewalk: 96.16 m <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                           |
| <b>SOFT LANDSCAPE</b><br>Sod: 99.57 m <sup>2</sup><br>Mulch: 10.12 m <sup>2</sup><br><br>Coverage: 53.29 %                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                           |
| <b>NOTE</b><br>All soft landscaped area are to be irrigated by an underground irrigation system. Soil depth of 600mm for planting beds with shrubs and 300mm in all other areas. All plant materials must be species capable of healthy growth in Calgary and must conform to the standards of the Canadian nursery landscape association.<br>This property does not fall within the overlaid flow region of the floodway/flood fringe according to the map from www.calgary.ca                       |                                                                                                                                           |
| <b>TREE LEGEND</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                           |
| <b>TREE</b><br>Required: 1 tree per 110 sqf (5 Trees)<br>Proposed: 5 new trees                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>TREES - CONIFEROUS</b><br>Name: COLUMNAR COLORADO SPRUCE<br>( <i>Picea pungens "Fastigiata"</i> )<br>Qty: 6<br>Size: 15ft (H); 6ft (W) |
| <b>SHRUB</b><br>Required: 3 per 110 sqf (15 Shrubs)<br>Proposed: 22 Shrubs                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>SHRUBS</b><br>(Min. Height or Spread of 0.60m at time of planting)<br>Name: MUGO PINE<br>( <i>Pinus Mugo</i> )<br>Qty: 11              |
| <b>EXISTING TREES ON SITE</b> <ul style="list-style-type: none"><li>• 4 existing trees</li><li>• 4 trees to be removed</li></ul>                                                                                                                                                                                                                                                                                                                                                                      | <b>SOD</b><br>NAME: BUFFALOGRASS<br>( <i>Bouteloua dactyloides</i> )<br>Qty: 11                                                           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>NAME:</b> KARL FOERSTER REED GRASS<br>( <i>Calamagrostis acutifolia "Karl Foerster"</i> )<br>Qty: 11                                   |



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| 1 Issued for Review  | 19 Nov 2025 |
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| 4 Issued for DR 1    | 03 Mar 2026 |
| 5 Issued for DR 1    | 20 May 2026 |
| 6 Issued for DR 2    | 22 Jun 2026 |

| REVIEW & ANALYSIS                              |                           |
|------------------------------------------------|---------------------------|
| Scale<br>As Indicated                          | Sheet No.<br><b>DP.01</b> |
| Date<br>22 June 2026                           |                           |
| Issued for<br>Development Permit               |                           |
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DEVELOPMENT PERMIT PLAN

**LEGAL DESCRIPTION:** First  
The Westerly 5ft (1.52m) of Lot 42  
Second  
All of Lot 43  
Block 1  
Plan 9046HO

**MUNICIPAL ADDRESS:** 4 Cheyenne Crescent N.W.  
Calgary, Alberta

**DATE OF SURVEY:** October 29th, 2025.

**LEGEND**  
Elevations are shown thus: X = 1000.00 Metres. (Geodetic)  
Elevations are referred to ASCM 115824 Elev.=1099.95  
Distances are in metres and decimals thereof.  
Bearings are Grid (3TM-114°W) and Derived from GNSS Observations.  
Found Iron Posts are shown thus:   
Found Iron Bars are shown thus:   
Magnetic Nails are shown thus:   
Calculation points are shown thus:   
Fire Hydrants are shown thus:   
Gas Valves are shown thus:   
Power Poles are shown thus:   
Manholes are shown thus:   
Lamp Standards are shown thus:   
Street Signs are shown thus:   
Property lines are shown thus:   
Utility Right of Ways are shown thus:   
Eaves are shown thus:   
Fences are shown thus:   
Streetlight Cables are shown thus:   
Underground Electrical lines shown thus:   
Stormline are shown thus:   
Sanitaryline are shown thus:   
Combined Storm/Sanitary are shown thus:   
Telephone Lines are shown thus:   
Waterline are shown thus:   
Gasline are shown thus:   
Overhead Electrical lines shown thus:   
All fences are within 0.2 metres of the property lines unless otherwise shown.  
All eaves are measured to fascia unless otherwise shown.  
Unless noted otherwise lines outside of property are not to scale.

**NOTE:**  
Title Information is based on the C. of T. 131,316,452 which was searched on the 4th day of November, 2025, and is subject to:  
No Pertinent Registration.

**ABBREVIATIONS**  
A---Arc Length  
Acc---Accessory  
A/C---Air Conditioner  
Bldg---Building  
BOC---Back of Curb  
BOW---Back of Walk  
Calc---Calculated  
Cant---Cantilever  
Conc---Concrete  
C.S---Countersunk  
DH---Drill Hole  
Enc---Encroaches  
EDA---Edge of Asphalt  
EOR---Edge of Road  
Fd---Found  
I---Iron Post  
I.B---Iron Bar  
LOG---Lip of Gutter  
M.A---Maintenance Access  
Mk---Mark  
M.N---Magnetic Nail  
O.D---Overland Drainage  
R---Radius  
Reg---Registration  
Ret---Retaining  
R/W---Right of Way  
W/O---Walkout Basement  
W.W---Window Well

This plan represents the best information at the time of survey.  
Arc Surveys Ltd. and its employees take no responsibility for the location of any underground conduits, pipes or other facilities whether shown on or omitted from this plan. All underground installations should be located by the respective authorities prior to construction.  
Call Alberta One-Call: 1-800-242-3447

--- denotes Coniferous  
--- denotes Deciduous

| Tree Schedule |            |            |             |        |
|---------------|------------|------------|-------------|--------|
| Tree No.      | Tree Type  | Trunk Dia. | Canopy Dia. | Height |
| 1             | Deciduous  | 0.30       | 6.00        | 7.00   |
| 2             | Deciduous  | 0.30       | 6.00        | 8.00   |
| 3             | Trunk      | 0.40       | ---         | ---    |
| 4             | Bush       | ---        | 1.20        | 1.20   |
| 5             | Bush       | ---        | 1.90        | 1.80   |
| 6             | Deciduous  | 0.10       | 3.00        | 5.00   |
| 7             | Deciduous  | 0.40       | 6.00        | 6.00   |
| 8             | Coniferous | 0.80       | 6.00        | 13.00  |
| 9             | Bush       | ---        | 1.20        | 1.00   |
| 10            | Deciduous  | 0.35       | 6.00        | 8.00   |
| 11            | Deciduous  | 0.18       | 5.00        | 8.00   |
| 12            | Deciduous  | 0.22       | 7.00        | 7.00   |
| 13            | Deciduous  | 0.30       | 5.00        | 8.00   |

Key Plan  
**DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN**

Scale

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Project Title  
Cheyres Residential Development

Legal Address  
Westerly 5ft of Lot 42,  
Lot 43, Block 1 Plan 9046 HO

Municipal Address  
4 Cheyenne Crescent NW  
Calgary, AB

NOT FOR CONSTRUCTION

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| 3. Issued for Review | 11 Feb 2026 |
| 4. Issued for DR 1   | 03 Mar 2026 |
| 5. Issued for DR 1   | 20 May 2026 |
| 6. Issued for DR 2   | 22 Jun 2026 |

SURVEY PLAN

Scale

As indicated

Date

22 June 2026

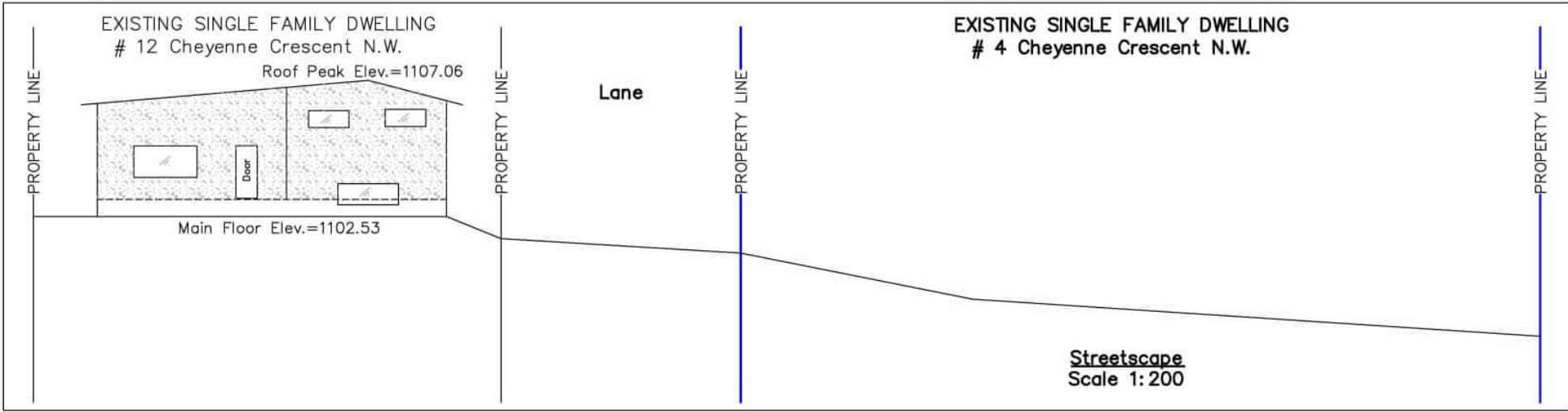
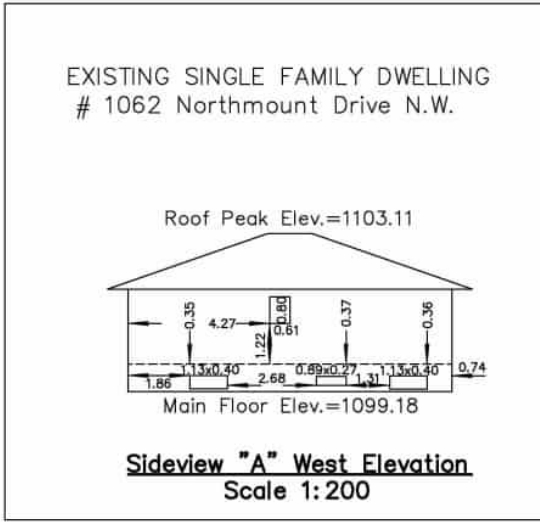
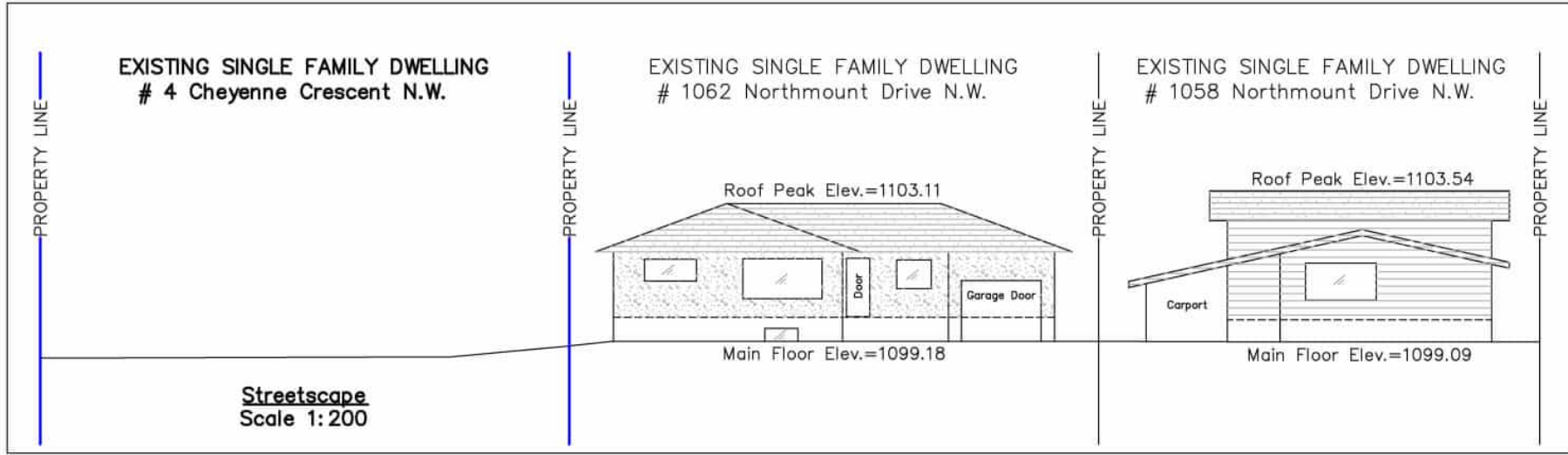
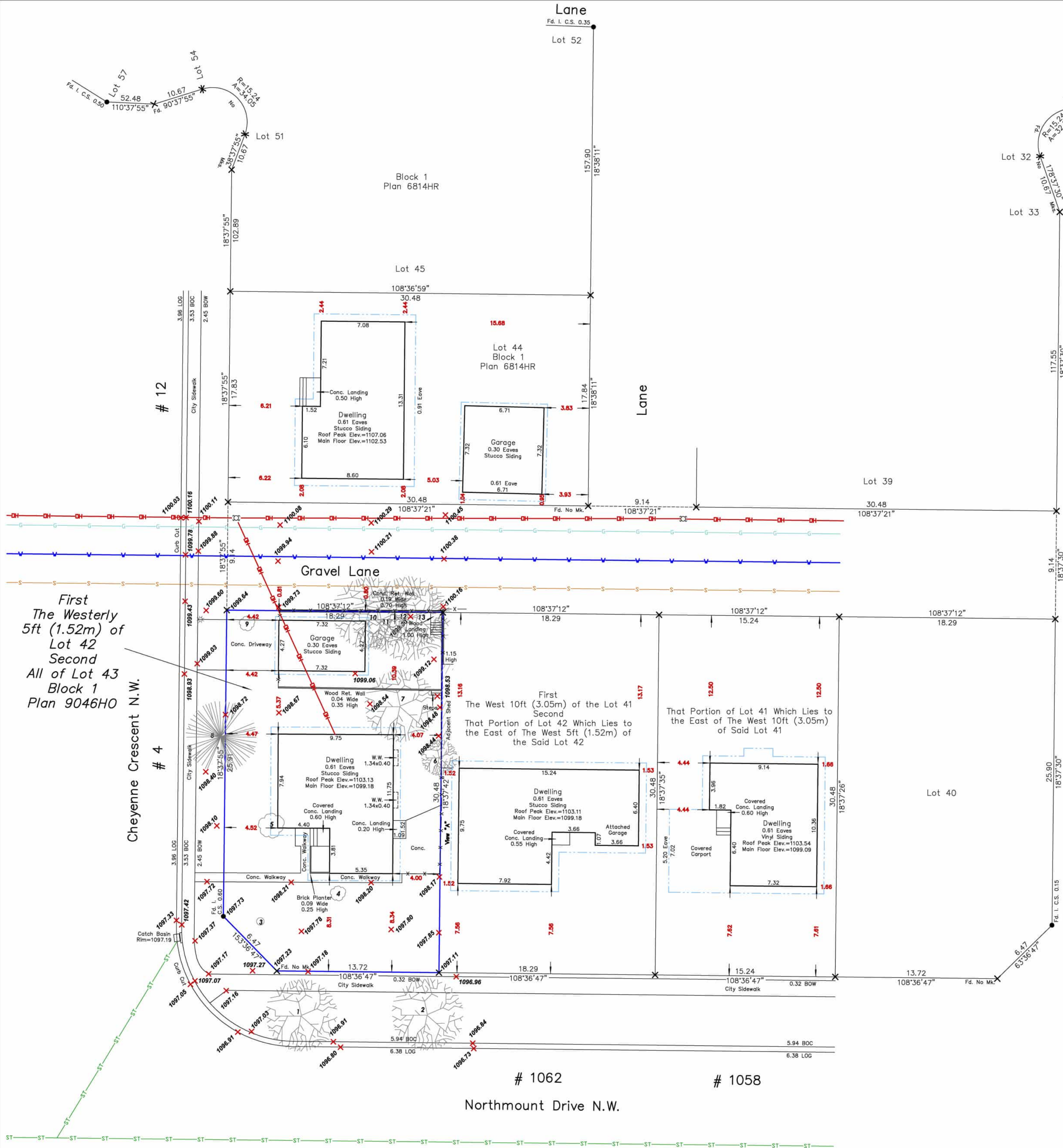
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Sheet No.  
**DP.02**

2026-06-22 10:33:11 AM



Surveyed by: WL Drawn: LC/LC Checked by: RB Scale: 1:200 File No.: 254571





1 KEY PLAN  
1:5

B



VIEW A



VIEW B



VIEW C



VIEW D

Key Plan:  
**DEVELOPMENT  
PERMIT  
DECISION  
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ON THIS PLAN**

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Project Title:  
Cheyres Residential Development

Legal Address:  
Westerly off of Lot #2,  
Lot 43, Block 1 Plan 9045 HO

Municipal Address:  
4 Cheyenne Crescent NW,  
Calgary, AB

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Drawing Title:

**KEY PLAN, STREETSCAPE ELEVATIONS**

Scale:

As indicated

Date:

22 June 2026

Issued for:

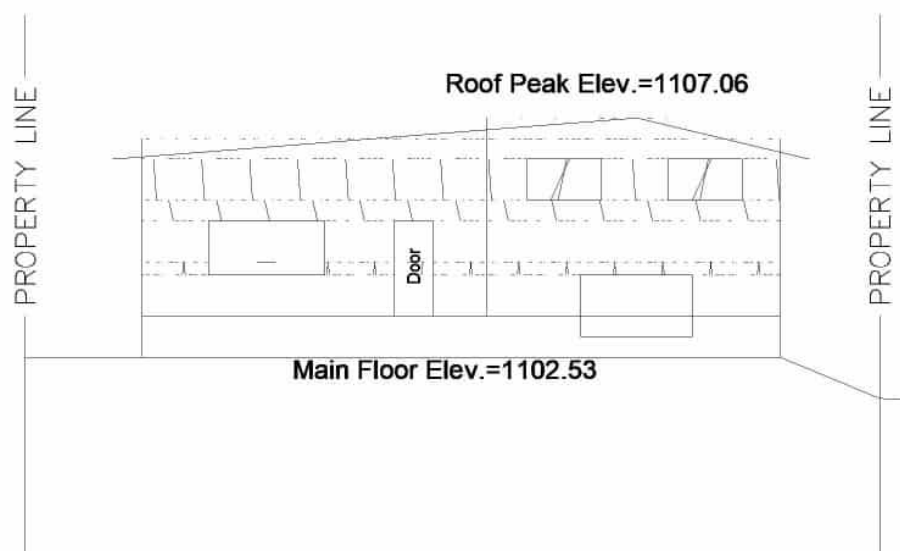
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**DP.03**

2026-06-22 10:33:15 AM

# 12 Cheyenne Crescent N.W.  
EXISTING SINGLE FAMILY DWELLING



2 **STREETSCAPE ELEVATION 1** (CHEYENNE CRESCENT NW)  
1:150

# 4 Cheyenne Crescent N.W.

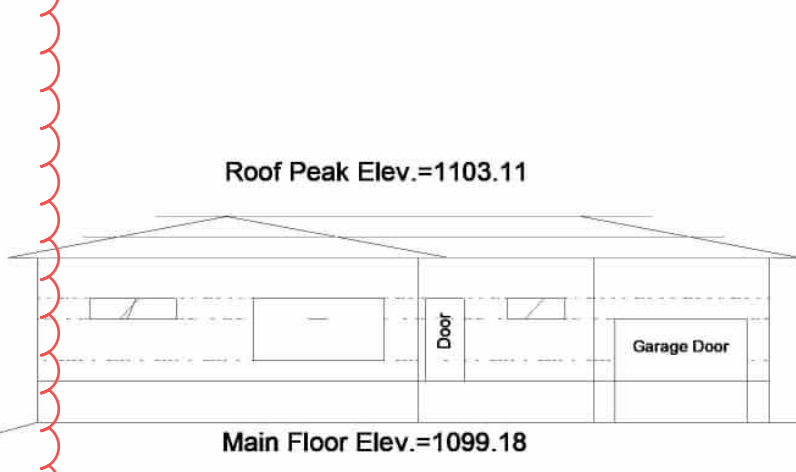


# 4 Cheyenne Crescent N.W.

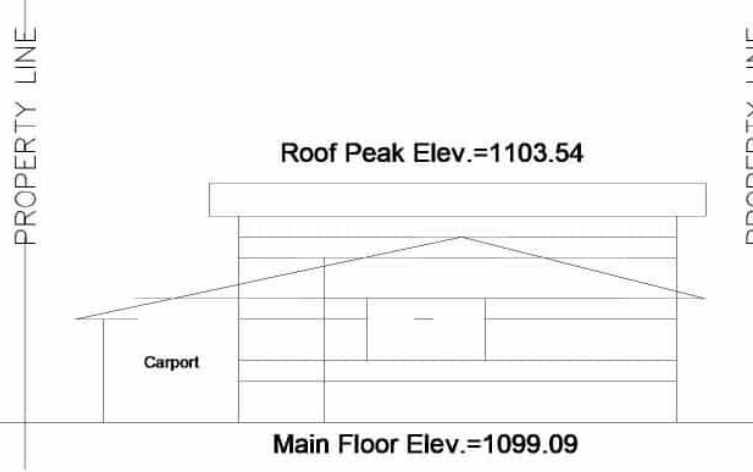


3 **STREETSCAPE ELEVATION 2** (NORTHMOUNT DRIVE NW)  
1:150

# 1062 Northmount Drive N.W.  
EXISTING SINGLE FAMILY DWELLING

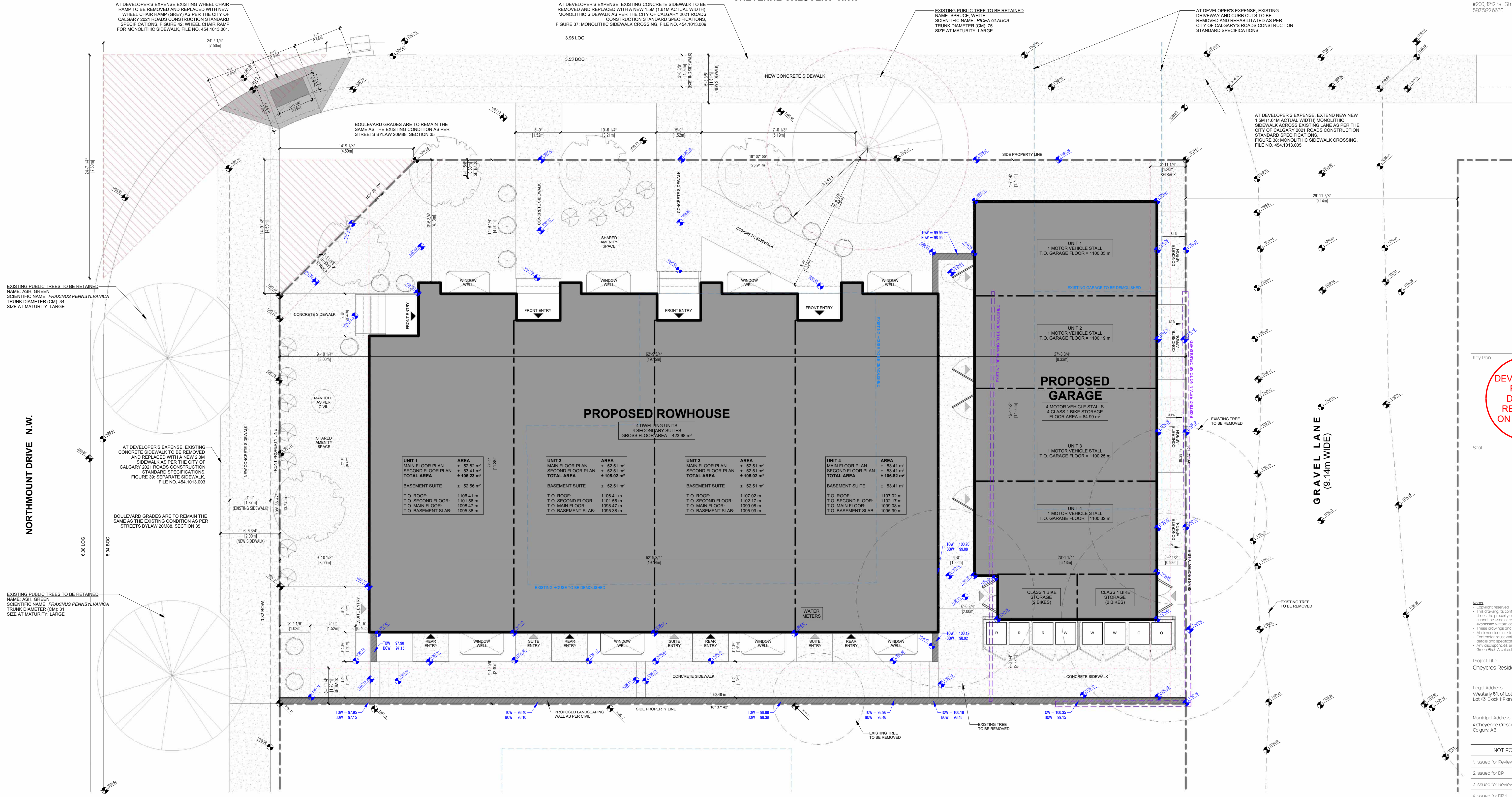


# 1058 Northmount Drive N.W.  
EXISTING SINGLE FAMILY DWELLING





CHEYENNE CRESCENT N.W.



**1 SITE PLAN**  
1:60

DEVELOPMENT  
PERMIT  
DECISION  
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ON THIS PLAN

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**Project Title**  
Cheyenne Residential Development

**Legal Address**  
Western off of Lot 42,  
Lot 43, Block 1 Plan 9045 HO

**Municipal Address**  
4 Cheyenne Crescent NW  
Calgary, AB

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Drawing Title

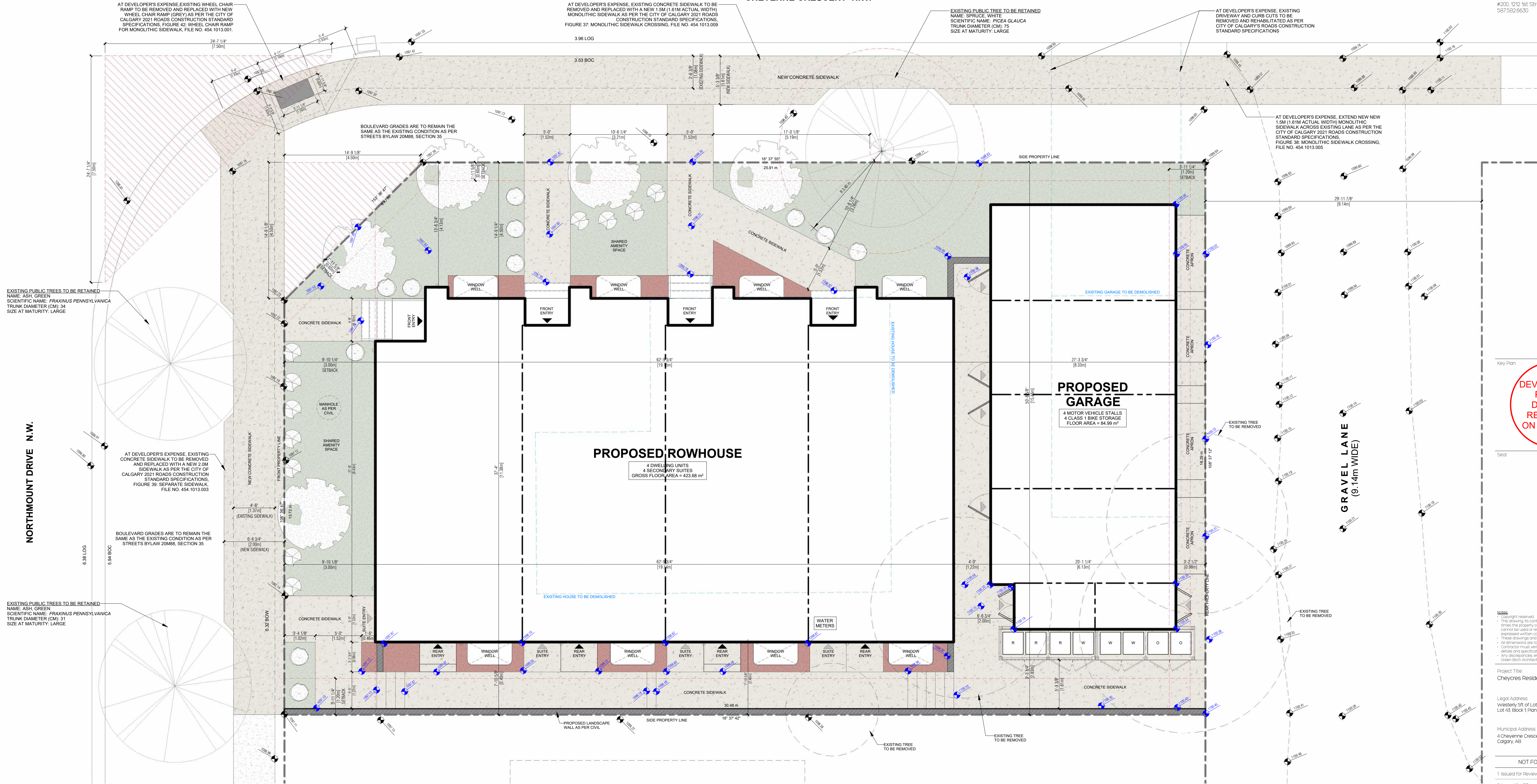
**SITE PLAN**

|                                  |                           |
|----------------------------------|---------------------------|
| Scale<br>As Indicated            | Sheet No.<br><b>DP.04</b> |
| Date<br>22 June 2026             |                           |
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CHEYENNE CRESCENT N.W.



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Calgary, AB

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Drawing Title

LANDSCAPE PLAN

Scale

As indicated

Date

22 June 2026

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Development permit

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DP.05

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LEGEND:

- PROPOSED BUILDING
- SOD (SOFTSCAPE)
- MULCH (SOFTSCAPE)
- CONCRETE (HARDSCAPE)
- WASHED ROCK (HARDSCAPE)
- PROPOSED ENTRY

PROPOSED PLANTING LEGEND:

TREES DECIDUOUS  
REQUIRED: 1 per 110m<sup>2</sup> OF PARCEL  
= 5 TREES  
PROVIDED: 5 TREES  
CALLIPER: 60mm MINIMUM

SHRUBS  
REQUIRED: 3 per 110m<sup>2</sup> OF PARCEL  
= 20 SHRUBS  
PROVIDED: 22 SHRUBS  
HEIGHT: 0.6m MINIMUM @ PLANTING

PROPOSED SOD  
NAME: BUFFALOGRASS  
(*Bouteloua dactyloides*)

PROPOSED TREE PLANTING  
NAME: COLUMNAR COLORADO SPRUCE  
(*Picea pungens 'Fastigiata'*)  
QTY: 5  
SIZE: 15R (H); 6R (W)

PROPOSED SHRUBS  
NAME: MUGO PINE  
(*Pinus mugo*)  
QTY: 11 PROVIDED  
SIZE: Min. Height or Spread of 0.60m at time of planting

NAME: KARL FOERSTER REED GRASS  
(*Calamagrostis acutifolia 'Karl Foerster'*)  
QTY: 11 PROVIDED  
SIZE: Min. Height or Spread of 0.60m at time of planting

LANDSCAPING STAT:

PARCEL AREA: 546.77 m<sup>2</sup>  
PRINCIPAL BUILDING: 212.62 m<sup>2</sup>  
DETACHED GARAGE: 79.91 m<sup>2</sup>  
GARAGE APRON: 5.90 m<sup>2</sup>  
WASTE BINS PAD: 7.41 m<sup>2</sup>  
LANDSCAPE AREA: 211.23 m<sup>2</sup>

HARD LANDSCAPING:  
CONCRETE: 108.78 m<sup>2</sup>

SOFT LANDSCAPING:  
SOD (BUFFALOGRASS): 95.82 m<sup>2</sup>  
MULCH: 6.68 m<sup>2</sup>  
102.50 m<sup>2</sup>

SOFT LANDSCAPE COVERAGE = 48.51%

NOTES:

- ALL SOFT LANDSCAPED AREA TO BE IRRIGATED BY AN UNDERGROUND IRRIGATION SYSTEM.
- ALL PLANT MATERIALS MUST BE OF A SPECIES CAPABLE OF HEALTHY GROWTH IN CALGARY AND MUST CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION.
- MIN. SOIL DEPTH REQUIRED FOR SOD = 300mm
- MIN. SOIL DEPTH REQUIRED FOR SHRUBS = 600mm
- MIN. SOIL DEPTH REQUIRED FOR TREES = 1,200mm





#200, 1212 1st Street S.E. Calgary, AB T2G 2H8  
587.582.6630    terriytay@gnbarch.com

Key Plan

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PERMIT  
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**Project Title**  
Cheyres Residential Development

**Legal Address**  
Western Off. of Lot 42,  
Lot 43, Block 1 Plan 9045 HO

**Municipal Address**  
4 Cheyenne Crescent NW  
Calgary, AB

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Drawing Title

**BUILDING PLANS**

Scale

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Date

22 June 2026

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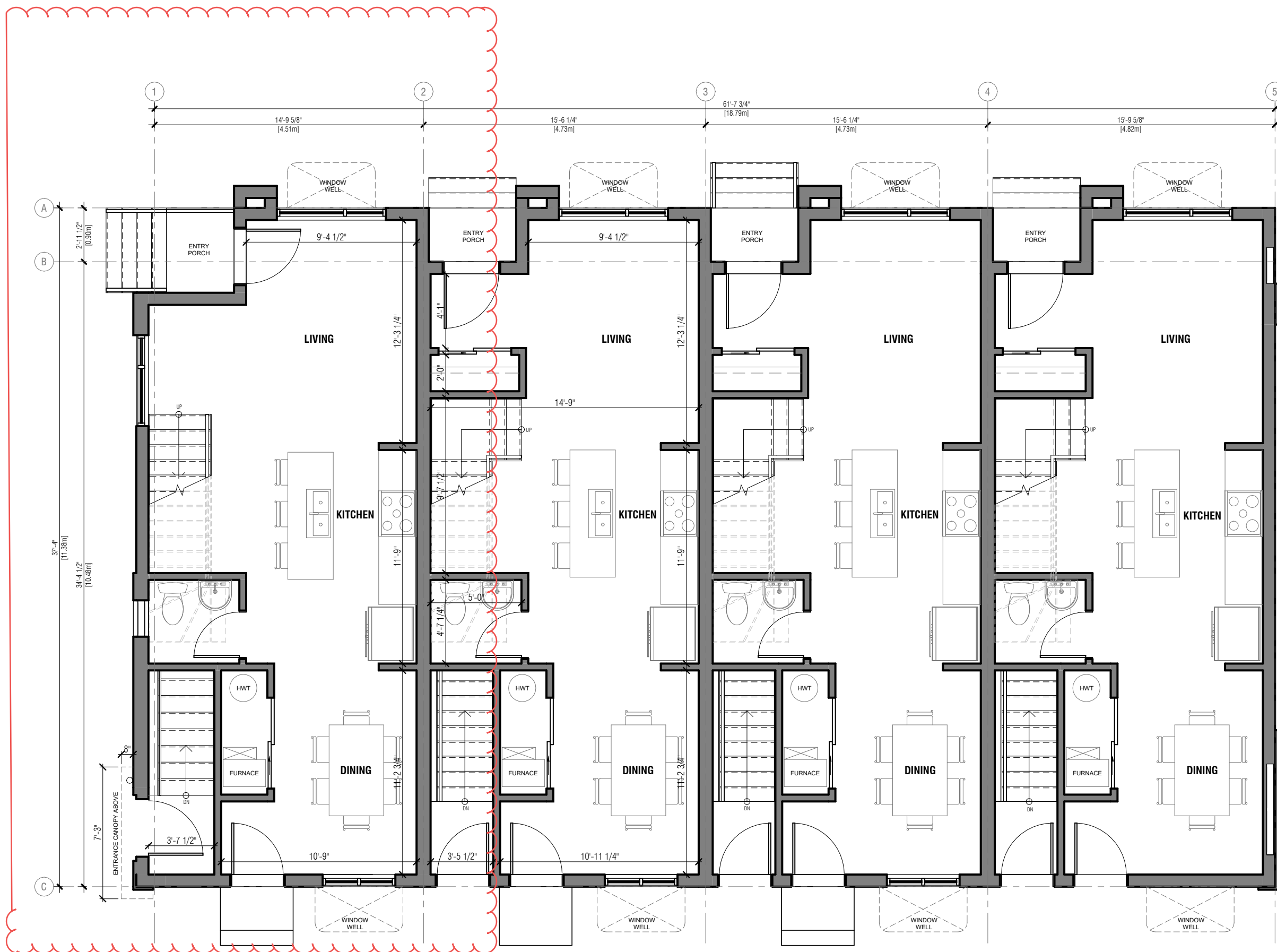
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**DP.06**

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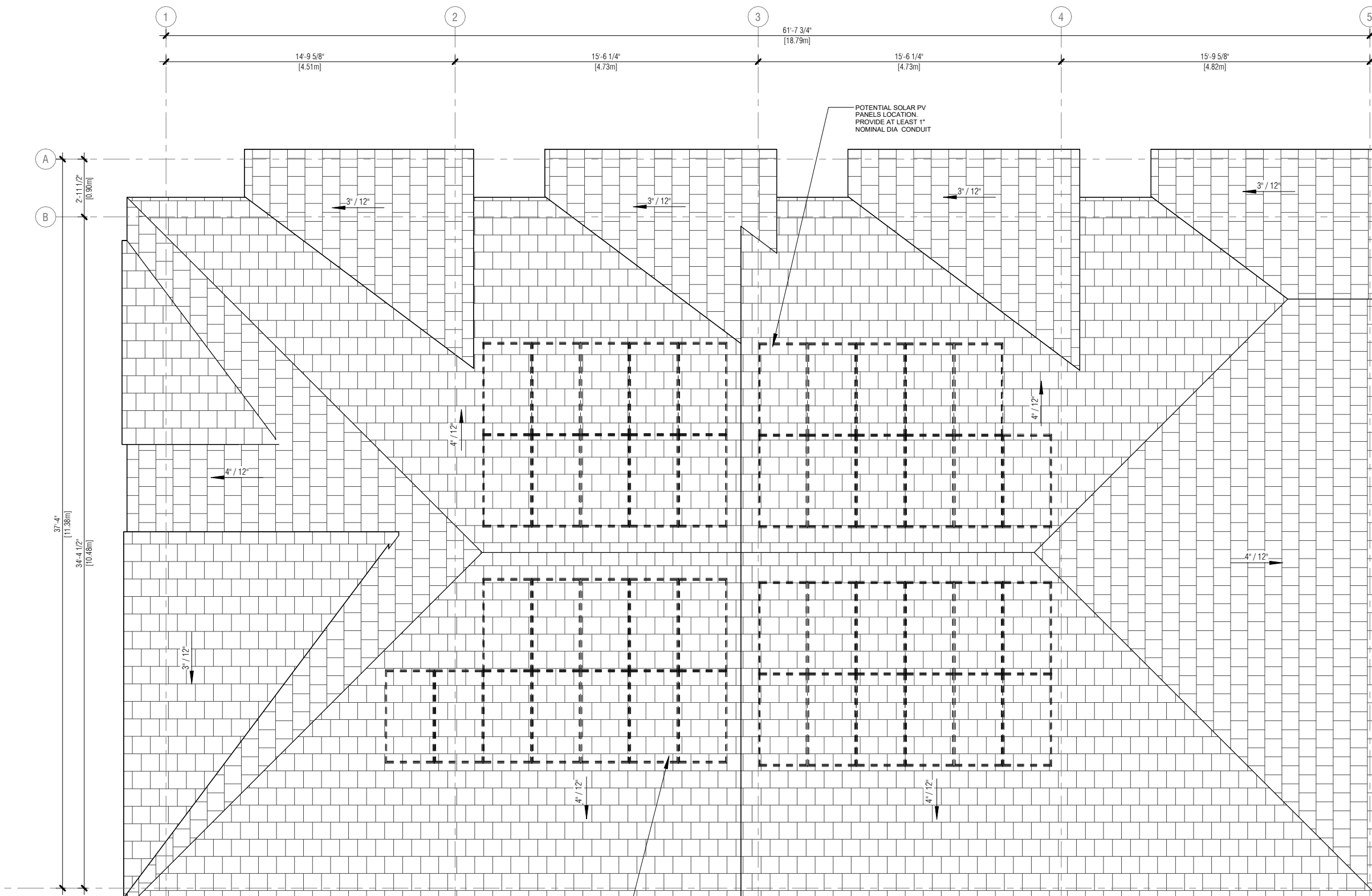
1 BASEMENT FLOOR PLAN  
1 : 64



2 MAIN FLOOR PLAN  
1 : 64



3 2ND FLOOR PLAN  
1 : 64



4 ROOF PLAN  
1 : 64





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5875626630      termitay@gmbarch.com



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ELEVATIONS

Scale:

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Date:

22 June 2026

Issued for:

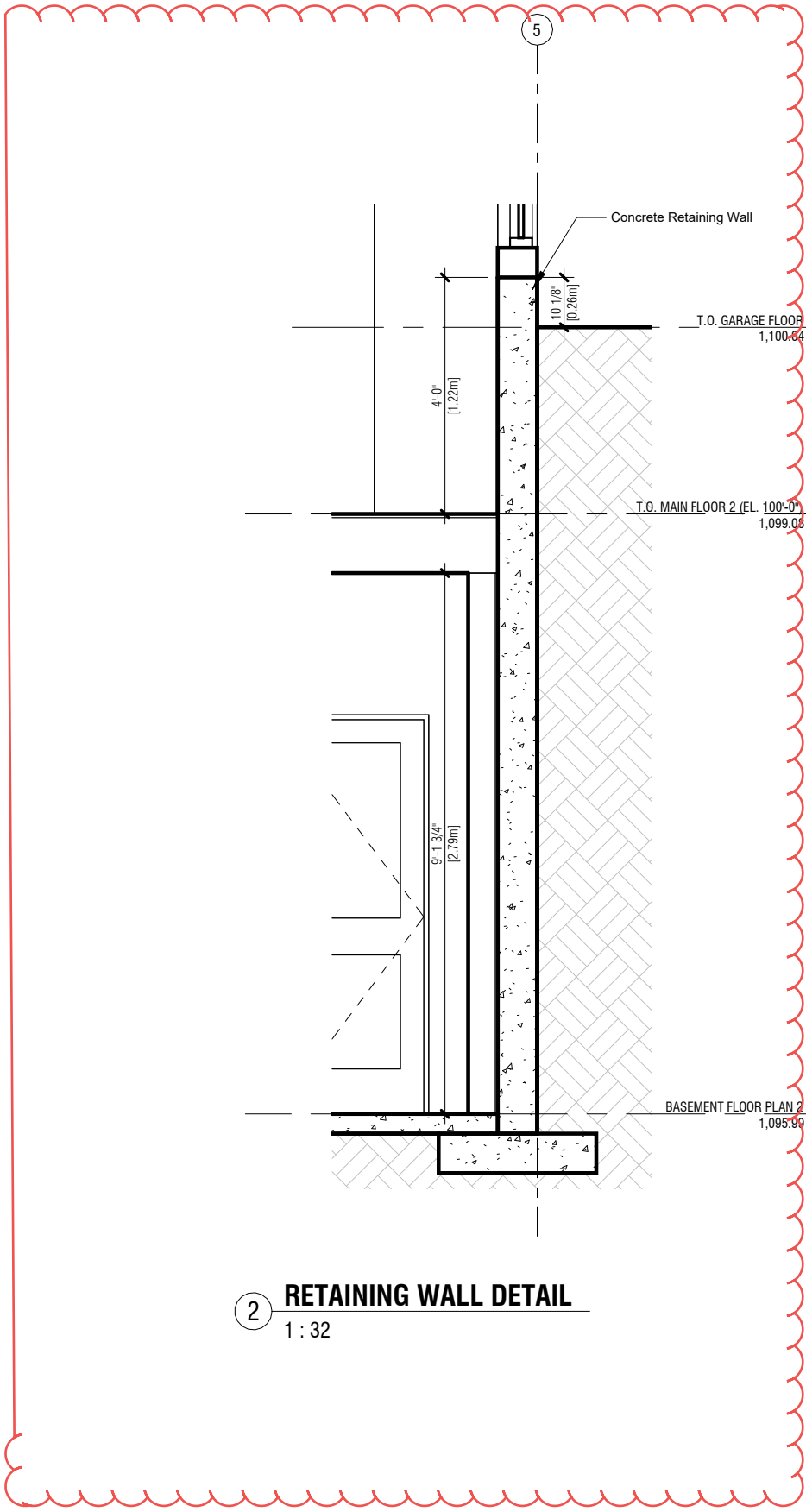
Development Permit

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DP.07

2026-06-22 10:33:37 AM





DEVELOPMENT  
PERMIT  
DECISION  
RENDERED  
ON THIS PLAN

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- Any discrepancies, errors or omissions are to be reported to Green Birch Architecture Inc. prior to a start of construction.

Project Title  
Cheyres Residential Development

Legal Address  
Westerly Off of Lot 42,  
Lot 43, Block 1 Plan 9045 HO

Municipal Address  
4 Cheyenne Crescent NW  
Calgary, AB

| NOT FOR CONSTRUCTION |             |
|----------------------|-------------|
| 1 Issued for Review  | 14 Nov 2025 |
| 2 Issued for DP      | 19 Nov 2025 |
| 3 Issued for Review  | 11 Feb 2026 |
| 4 Issued for DR 1    | 03 Mar 2026 |

Drawing Title

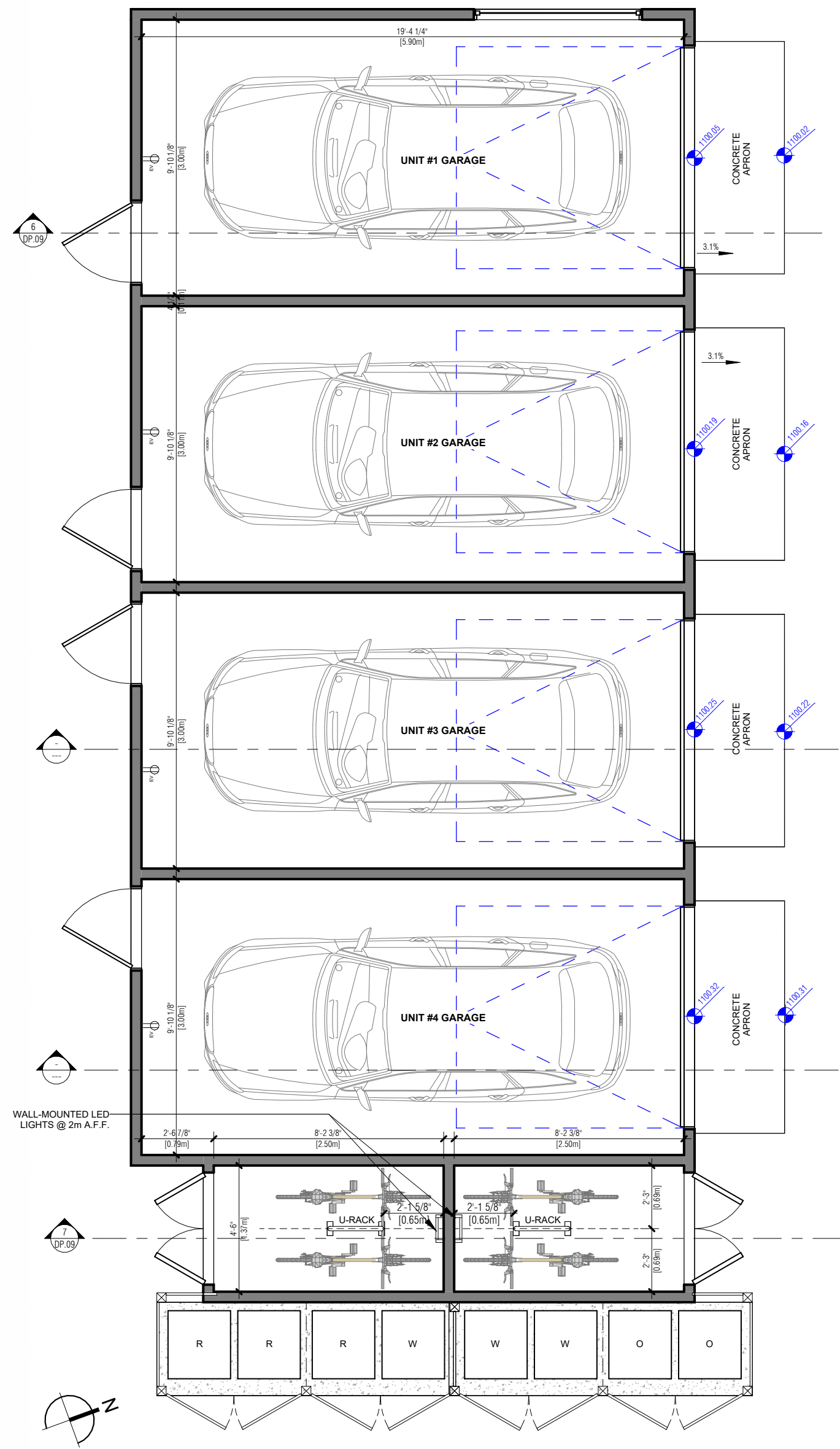
**SECTIONS**

Scale  
As indicated  
Date  
03 March 2025  
Issued for  
Development Permit

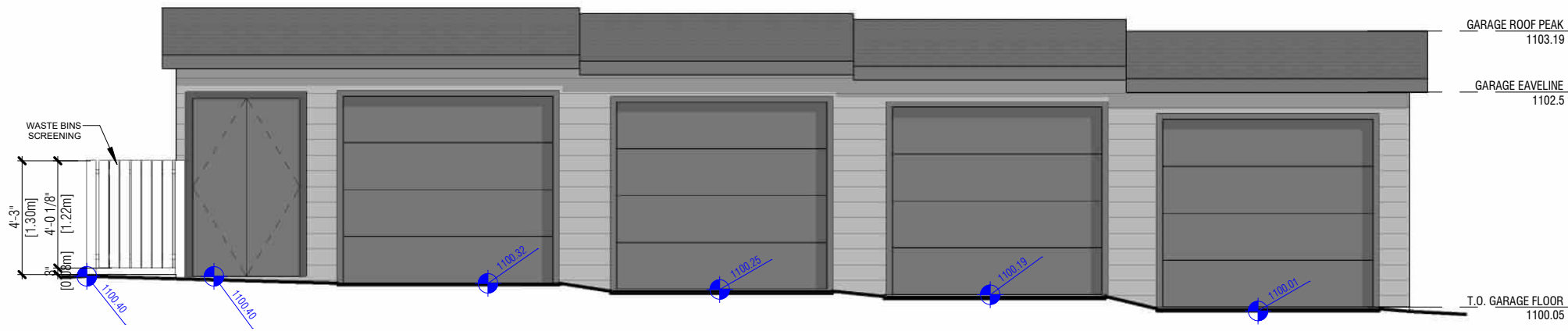
Sheet No.  
**DP.08**

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1 GARAGE FLOOR PLAN  
1:48



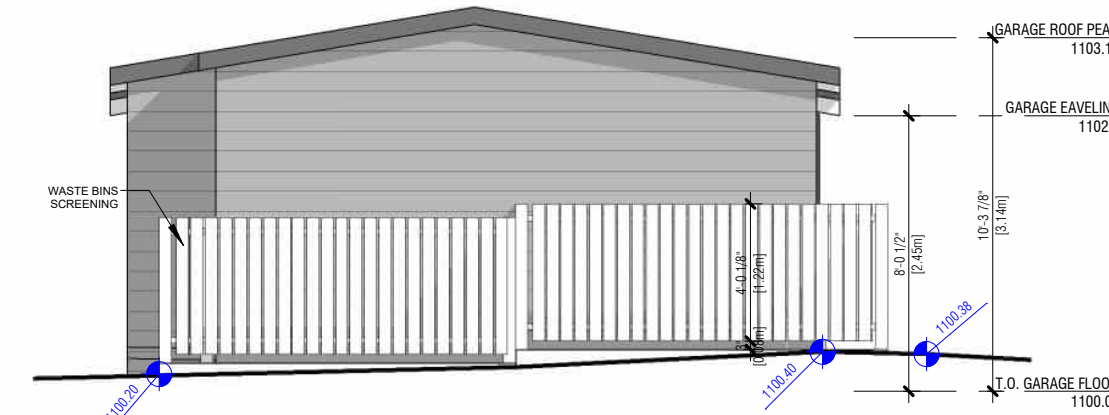
2 GARAGE ELEVATION 1  
1:64



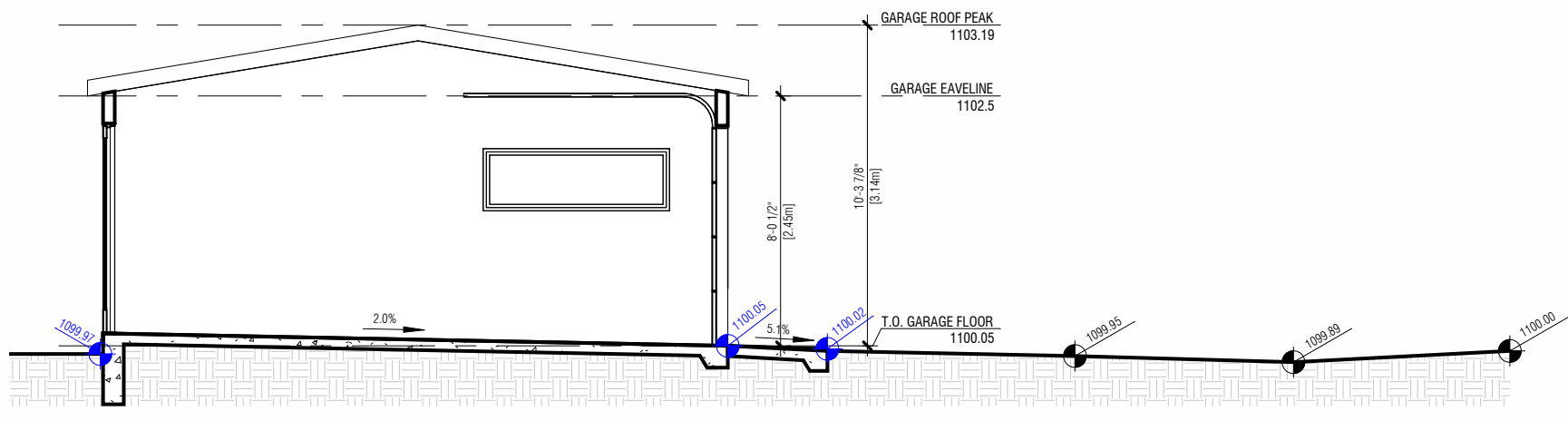
4 GARAGE ELEVATION 2  
1:64



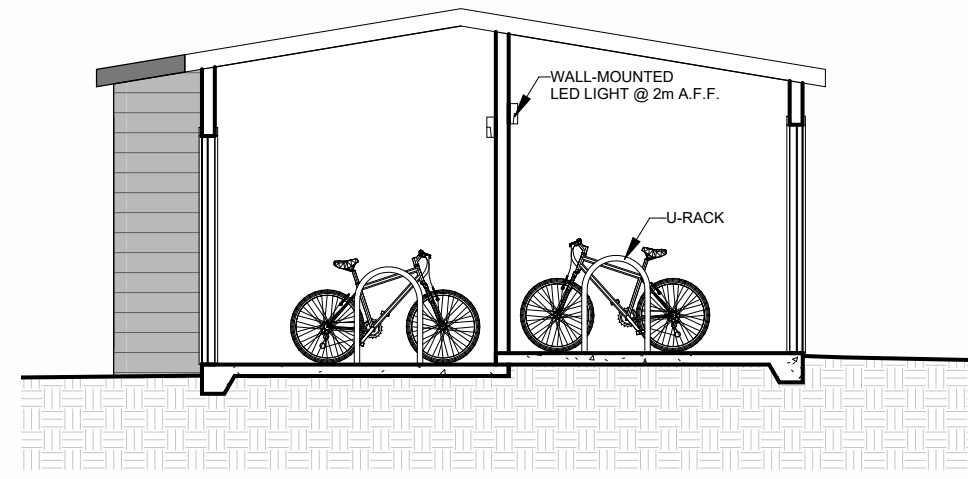
3 GARAGE ELEVATION 3  
1:64



5 GARAGE ELEVATION 4  
1:64



6 GARAGE SECTION 1  
1:64



7 BIKE STORAGE SECTION 1  
1:64

| MATERIAL LEGEND: |                          |        |                     |
|------------------|--------------------------|--------|---------------------|
| [AS-1]           | ROOFING 1                | [SB-1] | WALL CLADDING 4     |
| MATL             | 30-YEAR ASPHALT SHINGLES | MATL   | SMART PANEL         |
| MFR              | IKO - DYNASTY            | MFR    | LP SMARTSIDE        |
| COLOR            | GRANITE BLACK            | COLOR  | SAND DUNES          |
| [FR-1]           | FASZIA / RAINWARE        | [SB-2] | WALL CLADDING 5     |
| MATL             | ALUMINUM / METAL         | MATL   | SMART PANEL         |
| MFR              | MITTEN                   | MFR    | LP SMARTSIDE        |
| COLOR            | IRON ORE                 | COLOR  | TERRA BROWN         |
| [LP-1]           | WALL CLADDING 1          | [MS-1] | MASONRY 1           |
| MATL             | SIDING                   | MATL   | MANUFACTURED STONE  |
| MFR              | LP SMARTSIDE             | MFR    | DUTCH QUALITY STONE |
| COLOR            | SNOWSCAPE WHITE          | COLOR  | STACK LEDGE         |
| [LP-2]           | WALL CLADDING 2          | [MS-2] | MASONRY 2           |
| MATL             | SIDING                   | MATL   | CONCRETE PAVING     |
| MFR              | LP SMARTSIDE             | COLOR  | GREY                |
| COLOR            | CAVERN STEEL             |        |                     |
| [LP-3]           | WALL CLADDING 3          | [FR-1] | BALCONY RAILINGS    |
| MATL             | SIDING                   | MATL   | PREFINISHED METAL   |
| MFR              | LP SMARTSIDE             | COLOR  | SW 9560 NIGHT OUT   |
| COLOR            | MIDNIGHT SHADOW          |        |                     |

Key Plan



Seal

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• Contractor must verify all dimensions, datum, drawings, notes and specifications prior to start of construction.  
• Any discrepancies, errors or omissions are to be reported to Green Birch Architecture Inc. prior to a start of construction.

Project Title  
Cheyres Residential Development

Legal Address  
Westerly Off of Lot 42,  
Lot 43, Block 1 Plan 9045 HO

Municipal Address  
4 Cheyenne Crescent NW  
Calgary, AB

| NOT FOR CONSTRUCTION |             |
|----------------------|-------------|
| 1 Issued for Review  | 14 Nov 2025 |
| 2 Issued for DP      | 19 Nov 2025 |
| 3 Issued for Review  | 11 Feb 2026 |
| 4 Issued for DR 1    | 03 Mar 2026 |
| 5 Issued for DR 1    | 20 May 2026 |
| 6 Issued for DR 2    | 22 Jun 2026 |

Drawing Title

GARAGE

Scale

As indicated

Date

22 June 2026

Issued for

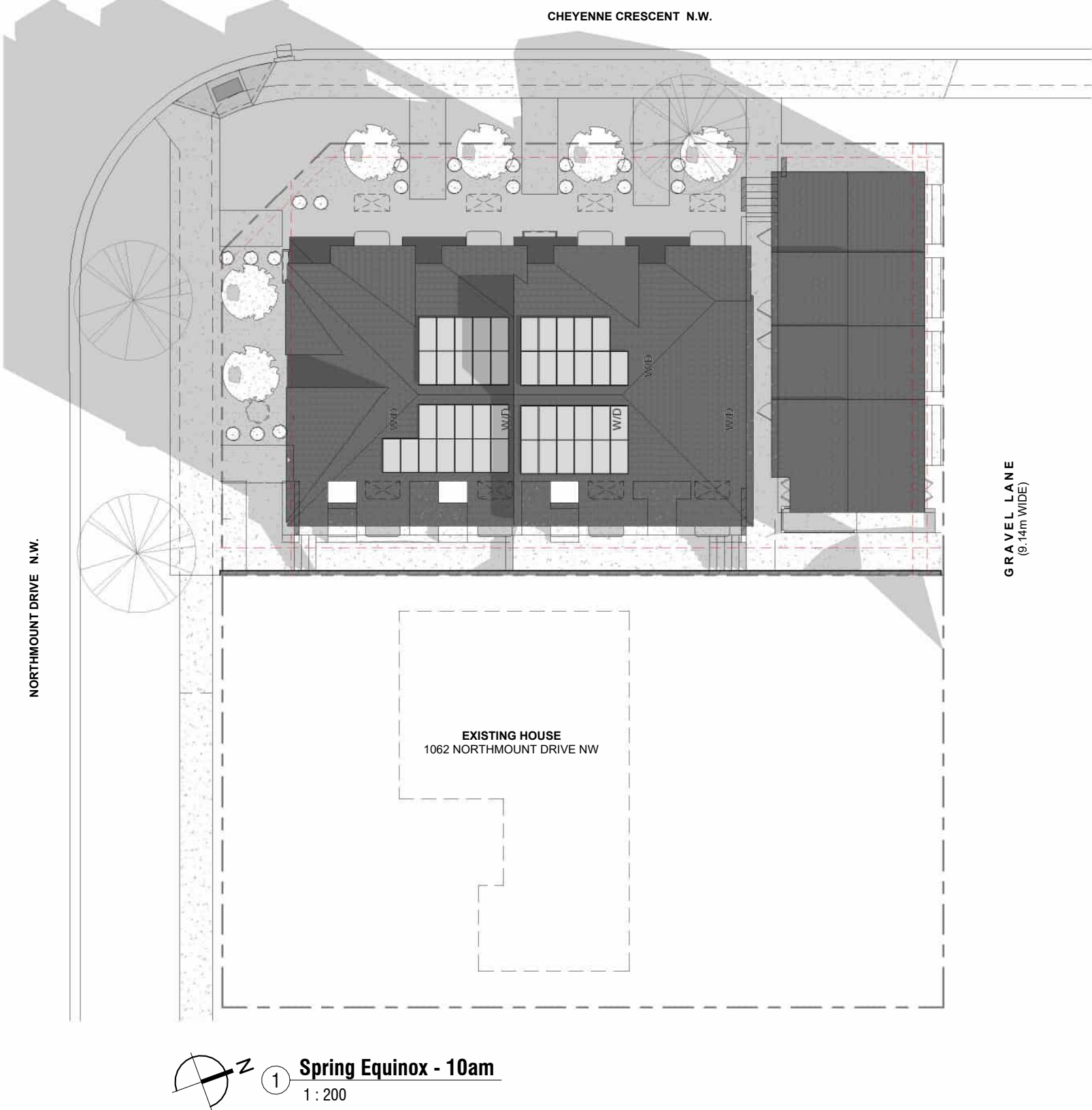
Development Permit

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DP.09

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Key Plan

**DEVELOPMENT  
PERMIT  
DECISION  
RENDERED  
ON THIS PLAN**

Seal

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- 5. Contractor must verify all dimensions, datum, drawings, details and specifications prior to start of construction.
- 6. Any discrepancies, errors or omissions are to be reported to Green Birch Architecture Inc. prior to start of construction.

Project Title  
Cheyres Residential Development

Legal Address  
Westerly 5ft of Lot 42,  
Lot 43, Block 1 Plan 8046 HO

Municipal Address  
4 Cheyenne Crescent N.W.  
Calgary, AB

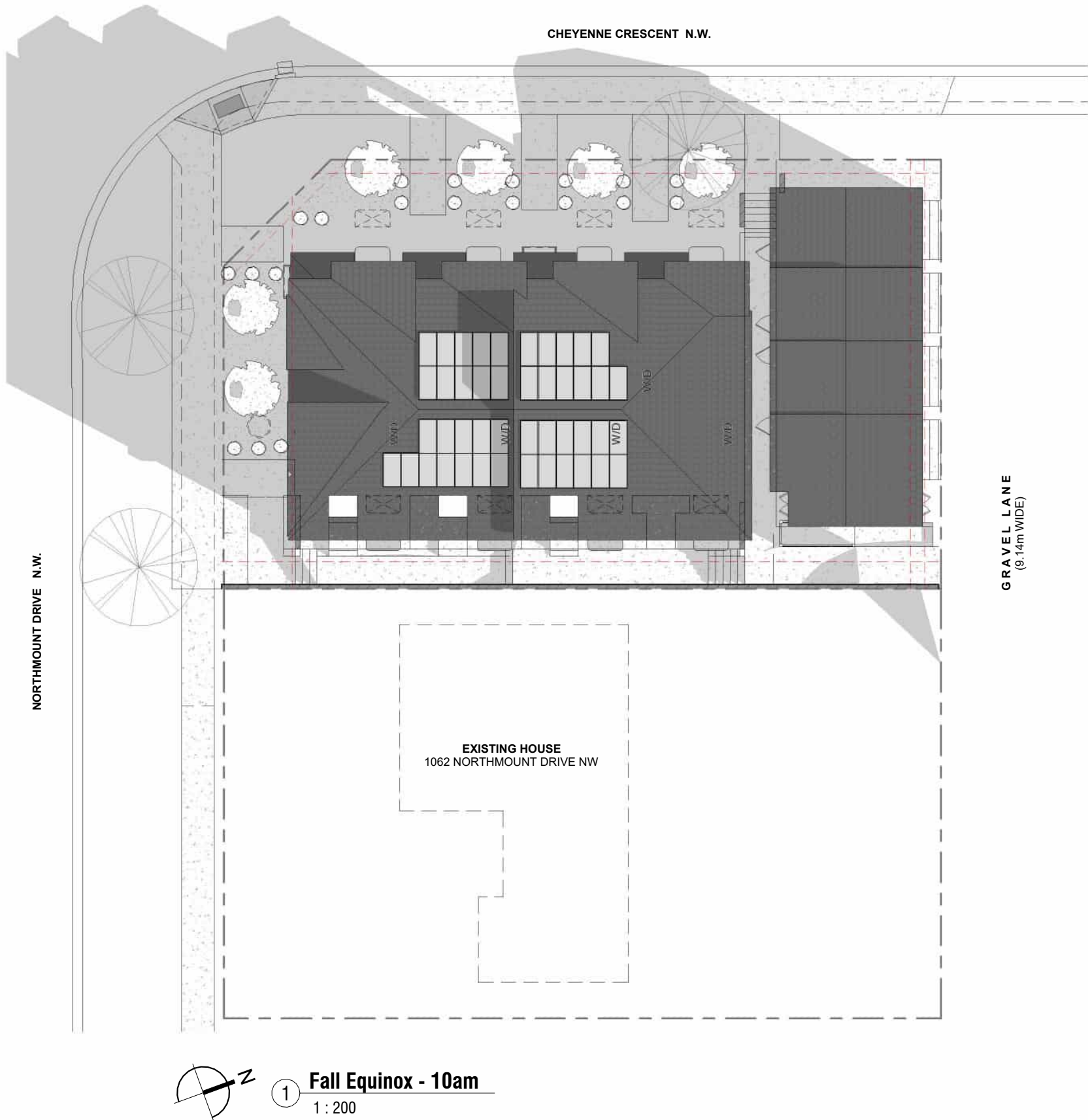
| NOT FOR CONSTRUCTION |             |
|----------------------|-------------|
| 1 Issued for Review  | 19 Nov 2025 |
| 2 Issued for DP      | 19 Nov 2025 |
| 3 Issued for Review  | 11 Feb 2026 |
| 4 Issued for DR 1    | 03 Mar 2026 |
| 5 Issued for DR 1    | 20 May 2026 |
| 6 Issued for DR 2    | 22 Jun 2026 |

Drawing Title  
**SHADOW STUDY**

|                                  |                           |
|----------------------------------|---------------------------|
| Scale<br>As Indicated            | Sheet No.<br><b>DP.10</b> |
| Date<br>22 June 2026             |                           |
| Issued for<br>Development Permit |                           |

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Key Plan:



Seal:

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• Any discrepancies, errors or omissions are to be reported to Green Birch Architecture Inc. prior to a start of construction.

Project Title:  
Cheyres Residential Development.

Legal Address:  
Westerly off of Lot #2,  
Lot 43, Block 1 Plan 9046 HO

Municipal Address:  
4 Cheyenne Crescent NW  
Calgary, AB

| NOT FOR CONSTRUCTION |             |
|----------------------|-------------|
| 1. Issued for Review | 14 Nov 2025 |
| 2. Issued for DP     | 19 Nov 2025 |
| 3. Issued for Review | 11 Feb 2026 |
| 4. Issued for DR 1   | 03 Mar 2026 |
| 5. Issued for DR 1   | 20 May 2026 |
| 6. Issued for DR 2   | 22 Jun 2026 |

Drawing Title:

**SHADOW STUDY**

Scale:  
As indicated  
Date:  
22 June 2026  
Issued for:  
Development Permit

Sheet No:  
**DP.11**

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DEVELOPMENT PERMIT PLAN

**LEGAL DESCRIPTION:** First  
The Westerly 5ft (1.52m) of Lot 42  
Second  
All of Lot 43  
Block 1  
Plan 9046HO

**MUNICIPAL ADDRESS:** 4 Cheyenne Crescent N.W.  
Calgary, Alberta  
**DATE OF SURVEY:** October 29th, 2025.  
**DATE OF UPDATE:** April 20th, 2026.

**LEGEND**  
Elevations are shown thus: X = 1000.00 Metres. (Geodetic)  
Elevations are referred to ASCM 115824 Elev.=1099.85  
Distances are in metres and decimals thereof.  
Bearings are Grid (3TM-114°W) and Derived from GNSS Observations.  
Found Iron Posts are shown thus: \_\_\_\_\_  
Drill Holes are shown thus: \_\_\_\_\_  
Found Iron Bars are shown thus: \_\_\_\_\_  
Magnetic Nails are shown thus: \_\_\_\_\_  
Calculation points are shown thus: \_\_\_\_\_  
Fire Hydrants are shown thus: \_\_\_\_\_  
Water Valves are shown thus: \_\_\_\_\_  
Gas Valves are shown thus: \_\_\_\_\_  
Power Poles are shown thus: \_\_\_\_\_  
Manholes are shown thus: \_\_\_\_\_  
Lamp Standards are shown thus: \_\_\_\_\_  
Street Signs are shown thus: \_\_\_\_\_  
Property lines are shown thus: \_\_\_\_\_  
Utility Right of Ways are shown thus: \_\_\_\_\_  
Eaves are shown thus: \_\_\_\_\_  
Fences are shown thus: \_\_\_\_\_  
Streetlight Cables are shown thus: \_\_\_\_\_  
Underground Electrical lines shown thus: \_\_\_\_\_  
Stormline are shown thus: \_\_\_\_\_  
Sanitaryline are shown thus: \_\_\_\_\_  
Combined Storm/Sanitary are shown thus: \_\_\_\_\_  
Telephone Lines are shown thus: \_\_\_\_\_  
Waterline are shown thus: \_\_\_\_\_  
Gasline are shown thus: \_\_\_\_\_  
Overhead Electrical lines shown thus: \_\_\_\_\_  
All eaves are within 0.2 metres of the property lines unless otherwise shown.  
All eaves are measured to fascia unless otherwise shown.  
Unless noted otherwise lines outside of property are not to scale.

**NOTE:**  
Title information is based on the C. of T. 131 316 457 which was searched on the 4th day of November, 2025, and is subject to:  
No Pertinent Registration.

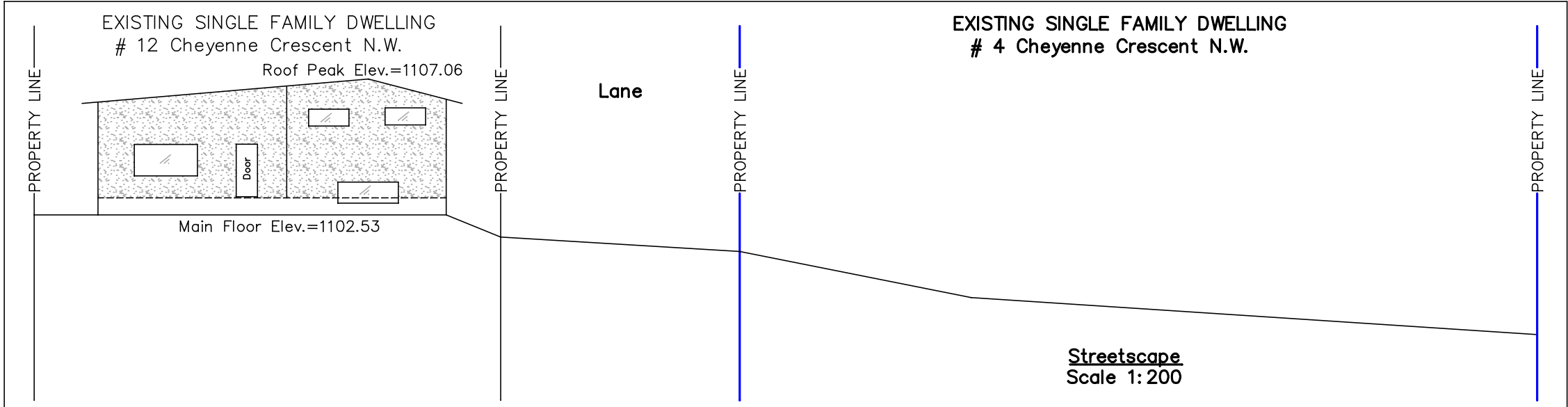
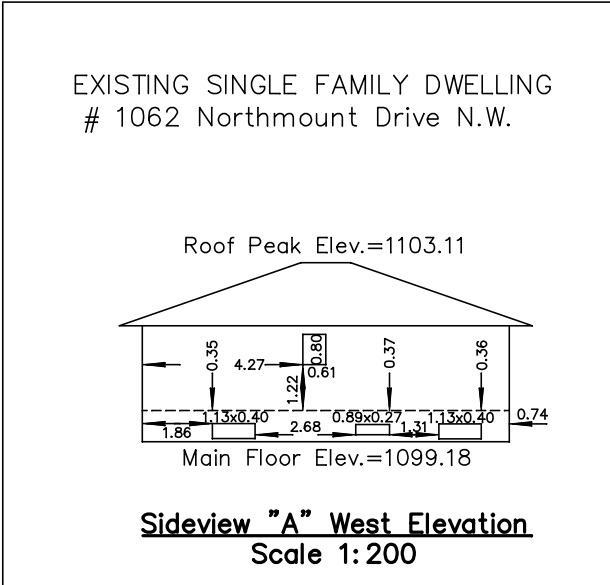
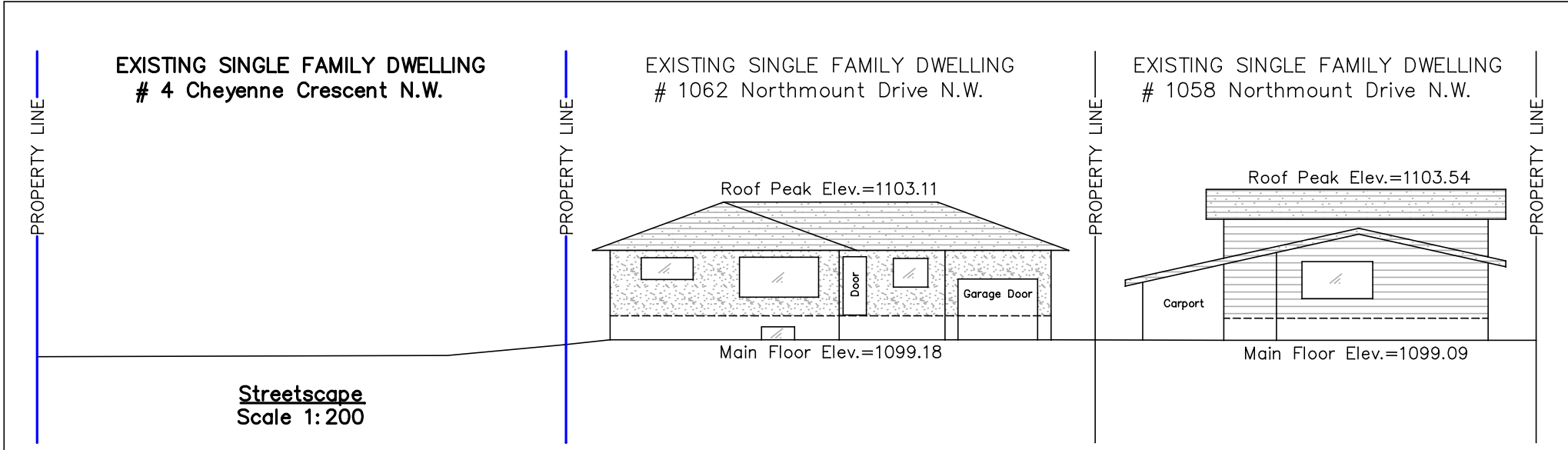
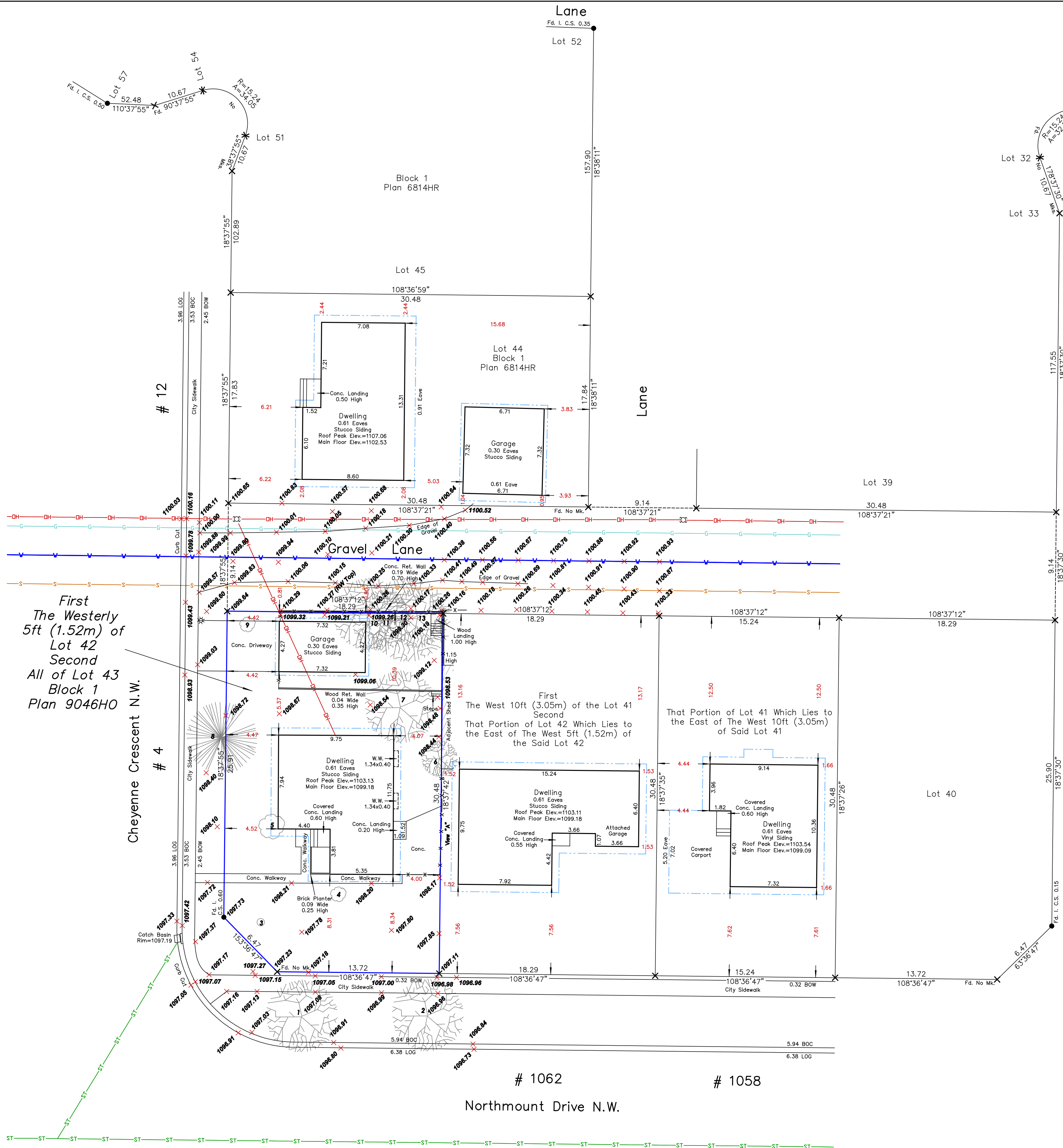
**ABBREVIATIONS**  
A---Arc Length  
Acc---Accessory  
A/C---Air Conditioner  
Bldg---Building  
BOC---Back of Curb  
BOW---Back of Walk  
Calc---Calculated  
Cant---Cantilever  
Conc---Concrete  
C.S---Countersunk  
DH---Drill Hole  
Enc---Encroaches  
EOA---Edge of Asphalt  
EUR---Edge of Road  
Fd---Found  
I---Iron Post  
I.B---Iron Bar  
LOG---Lip of Gutter  
M.A---Maintenance Access  
Mk---Mark  
M.N---Magnetic Nail  
O.D---Overland Drainage  
R---Radius  
Reg---Registration  
Ret---Retaining  
R/W---Right of Way  
W/O---Walkout Basement  
W.W---Window Well

This plan represents the best information at the time of survey.  
Arc Surveys Ltd. and its employees take no responsibility for the location of any underground conduits, pipes or other facilities whether shown on or omitted from this plan. All underground installations should be located by the respective authorities prior to construction.  
Call Alberta One-Call: 1-800-242-3447

--- denotes Coniferous  
--- denotes Deciduous

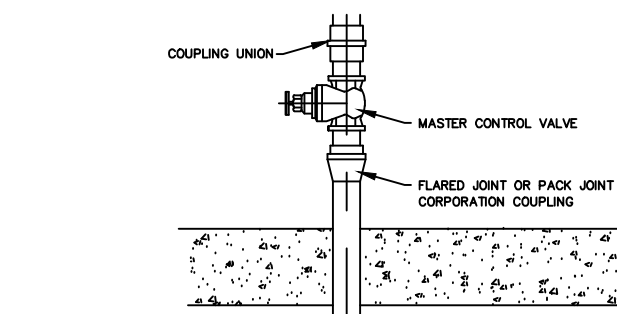
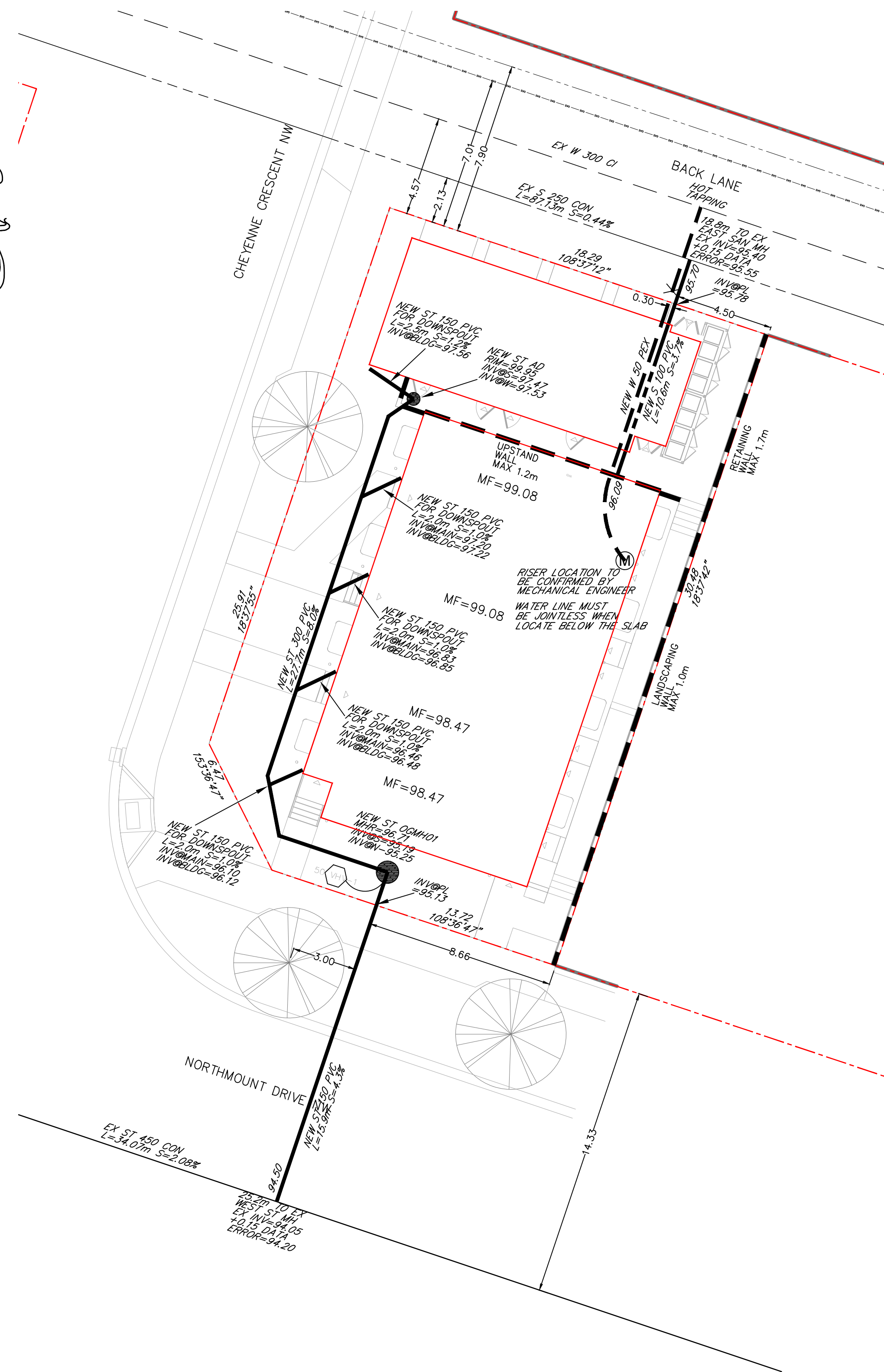
Tree Schedule

| Tree No. | Tree Type  | Trunk Dia. | Canopy Dia | Height |
|----------|------------|------------|------------|--------|
| 1        | Deciduous  | 0.30       | 6.00       | 7.00   |
| 2        | Deciduous  | 0.30       | 6.00       | 8.00   |
| 3        | Trunk      | 0.40       | ---        | ---    |
| 4        | Bush       | ---        | 1.20       | 1.20   |
| 5        | Bush       | ---        | 1.90       | 1.80   |
| 6        | Deciduous  | 0.10       | 3.00       | 5.00   |
| 7        | Deciduous  | 0.40       | 6.00       | 6.00   |
| 8        | Coniferous | 0.80       | 6.00       | 13.00  |
| 9        | Bush       | ---        | 1.20       | 1.00   |
| 10       | Deciduous  | 0.35       | 6.00       | 8.00   |
| 11       | Deciduous  | 0.18       | 5.00       | 8.00   |
| 12       | Deciduous  | 0.22       | 7.00       | 7.00   |
| 13       | Deciduous  | 0.30       | 5.00       | 8.00   |



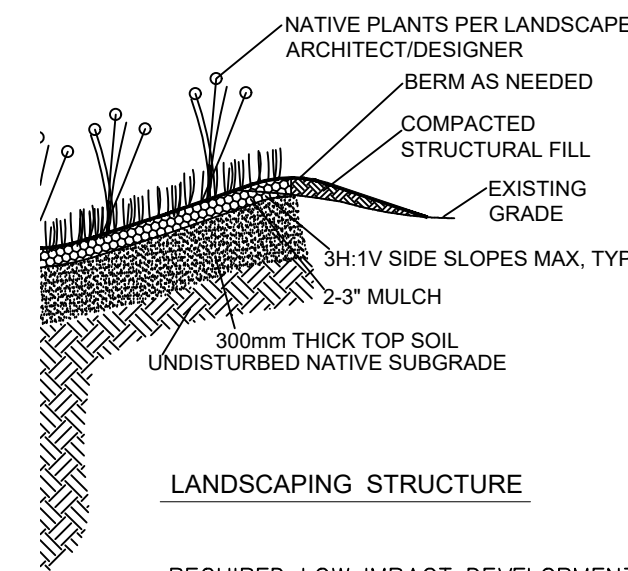
© Copyright Arc Surveys Ltd. 2026  
Arc Surveys Ltd.  
#202, 337 41 Avenue N.E.  
Calgary, Alberta T2E 2N4  
Ph: 403-277-1272  
Fax: 403-277-1275  
www.arcsurveys.ca





### WATER ENTRY DETAIL

NTS



## LANDSCAPING STRUCTURE

REQUIRED LOW IMPACT DEVELOPMENT (LID)

A MINIMUM DEPTH OF 0.3m OF TOPSOIL IS REQUIRED FOR SOD AREAS  
A MINIMUM DEPTH OF 0.6m OF TOPSOIL IS REQUIRED SHRUB AND TREE BEDS  
SHRUB AND TREE BEDS MAY HAVE UP TO 1.0m DEPTH OF TOPSOIL  
SITE GRADING SHOULD DIRECT RAIN WATER RUNOFF TO PLANTS WITH HIGH WATER  
NEEDS TO REDUCE RELIANCE ON POTABLE WATER



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NOTES:

4. ALL PLANS SUBJECT TO TERMS OF DEVELOPMENT AGREEMENT.
5. ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF.
6. ALL ELEVATIONS REFERRED TO ARE TO 1000 mm ABOVE FIN. G.M.
7. ALL WORK TO BE DONE TO CITY OF CALGARY SPECIFICATIONS.
8. WATER SERVICES SHALL HAVE A MIN. OF 3.0m COVER IN CLAY SOIL CONDITIONS AND 3.5m IN GRAVEL CONDITIONS.
9. WATER MAINS 1500 OR LARGER SHALL BE PVC DR18.
10. ALL HYDRANT LEADS OR TO BE PVC DR18.
11. ALL SANITARY & STORM MAINS 1500 OR LARGER SHALL BE SDR-35.
12. ALL SANITARY SERVICES 1000 OR SMALLER SHALL BE SDR-28.
13. ALL WATER SERVICES TO BE 1500 OR LARGER SHALL BE SDR-35.
14. SAN & STM SERVICES ARE TO BE BROUGHT TO 1.5m INSIDE THE FOUNDATION WALL, WATER SERVICES ARE TO BE BROUGHT INTO THE METER ROOM.
15. MANLES TO BE TYPE 5A SULPHATE RESISTANT CONCRETE AND TO BE INSTALLED IN ACCORDANCE WITH CITY OF CALGARY SPECIFICATIONS.
16. ALL CONCRETE SEWER PIPES, MANHOLES, CAST BASIN BARRIELS SHALL BE SULPHATE RESISTANT CONCRETE (TYPE 50).
17. ALL MANHOLE AND CAST BASIN BARRIELS TO BE 1000mm OD. BIDDINGS FOR PIPE SIZES 1000mm TO 375mm TO BE CLASS III IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATIONS IN ASTM D2321.
18. IF WEEPIING IS NEEDED, CONNECT TO SUMP PUMP. WEEPIING TILE SHALL BE PUMP TO GRADE TO A MINIMUM OF 150mm ABOVE THE DOWNSPOUTS VIA A BASEMENT SUMP AND PUMP, AS PER ALBERTA BUILDING CODE.
19. ENSURE THAT THE DRAINAGE FROM DOWNSPOUTS IS AWAY FROM BUILDING.
20. EXACT ELEVATION OF MANHOLE RIMS ARE TO BE SET IN THE FIELD PRIOR TO CASTING THE TIE IN.
21. PLASTIC PLUGS BY NORWOOD FOUNDARY OR EQUIVALENT TO BE USED IN PLACE OF PARSON INSERTS ON SANITARY MANHOLES SITUATED IN TRAP LOWS.
22. ALL CAST BASINS SHALL BE TYPE 'C' OTHERWISE NOTED.
23. WATER RISER LOCATION TO BE CONFIRMED BY MECHANICAL ENGINEER

LEGEND:

|                       | PROPOSED          | EXISTING             |
|-----------------------|-------------------|----------------------|
| SITE PROPERTY LINE    | ---               | ---                  |
| EASEMENT LINE         | ---               | ---                  |
| STORM SEWER           | <u>ST 250 PVC</u> | <u>EX ST 250 PVC</u> |
| SANITARY SEWER        | <u>S 250 PVC</u>  | <u>EX S 250 PVC</u>  |
| WATER MAIN            | <u>W 250 PVC</u>  | <u>EX W 250 PVC</u>  |
| CATCHBASIN            | □                 | ●                    |
| MANHOLE               | ○                 | ●                    |
| WATER VALVE           | ⊗                 | ●                    |
| FIRE HYDRANT          | ⊕                 | ●                    |
| CAPPED PIPE END GRADE | ⊗ 60'-40'         | ⊗ 60'-40'            |
| WATER METER           | Ⓜ                 |                      |
| REDUCER               | △                 | △                    |
| CHECK VALVE           | ⊗                 | ⊗                    |
| LIGHT STANDARD        |                   | ●                    |
| ICD                   | ⊕                 | ⊕ EX                 |

MUNICIPAL ADDRESS  
4 CHEYENNE CRESCENT NW, CALGARY AB

LEGAL ADDRESS

LOT 43 BLOCK 1  
PLAN 9046HO  
SEC 32 TWP 24 RGE 01 W5th M

## REVISIONS

[illegible]

| REV. | Y | M | D | ISSUE/REVISION DESCRIPTION | DRN | CHK |
|------|---|---|---|----------------------------|-----|-----|
|------|---|---|---|----------------------------|-----|-----|

|        |      |
|--------|------|
| PERMIT | SEAL |
|--------|------|

**PERMIT TO PRACTICE**  
RICHVIEW ENGINEERING INC.  
Signature \_\_\_\_\_  
Date 21 Jun 26  
**PERMIT NUMBER: P09809**  
The Association of Professional Engineers,  
Geologists and Geophysicists of Alberta

DEVELOPMENT  
PERMIT  
DECISION  
RENDERED  
ON THIS PLAN

CLIENT

|         |  |
|---------|--|
| PROJECT |  |
|---------|--|

4 CHEYENNE CRESCENT NW  
RESIDENTIAL

DESIGN: RL

DRAWN: JW

CHECKED: \_\_\_\_\_  
RL \_\_\_\_\_

## SITE SERVICING PLAN

DATE:  
JUNE 21 2026

DEVELOPMENT PERMIT No.  
DP2025-06578

SCALE:  
1:150

DSSP CIRC. No. DSSP

|      |    |    |  |
|------|----|----|--|
| 2474 | 01 | 00 |  |
|------|----|----|--|

---

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[illegible]

NOTIFY WATERWORKS INSPECTION  
DIVISION PRIOR TO ANY  
ON-SITE UTILITY INSTALLATION

NOT FOR CONSTRUCTION  
UNTIL FINAL APPROVAL IS GRANTED  
BY THE CITY OF CALGARY

- ALL THE EXISTING UTILITIES INFORMATION ARE EITHER FROM THE RECORD OF CITY OF CALGARY OR THE SURVEY PLAN PROVIDED BY THE SURVEY COMPANY. THE CONTRACTOR SHOULD CONFIRM ALL THE EXISTING SERVICES INFORMATION (INVERTS, LOCATION, ETC) AND INFORM RICHVIEW ENGINEERING INC FOR NECESSARY ADJUSTMENT PRIOR TO CONSTRUCTION.
- ALL THE SURFACE LAYOUT, INCLUDING THE CURB LAYOUT, BUILDING LAYOUT, ETC, SHOULD FOLLOW THE LATEST SITE PLAN FROM ARCHITECT.
- IF THIS DRAWING IS TO BE USED FOR SURVEY PURPOSE, THE SURVEYOR NEED TO INPUT THIS DRAWING INTO HIS OWN COORDINATE SYSTEM FOR SURVEY LAYOUT.
- THE CONTRACTOR MUST SUPPLY WRITTEN NOTICE TO RICHVIEW ENGINEERING INC OF INTENT TO START CONSTRUCTION OF THE DEEP UTILITIES AT ABOUT 3 WEEKS IN ADVANCE OF THE CONSTRUCTION START.
- FAILURE TO DO SO MAY RESULT IN A REQUEST TO HAVE THE LINES EXCAVATED SO AS TO ASCERTAIN BEDDING CONDITIONS AND THAT PIPE HAS BEEN PLACED CORRECTLY AND/OR TO HAVE A VIDEO EXAMINATION OF THE PIPE PERFORMED AT THE CONTRACTOR'S EXPENSE.
- FAILURE TO HAVE THE INSPECTIONS COMPLETED ADEQUATELY WILL PREVENT RICHVIEW ENGINEERING INC'S BEING ABLE TO EXECUTE THE NECESSARY CERTIFICATIONS REQUIRED BY THE ALBERTA BUILDING CODE AND THE NATIONAL BUILDING CODE.

CITY OF CALGARY  
DEVELOPMENT SITE SERVICING PLAN

|                    |  |         |      |
|--------------------|--|---------|------|
| DATE RECEIVED      |  |         |      |
| CIRCULATION TO     |  | INITIAL | DATE |
| WATER<br>RESOURCES |  |         |      |

REVIEW AND INSPECTION BY THE CITY IS NOT SUBSTITUTE  
FOR SUPERVISION, INSPECTION, AND DUE DILIGENCE BY  
THE ENGINEER OF RECORD, LOT OWNER, OR CONTRACTOR.

THE ENGINEER OF RECORD MAINTAINS FULL RESPONSIBILITY TO EXERCISE COMPETENCE AND GOOD ENGINEERING JUDGEMENT FOR THE ENTIRETY OF THEIR DESIGN AND PROVIDE DOCUMENTATION FOR ALL PRIVATE SITE WORKS AND RETAIN THESE RECORDS FOR THE USE OF THEIR CLIENTS.



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OF RICHVIEW ENGINEERING INC.

NOTES:

1. ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF.
2. ALL ELEVATIONS REFERENCED TO 1000 GEODETIC DATUM.
3. ALL WORK TO BE DONE TO CITY OF CALGARY SPECIFICATIONS.
4. HEAVY DUTY ASPHALT REQUIRED AS INDICATED.
5. ALL CURB REFER TO ARCHITECTURAL DRAWING FOR DETAILS.
6. ENSURE THAT THE DRAINAGE FROM DOWNSPOUTS IS AWAY FROM BUILDING.
7. MINIMUM OVERHEAD CLEARANCE REQUIRED FOR DUMPING CONTAINERS IS 6.4m.
8. MINIMUM VERTICAL CLEARANCE REQUIRED FOR SANITATION VEHICLES IS 4.3m.
9. HEAVY DUTY ASPHALT TO BE A DEPTH AND CLASS TO CARRY A LOADED COLLECTION VEHICLE (25,000 kg).
10. ELECTRICAL TRANSFORMERS, LIGHT STANDARDS AND SIGNAL POLES WILL BE LOCATED TO ENSURE EASY COLLECTION VEHICLE ACCESS.
11. ALL DRIVEWAY APRONS SHALL BE INSTALLED AS PER CITY OF CALGARY SPECIFICATIONS.

LEGEND

|                                       |                |
|---------------------------------------|----------------|
| PROPOSED GRADE                        | FOR<br>+1.79   |
| PROPOSED SLOPE                        | 1.00%          |
| EXISTING GRADE                        | EX<br>+1.79    |
| SLAB ELEVATION                        | MF=48.75       |
| TOP/BOTTOM OF<br>RETAINING STRUCTURES | +1.79<br>+1.64 |

MUNICIPAL ADDRESS  
4 CHEYENNE CRESCENT NW, CALGARY AB

LEGAL ADDRESS  
LOT 43 BLOCK 1  
PLAN 9046HO  
SEC 32 TWP 24 RGE 01 W5th M

REVISIONS

| REV. | Y | M | D | ISSUE/REVISION DESCRIPTION | DRN | CHK |
|------|---|---|---|----------------------------|-----|-----|
|      |   |   |   |                            |     |     |
|      |   |   |   |                            |     |     |
|      |   |   |   |                            |     |     |
|      |   |   |   |                            |     |     |
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|      |   |   |   |                            |     |     |
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PERMIT

SEAL

PERMIT TO PRACTICE  
RICHVIEW ENGINEERING INC.

Signature \_\_\_\_\_  
Date 21 Jun 26  
PERMIT NUMBER: P09809  
The Association of Professional Engineers,  
Geologists and Geophysicists of Alberta

DEVELOPMENT  
PERMIT  
DECISION  
RENDERED  
ON THIS PLAN

CLIENT

PROJECT

4 CHEYENNE CRESCENT NW  
RESIDENTIAL

DESIGN:

RL

DRAWN:

JW

CHECKED:

RL

DATE: JUNE 21 2026

SCALE: 1:150

DEVELOPMENT PERMIT No. DP

DSSP ORG. No. DSSP

PROJECT No. 2474

DWG. No. 02

ISS/REV 00

SITE GRADING AND  
OVERLAND DRAINAGE PLAN

A STORM CALCULATIONS

TOTAL SITE AREA = 0.0547 ha  
ALLOWABLE FLOW FOR THE AREA IS 50 l/s/ha  
ALLOWABLE FREE FLOW AREA = 0.0120 ha  
TOTAL ALLOWABLE FLOW TO CITY MAIN:  
Q = 0.0547 X 50 = 2.74 l/s

TOTAL-AREA-1

TOTAL AREA = 0.0547 ha  
ROOF AREA@C=1.0 → 0.0301 ha  
CONC AREA@C=0.9 → 0.0143 ha  
GRASS AREA@C=0.15 → 0.0103 ha  
 $C_2 = \frac{1.0(0.0301) + 0.9(0.0143) + 0.15(0.0103)}{0.0547} = 0.8138$   
Q<sub>2</sub> = 21 l/s (FROM MODELING)

FLOW RESTRICTION

USING HYDROVEX 50VHV-1  
H = 97.11 - (95.19 + 0.127) = 1.793  
FROM DESIGN CHART  
50VHV-1 WILL ALLOW 2.7 l/s OK

POND REQUIREMENT

Pond REQ'D = 8.0m³  
Surface Pond PROV'D = 3.7m³  
MH01 Volume = 1.8m³  
MH02 Volume = 0.9m³  
300mm Pipe Volume = 2.0m³  
Total Pond PROV'D = 8.4m³ > 8.0m³ OK

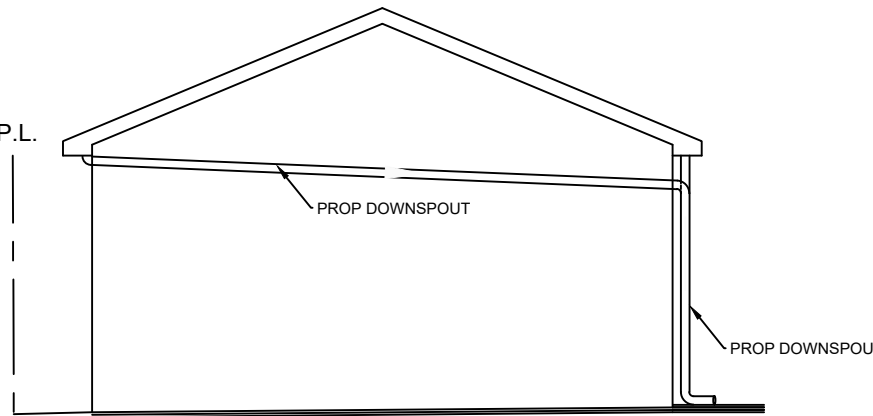
D-AREA-1(FREE FLOW)

TOTAL AREA = 0.0118 ha  
CONC AREA@C=0.9 → 0.0079 ha  
GRASS AREA@C=0.15 → 0.0039 ha

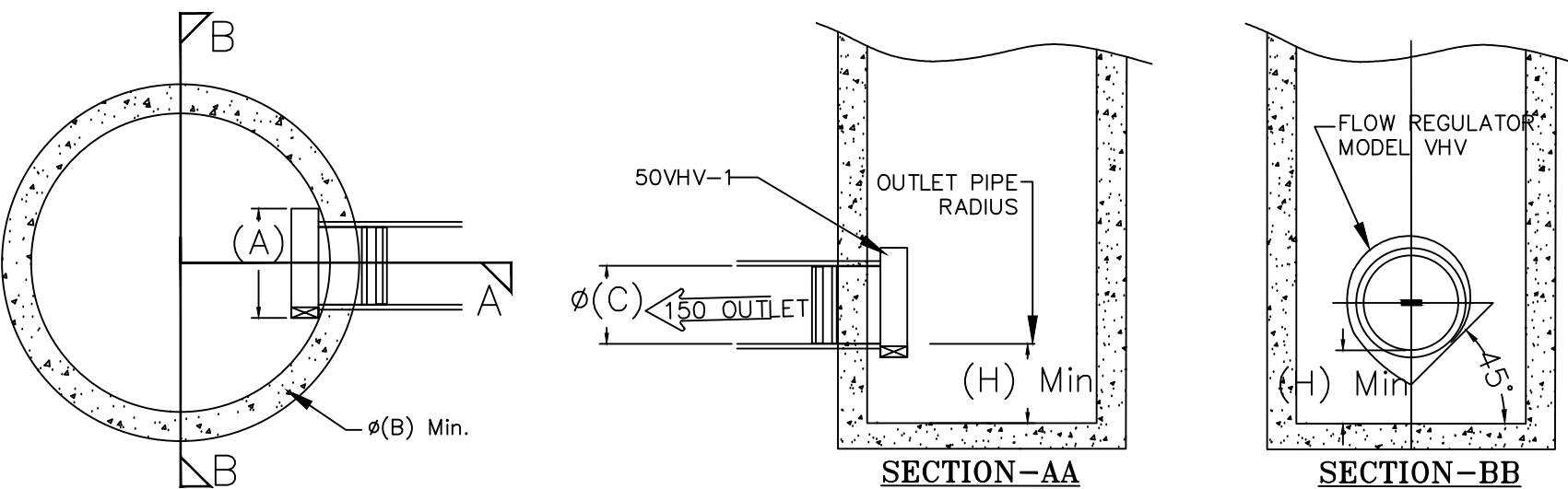
$C_2 = \frac{0.9(0.0079) + 0.15(0.0039)}{0.0118} = 0.6521$   
Q<sub>2</sub> = 2.78 x 168 x 0.0118 x 0.6521 = 3.6 l/s

| ACTUAL FREE<br>FLOW AREA | ALLOWABLE FREE<br>FLOW AREA |    |
|--------------------------|-----------------------------|----|
| 0.0118 ha                | < 0.0120 ha                 | OK |

1. ALL TOP OF WINDOW WELLS MUST BE AT LEAST 300MM HIGHER THAN EMERGENCY SPILL ELEVATION (97.11)
2. PATIO DRAINS SHALL BE TIE BACK TO THE SUMP AND PUMP AND PUMP TO AT LEAST 300MM HIGHER THAN EMERGENCY SPILL ELEVATION (97.11) PRIOR TO DRAIN TO THE ONSITE STORM MINOR SYSTEM VIA SURFACE DRAINAGE OR PIPE CONNECTION. PATIO DRAIN MUST NOT HAVE A DIRECT CONNECTION TO THE WEEPING TILE SYSTEM. THEY WILL NEED A SEPARATE SUMP AND PUMP SYSTEM FROM THE WEEPING TILE.
3. WEEPING TILE IS REQUIRED. IT NEEDS TO CONNECT TO THE SUMP PUMP AND PUMP TO AT LEAST 300MM HIGHER THAN EMERGENCY SPILL ELEVATION (97.11) PRIOR TO DRAIN TO THE ONSITE STORM MINOR SYSTEM THE FLOW MAY EITHER SURFACE FLOW TO THE ONSITE MINOR SYSTEM OR CONNECT BY PIPE (NO SURCHARGING OF THE WT ALLOWED)



WEST SIDE OF GARAGE  
NTS



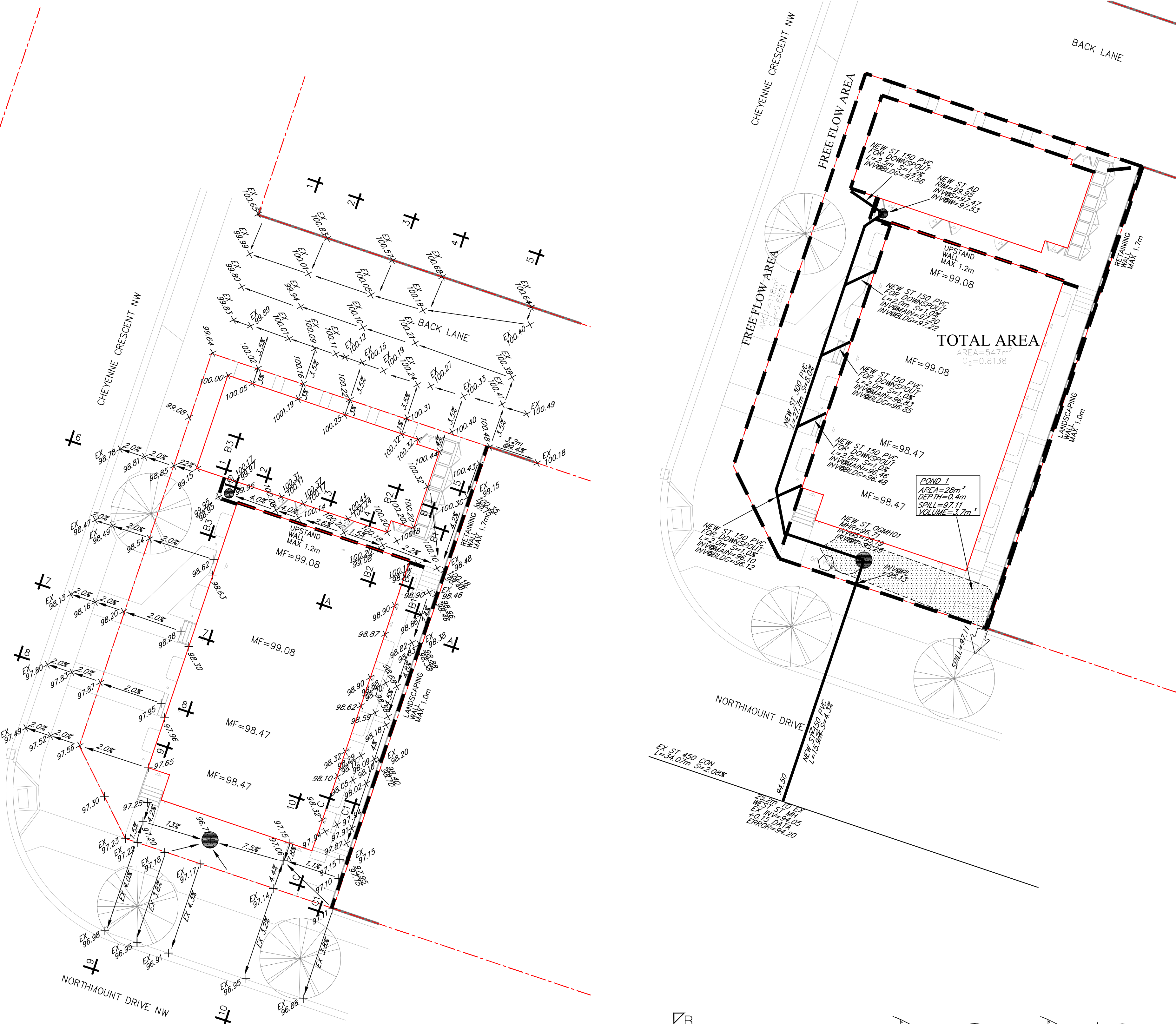
CATCH BASIN

HYDROVEX DETAIL

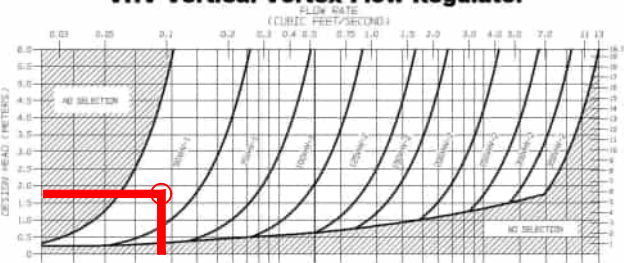
ALL TOP OF WINDOW WELLS MUST BE AT LEAST  
300MM HIGHER THAN SPILL ELEVATION

NOTE: THE HEIGHT OF THE RETAINING WALL/CURB  
IS MEASURED FROM FINISHED GRADES TO FINISHED  
GRADES. THE FREE-STANDING/BURIED PORTIONS  
ARE NOT INCLUDED IN THE HEIGHT MEASUREMENT.

- ALL THE SURFACE LAYOUT, INCLUDING THE CURB LAYOUT, BUILDING LAYOUT, ETC. SHOULD FOLLOW THE LATEST SITE PLAN FROM ARCHITECT.
- IF THIS DRAWING IS TO BE USED FOR SURVEY PURPOSE, THE SURVEYOR NEED TO INPUT THIS DRAWING INTO HIS OWN COORDINATE SYSTEM FOR SURVEY LAYOUT.



HYDROVEX®  
VHV Vertical Vortex Flow Regulator



JOHN MEUNIER

FLOW REGULATOR TYPICAL INSTALLATION IN CIRCULAR MANHOLE  
FIGURE 1 - MODEL 100

| Model Number | Regulator Diameter | Manhole Diameter | Minimum Outlet Pipe | Minimum Clearance |
|--------------|--------------------|------------------|---------------------|-------------------|
| 50VHV-1      | 203                | 400              | 254                 | 127               |
| 100VHV-1     | 305                | 600              | 356                 | 152               |
| 125VHV-2     | 330                | 600              | 356                 | 203               |
| 150VHV-2     | 400                | 900              | 356                 | 229               |
| 200VHV-2     | 533                | 1200             | 406                 | 305               |
| 250VHV-2     | 660                | 1500             | 457                 | 356               |
| 300VHV-2     | 787                | 1800             | 508                 | 406               |
| 350VHV-2     | 914                | 2100             | 559                 | 457               |

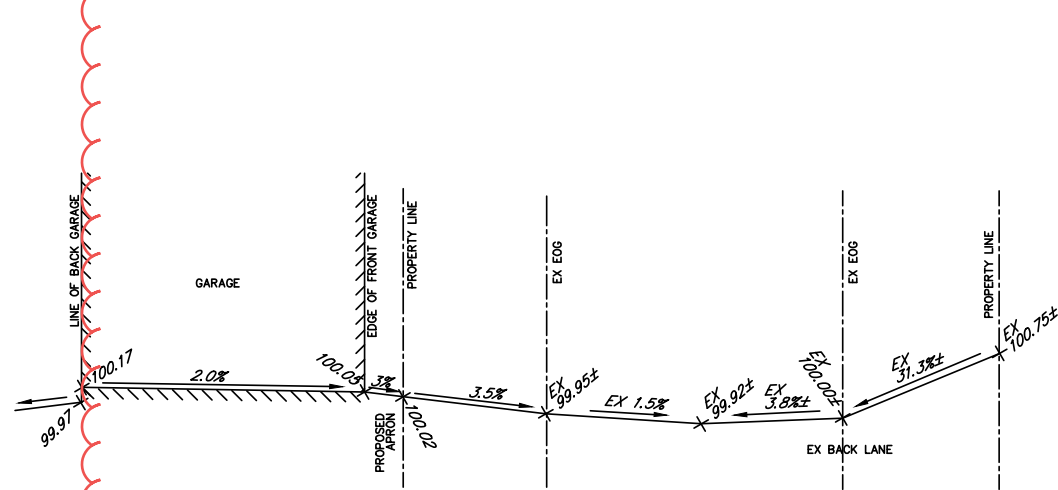
Minimum clearance "H" relates to the diameter indicated in the chart.  
If the outlet diameter decreases, the "H" distance will also decrease.

NOT FOR CONSTRUCTION  
UNTIL FINAL APPROVAL IS GRANTED  
BY THE CITY OF CALGARY

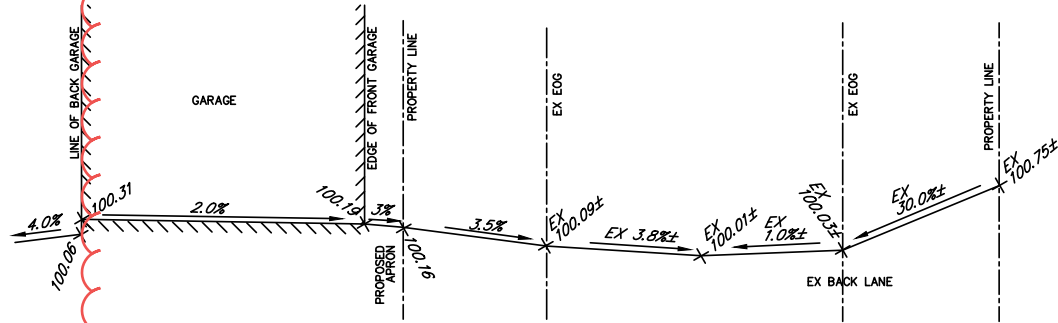


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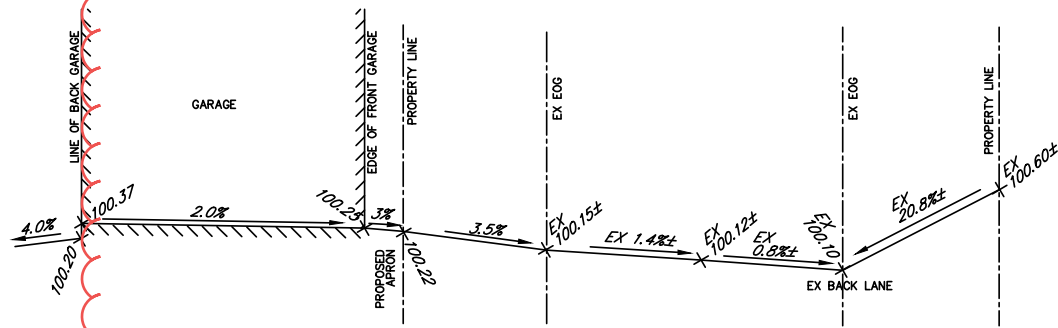
NOT FOR CONSTRUCTION  
UNTIL FINAL APPROVAL IS GRANTED  
BY THE CITY OF CALGARY



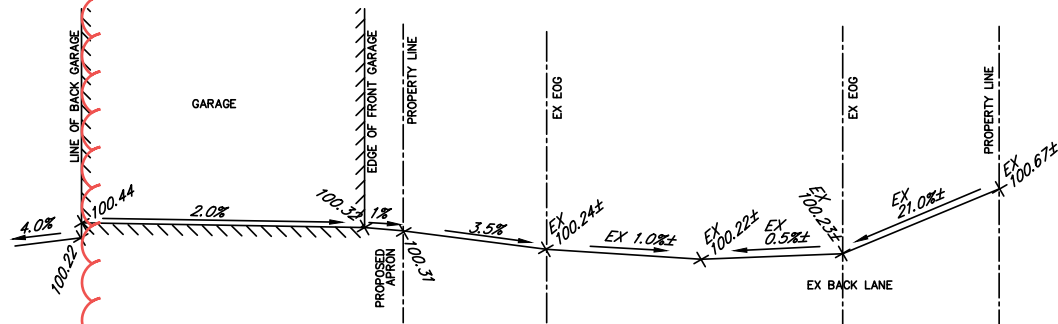
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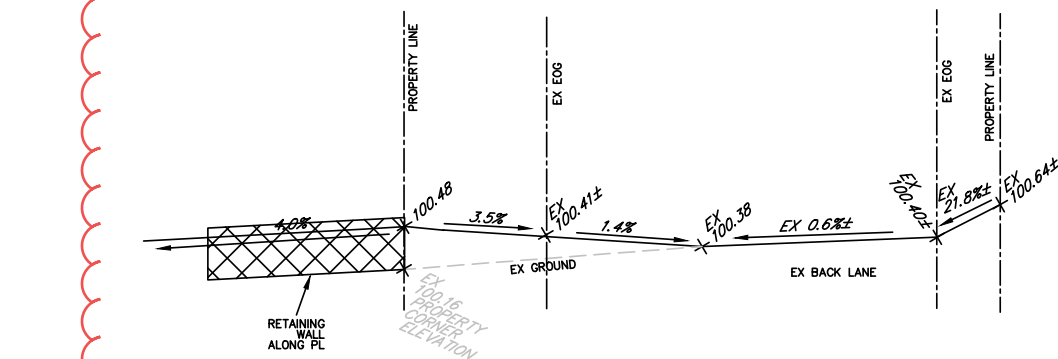
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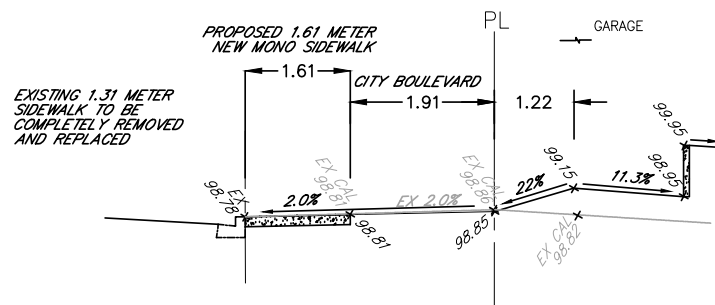
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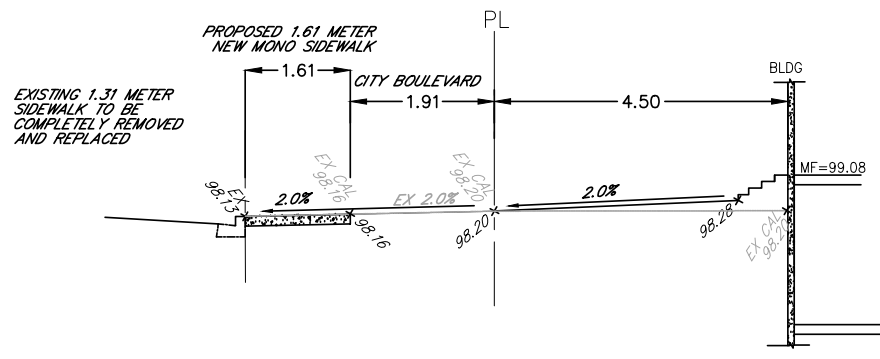
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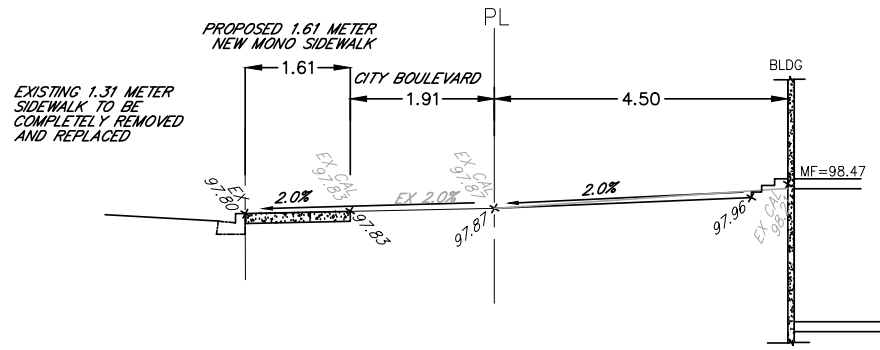
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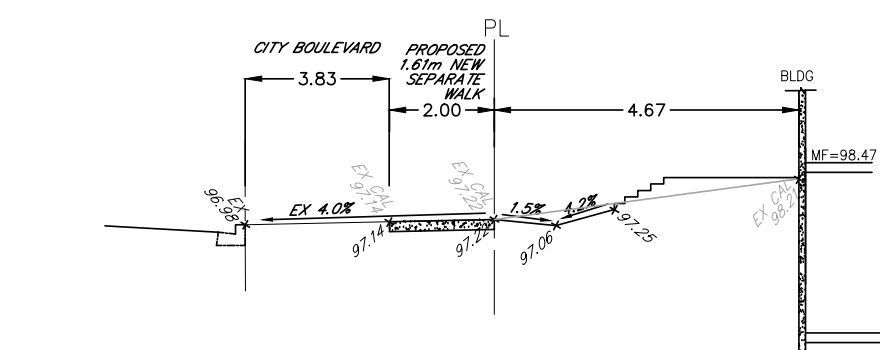
CROSS SECTION 6-6  
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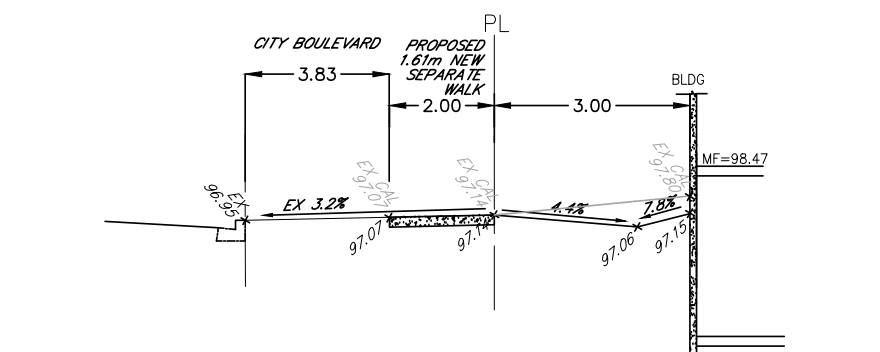
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CROSS SECTION 8-8  
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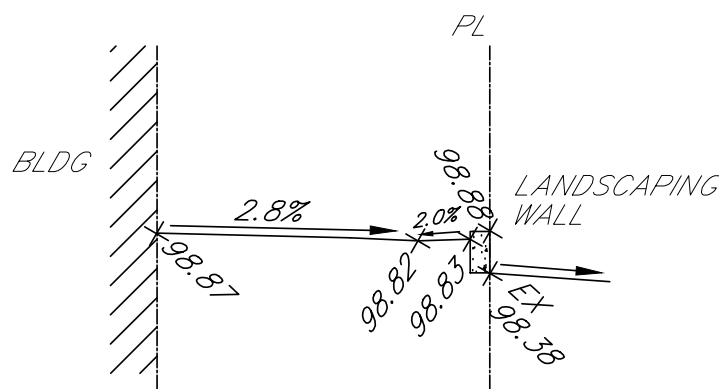


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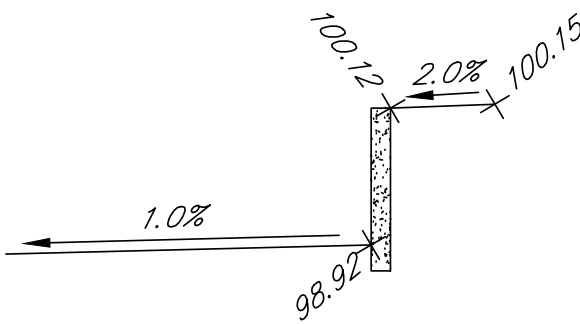


CROSS SECTION 10-10  
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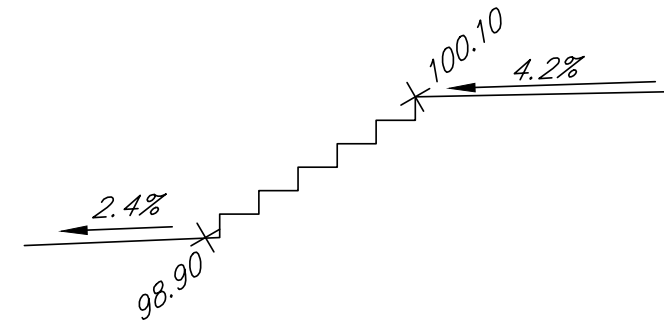
ALL TOP OF WINDOW WELLS MUST BE AT LEAST  
300MM HIGHER THAN SPILL ELEVATION



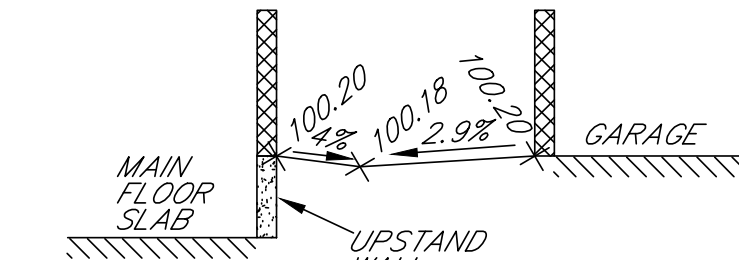
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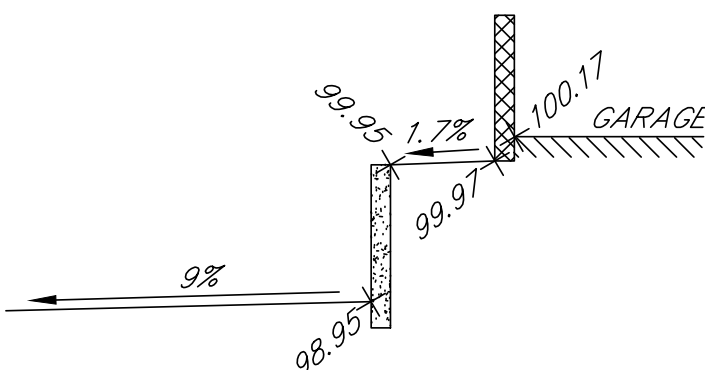
SECTION-B  
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SECTION-B1  
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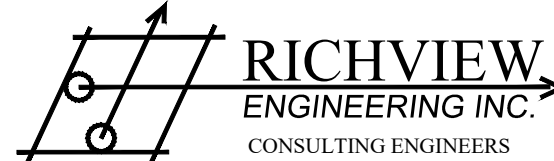
SECTION-B2  
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SECTION-B3  
NTS

NOTE: THE HEIGHT OF THE RETAINING WALL/CURB  
IS MEASURED FROM FINISHED GRADES TO FINISHED  
GRADES. THE FREE-STANDING/BURIED PORTIONS  
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- IF THIS DRAWING IS TO BE USED FOR ANY PURPOSE, THE SURVEYOR NEED TO INPUT THIS DRAWING INTO HIS OWN COORDINATE SYSTEM FOR SURVEY LAYOUT.



SUITE 201, 203 - 38th AVE NE, CALGARY, ALBERTA T2E 2M3  
PHONE: (403) 230-3218 FAX: (403) 230-3208

THIS DRAWING MAY NOT BE REPRODUCED OR  
COPIED WITHOUT THE EXPRESS WRITTEN CONSENT  
OF RICHVIEW ENGINEERING INC.

- NOTES:
- ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF.
  - ALL ELEVATIONS REFERENCED TO 1000 GEODETIC DATUM.
  - ALL WORK TO BE DONE TO CITY OF CALGARY SPECIFICATIONS.
  - HEAVY DUTY ASPHALT REQUIRED AS INDICATED.
  - ALL CURB REFER TO ARCHITECTURAL DRAWING FOR DETAILS.
  - ENSURE THAT THE DRAINAGE FROM DOWNSPOUTS IS AWAY FROM BUILDING.
  - MINIMUM OVERHEAD CLEARANCE REQUIRED FOR DUMPING CONTAINERS IS 6.4m.
  - MINIMUM VERTICAL CLEARANCE REQUIRED FOR SANITATION VEHICLES IS 4.3m.
  - HEAVY DUTY ASPHALT TO BE A DEPTH AND CLASS TO CARRY A LOADED COLLECTION VEHICLE (25,000 kg).
  - ELECTRICAL TRANSFORMERS, LIGHT STANDARDS AND SIGNAL POLES WILL BE LOCATED TO ENSURE EASY COLLECTION VEHICLE ACCESS.
  - ALL DRIVEWAY APRONS SHALL BE INSTALLED AS PER CITY OF CALGARY SPECIFICATIONS.

LEGEND

- PROPOSED GRADE
- PROPOSED SLOPE
- EXISTING GRADE
- SLAB ELEVATION
- TOP/BOTTOM OF RETAINING STRUCTURES

MUNICIPAL ADDRESS  
4 CHEYENNE CRESCENT NW, CALGARY AB

LEGAL ADDRESS  
LOT 43 BLOCK 1  
PLAN 9046HO  
SEC 32 TWP 24 RGE 01 W5th M

| REV | Y | M | D | ISSUE/REVISION DESCRIPTION | DRN | CHK |
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PERMIT

SEAL

PERMIT TO PRACTICE  
Signature \_\_\_\_\_  
Date \_\_\_\_\_  
PERMIT NUMBER: P09809  
The Association of Professional Engineers,  
Geologists and Geophysicists of Alberta

DEVELOPMENT  
PERMIT  
DECISION  
RENDERED  
ON THIS PLAN

CLIENT

PROJECT  
4 CHEYENNE CRESCENT NW  
RESIDENTIAL

DESIGN: RL  
DRAWN: JW  
CHECKED: RL  
SITE GRADING PLAN

DATE: JUNE 21 2026  
SCALE: 1:150  
DEVELOPMENT PERMIT No. DP  
DSSP CIRC. No. DSSP  
PROJECT No. 2474  
DWG. No. 03  
ISS/REV 00