

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

DATE: June 5, 2025	APPEAL NO.: 2025-0057 A&B FILE NO.: DP2025-00363
APPEALS BY: Appellant A Laura Ferguson, Appellant B Bryce Ford, Appellant C Farnoush Dey, Appellant D Alexandra Bell, Appellant E Katie Anne MacInnis & Appellant F Keith Witt	
FROM A DECISION OF THE DEVELOPMENT AUTHORITY where a New: Single Detached Dwelling (east parcel), Accessory Residential Building (garage) was approved at <u>1612 49 Avenue SW.</u>	LAND USE DESIGNATION: R-CG Discretionary
COMMUNITY OF: Altadore	DATE OF DECISION: April 28, 2025
APPLICANT: AMAYA ARCHITECTURAL DESIGN	OWNER: PALATIAL HOMES LTD.

Notes:

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

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] 1612 49 Ave SW

Development Permit/Subdivision
Application/File Number
[required] DP2025-00363

Name of Appellant [required] Laura Ferguson

Agent Name (if applicable)

Street Address [required] 1607 49 Ave SW

hdnFullAddress 1607 49 Ave SW Calgary AB T2T2T8

City [required] Calgary

Province [required] Alberta

Postal Code [required] T2T 2T8

Residential Phone # [required] (403) 208-3711

Business Phone # (403) 869-4965

Email Address [required] lferguson@birchcliffenergy.com

APPEAL AGAINST

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

Development Permit Approval



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

Please see my attached word document

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

Estimated Presentation Time

Unknown - multiple

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

Unknown

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

Unknown

If yes, what are the issues?

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

Unknown

If yes, how many will you be
bringing?

I confirm and acknowledge that

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

Submission Date

2025-05-14 14:52:56 MST

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

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

Website: calgary.ca/sdab

Phone: (403) 268-5312

Email: info@calgarysdab.ca

Attention City of Calgary Planning and Development Team,

I am writing this email to you today regarding the development permit DP2025-00363 regarding address 1612 49 Ave SW.

I am a home owner at 1607 49 Avenue, directly across the street from this permit.

I would like to appeal the submitted development plans to infill this property which asks to increase the density of people and cars in an already tight area.

My primary concerns are the amount of additional street parking this development will cause as well as a reduction in curb appeal.

I am already significantly impacted by the development at 1623 48th Avenue which has caused so much street parking that I have a hard time exiting from either end of our alley and which also spills into our cul-de-sac... and I worry about this kind of densification directly within our cul-de-sac. This worry came to mind specifically this past weekend when we had a fire break out in a dumpster at 1608 49 Ave SW and the fire truck had to squeeze itself in between all of the cars to deal with this emergency.

I have been in my home now for 17 years and our cul de sac has always been a place where the neighborhood kids could play safely and learn to ride their bikes etc... it has been enjoyed by neighbors who reside inside and outside of the cul de sac. By increasing density this will negatively affect the existing residents who live at the end of the cul de sac and who already have a very narrow property frontage.

Our cul de sac has an existing meridian that is grassed and filled with trees. This meridian has been in existence since inception of building development and is a significant enhancement to the feel and beauty of our location.

I would NOT be in favor of removing the meridian or trees to “help” with parking concerns created by densification at 16-12.

Additionally, creating an infill at 1612 will significantly reduce the curb appeal of our unique location. We are a cul de sac of exemplary homes that mimic the quality, scale and scope of those built on 14A Street SW (where there are no infills) By setting an infill precedent at 1612 it will absolutely degrade the value and feel of the existing high end homes.

The proposed infills will be “popping out” into the cul de sac compared to all of the other high end homes due to the requested setbacks. This will create significant light obstruction and absolutely will ruin curb appeal.

Please consider this email a significant “NO” to the proposed development.

Laura Ferguson
403-869-4965

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Municipal Address of Site Under
Appeal [required] 1612 49th ave sw

Development Permit/Subdivision
Application/File Number
[required] DP2025-00363

Name of Appellant [required] Bryce Ford

Agent Name (if applicable)

Street Address [required] 1615 49th ave sw

hdnFullAddress 1615 49th ave sw Calgary AB T2T2T8

City [required] Calgary

Province [required] Alberta

Postal Code [required] T2T 2T8

Residential Phone # [required] (403) 695-6468

Business Phone #

Email Address [required] zbford@hotmail.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]

The planned development of two infill properties across the street in our quiet cul-de-sac will significantly increase traffic congestion, reduce available parking, and raise serious safety concerns for children in the neighborhood. A cul-de-sac is designed for limited vehicle movement, and the introduction of additional homes will bring more cars, service vehicles, and visitors into a space that is already constrained. With narrow roadways and limited designated parking, the influx of vehicles will likely lead to cars being parked along the street, obstructing visibility and making it more difficult for residents to navigate. This increased activity poses a direct risk to children who frequently play and ride bikes in the area, as drivers may not expect or be able to safely respond to their presence. Overall, the development threatens to disrupt the safety and livability of a space intended for low-density, family-oriented use.

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

Estimated Presentation Time Unknown

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] Unknown

If yes, how many will you be bringing?

I confirm and acknowledge that

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

Submission Date

2025-05-15 12:53:43 MST

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

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Website: calgary.ca/sdab

Phone: (403) 268-5312

Email: info@calgarysdab.ca

Submission from Bryce Ford and Heather Bowes

RE: Appeal **SDAB2025-0057**, DP File number: **DP2025-00363**

Address: 1612 49th Ave SW.

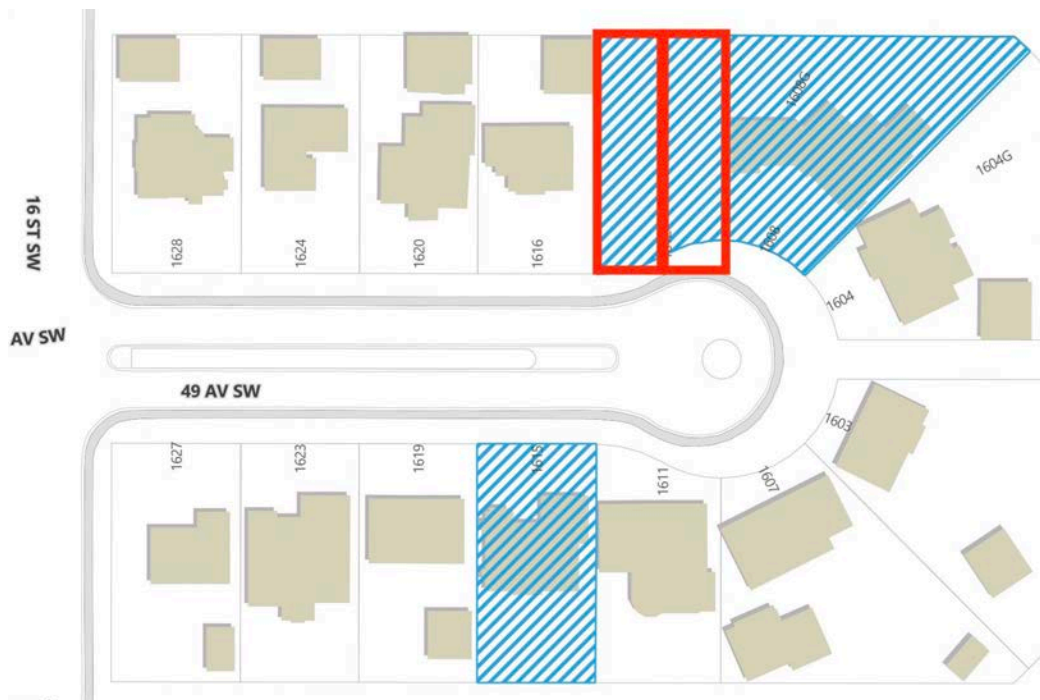
Honorable Board Chair & Board Members:

These are our submissions with respect to appeal **SDAB2025-0057**.

Please note, we are neighbours who live in the immediate vicinity of the proposed developments and are directly affected by the proposed development.

Map Overview:

The affected lot, 1612 49th Ave SW is shown below divided into two lots in red:

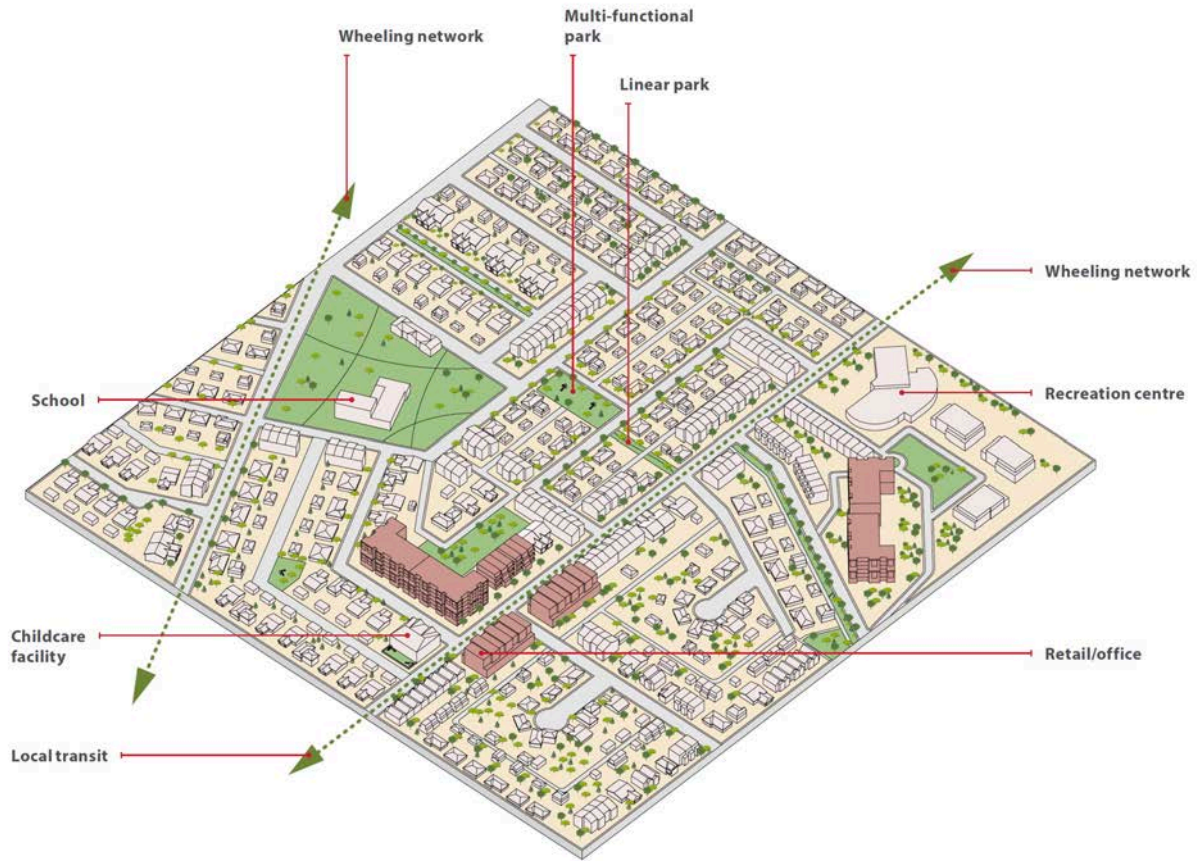


In the above map, it should be noted that there are zero infills, and that all lots have single family homes. Some of these are protected by a restrictive covenant, preventing further densification in the neighborhood. The shaded areas represent current DPs, though the proposed project at 1612 49th Ave SW is the only application requesting that the lot be divided into two separate dwellings.

Below is an aerial photograph of the cul-de-sac in which the project is being proposed. 1612 49th Ave is highlighted with a red star. There are no infills nor high-density homes in this photograph, demonstrating that these infills will be out of keeping with the context of the neighborhood. Also demonstrated is the lack of parking in the cul-de-sac due to the wedge-shaped lots.



The second image is a schematic from the City of Calgary website:
(<https://www.calgary.ca/planning/municipal-development-plan.html>)



This image demonstrates a Light Activity neighbourhood such as ours and reflects the City's ideal of a residential neighbourhood. You will note that there are two cul-de-sacs in this picture, and on both there are only single-family homes, not infills.

Critiques of the development

- In our opinion, the proposed developments are incompatible with the adjacent developments and the neighbourhood.
- We believe the developments create a dramatic contrast with the surrounding homes.
- The designs of the proposed homes are not responsive to the local context and are contextually insensitive to the adjacent homes

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- The proposed infills are inconsistent with the streetscape and the established character of the community
- The developments do not respect the existing scale and massing of its surroundings as it relates to front setbacks, rear setbacks, height, privacy and access to sunlight and massing
- The two infills will look out of place on the street and would represent the only infills on a cul-de-sac which has only single-family homes on full sized lots.
- The proposed infill developments have a much deeper building depth than the adjacent homes
- There is a lack of landscaping due to the large size of the infills relative to the lot size.
- The increased traffic flow on a dead-end street will create congestion, reduce parking, and significantly increase safety concerns for pedestrians and children in the cul-de-sac.

We are not against redevelopment of the subject properties, but it should be done in a manner that is sensitive and responsive to the local context including the established development pattern on the block.

Respectfully submitted,

Bryce Ford and Heather Bowes

1615 49th Ave SW

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]	1612 49ty Avenue SW
Development Permit/Subdivision Application/File Number [required]	DP2025-00363
Name of Appellant [required]	Farnoush Dey
Agent Name (if applicable)	
Street Address [required]	1623 49th avenue Sw
hdnFullAddress	1623 49th avenue Sw Calgary AB T2T 2T8
City [required]	Calgary
Province [required]	Alberta
Postal Code [required]	T2T 2T8
Residential Phone # [required]	(403) 703-8476
Business Phone #	
Email Address [required]	farnoushdey@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 writing to you today to appeal the development permit DP2025-00363. I own a house in the cul-de-sac at 1623 49th Avenue SW and I am very disappointed that this development permit was given and the heart of who Calgary is is slowly being taken away.

I had lived in Calgary from when I was 12 -24, moved away and returned 4 years ago. When I saw this cul-de-sac, I fell in love. This beautiful area with homes old and new, has character and charm as the only cul de sac in Altadore.

As so, I am appealing this development to infill the property which is to increase the density of people and cars in the cu-de-sac and take away from its beauty and charm.

Our concerns are many, but I will focus on the two main ones

1) Parking and danger for emergency vehicles

With this development, the congestion from street parking will go up and this has already been a problem since some construction had taken place. It had been difficult to get around with so many cars in the area. We had a fire truck needing to get in the cul de sac the past week and it was very difficult for it to get to the house in concern.

I am sure everybody talks about parking, but in this case, it is a DANGER to the homes and families that already reside in the area with emergency vehicles not being able to get through. Also, not allowing current vehicles to get out in a timely manner is a danger in itself.

We have children and elderly people who reside here

2)beauty of the only cul de sac Altadore

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

Estimated Presentation Time

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

No

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

No

If yes, what are the issues?

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

No

If yes, how many will you be
bringing?

I confirm and acknowledge that

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

Submission Date 2025-05-16 17:55:26 MST

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Website: calgary.ca/sdab Phone: (403) 268-5312 Email: info@calgarysdab.ca

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Municipal Address of Site Under
Appeal [required]

1612 49 avenue SW

Development Permit/Subdivision
Application/File Number
[required]

DP2025-00363

Name of Appellant [required]

Alexandra Bell

Agent Name (if applicable)

Street Address [required]

1611 49 Ave SW

hdnFullAddress

1611 49 Ave SW Calgary AB T2T 2T8

City [required]

Calgary

Province [required]

Alberta

Postal Code [required]

T2T 2T8

Residential Phone # [required]

(403) 680-4341

Business Phone #

Email Address [required]

alexandra.bell@me.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]

We are appealing the decision due to concerns regarding safety in the context of increased traffic and parking congestion in a geographically constrained area, as well as the impact on the well established character in our small, unique community

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

Estimated Presentation Time

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

No

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

No

If yes, what are the issues?

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

No

If yes, how many will you be bringing?

I confirm and acknowledge that

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

Submission Date

2025-05-18 16:24:30 MST

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

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Website: calgary.ca/sdab

Phone: (403) 268-5312

Email: info@calgarysdab.ca

18 May 2025

City of Calgary Subdivision and Development Appeal Board

We are writing to formally object to the proposed plan to subdivide a lot on our cul-de-sac to accommodate infill housing.

This development would be the only infill in the cul-de-sac, disrupting the established character and uniformity of our neighborhood. The proposed development would not only devalue surrounding properties, including our own, but also set a concerning precedent for future development that could erode the peaceful character that led us to decide to raise our family here.

One of our primary concerns is that the increased density due to this proposed infill development will lead to increased traffic and congested street parking. Our cul-de-sac already experiences issues with congestion and illegal parking at busy times and increasing the dwelling density in our small space will certainly make this worse and more persistent.

Beyond inconvenience, the potential impact on safety is especially troubling to us as parents. The added traffic and reduced visibility due to parked cars will make the street less safe for children to play in. As indicated above, the chance for our child to have a safe, low traffic neighbourhood to play in was a significant factor in our choice to purchase a home on this cul-de-sac. Increasing density will result in more traffic and increased risk of accident. Furthermore, increased traffic and haphazard parking (which is already an issue) due to crowding could potentially delay emergency vehicles in a crisis—an unacceptable risk for any neighborhood.

We respectfully urge the board to consider the long-term implications of allowing this type of development on our small, family-oriented cul-de-sac. The negative consequences in terms of property values, safety, and quality of life outweigh the benefits of a single infill, and we hope you will vote to preserve the integrity, character, uniformity and safety of our neighborhood.

Alexandra Bell

Darrel Cotton

1611 49 Ave SW

SDAB2025-0057

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] 1612 49 Ave SW

Development Permit/Subdivision
Application/File Number
[required] DP2025-00363

Name of Appellant [required] Katie Anne MacInnis

Agent Name (if applicable)

Street Address [required] 1604 49 ave sw

hdnFullAddress 1604 49 ave sw calgary AB T2T2T7

City [required] calgary

Province [required] Alberta

Postal Code [required] T2T 2T7

Residential Phone # [required] (403) 554-2360

Business Phone #

Email Address [required] katieanne.macinnis@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 rea-
sons [required]

Please see attached file for the grounds of our appeal.

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

Estimated Presentation Time

30 mins

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 hear-
ing? [required]

Unknown

If yes, how many will you be
bringing?

I confirm and acknowledge that

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

Submission Date

2025-05-18 19:39:07 MST

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

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Website: calgary.ca/sdab

Phone: (403) 268-5312

Email: info@calgarysdab.ca

Subdivision and Development Appeal Board

The City of Calgary

P.O. Box 2100, Station M

Calgary, AB T2P 2M5

Date: May 15, 2025

Re: Notice of Appeal – Development Permit DP2025-00363

Address: 1612 49 Ave SW– River Park Community, Calgary

Dear Members of the Subdivision and Development Appeal Board:

Pursuant to section 685(1) of the *Municipal Government Act* (RSA 2000, c. M-26), we hereby submit this formal appeal of Development Permit DP 2025-00363, which proposes the construction of two single-detached dwellings on a parcel currently designated for low-density residential development, situated on a cul-de-sac within River Park.

We submit that the Development Authority erred in approving the permit on the following grounds:

1. Non-compliance with the Contextual Character of the Area (Section 35 of Bylaw 1P2007)

Section 35(1)(b) of the *Land Use Bylaw 1P2007* requires that a development must be “compatible with the character and appearance of existing development adjacent to the site.” The proposed intensification to two homes on a single lot within a cul-de-sac comprised exclusively of single-detached dwellings materially disrupts the architectural continuity and spatial rhythm of the streetscape.

This site is uniquely constrained within a cul-de-sac, where uniform lot sizes and single-home density are integral to its character. The introduction of an additional dwelling would create an incompatible massing and built form that is inconsistent with the contextual norms and design intent of the existing block face.

This site also does not conform with the setback that is well established and currently adhered to on the street and will steal light from the homes to the east and west and adversely change sight lines along the street.

2. Adverse Impact on Infrastructure and Services (Section 654(2)(a.2) of the MGA)

Pursuant to section 654(2)(a.2) of the *Municipal Government Act*, the Board must consider whether the proposed development would “interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring parcels.”

The addition of a second dwelling will increase demand on local utilities and street parking. Cul-de-sacs, by design, offer limited access and circulation. The City’s vehicles as well as others already face challenges in maneuverability within this street. The proposed development could compound operational inefficiencies and degrade municipal service levels.

3. Precedent for Undesirable Piecemeal Densification

Permitting multi-unit development in an area designated for R-C1 (Residential – Contextual One Dwelling District) or similarly low-density districts creates a de facto rezoning effect, contrary to the orderly planning process envisioned in the *Municipal Development Plan (MDP)* and *Land Use Bylaw*.

While the City has indicated support for densification through its *Guidebook for Great Communities* and local area plans, densification must occur in a way that is strategically aligned with transit corridors, infrastructure capacity, and community engagement. Spot approvals such as this—absent adequate community consultation or infrastructure analysis—risk undermining the planning integrity of the area.

4. Public Safety Risks and Emergency Access Constraints

The proposed development introduces significant safety concerns that have not been adequately considered under section 654(2)(a.2) of the *Municipal Government Act*, which requires that a development must not “materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land.” These concerns extend beyond amenity impacts to include potential hazards relating to emergency access and pedestrian safety.

The subject property is situated on a narrow cul-de-sac with a **one-way traffic configuration** and **no-parking along the central median**, which severely limits on-street parking availability. The addition of a second dwelling will introduce more vehicles to the street, increasing the likelihood of **informal or obstructive parking**, which may block access routes for **emergency responders, delivery vehicles, and City service providers**.

Further, this cul-de-sac serves as a primary **pedestrian access point to a popular off-leash dog park**, with a paved pathway drawing high foot traffic throughout the day, including young children, dog walkers, and cyclists. Increased vehicular traffic associated with the proposed development elevates the **risk of pedestrian-vehicle conflict** in an area not designed for high turnover or density.

Given the **limited turning radii** and **restricted curb space**, especially during winter when snowbanks reduce clearance further, **fire trucks, ambulances, and other emergency vehicles may face delayed response times** due to congestion or obstructions caused by the additional development. The configuration of the street and its infrastructure was never intended to accommodate the operational demands introduced by multi-dwelling intensification.

Failure to consider these cumulative safety impacts renders the approval premature and potentially non-compliant with the City’s own planning policies on integrated mobility, public safety, and infrastructure capacity.

Relief Sought:

On the basis of the above, we respectfully request that the Subdivision and Development Appeal Board:

- **Revoke the approval** of Development Permit DP 2025-00363; and

- **Remit the matter** back to the Development Authority for reconsideration, with direction to ensure compliance with the Land Use Bylaw and principles of contextual sensitivity and infrastructure capacity.

We are prepared to present further written submissions and evidence at the hearing and request to be notified of the scheduled hearing date in accordance with SDAB procedures.

Yours sincerely,

Katie Anne MacInnis, P.Eng

and

Mark Dzikowski

1604-49 Ave SW

Calgary, AB

T2T 2T7

403-554-2360

403-669-9771

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]	1612 49 AVENUE SW
Development Permit/Subdivision Application/File Number [required]	DP2025-00363
Name of Appellant [required]	KEITH WITT
Agent Name (if applicable)	
Street Address [required]	1608 49 AVENUE SW
hdnFullAddress	1608 49 AVENUE SW CALGARY AB T2T 2T7
City [required]	CALGARY
Province [required]	Alberta
Postal Code [required]	T2T 2T7
Residential Phone # [required]	(403) 608-3943
Business Phone #	
Email Address [required]	keithwitt@outlook.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]

Main reason is the property is way too far forward to property line and will block light from our property and affect its outlook adversely - our property and all others in close follow normal setbacks and make it appealing - this will be completely destroying that and I would request the plans are modified to set the property further back on the lot in line with our property and others
In addition not happy with property being 3 story and potentially overlooking rear yard and also do not like the approval for 2 properties on 1 lot as every other lot in street and most surrounding areas are single family
Parking is already very tight in the cul de sac and despite both properties having garages the reality is many people park on street during daytime and for short trips and in summer do not use the garage other than at night - plus visitors will have to use street parking which is extremely limited

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

Estimated Presentation Time

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

No

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

No

If yes, what are the issues?

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

No

If yes, how many will you be bringing?

I confirm and acknowledge that

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

Submission Date 2025-05-19 08:20:34 MST

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

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

Website: calgary.ca/sdab

Phone: (403) 268-5312

Email: info@calgarysdab.ca

From: [KEITH WITT](#)
To: [Calgary SDAB Info](#)
Subject: [External] Re: Notice of Hearing:SDAB2025-0057 (1612 49 Avenue SW, DP2025-00363)
Date: Tuesday, May 27, 2025 8:55:04 AM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

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

I confirm receipt of this but am away on vacation in Europe until 14 June and will not be able to participate on this date and time as will be sailing then

I am disappointed there was not some co-ordination of dates and confirmation of availability before setting this date and trust so will have an opportunity to make my case

I am totally against allowing these houses to be so much further forward to property line than all others in the cul de sac and felt this will affect my property's access to light as well as not be a nice view as will cut off rest of the close

I do not think a 3 story or 2 properties are also reasonable in this location and have concerns about extra parking on street - the previous property had a driveway - these two will have no parking at front at all

Keith Witt
Sent from my iPhone

On May 21, 2025, at 17:54, Calgary SDAB Info <Info@calgarysdab.ca> wrote:

Please see the attached documents pertaining to the upcoming Procedural & Jurisdictional hearing for **SDAB2025-0057**.

If you wish to participate in the hearing, you may do so by visiting our website at www.calgarysdab.ca.

The video conference link, phone in number and access code are located at the bottom of our homepage and are also available on the Upcoming Meetings page.

Thank you,

SDAB Admin

Municipal Boards & Governance

Office: 4th Flr, 1212 31 Avenue NE

Mail: PO Box 2100, Station M, MC #8110 | Calgary, AB T2P 2M5

General Phone Line: 403.268.5312 | calgarysdab.ca

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.

<2025-0057 Notice of Hearing.pdf>

<PROCEDURAL INSERT (PDF).pdf>

<SDAB2025-0057 Notice of Appeal A & Reasons.pdf>

<SDAB2025-0057 Notice of Appeal B.pdf>

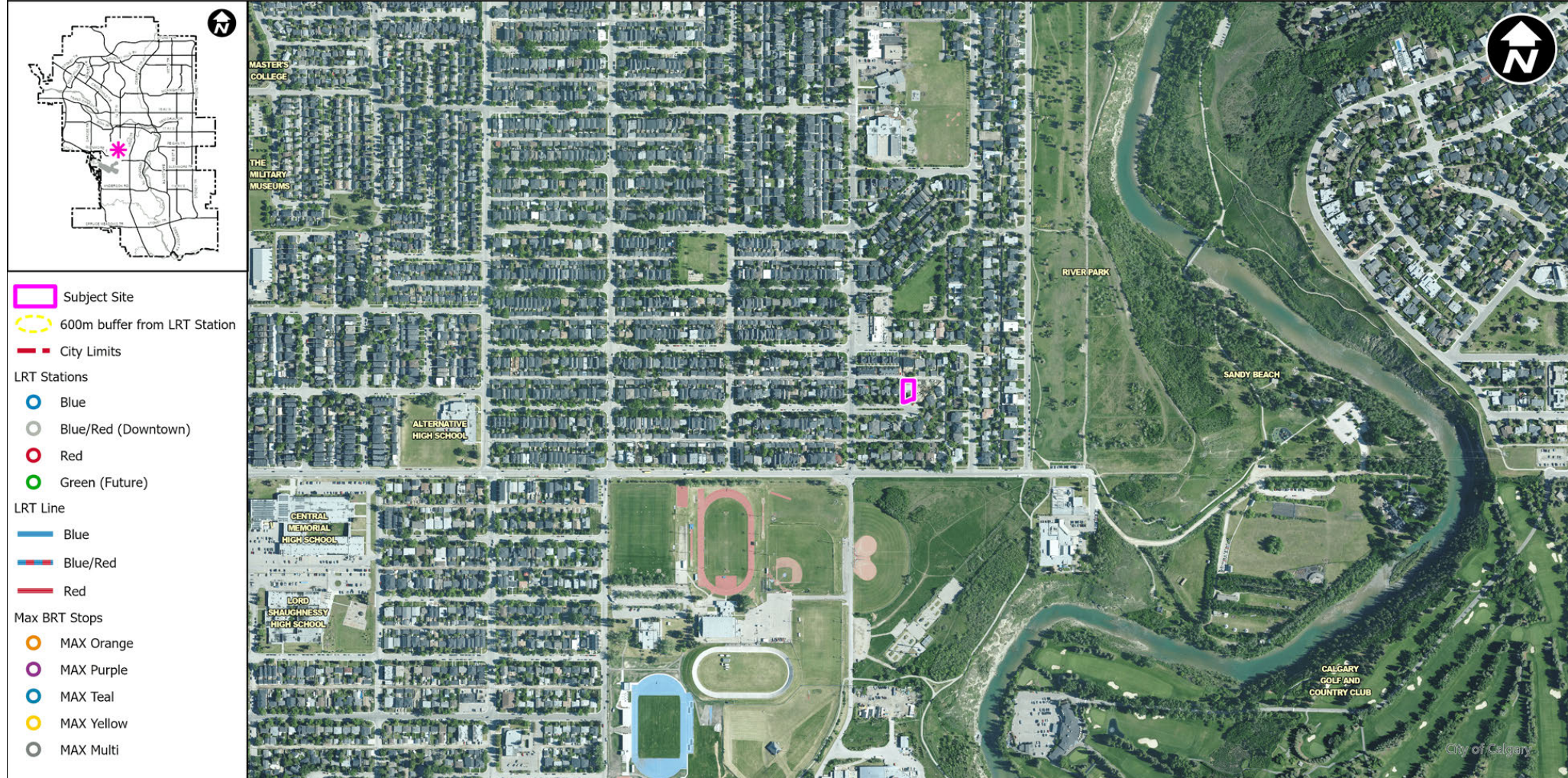
<SDAB2025-0057 Notice of Appeal C.pdf>

<SDAB2025-0057 Notice of Appeal D & Reasons.pdf>

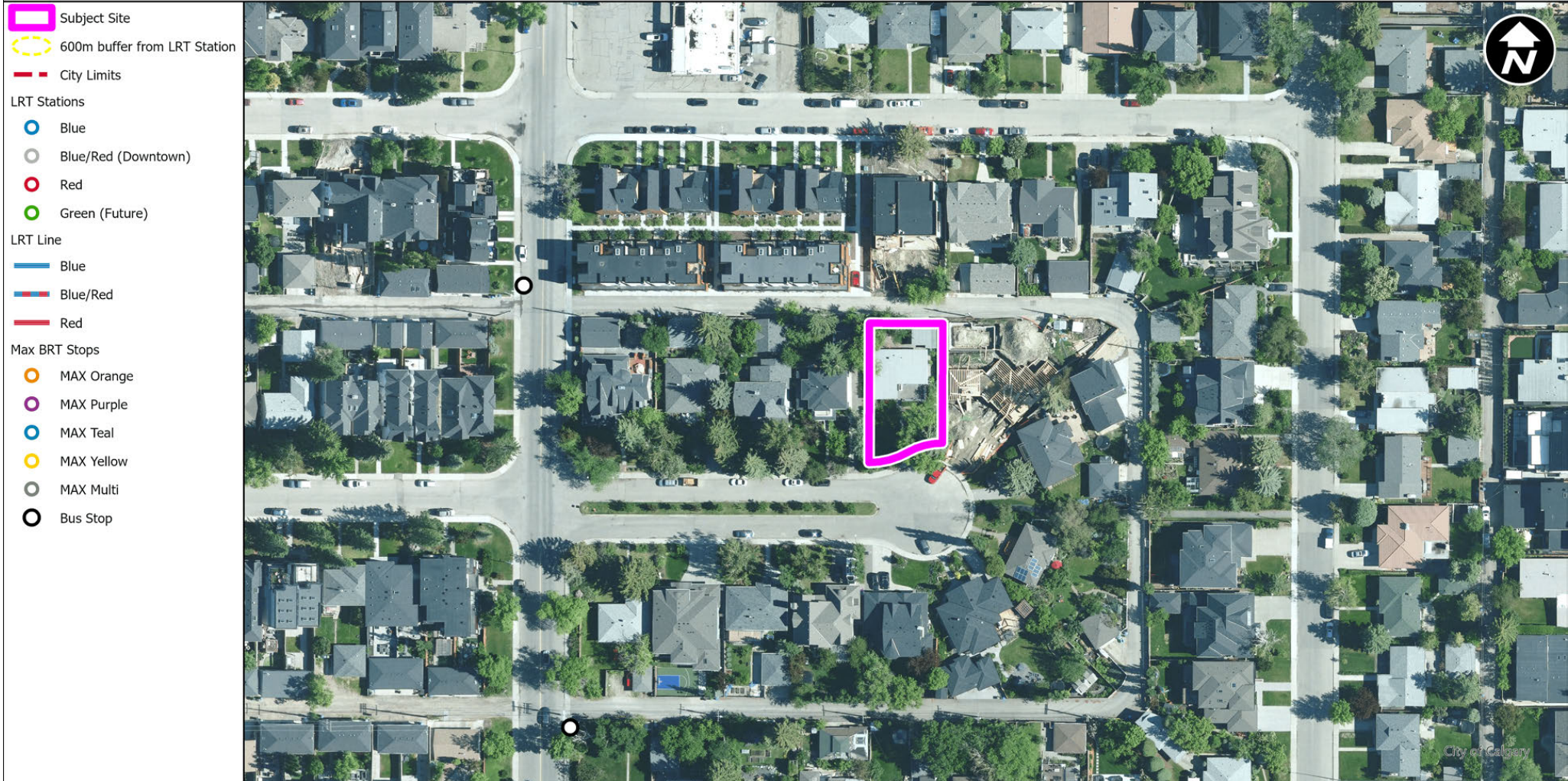
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<SDAB2025-0057 Notice of Appeal F.pdf>

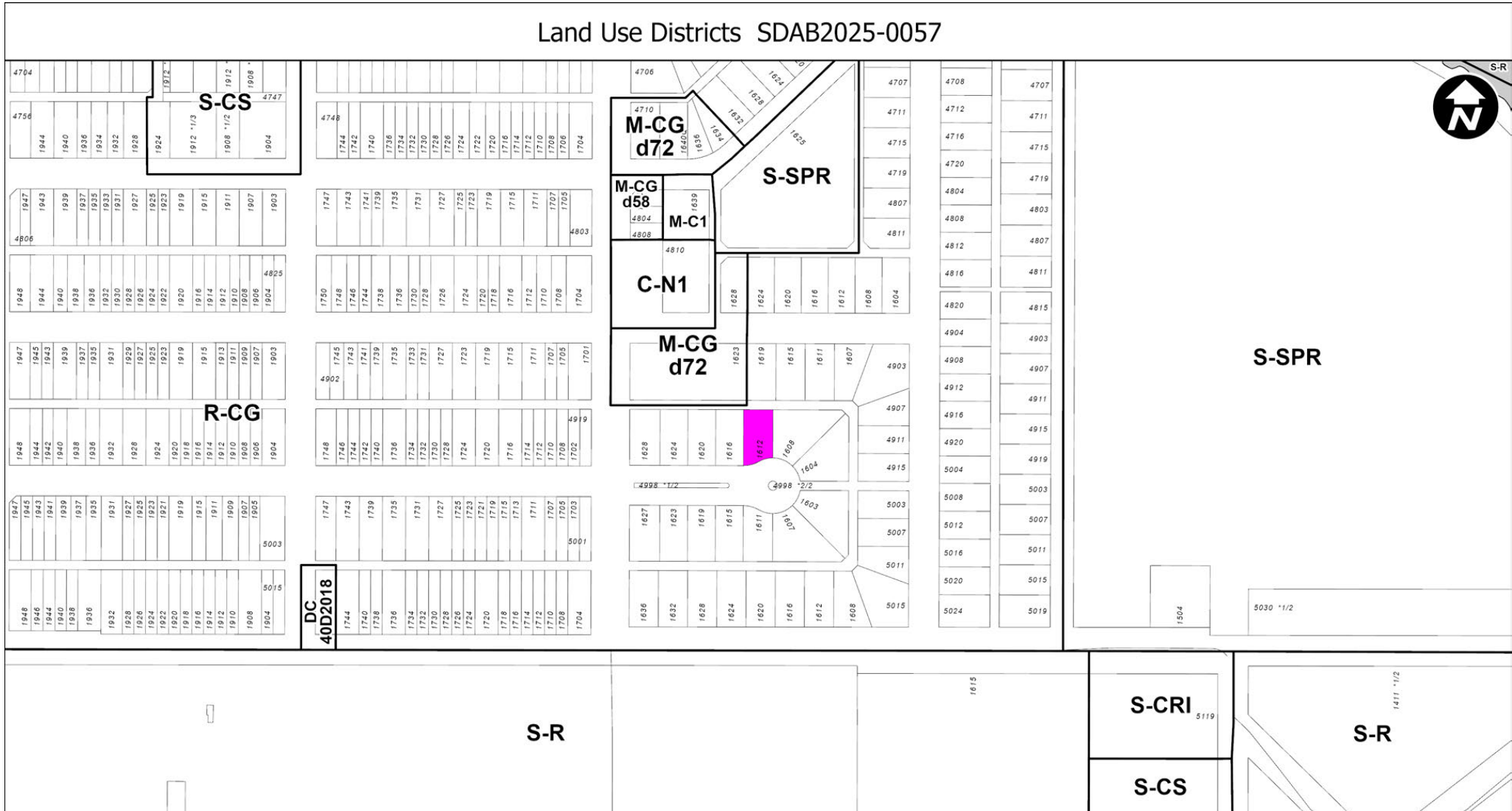
Community Context SDAB2025-0057



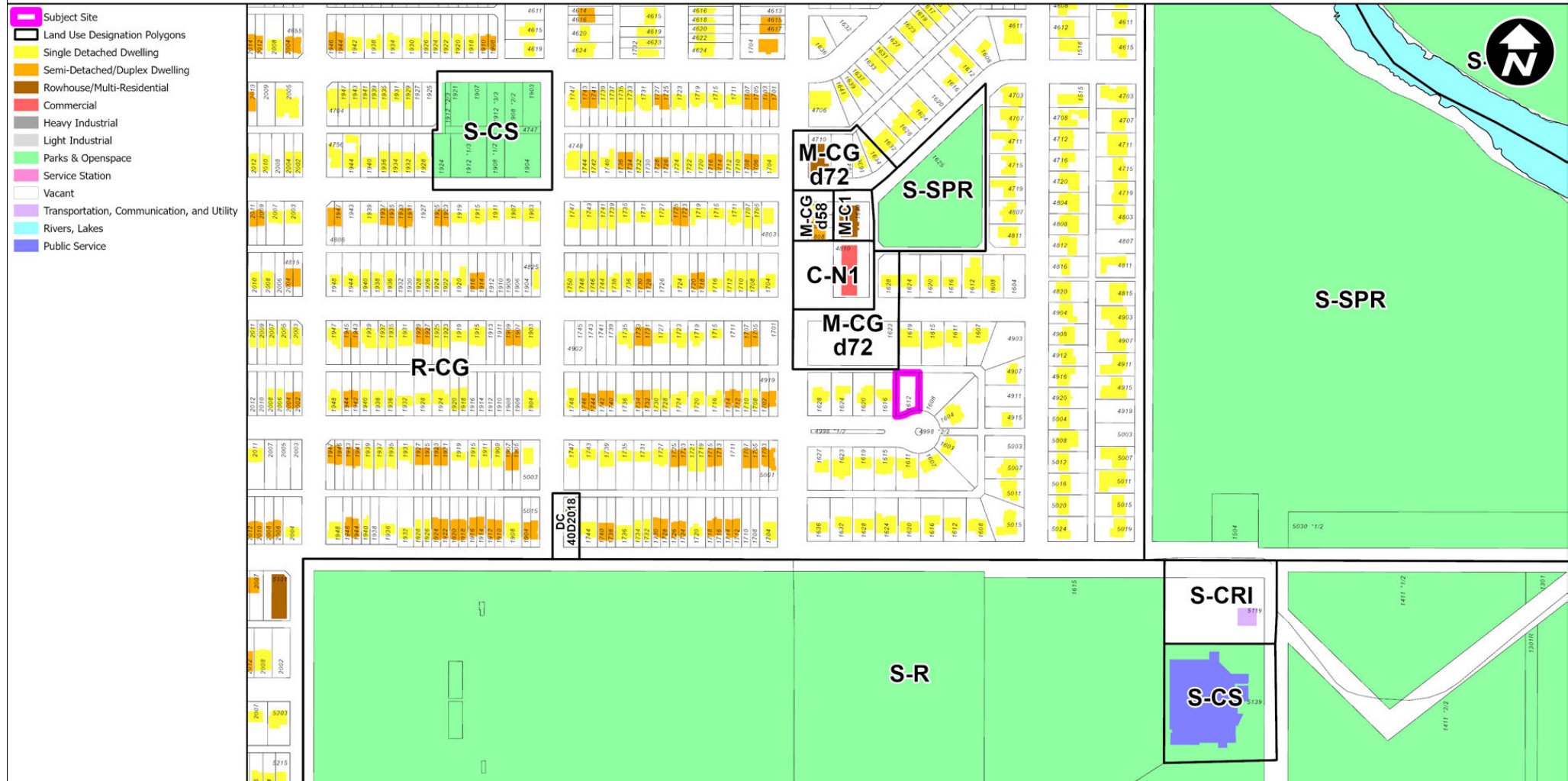
Site Context SDAB2025-0057



Land Use Districts SDAB2025-0057



Surrounding Land Use SDAB2025-0057





April 28, 2025

AMAYA ARCHITECTURAL DESIGN



Dear Applicant:

RE: Notification of Decision: DP2025-00363

Subject: New: Single Detached Dwelling (east parcel), Accessory Residential Building (garage)

Address: 1612 49 AV SW

This is your notification of decision by the Development Authority to approve the above noted application on April 28, 2025.

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 April 28, 2027 or the development permit shall cease to be valid. The decision will be advertised beginning May 1, 2025 at www.calgary.ca/publicnotices, which is the start of the mandatory 21-day appeal period. This appeal period will conclude at midnight May 22, 2025. Release of the permit will occur within 2-4 business days following the conclusion of the appeal period and upon receipt of all Prior to Release requirements.

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

Please note that this letter is to advise you of the conditions of approval, the mandatory advertising appeal period and the timeframe in which you may appeal this decision. If no appeals have been filed during the appeal period, and the Prior to Release conditions have been met, your Development Permit will be released. Should you require clarification of the above or further information, please contact me at 403-333-5492 or by email at jeff.martin@calgary.ca and assist me by quoting the Development Permit number.

Yours truly,

Jeff Martin
Senior Planning Technician
Planning and Development
Attachment(s)



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

DP2025-00363

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

1612 49 AV SW

Community: **Altadore**

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

and legally described as:

5301GP;20;34

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

New: Single Detached Dwelling (east parcel), Accessory Residential Building (garage)

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

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

Decision By: **Development Authority**

Date of Decision: **April 28, 2025**

Development Authority: **Melanie D Meadows**

File Manager: **Jeff Martin**

Release Date: _____

This permit will not be valid if development has not commenced by: April 28, 2027

This Development Permit was advertised on: **May 01, 2025**

This is NOT a Building Permit

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

WARNING

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

Applicant: **AMAYA ARCHITECTURAL DESIGN**

Address: [REDACTED]

City: **CHESTERMERE, AB, T1X 0G2**

Phone: [REDACTED]



DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

DP2025-00363

Complete Address and Legal Description listing for Development Permit DP2025-00363

Address Type	Address	Legal Description
Parcel	1612 49 AV SW	5301GP;20;34



Conditions of Approval – Development Permit

Application Number:	DP2025-00363
Application Description:	New: Single Detached Dwelling (east parcel), Accessory Residential Building (garage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	1612 49 AV SW
Community:	ALTADORE
Applicant:	AMAYA ARCHITECTURAL DESIGN
Planning:	JEFF MARTIN 403-333-5492 jeff.martin@calgary.ca

Prior to Release Requirements

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

Planning

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

Engineering

2. After the Development Permit is approved but prior to its release, the landowner shall pay the Off-Site Levy or execute an Off-Site Levy Agreement for the payment pursuant to Bylaw 1H2024. The off-site levy is based on a 2025 development approval date and on the following:

Development Type:

Existing Units(s):

- Single Detached Dwelling(s): 0

New Unit(s)

- Single Detached Dwelling(s): 1

Based on the information above, the preliminary estimate is \$8,918.00

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

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

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

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

Transportation

3. After the Development Permit is approved but prior to its release, remit a performance security deposit (certified cheque, bank draft) of \$9250 for the removal and rehabilitation of the existing driveway crossing on 49 Av SW within the public right-of-way.

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

Permanent Conditions

The following permanent conditions shall apply:

Planning

4. The development shall be completed in its entirety, in accordance with the approved plans and conditions. The stamped and signed plans are a legal document.
5. No changes to the approved plans shall take place unless authorized by the Development Authority. If changes to the development occur or are proposed, a new development permit or revised plan application may be required.
6. A Development Completion Permit is required prior to the development being occupied.
7. When the main floor is constructed, submit the surveyed geodetic elevation to Geodetic.Review@Calgary.ca

8. Parks

An Urban Forestry Technician must be on-site to mitigate possible root damage to adjacent public trees: T2, T3, and T10, during removal of existing driveway, with a confirmed meeting, where their fate will be decided. Prior to construction, contact Urban Forestry at 311 and ask to speak to an Urban Forestry Technician. Urban Forestry requires minimum two business days notice prior to meeting onsite.

9. No stockpiling or dumping of construction materials is permitted on the adjacent boulevard.
10. Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact the Development Inspector, Jackie Swartz at 403-620-3216, for an inspection.

Any surface or subterranean damage to public parks resulting from the installation of building construction tie-backs or other construction practices requires remediation at the developer's expense, to the satisfaction of the Director, Parks. All materials associated with the encroachments must be removed and any subterranean and surface disturbances to the parcel must be remediated. All site remediations must be approved by the Parks Development Inspector. Contact the Development Inspector, Jackie Swartz at 403-620-3216, for an inspection.

11. There shall be no construction access through the adjacent boulevard.

12. In order to ensure the integrity of existing public trees and roots, construction access is only permitted through the rear lane and outside the dripline of public tree(s), per the approved Tree Protection Plan.
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).
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, call 311, or email tree.protection@calgary.ca for more information.

Engineering

17. After approval of the Development Permit but prior to issuance of a Development Completion Permit or any occupancy of the building, payment shall be made for off-site levies pursuant to Bylaw 1H2024. To obtain a final estimate, contact the Infrastructure Strategist, Development Commitments at 587-215-6253 or email yunpeng.qin@calgary.ca
18. Pursuant to Bylaw 1H2024, off-site levies are applicable.

Advisory Comments

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

Planning

19. 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.
20. 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.
21. 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.
22. 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.
23. All plumbing services including sanitary, storm and water must be verified onsite by the owner and/or builder to ensure the size and location is compliant with the National Plumbing Code of Canada for the number of fixtures being installed. The waterline must be of the size that is indicated on the grade slip, but in no case smaller than 1 in size.
24. A minimum of two trees must be planted on the parcel. This may be accomplished by planting new trees or preserving existing trees. The trees must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association. To satisfy the requirement of one tree, the following sizes must be met:
 - a. A deciduous tree with a minimum calliper of 50.0mm; or
 - b. A coniferous tree with a minimum height of 2.0 metres.
 To satisfy the requirement of two trees, the following sizes must be met:
 - a. A deciduous tree with a minimum calliper of 85.0mm; or
 - b. A coniferous tree with a minimum height of 4.0 metres.
 The required trees must be provided on the parcel within 12 months of issuance of the development completion permit (DCP) and maintained for a minimum of 24 months after issuance of the DCP.

25. 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.
26. **Parks**

The Streets Bylaw (20M88) and the Tree Protection Bylaw (23M2002) contain clauses intended to protect trees growing on Public Land. No person shall remove, move, cut, or prune a Public Tree or cause a Public Tree to be removed, moved, cut or pruned without prior written authorization from the Director, Parks. A copy of the bylaw can be found at www.calgary.ca. Parks does not permit the removal of public trees to facilitate development unless all options to retain and protect are exhausted.
27. If clearance pruning of public trees is required, Urban Forestry must be notified (minimum two business days notice) and an indemnified contractor must be used at the applicants expense. Please contact Urban Forestry at 311 for more information.
28. As part of the Tree Protection Bylaw, a Tree Protection Plan will be required when a development, construction activity, or a disturbance occurring on the City Boulevard is within 6 metres of a boulevard tree. For more information about submitting your tree protection plan visit www.calgary.ca and search protecting trees during construction and development; alternatively, call 311 or email tree.protection@calgary.ca. Applicant is to apply for tree protection plan prior to demolition.
29. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. The Public Tree(s) adjacent to this development is/are valued at **\$31,893.30**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.
30. The submitted plan indicates public tree(s) are to be removed. For each public tree removed with monetary value, compensation includes the value of 1 replacement tree at no additional cost. Planting will occur upon request in the following spring or fall depending on nursery tree availability. Trees are planted in the nearest suitable location pending Line Assignment approval and other required setbacks. Please follow the instructions in your Tree Removal Approval Letter to request your new tree(s).



SURFACE IMPROVEMENTS

Prior to the release of the development permit, the landowner of the development site (landowner) must provide a **refundable security deposit** to ensure the performance of the surface improvements within the City right-of-way adjacent to the site.

A refundable security deposit in the amount listed in the attached conditions of approval is required for the proposed surface improvements within the public right of way.

The refundable security deposit will be held by the Roads Business Unit to defray any costs the City might incur carrying out any of the landowner's obligations under the development permit for surface improvements.

The amount of the security deposit is based on the scope of the proposed work and the conditions of the development permit. The landowner is responsible for 100% of the actual construction cost for the surface improvements.

In the event the City's costs in carrying out the work exceed the amount of the deposit, the landowner shall pay to the City the balance of the costs incurred. Once the landowner has completed the work to the satisfaction of a City inspector, this security deposit in full or part will be refunded. Interest will not be paid on any security deposit.

By submitting the security deposit to the City, the landowner agrees to all of the terms and conditions in this document.

SUBMISSION OF PAYMENT

All forms of payments must be submitted to:

3rd Floor City Cashiers (north of the glass elevators)
Municipal Building
800 Macleod Trail SE
Calgary, Alberta

ACCEPTABLE FORMS OF PAYMENT

Certified Cheque or Bank Draft

Security deposits in the form of a certified cheque or bank draft **must be made at the third floor Cashiers in the Municipal Building**. Ensure the development permit number is referenced and provide contact information for the person(s) providing the security deposit for receipt purposes.

AGREEMENTS AND SCHEDULING OF WORK

The landowner may hire the City or an Indemnified Contractor to construct the surface improvements.

If you would like to hire the City to complete the surface improvements, please call 311 and ask for a Service Request (SR) for the following: Roads - Crossing Group.

If you choose to hire an Indemnified Contractor to complete this work please contact the Indemnification Group through (311) and ask for the Roads Indemnification Request form. Allow eight (8) weeks for review of drawings, preparation of agreements, surveys etc. A list of Indemnified Contractors can be found on the City of Calgary webpage under [Indemnification Agreements](#)

RESPONSIBILITY FOR DAMAGES

Existing Damage: The landowner will be held responsible for damages unless prior damage is properly documented in writing and registered at ROADSIA@calgary.ca prior to any construction activities.

Landowner Liable for all Damages: The landowner is responsible for the cost of all repairs to City property, whether or not the applicant or landowner or both cause damage directly or damage is caused by sub-trades, etc.

REQUESTING A REFUND

Any refunds on surface improvements completed by the City will be completed automatically at year end.

For refunds on surface improvements completed by a contractor, call 311 and ask for a Service Request (SR) for the Indemnification Group

The refund will only be to the landowners(s) who originally provided the security deposit unless the landowner(s) directs otherwise in writing

TIME PERIOD TO REQUEST A REFUND

The landowner must make a request for the return of the security deposit no later than five years after completion of the work. No refunds will be provided prior to inspection and approval of the work through the Roads Inspection process. If the landowner does not make a request within the required five years, the landowner forfeits the security deposit and it will become the sole property of The City of Calgary without restriction and all rights in the security deposit will be transferred to The City of Calgary.

Please submit the following contact information along with the deposit and a copy of your Conditions of Approval:

1. Please provide the following information:

Full name of Company and/or Individual:

Phone number:

Email address:

Mailing address (for refund purposes):

2. Deposit Owner information:

Same as above ☐

Full name of Company and/or Individual:

Phone number:

Email address:

Mailing address (for refund purposes):



Reasons for Approval for DP2025-00363

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

Scope and Process

Development Scope:

The application is for a discretionary Single Detached Dwelling (east parcel), Accessory Residential Building (garage) located at 1612 49 Av SW in the community of Altadore. The site is located within the R-CG district and is adjacent to low density dwellings toward the north, south, east and west. The parcel is an internal lot located withing a cul-de-sac. Primary vehicle access for adjacent dwellings is provided from the rear lane. Vehicle access for the subject parcel is provided from the rear lane.

To date, a subdivision application (SB2025-0022) has been approved to subdivide the existing parcel into 2 new lots. DP2025-00363 was applied for in conjunction with DP2025-00362. The focus of DP2025-00363 is for infill development on the east side of the parcel. DP2025-00362 is for infill development on the west side of the parcel.

Circulation and Notice Posting:

The following referees were circulated:

1. Public Infrastructure – Comments received. Off-site Levy required.
2. Parks – Comments received. Amended plans resolved Prior-to-Decision requirements.
3. Enmax – Comments received. No conflict with utilities.
4. Ward 8 Councillor – No comment provided.
5. Marda Loop Community Association – No comment provided.
6. As per Land Use Bylaw requirements, the application was notice posted for a 1-week period.

Objection received from area resident and submitted through DMAP:

The following is a summary of comments received:

- Objection to Building (massing, façade, height, shadowing, etc.)
- Objection to Privacy considerations
- Objection to Site layout
- Proposed dwelling is far too far forward towards sidewalk and not in line with neighbouring properties.



The City of Calgary

Planning and Development
Development & Subdivision Application Services

- Objection to proposed density.

These comments were address in the following manner:

- A Bylaw Check confirmed all required setbacks, maximum building height and parcel coverage comply with the Land Use Bylaw. By complying with these rules, the development maintains a reasonable building mass within the allowable building framework.
- Privacy concerns have been addressed by proposing minimal windows on the 2nd and 3rd floors and by designing the balcony to be contained within the roof structure.
- Existing parcel subdivided to create 2 new parcels. Subject lots comply with minimal lot width, depth, and area characteristics as per the Land Use Bylaw. Proposed density (2 dwellings) is suitable for the district.

Comments on Relevant City Planning Policies

South Calgary / Altadore Area Redevelopment Plan:

2.1 Objective.

To preserve and enhance the established residential character of the community while identifying where compatible infill development may be accommodated.

The ARP seeks an enhancement of the original neighborhood character by encouraging thoughtful and purposeful design through infill development. The proposed development proposes a creative infill development that positively contributes to the fabric of the existing neighborhood.

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

Section 4.2, Context

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

The subject development proposes a design that identifies with the existing neighbourhood context by proposing a building form that matches the typical pattern of development for the area. The typical built form is a primary building at the front of the parcel with vehicular access from rear portion of the parcel. The proposed development aligns with the precedence set along the existing streetscape.



The City of Calgary

Planning and Development
Development & Subdivision Application Services

Section 4.4, Building Mass

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

The proposed development has a building mass that respects the immediate surroundings. The proposed design maintains appropriate scale and proportions which cause the development to find a natural fit within the existing streetscape

Land Use Bylaw 1P2007

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

A bylaw check of the proposed development confirmed the proposal complies with the Land Use Bylaw. The proposed development meets the intent of the land use district.

Bylaw Discrepancies – Amended plans submitted April 9, 2025

Regulation	Standard	Provided
NONE NOTED		

Planning Review

During the review, the Development Authority considered the Land Use Bylaw Rules and the appropriateness of the development in relation to the context of the neighbourhood.

The development is sensitive to the local context through building design, building placement, and finish material. In addition, the proposed development respects the intent of the Infill Housing Guidelines, the community Area Redevelopment Plan and Land Use Bylaw 1P2007.



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

564793249-001

Taken By:

Application Date **Jan 21, 2025**

APPLICATION NO DP2025-00363

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

Total Fees: \$0.00**Cart #:**

Applicant: **AMAYA ARCHITECTURAL DESIGN**Address: **404 WINDERMERE DR**City: **CHESTERMERE, AB, T1X 0G2**

Phone:

Parcel Address: **1612 49 AV SW**Legal: **5301GP;20;34**L.U.D.: **R-CG**Community: **ALTADORE**Sec. Number: **5C** Ward: **08**

Description: **New: Single Detached Dwelling (east parcel),
Accessory Residential Building (garage)**

Gross Floor Area: 2899 feet -
squared
Dwelling Units: 1

Proposed Development is: **Discretionary**

Proposed Use: **Accessory Residential Building
Single Detached Dwelling**

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

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

Applicant / Agent Signature: _____

Date: _____

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

Track your application on-line with **VISTA** Go to: **www.calgary.ca/vista** and enter your JOB ACCESS CODE (JAC) **DP2025-00363**
or call our Planning Support Centre at (403)268-5311.

SDAB2025-0057



Development Permit - Approved Plans (Approved)

Application Number: DP2025-00363
Description: Single Detached Dwelling, Accessory Residential Building (garage)
Land Use District: R-CG - Residential - Grade-Oriented Infill
Site Address: 1612 49 AV SW
Applicant: TONY LE (AMAYA ARCHITECTURAL DESIGN)
Senior Planning Technician: JEFF MARTIN

List Of Plans Reviewed				
Approved Files	Doc ID	Document Type	Submitted Date	Approved Date
04-09-25 - S514 - 1612 - 49 AVE SW - EAST UNIT - PLANS_20250409_100014.pdf	1768285	RESIDENTIAL DRAWINGS	2025/04/09 10:00:15 AM	2025/04/28 12:00:00 AM
04-09-25 - S514 - 1612 - 49 AVE SW - EAST UNIT - SITE_20250409_100026.pdf	1768286	SITE/BLOCK PLAN	2025/04/09 10:00:26 AM	2025/04/28 12:00:00 AM
Legend * Doc ID is specific identification associated to a document located within Livelihood. * Date plans submitted is the date which the plans when uploaded into the Request Manager system.				

PALATIAL HOMES

owner(s)

CHARANJEET WARRING

contact name

25 POUND PLACE, ROCKYVIEW COUNTY

contact address

403-390-1980

contact phone

warring@me.com

contact email

City of Calgary

Planning & Development

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

Calgary, AB, Canada T2P 2M5

To Whom It May Concern,

With regards to 531 35A ST NW

property address

project name (if applicable)

Please be advised that I, CHARANJEET WARRING am:
full name

full name

(select one)

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

Amaya Architectural Design and/or its Cesar Amaya

agent or company name

and/or its

Cesar Amaya

applicant, consultant, contractor (if applicable)

to apply for any and all	Development, Demolition and Building Permits
	permit type

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.

date signed

signature of owner

signature of owner

PALATIAL HOMES

name of owner (printed)

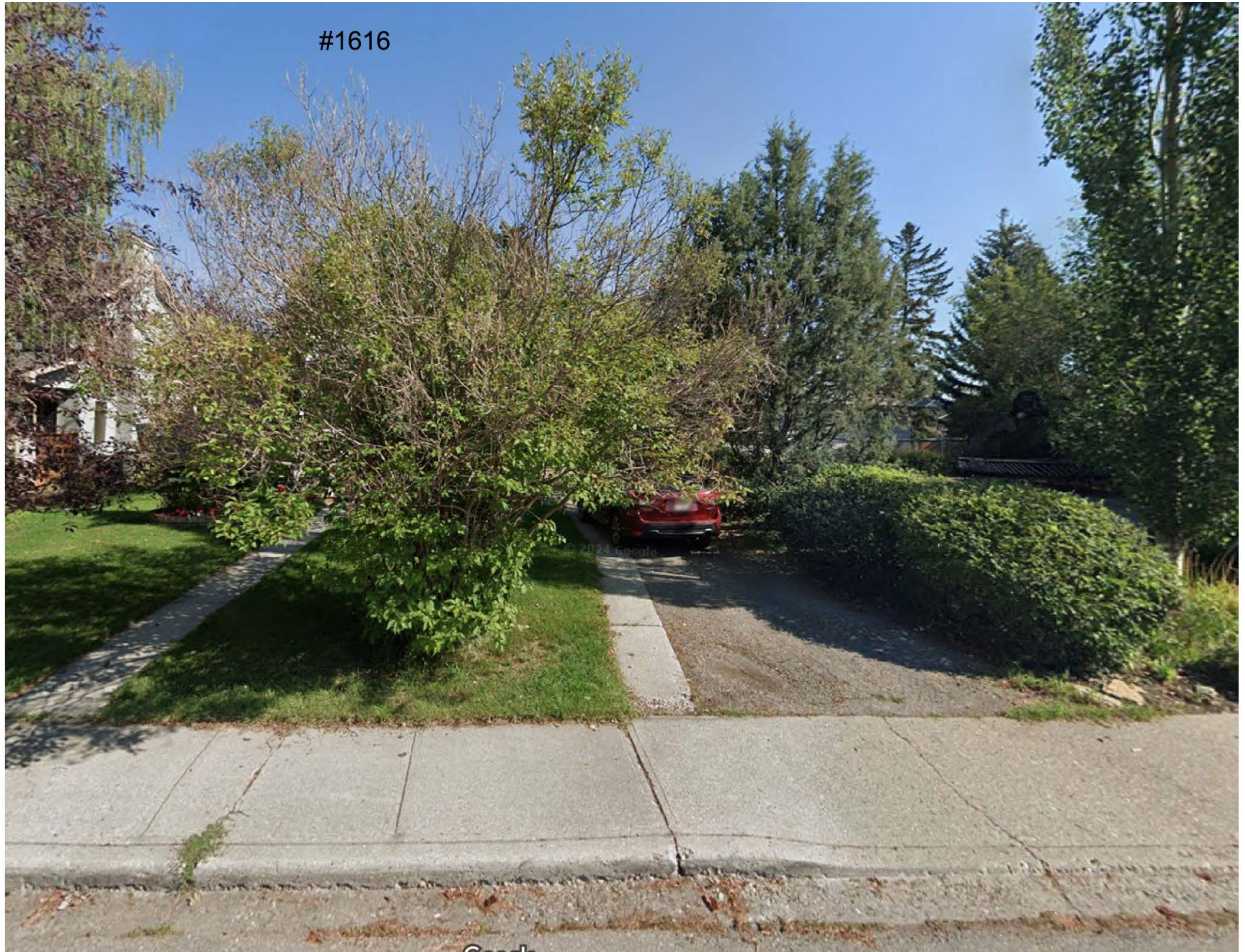
FOIP DISCLAIMER: The personal information on this form is being collected under the authority of The Freedom of Information and Protection of Privacy (FOIP) Act, Section 33(c). It will be used to provide operating programs, account services and to process payments received for said services. It may also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



1612 49 AVE SW - DEVELOPMENT PROPERTY

Google

#1616







#1604



58

1612 49 Ave. SW - Rear - Development Property



SDAB2025-0057













Site Contamination Statement

Application # _____
for office use only

Site Address: 1612 - 49 AVE. SW

Legal Description: LOT 34 / BLOCK 20 / PLAN 5301 GP

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

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

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

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

☐ Yes ☐ No

If yes, please provide copy(s).

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

☐ Yes ☐ No

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

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

☐ Yes ☐ No

If yes, please provide a brief description:

4. Are you aware of any regulatory actions, past or current, which have been applied to this site?

☐ Yes ☐ No

Examples include (but are not limited to):

- Environmental Protection Orders
- Reclamation Orders or Certificates
- Control / Stop Orders, fines, tickets or prosecutions
- Violations of environmental statutes, regulations and bylaws
- Administrative penalties and warning letters

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

5. Have any permits been issued or are you currently operating under a license or approval issued by federal or provincial authorities or the Calgary Fire Department for activities which may impact the property?
(e.g. certificates of approval, storage tank regulations, plant operating permits)

☐ Yes ☒ No

If yes, please describe:

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

☐ Yes ☒ No

If yes, please 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.

JAN. 16, 2025

Date

Applicant Signature

CESAR AMAYA

Applicant Name (Please Print)

AMAYA ARCHITECTURAL DESIGN

Company Name (Please Print)

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Abandoned Well Declaration

Application # _____
for office use only

Site Address: 1612 - 49 AVE. SW

Legal Description: LOT 34 / BLOCK 20 / PLAN 5301 GP

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 _____

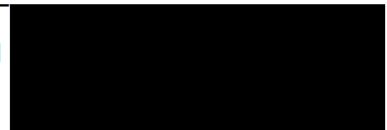
Company Name AMAYA ARCHITECTURAL DESIGN Contact Person CESAR AMAYA

Address 404 WINDERMERE DRIVE, CHESTERMERE, AB

Phone



Cell Phone _____ Email



5. Will the development result in construction activity within the setback area?

☐ Yes ☒ No

If you answered 'yes':

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

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

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

JAN. 16, 2025

Date

Applicant Signature

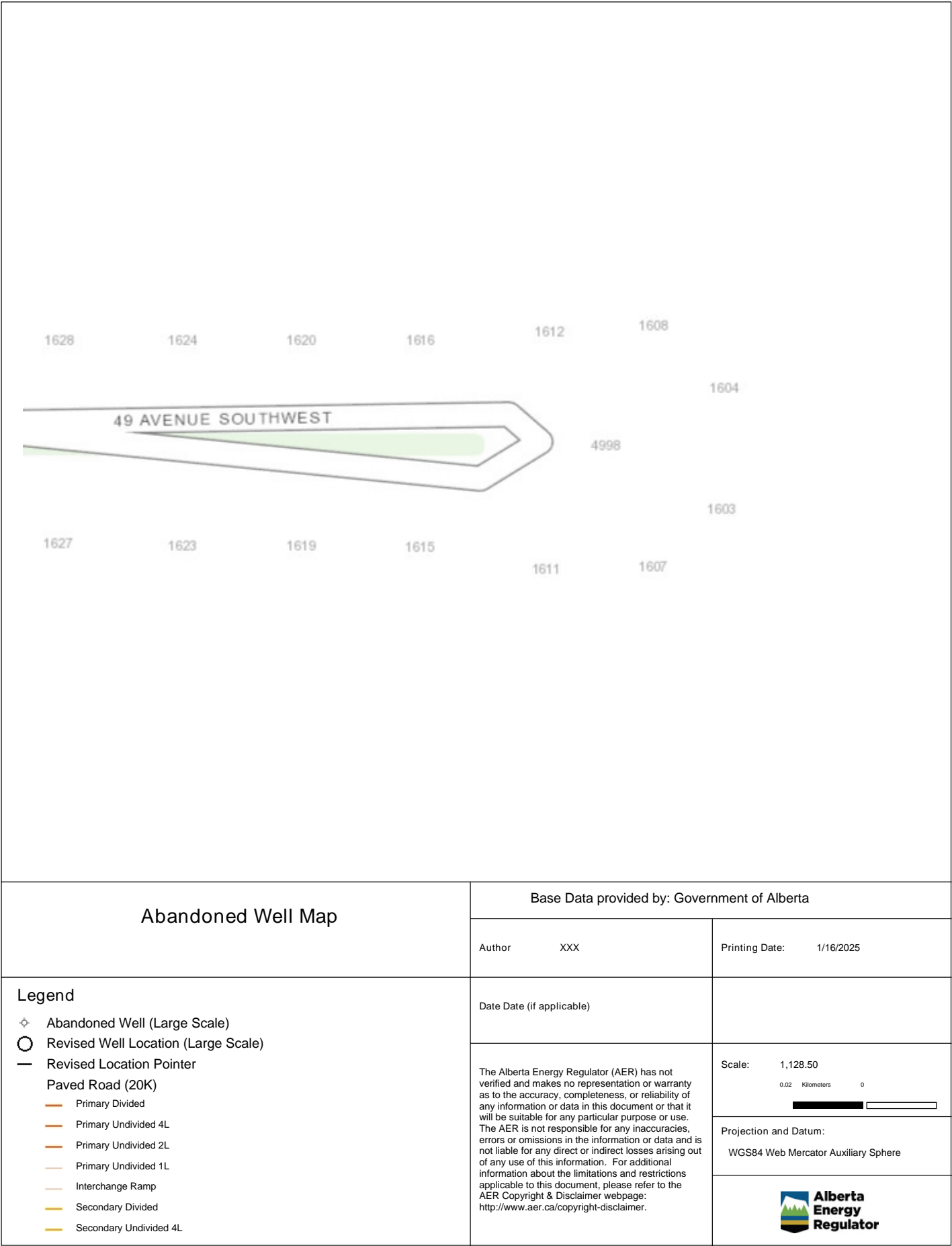
Cesar Amaya

Applicant Name (Please Print)

Amaya Architectural Design

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.





Applicant's Planning Overview

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

Site Address: 1612 - 49 AVE. SW

Type of Application: ☒ Single Detached ☐ Semi-detached ☐ Duplex Dwelling ☐ Backyard Suite

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

NONE

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

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

- 4) Is there anything else we should know about your development that may assist the review of your application?



March 18, 2025

AMAYA ARCHITECTURAL DESIGN



Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2025-00363

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

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

This information must be received, in its entirety, no later than April 17, 2025. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at 403-333-5492 or by email at jeff.martin@calgary.ca.

Sincerely,

JEFF MARTIN

Senior Planning Technician



Detailed Review 1 – Development Permit

Application Number:	DP2025-00363
Application Description:	New: Single Detached Dwelling (east parcel), Accessory Residential Building (garage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	1612 49 AV SW
Community:	ALTADORE
Applicant:	AMAYA ARCHITECTURAL DESIGN
Date DR Sent:	March 18, 2025
Response Due Date:	April 17, 2025
Planning:	JEFF MARTIN 403-333-5492 jeff.martin@calgary.ca

General Comments

The application is for a discretionary Single Detached Dwelling (east parcel), Accessory Residential Building (garage) located at 1612 49 Av SW in the community of Altadore. The site is located within the R-CG district and is adjacent to low density dwellings toward the north, south, east and west. The parcel is an internal lot located withing a cul-de-sac. Primary vehicle access for adjacent dwellings is provided from the rear lane. Vehicle access for the subject parcel is provided from the rear lane.

To date, a subdivision application (SB2025-0022) has been approved to subdivide the existing parcel into 2 new lots. DP2025-00363 was applied for in conjunction with DP2025-00362. The focus of DP2025-00363 is for infill development on the east side of the parcel. DP2025-00362 is for infill development on the west side of the parcel.

The proposed development is compatible with the immediate neighbourhood. Revisions are required to cause the proposed single detached dwelling to meet the intent of Land Use Bylaw 1P2007.

In order to proceed with this application:

- a) Amend the application to address the items noted in full, which are identified in the Prior to Decision (PTD) section of this Detailed Review (DR),

Or,

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

- b) Submit in writing (mail or email) to request a cancellation of DP2025-00363. A 25% refund of the application fee will be returned to the applicant.

Or,

- c) Submit in writing (mail or email) to request a refusal of DP2025-00363.

Comments on Notice Posting:

Following the Land Use bylaw requirements, DP2025-00363 was Notice Posted for 1 week. A summary of comments received include the following:

- Objection to Building (massing, façade, height, shadowing, etc.)
- Objection to Privacy considerations
- Objection to Site layout
- Proposed dwelling is far too far forward towards sidewalk and not in line with neighbouring properties

The Notice Posting received 1 objection submission through DMAP.

Comments from Parks

Plans for DP2025-00363 were circulated internally to Parks and the following comments were provided:

- See requirement noted in the Prior-to-Decision section of this document.
- See Permanent condition section of this document.
- See Advisory condition section of this document.

Comments from Enmax

Plans for DP2025-00363 were circulated to Enmax and the following comments were provided:

- No conflict with utilities.

Comments from Ward Councillor

Plans for DP2025-00363 were circulated to the Ward 8 Councillor:

- No comments provided in response to circulation.

Comments from Community Association

Plans for DP2025-00363 were circulated to the Marda Loop Community Association

- No comments provided in response to circulation.

Comments on Relevant City Policies

The Low-Density Residential Housing Guidelines for Established Communities (Infill Guidelines)

Section 4.2, Context

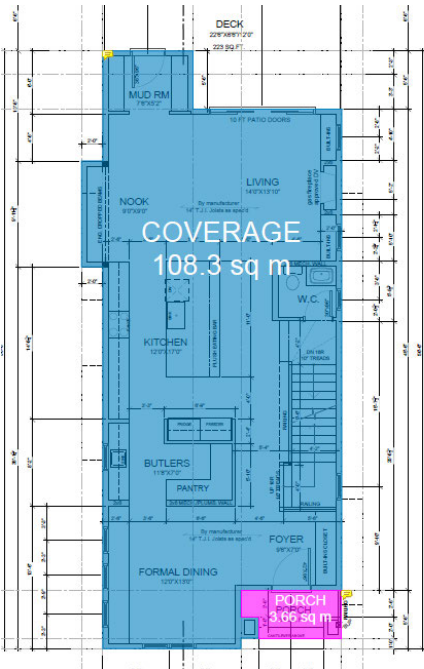
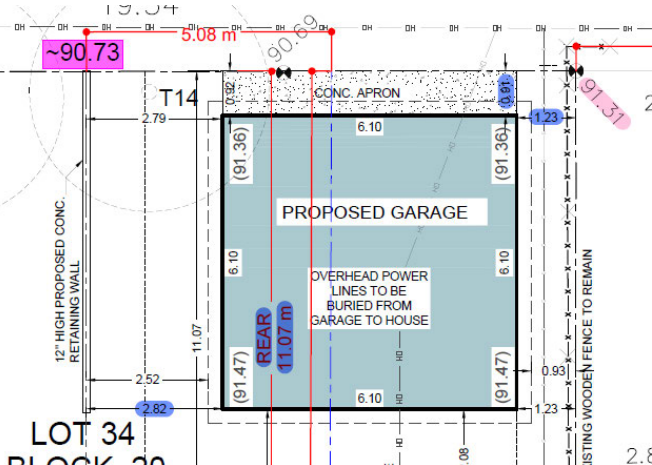
New development should be designed in a manner which is responsive to the local context.

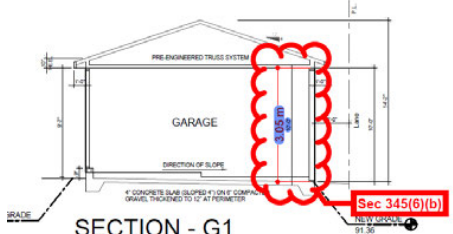
The subject development proposes a design that identifies with the existing neighbourhood context by proposing a building form that matches the typical pattern of development for the area. The typical built form is a primary building the front of the parcel with vehicular access from rear portion of the parcel. The proposed development aligns with the precedence set along the existing streetscape.

Section 4.4, Building Mass

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

The proposed development has a building mass that respects the immediate surroundings. The proposed design maintains appropriate scale and proportions which cause the development to find a natural fit within the existing streetscape.

534 Parcel Coverage	<p>(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:</p> <p>(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;</p>	<p>Plans indicate a parcel coverage of 45.24% (+0.24%) or 149.12m² (+0.80m²).</p> <p>Revision required to comply with rule.</p>
		
540.1 Fences	<p>The height of a fence above grade at any point along a fence line must not exceed 1.2m for any portion of a fence extending between the foremost front façade of the immediately adjacent main residential building and the front property line.</p>	<p>Unable to determine compliance as plans do not indicate the extent of the 2.0m high fence along the West side property line.</p> <p>Provide missing information. Revision required to comply with rule.</p>
345 Accessory Residential Building	<p>(6) The height of an Accessory Residential Building must not exceed:</p>	<p>Plans indicate an Accessory Residential Building indoor wall height of 3.05m (+0.05m).</p>

	(b) 3.0m at any eaveline, when measured from the finished floor of the building; and	<p>Revision required to comply with rule.</p> 
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Prior to Decision Requirements

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

Planning

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

2. Parks

Amend the proposed plans to state, "An Urban Forestry Technician must be on-site to mitigate possible root damage to adjacent public trees: T2, T3, and T10, during removal of existing driveway, with a confirmed meeting, where their fate will be decided. Prior to construction, contact Urban Forestry at 311 and ask to speak to an Urban Forestry Technician. Urban Forestry requires minimum two business days notice prior to meeting onsite."

NOTE : Existing public trees, T2 and T3, are not separate trees, but are one tree.

Transportation

3. Amend the site plan to include the following note:

Existing driveway crossing to be closed and rehabilitated at the developer's expense.

Prior to Release Requirements

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

Planning

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

Engineering

5. After the Development Permit is approved but prior to its release, the landowner shall pay the Off-Site Levy or execute an Off-Site Levy Agreement for the payment pursuant to Bylaw 1H2024. The off-site levy is based on a 2025 development approval date and on the following:

Development Type:

Existing Units(s):

- Single Detached Dwelling(s): 0

New Unit(s)

- Single Detached Dwelling(s): 1

Based on the information above, the preliminary estimate is \$8,918.00

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

- Include the completed Payment Submission Form, which was emailed to the applicant.

- Only certified cheques or bank drafts made payable to the City of Calgary are acceptable.

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

Transportation

6. After the Development Permit is approved but prior to its release, remit a performance security deposit (certified cheque, bank draft) of \$9250 for the removal and rehabilitation of the existing driveway crossing on 49 Av SW within the public right-of-way.

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

Permanent Conditions

The following permanent conditions shall apply:

Planning

7. 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.
8. 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.
9. A Development Completion Permit is required prior to the development being occupied.
10. When the main floor is constructed, submit the surveyed geodetic elevation to Geodetic.Review@Calgary.ca

11. Parks

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

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, Jackie Swartz at 403-620-3216, for an inspection.

Any surface or subterranean damage to public parks resulting from the installation of building construction tie-backs or other construction practices requires remediation at the developer's expense, to the satisfaction of the Director, Parks. All materials associated with the encroachments must be removed and any subterranean and surface disturbances to the parcel must be remediated. All site remediations must be approved by the Parks Development Inspector. Contact the Development Inspector, Jackie Swartz at 403-620-3216, for an inspection.

13. There shall be no construction access through the adjacent boulevard.
14. In order to ensure the integrity of existing public trees and roots, construction access is only permitted through the rear lane and outside the dripline of public tree(s), per the approved Tree Protection Plan.
15. Public trees located on the boulevard adjacent to the development site shall be retained and protected unless otherwise authorized by Urban Forestry. Prior to

construction, install a temporary fence around the extent of the branches ("drip line") and ensure no construction materials are stored inside this fence.

16. In order to ensure the integrity of existing public trees and roots, no grade changes are permitted in the boulevard within the drip lines of the trees.
17. In order to ensure the integrity of existing public trees and roots, there shall be a minimum 3 metre separation, ideally the full length of the canopy, between the trunk and any new/proposed structures, (i.e. driveways and walkways).
18. Tree protection information given as per the approved development permit does not constitute Tree Protection Plan approval. Tree Protection Plan approval must be obtained separately through Urban Forestry. Visit www.calgary.ca, call 311, or email tree.protection@calgary.ca for more information.

Engineering

19. After approval of the Development Permit but prior to issuance of a Development Completion Permit or any occupancy of the building, payment shall be made for off-site levies pursuant to Bylaw 1H2024. To obtain a final estimate, contact the Infrastructure Strategist, Development Commitments at 587-215-6253 or email yunpeng.qin@calgary.ca
20. Pursuant to Bylaw 1H2024, off-site levies are applicable.

Advisory Comments

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

Planning

21. 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.
22. 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.
23. 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.
24. 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.
25. All plumbing services including sanitary, storm and water must be verified onsite by the owner and/or builder to ensure the size and location is compliant with the National Plumbing Code of Canada for the number of fixtures being installed. The waterline must be of the size that is indicated on the grade slip, but in no case smaller than 1 in size.
26. A minimum of two trees must be planted on the parcel. This may be accomplished by planting new trees or preserving existing trees. The trees must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association. To satisfy the requirement of one tree, the following sizes must be met:
 - a. A deciduous tree with a minimum calliper of 50.0mm; or
 - b. A coniferous tree with a minimum height of 2.0 metres.
 To satisfy the requirement of two trees, the following sizes must be met:
 - a. A deciduous tree with a minimum calliper of 85.0mm; or
 - b. A coniferous tree with a minimum height of 4.0 metres.
 The required trees must be provided on the parcel within 12 months of issuance of the development completion permit (DCP) and maintained for a minimum of 24 months after issuance of the DCP.

27. 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.
28. **Parks**

The Streets Bylaw (20M88) and the Tree Protection Bylaw (23M2002) contain clauses intended to protect trees growing on Public Land. No person shall remove, move, cut, or prune a Public Tree or cause a Public Tree to be removed, moved, cut or pruned without prior written authorization from the Director, Parks. A copy of the bylaw can be found at www.calgary.ca. Parks does not permit the removal of public trees to facilitate development unless all options to retain and protect are exhausted.
29. If clearance pruning of public trees is required, Urban Forestry must be notified (minimum two business days notice) and an indemnified contractor must be used at the applicants expense. Please contact Urban Forestry at 311 for more information.
30. As part of the Tree Protection Bylaw, a Tree Protection Plan will be required when a development, construction activity, or a disturbance occurring on the City Boulevard is within 6 metres of a boulevard tree. For more information about submitting your tree protection plan visit www.calgary.ca and search protecting trees during construction and development; alternatively, call 311 or email tree.protection@calgary.ca. Applicant is to apply for tree protection plan prior to demolition.
31. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. The Public Tree(s) adjacent to this development is/are valued at **\$31,893.30**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.
32. The submitted plan indicates public tree(s) are to be removed. For each public tree removed with monetary value, compensation includes the value of 1 replacement tree at no additional cost. Planting will occur upon request in the following spring or fall depending on nursery tree availability. Trees are planted in the nearest suitable location pending Line Assignment approval and other required setbacks. Please follow the instructions in your Tree Removal Approval Letter to request your new tree(s).



SURFACE IMPROVEMENTS

Prior to the release of the development permit, the landowner of the development site (landowner) must provide a **refundable security deposit** to ensure the performance of the surface improvements within the City right-of-way adjacent to the site.

A refundable security deposit in the amount listed in the attached conditions of approval is required for the proposed surface improvements within the public right of way.

The refundable security deposit will be held by the Roads Business Unit to defray any costs the City might incur carrying out any of the landowner's obligations under the development permit for surface improvements.

The amount of the security deposit is based on the scope of the proposed work and the conditions of the development permit. The landowner is responsible for 100% of the actual construction cost for the surface improvements.

In the event the City's costs in carrying out the work exceed the amount of the deposit, the landowner shall pay to the City the balance of the costs incurred. Once the landowner has completed the work to the satisfaction of a City inspector, this security deposit in full or part will be refunded. Interest will not be paid on any security deposit.

By submitting the security deposit to the City, the landowner agrees to all of the terms and conditions in this document.

SUBMISSION OF PAYMENT

All forms of payments must be submitted to:

3rd Floor City Cashiers (north of the glass elevators)
Municipal Building
800 Macleod Trail SE
Calgary, Alberta

ACCEPTABLE FORMS OF PAYMENT

Certified Cheque or Bank Draft

Security deposits in the form of a certified cheque or bank draft **must be made** at the **third floor Cashiers in the Municipal Building**. Ensure the development permit number is referenced and provide contact information for the person(s) providing the security deposit for receipt purposes.

AGREEMENTS AND SCHEDULING OF WORK

The landowner may hire the City or an Indemnified Contractor to construct the surface improvements.

If you would like to hire the City to complete the surface improvements, please call 311 and ask for a Service Request (SR) for the following: Roads - Crossing Group.

If you choose to hire an Indemnified Contractor to complete this work please contact the Indemnification Group through (311) and ask for the Roads Indemnification Request form. Allow eight (8) weeks for review of drawings, preparation of agreements, surveys etc. A list of Indemnified Contractors can be found on the City of Calgary webpage under [Indemnification Agreements](#)

RESPONSIBILITY FOR DAMAGES

Existing Damage: The landowner will be held responsible for damages unless prior damage is properly documented in writing and registered at ROADSIA@calgary.ca prior to any construction activities.

Landowner Liable for all Damages: The landowner is responsible for the cost of all repairs to City property, whether or not the applicant or landowner or both cause damage directly or damage is caused by sub-trades, etc.

REQUESTING A REFUND

Any refunds on surface improvements completed by the City will be completed automatically at year end.

For refunds on surface improvements completed by a contractor, call 311 and ask for a Service Request (SR) for the Indemnification Group

The refund will only be to the landowners(s) who originally provided the security deposit unless the landowner(s) directs otherwise in writing

TIME PERIOD TO REQUEST A REFUND

The landowner must make a request for the return of the security deposit no later than five years after completion of the work. No refunds will be provided prior to inspection and approval of the work through the Roads Inspection process. If the landowner does not make a request within the required five years, the landowner forfeits the security deposit and it will become the sole property of The City of Calgary without restriction and all rights in the security deposit will be transferred to The City of Calgary.

Please submit the following contact information along with the deposit and a copy of your Conditions of Approval:

1. Please provide the following information:

Full name of Company and/or Individual:

Phone number:

Email address:

Mailing address (for refund purposes):

2. Deposit Owner information:

Same as above ☐

Full name of Company and/or Individual:

Phone number:

Email address:

Mailing address (for refund purposes):



April 8, 2025

AMAYA ARCHITECTURAL DESIGN



Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2025-00363

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 May 8, 2025. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at 403-333-5492 or by email at jeff.martin@calgary.ca.

Sincerely,

JEFF MARTIN

Senior Planning Technician



Detailed Review 2 – Development Permit

Application Number:	DP2025-00363
Application Description:	New: Single Detached Dwelling (east parcel), Accessory Residential Building (garage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	1612 49 AV SW
Community:	ALTADORE
Applicant:	AMAYA ARCHITECTURAL DESIGN
Date DR Sent:	April 8, 2025
Response Due Date:	May 8, 2025
Planning:	JEFF MARTIN 403-333-5492 jeff.martin@calgary.ca

General Comments

The application is for a discretionary Single Detached Dwelling (east parcel), Accessory Residential Building (garage) located at 1612 49 Av SW in the community of Altadore. The site is located within the R-CG district and is adjacent to low density dwellings toward the north, south, east and west. The parcel is an internal lot located withing a cul-de-sac. Primary vehicle access for adjacent dwellings is provided from the rear lane. Vehicle access for the subject parcel is provided from the rear lane.

To date, a subdivision application (SB2025-0022) has been approved to subdivide the existing parcel into 2 new lots. DP2025-00363 was applied for in conjunction with DP2025-00362. The focus of DP2025-00363 is for infill development on the east side of the parcel. DP2025-00362 is for infill development on the west side of the parcel.

The proposed development is compatible with the immediate neighbourhood. Revisions are required to cause the proposed single detached dwelling to meet the intent of Land Use Bylaw 1P2007.

In order to proceed with this application:

- a) Amend the application to address the items noted in full, which are identified in the Prior to Decision (PTD) section of this Detailed Review (DR),
Or,
- b) Submit in writing (mail or email) to request a cancellation of DP2025-00363. A 25% refund of the application fee will be returned to the applicant.
Or,
- c) Submit in writing (mail or email) to request a refusal of DP2025-00363.

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

Comments on Notice Posting:

Following the Land Use bylaw requirements, DP2025-00363 was Notice Posted for 1 week. A summary of comments received include the following:

- Objection to Building (massing, façade, height, shadowing, etc.)
- Objection to Privacy considerations
- Objection to Site layout
- Proposed dwelling is far too far forward towards sidewalk and not in line with neighbouring properties

The Notice Posting received 1 objection submission through DMAP.

Comments from Parks

Plans for DP2025-00363 were circulated internally to Parks and the following comments were provided:

- ~~See requirement noted in the Prior to Decision section of this document.~~
- See Permanent condition section of this document.
- See Advisory condition section of this document.

Comments from Enmax

Plans for DP2025-00363 were circulated to Enmax and the following comments were provided:

- No conflict with utilities.

Comments from Ward Councillor

Plans for DP2025-00363 were circulated to the Ward 8 Councillor:

- No comments provided in response to circulation.

Comments from Community Association

Plans for DP2025-00363 were circulated to the Marda Loop Community Association

- No comments provided in response to circulation.

Comments from Relevant City Policies

The Low-Density Residential Housing Guidelines for Established Communities (Infill Guidelines)

Section 4.2, Context

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

The subject development proposes a design that identifies with the existing neighbourhood context by proposing a building form that matches the typical pattern of development for the area. The typical built form is a primary building the front of the parcel with vehicular access from rear portion of the parcel. The proposed development aligns with the precedence set along the existing streetscape.

Section 4.4, Building Mass

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

The proposed development has a building mass that respects the immediate surroundings. The proposed design maintains appropriate scale and proportions which cause the development to find a natural fit within the existing streetscape.

Comments on Land Use Bylaw

Regulation	Standard	Provided
535 Building Depth and Separation	(1) Unless otherwise referenced in subsections (2) and (3) the maximum building depth is 65.0% of the parcel depth for a building containing a unit.	Plans indicate a building depth of 21.06m (+0.06m) or 65.14% (+0.14%) of the parcel depth. Revision required to comply with rule.

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

540.1 Fences	The height of a fence above grade at any point along a fence line must not exceed 1.2m for any portion of a fence extending between the foremost front façade of the immediately adjacent main residential building and the front property line.	Plans indicate a portion of the fence along the West side of the building is greater than 1.2m in height between the foremost front façade of the building of the adjacent parcel and the front property line. <i>It should be noted that this rule complies after subdivision registration.</i> PTR required for subdivision. PTR Condition added.
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Prior to Decision Requirements

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

Planning

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

Transportation

2. ~~Amend the site plan to include the following note:~~

~~Existing driveway crossing to be closed and rehabilitated at the developer's expense.~~

Prior to Release Requirements

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

Planning

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

Engineering

4. After the Development Permit is approved but prior to its release, the landowner shall pay the Off-Site Levy or execute an Off-Site Levy Agreement for the payment pursuant to Bylaw 1H2024. The off-site levy is based on a 2025 development approval date and on the following:

Development Type:

Existing Units(s):

- Single Detached Dwelling(s): 0

New Unit(s)

- Single Detached Dwelling(s): 1

Based on the information above, the preliminary estimate is \$8,918.00

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

- Include the completed Payment Submission Form, which was emailed to the applicant.

- Only certified cheques or bank drafts made payable to the City of Calgary are acceptable.

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

Transportation

5. After the Development Permit is approved but prior to its release, remit a performance security deposit (certified cheque, bank draft) of \$9250 for the removal and rehabilitation of the existing driveway crossing on 49 Av SW within the public right-of-way.

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

Permanent Conditions

The following permanent conditions shall apply:

Planning

6. The development shall be completed in its entirety, in accordance with the approved plans and conditions. The stamped and signed plans are a legal document.
7. No changes to the approved plans shall take place unless authorized by the Development Authority. If changes to the development occur or are proposed, a new development permit or revised plan application may be required.
8. A Development Completion Permit is required prior to the development being occupied.
9. When the main floor is constructed, submit the surveyed geodetic elevation to Geodetic.Review@Calgary.ca

10. Parks

An Urban Forestry Technician must be on-site to mitigate possible root damage to adjacent public trees: T2, T3, and T10, during removal of existing driveway, with a confirmed meeting, where their fate will be decided. Prior to construction, contact Urban Forestry at 311 and ask to speak to an Urban Forestry Technician. Urban Forestry requires minimum two business days notice prior to meeting onsite.

11. No stockpiling or dumping of construction materials is permitted on the adjacent boulevard.
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, Jackie Swartz at 403-620-3216, for an inspection.

Any surface or subterranean damage to public parks resulting from the installation of building construction tie-backs or other construction practices requires remediation at the developer's expense, to the satisfaction of the Director, Parks. All materials associated with the encroachments must be removed and any subterranean and surface disturbances to the parcel must be remediated. All site remediations must be approved by the Parks Development Inspector. Contact the Development Inspector, Jackie Swartz at 403-620-3216, for an inspection.

13. There shall be no construction access through the adjacent boulevard.

14. In order to ensure the integrity of existing public trees and roots, construction access is only permitted through the rear lane and outside the dripline of public tree(s), per the approved Tree Protection Plan.
15. Public trees located on the boulevard adjacent to the development site shall be retained and protected unless otherwise authorized by Urban Forestry. Prior to construction, install a temporary fence around the extent of the branches ("drip line") and ensure no construction materials are stored inside this fence.
16. In order to ensure the integrity of existing public trees and roots, no grade changes are permitted in the boulevard within the drip lines of the trees.
17. In order to ensure the integrity of existing public trees and roots, there shall be a minimum 3 metre separation, ideally the full length of the canopy, between the trunk and any new/proposed structures, (i.e. driveways and walkways).
18. Tree protection information given as per the approved development permit does not constitute Tree Protection Plan approval. Tree Protection Plan approval must be obtained separately through Urban Forestry. Visit www.calgary.ca, call 311, or email tree.protection@calgary.ca for more information.

Engineering

19. After approval of the Development Permit but prior to issuance of a Development Completion Permit or any occupancy of the building, payment shall be made for off-site levies pursuant to Bylaw 1H2024. To obtain a final estimate, contact the Infrastructure Strategist, Development Commitments at 587-215-6253 or email yunpeng.qin@calgary.ca
20. Pursuant to Bylaw 1H2024, off-site levies are applicable.

Advisory Comments

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

Planning

21. 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.
22. 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.
23. 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.
24. 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.
25. All plumbing services including sanitary, storm and water must be verified onsite by the owner and/or builder to ensure the size and location is compliant with the National Plumbing Code of Canada for the number of fixtures being installed. The waterline must be of the size that is indicated on the grade slip, but in no case smaller than 1 in size.
26. A minimum of two trees must be planted on the parcel. This may be accomplished by planting new trees or preserving existing trees. The trees must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association. To satisfy the requirement of one tree, the following sizes must be met:
 - a. A deciduous tree with a minimum calliper of 50.0mm; or
 - b. A coniferous tree with a minimum height of 2.0 metres.
 To satisfy the requirement of two trees, the following sizes must be met:
 - a. A deciduous tree with a minimum calliper of 85.0mm; or
 - b. A coniferous tree with a minimum height of 4.0 metres.
 The required trees must be provided on the parcel within 12 months of issuance of the development completion permit (DCP) and maintained for a minimum of 24 months after issuance of the DCP.

27. 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.
28. **Parks**
- The Streets Bylaw (20M88) and the Tree Protection Bylaw (23M2002) contain clauses intended to protect trees growing on Public Land. No person shall remove, move, cut, or prune a Public Tree or cause a Public Tree to be removed, moved, cut or pruned without prior written authorization from the Director, Parks. A copy of the bylaw can be found at www.calgary.ca. Parks does not permit the removal of public trees to facilitate development unless all options to retain and protect are exhausted.
29. If clearance pruning of public trees is required, Urban Forestry must be notified (minimum two business days notice) and an indemnified contractor must be used at the applicants expense. Please contact Urban Forestry at 311 for more information.
30. As part of the Tree Protection Bylaw, a Tree Protection Plan will be required when a development, construction activity, or a disturbance occurring on the City Boulevard is within 6 metres of a boulevard tree. For more information about submitting your tree protection plan visit www.calgary.ca and search protecting trees during construction and development; alternatively, call 311 or email tree.protection@calgary.ca. Applicant is to apply for tree protection plan prior to demolition.
31. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. The Public Tree(s) adjacent to this development is/are valued at **\$31,893.30**. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist.
32. The submitted plan indicates public tree(s) are to be removed. For each public tree removed with monetary value, compensation includes the value of 1 replacement tree at no additional cost. Planting will occur upon request in the following spring or fall depending on nursery tree availability. Trees are planted in the nearest suitable location pending Line Assignment approval and other required setbacks. Please follow the instructions in your Tree Removal Approval Letter to request your new tree(s).



SURFACE IMPROVEMENTS

Prior to the release of the development permit, the landowner of the development site (landowner) must provide a **refundable security deposit** to ensure the performance of the surface improvements within the City right-of-way adjacent to the site.

A refundable security deposit in the amount listed in the attached conditions of approval is required for the proposed surface improvements within the public right of way.

The refundable security deposit will be held by the Roads Business Unit to defray any costs the City might incur carrying out any of the landowner's obligations under the development permit for surface improvements.

The amount of the security deposit is based on the scope of the proposed work and the conditions of the development permit. The landowner is responsible for 100% of the actual construction cost for the surface improvements.

In the event the City's costs in carrying out the work exceed the amount of the deposit, the landowner shall pay to the City the balance of the costs incurred. Once the landowner has completed the work to the satisfaction of a City inspector, this security deposit in full or part will be refunded. Interest will not be paid on any security deposit.

By submitting the security deposit to the City, the landowner agrees to all of the terms and conditions in this document.

SUBMISSION OF PAYMENT

All forms of payments must be submitted to:

3rd Floor City Cashiers (north of the glass elevators)
Municipal Building
800 Macleod Trail SE
Calgary, Alberta

ACCEPTABLE FORMS OF PAYMENT

Certified Cheque or Bank Draft

Security deposits in the form of a certified cheque or bank draft **must be made** at the **third floor Cashiers in the Municipal Building**. Ensure the development permit number is referenced and provide contact information for the person(s) providing the security deposit for receipt purposes.

AGREEMENTS AND SCHEDULING OF WORK

The landowner may hire the City or an Indemnified Contractor to construct the surface improvements.

If you would like to hire the City to complete the surface improvements, please call 311 and ask for a Service Request (SR) for the following: Roads - Crossing Group.

If you choose to hire an Indemnified Contractor to complete this work please contact the Indemnification Group through (311) and ask for the Roads Indemnification Request form. Allow eight (8) weeks for review of drawings, preparation of agreements, surveys etc. A list of Indemnified Contractors can be found on the City of Calgary webpage under [Indemnification Agreements](#)

RESPONSIBILITY FOR DAMAGES

Existing Damage: The landowner will be held responsible for damages unless prior damage is properly documented in writing and registered at ROADSIA@calgary.ca prior to any construction activities.

Landowner Liable for all Damages: The landowner is responsible for the cost of all repairs to City property, whether or not the applicant or landowner or both cause damage directly or damage is caused by sub-trades, etc.

REQUESTING A REFUND

Any refunds on surface improvements completed by the City will be completed automatically at year end.

For refunds on surface improvements completed by a contractor, call 311 and ask for a Service Request (SR) for the Indemnification Group

The refund will only be to the landowners(s) who originally provided the security deposit unless the landowner(s) directs otherwise in writing

TIME PERIOD TO REQUEST A REFUND

The landowner must make a request for the return of the security deposit no later than five years after completion of the work. No refunds will be provided prior to inspection and approval of the work through the Roads Inspection process. If the landowner does not make a request within the required five years, the landowner forfeits the security deposit and it will become the sole property of The City of Calgary without restriction and all rights in the security deposit will be transferred to The City of Calgary.

Please submit the following contact information along with the deposit and a copy of your Conditions of Approval:

1. Please provide the following information:

Full name of Company and/or Individual:

Phone number:

Email address:

Mailing address (for refund purposes):

2. Deposit Owner information:

Same as above ☐

Full name of Company and/or Individual:

Phone number:

Email address:

Mailing address (for refund purposes):

March 24, 2025

AMAYA ARCHITECTURAL DESIGN

404 Windermere Drive

Chestermere, Alta

Ph/Fax: [REDACTED],

Email: [REDACTED]

Building Permit: DP2025-00363

Application Description: New: New: Single Detached Dwelling (east parcel), Accessory Residential

Building (Garage)

Site Address: 1612 49 Ave SW

Community: Altadore

Applicant: AMAYA ARCHITECTURAL DESIGN

Planning: Jeff Martin (403-333-5294) jeff.martin@calgary.ca

Bylaw Discrepancies:

535 Building Depth and Separation

- (1) Building depth amended to be at 21.0m as per bylaw regulation request.

543 Parcel Coverage

- (2) Mudroom area is set back 6" smaller to accommodate maximum 45% lot coverage as provided by footprint recalculations.

540 Fences

Indications of fences along property line as provided on site/block plan.

345 Accessory Residential Building

Eave of garage lowered by 2" as provide.

Planning:

2. Parks

T2 and T3 amendment on site plan and tree schedule as per request.

3. Transportation

Note provided as per request on site plan.

4-25. Advisory comments as noted.

26. Two additional trees provided on parcel as per request.

27-32. Advisory comments as noted.

Communities

0.5

 Parking Rate

☐ Other Areas of the City ☐ Within 600.0m of Existing LRT or BRT Bus Stop

A	D		N	S
<input type="radio"/> Acadia	<input type="radio"/> Dalhousie	<input type="radio"/> Hillhurst	<input type="radio"/> North Glenmore Park	<input type="radio"/> Scarboro
<input type="radio"/> Albert Park / Ridsson Heights	<input type="radio"/> Downtown Commercial	<input type="radio"/> Hounsfield Heights / Briar Hill	<input type="radio"/> North Haven	<input type="radio"/> Shaganappi
<input checked="" type="radio"/> Altadore	<input type="radio"/> Downtown Commercial	<input type="radio"/> Huntington Hills	<input type="radio"/> North Haven Upper	<input type="radio"/> South Calgary
B	<input type="radio"/> Downtown East Village		O	<input type="radio"/> Southview
<input type="radio"/> Banff Trail	<input type="radio"/> Downtown West End	<input type="radio"/> Inglewood	<input type="radio"/> Oakridge	<input type="radio"/> Southwood
<input type="radio"/> Bankview		K	<input type="radio"/> Ogden	<input type="radio"/> Spruce Cliff
<input type="radio"/> Bayview	<input type="radio"/> Eagle Ridge	<input type="radio"/> Kelvin Grove		<input type="radio"/> St. Andrews Heights
<input type="radio"/> Bel-aire	<input type="radio"/> Eau Claire	<input type="radio"/> Killarney / Glengarry	<input type="radio"/> Palliser	<input type="radio"/> Sunalta
<input type="radio"/> Beltline	<input type="radio"/> Elbow Park	<input type="radio"/> Kingsland	<input type="radio"/> Parkdale	<input type="radio"/> Sunalta West
<input type="radio"/> Bonavista Downs	<input type="radio"/> Elboya		<input type="radio"/> Parkhill	<input type="radio"/> Sunnyside
<input type="radio"/> Bowness	<input type="radio"/> Erlton	<input type="radio"/> Lake Bonavista	<input type="radio"/> Point McKay	
<input type="radio"/> Braeside		<input type="radio"/> Lakeview	<input type="radio"/> Pump Hill	<input type="radio"/> Thorncliffe
<input type="radio"/> Brentwood	<input type="radio"/> Fairview	<input type="radio"/> Lincoln Park		<input type="radio"/> Tuxedo Park
<input type="radio"/> Bridgeland / Riverside	<input type="radio"/> Forest Heights	<input type="radio"/> Lower Mount Royal	<input type="radio"/> Queens Park Village	
<input type="radio"/> Britannia	<input type="radio"/> Forest Lawn		R	<input type="radio"/> University District
C	G	<input type="radio"/> Manchester	<input type="radio"/> Ramsay	<input type="radio"/> University Heights
<input type="radio"/> Cambrian Heights	<input type="radio"/> Garrison Green	<input type="radio"/> Maple Ridge	<input type="radio"/> Renfrew	<input type="radio"/> Upper Mount Royal
<input type="radio"/> Canyon Meadows	<input type="radio"/> Garrison Woods	<input type="radio"/> Marlborough	<input type="radio"/> Richmond	
<input type="radio"/> Capitol Hill	<input type="radio"/> Glamorgan	<input type="radio"/> Mayfair	<input type="radio"/> Rideau Park	<input type="radio"/> Varsity
<input type="radio"/> Charleswood	<input type="radio"/> Glenbrook	<input type="radio"/> Mayland Heights	<input type="radio"/> Rosedale	<input type="radio"/> Vista Heights
<input type="radio"/> Chinatown	<input type="radio"/> Glendale	<input type="radio"/> Meadowlark Park	<input type="radio"/> Rosemont	

- | | | | | |
|--|-------------------------------------|--------------------------------------|------------------------------------|---|
| <input type="radio"/> Chinook Park | <input type="radio"/> Greenview | <input type="radio"/> Mission | <input type="radio"/> Rosscarrock | <input type="radio"/> West Hillhurst |
| <input type="radio"/> Cliff Bungalow | | <input type="radio"/> Montgomery | <input type="radio"/> Roxboro | <input type="radio"/> Westgate |
| <input type="radio"/> Collingwood | <input type="radio"/> Haysboro | <input type="radio"/> Mount Pleasant | <input type="radio"/> Rutland Park | <input type="radio"/> Wildwood |
| <input type="radio"/> Crescent Heights | <input type="radio"/> Highland Park | | | <input type="radio"/> Willow Park |
| <input type="radio"/> Currie Barracks | <input type="radio"/> Highwood | | | <input type="radio"/> Windsor Park |
| | | | | <input type="radio"/> Winston Heights / Mountview |

Part 4 A to Z Use and Use Rules			D.P. # 2025-00363			
Section / Use	Type	Requirements	Evaluation			
153.1 Backyard Suite	Compulsory	(iii) is located in a detached building located behind the front façade of the main residential building;	C	N/C	N/A	N/I
		(vi) Must not be located on the same parcel or bare land unit as either a Rowhouse Building or a Townhouse use;	C	N/C	N/A	N/I
170.2 Contextual Semi-detached Dwelling	Compulsory	(i) contains two Dwelling Units located side by side and separated by a common party wall extending from foundation to roof;	C	N/C	N/A	N/I
187 Duplex Dwelling	Compulsory	(a) means a building which contains two Dwelling Units, one located above the other, with each having a separate entrance;	C	N/C	N/A	N/I
287 Rowhouse	Compulsory	(i) contains three or more Dwelling Units, located side by side and separated by common party walls extending from foundation to roof;	C	N/C	N/A	N/I
		(ii) where one façade of each Dwelling Unit directly faces a public street;	C	N/C	N/A	N/I
		(iii) where no intervening building is located between the street facing façade of each Dwelling Unit and the adjacent public street;	C	N/C	N/A	N/I
		(iv) where each Dwelling Unit has a separate direct entry from grade to an adjacent public sidewalk or an adjacent public street;	C	N/C	N/A	N/I
		(v) where no Dwelling Unit is located wholly or partially above another Dwelling Unit; and	C	N/C	N/A	N/I
		(vi) may contain a Secondary Suite within a Dwelling Unit in a district where a Secondary Suite is a listed use and conforms with the rules of the district;	C	N/C	N/A	N/I
295 Secondary Suite	Compulsory	(i) contains two or more rooms used or designed to be used as a residence by one or more persons;	C	N/C	N/A	N/I
		(ii) contains a kitchen, living, sleeping and sanitary facilities;	C	N/C	N/A	N/I
		(iii) is self-contained and located within a Dwelling Unit;	C	N/C	N/A	N/I
		(iv) must not be located in a Dwelling Unit where another Dwelling Unit is located wholly or partially above or below the Dwelling Unit containing the Secondary Suite; and	C	N/C	N/A	N/I
		(v) is considered part of and secondary to a Dwelling Unit;	C	N/C	N/A	N/I
297 Semi-Detached Dwelling	Compulsory	(a) means a use where a building contains two Dwelling Units located side by side and separated by a common party wall extending from foundation to roof;	C	N/C	N/A	N/I
319 Townhouse	Compulsory	(i) comprising three or more Dwelling Units;	C	N/C	N/A	N/I
		(ii) where each Dwelling Unit has a separate direct entry from grade;	C	N/C	N/A	N/I
		(iii) where no Dwelling Unit is located wholly or partially above another Dwelling Unit; and	C	N/C	N/A	N/I
		(iv) that does not include a Rowhouse Building;	C	N/C	N/A	N/I

Page 6

Residential - Grade-Oriented Infill (R-CG) District										D.P. #	2025-00363		
Rule	Requirements									Evaluation			
							Notes			Provided/Variance			
Secondary Suites	If applicable please refer to Secondary Suites Form									See Attached	N/A	N/I	
347 Contextual Single Detached Dwelling	(Front A 91.44 + Front B 91.17) / 2 = Front Average Building Reference Point									91.31			
	(Rear A 90.73 + Rear B 91.31) / 2 = Rear Average Building Reference Point									91.02			
	(1) A Contextual Single Detached Dwelling: (e) must not be located on a parcel where the difference between the average building reference points is greater than 2.4m; and												
	Difference between Front & Rear Average Building Reference Points =						0.29			C	N/C	N/A	N/I
537 Building Setback from Front Property line							South			3.67		0.67	
	The minimum building setback from a front property line is 3.0m												
347 Contextual Single Detached Dwelling	(1) A contextual Single Detached Dwelling	(a) must have:	(i) a portion of the front façade with an area less than or equal to 50% of the area of all front facades, recessed or projecting forward from the remaining façade that has a minimum dimension of: (A) 2.0m in width; (B) 0.6m in depth; and; (C) 2.4m in height; or						C	N/C	N/A	N/I	
			(ii) a porch projecting from the front façade with a minimum dimension of: (A) 2.0m in width; and (B) 1.2m in depth						C	N/C	N/A	N/I	
334 Projections into Setback Areas	(3) Portions of a building below the surface of the ground may extend without any limits into a setback area, with the exception of the required front setback area.									C	N/C	N/A	N/I
336 Projections Into Front Setback Area	(1) Unless otherwise referenced in subsection (6), bay windows and eaves may project a max. of 0.6 m into the front setback area.									N/A			
	(2) Landings, ramps other than wheelchair ramps and stairs may project into a front setback area provided:		(a) they provide access to the main floor or lower level of the building; and										
			(b) the area of a landing does not exceed 2.5m²										
	(5) In a Developed Area, a porch may project a maximum of 1.8m into a front setback area where:												
			(a) it forms an entry to the main floor of a Dwelling Unit of a main residential building;										
			(b) the setback of the porch from the front property line is not less than the minimum setback in the district;										
			(c) the maximum height of the porch platform is 1.2m measured from grade, excluding stairs and a landing area not exceeding 2.5m²; and										
			(d) the portion of the porch that projects into a front setback area is unenclosed, other than by a railing, balustrade or privacy walls located on porches between attached units.										
	(6) Eaves may project an additional 0.6m from a porch into the front setback area, as described in subsection (5).												
335 Length of Portions of a Building in Setback Areas (Front)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade <i>(Does not apply to decks , eaves, porches, ramps, and stairs)</i>						PROVIDE LENGTH AND % VALUES			%	Length	%	Length
	1st st			X 40% =						N/A			
	2nd st			X 40% =									
	(2) The max. length of an individual projection into any setback area is 3.1m												
	(1) Subject to subsections (3) through (9), the minimum building setback from any side property line is 1.2m						West			1.22		0.02	
							East			2.06		0.86	
			(2) Subject to subsections (3)				(a) 1.2m; or						

539 Building Setback from Side Property Line	through (7), for a laneless parcel, the minimum building setback from any side property line is:		(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.								
	(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.						
	(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.								
	(6) For a corner parcel, the minimum building setback from a side property line shared with a street is 0.6m								
	(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;						
			(b) that provides unrestricted vehicle access to the rear of the parcel.						
	(8) Unless otherwise referenced in subsection (9), on a laned parcel the minimum building setback from a side property line for a private garage attached to a main residential building is 0.6m								
	(9) On a laned parcel, the minimum building setback for a private garage attached to a main residential building that does not share a side or rear property line with a street may be reduced to zero metres where the wall of the portion of the building that contains the private garage is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel.								
337 Projections Into Side Setback Area	(1.1) Portions of a building greater than or equal to 2.4m above grade may project a max of 0.6m into any side setback area.		West - 2F Cant x 2		0.59		-0.01		
			East - 2F Cant x 2		-0.25		-0.85		
	(1.2) Portions of a building less than 2.4m above grade may project a maximum of 0.6m,		West - MF Cant		0.59		-0.01		
	(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.		West - WW x 3		0.76		-0.04		
	(2) Window wells and portions of a building, other than eaves, must not project into a 3.0 metre setback required on a laneless parcel.				C	N/C	N/A	N/I	
	(3) Eaves may project a max. of 0.6m into any side setback area.		West		0.13		-0.47		
	(5) Landings, ramps other than wheelchair ramps and stairs may project in a side setback area provided:	(a) they provide access to the main floor or lower level of the building;				N/A			
		(b) the area of a landing does not exceed 2.5m ²							
		(c) the area of any portion of a landing that projects into the side setback area does not exceed 1.8m ²							
		(d) they are not located in a 3.0m side setback area required on a laneless parcel; and							
		(e) they are not located in a side setback area required to be clear of projections, unless pedestrian access from the front to the rear							
(10) Central air conditioning equipment may project a maximum of 1.0m into a side setback area:									
(8) Any portion of a building that projects into a side setback area, other than eaves, landings, window wells, ramps and stairs, must not be located closer than 0.9m from the nearest front façade.		Closest Portion		0.97		0.07			
(9) Balconies and decks must not project into any side setback area;				C	N/C	N/A	N/I		
(1) On each storey, the total combined length of all projections into any setback area		PROVIDE LENGTH AND %			5		5		

335 Length of Portions of a Building in Setback Areas (Side)	must not exceed 40% of the length of the façade <i>(Does not apply to decks , eaves, porches, ramps, and stairs)</i>				PROVIDE LENGTH AND % VALUES	%	Length	%	Length					
	1st st	West	17.22	X 40% =	6.89	17.65	3.04	-22.35	-3.85					
	2nd st	West	16.54	X 40% =	6.62	34.89	5.77	-5.11	-0.85					
	__st			X 40% =										
	__st			X 40% =										
	(2) The max. length of an individual projection into any setback area is 3.1m <i>(Includes Window Wells)</i>					Longest Projection	3.05	-0.05						
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	11.07	9.87						
338 Projections Into Rear Setback Area	(2) Awnings, balconies, bay windows, canopies, chimneys, decks, eaves, fireplaces, fire escapes, landings, porches, and ramps other than wheelchair ramps may project a max of 1.5m into any rear setback area.						N/A							
	(3) A private garage attached to a building may project without limits into a rear setback area provided it:		(a) does not exceed 4.6m in height, measured from the finished floor of the private garage;											
			(b) does not exceed 75.0m ² in gross floor area for each Dwelling Unit located on the parcel.											
			(c) has no part that is located closer than 0.60m to the rear property line; and											
			(d) has no eave closer than 0.6m to a side property line.											
	(4) When an attached private garage has a balcony or deck, the balcony or deck must not be located within 6.0 m of a rear property line or 1.2m of a side property line.					Rear					Side	Side		
	347 Contextual Single Detached Dwelling	(1) A contextual Single Detached Dwelling	(b) must not have vehicular access from the lane to an attached private garage								C	N/C	N/A	N/I
			(c) must not have windows that are located beyond the rear façade of a main residential building on an adjoining parcel unless:			(i) the window is located below the second storey;					Applies		N/A	N/I
						(ii) the window is located on the rear façade;					Applies		N/A	N/I
(iii) the glass in the window is entirely obscured; or						C	N/C	N/A	N/I					
(iv) there is a minimum distance of 1.5m between the finished floor and the bottom of the window sill						C	N/C	N/A	N/I					
			335 Length of Portions of a Building in Setback Areas (Rear)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade <i>(Does not apply to decks , eaves, porches, ramps, and stairs)</i>					PROVIDE LENGTH AND % VALUES	%	Length	%	Length	
				1st st			X 40% =		N/A					
	2nd st				X 40% =									
(2) The max. length of an individual projection into any setback area is 3.1m														
339 Decks	(2) The height of a deck in the Developed Area must not exceed:	(a) 1.5m above grade at any point, except where the deck is located on the same façade as the at-grade entrance to a walkout basement; and					N/A							
		(b) 0.3m above the main floor level of the closest main residential building on the parcel.												
	(2.1) Unless otherwise referenced in subsection (3), a privacy wall located on a deck:	(a) must not exceed 2.0m in height when measured from the surface of the deck; and												
		(b) must not be located between the foremost front façade of the main residential building and the front property line.												
340 Balconies	(1) Unless otherwise referenced in this Part, an open balcony must not project more than 1.85m from the building façade to which it is attached.						N/A							
	(2) Unless otherwise referenced in this Part, the floor area of a recessed balcony must not exceed 10.0m ²													
	(2.1) Unless otherwise referenced in this Part, a privacy	(a) must not exceed 3.0m in height when measured from the surface of the balcony; and												

Page 9	gall located on a balcony:	(b) must not be located between the foremost front façade of the main residential building and front property line.											
347 Contextual Single Detached Dwelling	(2) Unless otherwise referenced in this Part, a Contextual Single Detached Dwelling:	(a) may have a balcony located on a side façade:	(i) where it forms part of the front façade and is not recessed back more than 4.5m from the front façade; or		C	N/C	N/A	N/I					
			(ii) where it is on the street side of a corner parcel		C	N/C	N/A	N/I					
		(b) may have a balcony located on a rear façade where:	(i) it does not form part of the side façade unless the side façade is on the street side of a corner parcel		C	N/C	N/A	N/I					
			(ii) a privacy wall is provided where the balcony is facing a side property line shared with a parcel; and		C	N/C	N/A	N/I					
			(iii) the privacy wall is a minimum of 2.0m in height and a maximum of 3.0m in height		C	N/C	N/A	N/I					
		(c) must not have a balcony with a height greater than 6.0m, measured vertically at any point from grade to the platform of the balcony			7.17		1.17						
544 Balconies	(1) Where a balcony is located on the roof of the first or second storey of a main residential building and does not overhang any façade of the storey below, the balcony may have a maximum floor area that equals 50.0 per cent of the horizontal cross section of the storey below.			Complies Third storey balcony well below 50% of storey below									
	Area of Storey Below Balcony (m²)												
	(2) A balcony attached to a Contextual Single Detached Dwelling, Contextual Semi-detached Dwelling, or Rowhouse Building that is a permitted use:	(a) may be located on a side façade of a building:	(i) where it forms part of the front façade and is not recessed back more than 4.5m from the front façade; or		N/A Discretionary Use								
			(ii) where it is on the street side of a corner parcel;										
		(b) may be located on a rear façade of a building where:	(i) it does not form part of the side façade unless the side façade is on the street side of a corner parcel;										
			(ii) a privacy wall is provided where the balcony is facing a side property line shared with a contextually adjacent building; and										
			(iii) the privacy wall is a minimum of 2.0m in height and a maximum of 3.0m in height; and	Minimum									
		(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.								Maximum			
	541 Building Height	(1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum building height is 11.0m measured from grade.		Front	10.94	-0.06							
				Left	10.99	-0.01							
				Right	10.99	-0.01							
				Rear	10.96	-0.04							
(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													
					N/A								
Prim. Bldg. Crnr 1			Prim. Bldg. Crnr 2	Geo 9.5m Abve Avrge Grade									
Prim. Bldg. Crnr 3			Prim. Bldg. Crnr 4	Geo 8.6m Abve Avrge Grade									
			X 75% =										
			Max. Area	Max. Area allowed at 9.5m above avg. grade									
(4) Where not located on a corner parcel, the maximum building height is 8.6m for any portion of a main residential building located between the rear property line and 60.0% parcel depth or the contextual building depth average, whichever is greater.													
Height Required Beyond 31.53 m and Rear Property Line													
23.99		29.86	32.30		N/A Subject building depth is less than the contextual building depth average								

	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			6.86	2.66				
37 Contextual Building Depth Average	A) Contextual Building Depth Average for 2 Contextual Adjacent Buildings								
	(Adj. building 1	23.99	+ Adj. building 2	29.86) / 2 + 4.6 = A	31.53			
	OR B) Contextual Building Depth Average for 1 Contextual Adjacent Building								
	Adjacent Building	0.00	+ 4.6 = B		4.6				
347 Contextual Single Detached Dwelling	OR C) Contextual Building Depth Average with no Contextual Adjacent Buildings								
	65% X				= C	0			
	Parcel Depth								
347 Contextual Single Detached Dwelling	(3) Where a contextual Single Detached Dwelling is located on a parcel with a parcel width less than or equal to 10.0m the maximum building depth is the greater of:	(a) 65.0 per cent of the parcel depth; or			N/A				
		65% x		=			0.0		
		Parcel Depth Max Building Depth							
	(b) the contextual building depth average								
Contextual Building Depth Avg. =			31.5						
(4) Where a Contextual Single Detached Dwelling is located on a parcel with a parcel width greater than 10.0m the maximum building depth is the contextual building depth average				21.23	-10.27				
	Contextual Building Depth Average =			31.5					
535 Building Depth and Separation	(1) Unless otherwise referenced in subsections (2) and (3) the maximum building depth is 65.0% of the parcel depth for a building containing a unit.			Percentage (%)					
				65.73%	0.73%				
				Building Depth (m)					
				21.23	0.23				
	(2) On a laned parcel, there is no maximum building depth for a main residential building wholly contained to the rear of 40.0% parcel depth where: <i>Note: The Main Residential Building exempt from Building Depth must be WHOLLY contained within rear 60.0%; otherwise see subsection (1).</i>	(a) there is more than one main residential building on the parcel; (b) 50.0% or more of the units on the parcel are contained in main residential buildings located within the first 60.0% of the parcel depth; and <div><div>Parcel Depth (m)</div><div>40% / 60.0% Parcel Depth (m)</div><div>Total Number of Units</div><div>Required Number of Units in Front 60.0%</div></div>			N/A MRB not wholly located in rear of 40% parcel depth				
							(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			N/A Interior Lot				
			Parcel Depth						
(b) the building depth of the main residential building on the adjoining parcel;									
		C.A.B. Building Depth							
whichever is closer to the rear property line.									
			3.0m Building Side Setback Required beyond						
			0.00	m	and the rear property line				
529 Density	For parcels designated R-CG use this calculation:								
	The maximum density for parcels designated R-CG District is 75 units per hectare.			Units	1	-1			
	75	329.61	(m²)	2.00					
		0.0329610	(ha)	=	Units				
	U.P.H				U.P.H	30.34	-44.66		
	For multi-residential parcels reverting to low density uses in section 573, use the density maximum for that multi-residential district:								
	Enter UPH of MDR district below: The max density for parcels designated multi-residential is the density requirement of that district.			Units	N/A				
		(m²)							
	Enter m² Above	(ha)	=	Units					
U.P.H				U.P.H					
	In order for the exemption in section 25(2)(a) to apply to an exterior alteration or addition to an existing Duplex Dwelling, Semi-detached Dwelling or Single Detached Dwelling:								

365 Exempt Addition	(b) the addition may be a maximum of:			N/A					
	(i) 40.0m ² in floor area for any portion at a height less than or equal to:	(A) 7.5m measured from grade where the existing building has a walkout basement; or (B) 6.0m measured from grade where the existing building does not have a walkout basement; and							
	(ii) 10.0m ² in floor area for any portion not exceeding the highest point of the existing roof;								
339.1 Porches <i>(must meet all requirements to be exempt)</i>	In a Developed Area, a porch is exempt from parcel coverage where:	(a) the porch is located between the façade of the main residential building and:	(i) the front property line; or		C	N/C	N/A	N/I	
			(ii) the side property line on the street side of a corner parcel;		C	N/C	N/A	N/I	
		(b) the porch is unenclosed on a minimum of two sides, other than by a railing, balustrade, or privacy walls located on porches between attached units when the porch is at or exceeds the contextual front setback; and		C	N/C	N/A	N/I		
				C	N/C	N/A	N/I		
		(c) there is no enclosed floor area or balcony located directly above the roof of the porch.		C	N/C	N/A	N/I		
		534 Parcel Coverage	(2) Unless otherwise referenced in subsection (3), the maximum cumulative building coverage over all the parcels subject to a single development permit containing a Contextual Semi-Detached Dwelling, Contextual Single Detached Dwelling, Cottage Housing Cluster, Rowhouse Building, Semi-Detached Dwelling, Single Detached Dwelling or Townhouse is:	(a) 45.0% of the area of the parcels subject to a single development permit for a development with a density of less than 40 units per hectare;		Applies		Does Not Apply	
(b) 50.0% of the area of the parcels subject to a single development permit for a development with a density 40 units per hectare or greater and less than 50 units per hectare;				Applies		Does Not Apply			
(c) 55.0% of the area of the parcels subject to a single development permit for a development with a density of 50 units per hectare or greater and less than 60 units per hectare; or			Applies		Does Not Apply				
(d) 60.0% of the area of the parcels subject to a single development permit for a development with a density of 60 units per hectare or greater.			Applies		Does Not Apply				
(3) The maximum parcel coverage referenced in subsections (1) and (2), must be reduced by:	(a) 21.0m ² where one motor vehicle parking stall is required on a parcel that is not located in a private garage; and			Applies		Does Not Apply			
	(b) 19.0m ² for each required motor vehicle parking stall that is not located in a private garage where more than one motor vehicle parking stall is required on a parcel.			Applies		Does Not Apply			
(4) For all other uses, the maximum parcel coverage is 45.0%				Applies		Does Not Apply			
Determine correct percentage of parcel coverage and input values below				%		%			
	1		Number of Units						
45.0%	329.61		minus		148.32	45.24%	0.24%		
	Parcel Area (m ²)		Required Stalls	Max. Coverage					
Parcel Coverage Totals					m ²		m ²		
	House	Proj. > 1.0m	Garage(s)	Other	Total				
	108.30	3.66	37.16		149.12	149.12	0.80		
347 Contextual Single Detached Dwelling	(6) Where a private garage is attached to a Contextual Single-Detached Dwelling the maximum building coverage is the maximum parcel coverage which must be reduced by 21m ² for each required parking stall				m ²	m ²			
					N/A				
	(5) Where a Contextual Single Detached Dwelling is located on a parcel with a parcel width greater than 10.0m, the maximum area of a horizontal cross section through each storey above the first storey must not exceed the building coverage				119.76	7.80			
Accessory Building	If applicable please refer to Accessory Residential Building Form				See Attached	N/A	N/I		
	(3) All areas of a parcel, except for those portions specifically required for motor vehicle access, motor vehicle parking stalls, loading stalls, garbage facilities, or any purpose allowed by the Development Authority, must be a landscaped area.								
	(4) All setback areas adjacent to a street, except for those portions specifically required for motor vehicle access, must be a landscaped area.								
	(5) Amenity space provided outdoors at grade must be included in the calculation of a landscaped area.								
	(6) Any part of the parcel used for motor vehicle access, motor vehicle parking stalls,								

542 Landscaping Requirements <i>Applies with 3 or more units</i>	6.12 Landscaping stalls and garbage or recycling facilities must not be included in the calculation of a landscaped area.		N/A			
	(7) A minimum of 30.0% of the landscaped area must be covered with soft surfaced landscaping.					
	<div></div> Landscaped Area (m²)					
	(8) All soft surfaced landscaped area must be irrigated by an underground irrigation system, unless otherwise provided by a low water irrigation system.					
	(9) Mechanical systems or equipment that are located outside of a building must be screened.					
542.2 Planting Requirements <i>Applies with 3 or more units</i>	(4) The requirement for the provision of 1.0 tree is met where:	(a) a deciduous tree has a minimum calliper of 60mm;	N/A			
		<div></div> # Provided				
		(b) a coniferous tree has a minimum height of 2.0m				
		<div></div> # Provided				
	(5) The requirement for the provision of 2.0 trees is met where:	(a) a deciduous tree has a minimum calliper of 85mm;				
		<div></div> # Provided				
		(b) a coniferous tree has a minimum height of 4.0m				
		<div></div> # 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.					
	<div></div> # Provided					
	(2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0m² of parcel area.					
	<div>0</div>	Required Trees	<div></div>			
	<div>0</div>	Required Shrubs	Parcel Area (m²)			
	(3) Shrubs must be a minimum height or spread of 0.6m at the time of planting.					
	(7) For landscaped areas with a building below, planting areas must have the following minimum soil depths:	(a) 1.2m for trees;				
		(b) 0.6m for shrubs; an				
		(c) 0.3m for all other planting areas.				
	(8) The soil depths referenced in (7) must cover an area equal to the mature spread of the planting material.					
341 Driveways	(1) A driveway must not have direct access to a major street unless:	(a) there is no practical alternative method of vehicular access to the parcel; and	N/A			
		(b) a turning space is provided on the parcel to allow all vehicles exiting to face the major street.				
	(2) A driveway connecting a street to a private garage must:	(a) be a min of 6.0m in length along the intended direction of travel for vehicles measured from:			(i) the back of the public sidewalk to the door of the private garage; or	
					(ii) a curb where there is no public sidewalk to the door of a private garage, and	
		(b) contain a rectangular area measuring 6.0m in length and 3.0m in width.				
		(3) A driveway connecting a lane to a private garage must be a min of 0.60m in length along the intended direction of travel for vehicles, measured from the property line shared with the lane to the door of a private garage.			North	0.91
	(5) That portion of a driveway including a motor vehicle parking stall within 6.0m of a public sidewalk, or a curb on a street where there is no public sidewalk, must not exceed a width of:	(a) 6.0m where the parcel width is 9.0m or less; or	N/A			
		(b) 7.0m for parcel width > than 9.0m and < than 15.0m				
	(6) In the developed area a driveway accessing a street must not be constructed, altered or replaced except where:				N/A	
	(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.					
	<div></div>					

Page 13		Number of Parcels along Block Face						
342 Retaining Walls	(1) A retaining wall must be less than 1.2m in height when measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall.				C	N/C	N/A	N/I
	(2) A min horizontal separation of 1.0m must be maintained between retaining walls on the same parcel.				C	N/C	N/A	N/I
338.1 Patios	(1) Unless otherwise referenced in subsections (2) and (3), a privacy wall may be located on a patio, provided it does not exceed a height of 2.0m from the surface of the patio.				C	N/C	N/A	N/I
	(2) A privacy wall located on a patio must not exceed 2.0m in height, when measured from grade and when the privacy wall is located within: (a) a side setback area; or (b) 6.0m of a rear property line.				C	N/C	N/A	N/I
	(3) A privacy wall located on a patio must not exceed 1.2m in height when measured from grade when the privacy wall is located between the foremost front façade of the main residential building and the front property line.				C	N/C	N/A	N/I
540.1 Fences	The height of a fence above grade at any point along a fence line must not exceed 1.2m for any portion of a fence extending between the foremost front façade of the immediately adjacent main residential building and the front property line.				C	N/C	N/A	N/I
343 Fences	The height of a fence above grade at any point along a fence line must not exceed:	(b) 2.0m in all other cases, and			C	N/C	N/A	N/I
		(c) 2.5m at the highest point of a gate that is not more than 2.5m in length.			C	N/C	N/A	N/I
348 Visibility Setback	Within a corner visibility triangle, buildings, fences, finished grade of a parcel and vegetation must not exceed the lowest elevation of the street by more than 0.75m above lowest elevation of the street.				C	N/C	N/A	N/I
546.3 Waste, Recycling and Organics	For developments of three or more units, garbage, recycling, and organics must be stored in a screened location approved by the Development Authority				C	N/C	N/A	N/I
		*Note: Applies when there are 3 or more Units						
171 Contextual Single Detached Dwelling	(c) requires a minimum of 1.0 motor vehicle parking stalls per Dwelling Unit; and				2		1	
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.		*See Communities Tab to Adjust Parking Rate					
	(2) Notwithstanding subsection (1), the minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 0.5 stalls per unit or suite for the area listed in Table 2.1 below.							
			Parking Rate: 0.50		Stall per Unit & Suite			
546.1 Mobility Storage	(2) Notwithstanding subsection (1), there is no requirement for mobility storage lockers for parcels with two or less Dwelling Units.				1	0		
	The minimum number of mobility storage lockers is calculated based on the sum of all units and suites at a rate of 0.5 lockers per unit or suite where a unit or suite is not provided a motor vehicle parking stall located in a private garage.							
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.				N/A			
	(1) The minimum number of bicycle parking stalls – class 1 is calculated based on the sum of all units and suites at a rate of 1.0 stall per unit or suite where a unit or suite is not provided a motor vehicle parking stall located in a private garage or mobility storage locker.							
13(90.3) Mobility Storage Locker	(a) has a door with a minimum width of 0.9m that has direct access to grade;							
	(b) has a minimum length of 2.8m;							
	(c) has a minimum width of 1.2m;							
	(d) has a minimum height of 1.8m							
	(3) The minimum depth of a motor vehicle parking stall is 5.9m where it is required for:				C	N/C	N/A	N/I
	(a) a Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-							

Accessory Residential Building

D.P. # 2025-00363

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			N/A					
		(b) 0.6m from a side or rear property line in all other cases.		North	0.91	0.31				
				West	2.82	2.22				
			East	1.23	0.63					
	(2) The min. building setback for an Accessory Residential Building that does not share a side or rear property line with a street may be reduced to zero m when:	(a) the Accessory Residential Building is less than 10.0m ²			C	N/C	N/A	N/I		
					C	N/C	N/A	N/I		
		(b) the wall of the Accessory Residential Building is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel; or			C	N/C	N/A	N/I		
				(c) the owner of the adjacent parcel grants a 1.5m private maintenance easement that must:		(i) be registered against the title of the parcel proposed for development and the title of the adjacent parcel; and	C	N/C	N/A	N/I
	(ii) include a 0.60m eave and footing encroachment easement.		C	N/C	N/A	N/I				
	(3) An Accessory Residential Building must not be located in the actual front setback area.				C	N/C	N/A	N/I		
	(4) A private garage on laneless parcel may be located in required 3.0m side setback, except along street side of a corner parcel.				C	N/C	N/A	N/I		
	(5) The min. distance between any façade of an Accessory Residential Building 10.0m ² or more and a main residential building or a building containing a Secondary Suite is 1.0m				C	N/C	N/A	N/I		
	(6) The height of an Accessory Residential Building must not exceed:	(a) 4.6m, measured from the finished floor of the building;			4.32		-0.28			
				3.05		0.05				
(b) 3.0m at any eaveline, when measured from the finished floor of the building; and			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) one storey, which may include an attic space that:		(i) is accessed by a removable ladder;		C	N/C	N/A	N/I			
			(ii) does not have windows;		C	N/C	N/A	N/I		
		(iv) has a max. height of 1.5m from the attic floor to the underside of any rafter.		N/A						
346 Restrictions on Use of Accessory Residential Building	(1) The finished floor of an Accessory Residential Building, other than a private garage, must not exceed 0.6m above grade.				C	N/C	N/A	N/I		
	(2) An Accessory Residential Building must not be used as a Dwelling Unit, unless a Backyard Suite has been approved.				C	N/C	N/A	N/I		
	(3) An Accessory Residential Building must not have a balcony or rooftop deck.				C	N/C	N/A	N/I		
	(4) The area of a parcel covered by all Accessory Residential Buildings located on a parcel:	(a) must not exceed the less of:	(i) the building coverage of the main residential buildings; or		C	N/C	N/A	N/I		
			(ii) 75.0m ² for each Dwelling Unit located on the parcel; and	Unit 1	37.16	-37.84				
				Unit 2						
				Unit 3						
				Unit 4						

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

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

Date:	April 16, 2025
Date Received:	April 9, 2025
BLC BY:	Alex Trinh
Review Required:	<div> PARTIAL <div></div> </div>

D.P. #	2025-00363
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For Internal Distribution Only

Modifier(s):	F.A.R		Height		Density		ALL MODIFIER(S) ARE COMPULSORY (Cannot be relaxed)
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Floodway/Floodfringe/Overland Flow

DOES NOT APPLY

****If applicable Complete Flood Sheet****

Heritage Guidelines Area

Not Located within Heritage Guideline Area

****If Applicable Disregard Contextual Rules****

Public Realm Setbacks					
Rd / St / Av	N/A	Required		Provided	
Rd / St / Av		Required		Provided	
Rd / St / Av		Required		Provided	

Main Floor Elevation(S):		Roof Peak Elevation(s):	
Unit 1	92.28	Unit 1	102.61
Unit 2		Unit 2	

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

[illegible]

ISC: Protected

~~For Internal Distribution Only~~

SDAB2025-0057

Communities

0.5 Parking Rate

Other Areas of the City

Within 600.0m of Existing LRT or BRT Bus Stop

A

- Acadia
- Albert Park / Ridsson Heights
- Altadore

B

- Banff Trail
- Bankview
- Bayview
- Bel-aire
- Beltline
- Bonavista Downs
- Bowness
- Braeside
- Brentwood
- Bridgeland / Riverside
- Britannia

C

- Cambrian Heights
- Canyon Meadows
- Capitol Hill
- Charleswood
- Chinatown

D

- Dalhousie
- Downtown Commercial Core
- Downtown Commercial Core
- Downtown East Village
- Downtown West End

E

- Eagle Ridge
- Eau Claire
- Elbow Park
- Elboya
- Erlton

F

- Fairview
- Forest Heights
- Forest Lawn

G

- Garrison Green
- Garrison Woods
- Glamorgan
- Glenbrook
- Glendale

- Hillhurst
- Hounsfield Heights / Briar Hill
- Huntington Hills

I

- Inglewood

K

- Kelvin Grove
- Killarney / Glengarry
- Kingsland

L

- Lake Bonavista
- Lakeview
- Lincoln Park
- Lower Mount Royal

M

- Manchester
- Maple Ridge
- Marlborough
- Mayfair
- Mayland Heights
- Meadowlark Park

N

- North Glenmore Park
- North Haven
- North Haven Upper

O

- Oakridge
- Ogden

P

- Palliser
- Parkdale
- Parkhill
- Point McKay
- Pump Hill

Q

- Queens Park Village

R

- Ramsay
- Renfrew
- Richmond
- Rideau Park
- Rosedale
- Rosemont

- ☐ Chinook Park
- ☐ Cliff Bungalow
- ☐ Collingwood
- ☐ Crescent Heights
- ☐ Currie Barracks

- ☐ Greenview
- H**
- ☐ Haysboro
- ☐ Highland Park
- ☐ Highwood

- ☐ Mission
- ☐ Montgomery
- ☐ Mount Pleasant

- ☐ Rosscarrock
- ☐ Roxboro
- ☐ Rutland Park

S

- ☐ Scarborough
- ☐ Shaganappi
- ☐ South Calgary
- ☐ Southview
- ☐ Southwood
- ☐ Spruce Cliff
- ☐ St. Andrews Heights
- ☐ Sunalta
- ☐ Sunalta West
- ☐ Sunnyside

T

- ☐ Thorncliffe
- ☐ Tuxedo Park

U

- ☐ University District
- ☐ University Heights
- ☐ Upper Mount Royal

V

- ☐ Varsity
- ☐ Vista Heights

W

120

- ☐ West Hillhurst
- ☐ Westgate
- ☐ Wildwood
- ☐ Willow Park
- ☐ Windsor Park
- ☐ Winston Heights / Mountview

Part 4 A to Z Use and Use Rules			D.P. # 2025-00363			
Section / Use	Type	Requirements	Evaluation			
153.1 Backyard Suite	Compulsory	(iii) is located in a detached building located behind the front façade of the main residential building;	C	N/C	N/A	N/I
		(vi) Must not be located on the same parcel or bare land unit as either a Rowhouse Building or a Townhouse use;	C	N/C	N/A	N/I
170.2 Contextual Semi-detached Dwelling	Compulsory	(i) contains two Dwelling Units located side by side and separated by a common party wall extending from foundation to roof;	C	N/C	N/A	N/I
187 Duplex Dwelling	Compulsory	(a) means a building which contains two Dwelling Units, one located above the other, with each having a separate entrance;	C	N/C	N/A	N/I
287 Rowhouse	Compulsory	(i) contains three or more Dwelling Units, located side by side and separated by common party walls extending from foundation to roof;	C	N/C	N/A	N/I
		(ii) where one façade of each Dwelling Unit directly faces a public street;	C	N/C	N/A	N/I
		(iii) where no intervening building is located between the street facing façade of each Dwelling Unit and the adjacent public street;	C	N/C	N/A	N/I
		(iv) where each Dwelling Unit has a separate direct entry from grade to an adjacent public sidewalk or an adjacent public street;	C	N/C	N/A	N/I
		(v) where no Dwelling Unit is located wholly or partially above another Dwelling Unit; and	C	N/C	N/A	N/I
		(vi) may contain a Secondary Suite within a Dwelling Unit in a district where a Secondary Suite is a listed use and conforms with the rules of the district;	C	N/C	N/A	N/I
295 Secondary Suite	Compulsory	(i) contains two or more rooms used or designed to be used as a residence by one or more persons;	C	N/C	N/A	N/I
		(ii) contains a kitchen, living, sleeping and sanitary facilities;	C	N/C	N/A	N/I
		(iii) is self-contained and located within a Dwelling Unit;	C	N/C	N/A	N/I
		(iv) must not be located in a Dwelling Unit where another Dwelling Unit is located wholly or partially above or below the Dwelling Unit containing the Secondary Suite; and	C	N/C	N/A	N/I
		(v) is considered part of and secondary to a Dwelling Unit;	C	N/C	N/A	N/I
297 Semi-Detached Dwelling	Compulsory	(a) means a use where a building contains two Dwelling Units located side by side and separated by a common party wall extending from foundation to roof;	C	N/C	N/A	N/I
319 Townhouse	Compulsory	(i) comprising three or more Dwelling Units;	C	N/C	N/A	N/I
		(ii) where each Dwelling Unit has a separate direct entry from grade;	C	N/C	N/A	N/I
		(iii) where no Dwelling Unit is located wholly or partially above another Dwelling Unit; and	C	N/C	N/A	N/I
		(iv) that does not include a Rowhouse Building;	C	N/C	N/C	N/I

Page 8 Residential - Grade-Oriented Infill (R-CG) District						D.P. # 2025-00363		
Rule	Requirements				Evaluation			
					Provided/Variance			
535 Building Depth and Separation	(1) Unless otherwise referenced in subsections (2) and (3) the maximum building depth is 65.0% of the parcel depth for a building containing a unit. <div>65% x <div>32.33</div> = <div>21.00</div><div>Parcel Depth Max Bldg Depth</div></div>				Percentage (%)			
					65.02%		0.02%	
					Building Depth (m)			
					21.02		0.02	
540.1 Fences	The height of a fence above grade at any point along a fence line must not exceed 1.2m for any portion of a fence extending between the foremost front façade of the immediately adjacent main residential building and the front property line.				C	N/C	N/A	N/I
Note: Only apply fence rules to proposed fences								

FILE: DP2024-00363

DATE RECEIVED: January 22, 2025

Bylaw Discrepancies		
Regulation	Standard	Provided
535 Building Depth and Separation	(1) Unless otherwise referenced in subsections (2) and (3) the maximum building depth is 65.0% of the parcel depth for a building containing a unit.	Plans indicate a building depth of 21.23m (+0.23m) or 65.73% (+0.73%) of the parcel depth.
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;	Plans indicate a parcel coverage of 45.24% (+0.24%) or 149.12m ² (+0.80m ²).
540.1 Fences	The height of a fence above grade at any point along a fence line must not exceed 1.2m for any portion of a fence extending between the foremost front façade of the immediately adjacent main residential building and the front property line.	Unable to determine compliance as plans do not indicate the extent of the 2.0m high fence along the West side property line.
345 Accessory Residential Building	(6) The height of an Accessory Residential Building must not exceed: (b) 3.0m at any eaveline, when measured from the finished floor of the building; and	Plans indicate an Accessory Residential Building indoor wall height of 3.05m (+0.05m).
Permitted Contextual Use Rules		
Regulation	Standard	Provided

347 Contextual Single Detached Dwelling	(2) Unless otherwise referenced in this Part, a Contextual Single Detached Dwelling: (b) may have a balcony located on a rear façade where: (ii) a privacy wall is provided where the balcony is facing a side property line shared with a parcel; and (iii) the privacy wall is a minimum of 2.0m in height and a maximum of 3.0m in height	Plans do not indicate privacy walls on the third storey balcony facing both side property lines.
	(2) Unless otherwise referenced in this Part, a Contextual Single Detached Dwelling: (c) must not have a balcony with a height greater than 6.0m, measured vertically at any point from grade to the platform of the balcony	Plans indicate a third storey balcony height of 7.17m (+1.17m).
	(5) Where a Contextual Single Detached Dwelling is located on a parcel with a parcel width greater than 10.0m, the maximum area of a horizontal cross section through each storey above the first storey must not exceed the building coverage	Plans indicate a second storey horizontal cross section area of 119.76m ² (+7.80m ²).

FILE: DP2024-00363

DATE RECEIVED: March 25, 2025

Bylaw Discrepancies		
Regulation	Standard	Provided
535 Building Depth and Separation	(1) Unless otherwise referenced in subsections (2) and (3) the maximum building depth is 65.0% of the parcel depth for a building containing a unit.	Plans indicate a building depth of 21.06m (+0.06m) or 65.14% (+0.14%) of the parcel depth.
540.1 Fences	The height of a fence above grade at any point along a fence line must not exceed 1.2m for any portion of a fence extending between the foremost front façade of the immediately adjacent main residential building and the front property line.	Plans indicate a portion of the fence along the West side of the building is greater than 1.2m in height between the foremost front façade of the building of the adjacent parcel and the front property line. <i>It should be noted that this rule complies after subdivision registration.</i>

FILE: DP2024-00363 (Partial Check)

DATE RECEIVED: April 09, 2025

Bylaw Discrepancies		
Regulation	Standard	Provided
NONE NOTED		

Samnick, Cyrille

From: Qin, Yunpeng
Sent: Thursday, January 30, 2025 5:53 PM
To: cesar@amayadesign.ca
Cc: Martin, Jeff
Subject: Offsite Levy Payment - DP2025-00363 - 1612 49 AV SW
Attachments: report DP2025-00363 - 1612 49 AV SW.pdf; payment form DP2025-00363 - 1612 49 AV SW.pdf

To Whom It May Concern,

This email is purely providing the preliminary amount of the unpaid levies. **It cannot be deemed as the approval of your development permit.** Please contact the planning file manager regarding the development permit approval.

The offsite levy is outstanding for your project referenced in the subject line, and the amount preliminarily estimated is: **\$8,918.00**

Payment: Please wait until you receive the Conditions of Approval from the planning file manager, and follow the payment instructions on the attached payment form to submit the payment.

Please be advised that the collection of off-site levies is authorized by the Off-Site Levy Bylaw. In established neighborhoods, the levy is collected to fund treatment plants because the added residential density or the new commercial/industrial spaces place a burden on municipal water and wastewater treatment capacity. For more information, please refer to: <https://www.calgary.ca/planning/land-use/off-site-levy.html>

Offsite Levy Agreement (optional): If you choose to enter into an offsite levy agreement for deferred payment, please note that the payment will not be required until the issuance of the Development Completion Permit (DCP) or building occupancy, whichever occurs first. Please note that you need to submit a number of supporting documents to request the offsite levy agreement, such as the latest land title (pulled within the last 30 days), the corporate status search (if the landowner is a corporation), and applicable dower affidavit (if the landowner is a married individual, and either the owner or the spouse currently lives at the property or have previously lived there during the marriage).

If you have any questions regarding this, please feel free to contact me.

Thanks

Yun Peng Qin, C.E.T., AICP
 Infrastructure Strategist | Development Commitments
 Development Engineering | Community Planning
 Planning & Development Services
 The City of Calgary | Mail Code #8032
 Municipal Building, 800 Macleod Trail SE
 P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5
C 587.215.6253 **E** yunpeng.qin@calgary.ca
 COURIER DELIVERIES TO BE SENT TO OUR MAILROOM IN THE MUNICIPAL BUILDING BASEMENT
 ISC: Confidential



DEVELOPMENT ENGINEERING - DEVELOPMENT COMMITMENTS
DEVELOPMENT OBLIGATION ESTIMATE OFF-SITE LEVY

PAYMENT SUBMISSION FORM BY PHASE
Include this completed form with your payment.

Date Sent: January 30, 2025
Attention:

RE: DEVELOPMENT OBLIGATION ESTIMATE OFF-SITE LEVY (DOE2025-0112)

File: DP2025-00363 **Location:** 1612 49 AV SW
Phase: 1 **Description:** 1612 49 AV SW
Infrastructure Strategist: YUNPENG QIN (587) 215-6253

It has been determined that pursuant to Bylaw 1H2024, off-site levies are applicable.

Submit this form with the off-site levy payment either:

- a) after approval of your Development Permit (DP) and prior to release or
- b) prior to obtaining your Development Completion Permit (DCP). This option requires the landowner to enter into an off-site levy agreement prior to release of the DP.

1 Is DP2025-00363 approved?

The Off-Site Levy amount is based on the approval date of your DP, therefore payment can't be accepted until your DP is approved.

2 A preliminary estimate is included in your conditions of approval. Was your DP approved in the same year as the year that the preliminary estimate was based on?

If the preliminary estimate in your conditions of approval is based on a prior year than your DP receives approval in, then contact Development Commitments Strategist (info above) or email offsitelevy@calgary.ca or call 403-268-5777 to obtain an up-to-date estimate.

For example, if your DP was approved in 2025 but the preliminary estimate was based on a 2024 approval date, the preliminary estimate is no longer valid.

If you answer yes to questions #1 and #2 above you may submit your off-site levy payment.

Based on a 2025 Development Permit approval date, \$8,918.00 is required for the off-site levies for Phase: 1 (1612 49 AV SW) only. Include this completed form with your payment.

SUBMISSION OF PAYMENT

By Courier/Drop off

3rd Floor Permit Pick Up Counter
Take the escalator and turn right
Municipal Building
800 Macleod Trail SE
Calgary, AB

By Mail

Attention: PD Cash Office
P.O. Box 2100, Stn M, #8108
Calgary, AB
T2P 2M5

ACCEPTABLE FORMS OF PAYMENT

Certified Cheque or Bank Draft – made out to the City of Calgary

Please provide the following contact information for receipt purposes:

(The receipt will be mailed to the person(s) providing the payment)

Company Name:

Individual's Name:

Phone number:

Email address:

Mailing address:

City:

Postal Code:

If you need any other information or clarification please refer back to your conditions of approval, or contact Development Commitments at offsitelevy@calgary.ca or call 403-268-5777.



Developer Obligation Estimate - Phase 1

Date: January 30, 2025 Phase: 1
 File: DP2025-00363 - 1612 49 AV SW Description: 1612 49 AV SW
 Estimate: DOE2025-0112
 Approval Date:
 Address: 1612 49 AV SW
 Established Area
 Applicant: AMAYA ARCHITECTURAL DESIGN Landowner: SHIELDS, DEBORAH F
 Mailing: 404 WINDERMERE DR Mailing: 1612 49 AVE SW
 CHESTERMERE, AB T1X 0G2 CALGARY, AB T2T 2T7
 Landowner: SHIELDS, MICHAEL A
 Mailing: 1612 49 AVE SW
 CALGARY, AB T2T 2T7
 Area of Site: Legal Description: 5301GP;20;34

Treatment Plant Levy Calculations

Density Incentive Program

Development Site Density 2.900 EP/Ha
 Levy Estimate Density Incentive Program is not applicable. **\$0.00**

Standard Rate

Residential Unit Type	New Units (Existing)		2025 Levy Rate	Levy Estimate
Single Detached Dwelling	1 (0)	X	\$8,918.00	\$8,918.00
Semi-Detached/Duplex Dwelling	0	X	\$7,996.00	\$0.00
Multi-Residential Grade Oriented	0	X	\$5,536.00	\$0.00
Multi-Residential (2 Bedrooms or more)	0	X	\$4,613.00	\$0.00
Multi-Residential (1 bedroom or less)	0	X	\$3,690.00	\$0.00
Commercial Type / Industrial Type	m2 New (Existing)		2025 Levy Rate	Levy Estimate
Retail / Commercial Square Metres	0	X	\$52.10	\$0.00
Industrial Square Metres	0	X	\$25.01	\$0.00
Total Estimate				\$8,918.00

Levies Due	Standard Rate	\$8,918.00
Total		\$8,918.00

Estimate based on 2025 rates

Office Use:	Amount	Account Code External	Account Code Internal	Fund	DEPID	Activity	Reference
Water Treatment Levy	\$1,605.24	17062	17070	20	10365	234725	WTP_OSL_E
Wastewater Treatment Levy	\$7,312.76	17062	17070	20	10365	230735	WWTP_OSL_E



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

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

☒ Applicant ☐ Owner ☐ Builder ☐ Other:

If Other: Name: CESAR AMAYA Phone: [REDACTED]

Email: [REDACTED]

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

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.



Re: DP2025-00363 COMPLETENESS REVIEW - 1612 49 AV SW

Dear Applicant,

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

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

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

Please track your application, using your Job Access Code (JAC) DP2025-00363-██████, at www.calgary.ca/vista.

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

Regards,

JEFF MARTIN
Senior Planning Technician
jeff.martin@calgary.ca
403-333-5492
www.calgary.ca/PDMap



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

2025-02-18

File No: DP2025-00363

Location: 1612 49 AV SW

ENMAX Power Corporation (EPC) has reviewed the above permit application dated 2025-01-29 and based on the information provided and as of the above noted date the proposed development does not conflict with ENMAX facilities in respect of the requirements set forth in 10-002 Overhead System (Table 7) and 12-002 Underground Systems of the Alberta Electrical Utility Code (AEUC) under the *Safety Codes Act* (Alberta). This non-conflict letter does not reduce or limit responsibility to comply with all laws and regulations regarding utility facilities and all requirements under the *Alberta Occupational Health & Safety Act* (OHS) (*including any code or regulations thereunder*)(OHS) and the applicant shall observe all such laws and regulations when commencing any work related to the permit application. If a situation arises where there is a discrepancy between ENMAX required setbacks and the AEUC or the OHS, the stricter set of requirements shall govern. Please refer to ENMAX Ground Disturbance Guidelines while working near ENMAX Facilities.

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

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

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

Sincerely,

Marcelo Singson P.Eng
Distribution Engineering

QR Code for ENMAX Ground
Disturbance Guidelines



SDAB2025-0057

Samnick, Cyrille

From: Martin, Jeff
Sent: Wednesday, March 5, 2025 9:35 AM
To: Bryce Ford
Subject: RE: 49th ave SW

Hy Bryce,

Thank you for taking the time to provide us with comments relating to this development proposal in your neighbourhood. Your feedback will be included in the file and will form part of the application review.

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

The application review

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

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Regards,

Jeff Martin, AT

Senior Planning Technician

Development & Subdivision Application Services | Community Planning

Planning and Development Services

City of Calgary

T 403.333-5492 | E jeff.martin@calgary.ca

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

From: Bryce Ford [REDACTED] >

Sent: Tuesday, March 4, 2025 6:55 PM

To: Martin, Jeff <Jeff.Martin@calgary.ca>

Subject: [External] Re: 49th ave SW

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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

Hi Jeff,

One last comment regarding the plans at 1612 49th Ave SW. The siding is not specified, and I'd like to make sure that it is not vinyl siding since that would be completely unsuitable for the neighborhood and particularly the culdesac.

Thanks for your consideration.
Bryce

From: Martin, Jeff <Jeff.Martin@calgary.ca>
Sent: March 3, 2025 8:25 AM
To: Bryce Ford [REDACTED] >
Subject: RE: 49th ave SW

Helolo Bryce,

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Regards,

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City of Calgary

T 403.333-5492 | E jeff.martin@calgary.ca

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From: Bryce Ford [REDACTED] >

Sent: Sunday, March 2, 2025 12:15 PM

To: Martin, Jeff <Jeff.Martin@calgary.ca>

Subject: [External] Re: 49th ave SW

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Hi Jeff.

Thanks again for taking the time to talk with me on Friday.

I recognize that the planned development for 1612 49th Ave SW is not violating any regulations based on current zoning. However, as we discussed, I am concerned that the infill project is out of keeping with previous developments within our cul-de-sac. My impression, based on the plans submitted by the builder, is that the character, quality, and density of the proposed build would have a negative impact on the community in terms of parking, traffic, and property values.

The three previous builds in the cul-de-sac were all custom, single family homes on full lots, built by high-end homebuilders. These homes were built in anticipation of the cul-de-sac maintaining it's characteristic low traffic, low-density advantages, particularly in consideration of the limited parking due to pie-shaped lots. The proposed development is not in keeping with these previous projects, and having higher density homes that are constructed with significantly lower quality materials and workmanship would be detrimental to the value of existing homes in the neighborhood. I would appreciate it if you take these factors into consideration when you assess this project in order to minimize the impact on our community.

Sincerely,

Bryce Ford
1615 49th Ave SW

From: Martin, Jeff <Jeff.Martin@calgary.ca>
Sent: February 26, 2025 7:27 AM
To: Bryce Ford [REDACTED] >
Cc: Mark Dzikowski <dzik716@gmail.com>
Subject: RE: 49th ave SW

Hello Bryce,

I am available today until 9am and then I will be in a course from 9 – 4.
Available anytime on Thurs.

Feel free to call at your convenience. My number is listed below.

Thanks,

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From: Bryce Ford [REDACTED] >
Sent: Tuesday, February 25, 2025 3:37 PM
To: Mark Dzikowski <dzik716@gmail.com>; Martin, Jeff <Jeff.Martin@calgary.ca>
Subject: [External] 49th ave SW

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As you may know, this address is on a cul-de-sac which has traditionally been in R1 zoning until the recent city-wide zoning changes.

I understand that you are the contact person for this development, so would appreciate if you could get hold of me so that we can discuss the project and the concerns we have about it.

Thanks,

Bryce

Sent from my iPhone

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Samnick, Cyrille

From: Martin, Jeff
Sent: Monday, March 3, 2025 8:25 AM
To: Bryce Ford
Subject: RE: 49th ave SW

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Subject: [External] Re: 49th ave SW

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Comment Summary



Permit #: DP2025-00363
 Address: 1612 49 AV SW
 Job Description: New: Single Detached Dwelling (east parcel), Accessory Residential Building (garage)

Name:	KEITH WITT	Created Date:	February 12, 2025
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	569399026
Address:	3804 13 STREET SW		
Overall:	In opposition of this application		

Area of Concern

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

General Comment

Proposed dwelling is far too far forward towards sidewalk and not in line with neighbouring properties
 I am owner of 1608 and when my DP was submitted the property got moved back to be in line with neighbours even though it was as per bylaws so I think same should apply to this one
 Am also not in favour of 2 properties on the one lot but guess this sis now allowed with the rezoning

Attachments

Name:	ENMAX	Created Date:	February 19, 2025
Phone:		Circulation Referee:	N
Email:	epc_permits@enmax.com	Number:	570610626
Address:	8820 52 ST SE		
Overall:	Neither in support nor in opposition of this application		

Area of Concern

Other

General Comment

No conflict from nearby ENMAX facilities

Attachments

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2025-00363-Reply Letter-2025-02-18.pdf](#)

Samnick, Cyrille

From: Martin, Jeff
Sent: Monday, March 3, 2025 8:19 AM
To: Mark Dzikowski
Subject: RE: [External] Re: 49th ave SW

Hello Mark,

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Sent: Friday, February 28, 2025 11:43 PM

To: Martin, Jeff <Jeff.Martin@calgary.ca>

Subject: [External] Re: 49th ave SW

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Good evening Jeff,

My name is Mark Dzikowski and same as Bryce Ford, I also have concerns about the development permit for a development at 1612 49th Ave SW. We live at 1604 49 Ave SW, two parcels down from the proposed

development and have moved into the cul de sac in 2021. Our previous house was on 16A St SW, in the R2 zoned part of Atadore, and for approximately 10 years we've had our eye on the 49th Ave cul de sac, the only cul-de-sac in the whole neighbourhood, waiting to see if anything came up for sale. The reason we were so attracted to it and moved into an older home requiring work, was mainly that it was R1 zoned and that it was a cul de sac. After living in the R2 zoned part of the neighbourhood for over 12 years, we wanted to move away from the increased density and were willing to pay more for less to have the R1 zoning. So, in 2021 the 1604 house became for sale, and we were ecstatic to be able to put an offer in and have it being accepted.

On top of being extremely disappointed that the R1 zoning that we bought into is no longer defensible and we are now going to be living on the same R2-type street as we just paid more money to get away from. Yes, in the past, of course an R1 lot could be re-zoned and also re-developed but it wasn't a blanket re-zoning. The reason we are concerned about the development is two fold. Being a cul de sac, and having lived there for four years now, we have noticed how little space for parking it provides. Any more density, even with double garages, it doesn't stop the increased number of vehicles parked on the street. I am not against increased density housing in Calgary, but I believe it should be implemented and allowed in areas that can support it with multiple and frequent city transit options, walking distance shopping and amenities and not blanket re-zoned. The old neighbourhoods were not built to support all the extra vehicles. If these higher density developments are not within walking distance, the new residents will always require a car and most likely multiple cars per household. This has been exactly the case with the developed row housing on 48th Ave and 16St right next to us. The amount of cars parked on 16St between 49th and 48th has tripled if not quadrupled since the complex went up, and is blocking the back alley entrance, which creates a hazard when exiting the alley and entering the busy 16St. So, we know increased traffic and insufficient street parking is going to happen in the cul de sac with increased density.

Second major concern I have is with the design of the proposed development. I do not believe the proposed building designs fit the neighbourhood and are being built right next door to a beautiful new single family home that is also currently in construction. So, we are going to have two very plain, 4in siding-clad infills that would fit well in suburbia, but definitely do not fit into a mature and developed R1 inner city neighbourhood that people like us paid more money to be in. This just doesn't sit well with me, even if I wasn't a home owner here. It completely kills the esthetics of this established Calgary neighbourhood. I know this is not a valid reason to object, but shouldn't City planning departments be concerned with what the neighbourhoods will look like?

With respect, I would hope the planning department would consider not approving this re-development for the two main reasons above and help retain this only cul-de-sac in the whole neighbourhood as a R1 zoned street.

Thank you for your time reading my concerns.

Regards,

Mark Dzikowski

Hello Bryce,

I am available today until 9am and then I will be in a course from 9 – 4.

Available anytime on Thurs.

Feel free to call at your convenience. My number is listed below.

Thanks,

Jeff Martin, AT
Senior Planning Technician

Development & Subdivision Application Services | Community Planning

Planning and Development Services

City of Calgary

T 403.333-5492 | **E** jeff.martin@calgary.ca

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

From: Bryce Ford [REDACTED]
Sent: Tuesday, February 25, 2025 3:37 PM
To: Mark Dzikowski [REDACTED]; Martin, Jeff <Jeff.Martin@calgary.ca>
Subject: [External] 49th ave SW

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Hi Jeff,

I'm contacting you regarding concerns we have about the development permit proposed for 1612 49th Ave. SW. in Calgary.

As you may know, this address is on a cul-de-sac which has traditionally been in R1 zoning until the recent city-wide zoning changes.

I understand that you are the contact person for this development, so would appreciate if you could get hold of me so that we can discuss the project and the concerns we have about it.

Thanks,

Bryce

Sent from my iPhone

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Samnick, Cyrille

From: Martin, Jeff
Sent: Monday, February 10, 2025 8:21 AM
To: w [REDACTED]
Attachments: FW: [External] DP application, Altadore. DP 2025 - 00363
 Let City 1612 49th.pages

Good Day,

Thank you for taking the time to provide us with comments relating to this development proposal in your neighbourhood. Your feedback will be included in the file and will form part of the application review.

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

The application review

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

Where to obtain application status updates

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

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

How do I view the application plans and available information?

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

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

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

Notification of Decision

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

Please note that, in keeping with Land Use Bylaw 1P2007, the official notification of the decision to approve the application is by the Public Notice advertisement. **No other public notification process will be initiated and the File Manager is not required to notify you directly.**

Appealing the decision

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

How Are Your Comments Used?

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

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

FOIP Statement

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

Regards,

Jeff Martin, AT

Senior Planning Technician

Development & Subdivision Application Services | Community Planning

Planning and Development Services

City of Calgary

T 403.333-5492 | **E** jeff.martin@calgary.ca

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spam@calgary.ca

Dear Sir,

152

Herewith our comments on the proposed Development Permit Application at 1216 -
49th Avenue SW Calgary.
Thank you for your consideration.
Warwick Beaman

Linda and Warwick Beaman
1616 - 49th Avenue SW Calgary, T2T 2T7
Tel: 403 - 243 - 3896

Re: Development Permit Application
DP. 2025 - 00363
1612 - 49th Avenue SW, Altadore, Calgary

Scott Lockwood, Manager - South,
Community Planning
City Hall, Calgary
716 Macleod Trail SE
T2G 2M3

7th February 2025

Dear Sir,

We are next door neighbours to this proposed development and have the following comments :

1. We live in a sizeable neighbourhood of single family homes, each on one lot. Our road is also a 14-house (one house per lot) cul-de-sac, with pleasant houses and well looked-after gardens giving a coherent look and feel to the streetscape. This development seeks to undermine all this by placing two narrow houses on one lot (overdevelopment), which look out of place in the cul-de-sac.
2. The development consists of two houses, each of three storeys, more than the current one and two-storey homes in the road.
3. This extra storey, of course, means that the increased height of the houses is excessive compared to the neighbouring houses and the cul-de-sac. No other house has three storeys or is as high as those proposed.
4. We would ask that the City Departments give serious consideration to denying approval of the Development Permit, until the developer alters its scheme to maintain the standard in the immediate area of a single house per lot, with a height that is no higher than any of the other existing houses in the road.
5. No person, from the developer, City or elsewhere, has contacted us to explain or ask our opinion about the variance with the present situation of homes in the cul-de-sac, until the city put up a notice of the application with very little time for the neighbours to respond.

We would very much urge the City to have the developer stop its current application, amend its proposal, and design one house to fit in with the the existing urban landscape.

Yours Truly,
Warwick and Linda Beaman



The City of Calgary
Planning & Development Services

Development Authority Appeal Response

Appeal Number: SDAB2025-0057

Development Permit Number: DP2025-00363

Address: 1612 49 AV SW

Description: New: Single Detached Dwelling (east parcel), Accessory Residential Building (garage)

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

Community: Altadore

Identified Appeal Body:

Subdivision and Development Appeal Board (SDAB)

Development Authority Attendance: No

Use: Discretionary

Notice Posted: Completed as per Bylaw

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

Applicable Planning Policies:

- West Elbow Communities Local Area Plan (the Plan)
- The Low Density Residential Guidelines for Established Communities (Infill Guidelines)

Bylaw Relaxations:

The development does not require Land Use Bylaw relaxations.

Additional Factors, Considerations, and/or Rationale:

1. Please see the Reasons for Approval.
2. In response to the Notice of Appeal:
 - a. The proposed development includes two parking stalls in the detached garage, the bylaw requirement is one parking stall.
3. The Development Authority may provide additional materials prior to the merits hearing.

SDAB2025-0057

From: [Yakemchuk, Michele](#)
To: [Calgary SDAB Info](#)
Cc: [Martin, Jeff](#); [Fandrich, Jamie](#)
Subject: FW: Notice of Hearing:SDAB2025-0057 (1612 49 Avenue SW, DP2025-00363)
Date: Monday, May 26, 2025 2:16:17 PM
Attachments: [2025-0057-Notice of Hearing.pdf](#)
[PROCEDURAL & JURISDICTIONAL \(PDF\).pdf](#)
[SDAB2025-0057-Reasons for Appeal A & Reasons.pdf](#)
[SDAB2025-0057-Reasons for Appeal B.pdf](#)
[SDAB2025-0057-Reasons for Appeal C.pdf](#)
[SDAB2025-0057-Reasons for Appeal D & Reasons.pdf](#)
[SDAB2025-0057-Reasons for Appeal E & Reasons.pdf](#)
[SDAB2025-0057-Reasons for Appeal F.pdf](#)

Good afternoon,

We note that there have been six separate appeals filed for DP2025-00363. In reviewing the reasons for appeal, some appellants reference two houses. For clarity, DP2025-00363 pertains to the approval of one single detached dwelling.

However, there are two separate development permit applications associated with this address—each approving one single detached dwelling.

The advertising period for DP2025-00362 (the other side of 1612 49 AV SW) has concluded. While DP2025-00362 has not technically been appealed, we would like to confirm this, as it appears some appellants may have believed they were appealing both permits. We don't want to release DP2025-00362 if indeed it was intended to be appealed.

Thank you,
Michele

Michele Yakemchuk

A/Leader, Development Services

Development & Subdivision Application Services | Community Planning

Planning and Development Services

T. 403.333.5612 | www.calgary.ca |

ISC: Protected

From: Cody, Kimberly <Kim.Cody@calgary.ca> **On Behalf Of** Calgary SDAB Info
Sent: Wednesday, May 21, 2025 9:50 AM
To: Calgary SDAB Info <Info@calgarysdab.ca>
Subject: Notice of Hearing:SDAB2025-0057 (1612 49 Avenue SW, DP2025-00363)

Please see the attached documents pertaining to the upcoming Procedural & Jurisdictional hearing for **SDAB2025-0057**.

If you wish to participate in the hearing, you may do so by visiting our website at

SDAB2025-0057

From: [Calgary SDAB Info](#)
To: [Yakemchuk, Michele](#)
Cc: [Martin, Jeff](#); [Fandrich, Jamie](#); [Calgary SDAB Info](#)
Subject: RE: Notice of Hearing:SDAB2025-0057 (1612 49 Avenue SW, DP2025-00363)
Date: Wednesday, May 28, 2025 2:20:56 PM

Good afternoon,

The SDAB has not received Notice of Appeal against DP2025-00362 (west parcel), only the 6 filings against DP2025-00363 (east parcel). If you wish to raise this to the Board at the procedural & jurisdictional hearing, please feel free to do so.

Thank you,

SDAB Admin

Municipal Boards & Governance

Office: 4th Flr, 1212 31 Avenue NE

Mail: PO Box 2100, Station M, MC #8110 | Calgary, AB T2P 2M5

General Phone Line: 403.268.5312 | calgarysdab.ca

From: Yakemchuk, Michele <Michele.Yakemchuk@calgary.ca>
Sent: Monday, May 26, 2025 2:16 PM
To: Calgary SDAB Info <Info@calgarysdab.ca>
Cc: Martin, Jeff <Jeff.Martin@calgary.ca>; Fandrich, Jamie <Jamie.Fandrich@calgary.ca>
Subject: FW: Notice of Hearing:SDAB2025-0057 (1612 49 Avenue SW, DP2025-00363)

Good afternoon,

We note that there have been six separate appeals filed for DP2025-00363. In reviewing the reasons for appeal, some appellants reference two houses. For clarity, DP2025-00363 pertains to the approval of one single detached dwelling.

However, there are two separate development permit applications associated with this address—each approving one single detached dwelling.

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Thank you,
Michele

Michele Yakemchuk
A/Leader, Development Services

SDAB2025-0057

From: [CESAR AMAYA](#)
To: [Calgary SDAB Info](#)
Subject: [External] APPEAL NUMBER: SDAB2025-0057
Date: Tuesday, May 27, 2025 2:20:03 PM
Attachments: [05-27-25 - RESPONSE TO THE APPEAL NUMBER - SDAB2025-0057.pdf](#)

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Good afternoon,
this is to inform you that I will speak on behalf of my client. I only need 5 minutes. Please see a response to the appeal letter for you to include.

Best regards,

CESAR AMAYA

Principal and CEO

Amaya Design Inc.

■	403-618-2091
■	cesar@amayadesign.ca
■	www.amayadesign.ca



Amaya Design Inc.

Suite 207, 7710 5th ST SE | T2H 2L9

May 27, 2025

RESPONSE TO APPEAL NUMBER: SDAB2025-0057 – 1612 49 Ave SW (East Parcel),
DP2025-00363

Project: Proposed Single Detached Dwelling in Altadore





To Whom It May Concern,

We appreciate the opportunity to respond to the concerns raised regarding our development permit application for 1612 49 Avenue SW (East Parcel), file number DP2025-00363.

As the applicant, we would like to affirm that this project has been thoughtfully designed to fully comply with all applicable City of Calgary Land Use Bylaw and subdivision regulations. The permit has been reviewed and approved by the City's Planning and Development Department on the basis of this compliance.

Addressing Specific Concerns:

1. Parking & Traffic

The proposed development includes a two-car rear detached garage, meeting the required off-street parking standards. No relaxation has been requested in this regard. We are not proposing secondary suites, thereby minimizing any additional traffic impacts. Additionally, there is no intention or proposal to alter the existing landscaped boulevard (median) along 49 Ave SW. We understand and respect the value this green space provides to the community and will not be seeking changes to it.

2. Setbacks and Building Placement

The home has been designed in full compliance with the required front, side, and rear yard setbacks under the Land Use Bylaw. While the home may sit forward compared to a few older properties nearby, this placement is consistent with contemporary best practices in urban design.

3. Neighbourhood Character

While some have expressed concern about compatibility with existing homes, we believe our design responds positively to the evolving character of Altadore. The proposed home is not a multi-family development, but a single detached dwelling built to a high architectural standard, using quality materials and a design language consistent with modern infill in the area. Our aim is not to detract from the community's character, but to contribute positively to its renewal and vibrancy.

4. Density and Precedent

The subject site was subdivided through an approved process, and the lot dimensions support two single-detached homes within the rules of the R-CG land use district. This is not an unprecedented form of development in Altadore. The modest increase in density is well within the legal and contextual framework established for this part of the city and is aligned with the City's overall growth and sustainability goals.



5. Child Safety and Livability

We take community concerns seriously, including those regarding safety. However, this development will not generate traffic beyond what is typical for two family homes with garages. There is no evidence to suggest this proposal would introduce any safety concerns. In fact, increased street-level housing often contributes to more eyes on the street, enhancing safety and liveliness in residential areas.

In Summary:

This development:

- Fully complies with all City of Calgary bylaws and guidelines
- Provides required off-street parking
- Does not seek to remove or alter any landscaped public areas
- Reflects thoughtful architectural design in keeping with Altadore's evolving character
- Aligns with approved subdivision and land use policies
- Has been reviewed and approved by City Planning staff for all technical requirements

We appreciate the opportunity to contribute to the continued growth and improvement of this beautiful community. We remain committed to respectful development that enhances the neighbourhood and provides new families with the opportunity to live in a well-designed, high-quality home in one of Calgary's most desirable areas.

Sincerely,

Cesar Amaya

Amaya Design Inc.

cesar@amayadesign.ca

403-618-2091

From: [WARWICK BEAMAN](#)
To: [Calgary SDAB Info](#)
Subject: [External] Appeal SDAB2025-0057
Date: Tuesday, May 27, 2025 3:27:33 PM

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To: Info@calgarysdab.ca

Appeal SDAB2025-0057
Appeal against approval DP2025-00363

From: Warwick and Linda Beaman.
1616 - 49th Avenue SW T2T2T7
Altadore, Calgary, Alberta.
Tuesday 27th May, 2025






Please note that we received the Notice of Hearing yesterday, Monday, 26th May, by envelope sometime in the afternoon, with the deadline for materials, arguments etc, required by 4 pm today, Tuesday May 27th. A very short time indeed.

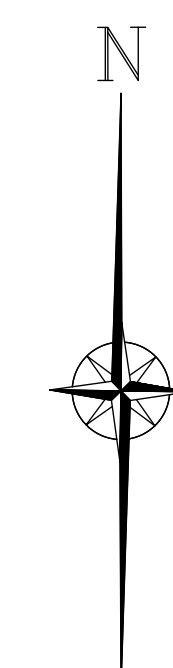
We are Warwick and Linda Beaman.
Our grounds for joining in the Appeal against this Development Permit are as follows:

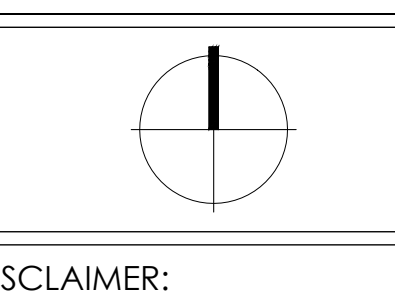

1. We reside next door, on the west side of the site of the proposed two-unit infill development, in the cul-de-sac of 49th Avenue SW. All the houses in the cul-de-sac are 2-storey detached single-family homes, as are all the houses from 50th Avenue some 10 blocks north, and from 16th Street east to River Park.
2. The proposed two infill buildings occupy almost all of the site to the detriment of trees, garden and landscaping. They are totally out of context with the existing one-house/one-lot properties and do not fit in with the present urban landscape. Altadore is noted for its well-looked-after gardens with a preponderance of trees and bushes.
3. The buildings proposed (there will be two infills on this site) are three storeys high, adding additional height and shadowing to the neighbours. This is also in contrast to the universal two-storey homes in the area.
4. The proposed house is set about 12 feet in front of the line of front walls of the neighbours' houses, which I understand is against building regulations. We ourselves, were required by the City to keep to this line when we renovated our property in 2021.

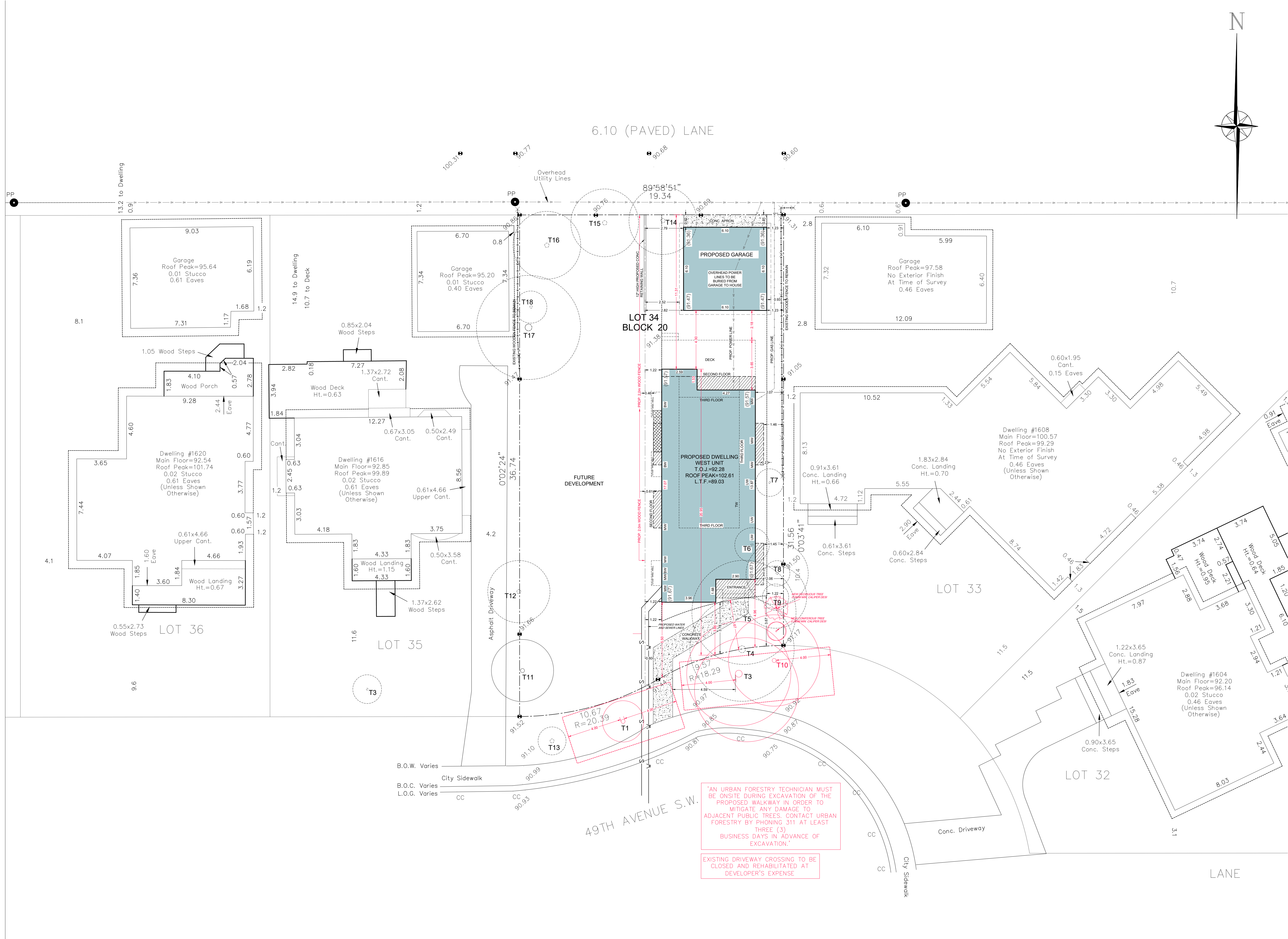
Thank you for your consideration.



LEGEND	
UW = UPPER WINDOWS	
MW = MAIN WINDOWS	
TW = THIRD FLOOR WINDOWS	
BW = BASEMENT WINDOWS	
 = EXISTING GRADE	 DENOTES MAIN CANTILEVER
 = PROPOSED GRADE	 DENOTES UPPER CANTILEVER
	 DENOTES WINDOW WELL



 Amaya Design AND ASSOCIATES																	
<small>403-618-2091 CESAR@AMAYADESIGN.CA 404 WINDERMERE DRIVE, CHESTERMERE, AB, CANADA T1X 0G2 WWW.AMAYADESIGN.CA</small>																	
																	
DISCLAIMER: <small>ALL IDEAS AND DESIGNS REPRESENTED ON THESE DRAWINGS ARE OWNED BY AMAYA DESIGN INC. AND WERE CREATED FOR USE IN A SPECIFIED PROJECT. NONE OF THE IDEAS AND/OR DESIGNS MAY BE USED, DUPLICATED OR DISCLOSED TO ANY OTHER PERSON OR ORGANIZATION FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION BY AMAYA DESIGN INC.</small>																	
PROJECT NOTES <small>It is the responsibility of the Contractor to review the Architectural drawings prior to construction and report any discrepancies to Amaya Design and Associates. Drawings are to be read in conjunction with all other applicable consultant drawings.</small> <p style="text-align: center;"><small>Do not scale drawings.</small></p> <small>All Geodetic Elevations provided to Amaya Design and Associates are assumed to be accurate and reflect actual site conditions. Amaya Design and Associates will not be held responsible for any discrepancies between Site condition and the provided Survey</small> <small>All framing, electrical rough-in and plumbing rough-in needs to be confirmed by trades/contractor and home owner. Any issue needs to be notified to the designer to be resolved before proceeding</small>																	
REVISION SCHEDULE																	
REVISION DATE	REVISION DESCRIPTION																
ISSUE DATE April 9, 2025																	
CLIENT:																	
CLIENT CODE: XXXX																	
PROJECT LOCATION: <div style="text-align: center; padding: 10px;">1612 49 AVE. S.W. CALGARY, AB (EAST UNIT)</div>																	
LOTS:	BLOCK:	PLAN:															
34	20	5301 GP															
FLOOR AREAS: <table style="width: 100%;"><tr><td style="width: 40%;">MAIN FLOOR</td><td style="width: 10%;">=</td><td style="width: 50%;">1157 SQ.FT.</td></tr><tr><td>UPPER FLOOR</td><td>=</td><td>1282 SQ.FT.</td></tr><tr><td>THIRD FLOOR</td><td>=</td><td>455 SQ.FT.</td></tr><tr><td>TOTAL</td><td>=</td><td>2894 SQ.FT.</td></tr><tr><td>LOWER DEV.</td><td>=</td><td>870 SQ.FT.</td></tr></table>			MAIN FLOOR	=	1157 SQ.FT.	UPPER FLOOR	=	1282 SQ.FT.	THIRD FLOOR	=	455 SQ.FT.	TOTAL	=	2894 SQ.FT.	LOWER DEV.	=	870 SQ.FT.
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THIRD FLOOR	=	455 SQ.FT.															
TOTAL	=	2894 SQ.FT.															
LOWER DEV.	=	870 SQ.FT.															
DESIGN BY: CA DRAWN BY: TL																	
SCALE 1:100																	
PAGE S-1																	
PROJECT NUMBER S514																	



Amaya Design
AND ASSOCIATES

403-618-2091 | CESAR@AMAYADESIGN.CA
404 WINDERMERE DRIVE, CHESTERMERE, AB, CANADA
T1X 0G2
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Do not scale drawings.

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All framing, electrical rough-in and plumbing rough-in needs to be confirmed by trades/contractor and home owner. Any issue needs to be notified to the designer to be resolved before proceeding

REVISION SCHEDULE	
REVISION DATE	REVISION DESCRIPTION

ISSUE DATE

April 9, 2025

CLIENT:

CLIENT CODE: XXXX

PROJECT LOCATION:

1612 49 AVE. S.W.
CALGARY, AB
(EAST UNIT)

LOTS:	BLOCK:	PLAN:
34	20	5301 GP

FLOOR AREAS:

MAIN FLOOR = 1157 SQ.FT.
UPPER FLOOR = 1282 SQ.FT.
THIRD FLOOR = 455 SQ.FT.
TOTAL = 2894 SQ.FT.
LOWER DEV. = 870 SQ.FT.

DESIGN BY:	DRAWN BY:
CA	TL

SCALE

1:100

PAGE

S-2

PROJECT NUMBER

S514



STREETSCAPE

403-618-2091 | CESAR@AMAYADESIGN.CA
404 WINDERMERE DRIVE, CHESTERMERE, AB, CANADA
T1X 0G2
WWW.AMAYADESIGN.CA

DISCLAIMER:

ALL IDEAS AND DESIGNS REPRESENTED ON THESE DRAWINGS ARE OWNED BY AMAYA DESIGN INC. AND WERE CREATED FOR USE IN A SPECIFIED PROJECT. NONE OF THE IDEAS AND/OR DESIGNS MAY BE USED, DUPLICATED OR DISCLOSED TO ANY OTHER PERSON OR ORGANIZATION FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION BY AMAYA DESIGN INC.

PROJECT NOTES

It is the responsibility of the Contractor to review the Architectural drawings prior to construction and report any discrepancies to Amaya Design and Associates. Drawings are to be read in conjunction with all other applicable consultant drawings.

Do not scale drawings.

All Geodetic Elevations provided to Amaya Design and Associates are assumed to be accurate and reflect actual site conditions. Amaya Design and Associates will not be held responsible for any discrepancies between Site condition and the provided Survey.

All framing, electrical rough-in and plumbing rough-in needs to be confirmed by trades/contractor and home owner. Any issue needs to be notified to the designer to be resolved before proceeding.

REVISION SCHEDULE		
REVISION DATE	REVISION DESCRIPTION	

ISSUE DATE

April 9, 2025

CLIENT:

CLIENT CODE: XXXX

PROJECT LOCATION:

1612 49 AVE. S.W.
CALGARY, AB

(EAST UNIT)

LOTS:	BLOCK:	PLAN:
34	20	5301 GP

FLOOR AREAS:

MAIN FLOOR = 1157 SQ.FT.
UPPER FLOOR = 1282 SQ.FT.
THIRD FLOOR = 455 SQ.FT.
TOTAL = 2894 SQ.FT.
LOWER DEV. = 870 SQ.FT.

DESIGN BY:	DRAWN BY:
CA	TL

SCALE

1:100

PAGE

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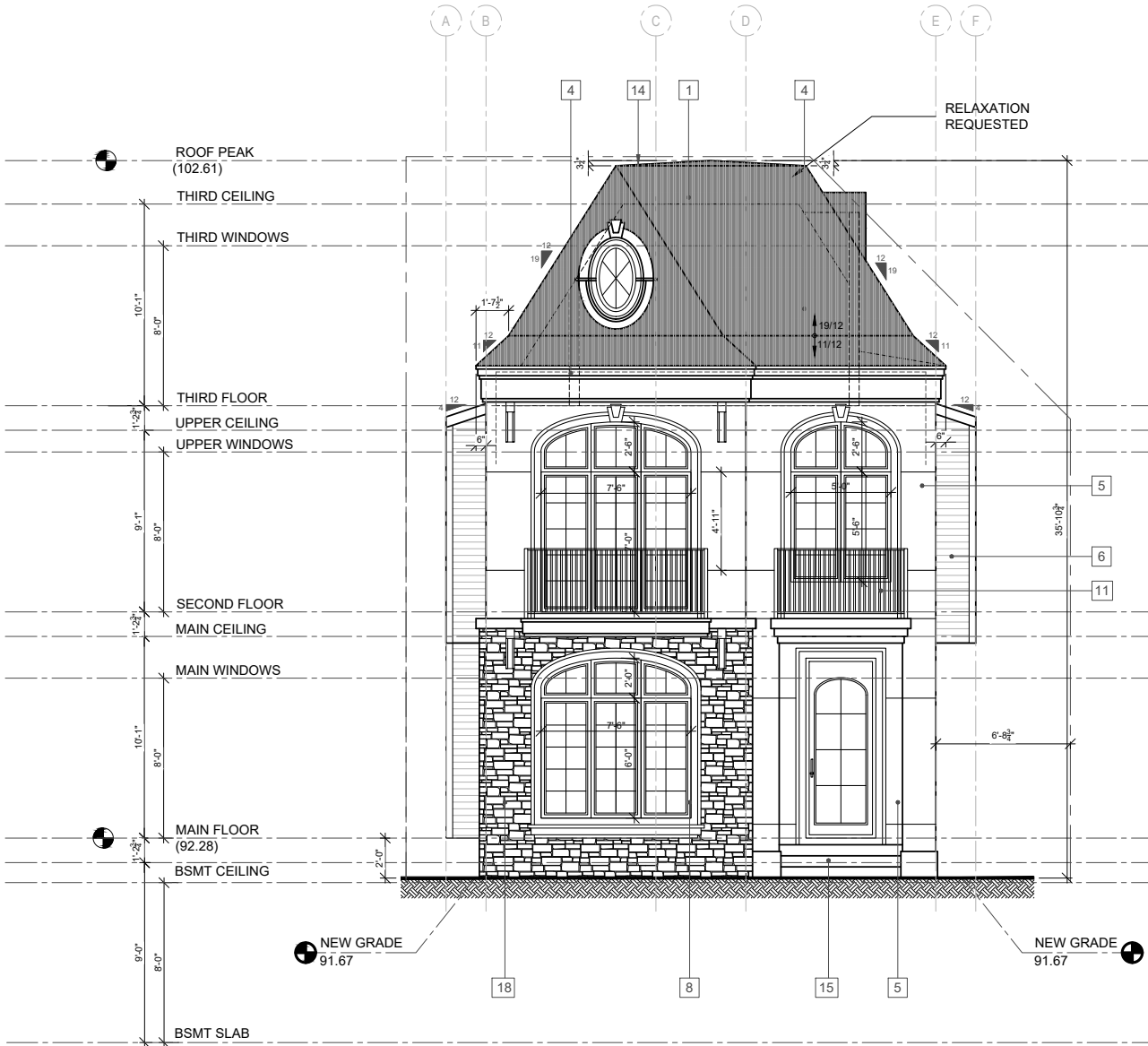
PROJECT NUMBER

S514

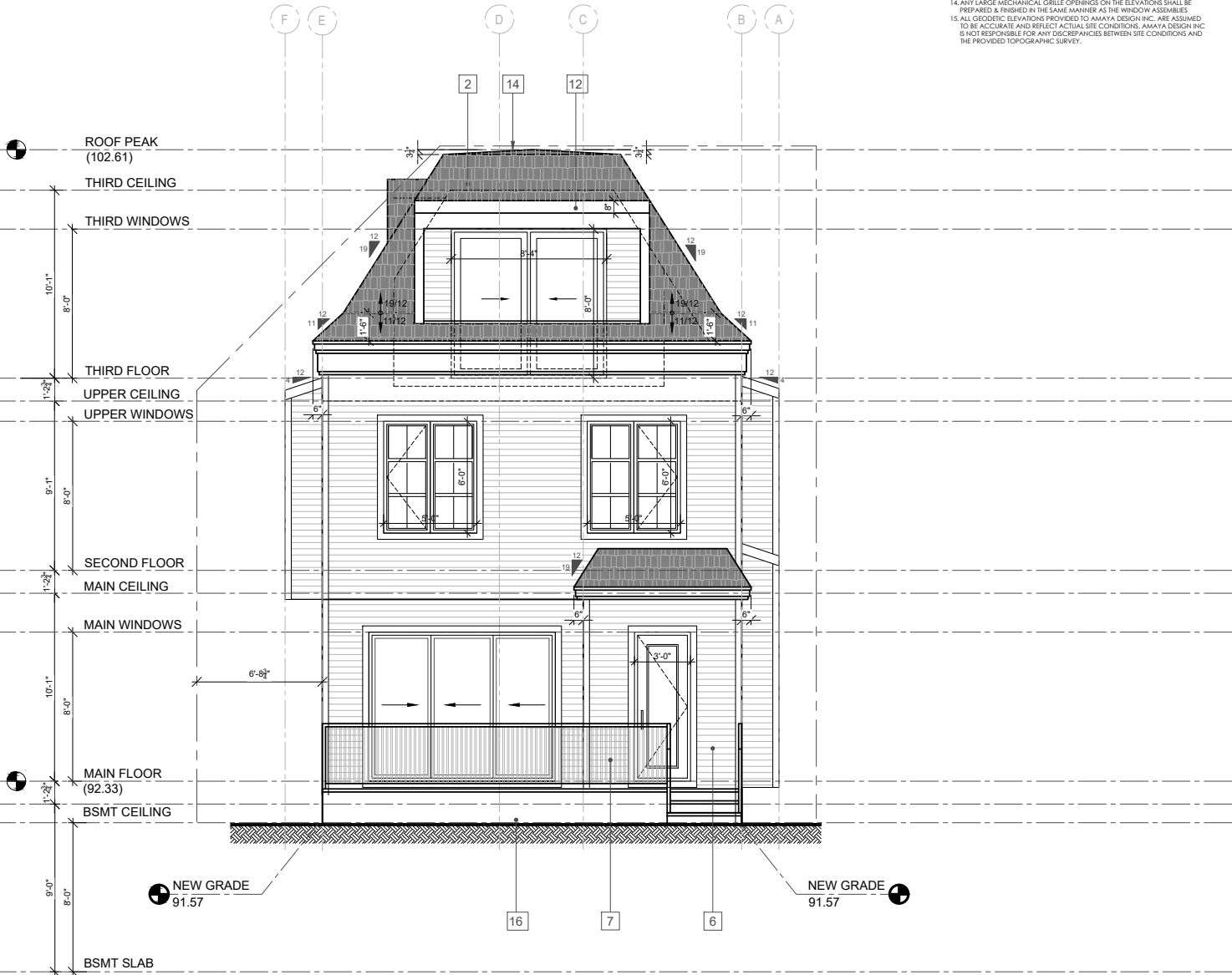
- MATERIAL LEGEND:
- 1. METAL ROOF
 - 2. ARCHITECTURAL ASPHALT SHINGLES
 - 3. ENGINEERED WOOD TRIM DETAILING C/W 2" ALUMINUM FLASHING
 - 4. ENGINEERED WOOD TRIM DETAILING C/W 2" ALUMINUM FLASHING
 - 5. ENGINEERED WOOD PANELS HARDIE PANELS
 - 6. 4" HARDIE SIDING C/W 4" CORNERS
 - 7. ALUMINUM RAILING
 - 8. BLACK ALUMINUM WINDOWS C/W 4" OR 8" ENGINEERED WOOD TRIM - U.N.O.
 - 9. PARING
 - 10. ENGINEERED WOOD PANELS SKIRT UNDER DECK
 - 11. WROUGHT IRON RAILING
 - 12. 6" ALUMINUM FASCIA
 - 13. 42" HIGH STUBWALL FROM 2X6'S - FINISHED WITH ENGINEERED WOOD PANELS C/W 2" ALUMINUM CAP FLASHING
 - 14. TORCH ON ROOFING
 - 15. CONCRETE STEPS
 - 16. DECK FROM PRESSURE TREATED LUMBER
 - 17. GARAGE DOOR
 - 18. STONE VENEER

ISSUED FOR DEVELOPMENT PERMIT April 9, 2025

- 1. DRAWINGS ARE NOT TO BE SCALED
- 2. ALL DIMENSIONS AND INSTALLATIONS ARE TO BE VERIFIED ON SITE
- 3. CONTRACTOR TO COMPLY TO ALL CURRENT ALBERTA BUILDING CODE RULES PLUS ANY AND ALL AUTHORITIES HAVING JURISDICTION DURING ALL PHASES OF WORK
- 4. IT IS THE CONTRACTORS RESPONSIBILITY TO BRING ALL DIMENSIONS, DISCREPANCIES, INCLUDING DIMENSIONS, TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCING OF ANY WORK
- 5. ANY PATCHING, REPAIR, REFINISHING, RECONSTRUCTION & REPAINTING WORK REQUIRED AS A RESULT OF PERFORMANCE OF WORK OF THIS CONTRACT SHALL INCORPORATE AND BE PERFORMED WITH MATERIALS TO MATCH SAME AND SHALL REQUIRE FIRE RATINGS
- 6. WHERE TYPE "X" GYPSUM WALL BOARD IS NOTED ON DRAWINGS, PROVIDE FIRE RATED GYPSUM WALL BOARD WITH U.L.C. LABEL
- 7. PRE-DRILLED INSERTS ARE TO BE USED WHEN ATTACHING OR FASTENING MATERIALS OR FINISHES TO MASONRY OR CONCRETE WALLS, FLOORS, SLABS OR CEILING ASSEMBLIES
- 8. REFER TO STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR REINFORCING AND CORE FILLING OF MASONRY WALLS AT WALL OPENINGS, CORNERS & TERMINATIONS UNLESS NOTED OTHERWISE
- 9. PROVIDE SOLID BLOCKING (2X4) IN STUD PARTITIONS BEHIND ALL RECESSED OR FLUSH MOUNTED EQUIPMENT & ACCESSORIES AT ALL ANCHOR POINTS
- 10. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE HIS OWN FORCES & HIS SUB TRADES TO ENSURE THAT HOLES CUT FOR PENETRATIONS THROUGH THE EXTERIOR WALL SYSTEM ARE NOT OVERSIZED. AFTER INSTALLATION OF ANY PENETRATIONS, THE VOIDS BETWEEN THE PENETRATION OPENING AND THE PENETRATION MATERIALS SHALL BE COMPLETELY SEALED TO ENSURE THE INTEGRITY OF THE AIR/VAPOR BARRIER
- 11. WHERE ARCHITECTURAL, STRUCTURAL, MECHANICAL OR ELECTRICAL INSTALLATIONS PENETRATE WALL AND/OR FLOOR ASSEMBLIES SEAL ANY SUCH PENETRATIONS WITH FIRE RATED ACOUSTIC SEALANT & MAINTAIN REQUIRED FIRE RATING & ACOUSTIC MINIMUMS
- 12. THESE ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S LETTER, NOTES AND SHOP DRAWINGS AS WELL AS MECHANICAL & ELECTRICAL DRAWINGS & ROOF TRUSS/ JOIST SUPPLIER/ MANUFACTURER'S DRAWINGS
- 13. ENSURE THAT ALL PREFINISHED METAL CAPPING TO THE WOOD FASCIA, DECK BRIMS AND BAND BOARDS ARE COMPLETE WITH POSITIVE DRAINAGE
- 14. ANY LARGE MECHANICAL GRILLE OPENINGS ON THE ELEVATIONS SHALL BE PREPARED & FINISHED IN THE SAME MANNER AS THE WINDOW ASSEMBLIES
- 15. ALL GEODETIC ELEVATIONS PROVIDED TO AMAYA DESIGN INC. ARE ASSUMED TO BE ACCURATE AND REFLECT ACTUAL SITE CONDITIONS. AMAYA DESIGN INC. IS NOT RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN SITE CONDITIONS AND THE PROVIDED TOPOGRAPHIC SURVEY.



SOUTH ELEVATION



NORTH ELEVATION



207-7710 5 ST. SE.,
CALGARY AB T2H 2L9
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REVISION SCHEDULE			
REV.	DESCRIPTION	REV.	DESCRIPTION

CLIENT: NAME		
CLIENT CODE: XXXX		
DESIGN BY: CA	DRAWN BY: TL	
LOT: 34	BLOCK: 20	PLAN: 5301 GP
SCALE: 1/8"=1'-0"		

ISSUE DATE:	
April 9, 2025	
ADDRESS:	1612 49 AVE. SW CALGARY, AB (COMMUNITY)

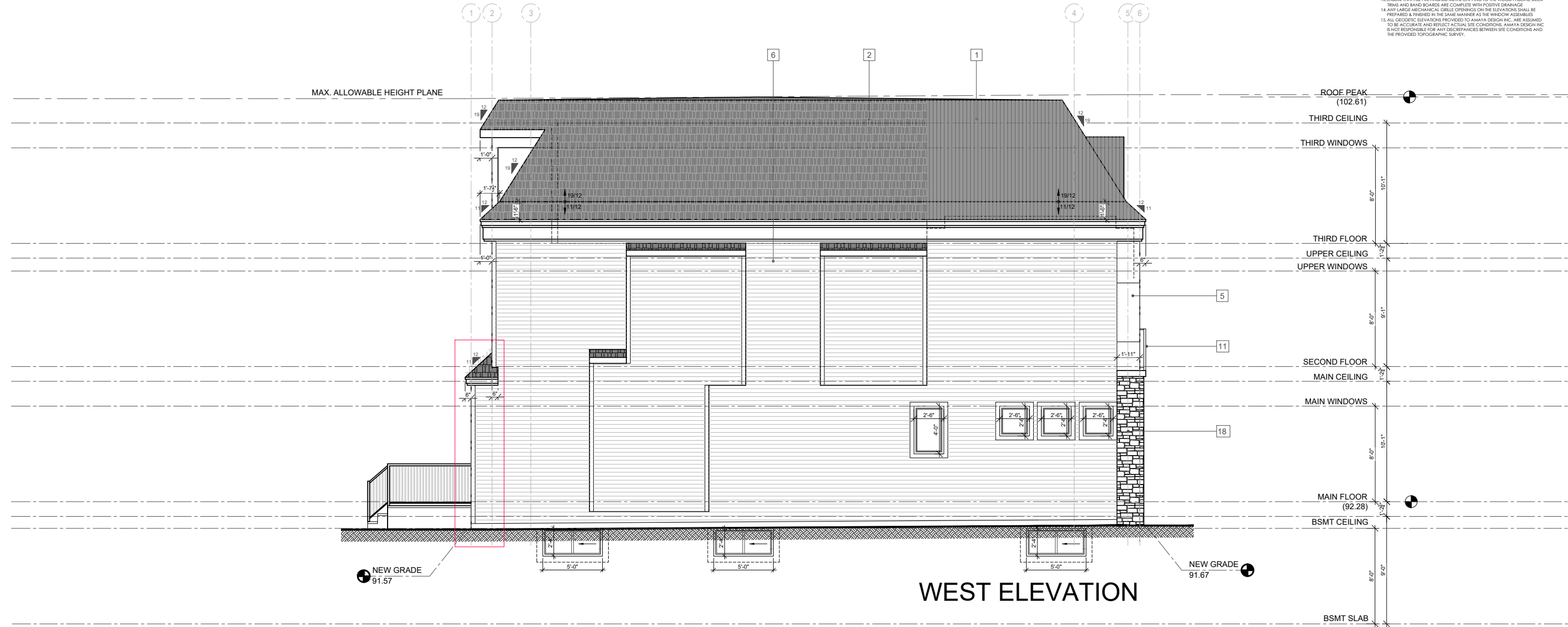
EAST UNIT

FLOOR AREAS:	
MAIN FLOOR =	1157 SQ.FT.
2DN FLOOR =	1282 SQ.FT.
3RD FLOOR =	455 SQ.FT.
TOTAL =	2894 SQ.FT.
LOWER DEV. =	870 SQ.FT.

PAGE
A.1
PROJECT NO.
S514

- MATERIAL LEGEND:
- 1. METAL ROOF
 - 2. ARCHITECTURAL ASPHALT SHINGLES
 - 3. ENGINEERED WOOD TRIM DETAILING C/W 2" ALUMINUM FLASHING
 - 4. ENGINEERED WOOD TRIM DETAILING C/W 2" ALUMINUM FLASHING
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 - 6. 4" HARDIE SIDING C/W 4" CORNERS
 - 7. ALUMINUM RAILING
 - 8. BLACK ALUMINUM WINDOWS C/W 4" OR 8" ENGINEERED WOOD TRIM - U.N.O.
 - 9. PARGING
 - 10. ENGINEERED WOOD PANELS SKIRT UNDER DECK
 - 11. WROUGHT IRON RAILING
 - 12. 8" ALUMINUM FASCIA
 - 13. 42" HIGH STUBWALL FROM 2X6'S - FINISHED WITH ENGINEERED WOOD PANELS C/W 2" ALUMINUM CAP FLASHING
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- 6. WHERE TYPE 'X' GYPSUM WALL BOARD IS NOTED ON DRAWINGS, PROVIDE FIRE-RATED GYPSUM WALL BOARD WITH U.L.C. LABEL.
- 7. PRE-DRILLED INSERTS ARE TO BE USED WHEN ATTACHING OR FASTENING MATERIALS OR FINISHES TO MASONRY OR CONCRETE WALLS, FLOORS, SLABS OR CEILING ASSEMBLIES.
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GLAZING CALCULATION:
TOTAL AREA OF EXPOSED BLDG FACE = 930.00 sq.ft. (86.39m2)
MAX. ALLOWED GLAZING AREA @ 1.22M TO PROPERTY LINE = 65.10q.ft. (6.04m2) OR 7%
PROPOSED GLAZING AREA = 28.75 SQ.FT. (2.67m2)

207-7710 5 ST. SE.,
CALGARY AB T2H 2L9
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REVISION SCHEDULE			
REV.	DESCRIPTION	REV.	DESCRIPTION

CLIENT: NAME		
CLIENT CODE: XXXX		
DESIGN BY: CA	DRAWN BY: TL	
LOT: 34	BLOCK: 20	PLAN: 5301 GP
SCALE: 1/8"=1'-0"		

ISSUE DATE:	
April 9, 2025	
ADDRESS:	1612 49 AVE. SW CALGARY, AB (COMMUNITY)

EAST UNIT

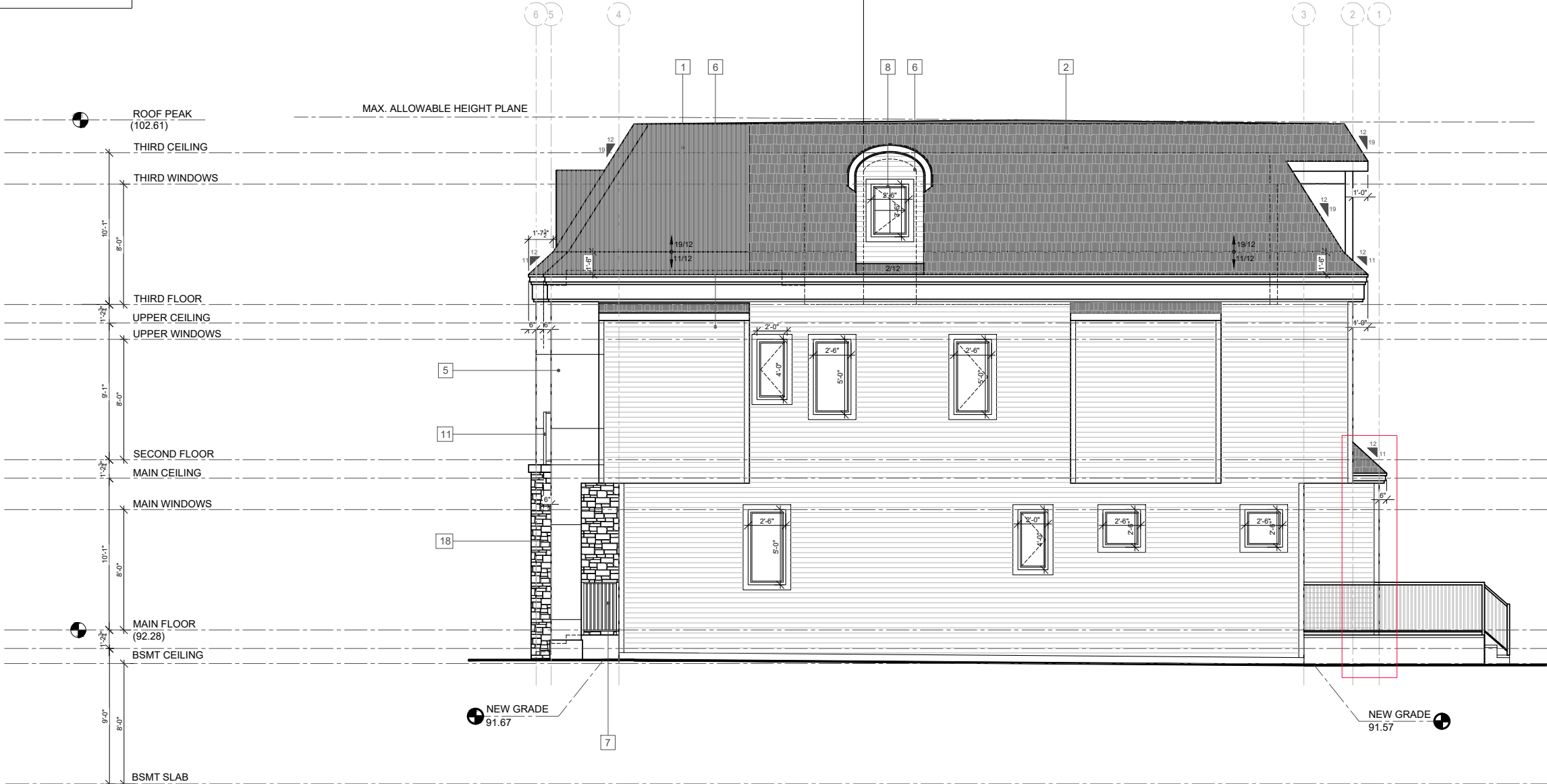
FLOOR AREAS:	
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PAGE
A.2
PROJECT NO.
S514

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- 9. PROVIDE SOUND BLOCKING (2"x6") IN STUD PARTITIONS BEHIND ALL RECESSED OR FLUSH MOUNTED EQUIPMENT & ACCESSORIES AT ALL ANCHOR POINTS
- 10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE HIS OWN FORCES & HIS SUB TRADES TO ENSURE THAT HOLES CUT FOR PENETRATIONS THROUGH THE EXTERIOR WALL SYSTEMS ARE NOT OVERSIZED. AFTER INSTALLATION OF ANY PENETRATIONS, THE VOIDS BETWEEN THE PENETRATION OPENING AND THE PENETRATION MATERIALS SHALL BE COMPLETELY SEALED TO ENSURE THE INTEGRITY OF THE AIR/VAPOUR BARRIER
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- 13. ENSURE THAT ALL PRE-FINISHED METAL CAPPING TO THE WOOD FASCIAL, DECK TRIM AND HAND BOARDS ARE COMPLETE WITH POSITIVE DRAINAGE
- 14. ANY LARGE MECHANICAL GRILLE OPENINGS ON THE ELEVATIONS SHALL BE PREPARED & FINISHED IN THE SAME MANNER AS THE WINDOW ASSEMBLIES
- 15. ALL GEODETIC ELEVATIONS PROVIDED TO AMAYA DESIGN INC. ARE ASSUMED TO BE ACCURATE AND REFLECT ACTUAL SITE CONDITIONS. AMAYA DESIGN INC. IS NOT RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN SITE CONDITIONS AND THE PROVIDED TOPOGRAPHIC SURVEY.

GLAZING CALCULATION:
TOTAL AREA OF EXPOSED BLDG FACE = 32.00 sq.ft. (2.97m2)
MAX. ALLOWED GLAZING AREA @ 3.20M TO PROPERTY LINE = 8.96sq.ft. (0.83m2) OR 28%
PROPOSED GLAZING AREA = 8.75 SQ.FT. (0.81m2)



EAST ELEVATION

GLAZING CALCULATION:
TOTAL AREA OF EXPOSED BLDG FACE = 921.00 sq.ft. (85.56m2)
MAX. ALLOWED GLAZING AREA @ 2.00M TO PROPERTY LINE = 92.10sq.ft. (8.55m2) OR 10%
PROPOSED GLAZING AREA = 66.00 SQ.FT. (6.13m2)



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CALGARY AB T2H 2L9
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REVISION SCHEDULE			
REV.	DESCRIPTION	REV.	DESCRIPTION

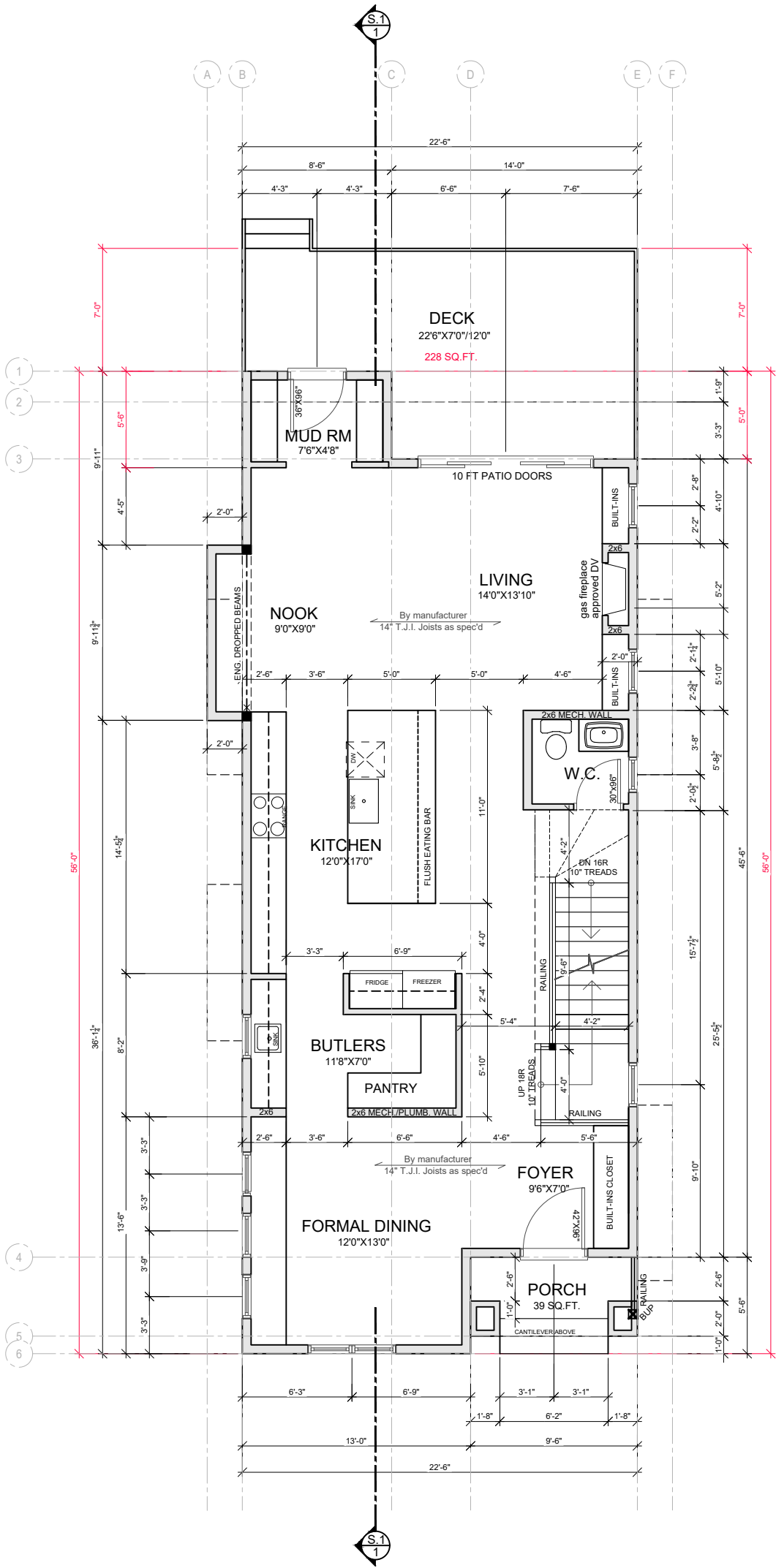
CLIENT: NAME		
CLIENT CODE: XXXX		
DESIGN BY: CA	DRAWN BY: TL	
LOT: 34	BLOCK: 20	PLAN: 5301 GP
SCALE: 1/8"=1'-0"		

ISSUE DATE:	
April 9, 2025	
ADDRESS:	1612 49 AVE. SW CALGARY, AB (COMMUNITY)

EAST UNIT

FLOOR AREAS:	
MAIN FLOOR =	1157 SQ.FT.
2DN FLOOR =	1282 SQ.FT.
3RD FLOOR =	455 SQ.FT.
TOTAL =	2894 SQ.FT.
LOWER DEV. =	870 SQ.FT.

PAGE
A.3
PROJECT NO.
S514



MAIN FLOOR PLAN - 1157

207-7710 5 ST. SE.,
CALGARY AB T2H 2L9
WWW.AMAYADESIGN.CA

CLIENT: NAME		
CLIENT CODE: XXXX		
DESIGN BY: CA	DRAWN BY: TL	
LOT: 34	BLOCK: 20	PLAN: 5301 GP
SCALE: 1/8"=1'-0"		

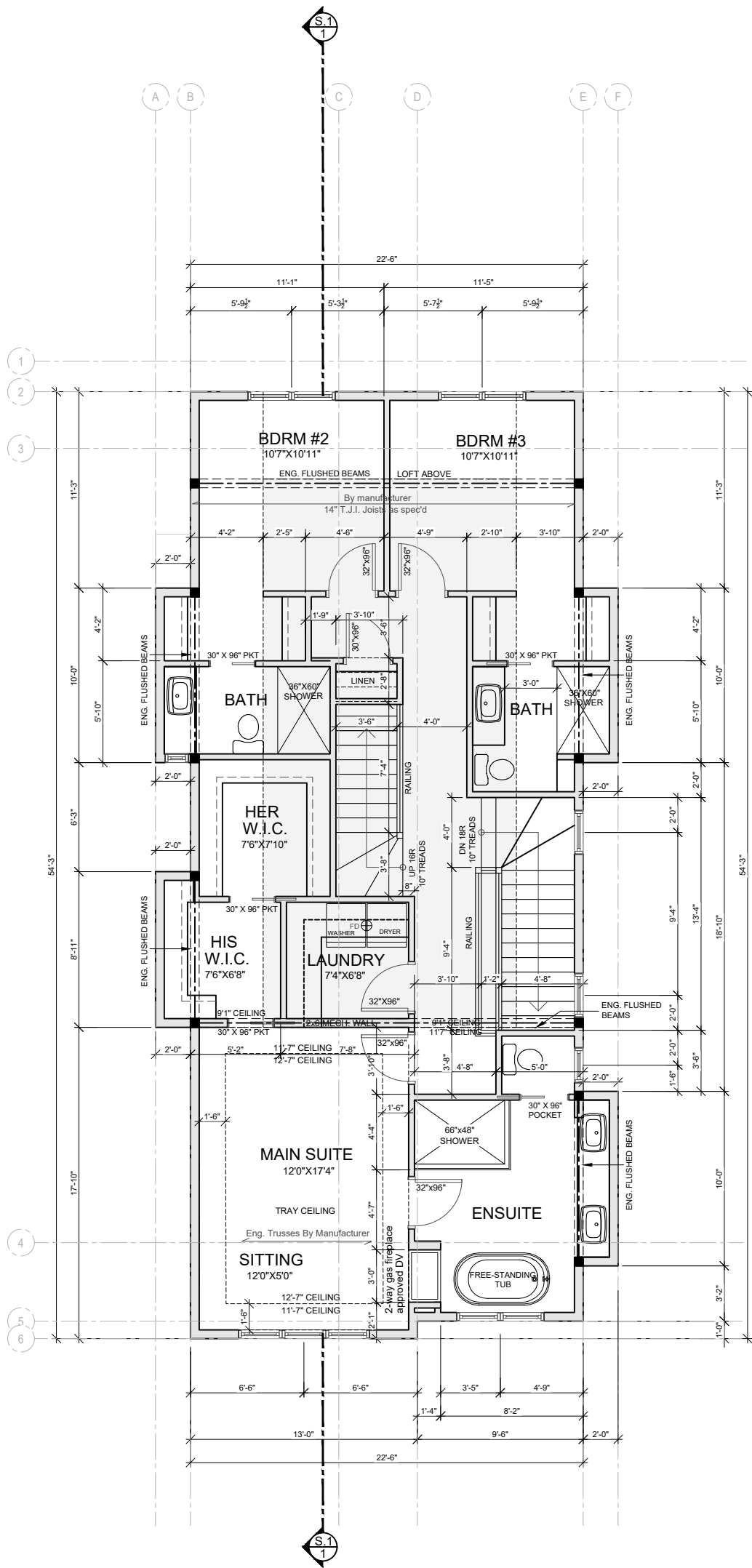
ISSUE DATE:	
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EAST UNIT

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PAGE
A.4
PROJECT NO.
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SECOND FLOOR PLAN - 1282



207-7710 5 ST. SE.,
CALGARY AB T2H 2L9
WWW.AMAYADESIGN.CA

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CLIENT CODE: XXXX		
DESIGN BY: CA	DRAWN BY: TL	
LOT: 34	BLOCK: 20	PLAN: 5301 GP
SCALE: 1/8"=1'-0"		

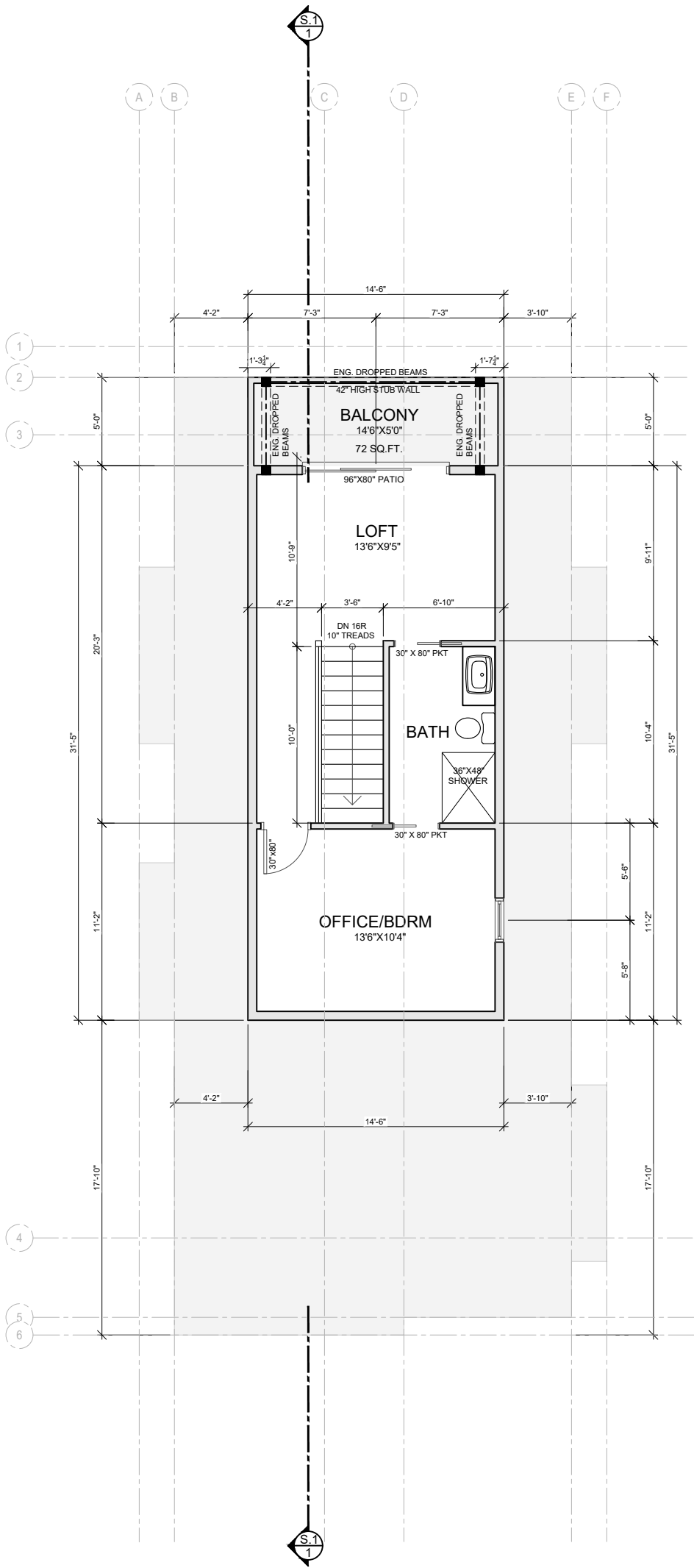
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PAGE
A.5
PROJECT NO. S514

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THIRD FLOOR PLAN - 455

207-7710 5 ST. SE.,
CALGARY AB T2H 2L9
WWW.AMAYADESIGN.CA

CLIENT: NAME		
CLIENT CODE: XXXX		
DESIGN BY: CA	DRAWN BY: TL	
LOT: 34	BLOCK: 20	PLAN: 5301 GP
SCALE: 1/8"=1'-0"		

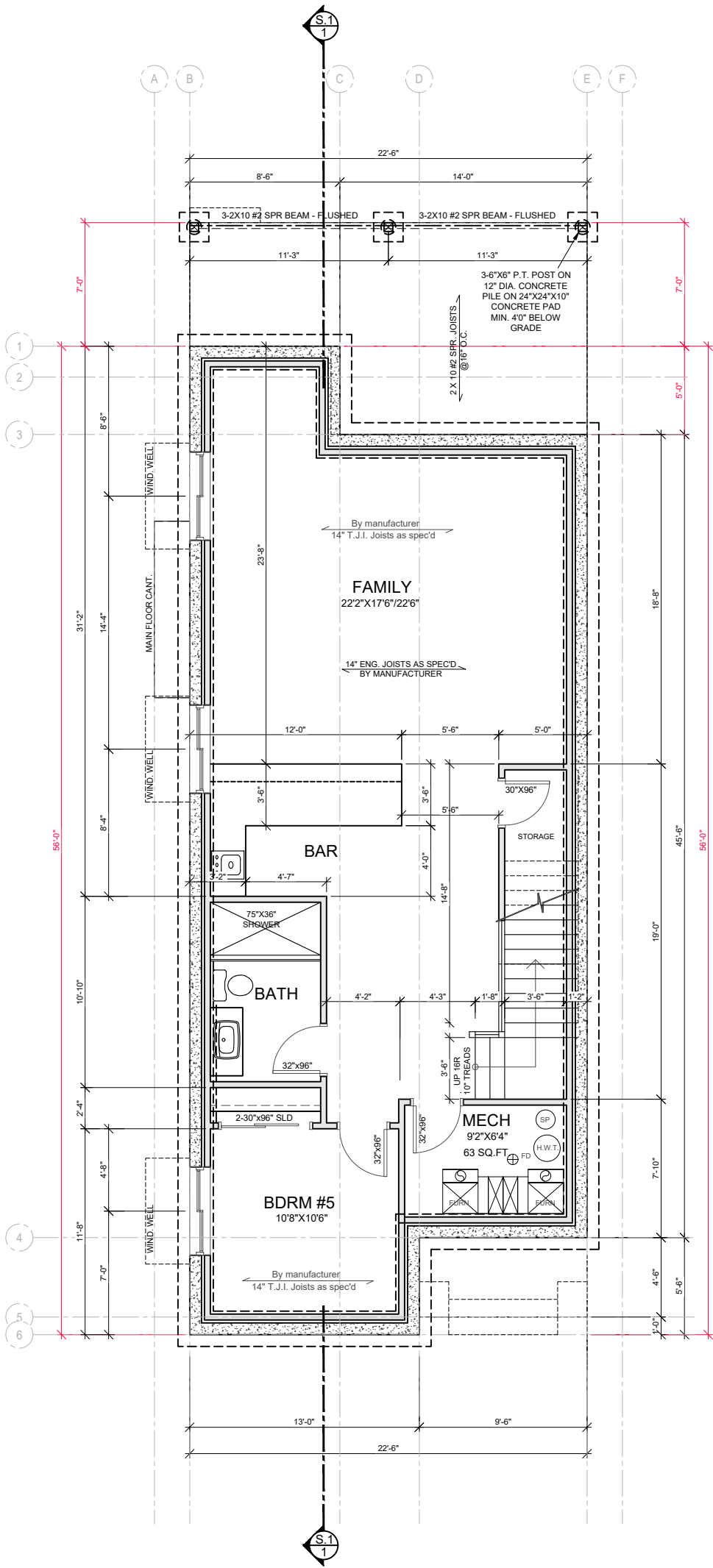
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PAGE
A.6
PROJECT NO. S514

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LOWER FLOOR PLAN - 870

207-7710 5 ST. SE.,
CALGARY AB T2H 2L9
WWW.AMAYADESIGN.CA

CLIENT: NAME		
CLIENT CODE: XXXX		
DESIGN BY: CA	DRAWN BY: TL	
LOT: 34	BLOCK: 20	PLAN: 5301 GP
SCALE: 1/8"=1'-0"		

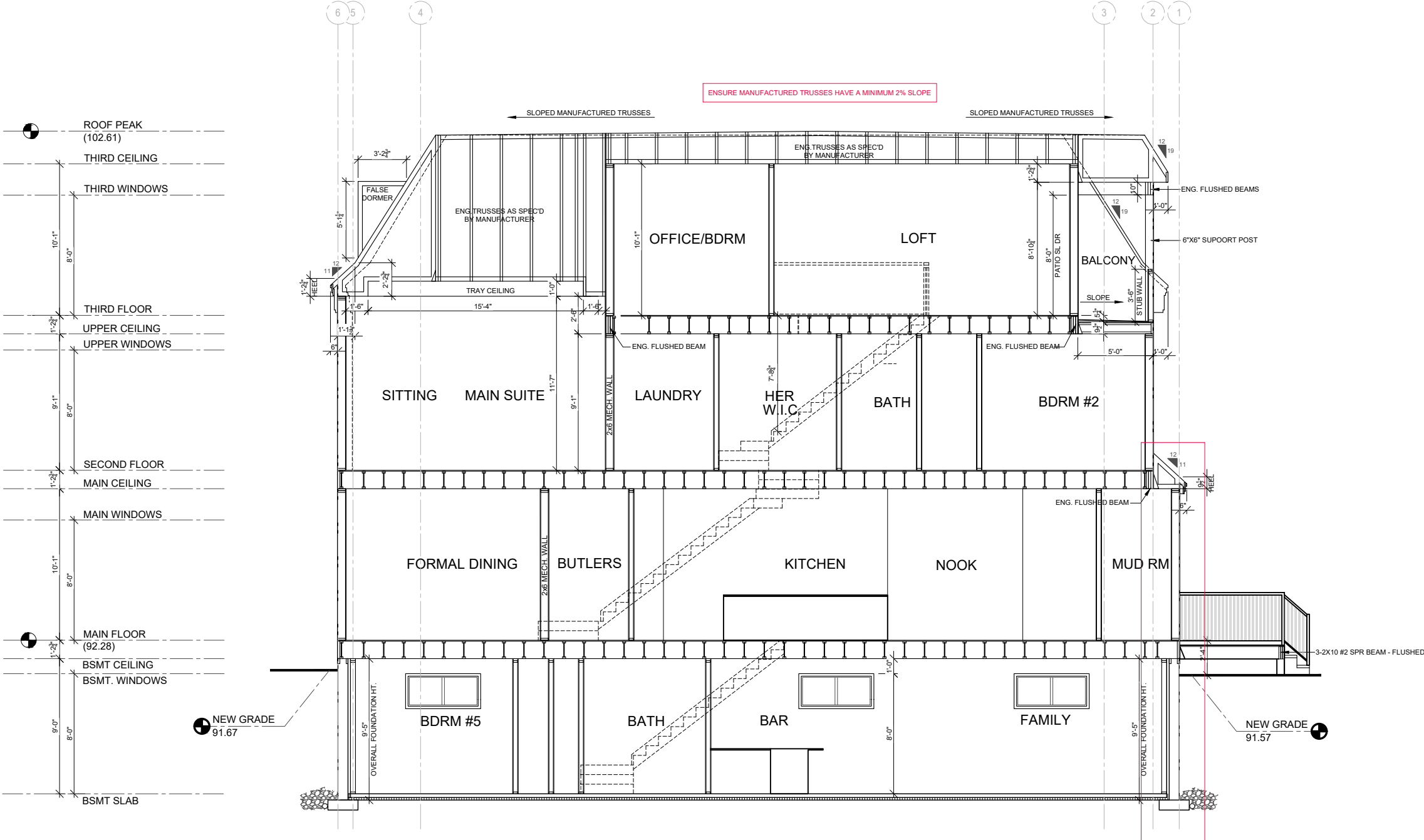
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PAGE
A.7
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SECTION - S1.1

REVISION SCHEDULE			
REV.	DESCRIPTION	REV.	DESCRIPTION

CLIENT: NAME		
CLIENT CODE: XXXX		
DESIGN BY: CA	DRAWN BY: TL	
LOT: 34	BLOCK: 20	PLAN: 5301 GP
SCALE: 1/8"=1'-0"		

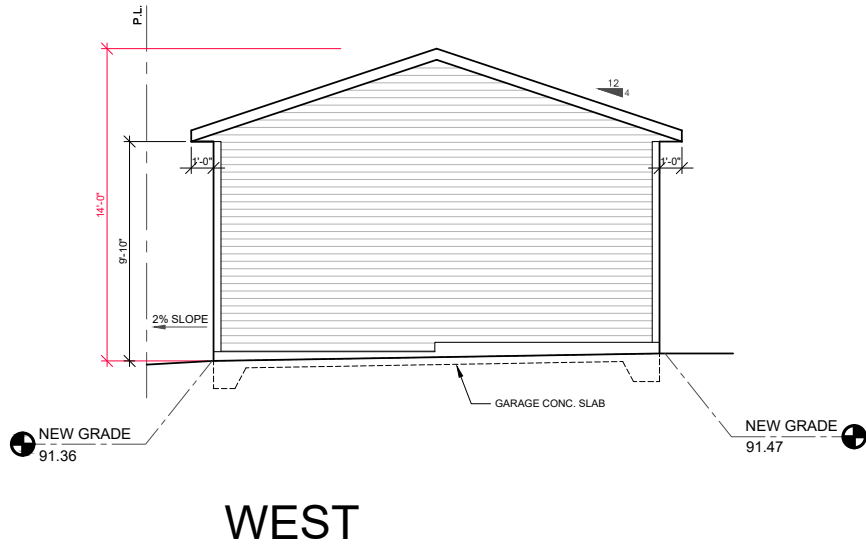
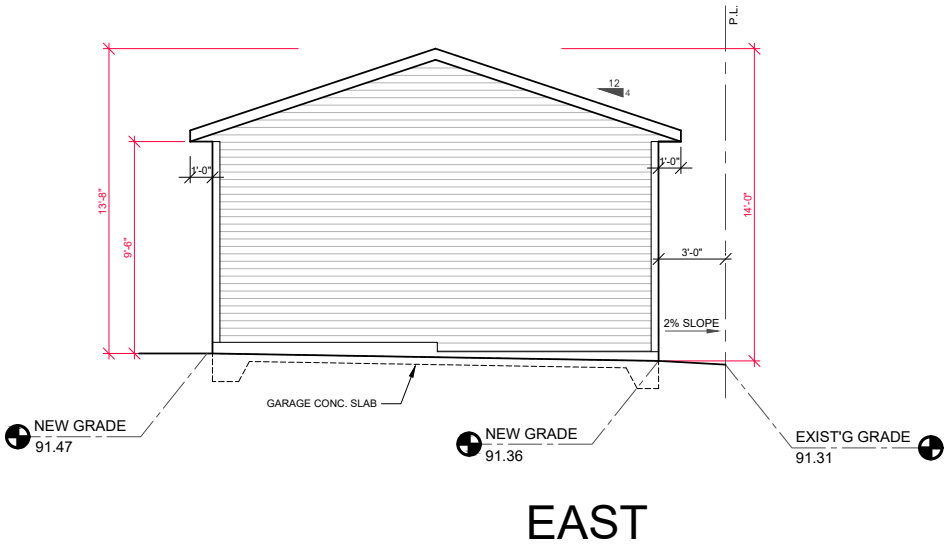
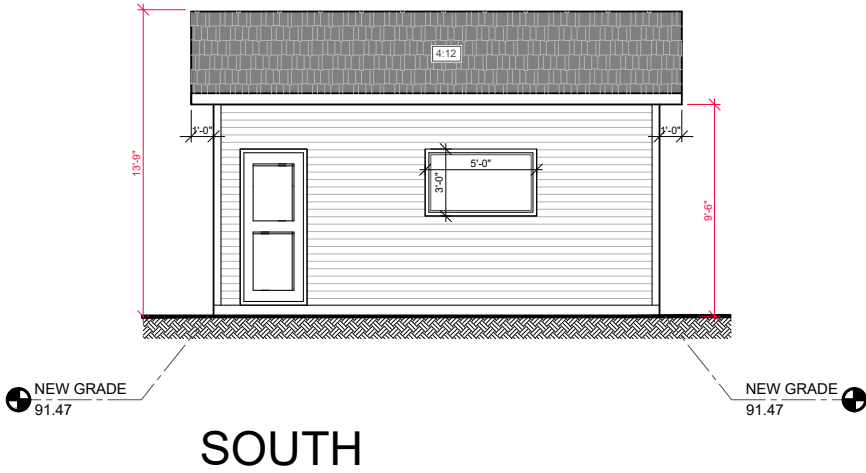
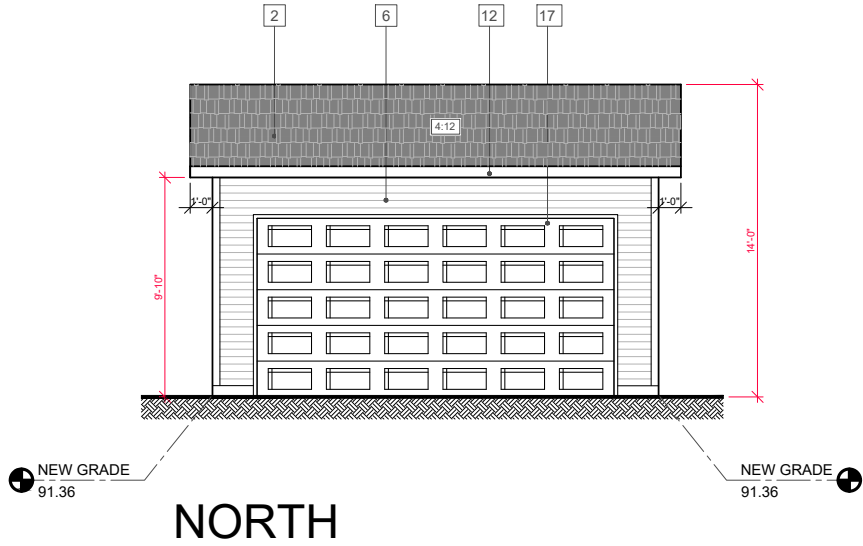
ISSUE DATE:	
April 9, 2025	
ADDRESS:	1612 49 AVE. SW CALGARY, AB (COMMUNITY)

EAST UNIT

FLOOR AREAS:	
MAIN FLOOR =	1157 SQ.FT.
2DN FLOOR =	1282 SQ.FT.
3RD FLOOR =	455 SQ.FT.
TOTAL	2894 SQ.FT.
LOWER DEV. =	870 SQ.FT.

PAGE
S.1
PROJECT NO. S514

- MATERIAL LEGEND:
- 1. METAL ROOF
 - 2. ARCHITECTURAL ASPHALT SHINGLES
 - 3. ENGINEERED WOOD TRIM DETAILING C/W 2" ALUMINUM FLASHING
 - 4. ENGINEERED WOOD TRIM DETAILING C/W 2" ALUMINUM FLASHING
 - 5. ENGINEERED WOOD PANELS HARDIE PANELS
 - 6. 4" HARDIE SIDING C/W 4" CORNERS
 - 7. ALUMINUM RAILING
 - 8. BLACK ALUMINUM WINDOWS C/W 4" OR 8" ENGINEERED WOOD TRIM - U.N.O.
 - 9. PARGING
 - 10. ENGINEERED WOOD PANELS SKIRT UNDER DECK
 - 11. WROUGHT IRON RAILING
 - 12. 8" ALUMINUM FASCIA
 - 13. 42" HIGH STUBWALL FROM 2X6'S - FINISHED WITH ENGINEERED WOOD PANELS C/W 2" ALUMINUM CAP FLASHING
 - 14. TORCH ON ROOFING
 - 15. CONCRETE STEPS
 - 16. DECK FROM PRESSURE TREATED LUMBER
 - 17. GARAGE DOOR
 - 18. STONE VENEER



REVISION SCHEDULE			
REV.	DESCRIPTION	REV.	DESCRIPTION

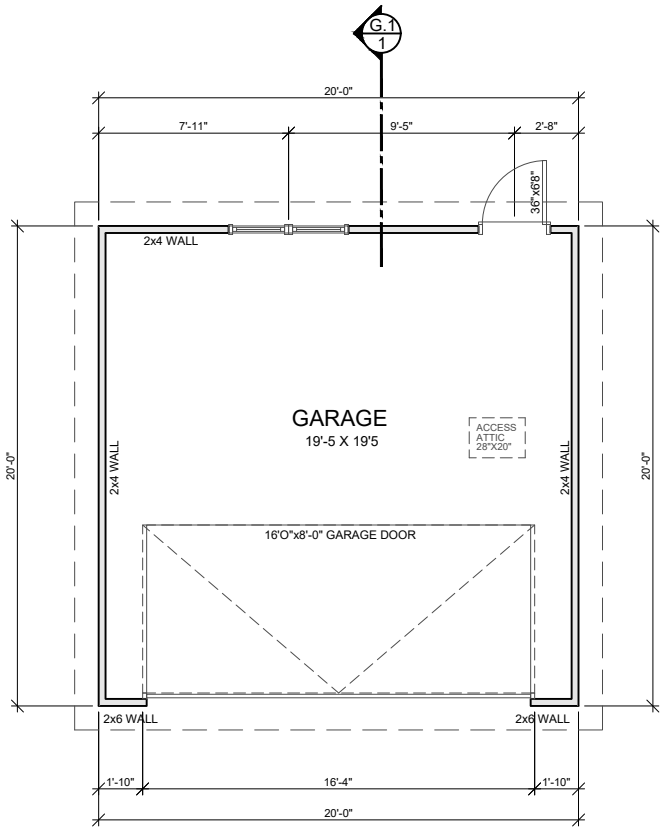
CLIENT: NAME			
CLIENT CODE: XXXX			
DESIGN BY:	CA	DRAWN BY:	TL
LOT: 34	BLOCK: 20	PLAN: 5301 GP	
SCALE: 1/8"=1'-0"			

ISSUE DATE:	
April 9, 2025	
ADDRESS:	1612 49 AVE. SW CALGARY, AB (COMMUNITY)

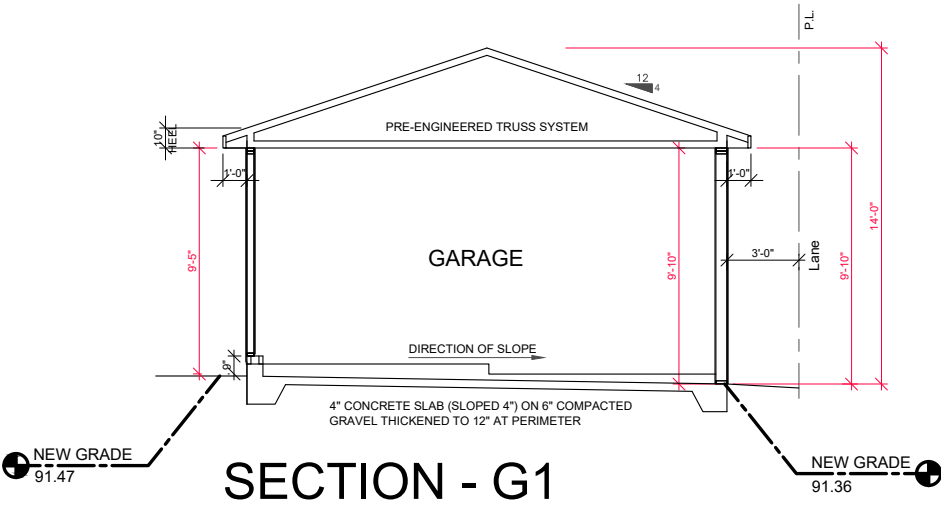
EAST UNIT

FLOOR AREAS:
MAIN FLOOR = 1157 SQ.FT.
2DN FLOOR = 1282 SQ.FT.
3RD FLOOR = 455 SQ.FT.
TOTAL = 2894 SQ.FT.
LOWER DEV. = 870 SQ.FT.

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PROJECT NO.
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PLAN
400 sq.ft.



207-7710 5 ST. SE.,
CALGARY AB T2H 2L9
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REVISION SCHEDULE			
REV.	DESCRIPTION	REV.	DESCRIPTION

CLIENT: NAME		
CLIENT CODE: XXXX		
DESIGN BY: CA	DRAWN BY: TL	
LOT: 34	BLOCK: 20	PLAN: 5301 GP
SCALE: 1/8"=1'-0"		

ISSUE DATE:	
April 9, 2025	
ADDRESS:	1612 49 AVE. SW CALGARY, AB (COMMUNITY)

EAST UNIT

FLOOR AREAS:	
MAIN FLOOR =	1157 SQ.FT.
2DN FLOOR =	1282 SQ.FT.
3RD FLOOR =	455 SQ.FT.
TOTAL =	2894 SQ.FT.
LOWER DEV. =	870 SQ.FT.

PAGE
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PROJECT NO. S514